

LAND SURVEY INFORMATION

1. GENERAL

1.01 This section covers suggested items of information to be included, where available, on plot surveys ordered for the use of architects in engineering and preparing building drawings and specifications.

1.02 This reissue is due to a change in the section number from 760-230-151, Issue 2 to 760-100-021. Whenever this section is reissued, the reason for reissue will be listed in this paragraph.

1.03 At the time of ordering an architect's survey, a deed description of the property, together with a standardized form of desired information items similar to the following list, are furnished to the surveyor for guidance. The surveyor is also instructed to install markers at each angle of the property where this is practicable. The type of markers is usually influenced by the value and importance of the particular plot. For example, stone monuments about 6 inches square are considered appropriate for urban properties, while iron pipes might be suitable for plots in outlying districts.

2. SURVEY INFORMATION ITEMS

2.01 The following items of information are suggested for inclusion on the architect's survey, insofar as they apply to the property:

- (a) Dimensions of property lines, angles formed by property line intersections, and the dimension from one corner of the plot to an established street intersection.
- (b) The north point of the compass.
- (c) Encroachments of any nature.
- (d) Elevations at all corners of the plot and at such other points as are required due to irregularities in the plot contour. Under certain conditions, it may be of value to prepare a topographic map of the area with contour intervals of 2 feet or more depending on slope of property.

- (e) Street name or names and street numbers of property, if available. Identifying buildings by street number is preferable to office name or street alone. This will tend to avoid confusion where more than one telephone building is on the same street or where there is more than one office in a building.
- (f) Lot, block, and section numbers of property.
- (g) Established legal building lines.
- (h) Width of street between property lines.
- (i) Locations of curbs and sidewalks with respect to property lines.
- (j) Materials of street pavement, sidewalks, and curbs.
- (k) Existing and established legal elevations of curb.
- (l) Elevations of sidewalk or grade, as the case may be.
- (m) Location, outline, and brief description of each existing structure on the plot.
- (n) First floor elevation of any existing telephone building on the plot.
- (o) Size, location, depth, and water level of any wells, cesspools, or other excavations on the plot.
- (p) Locations of buildings adjacent to the property; also the height of structures abutting the property lines. Indicate the type of each adjacent building, such as 2-story frame, 3-story brick, etc, the occupancy of each and locate all chimneys, vents, vent shafts, etc, within 10 feet of property lines.
- (q) Indicate any excessive slope of adjacent property.

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- (r) Location, size, and type of sewer (or sewers if more than one) and indicate for each:
 - (1) Elevation of two points of invert (for degree of slope).
 - (2) Distance between invert and flow line.
 - (3) Direction of flow.
 - (4) Is sewer privately or municipally owned?
 - (5) Does sewer ever back up due to lack of capacity?
- (s) Location of any natural or artificial drains or culverts.
- (t) Location and size of water mains, their approximate elevations, and maximum and minimum pressures.
- (u) Location and size of gas main.
- (v) Locations of fire hydrant and all poles such as telephone, electric power, trolley, etc, in front of or adjacent to the property. Indicate pole numbers if such information is available.
- (w) Locations of electric light and power subways and trolley tracks, if any.
- (x) Locations of present or proposed rapid transit subways and entrances if located adjacent to the property.
- (y) Location of any trees or shrubs on or bordering on the property. Indicate kind, approximate spread, and tree trunk diameter 4 feet above grade.
- (z) Location and type of existing fences or hedges on or bordering on the property.