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.

14. Registered Surveyor Seal

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.

16. Survey Legend

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.

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**APPENDIX K: RESIDENTIAL PLOT PLAN/SURVEY**

**Last Update: May 18, 2010**

Unified Development Code | Grand Prairie Planning Department
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.
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 to 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”.

Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail

Side Building Elevation/Fence Cross Section

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

Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail

Side Building Elevation/Fence Cross Section

Plot Plan:

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

General Information:

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

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

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

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**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 Primaria” en blanco.

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**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 necesitas describir los materiales de la cerca en el “Otro” en blanco, todos los demás serán “N/A”.

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**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:**

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**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
**Información General:**

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

**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 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

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**Nota:** Solicitudes para cerca no es necesario completar la “Distancia de la Estructura Primaria” en blanco.

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

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

### 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:**