

Absence of Certified Survey

Site Plan Example

8080 Mitchell Road, Eden Prairie, MN 55344 Phone: 952-949-8300 Fax: 952-949-8390
 Website: <http://www.edenprairie.org>



Homes built prior to the mid-80's in the City of Eden Prairie did not required a Certificate of Survey. Today a Certificate of Survey is required for new home construction. If an existing property does not have a Certificate of Survey on file when applying for a building permit for a proposed addition, garage, deck or other structure the property owner has the option of hiring an engineering or surveying company to create a new Certificate of Survey for the property owner can file an Absence of Certified Survey Application. Use this example as a guide to help you prepare Absence of Certified Survey Application.

What is a Site Plan?

A Site Plan is a plan drawn to scale showing the uses and structures proposed for a specific parcel of land.

A Site Plan should include the following information:

1. Property lines with lot dimensions.
2. Exterior dimensions of all existing and proposed structures, with dimensions to property lines.
3. Name, address and phone number of the property owner.
4. Address of the construction site.
5. North arrow and scale.

Additional Resources:

Building Department: 952-949-8342

Planning Division: 952-949-8485

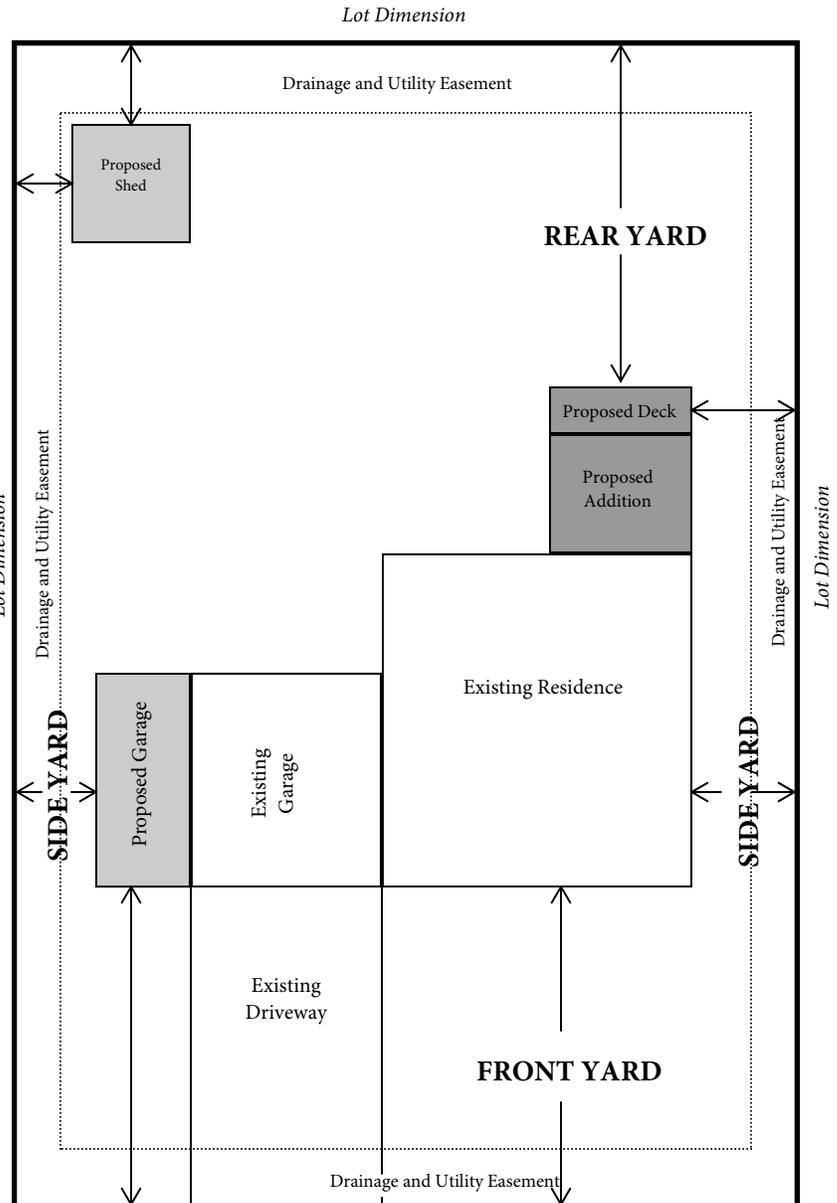
Engineering Division 952-949-8330

The Engineering Division can provide the following information:

- Aerial Photo—To determine location of existing structures.
- Plat Map—To determine lot dimensions and easement locations.

Lot dimension information and aerial photos are also available online at Hennepin County's website:

- <http://www.co.hennepin.mn.us>



Scale 1"=30'



Elm Street

Mr. & Mrs. Smith
 1234 Elm Street
 Eden Prairie, MN 55344
 (952) 555-1234

ABSENCE OF CERTIFIED SURVEY DOCUMENT

City of Eden Prairie
8080 Mitchell Road
Eden Prairie, MN 55344

To be completed by Owner of Site

Site Address:	
Applicant:	Phone #:

I the applicant understand the City has no certified survey on file, and that I am unaware a survey exists. I also understand my building addition at the above property must meet the required building setbacks for the appropriate zoning district. Below I represent an accurate drawing of the addition/structure in relationship to the lot lines and existing structures on the lot. If addition will appear to violate the zoning district setback, a certified survey of the lot may be required by the building official as per the Uniform Building Code, Section 305 (2).