

CITY OF CHANHASSEN INSPECTIONS DIVISION

7700 MARKET BLVD * P.O. BOX 147 * CHANHASSEN, MINNESOTA 55317
(952) 227-1180 * FAX (952) 227-1190

CERTIFICATE OF SURVEY REQUIREMENTS Reference Sec. 7-19 of Chanhassen City Code

The building official may require that plans and specifications, required by the Minnesota State Building Code, include a survey of the lot upon which the proposed building or construction is to be done, prepared and attested by a registered surveyor. An original signature is required on the certificate of survey. The survey shall provide the following information unless otherwise approved by the administrative authority:

- (1) Scale of drawing and north arrow;
- (2) Legal description of property;
- (3) Dimensions and bearing of front, rear, and side property lines;
- (4) Front, rear, and side yard setback dimensions of all proposed structures;
- (5) Location of all existing structures on the property, boulevards, streets and right-of-way, including but not limited to sanitary and storm manholes, hydrants, catch basins, power poles, phone boxes, fences, and any encroachments;
- (6) Outside dimensions of proposed structure(s) including decks, porches, retaining walls (include elevations at bottom of footing and top of wall), stoops, stairs, cantilevers, fireplaces, bay and bow windows, egress window wells;
- (7) Location of a benchmark stake established by the surveyor at the front setback line within twenty (20) feet of the proposed structure. Maintenance of the benchmark stake once established by the surveyor shall be the responsibility of the permit applicant;
- (8) Location of stakes established by the surveyor on side property lines at:
 - a. Front setback line.
 - b. Front building line.
 - c. Rear building line.

The maintenance of these stakes once established by the surveyor shall be the responsibility of the permit applicant;

- (9) Location of first floor elevation of building on adjacent lots. Vacant adjacent lots shall be labeled as such;

- (10) Location of all easements of record including but not limited to tree preservation, wetland conservation, cross-access, etc.;
- (11) Existing and proposed elevations at the following locations:
 - a. Each lot corner.
 - b. Top of curb or centerline of street at each lot line extension.
 - c. Center of proposed driveway at curb.
 - d. Grade at corners of proposed structure.
 - e. Lowest floor level, top of foundation, garage slab.
 - f. All elevations shall correspond to sea level datum of 1929.
- (12) Indication of direction of surface water drainage by arrows and impervious surface calculations for the lot or parcel;
- (13) Tree removal, tree preservation and grading plan if required by the development contract;
- (14) Wetland boundaries with ordinary high water level and 100-year flood elevation if applicable;
- (15) Driveway grade (minimum-0.50%, maximum-10%);
- (16) All trees in excess of six (6) inches in diameter (diameter measured at four (4) feet above grade);
- (17) All custom-graded lots and lots deviating from the approved grading plan shall require an as-built survey submitted to the City prior to issuing a certificate of occupancy; (Note: An as-built survey must be submitted for all lots, reference City Code Section 7-21.)
- (18) Wetland buffer areas and wetland or lake setback dimensions;
- (19) Other information as required by the City.

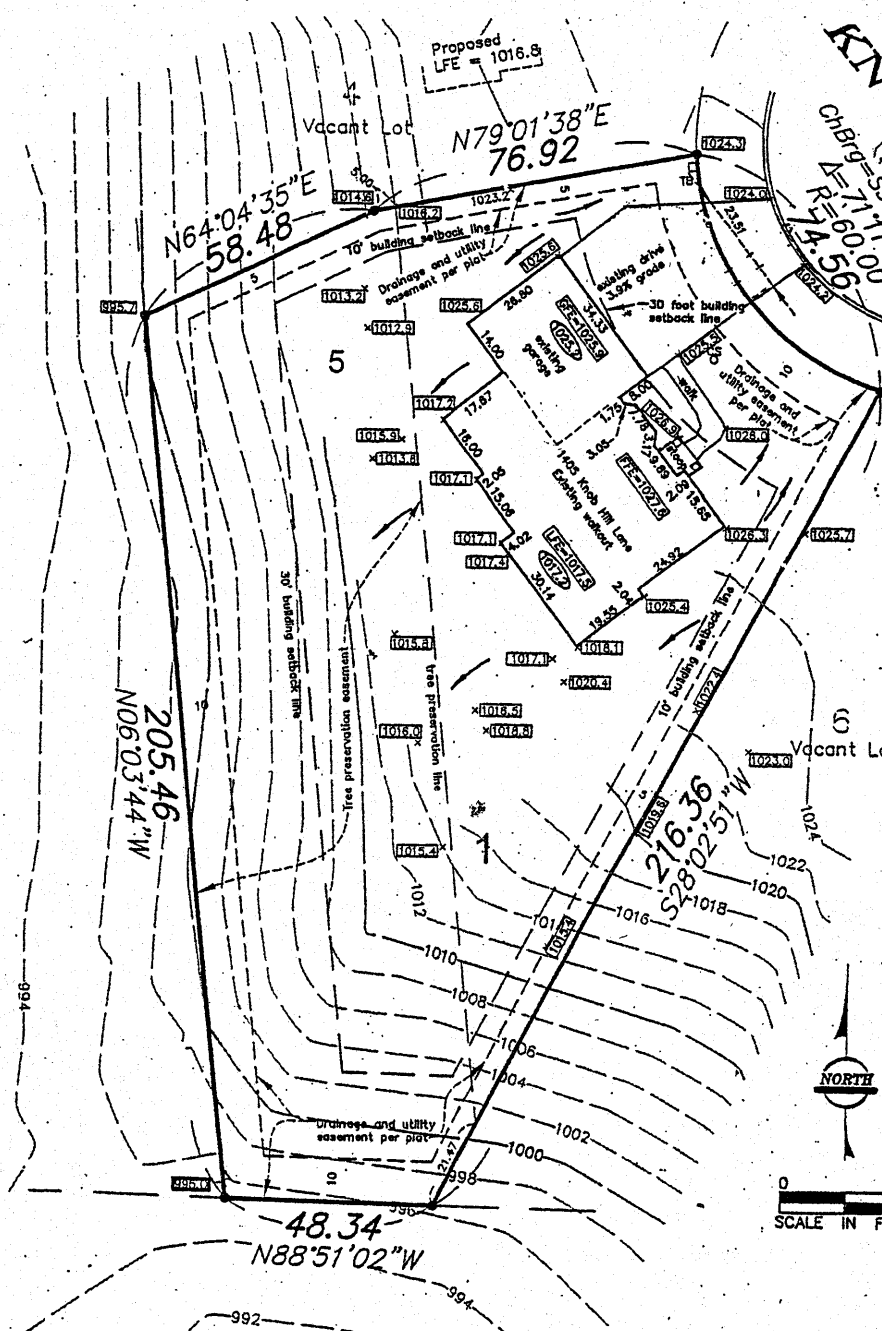
Sec. 7-21. As-built grading survey.

Prior to the issuance of a certificate of occupancy, an as-built grading survey is required. An as-built grading survey is defined as a lot survey showing the elevations of the lot after construction of the building structure and prior to sodding the lot. In lieu of an as-built grading survey, the building official may issue a certificate of occupancy provided that a one thousand five hundred dollars (\$1,500.00) escrow fee has been submitted. The escrow fee shall be returned to the permit applicant, without interest, upon successful completion and submission to the city of all of the following:

- (1) An as-built grading survey, signed by a licensed engineer or land surveyor and certified that the grades and elevations are in conformance with the city approved grading plan and that permanent iron monuments are in place at each lot corner.
- (2) City staff review of the submitted as-built grading survey to assure that all final grades match the approved grading plan for the development, to within a tolerance of +/- 0.2 feet.

SURVEY FOR:

EXAMPLE ONLY



KNOB HILL
 Ch. Brg. = 538.40' 38" E
 Δ = 711.1' 45" E
 R = 60.00'
 Δ = 4.56'

HARD COVER

House	= 2,991 sq. ft.
Driveway	= 1,052 sq. ft.
Sidewalk / Stoop	= 181 sq. ft.
Lot Area	= 28,473 sq. ft.
Hardcover percent	= 15.88%

PROPOSED ELEVATIONS

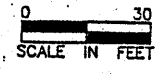
Garage floor elev.	= 1025.7
Top of block elev.	= 1026.03
Lowest floor elev.	= 1017.36

BENCHMARK

Top nut of fire hydrant at the corner of Lots 5 & 6, Block 1, KNOB HILL SECOND ADDITION, elevation = 1027.23 feet
 Site Benchmark: Top of 13.41 foot offset iron on the east line of Lot 5, elevation = 1024.72 feet

LEGEND

- = Iron monument found
- = Offset iron
- x 100.0 = Existing elevation
- 100.0 = Proposed elevations from grading or development plan
- = Drainage direction
- SAN MH ○ = Sanitary manhole
- = Telephone box
- = Telephone box
- ☆ = Light pole
- ◇ = Hydrant
- > = Storm sewer
- > = Sanitary sewer
- | — = Watermain



Lot __, Block __
SUBDIVISION NAME

CARVER COUNTY, MINNESOTA
 Subject to easements of record, if any.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Drawn by: _____
 Drawing File: _____
 Project No. _____

COMPANY NAME
ADDRESS
PHONE

R.L.S., Number and Signature _____

Date _____