

Appendix K

RESIDENTIAL PLOT PLAN/SURVEY

LAST UPDATE: MAY 18, 2010

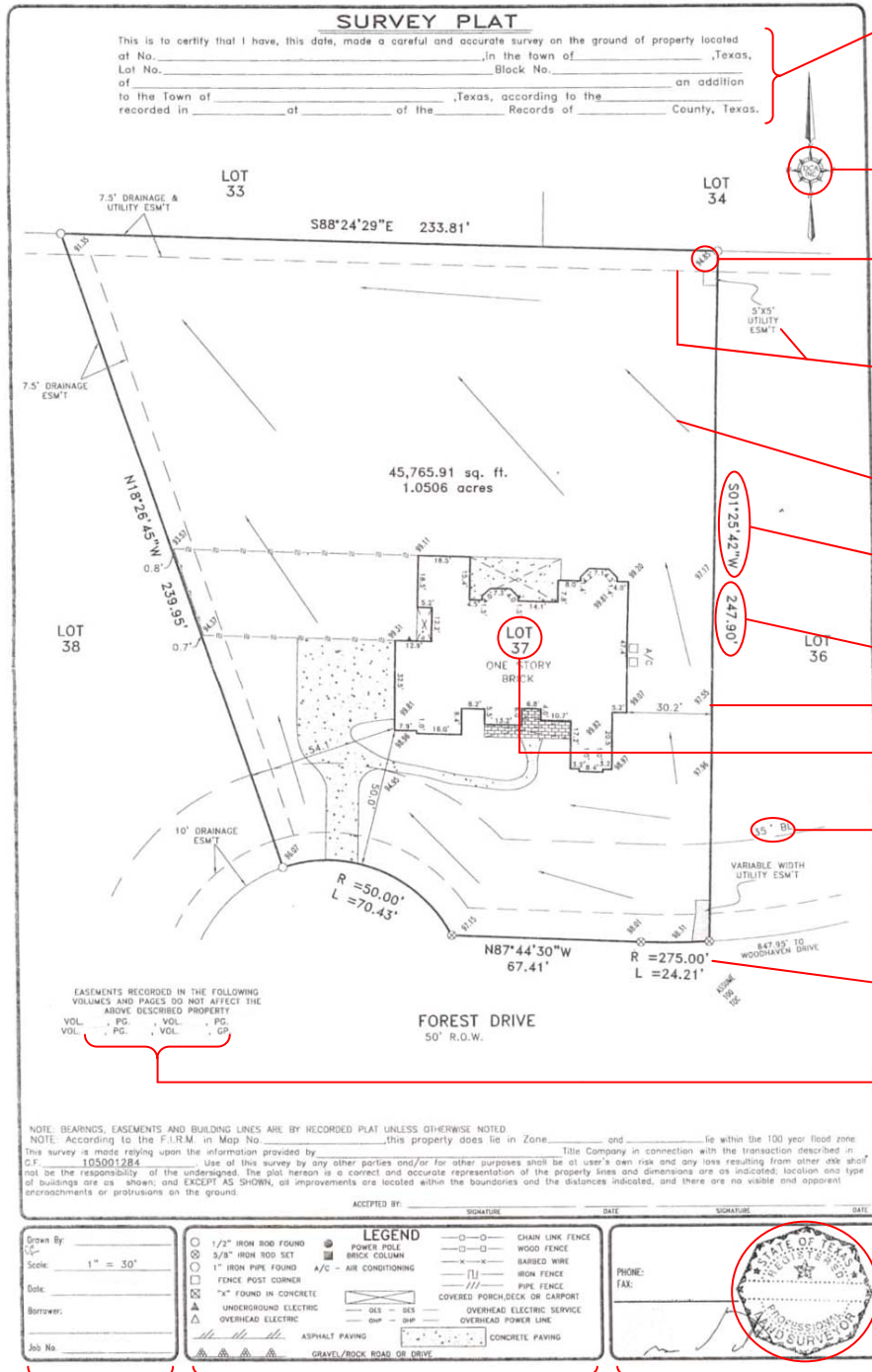
CASE NUMBER: TA100501

ORDINANCE NO.

APPENDIX K: RESIDENTIAL PLOT PLAN/SURVEY

K.1 Survey: A survey is a legal document prepared and signed by a licensed land surveyor that depicts a particular property or properties by showing property lines, property boundaries, monument locations, property dimensions, existing and proposed structures on the subject property, structure setbacks to property lines, lot corner elevations, and drainage patterns. This type of document may also be referred to as a certified land survey, registered land survey, or certificate of survey.

K.2 Elements of a Residential Survey:



1. Surveyors' Certification: Contains information about the address, city, county, and state of the subject property and the plat and the volume and page of recordation.

2. North Arrow

3. Existing Floor Elevation: These numbers are shown in feet above sea level.

4. Easements: These dashed lines show where easements for utilities, drainage, etc. are located.

5. Drainage Arrows

6. Surveyors Notations: These numbers tell which way the property line runs.

7. Distance of Property Lines

8. Property Lines

9. The Lot Number

10. Building Setback: These numbers show the setback distance established by local authorities. The house and other structures must be at least this far from the property line.

11. Radius: These numbers show the radius of the curve in the adjoining line segment.

12. Recording Information for Easements

13. Surveyor's Notes: These notes pertain to flood plain and the recordation of easements and setbacks.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY

VOL.	PG.	VOL.	PG.
VOL.	PG.	VOL.	PG.

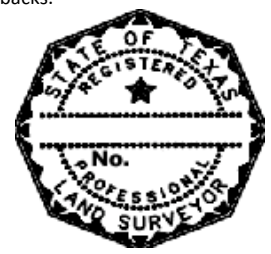
NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. in Map No. _____ this property does lie in Zone _____ and _____ feet within the 100 year flood zone.
 This survey is made relying upon the information provided by _____ Title Company in connection with the transaction described in P.F. _____ Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of buildings are as shown, and EXCEPT AS SHOWN, all improvements are located within the boundaries and the distances indicated, and there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: _____
 Scale: 1" = 30'
 Date: _____
 Borrower: _____
 Job No: _____

LEGEND

○—○ 1/2" IRON ROD FOUND	□—□ CHAIN LINK FENCE
○—○ 3/8" IRON ROD SET	□—□ WOOD FENCE
○—○ 1" IRON PIPE FOUND	—x—x BARBED WIRE
□—□ FENCE POST CORNER	— — SLOPE FENCE
□—□ "x" FOUND IN CONCRETE	— — PIPE FENCE
△ UNDERGROUND ELECTRIC	— — COVERED PORCH, DECK OR CARPORT
△ OVERHEAD ELECTRIC	— — OVERHEAD ELECTRIC SERVICE
— ASPHALT PAVING	— — OVERHEAD POWER LINE
— GRAVEL/ROCK ROAD OR DRIVE	— — CONCRETE PAVING

PHONE: _____
 FAX: _____



17. Information Block: This block shows the name of the person that prepared the survey, the scale of the survey, and the date it was prepared.

16. Survey Legend

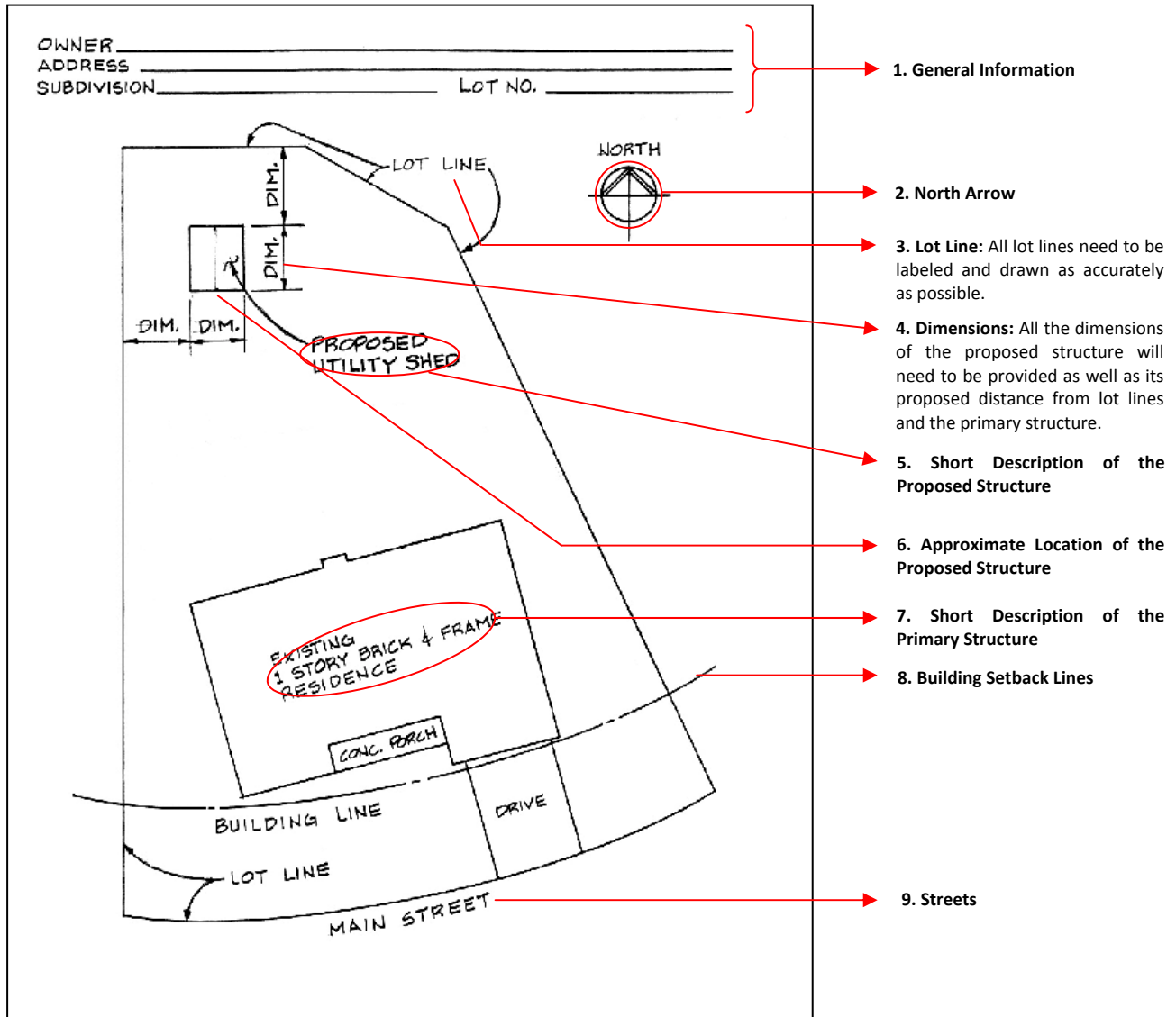
15. Surveyor's Information: This block displays the contact information of the survey company and the signature of the surveyor who is certifying the survey.

14. Registered Surveyor Seal

APPENDIX K: RESIDENTIAL PLOT PLAN/SURVEY

K.3 Residential Plot Plan: A plot plan, sometimes referred to as a site plan, is an accurate drawing or diagram of a parcel of land that shows the size and lot configuration and the size and precise locations of all man-made features on the property such as buildings, parking areas and driveways. In addition, a plot plan shows what currently exists on a property as well as what changes or proposed structures will occur to the land as a result of the physical changes. Finally, a plot plan shows all setbacks and easements that are located on the property.

K.4 Elements of a Plot Plan:



K.5 Residential Plot Plan Requirements Checklist:

- ✓ Indicate the name and address of the record owner, applicant, and/or person preparing the plot plan. Also, note the subdivision and lot and block of the subject property at the top of the plot.
- ✓ North Arrow: The direction of "North" should be shown in the top right of the page.
- ✓ Label the location and name of street(s), surface waters, and recorded easements on the property. The size and type of easement should be noted (i.e. "15' Utility Easement" or "10' Drainage Easement").
- ✓ Diagram and label the dimensions of the property lines of the subject property.
- ✓ Location, size, and use of all existing structures on the property. Indicate the distance between structures and setbacks in relation to all property lines. Show building apparatus, including balconies, decks, etc.

K-2

Grand Prairie

RESIDENTIAL PLOT PLAN: ACCESSORY STRUCTURE EXAMPLE

General Information:

Owner Name:	John Doe
Address:	206 W. Church Street Grand Prairie, Texas 75053
Subdivision:	Saddle Hill Addition
Zoning District:	Single Family-One
Accessory Structure/Fence Type:	Storage Shed

Setbacks (Ft.):

Front:	30 Ft.
Side:	8 Ft.
Rear:	10 Ft.
Distance from Primary Structure:	20 Ft.

Note: Fence applications do not need fill out the "Distance from Primary Structure" blank.

Dimensions (Ft.):

Length (L):	20 Ft.
Width (W):	10 Ft.
Height (H):	12 Ft.
Total Sq. Ft. (L x W):	200 Sq. Ft.

Note: Fence applications only need to fill out the "Height (H)" blank, all others will be "N/A".

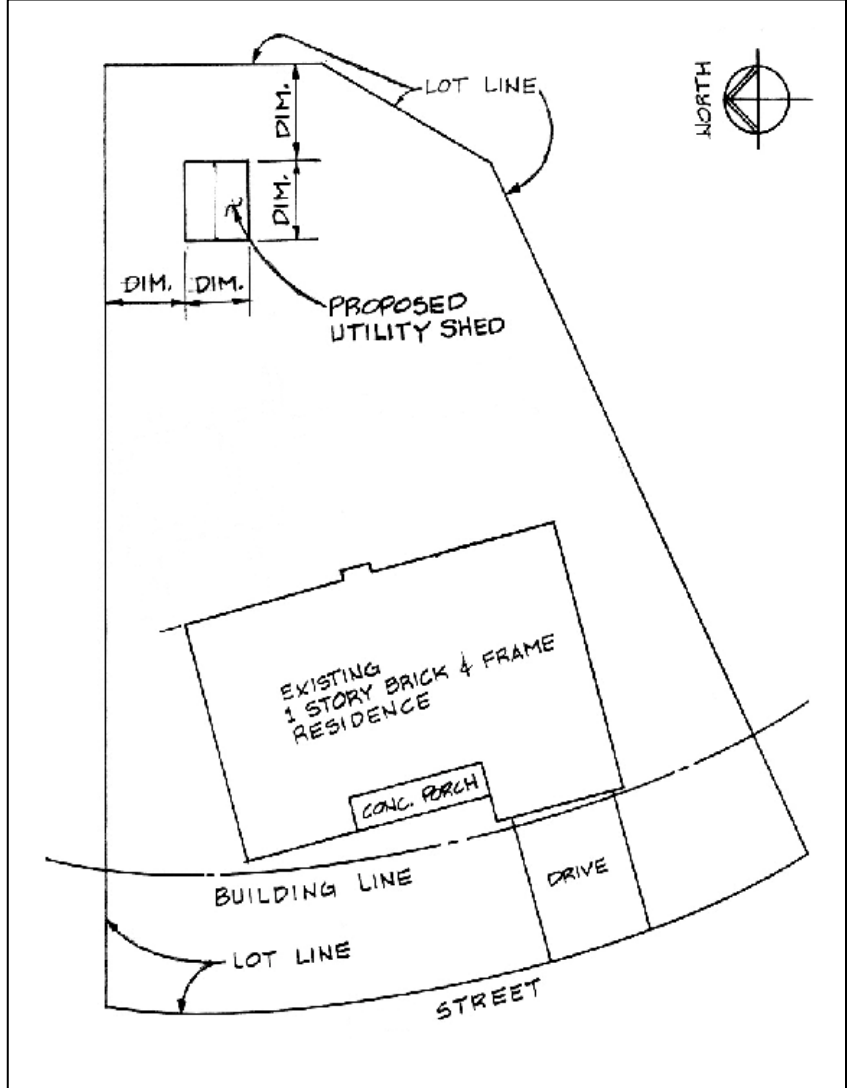
Materials:

Roof:	Composite Shingles
Roof Pitch:	6:12
Frame:	Wood Frame
Foundation:	Concrete Piers; Slats
Exterior:	Siding
Other:	Storage shed will have electricity connected to it.

Note: Fence applications to describe fence materials in the "Other" blank, all others will be "N/A".

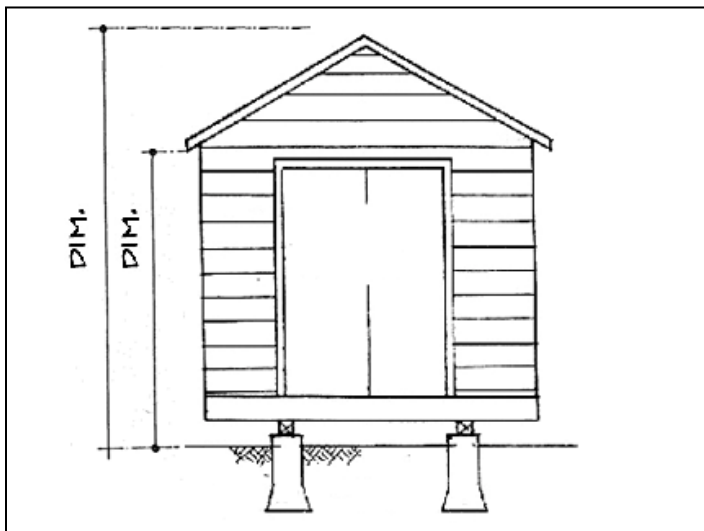
Plot Plan:

Note: Fence applications need to highlight and label the position of the fence.

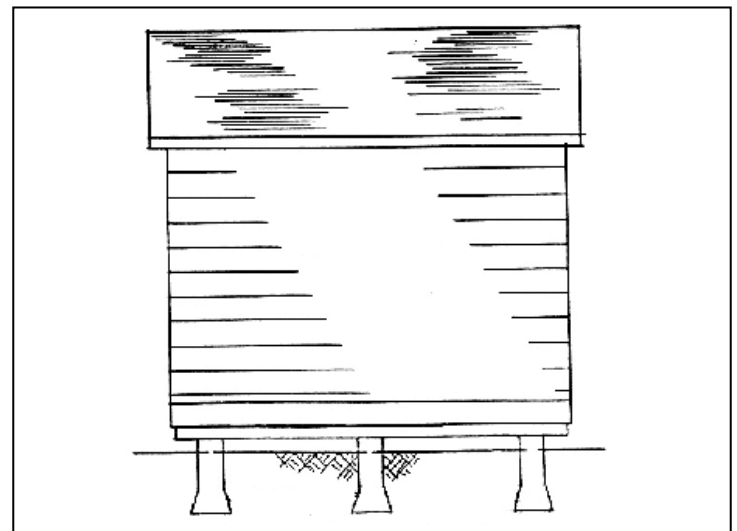


Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail



Side Building Elevation/Fence Cross Section



RESIDENTIAL PLOT PLAN: FENCE EXAMPLE

General Information:

Owner Name:	John Doe
Address:	206 W. Church Street Grand Prairie, Texas 75053
Subdivision:	Saddle Hill Addition
Zoning District:	Single Family-One
Accessory Structure/Fence Type:	Wood Residential Fence

Setbacks (Ft.):

Front:	30 Ft.
Side:	8 Ft.
Rear:	10 Ft.
Distance from Primary Structure:	N/A

Note: Fence applications do not need fill out the "Distance from Primary Structure" blank.

Dimensions (Ft.):

Length (L):	N/A
Width (W):	N/A
Height (H):	8 Ft.
Total Sq. Ft. (L x W):	N/A

Note: Fence applications only need to fill out the "Height (H)" blank, all others will be "N/A".

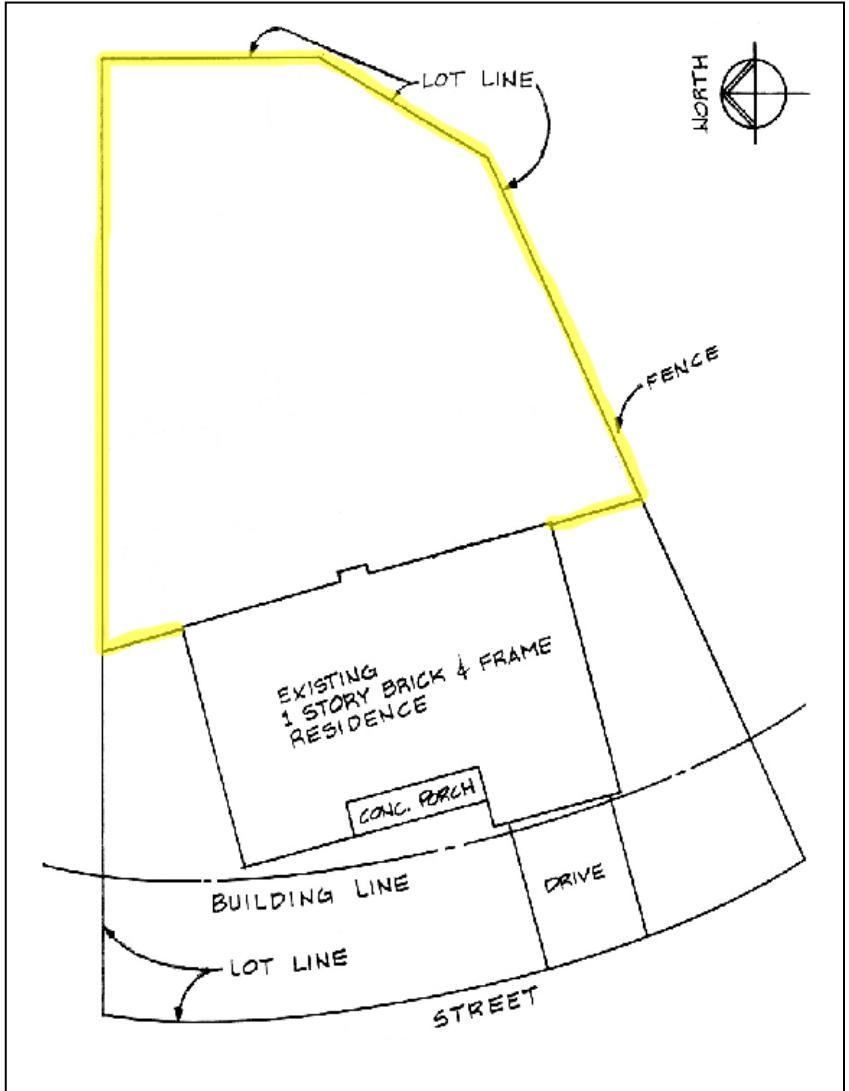
Materials:

Roof:	N/A
Roof Pitch:	N/A
Frame:	N/A
Foundation:	N/A
Exterior:	N/A
Other:	8 ft. wood fence attached to 3" x 6 ft. metal poles set 18" into concrete piers.

Note: Fence applications to describe fence materials in the "Other" blank, all others will be "N/A".

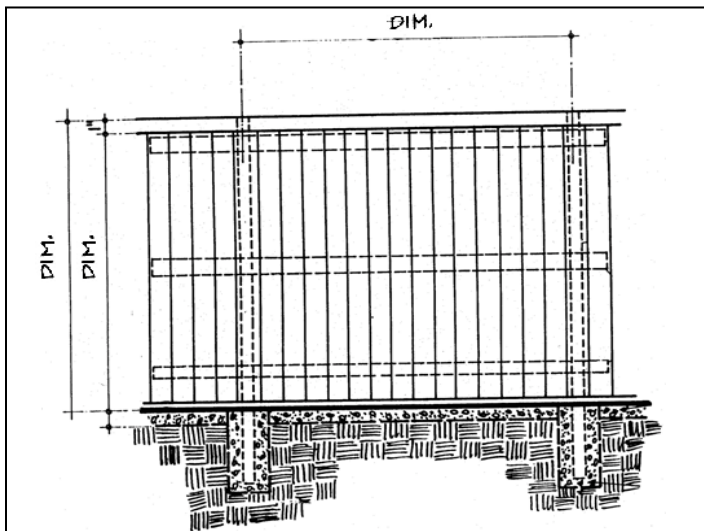
Plot Plan:

Note: Fence applications need to highlight and label the position of the fence.

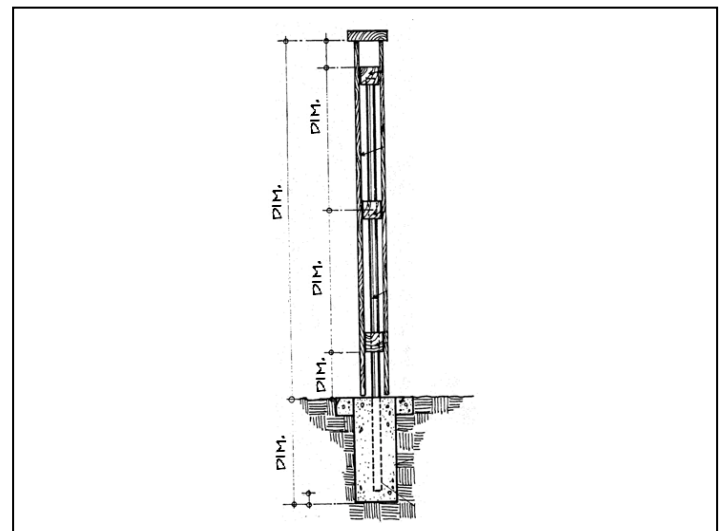


Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail



Side Building Elevation/Fence Cross Section



RESIDENTIAL PLOT PLAN

General Information:

Owner Name:	
Address:	
Subdivision:	
Zoning District:	
Accessory Structure/Fence Type:	

Plot Plan:

Note: Fence applications need to highlight and label the position of the fence.

Setbacks (Ft.):

Front:	
Side:	
Rear:	
Distance from Primary Structure:	

Note: Fence applications do not need fill out the "Distance from Primary Structure" blank.

Dimensions (Ft.):

Length (L):	
Width (W):	
Height (H):	
Total Sq. Ft. (L x W):	

Note: Fence applications only need to fill out the "Height (H)" blank, all others will be "N/A".

Materials:

Roof:	
Roof Pitch:	
Frame:	
Foundation:	
Exterior:	
Other:	

Note: Fence applications to describe fence materials in the "Other" blank, all others will be "N/A".

Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail

Side Building Elevation/Fence Cross Section

PLAN DE PARCELA RESIDENCIAL: EJEMPLO ESTRUCTURA ACCESORIO

Información General:

Nombre del Propietario:	John Doe
Dirección:	206 W. Church Street Grand Prairie, Texas 75053
Subdivisión:	Saddle Hill Addition
Distrito de Zonificación:	Single Family-One
Accesorio de Estructura/Tipo de Cerca:	Storage Shed

Reveses (Pies):

Frente:	30 Ft.
Lado:	8 Ft.
Detras:	10 Ft.
Distancia de la Estructura Primaria:	20 Ft.

Nota: Solicitudes para cerca no es necesario completar la "Distancia de la Estructura Prima" en blanco.

Dimensiones (Pies):

Largo (L):	20 Ft.
Ancho (W):	10 Ft.
Altura (H):	12 Ft.
Total de Ancho de Pies (L x W):	200 Sq. Ft.

Nota: Solicitudes para cerca no es necesario completar la "Altura" en blanco, todos los demás serán "N/A".

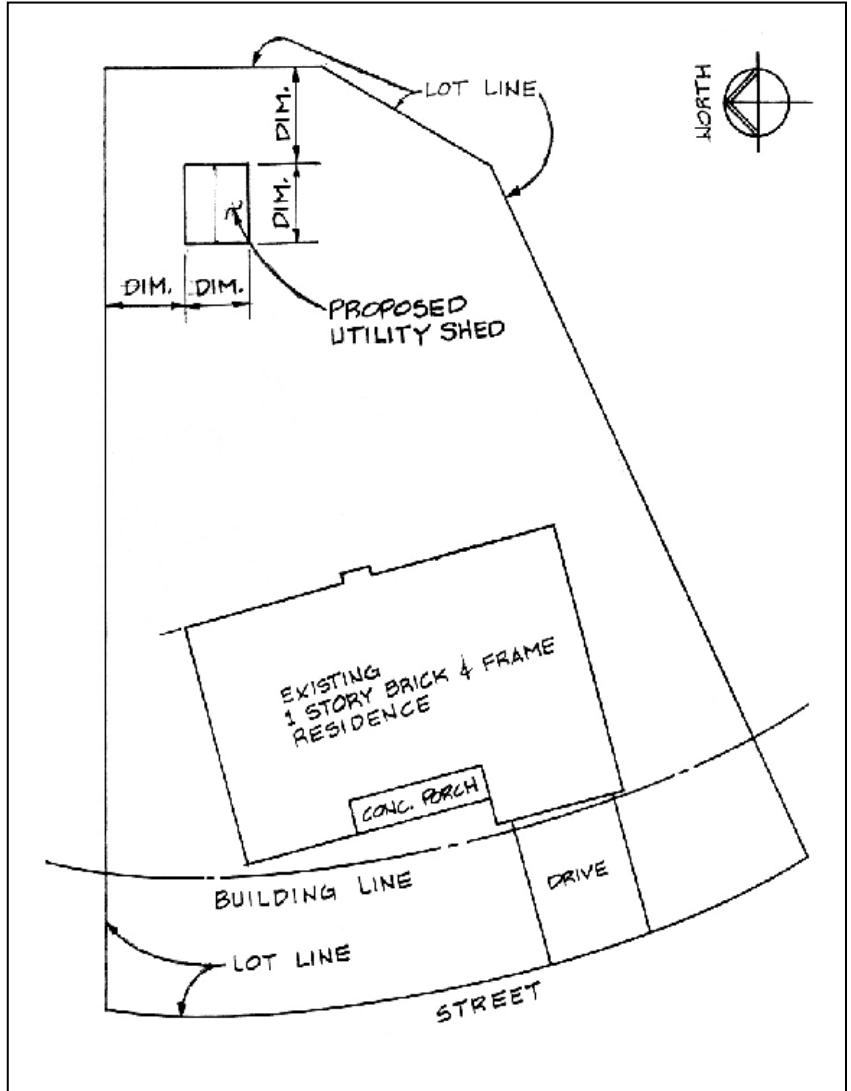
Materiales:

Techo:	Composite Shingles
Inclinación del Techo:	6:12
Marcho:	Wood Frame
Fundación:	Concrete Piers; Slats
Exterior:	Siding
Otro:	Storage shed will have electricity connected to it.

Nota: Solicitudes para cerca necesita describir los materiales de la cerca en el "Otro" en blanco, todos los demás serán "N/A".

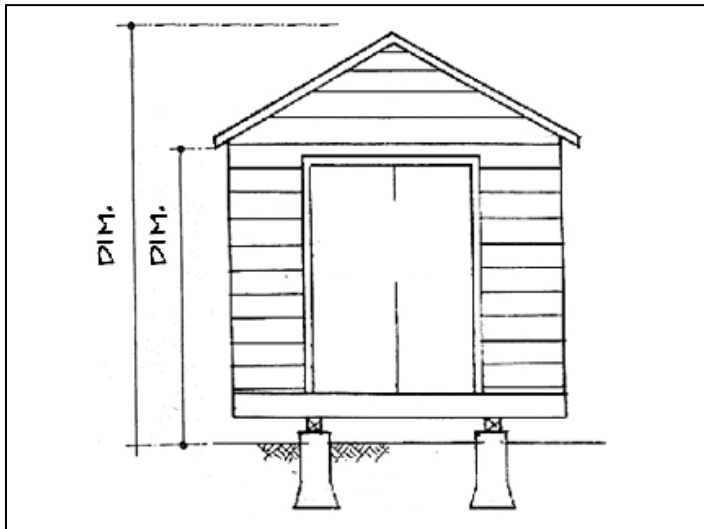
Plan de Parcela:

Nota: Solicitudes para cerca necesita marcar la posición the la cerca.

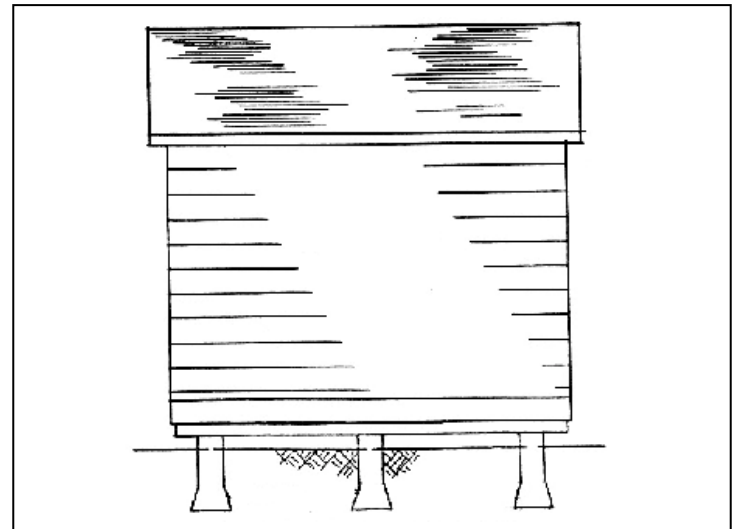


Elevación es de Edificio/Detalle de Cerca:

Elevación Frente de Edificio/Sección Detalle de la Cerca:



Elevación de Lado de Edificio/Sección Transversal de la Cerca:



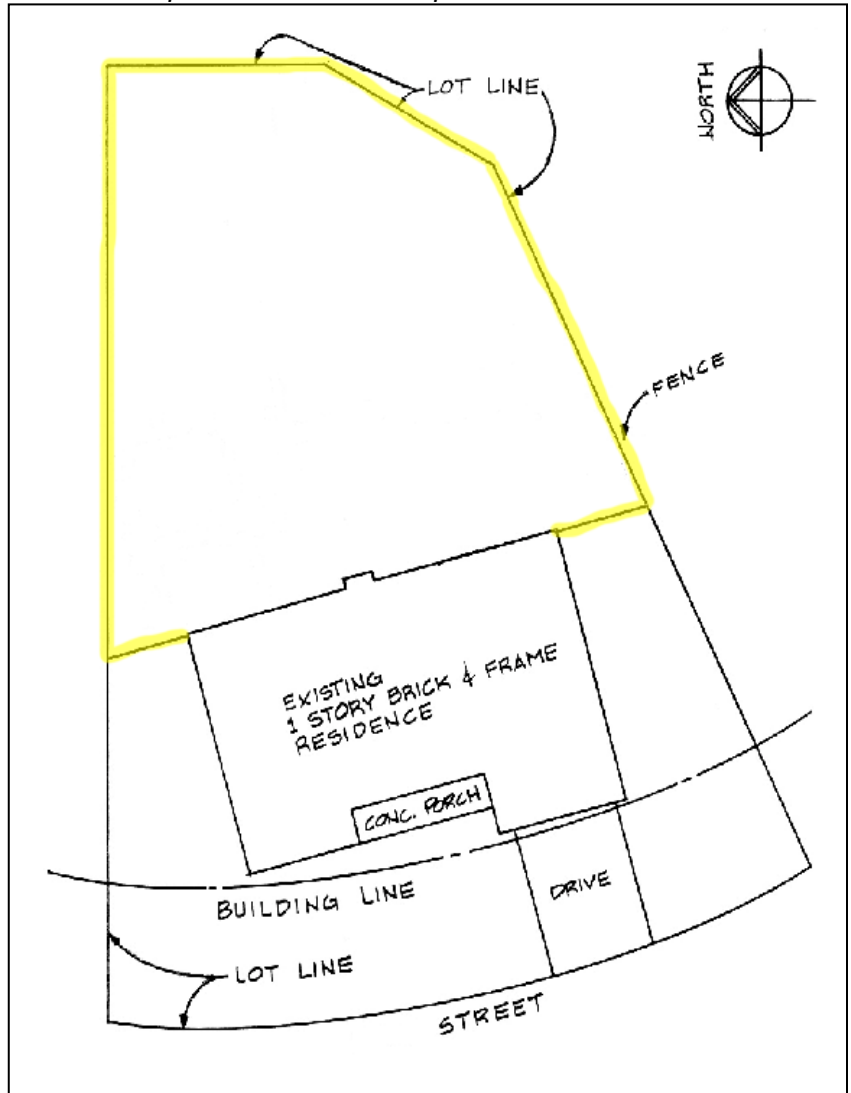
PLAN DE PARCELA RESIDENCIAL: EJEMPLO CERCA

Nombre del Propietario:	John Doe
Dirección:	206 W. Church Street Grand Prairie, Texas 75053
Subdivisión:	Saddle Hill Addition
Distrito de Zonificación:	Single Family-One
Accesorio de Estructura/Tipo de Cerca:	Wood Residential Fence

Información General:

Nota: Solicitudes para cerca necesita marcar la posición de la cerca.

Plan de Parcela:



Reveses (Pies):

Frente:	30 Ft.
Lado:	8 Ft.
Detras:	10 Ft.
Distancia de la Estructura Primaria:	N/A

Nota: Solicitudes para cerca no es necesario completar la "Distancia de la Estructura Prima" en blanco.

Dimensiones (Pies):

Largo (L):	N/A
Ancho (W):	N/A
Altura (H):	8 Ft.
Total de Ancho de Pies (L x W):	N/A

Nota: Solicitudes para cerca no es necesario completar la "Altura" en blanco, todos los demás serán "N/A".

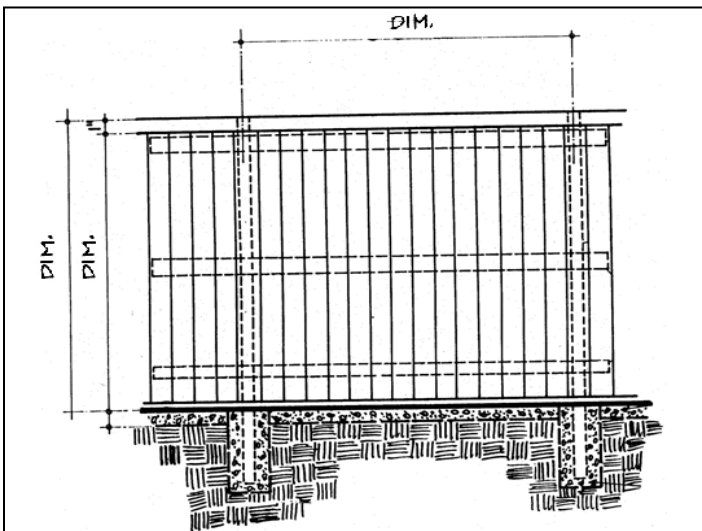
Materiales:

Techo:	N/A
Inclinación del Techo:	N/A
Marcho:	N/A
Fundación:	N/A
Exterior:	N/A
Otro:	8 ft. wood fence attached to 3" x 6 ft. metal poles set 18" into concrete piers.

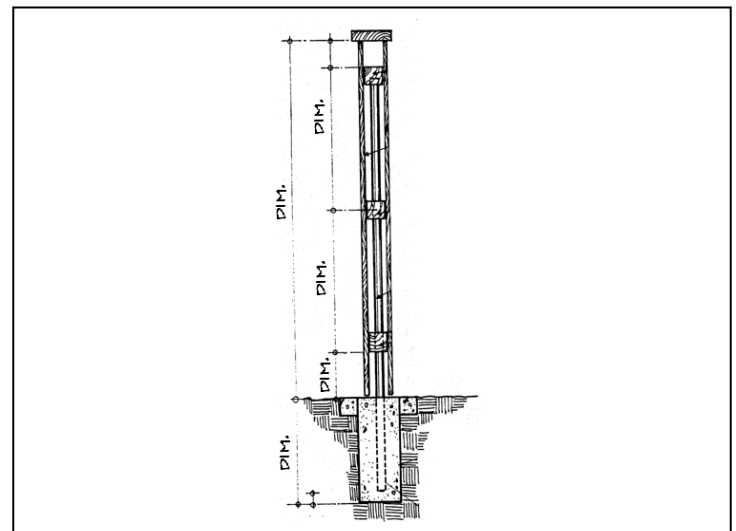
Nota: Solicitudes para cerca necesita describir los materiales de la cerca en el "Otro" en blanco, todos los demás serán "N/A".

Elevación de Edificio/Detalle de Cerca:

Elevación Frente de Edificio/Sección Detalle de la Cerca:



Elevación de Lado de Edificio/Sección Transversal de la Cerca:



PLAN DE PARCELA RESIDENCIAL

Información General:

Nombre del Propietario:	
Dirección:	
Subdivisión:	
Distrito de Zonificación:	
Accesorio de Estructura/Tipo de Cerca:	

Reveses (Pies):

Frente:	
Lado:	
Detras:	
Distancia de la Estructura Primaria:	

Nota: Solicitudes para cerca no es necesario completar la "Distancia de la Estructura Prima" en blanco.

Dimensiones (Pies):

Largo (L):	
Ancho (W):	
Altura (H):	
Total de Ancho de Pies (L x W):	

Nota: Solicitudes para cerca no es necesario completar la "Altura" en blanco, todos los demás serán "N/A".

Materiales:

Techo:	
Inclinación del Techo:	
Marcho:	
Fundación:	
Exterior:	
Otro:	

Nota: Solicitudes para cerca necesita describir los materiales de la cerca en el "Otro" en blanco, todos los demás serán "N/A".

Plan de Parcela:

Nota: Solicitudes para cerca necesita marcar la posición the la cerca.

Elevación es de Edificio/Detalle de Cerca:

Elevación Frente de Edificio/Sección Detalle de la Cerca:

Elevación de Lado de Edificio/Sección Transversal de la Cerca: