

VILLAGE OF CAROL STREAM

PERMIT PLAT OF SURVEY GRADING REQUIREMENTS AND FINAL PLAT OF SURVEY AND GRADING REQUIREMENTS

All plats shall be appropriately scaled and the direction of North shall be shown. Plats shall clearly show the Address and Parcel Identification Number (PIN) of the property. The name of all streets surrounding the subject property shall be shown.

PERMIT PLAT OF SURVEY

A Permit Plat of Survey shall include the following information:

- a) Soil erosion control devices such as silt fence and hay bales
- b) Proposed contours (1 foot interval) to extend up to the back of curb at the ROW, and at least 10-15 feet beyond the property lines (Note: rear yard grading to be 2-5% for the first 20 feet from the building, 2-8% thereafter, and 4:1 slope for a maximum of 10 feet from the rear property line; side yard to be 4:1 maximum)
- c) Drainage swales & direction of flows (2% minimum) using thin arrows
- d) 100 year flood routes (using heavy arrows) including cross sections based on the approved subdivision grading plan
- e) Show all drainage pick-up structures
- f) Critical summit spot grade
- g) Apron slope (2-6%) and driveway slope (2-10%, recommended maximum slope of 8%)
- h) Driveway width
- i) Include lot square footage under site data
- j) Curb flow line elevation at the center of the apron
- k) Proposed spot grade of the back of sidewalk at the center of the drive
- l) Underground utilities within the right-of-way (no fire hydrant to be located within 10 feet of the driveway, no water main valve and/or b-box underneath the driveway)
- m) Proposed location of the sump pump and its outlet location
- n) Top of foundation (if step foundation show all top of foundation elevations for all corners of the building)
- o) Size and location of all bay windows and/or fire places for side and rear yard setbacks
- p) A general note stating that this plan is in conformance with the approved subdivision plans
- q) Locations of sanitary and domestic water service laterals (show b-box and sanitary cleanout)

FINAL PLAT OF SURVEY

A Permit Plat of Survey shall include as-built information for all items listed above.