



Submittal Requirements for:

PHASING & GRADING TRACT HOMES

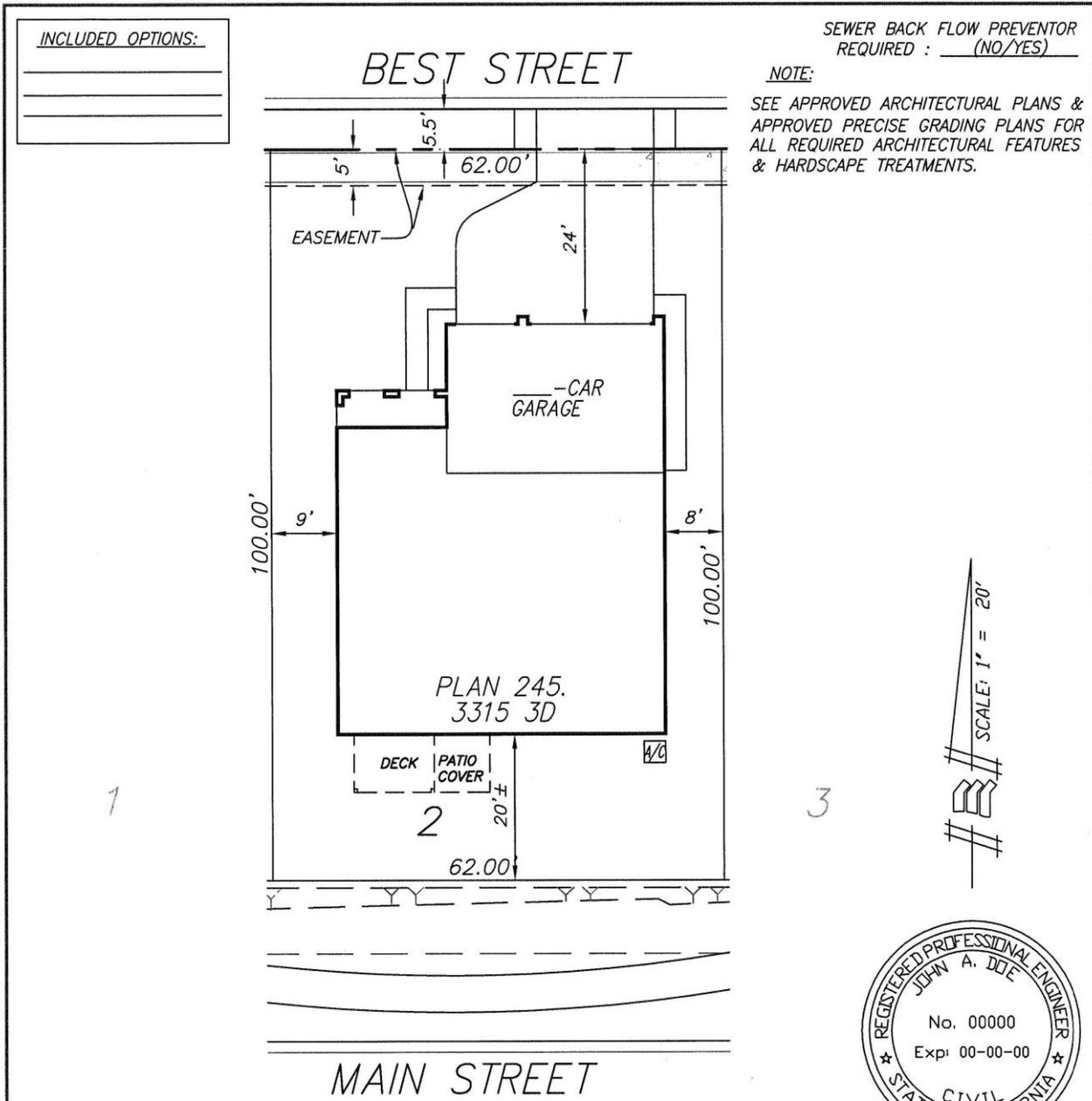
BUILDING & SAFETY
8353 SIERRA AVE, FONTANA, CA 92335
(909) 350-7640 FAX: (909) 350-7676

All applications for plan check for tract houses shall contain two (2) complete sets of 8.5" x 11" Plot Plans and six (5) complete sets of full size Precise Grading plans. (NOTE: The attached Sample Plot Plan – see other side – is an example of a plot plan to be used as part of the application for permits for tract houses. See the handout titled *SUBMITTAL REQUIREMENTS FOR GRADING PLAN CHECK* for grading requirements.)

The following information shall be provided on the Plot Plan:

1. The Plot Plan shall be drawn at 1" = 20' scale. The scale shall be indicated on the plot plan. (A scale other than 1" = 20' may be used if necessary for large lots).
2. A north arrow.
3. The site address. (If the site address has not yet been assigned by the City, the address may be omitted.)
4. The Tract and Lot number of the site and the adjoining lot numbers.
5. Any slopes on or adjoining the site.
6. Complete lot dimensions and area/sf.
7. Complete name, address and phone number of the owner/developer.
8. The Specific Plan. (Specify "None" if the site is not in a Specific Plan.)
9. The Engineer and/or Firm that prepared the plans.
10. The responsible Engineer's stamp and wet signature on both sets of plot plans.
11. The Plan Type (e.g.; 3AR).
12. Front, Rear, and both Side yard setbacks to property lines.
13. Indicate any and all options that are being constructed in the tract house that increase the floor area of the "basic" plan, or that alter the structural or architectural design. (e.g.; bonus rooms, 2nd story decks, master bedroom retreats in lieu of a bedroom, etc.)
14. The complete square footage breakdown. (e.g.; area of 1st floor, 2nd floor, garage, porch/patio, 2nd floor deck, etc.)
15. Indicate if the site requires the installation of a sewer backflow preventer.
16. List and show if the site includes any extraordinary conditions (e.g.; a geo-grid system for a gravity wall, a drainage easement, site is located in a Flood Zone, etc.)

SAMPLE PLOT PLAN



INCLUDED OPTIONS:

SEWER BACK FLOW PREVENTOR
REQUIRED : (NO/YES)

NOTE:
SEE APPROVED ARCHITECTURAL PLANS &
APPROVED PRECISE GRADING PLANS FOR
ALL REQUIRED ARCHITECTURAL FEATURES
& HARDSCAPE TREATMENTS.

Plot Plan for Lot No. 2
Address: 7777 BEST STREET

PREPARED FOR: WE BUILD'EM INC. 12345 SOME STREET SOMEWHERE, Ca. 90000 (000) 000-0000		PREPARED UNDER THE SUPERVISION OF: WE BE THE ENGINEER'S INC. 123 THATAWAY DRIVE ANYWHERE, Ca. 90000 (909) 000-0000		PMT # FIRST FLOOR: SECOND FLOOR: TOTAL DWELLING S.F.: SECOND FLOOR DECK: GARAGE: PORCH:	
CITY APPROVALS	SIGNATURE	DATE	DEVELOPER/OWNER: <u> XYZ DEVELOPMENT </u>		
PLANNING			SPECIFIC PLAN: <u> THE ORCHARDS </u>		
BUILDING & SAFETY			TRACT NO.: <u> 6789 </u>		
			LOT NO.: <u> 2 </u>		