



**SITE AND BUILDING PLAN REVIEW**  
**RESIDENTIAL SINGLE-FAMILY CONSTRUCTION**  
**(RRA, RURAL RESIDENTIAL AGRICULTURE, ZONING)**

**8188 199TH AVENUE NW, NOWTHEN, MN 55330**  
**(763) 441-1347**

<b>PROPERTY ADDRESS:</b>		<b>PID #:</b>	
<b>OWNER:</b>		<b>DATE:</b>	<b>BY:</b>
<b>STRUCTURE SETBACKS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE?</b>
Front Yard - Local Street	120 feet from centerline (CL)		<input type="checkbox"/> Yes <input type="checkbox"/> No
Front Yard – Cty./State Road	150 feet from centerline		<input type="checkbox"/> Yes <input type="checkbox"/> No
Side Yard – Interior	20 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Side Yard – Local Street	120 feet from centerline		<input type="checkbox"/> Yes <input type="checkbox"/> No
Side Yard – Cty./State Road	150 feet from centerline		<input type="checkbox"/> Yes <input type="checkbox"/> No
Rear Yard – Interior	35 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Read Yard – Abuts Street	120-150 feet from CL		<input type="checkbox"/> Yes <input type="checkbox"/> No
Irregularly-Shaped Lots and Flag Lots: This front yard setback applies to lots which have front lot lines that are not synonymous with the street right-of-way line. The more restrictive setback applies when considering distance of the structure from the public right-of-way.	Structure setbacks shall be a minimum of thirty-five (35) feet from front and rear lot lines.		<input type="checkbox"/> Yes <input type="checkbox"/> No
Wetlands: A minimum setback of 30 feet and maximum setback of 50 feet is required from all structures to wetlands, depending upon the type/quality of the wetland(s).			<input type="checkbox"/> Yes <input type="checkbox"/> No
Shorelands of Lakes & Streams: 150 feet from Ordinary High Water Level			<input type="checkbox"/> Yes <input type="checkbox"/> No
Ditches: 20 feet (unless it is classified as a wetland, then wetland setbacks apply)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Easements: No structures may be located within drainage, utility, access or lot line easements.			<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>SEPTIC SYSTEM &amp; WELL SETBACKS:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE?</b>
Well setbacks from permanent structure: A building, deck, or other permanent structure, except a well house, must not be built to enclose a well or boring. The well shall be accessible at all times.	3 feet must be maintained between a well or boring and the farthest exterior projection of a building, including the walls, roofs, decks, overhangs, and other permanent structures.		<input type="checkbox"/> Yes <input type="checkbox"/> No
Well setback from a pipe with flammable or volatile gas, an electric line, or a liquid propane tank.	10 feet; exceptions include a standard electrical service line, cable, fiberoptic, or other low voltage electric line with a voltage less than 50 volts.		<input type="checkbox"/> Yes <input type="checkbox"/> No
Septic tank and treatment area setbacks from property lines:	10 feet, outside of street right-of-way or easement		<input type="checkbox"/> Yes <input type="checkbox"/> No

Treatment area setback from deep well (50+ feet)	50 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Treatment area setback from shallow well (<50 ft)	100 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Tank and treatment area setbacks from ordinary high water mark of lakes and streams	50 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Tank or treatment area setback from any buried pipe distributing water under pressure.	10 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>DRIVEWAY &amp; ACCESS:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE?</b>
<b>Driveway Permit Required:</b> A driveway permit is submitted to the City and approved by the Maintenance Supervisor.	The culvert location, length and diameter shall be shown on the site survey.		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Driveway Access Points:</b> Local Roads: Limited to 1 or 2 depending upon road classification and lot width. County and State roads require separate access permits from either Anoka County or MNDOT (access permits available online).	Lot widths greater than 125 feet may be allowed a 2 <sup>nd</sup> driveway subject to submission of a Driveway Permit and approval by the City Maintenance Supervisor.		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Driveway Length:</b> Driveways shall be designed to accommodate the maneuvering and turnaround of emergency vehicles and fire apparatus in accordance with Section 503 of the International Fire Code.	The distance measured from the public street to all sides of the principal structure(s) must be within 250 feet to allow fire hose access, or the lot shall comply with emergency vehicle and access requirements of Section 11-6-2.J.4 of the City Code (area for turnaround of large vehicles).		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Driveway Width:</b>	30 feet maximum width at the street and within the public right-of-way; 12 feet minimum except where three (3) or more homes/parcels share an access, the minimum is 20 feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Driveway Setback:</b> Driveways may not be located within easements or cross wetlands without formal delineation, approval from the City's wetland specialist and exemption from wetland avoidance rules.	15 feet from side lot line or as otherwise required by the city driveway permit or state/county access permits.		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Driveway Clearance:</b>	Overhead clearance shall be no less than 13 feet, 6 inches for the passage of fire vehicles beneath trees, power lines, property entrances, and any other building overhangs, etc.		<input type="checkbox"/> Yes <input type="checkbox"/> No

Driveway Surfacing:	Materials suitable to control dust and drainage (Class 5, recycled asphalt/aggregate, or better)		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>BUILDING LIMITATIONS:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE?</b>
Building Height: Building height is measured to the midpoint of the highest peak of a pitched or hip roof and uppermost point of all other roof types.	30 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Minimum Foundation Size:	1,200 SF above grade on the main level for multi-level or split-level homes and 1,800 SF for single level homes, excluding any garage area.		<input type="checkbox"/> Yes <input type="checkbox"/> No
Attached Garage Size:	Limited to 100% of the first or main floor area of the home		<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>SITE LIMITATIONS:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE?</b>
Impervious Surface Limit: All hard surfaces including structures, walls, patios, walks, paved and gravel driveways, and other surfaces not pervious to the flow of stormwater.	35% of total lot area		<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Width:	300 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Depth:	300 feet		<input type="checkbox"/> Yes <input type="checkbox"/> No
Street Frontage on Public Street is Required:	150 feet minimum; 75 feet is permitted on a cul-de-sac		<input type="checkbox"/> Yes <input type="checkbox"/> No
Note: Some lots of record may be non-conforming in terms of size or means of access and may still be considered buildable parcels; talk to the City Zoning Administrator with any questions.			
<b>CONDITIONS OF APPROVAL:</b>			
<ul style="list-style-type: none"> <li>• The culvert (if required) and rock construction entrance must be installed prior to beginning construction.</li> <li>• Accessory buildings may not be constructed before the house or other principal building on the property and are limited to _____ SF total.</li> <li>• A _____ foot wetland buffer is maintained at all times as a natural, unmowed area around all wetlands.</li> <li>• An Erosion and Landscaping Escrow Agreement is signed by the property owner and the required fee and escrow amount is provided to the City at the time of Building Permit issuance.</li> <li>• Trash and discarded construction materials from work areas are contained on site within dumpsters which shall not be overflowing nor allowing materials to blow onto adjacent properties or the public street.</li> </ul>			