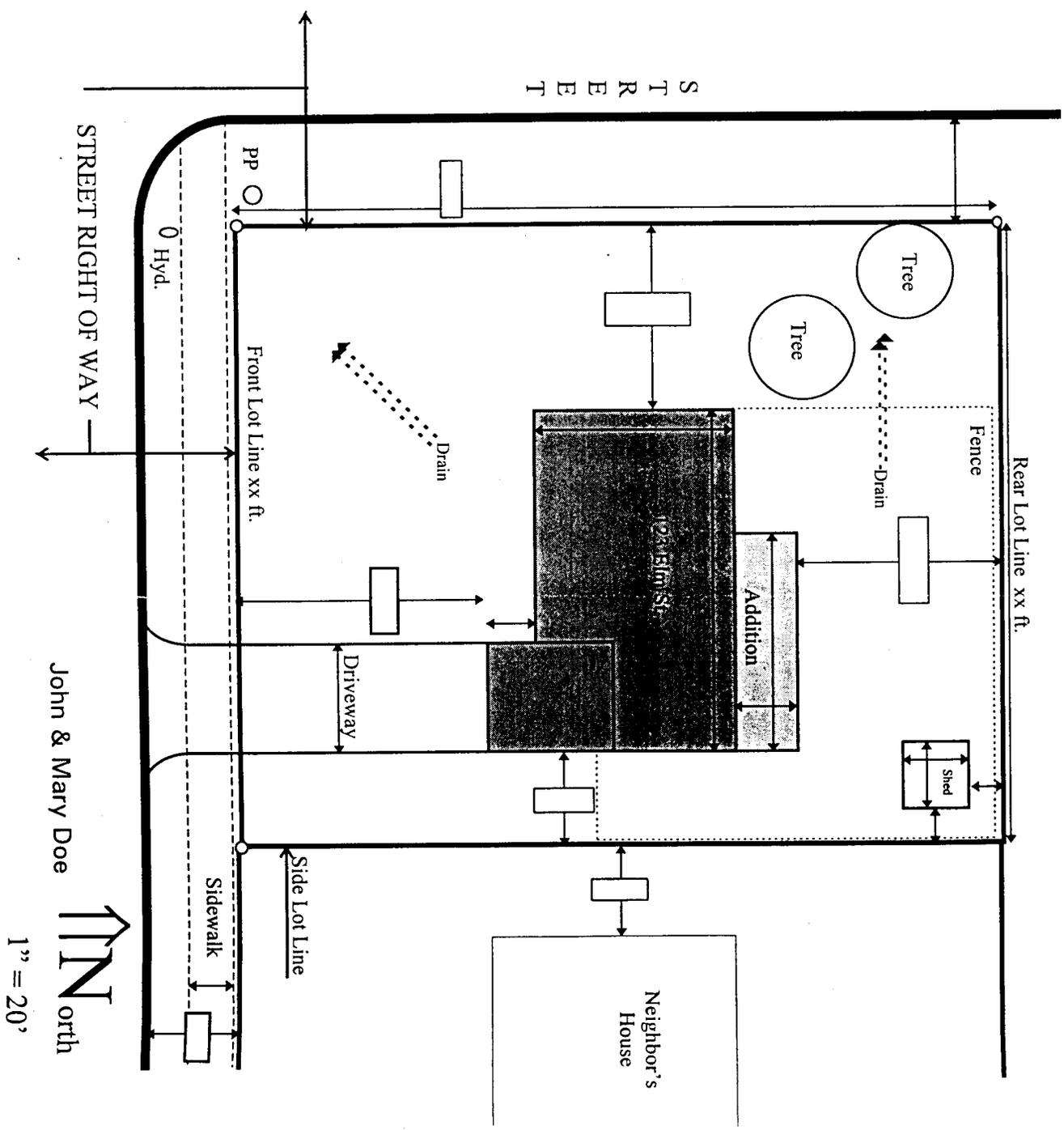


A Site Plan Must Include:

- Property Boundaries (lot lines)
- Property Dimensions (in feet)
- Adjacent Streets (roads or hwy's.)
- North Arrow and Scale
- Location of all Structures (buildings, fences, etc.)
 - Note all exterior dimensions
 - Note heights if critical to application
- Note distances from lot lines to nearest structures (setbacks)
- Note distances between structures
- Locate all official survey monuments on property
- Locate any natural features on the property
- Show existing & proposed easements
 - Note distances from property lines
- Locate any structures within 60 feet outside the property (on neighbor's lots)
 - Note distances from property lines
- Locate any ground or above ground public utility structures (poles, boxes)
- Show where addition or new construction is proposed
 - Note dimensions
 - Note setbacks (distances to nearest lot line)
- Indicate direction of surface drainage
- State Name and Address
- Draw to scale on plain or square ruled paper

Sample Site Plan



A Site Plan is Needed

in order for City officials to know exactly what is planned on the subject property. The City regulates development of property to protect the public's health and welfare and to maintain certain standards in the community.

The City Code requires the Zoning Administrator and Building Inspector, and at times, the City Engineer, to approve of proposed activities. We base our decisions on the factual information given us on a Site Plan. It is therefore, critical the information be accurate.

A Site Plan is required to accompany application for a number of various permits issued by the City:

- Building Permits
 - New Construction
 - Building Additions
 - Decks or Porches
 - Fences
- Conditional Use Permits
- Zoning Amendments
- Property Subdivisions

Is Professional Help

Necessary ?

Most Site Plans for building additions or even new house construction do not require elaborate drawings or layouts. However, measurements must be accurate and noted in all locations.

The complexity of the request to be approved will determine the need for professional help. Any sale of land requiring approval by the City must have a professional survey. This includes subdivision of property.

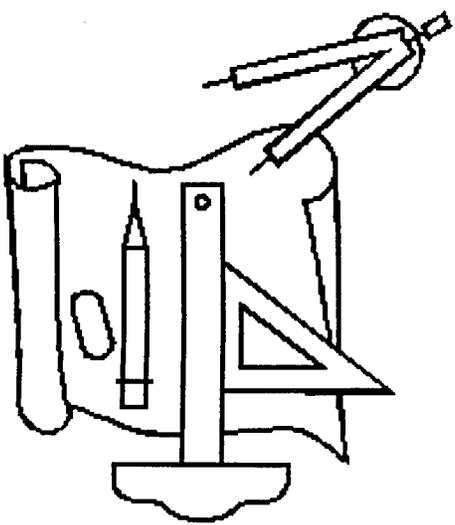
It is always best to discuss your plans with City staff before spending time and money developing a Site Plan.

We pride ourselves on cooperating with owners and developers to get the job done.

CITY OF TAYLORS FALLS

Site Plan ?

What
is a



CITY OF TAYLORS FALLS

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