

# Site Plans

## Basic Requirements for Site Plans

### Purpose

Information about a property is important in reviewing many Building Permit Applications. Sometimes a formal survey is needed. In some cases, a carefully-drawn and accurate Site Plan will provide adequate information. County requirements for site plans are found in Article 10 of the Goodhue County Ordinance which can be viewed on-line at <https://www.co.goodhue.mn.us/DocumentCenter/View/2428/Zoning-Ordinances?bidId=>.

### Property Map / Parcel Outline

An acceptable Site Plan begins with the **outline** of the parcel and applicable **dimensions**. This can originate with a hand-drawing or with a printed map. Maps can be printed from the Goodhue County Website, [www.co.goodhue.mn.us](http://www.co.goodhue.mn.us). The homepage has a button link to the GIS Property Mapping page. In addition, the County Zoning staff is happy to assist with mapping or by providing a printed map. Call the main Land Use Management number, 651.385.3104, to be directed to available Zoning staff.

## Include the items below on your Site Plan.

### Basic

- ✓ Indicate any distinguishing **Features**, all **Buildings** and building **Dimensions**.
- ✓ Show adjacent **Streets** and the **Street Names**.
- ✓ Provide a directional **North Arrow**.

### Set-Backs

- ✓ Show all of the building set-back distances...
  - ... from **Property Lines: front, side, and rear**;
  - ... from the road **Right-of-Way**;
  - ... from **Shorelines**; and
  - ... from **Bluff** lines.

### Private Drives

- ✓ Show the location of private **Driveways** and of property access points.

### Wells

- ✓ Indicate the locations of **all Wells**.

### Sewage Systems

- ✓ Indicate the setbacks and the **locations** of any and all...
  - ... **Septic Tanks**;
  - ... **Drainfields**; and any
  - ... Additional **Parts** of on-site septic and sewage systems.

### Accessory Buildings

- ✓ Show the location of **Existing**, and of
- ✓ **Proposed** accessory buildings.

**Feedlot Note:** There is a 1000-foot setback requirement between new dwelling sites and animal feedlots.