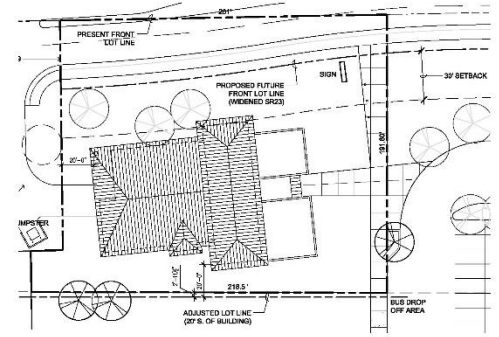


SITE PLANS



**COMMUNITY
PLANNING
DEPARTMENT**
507-537-6773
www.ci.marshall.mn.us



Site plans are required as a part of the plan submittal for a permit for many building projects. Generally, any addition to an existing dwelling such as a garage, deck, or room addition will require a site plan. Construction of a new detached garage will also require a site plan.

The purpose of a site plan is to show compliance with the City's Zoning Ordinance and Building Codes. It is important that the site plans be accurate, neat, and drawn to scale.

For accuracy, site plans should be based on a survey when possible. If you do not know where your property lines are, you will need to find them (see Property Lines handout).

It is important to know that street curbs, alleys, power lines and other utilities should not be used to determine the location of property lines. Rarely do they coincide with property lines.

Site plans should show the size of the lot, a north arrow, the location of streets and alleys, the size of each building on the lot, and the distance from **property lines** to each building. Property lines are not the same as sidewalk, street curbs or alleys. Be sure your site plan shows dimensions from property lines and not sidewalks, curbs, or alleys.

If you have a survey of your property, you may be able to use a copy of your survey for the site plan or use the survey to create a site plan. If you do not have a survey for your property, contact your local land surveyor.

