BCT 102 Residential Printreading

SITE/ PLOT PLAN
Information Required by Most Building Departments

- Dimensioned Property lines
- Location & dimensions of all existing and proposed buildings, additions & structures with dimensions to property lines including projections such as bay windows, fireplaces etc.
- Existing & proposed public improvements such as curb, sidewalks & driveways.
- Dimensions and location of any easements.
Required Info Continued

- Curb to Property line or property line to street centerline.
- Name, address & phone # of owner
- Construction site address
- Site legal address
- North Arrow & drawing scale
- Soil erosion barriers
Information the Builder Needs

- Location of utility stubs to property
- Location of utilities at the house
- Elevations lot corners/garage/house FF
- Existing lot contours and elevations
- Proposed grading contour lines
- Trees to be removed
- Soil test to be required?
Rural Sites /Septic System / Wells

- Building Departments require a permit from the State approving septic tanks / drain fields alternate drain fields / wells.
- Sometimes a separate site plan will be devoted to this issue.
- Existing and proposed structures / septic tanks / drain fields / alternate drain fields / wells / contour lines / soils test report
- Plus all other previously listed information
Surveyed Legal Description

• The U.S. is surveyed into squares with 36 mile sides. The main horizontal baseline is intersected by vertical meridians.

• Each of these 1296 sq. mile squares is divided into 36 sq. **Townships** each have 6 mile sides.

• The 36 mile sq. Townships are divided into 36 **Sections** with 1 mile sides which are divided further into quarter sections.

• The quarter sections may be further divided and may eventually then be platted into subdivision lots.
U.S. Meridians and Baselines
Willamette Meridian
Willamette Stone
Section 14 shows both normal division of the section into aliquot parts and the fractional division into government lots.
Example: Remodel Job Plot Plan

Legal Description:
Lot 123, Block 4 of City Heights Subdivision
Map 5678
APN # 123-456-78
Lot size = 6880 sq.ft.
Existing Residence = 1530 sq.ft.
Proposed Addition = 500 sq. ft.

Ownership Information:
Mr. & Mrs Smith
1234 Elm Street
Chula Vista, CA 91910
(619) 555-1234

Site Address:
1234 Elm Street
Typical Residential Plot Plan
EXISTING POWER POLE
NEW SEWER TO CURB.

EXISTING CURBCUT.
WATER METER FOR 7127 TO BE REUSED FOR THIS PROJECT.

EXIST. DOM. WATER

EXIST. SAN. SEWER

SIDEWALK

ENGINEERS SCALE

SITE PLAN
1" = 10'-0"
36" Cherry Stump to be removed.

FIN. FLOOR @ +1.66'.

24" Walnut to remain.

6" Current Tree to remain.

CONCRETE DRIVEWAY

CONCRETE WALK

-0.58'

+1.66'

15'-0"

10'-0"

2'-0"

0.00'

38'-0"
LOT 29

30' TRENCH DRAIN, CENTERED IN LOT 4
15' FROM FOUNDATION.

LOT 30

Trees

30' CHERRY TO REMAIN.

LINE FROM DOWNSPOUTS

2'-0' OVERHANG

36' CHERRY TREE

Low Point Drain

NORTH
Site Plan Contour Lines

- Contour Lines are drawn on some plot plans to provide topography elevation information for the site.
- These lines are most important so that grading can be established and estimated for the project.
- Two types of lines make up the contour lines. Dashed represent existing grade and solid represents the finished or final grade.
- The lines are usually drawn at 1‘ elevation intervals.
- Cross sections of the property showing the two grades allows for easier estimation of dirt moving & hauling.
- Related elevations may be from sea level or 0.00 at an established point on the property. This is usually the lowest point.
15 degree property slope
Lot Cross Section

House Elevation

LEVEL
15 degree property slope
Lot Cross Section

House Elevation

FILL
EXISTING GRADE
CUT
Very Complete Rural Plot plan Information
PROPOSED RESIDENCE
820 EAST PONDEROSA PARKWAY
Property Layout Point needs the Meridian, Township and Section

Existing grade contour lines

Details

Property Corner
Actual side setback
Property line dimension