

What is the purpose of a Site Plan?

The site plan is one of the most important aspects of a conditional use or zoning application. A well prepared site plan should show what uses are proposed for a site and answer many of the questions asked about the proposal.

A site plan should show both existing and proposed features of the property. This may include site features such as topography, drainage, lot lines and streets; site limitations such as flood plains and wetlands; land use features such as buildings, storage areas, driveways, and access from a public right-of-way, parking areas, signs and utilities; and aesthetic features such as landscaping and screening. You may also need to include such aspects as the wastewater treatment or location of a well. The plan should show all applicable dimensions.

The plan need not be drafted by a professional draftsman; however, it must be both clear and legible. It is preferred that the site plan be completed on an 8 1/2" x 11" piece of standard printer paper.

The site plan **MUST** be submitted along with the conditional use permit application. An inadequately prepared site plan may result in deferral or denial of the application until an appropriate plan has been submitted.



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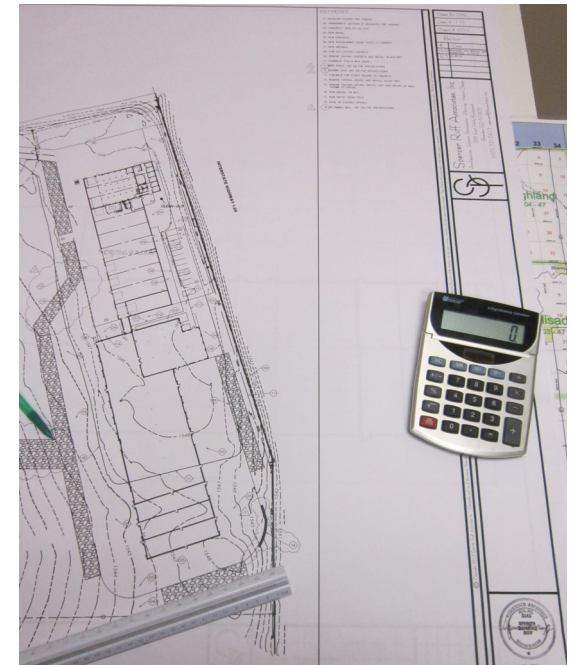
Minnehaha County Planning & Zoning
415 N Dakota Avenue
Sioux Falls, SD 57104

Phone: (605)367-4204
Fax: (605)367-7413
www.minnehahacounty.org

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SITE PLAN

Minnehaha County
Planning & Zoning



What is a Site Plan?

A plan drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail with the following information:

A: The address of the property and the legal description

B: The name of the project and/or business

C: The scale and north arrow

D: All existing and proposed buildings or additions

E: Dimensions of all buildings

F: Distance from all building lines to the property lines at the closest points

G: Building height and number of stories

H: Dimensions of all property lines

I: Parking lots or spaces; designated each space, give dimensions of the lot, stalls, and aisles

J: Screening; show height, location, and type of material to be used

K: The landscaped setback and trees; indicate species of trees and material used for landscaping

L: Name and location of all adjacent streets, alleys, waterways and other public places

