



TRACT HOMES PHASING SUBMITTAL REQUIREMENTS


All tract homes phasing applications shall include 8.5" x 11" plot plans in digital format. Plot plan shall be drawn to 1" = 20' scale (may use other scale for large lots). See next page for "Sample Tract Homes Phasing Plan".

Tract homes phasing plot plan shall provide and show the following information:

1. North arrow.
2. Building address. For multifamily buildings include unit number and building number.
3. Tract number and lot number.
4. Specific Plan.
5. Building setbacks dimension all sides including post setbacks for projections.
6. Plan type and elevation type (and if reversed plan).
7. Porches, patio covers, balconies, and decks (if any).
8. AC condenser location (Provide 2 feet minimum clearance between condenser and property line).
9. Number of bedrooms and bathrooms.
10. Complete square footage breakdown (e.g., 1st floor area, 2nd floor area, garage, porch, patio cover, balconies, deck, etc.).
11. Gas meter location (not to interfere with gate swing or access).
12. Gates location (all gates swing toward the street).
13. Grade high point elevation and drainage flow line.
14. Provide concrete walkway from garage man door to street or driveway.
15. Driveway slope (12% maximum slope).
16. Deepened footing location (if any).
17. Wall and fence location, type, height, and length to be issued with this property.
18. Indicate if sewer back water valve required or not.
19. Number of PV Modules and KW (Indicate master/stock PV plan permit #).
20. Include options that are not part of the "basic plan" (e.g., bonus room, 2nd story deck, etc.).
21. Applicable codes.
22. Master/stock building plan permit number and precise grading permit number.
23. Owner/developer information (name, address, and phone number).
24. Engineer information (name, address, and phone number).
25. The responsible engineer's stamp and signature on plot plan.
26. Any extraordinary conditions (list and show on plot plan e.g., utilities easement, methane mitigation required, etc.).

Approved by: 
James Caro, BO

Date: 6-22-23

Prepared by: 
Setiawan Ganda

Date: 6/22/2023

SAMPLE TRACT HOMES PHASING PLAN

SITE ADDRESS: 456 N. MAIN ST.

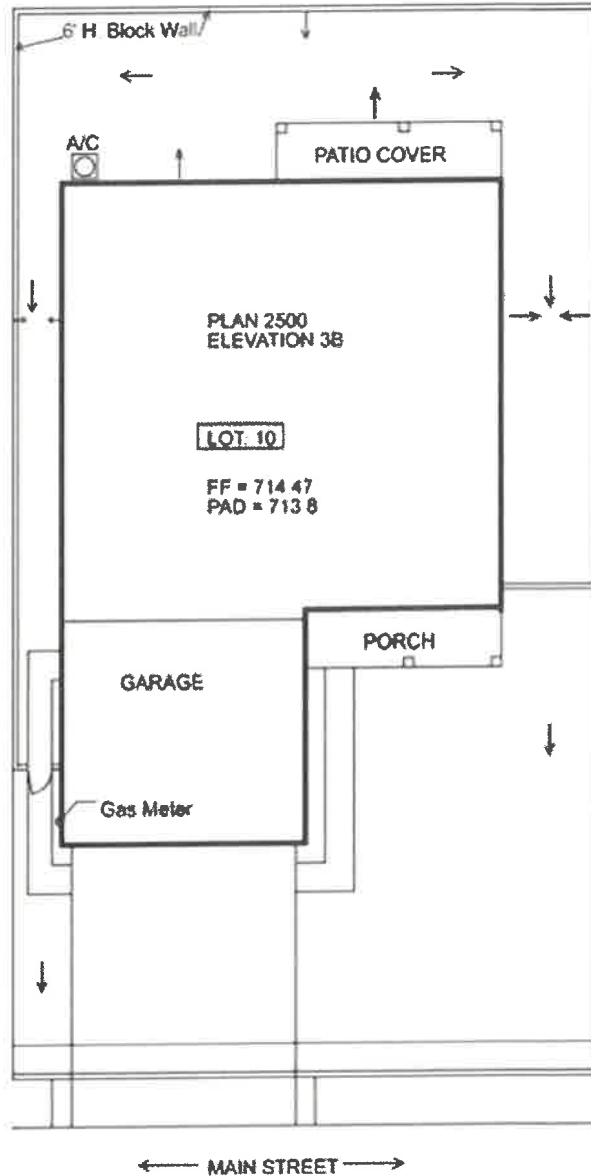
- Master/Stock Building Plan Permit No: _____
- Precise Grading Permit No: _____
- Methane Mitigation Required: YES / NO
If YES, Permit No: _____
- Sewer Back Water Valve Required: YES / NO
- Number of solar PV modules: _____
Solar PV KW: _____
Master/stock PV Plan Permit No: _____
- Master/stock Wall Plan Permit No: _____

Place architect/engineer stamp & signature here:



Block Wall Matrix Count

| Block Wall ht. = Precision | | Block Wall ht. = Split Face | | Block Wall ht. = Slum Block | | Retaining Wall LF Retain Height | | | | Pillaster Height = | Fence Height = | Gate Width = |
|----------------------------|----|-----------------------------|----|-----------------------------|----|---------------------------------|----|----|----|--------------------|----------------|--------------|
| LF | SF | LF | SF | LF | SF | 2' | 3' | 4' | 5' | Quantity | Linear Feet | Quantity |
| | | | | | | | | | | | | |



| SITE DATA: | INCLUDED OPTIONS: | ARCHITECT/ENGINEER: |
|---|----------------------|------------------------------|
| Specific Plan: Tract No: 1234 Lot: 10 | Example: | Name: |
| | - Bonus room | Address: |
| BUILDING DATA: 1 st Floor Area sqft: 2 nd Floor Area sqft: Total Dwelling Area sqft: Garage Area sqft: Porch Area sqft: Patio Cover area sqft: | - Patio cover | Phone: |
| | | Email: |
| | BUILDER: | DEVELOPER/OWNER: |
| | Name: | Name: |
| | Address: | Address: |
| | Phone: | Phone: |
| | Email: | Email: |
| FOR OFFICE USE: | | |
| Permit No: | PV Permit No: | Wall/fence Permit No: |