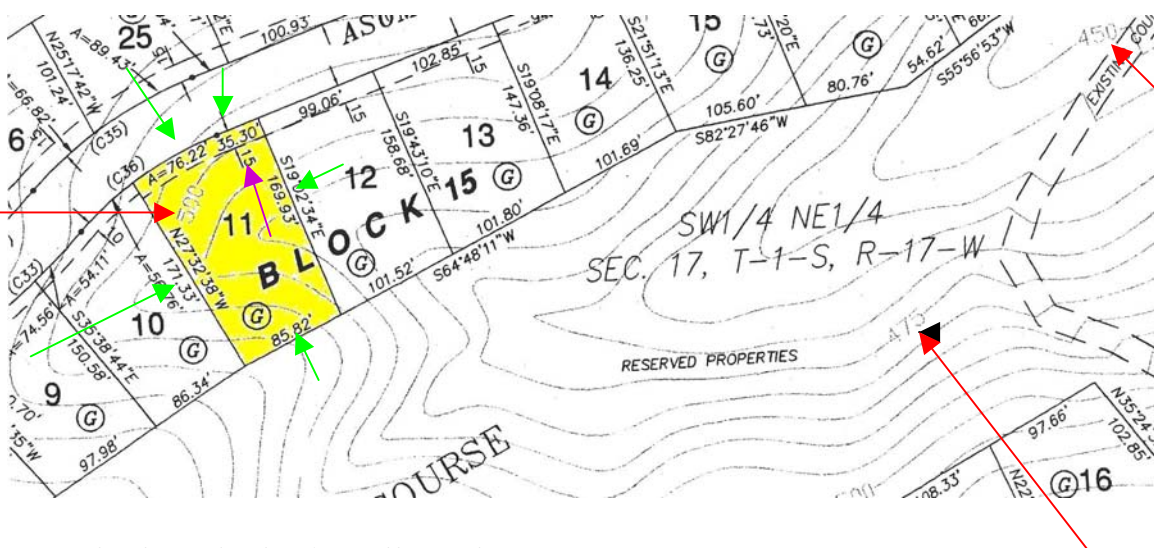




## The Lot

You may already have your lot so you can skip this...or maybe not!

How to read a lot Plat map:



Let's look at the lot in yellow above...

### **Lot/Block/Subdivision:**

This is Lot 11 of Block 15 of Alta Vista Subdivision (11/15 Alta Vista). For ease in finding the property the lot/block/subdivision is more important to a builder than the actual street address. The lot number does not indicate what the house number will be.

### **Elevation:**

Look at the three red arrows and notice the 450, 475, and 500 that they are pointing to; these indicate feet above sea level. Each line represents 5 feet in elevation change, hence the 25 foot increments. With this information we can see that the road center of 11/15 Alta Vista is approximately 510 feet above sea level and the lot has a nice down slope with a good building area approximately where the "11" is situated. By following the "500" line around you can see that the lot has a gentle side slope.

### **Dimensions:**

Look for the five green arrows and notice the dimensions. Golf course frontage is 85.82 feet, left side is 171.33 feet, right side is 169.93 feet, and road frontage is 76.22 feet plus 35.50 feet. The road frontage is taken in two readings by the surveyor due to the curve of the lot; surveying equipment can not read around a curve so straight readings are marked and it is appropriate to add the two (or more) dimensions together for footage so the road footage of this lot can be thought of as 111.72 feet.

**Setbacks:**

Look for the purple arrow and notice the “15”. This indicates that there is a 15 foot set back from the road, meaning your home must be at least 15 feet from the road. Unless otherwise noted side and rear setbacks are 7 ½ feet on each side. However, no building shall be placed nor shall any material or refuse be placed or stored upon any Lot or other Parcel of Land within 20 feet of the property line of any Lake or within 20 feet of the edge of any open Water Course, or within 20 feet of the property line of any Golf Course, Permanent Park or Permanent Recreational Plot.

**What all of this means to you...**

Basically, the topography of the lot will affect the cost of your foundation. Remember each topo line equals 5 feet in elevation change; the steeper the lot the steeper the cost! You also want to look for natural drainage of the lot and how you place the house on the lot. Some lots are great for lower levels, crawl spaces or “basements;” others lend themselves for a slab foundation. The type of home you are planning to build should be taken into consideration when looking for a lot or if you already have your lot, remember to take its topography into consideration when choosing your home plan.

Your lot is a crucial first step to your new home. It should provide the type of view you will enjoy looking at out your windows and it should have the type of slope that will allow for the type of home you are planning. If large surface rock is evident it may be advisable to have your builder appraise the situation; large surface rock may indicate large rock under the surface that could increase your costs for lot preparation.

Don't take chances with this important step; let us help you with your purchase!

