



4901 Manitou Road
Tonka Bay MN 55331
952-474-7994
www.cityoftonkabay.net

SURVEY REQUIREMENTS

INITIAL SURVEY

Every application for building permit (excluding interior remodels, re-roofs, re-siding and general maintenance) and land use request shall be accompanied by a certified survey at a scale and in the following quantities:

Building Permits:

- Three sets of a current registered land survey
- Three sets building plans

Land Use Requests (Pre-application, Variance, Conditional Use Permit):

- Eleven copies of a current registered land survey showing existing use (11 x 17)
- Eleven copies of a registered land survey showing proposed use (11 x 17)
- Eleven sets of building plans (11 x 17)

Surveys should include but not be limited to:

- Existing and proposed structures to include accessory structures and air conditioning units
- Building setbacks (front, rear, side, and lake including average setback)
- Existing average ground level at the corners of the proposed structure. This also needs to be calculated out on the survey notes.
- Lowest floor elevation.
- Current and proposed elevations for garage floor, basement floor and foundation top.
- Wetlands and ordinary high water mark elevations.
- Lot lines.
- Lot area above the ordinary high water mark
- All adjacent structures within 100 feet of property (show the setback from ordinary high water mark).
- Drainage plan (one-foot contours).
- Hardcover calculations.
- Easements (road, utility and private).
- Floor area ratio.

FOUNDATION SURVEY

As-built foundation survey required prior to completing a foundation inspection (unless waived in accordance with the City's survey exemption policy) and shall include:

- Shall certify final setbacks of the structure being built
- Shall certify elevations at which the new structure exists.
- Failure to provide the foundation survey is in direct violation of this ordinance
- Expenditures incurred beyond the construction of the foundation will not be considered in determining the actions required to bring the building back into conformance if not

built to approved plans.

AS-BUILT SURVEY

Required upon completion of new construction work (unless waived in accordance with the City's survey exemption policy) and shall include the following:

- Shall certify the final topography of the site.
- Shall verify the drainage patterns existing upon completion of work
- Shall include the distance from average ground level to the highest roof peak.
- Shall include any additional information needed by the city to ensure compliance with code.

The city reserves the right to withhold the certificate of occupancy for dwelling units until final grading addresses all problems that may be detrimental to adjacent properties.

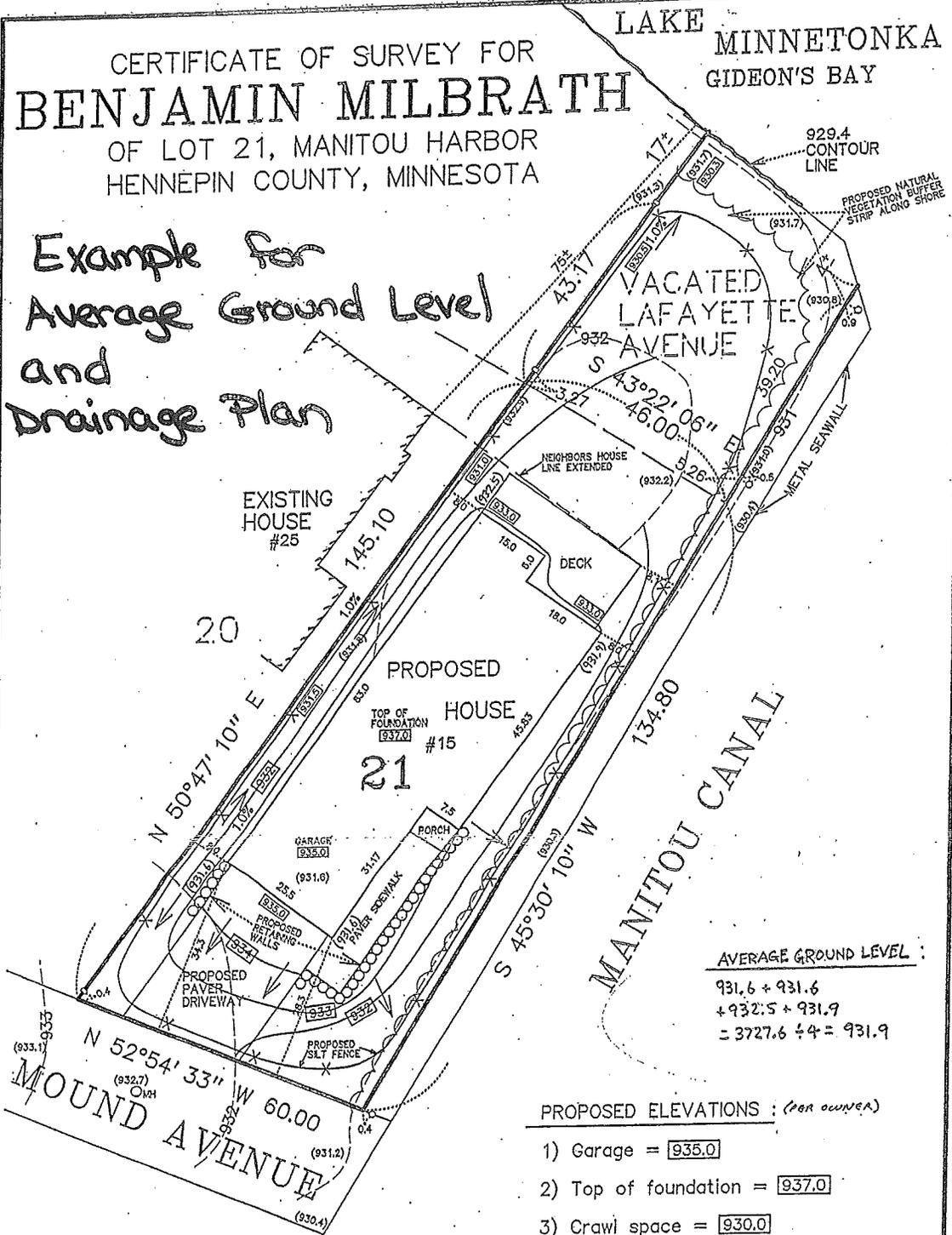
Contact City of Tonka Bay at 952-474-7994 with additional questions.

CERTIFICATE OF SURVEY FOR BENJAMIN MILBRATH

OF LOT 21, MANITOU HARBOR
HENNEPIN COUNTY, MINNESOTA

LAKE MINNETONKA
GIDEON'S BAY

*Example for
Average Ground Level
and
Drainage Plan*



AVERAGE GROUND LEVEL :

$$931.6 + 931.6 + 932.5 + 931.9 = 3727.6 \div 4 = 931.9$$

PROPOSED ELEVATIONS : (PER OWNER)

- 1) Garage = 935.0
- 2) Top of foundation = 937.0
- 3) Crawl space = 930.0

LEGAL DESCRIPTION OF PREMISES :

Lot 21, MANITOU HARBOR, together with that part of vacated Lafayette Avenue adjoining.

- o : denotes iron marker
 - (908.3) : denotes existing spot elevation, mean sea level datum
 - 910.8 : denotes existing contour line, mean sea level datum
 - 917 --- : denotes proposed spot elevation, mean sea level datum
 - - - 904 - - - : denotes proposed contour line, mean sea level datum
- Bearings shown are based upon an assumed datum.

This survey shows the boundaries of the above described property, and the proposed location of a proposed house thereon. It does not purport to show any other improvements or encroachments.



GRONBERG AND ASSOCIATES, INC.
CONSULTING ENGINEERS,
LAND SURVEYORS,
AND SITE PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN. 55356
952-473-4141

I hereby certify that this survey was prepared by me or under my direct supervision, and that I am a duly registered Civil Engineer and Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12765

SCALE

1"=20'

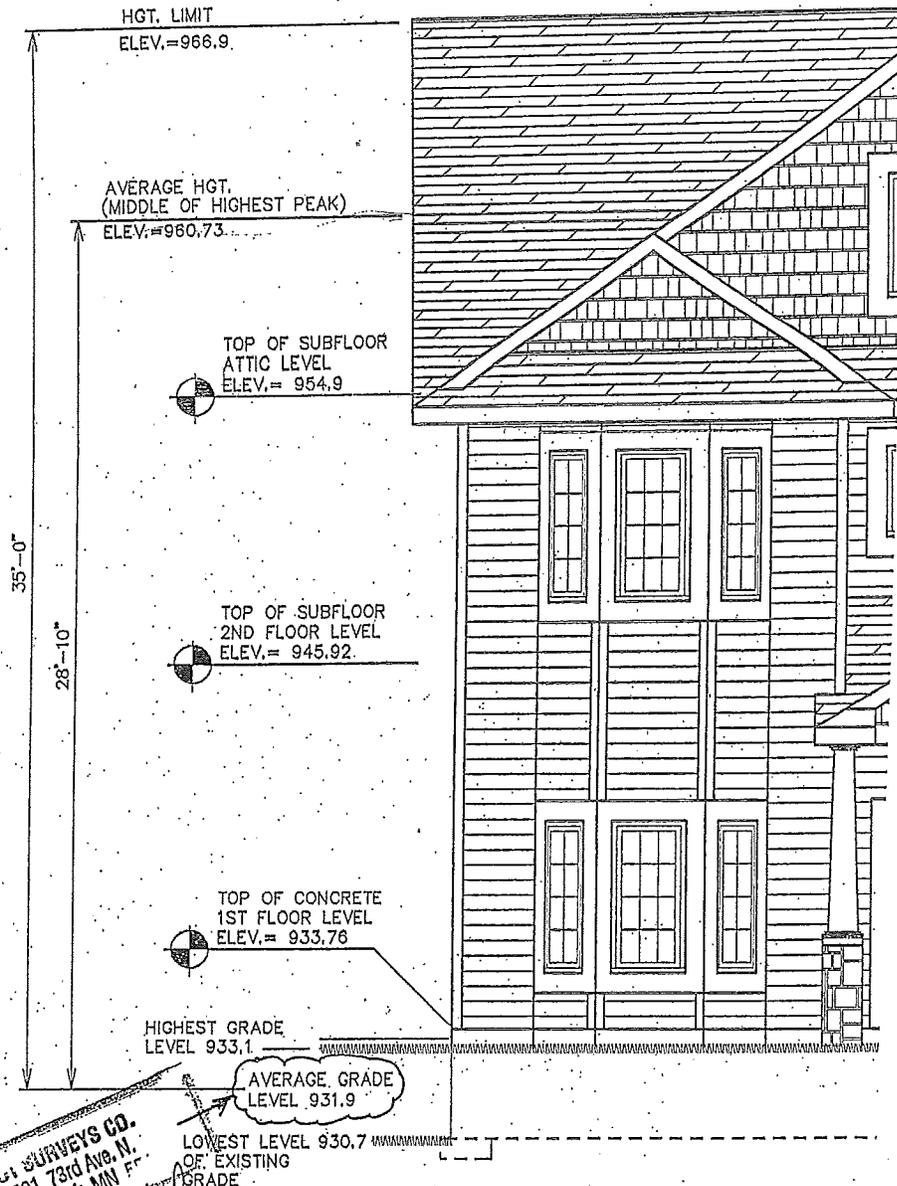
DATE

11-11-04

JOB NO.

04-134C

Example of Height Measurements



W. J. SURVEYS CO.
7601 73rd Ave. N.
Brooklyn Park, MN
Gregory R. Paul

3600 SQ.
FRONT
SCALE: 1/4