

SITE PLANS



BUILDING DEPARTMENT

160 LAKE STREET NORTH
BIG LAKE MN 55309

(Main) 763-251-2971 / (Fax) 763-263-0133

www.biglakemn.org



This handout is intended only as a guide and is based in part on the 2015 Minnesota Residential Code, Big Lake City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

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.

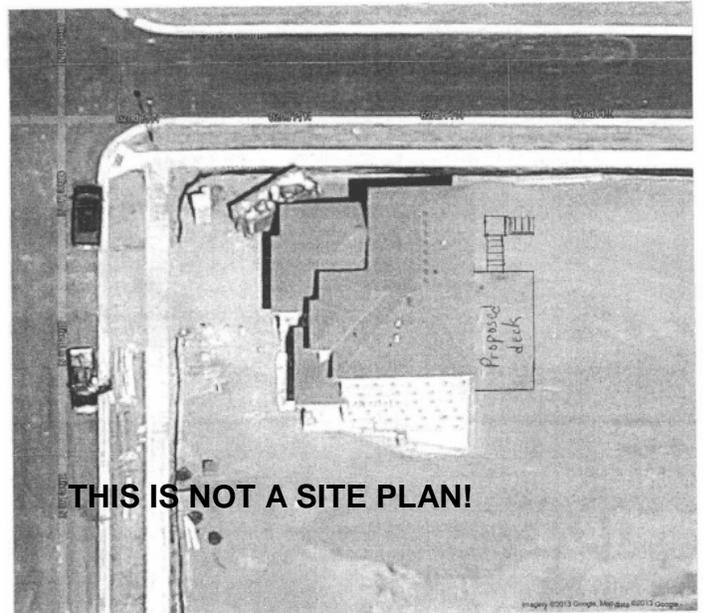
The purpose of a site plan is to show compliance with the City's Zoning Ordinance and Building Codes. It is important that the site plans be accurate, neat, and drawn to scale.

For accuracy, site plans should be based on a survey. There are some surveys on file at Big Lake City Hall. You may wish to check with us for availability of a survey for your lot. If you do not know where your property lines are, you may need to have your lot surveyed.

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 the Building Department for availability.



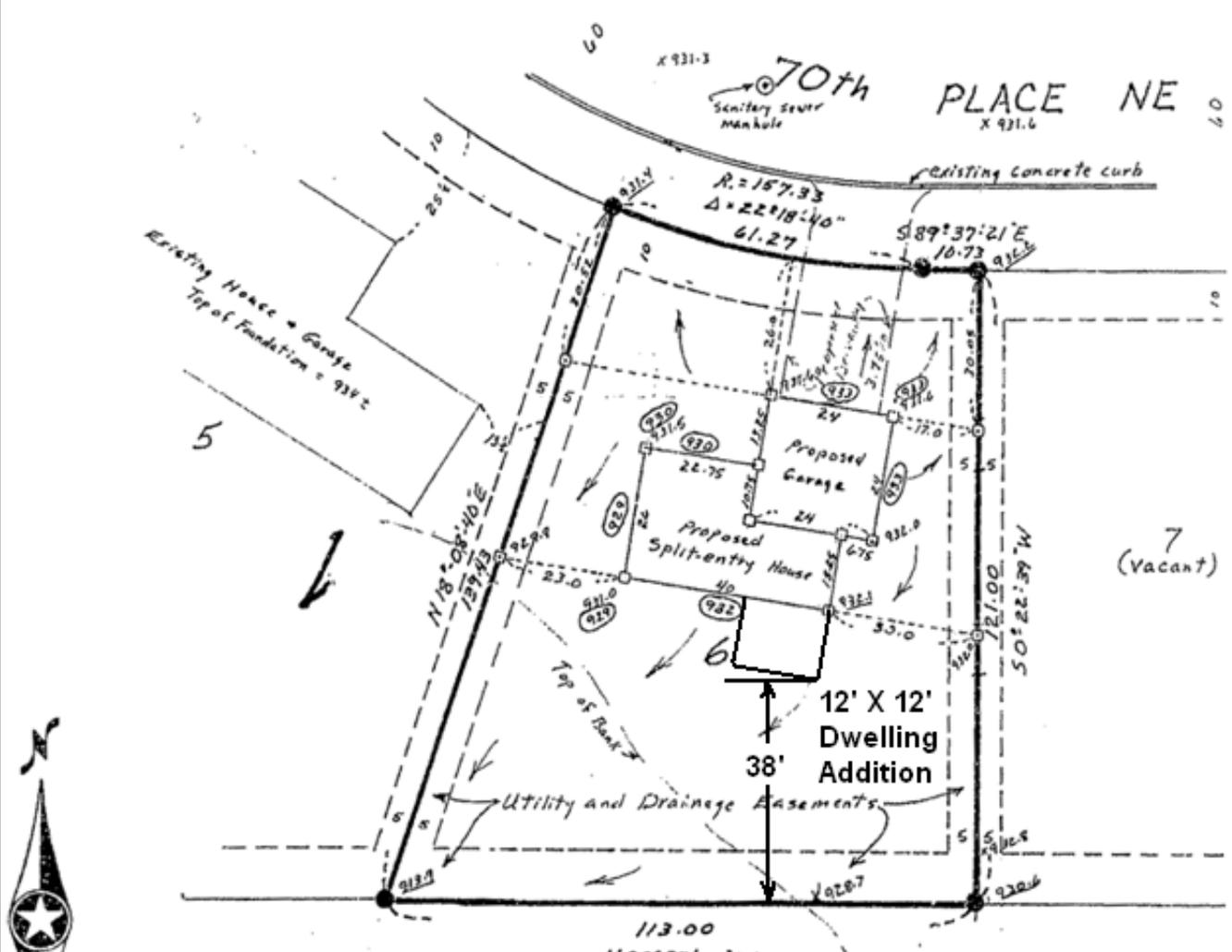
Following are four examples of site plans for various types of building construction. You may use these as a guide in preparing your own site plans.

ASSOCIATES SURVEYORS, INC.

CERTIFICATE OF SURVEY FOR: K Builders

DESCRIBED AS: Lot 6, Block 1,
recorded plat thereof,

ADDITION, according to the
Minnesota.



Benchmark: Top of first
hydrant on East side of
Fish Lake Road NW. of I. 494

Proposed lowest floor elev. = 929.5
Proposed Garage floor elev. = 933.0
Proposed Top of Foundation elev. = 933.5

I HEREBY CERTIFY THAT THIS SURVEY, PLAN,
OR REPORT WAS PREPARED BY ME OR UNDER
MY DIRECT SUPERVISION AND THAT I AM A
DULY REGISTERED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

- Bridge, Elevation = 936.97.
SCALE: 1 INCH = 30 FEET.
○ DENOTES 1/2 INCH IRON PIPE SET.
● DENOTES FOUND IRON MONUMENT.
BEARINGS SHOWN ARE ASSUMED.
□ DENOTES wood hub and Tac set.
□ DENOTES wood hub set.

- x 930 Denotes existing elevation.
x 930 Denotes existing + proposed elev.
930 Denotes proposed elevation.

Jeff J. Cas
DATE April 19, 1984 REG. NO. 251251