SITE PLANS ONLINE USA | REAL PROJECT CASE STUDY
RIVERVIEW, FLORIDA
Riverview Florida Detached ADU Site Plan: Septic, Utilities and Coverage Coordination

PROJECT CHALLENGE:
A detached ADU needed a coordinated site layout around an existing home, driveway, septic and well infrastructure and mapped wetland constraints.

DOCUMENTED DRAWING SCOPE:
- Existing house footprint 2,528 SF, concrete and walkways 1,371 SF, driveway 3,435 SF.
- Proposed ADU under-roof footprint 1,452.30 SF; floor area must not be confused with footprint.
- Site plan included property setbacks, utility-route annotations and septic/drainfield coordination.
- Finished-floor elevation shown as 23.60 ft NAVD88; erosion-control/silt-fence information included.

REVISION AND COORDINATION:
North direction and fill/grading questions were raised in the revision process. A separate engineered grading plan was outside the original site-plan scope.

VERIFIED STATUS:
Site-plan and revised drawing packages documented, including a signed file in the project record. City approval and completed construction are not verified.

PRACTICAL TAKEAWAY:
Check survey area totals and existing impervious features before calculating site coverage; verify utility alignments and septic separation in the field.

RELATED SERVICES:
Grading and Drainage Plans

Project illustration is explanatory, not an approved plan or survey.
Personal names, addresses, parcel IDs and professional seals omitted.
Website: https://siteplans.online/
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