



As-Built Survey Requirements for Completed New Construction Homes in Big Lake

As-built surveys are required for all new construction homes. The certificate of survey shall provide the following information and be attested to by a Licensed Land Surveyor, duly qualified, as required by Minnesota Statutes, Section 326.02 as amended:

1. Submittal shall be an 11" x 17" drawing with acceptable scale.
2. Legal description. Add address if known.
3. Dimensions of the lot and north arrow.
4. Date of preparation and revision dates (if applicable).
5. Dimensions of front, rear, and side yards.
6. Setbacks for all structures. Should include property line setbacks, OHWL setbacks, and setbacks to the edge of delineated wetlands.
7. Locations of all existing structures and impervious surfaces on the lot.
8. Location of water service, curb stop, sewer service, curb line, and driveway.
9. Total impervious surface coverage post-construction (including all buildings and hard surfaces such as driveways etc.)
10. Location of property corner pins.
11. The location of all easements of record.
12. Certification that the grading and drainage was performed consistent with the approved grading and drainage plan.
 - a. Confirm and show elevations as previously identified on Certificate of Survey (top of foundation, lowest floor, lowest opening, garage floor, etc.).
 - b. Confirm and show drains away from side and rear of structure at 5% for 10 feet as required by Building Code.
 - c. Confirm and show yard drainage reflecting proposed.
 - d. Identify OHW and NWL.
 - e. If lot has emergency overflow, identify location and show finish elevations.
 - f. If lot has manhole, identify elevation of the rim.

13. Surveyor shall include other information as requested by the City.

Definitions:

Impervious Surface: An artificial or natural surface that is highly resistant to infiltration by water. It includes, but is not limited to surfaces such as compacted sand, clay or gravel as well as most conventionally surfaced streets, roofs, swimming pools, sidewalks in excess of three (3) feet in width, parking lots, and other similar structures, but not including decks or platforms where one quarter (1/4) inch gaps are provided between deck boards for water to drain.