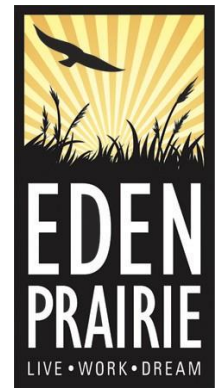


City of Eden Prairie – Certificate of Survey - Required information



A Certified Certificate of Survey shall be prepared by and attested by a Registered Land Surveyor and shall accompany all Building Permits. Information on the survey shall include:

1. Scale of 1" = 30' or appropriate scale to 8 ½ "x 11" sheet of paper and no larger than 11" x 17".
2. North arrow.
3. Legal Description.
4. Address of the Property if available.
5. Indicate names of abutting streets.
6. Dimensions of all lot lines including bearings etc.
7. Dimensions and locations of all easements as shown on the plat of record as well as all public easements recorded by document (including conservation easements, trail easements, private easements etc.)
8. Location of all existing buildings on the lot.
9. Location of all surface features including: manholes, hydrants, catch basins, power poles, telephone boxes, transformers, fences, retaining walls, curb and gutter, water valves, sidewalks and trails. Where applicable show public mains (sanitary sewer, water, and storm sewer) within the lot, the main line and size of the line must be shown. Show wetlands, rivers, lakes, ponds, etc.
10. Location, including front yard, side yard and rear yard dimensions to building located on adjacent lots.
11. Location of proposed structures including front yard, side yard, and rear yard setback dimensions drawn perpendicular to the property lines.
12. Outside dimensions of proposed building including cantilevered areas, decks, porches, and egress window pits.
13. Location of stakes established by the surveyor along each side lot line and the proposed front, rear and side building line. The maintenance of these stakes, once established by the surveyor, shall be the responsibility of the Building Permit applicant during construction.
14. Bench mark elevation and description of location.
15. Show proposed driveways, proposed sidewalks, and proposed patios.
16. The Statement: I hereby certify that the proposed grades, lot elevations, building elevations, and foundation type are in conformance with the approved grading plan except as notes.

City of Eden Prairie – Certificate of Survey – Required information January 2017

17. Include the following building site information and elevations conforming to the approved grading plan:
- a. Proposed garage floor elevation
 - b. Proposed top of foundation elevation.
 - c. Proposed lowest floor elevation.
 - d. Proposed lowest building opening.
 - e. Proposed building (home) type, that is, rambler, split level, full basement, partial walkout, daylight windows, etc.
 - f. Existing and proposed elevations at all major building corners. Include lowest adjacent ground.
 - g. Existing and proposed elevations at each lot corner.
 - h. Critical drainage elevations including: emergency overflows, high point drainage breaks, low points at drainage structures, where drainage swales intersect lot lines and where ponding easements intersect lot lines. Include arrows for direction of flow.
 - i. Includes surface elevations of public structures (i.e. manholes, catch basins, water valves, etc.
 - j. Top of concrete gutter curb at property line extended. Include curb elevation at center of driveway and proposed driveway slope, maximum grade twelve percent (12 %.)
 - k. One Hundred (100) year high water level for all ponding areas, wetlands, lakes and other surface water features.
18. Locations and zone designations of all FEMA Special Flood Hazard Areas along with the applicable base flood elevation.
19. Location of septic and wells if applicable including secondary back up well and septic system
20. A separate erosion control/Best Management Plan (BMP) plan must be submitted. A copy of the Certificate of Survey red-lined with appropriate erosion control and BMP's added is acceptable.

Properties within a Shoreland Area

- Show Shoreland Setback if applicable to all proposed structures from the Ordinance High Water level.
- Provide the Percent of lot coverage for all proposed structure, and hardsurface areas including driveways, pool, sidewalks, patios,

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- Show well and septic system if applicable including secondary back up well and septic system.
- Show any proposed water oriented accessory structure.
- Show location of all proposed fire pits
- Show the required Shore Impact zone.
- Show bluff and bluff impact zones.

Properties with Heritage Preservation

- Provide location of Historic Preservation areas.

Properties with Steep Slopes

- Provide information as required by Developer's Agreement
- Provide information as requested by The Engineering Division
- Provide information as outlined in City Cod, Chapter 11, Section 11.60 entitled "SLOPED GROUND DEVELOPMENT AND REGULATIONS."