



Residential Certificates of Survey

These requirements shall be a condition of any Certificate of Survey and shall be prepared and attested by a Registered Land Surveyor. The purpose of these requirements is to ensure compliance with *Bloomington City Code*. Design standards are discussed following the requirements.

Requirements for Certificates

- A. The Certificate of Survey shall comply with the minimum standard established by the Minnesota Society of Professional Surveyors.
- B. Elevations shall be based on National Geodetic Vertical Datum - 1929. Bench marks are available at the City Engineering office.
- C. Easements as shown on the record plat and easements set forth by the City as conditions for plat approval shall be shown. All other required easements shall be shown.
- D. Show existing structures and utilities on the lot and near corners of existing structures on adjoining lots. This shall be done by dimension. Also show curb and gutter or edge of the traveled road at driveways.
- E. Show proposed structures using dimensions to show size and location. Identify type of proposed building, such as rambler, split level, walkout, etc. Show proposed driveway and significant structural features such as: garage, deck, retaining walls and entryways including patio doors, walkouts and low basement windows.
- F. Show iron monuments along each side lot line at the proposed front building line. The maintenance of these monuments will be the responsibility of the building permit applicant.
- G. Elevations shall show at the following points:
 - 1. Existing and proposed at each lot corner.
 - 2. Existing and proposed at all major corners of building.
 - 3. Street center line and gutter line at each side lot line extended and street center line and gutter line at driveway center line extended.
 - 4. Proposed elevations for garage floor, basement floor, top of foundation and all entryways; including walkouts and low basement windows.
 - 5. Ground elevations of existing structures on the lot, and near corners of existing structures on adjoining lots.
 - 6. Along each side lot line, at the proposed front building line (top of iron monument).
 - 7. Show 760 and 800 foot contours on lots.
- H. Indicate proposed direction of surface water drainage by arrows.
- I. Show proposed drainage courses across lot and their effect in adjacent properties.
- J. If runoff is to any area other than the fronting street, final disposal of storm water shall be shown.

- K. If any entryways or basement windows are less than 18 inches above the center line of the street, information showing location and elevations of entryways and proposed drainage, its effect on adjacent properties and final disposal of storm water shall be shown.
- L. Show total lot area in square feet and impervious surface coverage calculations in accordance with *Section 19.57.01 of the Bloomington City Code*.
- M. Certain of the above requirements may be satisfied by attaching the appropriate portions of an approved Development and Grading Plan. Any variation from the *Bloomington City Code* shall be shown.

Design Standards

The following standards shall apply **unless** other measures are approved by the City Engineer:

- A. Certificate shall be consistent with the approved Development and Grading Plan. If there are significant differences, a new grading plan may be required.
- B. All outside entryways shall be at least 18 inches above the center of street in front of the entry, and 24 inches above the 100-year flood elevation in locations where flood elevations have been established. Entryways include: doors, garages, walkouts, windows and any other structural opening that may allow flood water to enter the building or basement. Structures that have basements below the 100-year elevation shall be flood proofed in accordance with the building code.
- C. Driveways shall be designed in accordance to *Section 21.301.06(i) of the Bloomington City Code*. The maximum grade shall not exceed 10 percent from the curb cut to the property line and through the public easement (if present). Slopes across sidewalks must not exceed 2 percent. If the driveway, from the property line (or easement) exceeds 5 percent, the garage floor elevation shall be set to allow a 16 foot landing at 2 percent and a maximum driveway grade of 15 percent. Show percent of grade on all driveways. A typical driveway section shall be included in all subdivision grading plans. Driveway grades between 2 and 5 percent are recommended.
- D. The minimum yard grade shall be 2 percent.
- E. There shall be a minimum 6 inch protective slope away from the building within the first 10 feet.

Additional contacts

- Traffic Division952-563-4913
- Utilities Division952-563-8777
- Building and Inspection Division952-563-8930
- Planning and Economic Dev. Division952-563-8920

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Revised July 1, 1993