

CITY OF ALBERTVILLE SURVEY REQUIREMENTS

Each application for a building permit shall be accompanied by three (3) copies of a certified land survey for residential and five (5) copies of a certified land survey for commercial, indicating that permanent iron monuments are in place at each lot corner. The survey shall also show thereon the following:

1. North arrow and scale of drawing
2. Legal description of parcel
3. Dimensions and location of all known easements and type of easement.
4. Location of all existing buildings. For remodeling or addition permits, dimensions of each building and reference distances from the lot lines to the nearest point of each building must be shown.
5. Location of existing utilities, including but not limited to manholes, hydrants, catch basins, power poles, and telephone boxes. Show all **existing and proposed sewer and water service locations, and where they come into the structure. Commercial may require additional service for fire sprinklers.**
6. Front, side, and rear yard setback dimensions to existing and proposed buildings. All outside dimensions of buildings, including **decks and fireplaces.**
7. Setback dimensions to existing buildings located on adjacent lots if they are within 25 feet of side lot line. First floor and at-grade elevations of corners of buildings on adjacent lots.
8. Location of irons at each side lot line establishing proposed front building line. The maintenance of these irons, once established by the surveyor, shall be the responsibility of the building permit applicant.
9. Locations of proposed driveways (residential), parking lots, sidewalks and curb cuts (commercial). Driveways shall not be located over the sanitary sewer and water main service trench.
10. Benchmarks elevation to National Geodetic Vertical Datum (N.G.V.D.) and description of location. Benchmarks available from the City Engineer, Bob Moberg at 651-490-2000.
11. Grade elevations at the following points (additional elevations may be required by staff):
 - a. Existing and proposed at each lot corner
 - b. Existing street elevations (centerline and top of curb) at each lot line extended and both sides of proposed driveway at intersection with street.
 - c. Existing elevation on side lot lines, at extension of proposed front and rear building lines and any major grade changes.
 - d. Proposed lowest floor, garage floor and top of foundation elevations.
 - e. Existing and proposed elevations at all major corners of building.
 - f. Existing and proposed elevations at top and bottom of any major slopes.
12. Maintain a minimum 2% grade along all lot lines
13. Location and elevations at top and bottom of any proposed retaining walls
14. Proposed direction of surface water drainage indicated by arrows and elevations, if applicable.
15. The Ordinary High Water elevation/contour must be shown if lot abuts a body of water or is within 50 feet of said water.