

CERTIFICATE OF SURVEY REQUIREMENTS FOR RESIDENTIAL PROPERTIES

All requirements listed are intended to be general, and requirements specific to your project may vary in order to determine compliance with city ordinance. Please contact the Planning Department at 447-9810 for additional information.

INFORMATION THAT IS REQUIRED ON ALL SURVEYS:

- ❖ Existing and proposed structure locations and setbacks to property boundaries.
- ❖ Easements
- ❖ Legal description
- ❖ Signature of licensed surveyor
- ❖ Date of the survey and date of revisions
- ❖ Scale
- ❖ North arrow
- ❖ Street name and location
- ❖ Lot size and dimensions. Only land above Ordinary High Water Mark (OHWM) on lake lots is considered in lot area for impervious surface calculations.
- ❖ Existing catch basins, manholes, structures, etc.
- ❖ Driveways

ADDITIONAL INFORMATION REQUIRED FOR NEW STRUCTURES ON RESIDENTIAL LOTS.

- ❖ Elevations:
 - At property corners
 - Existing grade at all proposed grade locations
 - Grade proposed at structure corners
 - Lowest floor
 - Garage floor
 - Top of block
 - Top of curb at center of driveway
 - Grade at offset hubs or side property lines
- ❖ Arrows showing the direction of surface water run-off
- ❖ Wetlands with distance to structure
 - 110-year flood elevation of wetlands and distance to structure

Additional Information Required, Residential Lots, cont.

- ❖ Well and septic location
- ❖ Significant trees with a caliper of 6" and over; include existing location, size, type and removal (for vacant lots only)
- ❖ Location of erosion control and rock construction entrance
- ❖ Dimension of setback to proposed structure and distance to right-of-way
- ❖ Dimension of structure with cantilevers, decks, fireplace, etc.

REQUIREMENTS FOR PROPOSED CONSTRUCTION IN THE SHORELAND DISTRICT (1000' TO THE ORDINARY HIGH WATER MARK OF A LAKE).

- ❖ Lowest floor elevation
- ❖ Ordinary high water mark (OHWM) and proposed setbacks to nearest projection of structure including eaves, overhang, or deck (904.0 on Prior Lake – 912.8 on Spring Lake).
- ❖ Total impervious surface including roof area, driveway, patios, sidewalk, etc. Impervious surface is limited to a maximum of 30% of the lot (see impervious surface worksheet).
- ❖ Bluff areas: *See the Planning Department for a determination on your project*
 - Slope of bluff [less than 30% from OHWM to OHWM + 25' is not a bluff]
 - Bluff height (if highest point is less than 25' above OHWM elevation it is not a bluff)
 - Location of toe and top of bluff
 - Elevation of toe and top of bluff
 - Proposed structure setback to top of bluff (25' or slope less than 18% whichever is greater)
 - Two (2) foot contours.

ADDITIONAL INFORMATION:

- ❖ Two (2) foot contours, proposed and existing, are required for all lots without a subdivision grading plan.
- ❖ Setback of structure on adjacent lots may be listed if setback averaging is to be used and for building separation.

FLOOD PLAIN:

- ❖ Minimum of 908.9' elevation within 15' of structure.