

FINAL GRADING SURVEY DESCRIPTION (NEW DEVELOPMENT)

GENERAL

1. Plan is signed and sealed by an Illinois registered professional engineer including date signed and license expiration date.
2. A North arrow is included and the drawing is to scale.
3. Engineer's Certificate – See certificate template for required language.
4. A Legal description is included.
5. No driveways, decks, patios, sidewalks or structures encroach into any easements.
6. Any hardscape features (patios, decks, pools, sidewalks, etc) shall meet one of the following conditions:
 - Must be shown on the approved Detailed Grading Plan in their entirety
 - Must be under 500 square feet
 - Must be covered under a separate permit.
7. A disposition of comments should be included in all subsequent submittals.

DRIVEWAY

1. The driveway width at the ROW line does not exceed 20 feet.
2. The driveway slopes are between 2% and 10% and slope away from building.
3. The apron slopes are between 2% and 6%. Permeable pavements are allowed to have slopes less than 2%.
4. Where a driveway width exceeds 20 feet at the garage doors, a driveway must taper down to 20 feet wide at the property line. The taper must begin no further than fifteen feet from the front yard setback line (away from the house). A curvilinear taper may be used provided that all driveway pavement is located within an area formed by a straight line between the start and end of the taper (Ordinance 07-032)
5. Circular driveways on corner lots are constructed in accordance with the requirements of Section 9-II-3 of the Municipal code, including proximity to intersections and allowance of one driveway per street.
6. If there is more than one driveway entrance onto the street, the lot frontage must exceed 75' and the sum of the driveway widths at the property line does not exceed 26.7% of the lot frontage. ($W1 + W2 \leq F/75 * 20$)
7. If the driveway apron material is non-standard (i.e. something other than standard concrete or asphalt), a right-of-way encroachment agreement has been submitted for recording.

GRADING

1. All side yard slopes are at least 1.5% but less than 25%.
2. All rear yard slopes are at least 1.5% but less than 25%.
3. All run-offs are directed away from the foundation of the building, with a minimum slope of 2% and 0.5 feet of exposed foundation is provided.
4. Perimeter grading matches all adjacent landscaped lots. The existing grade should be within +/- 0.2' of the proposed grade. If this fails, the following are required:
 - No low, un-drained areas are present on the lot; the overall drainage works for the property (Must be field verified).
 - The grading of this lot will not cause any adjacent lot to result in grades of less than 1.0% or steeper than 25% (Use the proposed T/F elevation, assume that the adjacent house has a similar configuration as the home under review and estimate the slope that would extend to the property line).
 - The condition (sodded, seeded, fine graded, not graded) of this and all adjacent lots, along with the date of condition, is indicated on the survey (not required but helpful to determine if adjacent lots will grade properly.)
5. Window wells are shown. Window wells are not adjacent to the overland overflow route.
6. Rim elevations match the approved Master Grading Plan. If not, a note stating that they are as-built grades is required.
7. Overland overflow routes function in accordance with the approved Master Grading Plan.
8. Base flood elevation or high water level of adjacent detention basins is shown, if applicable.
9. Check Final Grading Survey against the Master Grading Plan and/or Detailed Grading Plan for adjacent lots, key walks, and proposed elevations.

UTILITIES

1. Location of the water service B-Box and the sanitary service clean-out.
2. Storm structures adjacent to or on the property shall be shown. If the sump pump is connected, this should be indicated on the plan. Staff Comments:

BEST MANAGEMENT PRACTICES

1. A table outlining the previous impervious area, the constructed impervious area and the calculated difference should be included on the Final Grading Survey (see attached examples). A statement regarding whether Best Management Practices are required must accompany the table.
2. If BMP's are required, the following are required:
 - The location of the BMP(s) should be shown on the plan.
 - Details of the BMP design (type, dimensions, etc) are shown on the plan.
 - A BMP Easement Agreement is required to be recorded.