



This handout summarizes the survey requirements. However, it is not all inclusive. Please contact a planner at 952-939-8290 with specific questions regarding your project.

## Special Notes

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- A **Registered Survey** must be submitted for construction of all new residential, office, commercial, and industrial building. The city planner or city engineer may also require a **Registered Survey** in other instances.
- A **Registered Survey** must include all of the following information:
  1. Scale and North Arrow.
  2. Legal Description.
  3. Lot Dimensions.
  4. Dimensions of front, rear, and side yards.
  5. All platted and recorded easements.
  6. Buildable Area. Buildable area excludes all existing and proposed easements, setback areas for principal structures, wetlands, floodplains, the neck portion of any neck or flag lots, and other unbuildable areas.
  7. Dimensions of the proposed driveway.
  8. All existing buildings.
  9. All proposed buildings. A future garage location must be indicated if a proposed residential building does not include garage construction.
  10. Location of stakes established by the surveyor along each side lot line a distance of 35-feet and 65 feet from the front lot corner.
  11. Grade elevations at the following points:
    - Each lot corner - existing and proposed.
    - Each building corner - existing and proposed.
    - Crown of proposed street at each lot line extension.
    - Proposed lawn and driveway elevations at the street side of the building.
    - Elevations must be based on 1929 datum and must be tied by the surveyor to a specified benchmark. Benchmark elevations may be obtained through the City's Engineering Department.
  12. Proposed drainage patterns.
  13. All significant trees and denotation if the tree is proposed to be removed. A significant tree is a deciduous tree of at least 8-inch caliper or coniferous tree of at least 15-feet in height. The caliper of a deciduous tree is measured 4.5 feet above the base of the tree.