

CITY OF GOLDEN VALLEY SURVEY REQUIREMENTS

As-Built Survey

A certified As-Built Survey verifying the information indicated on the proposed survey shall be submitted in a digital format before a Certificate of Occupancy can be issued. As-Built surveys shall include the following;

1. North arrow.
2. Convenient scale that is clearly indicated.
3. Illustration key indicating symbols used on the survey.
4. Subject property's lot lines.
5. Lot and block numbers for any of subject property.
6. Street names and building address.
7. Locations of all existing natural features must be clearly shown. Natural features are considered to include, but not limited to, the following – wetlands, ponds, lakes, streams, drainage channels, etc. (tree lines includes in commercial only).
8. If the property is within or adjacent to a 100-year floodplain, flood elevations and locations must be clearly shown on the plan. Flood control policy requires that all damageable property and all floor elevations be located a minimum of one (2) foot above flood plain elevation. Parcels lying outside the flood plain or flood fringe as identified by FEMA must be noted as such.
9. Location of all existing buildings, structures, and other man-made features (include geothermal wells or horizontal coils). Include dimensions from building to property lines and the percentage of impervious surface to the total lot. (Section 113-88 of the City Code)
10. Indicate all building setbacks including shore land setback if applicable.
11. Include; lowest floor level elevation, top of foundation, exterior elevations at building corners and lot corners and center of street/top of street curb. For residential include elevations at garage floor. Attached garage floor minimum two (2) feet above street centerline elevation.
12. Include all recorded easements and registered surveyor's signature.
13. Stormwater Management Permit survey must show grading and drainage requirements including but not limited to:
 - a) 2ft contours for entire site and 20 feet onto adjacent properties.
 - b) % grades on all swales and driveways
 - c) Spot elevations on each side of building
 - d) Invert elevations for all storm sewer features, diameter of pipe, pipe material, slope and flow direction for all storm sewer pipes
 - e) Footprint, location, and invert elevations for all post-construction BMPs
 - f) Shoreland setbacks, all easements
 - g) All natural features on site including wetlands, floodplain elevation, Ordinary high water level elevation, and trees
14. Must also submit construction record drawings consistent with Engineering department requirements:

After construction is completed Construction Record Drawings are to be prepared and provided to the City by the Consulting Firm or Developer's Engineering Firm. The Record Drawings shall consist of one hard copy set, one electronic .PDF set, and all AutoCAD .dwg files that make up the record drawing. The firm shall perform the following field work prior to the preparation of the record drawing:

- a) Sanitary and storm sewer manhole and catch basin tops and invert, flared end section invert, and any other structure elevations shown on the proposed drawings must be surveyed, the actual elevations recorded to the nearest 0.01', and the actual pipe grades recorded to the nearest 0.01%.
- b) Sanitary and storm sewer lines must be measured from center of casting to center of casting or from center of casting to end of flared end and the lengths recorded to the nearest 0.1'.
- c) All changes from planned pipe, structure, or hydrant locations must be recorded.

All changes from the as-bid plans should be crossed out and the as-constructed information inserted on the Construction Record Drawings.

The following information shall also be added to the Construction Record Drawings by the Consulting Firm or Developer's Engineering Firm:

- a) Service swing or field ties for each lot, with ties to curb boxes and stationing of sanitary sewer service wyes from downstream manholes. Ties to drain tile service stubs and cleanouts shall also be provided. Stations for corporation stops must be along the main line as measured from hydrant tees or gate valves.
- b) Actual distances from the center of mains to the ends of stubs for both sanitary and storm.
- c) Swing ties from ends of sanitary sewer, storm sewer and water main stubs to permanent structures.
- d) Swing ties from water main valves to permanent structures.
- e) Locations of water main fittings, (i.e. bends, tees, etc.) Swing ties to bends would be helpful in locating mains during winter. Main line stations should be from hydrant tees. Hydrant lead lengths must be shown.
- f) Manufacturer, type, size, and class of mainline pipe, hydrants, valves and services.
- g) Show all easements (platted or not) to ensure the pipe is within the easements.