

Plot Plans and Setbacks



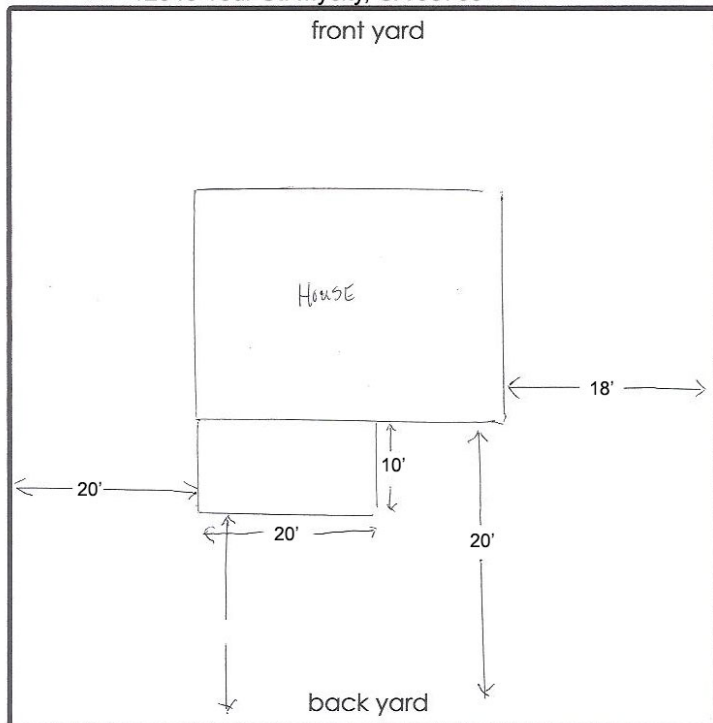
A **plot plan** is a plan, drawing, or diagram, in a birds-eye view of the entire property, which shows the buildings, utility runs, and equipment layout, the position of roads and other constructions of an existing or proposed project site at a defined scale. These plans should include all easements, property lines, **setbacks**, and legal description of the home. Plot plans are also known more commonly as site plans.

A **setback** is the required separation between a lot line (and/or right-of-way line) and a building or structure. Setbacks vary by zoning district and accommodate a variety of lot circumstances. Setback compliance is a necessary consideration for any construction project; therefore, the precise location of property lines should be ascertained early in the design process.

Here are two examples of Plot Plans showing setbacks.

Plot Plan

Address: 12345 Your St. Mycity, CA 98765



Owner: Jack & Jill Johnson
Phone: 555-321-4567

PLOT PLAN EXAMPLE

