



Accessory Building Location Plan (ABLP) on Residential Lots

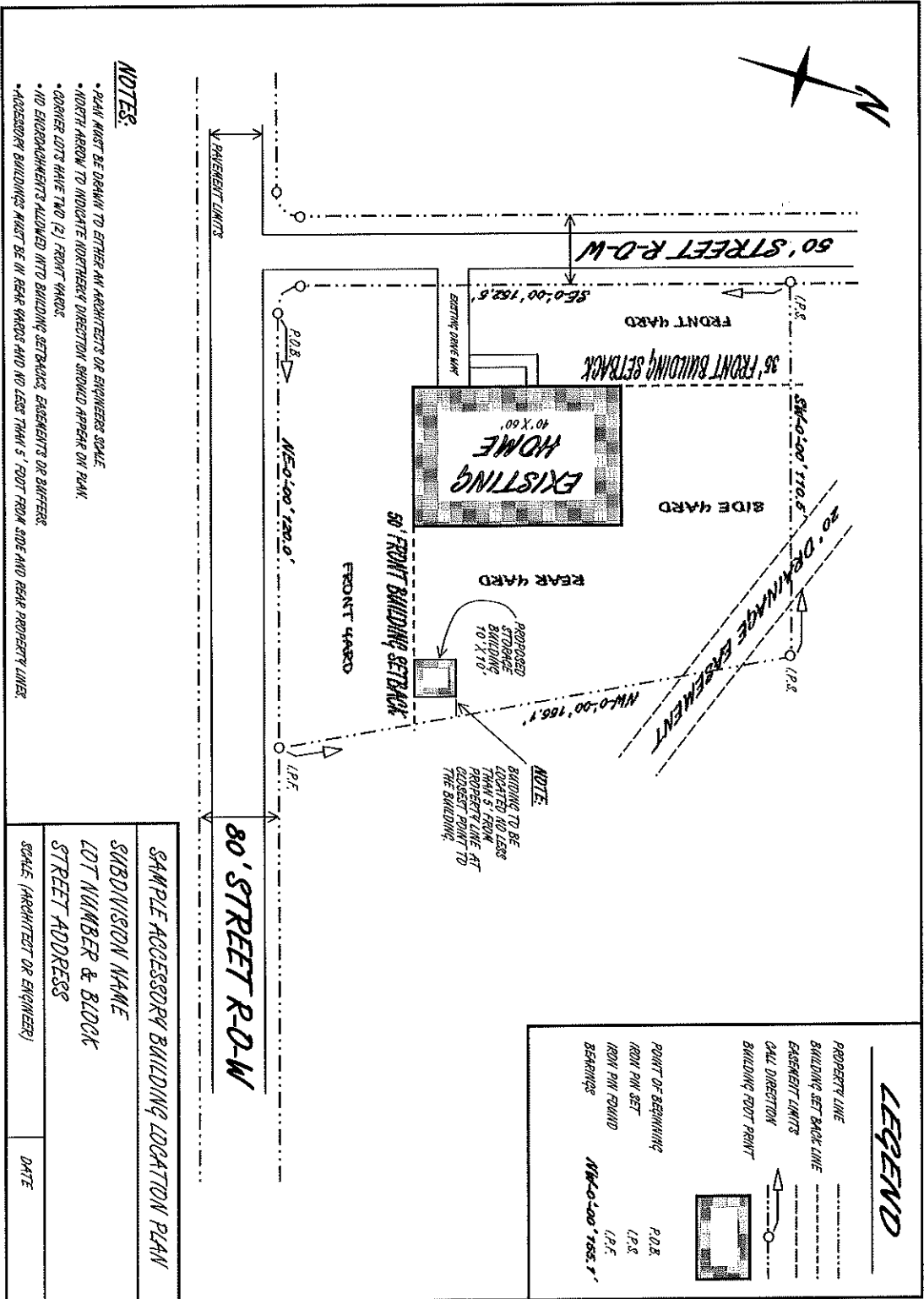
Revised September 2004)

Planning & Development requires an Accessory Building Location Plan (ABLP) to be submitted in order to obtain a Building Permit for accessory buildings on residential lots. The most common accessory buildings are storage buildings and detached garages. The ABLP must be approved prior to the issuance of a Building Permit for the accessory building. An ABLP is submitted to the Development Review Section for review and approval to ensure that the rear yard location and setback requirements are met and that easements are kept free & clear of encroachments. An ABLP does not have to be drawn by a surveyor or an engineer. However, it must be drawn "to scale" using either an engineer or architect's scale. An ABLP can be drawn by anyone as long as it is legible and is drawn at a measurable scale. Approval of an ABLP makes the property owner & contractor aware of location constraints on a lot. A sample ABLP may be found on page 2 of this document.

An ABLP should show the following (as applicable) on the plan:

- a. Boundary lines of the lot with distances & bearings.
- b. Location & names of all abutting streets or other street rights-of-way.
- c. Minimum required front, side & rear building setback lines with dimensions.
- d. The approximate outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
- e. Location & dimensions of any water, sewer, drainage or other easements, storm water management facilities, septic tank, and septic tank drain field located on the lot.
- f. Subdivision name, lot & block designation.
- g. North arrow & scale.
- h. 100-year floodplain limits, any applicable stream buffers or other special building setback lines.
- i. Any other applicable requirements of the Zoning Resolution or conditions of zoning approval.

WDJ: A & C & X: Accessory Building Location Plan on Residential Lots



LEGEND

PROPERTY LINE	---
BUILDING SET BACK LINE	----
EASEMENT LIMITS	- - - -
CALL DIRECTION	↑
BUILDING FOOT PRINT	[]
POINT OF BEGINNING	P.O.B.
IRON PIN SET	I.P.S.
IRON PIN FOUND	I.P.F.
EASEMENTS	NW-0-00' 165.1'

NOTE:
BUILDING TO BE
LOCATED NO LESS
THAN 5' FROM
PROPERTY LINE AT
CLOSEST POINT TO
THE BUILDING.

- NOTES:**
- PLAN MUST BE DRAWN TO EITHER AN ARCHITECT'S OR ENGINEER'S SCALE.
 - NORTH ARROW TO INDICATE NORTHERLY DIRECTION SHOULD APPEAR ON PLAN.
 - CORNER LOTS HAVE TWO (2) FRONT YARDS.
 - NO ENCROACHMENTS ALLOWED INTO BUILDING SETBACKS, EASEMENTS OR YARDS.
 - ACCESSORY BUILDINGS MUST BE IN REAR YARDS AND NO LESS THAN 5' FOOT FROM SIDE AND REAR PROPERTY LINES.

SAMPLE ACCESSORY BUILDING LOCATION PLAN	
SUBDIVISION NAME	
LOT NUMBER & BLOCK	
STREET ADDRESS	
SCALE (ARCHITECT OR ENGINEER)	DATE