



City of Wayzata

Certified Land Survey and Site Plan Requirements

The City of Wayzata requires the submittal of a certified land survey and site plan(s) for all development projects in the City. Site plan approval by the Zoning Administrator and Engineering Coordinator must be obtained before a building permit is issued. True and accurate representation of the following requirements is the responsibility of the applicant. In all cases, the survey and site plans shall contain:

Compete Incompl N/A

General Information:

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Legal Description |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | North point and graphic scale |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Benchmark information |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Date of survey |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name of surveyor and registration number |

Project Information:

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name of project |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zoning district |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of project and assigned site address |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name and address of owner/developer |

Site Plan Information:

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Boundary lines of project site including dimensions. Iron monuments must be shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed topographic information at two (2) foot intervals extending 100 feet from exterior boundary. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adjacent streets and rights-of-way |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Principal building location, dimensions, and setbacks |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Accessory building location(s), dimensions, and setbacks |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Calculation of total building coverage |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Calculation of impervious / hard surface coverage |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway and sidewalk location |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fences and retaining walls |

Environmental Information:

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shoreland boundary (including official OHW elevation) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wetland boundary (including a copy of the delineation report) |

- Floodplain / floodfringe boundary including elevations at building and lot corners.
NOTE: The lowest floor elevation (including basement) must also be included.

Easement Information:

- Private and public easement locations and dimensions
- Utilities and rights-of-way easements including man-hole elevations, pipe elevations and sizes

Utilities and Infrastructure Information:

- Utilities plan - Sizes and Locations:
- _____ Sanitary sewer
 - _____ Water main
 - _____ Natural gas load
 - _____ Electrical load
 - _____ Storm sewer design, catch basin inverts and locations, NURP pond dimensions, and dimensions. Please include drainage calculations.
 - _____ Surface water collection and conveyance features including arrows indicating the direction of surface water flow over the map of proposed contours
 - _____ Surface water ponds, drainage ditches and wetlands
- Grading plan. Please note that calculations regarding the amount of the fill to be brought on site must be submitted in conformance with City Code Section 801.16.4. Existing and proposed contours shall be provided in two (2) foot contours.
- Traffic study including traffic flow and existing and projected volumes in and around the subject property. NOTE: Information must be prepared by a professional engineer.

Other Considerations: (Commercial / PUD/ Multi-Family Projects)

- Submittal of proposed exterior finish materials
- Parkland dedication (if applicable)
- Parking lot dimensions, hard surface calculations, access drive locations, typical stall dimensions, and handicapped stall locations.
- Landscaping plan
- Tree inventory and preservation plan (See Ordinance No. 614 for specific details)
- On-site signage including size, materials, location, color, etc.
- Computer photo-simulation(s)
- Dumpster location(s) and screening.