



Residential Survey Requirements

City of Prior Lake Requirements

This handout is intended to be a guide only.

Specific code language can be found in the City Codes at: PriorLakeMN.gov

Planning and Zoning - Chapter 10 & MN Dept Labor & Industry: 2020 Minnesota Residential Code

Section 10-1012 of the Zoning Ordinance requires the issuance of a building permit prior to the construction, alteration, or expansion of a structure. This handout presents the minimum information required on a survey submitted with a building permit application. All requirements listed intend to be general. Please contact the Planning Department at (952) 447-9810 for information on your specific project.

MINIMUM REQUIREMENTS FOR ALL SURVEYS:

- Location of all existing and proposed structure(s), including future decks
- Front, side, and rear yard setbacks
- Easements of record
- Street name, location, and width
- Lot area and dimensions (Note: On lake lots, only land above ordinary high-water mark is considered part of lot area.)
- Existing catch basins, manholes, etc.
- Legal description
- Signature of licensed surveyor
- Original survey date and revision dates
- Scale
- North arrow

ADDITIONAL REQUIREMENTS FOR NEW RESIDENTIAL STRUCTURES:

- Elevations:
 - At property corners
 - Existing grade at all proposed grade locations
 - Proposed at structure corners
 - Lowest floor elevation
 - Garage floor elevation
 - Top of block elevation
 - Top of curb at center of driveway
 - Grade at offset hubs or side property lines
- Arrows indicating direction of surface water run-off
- All wetlands and wetland setbacks
- Significant trees 6 caliper inches or larger; include existing location, size, type, and removal plan
- Erosion control and rock construction entrance
- Dimensions of eaves, cantilevers, fireplace, etc.
- Well and septic location, if applicable (Note: Permits for well and septic must be obtained from Scott County Environmental Health at (952) 496-8177)

ADDITIONAL REQUIREMENTS FOR CONSTRUCTION IN THE SHORELAND DISTRICT

- Ordinary high-water mark and proposed setback(s) (see Planning Department for specific ordinary high-water level)
- Total impervious surface (Note: On residential lots, impervious surface is limited to 30 percent. See impervious surface worksheet.)
- If averaging shoreland setback, note setbacks of structures within 150 feet
- Bluff areas: (Note: See the Planning Department for a determination on your project.)
 - A bluff is defined where:
 - 1) the slope rises at least 25 feet above the ordinary high-water level of the water body;
 - 2) the grade of the bluff to a point 25 feet or more above the ordinary high-water level averages 30 percent or more; and
 - 3) the slope drains toward the lake.
 - All structures are required to be set back to the point where the upper end of a segment at least 25 feet in length has an average slope less than 18 percent
 - Provide location and elevation of top and toe of bluff
- Proposed and existing one (1) foot contours for all lots without an approved subdivision grading plan

ADDITIONAL REQUIREMENT FOR CONSTRUCTION IN THE FLOODPLAIN DISTRICT

- Elevations 15 feet beyond the limits of any structure