



SURVEY REQUIREMENTS

PERMIT & ZONING APPLICATION AND AS-BUILT SURVEY REQUIREMENTS

Each certified land survey shall indicate that permanent iron monuments are in place at each lot corner. The survey shall also show the following:

1. North arrow and scale of drawing.
2. Legal description of parcel.
3. Lot area of parcel measured in square feet and dimension of all lot lines. Lot area is measured above the Ordinary High Water as listed below (929.4 for Lake Minnetonka).
4. Dimensions and location of all known easements, and type of easement.
5. Location of all existing buildings. For remodeling or addition permits, dimensions of each building and reference distances from the lot lines to the nearest point of each building must be shown.
6. Location of existing utilities, including but not limited to manholes, hydrants, catch basins, power poles, and telephone boxes. Show all **existing and proposed sewer and water service locations, and where they come into the structure with dimensional ties**. Water shut off cannot be located in the driveway.
7. Front, side, and rear yard setback dimensions to existing and proposed buildings; all outside dimensions of buildings, including, but not limited to, decks, fireplaces, and cantilevers, porches, mechanical equipment, dormer/gables, awnings, eaves, fire/egress windows, and any other building feature of the existing or proposed structure that extends outside the perimeter of the building foundation lines. These features must be shown in plain view in relation and dimensioned to the property boundaries and yard setback lines. The submitted survey must match and be consistent with the submitted building plans/plan set.
8. Setback dimensions to existing buildings located on adjacent lots if they are within 25 feet of side lot line; first floor and at grade elevations of corners of buildings on adjacent lots.
9. Location of irons at each side lot line establishing proposed front building line. The maintenance of these irons, once established by the surveyor, shall be the responsibility of the building permit applicant. Wood stakes or lath shall be placed at the four corners of the proposed building.
10. Location of proposed driveway, future garage site if not included with building permit application and minimum of two (2) off-street parkway spaces (325 S.F. per stall).
11. Benchmark elevation to National Geodetic Vertical Datum (N.G.V.D.) and description of location. Benchmarks are available at City Hall, 952-472-0603.
12. Grade elevations at the following points (additional elevations may be required):
 - a. Existing and proposed at each lot corner.
 - b. Existing street elevations (centerline and top of curb) at each lot line extended and both sides of proposed driveway at intersection with street.
 - c. Existing elevations on side lot lines, at extension of proposed front and rear building lines and any major grade changes.
 - d. Proposed lowest floor, garage floor, and top of foundation elevations.

- e. Existing and proposed elevations at all major corners of building.
 - f. Existing and proposed elevations at top and bottom of any major slopes.
 - g. Proposed finished grade at front building line and/or ordinary high water line.
 - h. TOP OF BLUFF AND SETBACK FROM TOP OF BLUFF.
13. Location and elevations at top and bottom of any proposed retaining walls.
 14. Dimension of lot frontage on public street and at Ordinary High Water Mark.
 15. Lot width dimension as measured at the minimum front setback line and at the 50 foot lakeshore setback from the Ordinary High Water Mark.
 16. Proposed direction of surface water drainage indicated by arrows and elevations, and percent of slope on driveway if applicable.
 17. The Ordinary High Water elevation/contour must be shown if lot abuts body of water or is within 50 feet of said water.
 18. The Floodplain elevation/contour must be shown and labeled (Both MCWD and City). Any possible wetlands should also be marked. Filling within the floodplain and wetlands shall not occur without permission from the City of Mound and the Minnehaha Creek Watershed District.

	Ordinary High Water	Flood Elevation	Lowest Floor Elevation
LAKE MINNETONKA	929.4	MCWD 931.5 / CITY 931	933
DUTCH LAKE	939.2	940	942
LAKE LANGDON	932.1	935	937

FOUNDATION SURVEY REQUIREMENTS

As part of the pre-construction site inspection the following staking is required to be completed:

1. Setback dimension stakes on the property line with setback dimension measurement to at least three foundation corners of the proposed structure.
2. Offset and grade stakes to proposed foundation corners.

After foundation is in place and prior to construction proceeding, contractor is to have surveyor verify in the field the location and elevation of building foundation per building plan requirements and a survey copy given to the City of Mound for approval to proceed.

NOTE: Foundation survey verification documentation requirement may be waived if the setbacks for the subject property are 5 feet or greater over the established minimums of front, side, and rear setback requirements for the district.