

BUILDING DEPARTMENT
1584 Hadley Avenue N
Oakdale, MN 55128
Phone: 651-739-5150
Fax: 651-730-2820
www.ci.oakdale.mn.us

CERTIFICATE OF SURVEY INFORMATION

1. Scale of drawing, north arrow, and legal description of property.
2. Names of all abutting streets, dimensions of all lot lines, as well as dimensions and location of all easements of record.
3. Locations of all existing buildings on the subject lot.
4. Locations of sanitary and storm manholes, hydrants, catch basins, power poles, telephone boxes, curb lines, water service and sewer service.
5. Location, including front and side yard setback dimensions to building located on adjacent lots.
6. Location, including front, side yard, and rear yard setback dimensions to the proposed structure. Note that rear yard setbacks on shoreline lots must show the shortest dimension from the structure to the ordinary high water contour line of the body of water.
7. Outside dimensions of proposed structure, INCLUDING decks, and porches, stairways, cants, fireplaces, bay and bow windows.
8. The type of building: i.e. split level, rambler, full basement, walkout, lookout windows, etc.
9. Location of stakes established by the surveyor along each side lot line at the proposed front and rear building line. The maintenance of these stakes, once established by the surveyor, shall be the responsibility of the building permit applicant.
10. Benchmark descriptions, elevation, and location. Benchmarks are available from the City Engineer's office (651-730-2732). If manholes are used as a benchmark, invert elevations must be shown. Top elevations will not be accepted.
11. Grade elevation to mean sea level datum (1929 NGVD) at the following points:
 - a. Existing and proposed at each lot corner.
 - b. Crown of each street at each lot line extended, or top of curb.
 - c. Existing and proposed at all major corners of proposed structure.
 - d. Proposed lowest floor.
 - e. Proposed top of foundation.
 - f. The top and toe of all other slopes.
 - g. The proposed mid-point or proposed critical point along each property line.
 - h. Any break in grade on adjoining lots within 25 feet (25') of the property line of the subject lot.
 - i. Existing and proposed elevations at any point along the property line intersected by an adjoining property line.
 - j. The top of foundation of any existing buildings located on adjacent lots.
12. Proposed retaining walls to be constructed as part of the final grading, showing location, top and bottom elevations (retaining walls over 48 inches of height require guard rails).
13. The proposed disposal of drainage and surface water, indicating direction of surface water drainage by arrows.
14. Garage must be noted along driveway location and percent slope. Proposed driveway slopes shall not exceed ten (10%) percent as measured in a straight line from the garage slab to the top of the curb. DRIVEWAYS SHALL BE NO LESS THAN FIVE (5) FEET FROM ANY SIDE PROPERTY LINE.
15. Proposed slope or grade of ground for a distance of not less than twenty (20) feet in front of and in back of the proposed structure. Minimum grade for drainage away from the structure will be 2%.
16. All existing wetlands, ponds, streams, and lakes. For ponds and lakes, the normal water level and the 100-year flood elevation must be indicated on the survey. This information can be obtained from the City Engineer's office (651-730-2732).

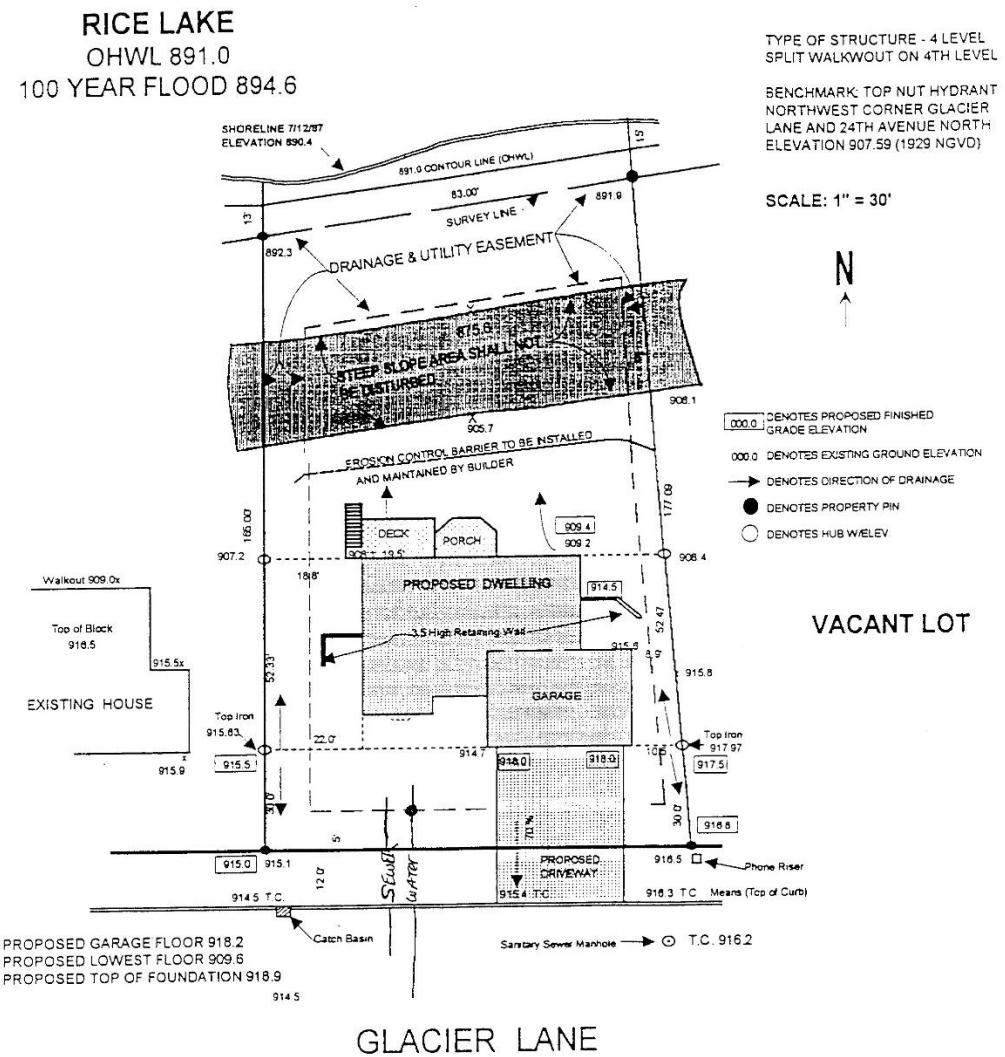
17. Erosion control measures. For those lots abutting lakes, streams and wetlands, the applicant may be required to submit a cash escrow to the City to insure that adequate erosion control measures are established and maintained throughout all phases of construction until permanent turf has been established on the subject property.

CERTIFICATE OF SURVEY - SITE SURVEY

Each application for a building permit for a new residential principal structure, or for a new or remodeled exterior business or industrial buildings, shall be accompanied by a certified land survey indicating that permanent iron monuments have been set at each lot corner. That shall include:

- A. Front and side setback stakes shall be in place at the time of footing form inspection.
- B. All iron monuments shall be visible when the footings are placed, and at the time of final occupancy inspection of the building.
- C. A two (2") inch by two (2") inch stake shall be placed near the front of the building excavation indicating the elevation of the curb in front of the lot and the proposed elevation of the top building foundation.

CERTIFICATE OF SURVEY EXAMPLE



LOT 2, BLOCK 1, LAKESIDE 4TH ADDITION,
according to the record plat thereof, Hennepin County, Minnesota
I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision, and that I am a
registered land surveyor under the laws of the State of Minnesota. Date: July 15, 1987 NAME: R.L.S. NO. 00000