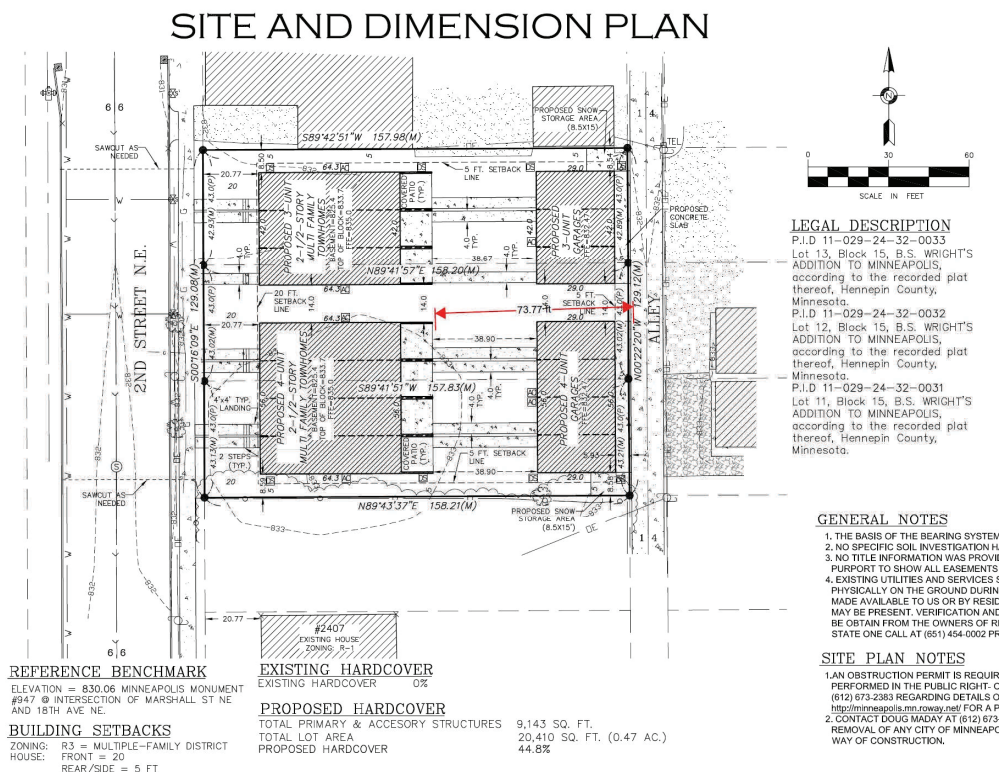


# SITE PLAN REQUIREMENTS FOR LAND USE APPLICATIONS

This bulletin provides items that must be included on a site plan when required for submittal as part of a land use application.

Most land use applications require the submission of a scaled and dimensioned site plan. The purpose of the site plan is to tell the holistic picture of what is proposed and existing for the site and adjacent parcels. The site plan must include the following:

- All property lines (existing and proposed).
- Streets, sidewalks and alleys, include existing and proposed curb cuts. If public areas are to be vacated, indicate this.
- Indicate traffic flow on streets, alleys and drive aisles.
- Adjacent uses (show location and identify).
- Building footprints (including garages and other accessory structures) and square footages.
- Other impervious surfaces (walkways, decks, patios, etc.) and square footages.
- Structure encroachments (including areaways, balconies, door swings, etc.) in the right-of-way.
- Dimensioned parking, including handicap accessible spaces, and loading spaces (all parking and loading areas serving the property). Indicate how the parking and loading areas will be designed (curbing, wheel stops, etc).
- Bicycle parking spaces.
- Landscaping plan showing existing and proposed shrubs and trees (location, type, number and overall amount).
- Indicate snow storage area or propose a snow removal plan.
- Walls, screens and fences (show location, type and height).
- Mechanical equipment (air conditioning units, electrical transformers, private or public utilities, etc.)
- Fire hydrants, transit stops, public plazas, trash enclosures, trees in the public right-of-way.
- Proposed and existing lighting (location, type and size).
- Natural features and topography.
- Indicate the direction of water drainage from the site and building (downspouts, roof drains, etc.).
- Stormwater management plan for sites over one acre.
- Erosion control plan for sites where more than 5,000 square feet of dirt is disturbed.



## Sample Site Plan

### FOR MORE INFORMATION

Consult Chapter 530 of the City's Zoning Ordinance Online at:  
<http://www.minneapolismn.gov/zoningmaps/>