



City of Wayzata
Building Inspection Department

600 Rice Street
Wayzata, MN 55391-1734
Phone: 952-404-5303
Fax: 952-404-5318
www.wayzata.org

Survey Requirements for One and Two-Family Dwellings

All pages of the survey shall be drawn to a minimum scale of one-inch equals 20-feet (1-inch = 20-feet), unless otherwise specifically allowed by the City Engineer, and shall be of sufficient clarity to indicate the nature and extent of the proposed work and show in detail that the proposed work shall conform to the provisions of these requirements, all relevant laws, ordinances, rules and regulations. **The grading plan may be incorporated with the survey on individual lots.**

All surveys shall include:

1. The name and registration number of the surveyor; date of survey, north point, graphic scale and address of the property.
All surveys shall be certified by a Minnesota registered surveyor.
2. Project information including :
 - Zoning district, area of lot, area of lot above OHW, existing and proposed building hard cover tabulation, existing and proposed impervious surface coverage tabulation.
 - A legal description of the property including drainage and utility easements.
3. Site information including:
 - Location of bench marks, indicate that permanent iron monuments are in place at each lot corner. *Existing elevations must be verified in the field through accepted survey methods.*
 - Location of stakes established by the surveyor on the side property line of the front setback line, front building line and rear building line. Dimensions and bearing of front, rear, and side property lines.
 - All proposed buildings with dimensions of each building and reference dimensions measured perpendicular from the front, side and rear lot lines to the nearest point of each building.
 - Location of all proposed and existing decks, porches, driveways, curb cuts, fences, retaining walls, septic systems, wells, swimming pools, sidewalks and other accessory structures. Indicate the slope of driveway in percent of grade.
 - Adjacent streets and rights-of-way, location of property line setback, existing easements, drainage ways, swales and water ways abutting or within the property.
 - Location of erosion control, construction access and soil stockpile during construction.
 - Location and description of all significant trees as per Municipal Tree Ordinance.
 - Designate trees to be removed and trees that will be maintained. Show location of tree protection.
 - Existing and proposed topographic contours at two foot (2') intervals. Indicate with arrows the direction of proposed surface drainage. *The grade away from foundation walls shall fall a minimum of 6 inches in 10 feet.*
 - Floodplain / floodfringe boundary, delineated wetland boundary, shoreland boundary.
 - Location of utilities including sanitary sewer with invert elevation at connection point, water main, natural gas, electrical service. Location of drain tile stubs with invert elevation.
4. Elevations to sea level datum:
 - Top of curb or, if no curb, the edge of the pavement of the street at points where the side lot lines of the property intersect said street and at the driveway access.
 - Grade at each corner of the proposed buildings and at each property corner.
 - Top of foundation, garage floor, first floor and lowest floor. *Except for written authorization from the City Engineer, surveys shall establish the top of foundation and garage floor of all structures to be a minimum of twelve inches (12") above the crown of the street.*

Elevation separations of buildings with respect to ponds, lakes, streams and storm water features shall be designed as follows:

- *The lowest ground elevation adjacent to homes and buildings must be a minimum of three feet (3') above an adjacent water body's 100-year high water level.*
- *The lowest ground elevation adjacent to homes and buildings must be a minimum of one and one half foot (1.5') above any adjacent emergency overflow.*
- *Landlocked ponds, lakes or other water bodies shall require a minimum of five feet (5') of separation from the corresponding 100-year HWL and the lowest ground elevation adjacent to home or structure.*

An as-built survey, signed by a licensed land surveyor, shall be submitted to the City, which shows all approved changes and certifies floor elevations and grading were completed within the allowable +/- 0.2 foot tolerance before a certificate of occupancy is issued.