





WHAT'S A SITE PLAN

The site plan is one of the most important aspects of the conditional use or Building Permit application. A well-prepared site plan should show what uses are proposed for a site and should answer many of the questions which may be 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 area 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 must include a north arrow, should be drawn to scale, and must include all applicable features of the property. You should include all the information which help explain your proposal.

The site plan must be submitted along with



an application. An inadequately prepared site plan may result in the deferral of the application until an appropriate plan has been completed.



You must submit a site plan that includes the following:

- * An arrow showing North
- * Setbacks from property lines
- * Placement of new structure plus existing structures
- *Dimensions of structures
- *Dimensions of lot
- *Name and location of roads or other public areas

A signature from a Certified Installer and a Practicing Engineer is required on the wastewater worksheet and worksheet is available from the Planning and Zoning Office.

An approach permit signed and approved by county, state or township board whichever is applicable if there is not an existing approach to your property.

Elevations of lot and structure if you are within one half mile center line of Nine Mile Creek. Applicant should check FEMA Floodplain map for possible flood plain areas on lot. You may be required to have floodplain insurance which is determined by your lender, which we do not control. FEMA floodplain maps are available to view at the Planning and Zoning Office. Applicants of a building permit are required to submit an Aeronautical Hazard form to the South




Dakota Aeronautics Commission in Pierre for approval if proposed structure is within 2 miles of a public airport or penetrates a 50:1 slope or is over 200' in height or near a state trunk highway. Your rural address will be assigned at the time of application for constructing a new home. Based on varying circumstances there may be other issues to address with each application. Remember, the plan should be able to answer many of the questions about the proposal before they have been asked. When preparing your site plan make sure that:

- * plan is dated *is drawn to scale
- * shows site limitations
- * includes property lines
- * includes a North arrow
- * shows appropriate topography
- * includes the name of the project or business
- * includes the legal description of the property
- * includes any proposed outdoor storage areas
- * shows all dimensions of the lot and structures
- * shows appropriate roads, driveways, or parking areas
- * includes all structures (existing and proposed) and setbacks from the property lines, setbacks are as follows:

70' set back if abutting a township, County, or State road. This may not include any road or Right of Way.

30' setback if abutting a subdivision road
20' setback on property lines abutting other land.

For additional information on preparing your site plan contact the Lincoln County Planning and Zoning Department.

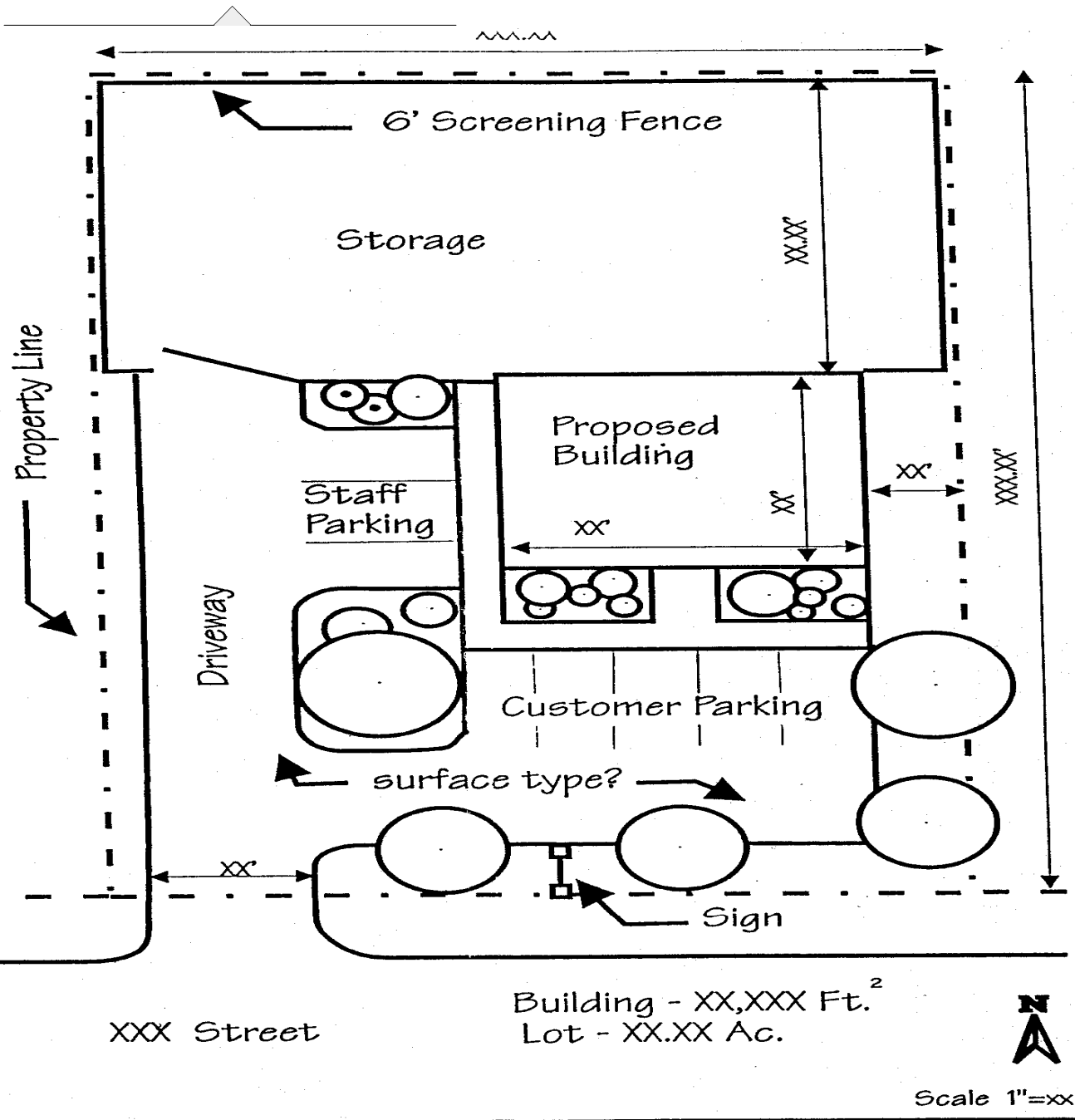


SITE PLAN Information

**Lincoln County
Planning and
Zoning
605-764-2938**



**Courthouse
104 North Main
Canton, S.D. 57013**



Sample Site Plan