



2241 221st Ave. NE • East Bethel, MN 55011
Phone: (763) 367-7844 • Fax: (763) 434-9578

CONSTRUCTION AS-BUILT SURVEY

As-builts are required for all new commercial construction and all new residential construction in subdivisions - no matter the size of the lot.

If it is an urban lot, elevations are required around the entire lot (any part that was graded).

For rural lots, elevations are required for the area that was graded. The grading cannot affect the drainage.

AS-BUILT SURVEY REQUIREMENTS

1. There needs to be enough shots taken around areas to compare with the city approved survey.
2. It needs to be clear to the reader which spot elevations are the “as-built” elevations.
3. Show the proposed contours and elevations on the as-built.
4. Show drainage arrows on the as-built.
5. Show critical landscaping features such as retaining walls, patios, driveways, basement floor, garage floor, etc. (hardscapes).
6. Label Drainage and Utility Easements and Vehicle Access Easements.
7. If there is a wetland or lake on the lot, show the boundary and setbacks.
8. For emergency overflows, show the proposed overflow elevation and actual existing overflow elevation; make it clear to the reader what the actual one is.
9. The more detail, the better.

AS-BUILT SURVEY/GRADING INSPECTION

1. Have your surveyor inspect and check the final grade per the Grading/Development plan.
2. Have your surveyor certify and As-built survey, sign the “Certification of Grading and Placement of Corner Irons” form on the reverse side of this sheet and keep with the building permit on the job site for the building inspector.
3. Set up a grading inspection with the Building Department.
 - a. Call 763-367-7844 to set up an inspection.
 - b. The City Engineer must inspect and approve prior to the issuance of a Certificate of Occupancy on all commercial projects.

CITY OF EAST BETHEL GRADING INSPECTION CHECKLIST

	Yes	No	NA
<p>Do as-built lot elevations conform with the approved Grading/Development Plan within a tolerance of one-tenth of the proposed elevations and/or contours and are enough shots taken, especially around critical areas such as easements and 100-yr flood contours and areas with limited drainage to convince the inspector that it's graded accordingly?</p> <p>Comments:</p>			
<p>Are grading hubs (blue tops) set at finished grade for proposed elevation(s) per the Grading/Development Plan for areas with less than 2% slope?</p> <p>Comments:</p>			
<p>Does the as-built survey contain the following information: -arrows to indicate storm water direction?</p> <p>Comments:</p>			
<p>Does the as-built survey contain the following information: -existing and proposed contour lines and adequate elevations to verify conformity?</p> <p>Comments:</p>			
<p>Does the as-built survey contain the following information: -the location of drainage and utility easements, vehicle access easements, swales, stormwater ponds, wetlands, lakes and streams (where applicable)?</p> <p>Comments:</p>			
<p>Is the lot graded such that no slope is greater than 4:1? If no, are retaining walls in place? Note: If retaining walls are in place make sure they are not located in the drainage and utility easements.</p> <p>Comments:</p>			
<p>Does the lot drain away from the house?</p> <p>Comments:</p>			
<p>Is the lot free of isolated low areas which may pond during a rain storm?</p> <p>Comments:</p>			
<p>Is the lot graded to accommodate a 6" separations between final sod level and the bottom of the siding?</p> <p>Comments:</p>			
<p>Where there are fire hydrants, is the lot graded such that the bottom flange of the hydrant and all attached nuts are at least 1" above final sod level?</p> <p>Comments:</p>			
<p>Is the required silt fence and other necessary devices in place to control erosion near wetlands, ponds, streams, lakes, or un-vegetated slopes.</p> <p>Comments:</p>			

	Yes	No	NA
<p>Is the graded property in such a condition that immediate top soiling and sodding is possible (i.e. free of rubbish, stumps and finely graded)?</p> <p>Comments:</p>			
<p>Is the curb and gutter free from sand, soil and debris?</p> <p>Comments:</p>			
<p>Are the sewer and water curb stops at ground level?</p> <p>Comments:</p>			
<p>Does the lot pass the Engineer's Grading Inspection?</p> <p>Comments:</p>			



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CERTIFICATION OF GRADING AND PLACEMENT OF CORNER IRONS

THIS DOCUMENT MUST BE SUBMITTED TO THE CITY BUILDING DEPARTMENT AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Date: _____

Address: _____

Lot: _____ Block: _____

Subdivision Name: _____

Long legal description

I hereby certify, the on the _____ day of _____, 202____, I conducted an on-site inspection at the above referenced location. I further verify, that the as-built grades and elevations of the site and building are in accordance with the Development/Grading Plan or amendments approved by the City Engineer *and are within one-tenth of the proposed elevations and/or contours for this lot.* In addition, all corner irons are in place as of this date.

Signature of Registered Land Surveyor: _____

Printed/Typed Names of Registered Land Surveyor: _____

Minnesota Registration Number: _____

**NOTE: ATTACH A COPY OF THE CERTIFICATE OF SURVEY
SHOWING ALL APPROVED ELEVATIONS AND AS-BUILTS.**

For City Use Only:

- Approved
 Denied

Signed: _____

Printed Name: _____

Title: _____

Date: _____

Remarks: _____
