

VILLAGE OF WILMETTE
AS-BUILT DRAWING
MINIMUM REQUIREMENTS

When an As-Built Drawing is necessary, the required specifications and level of survey detail may include:

GENERAL

1. Signature and seal by a State of Illinois registered professional civil engineer including date signed and license expiration date.
2. Contact information of the engineer responsible for the preparation of the drawing.
3. An Engineer's Certificate. See certificate template herein for required language.
4. The drawing shall be sized 11 inches by 17 inches and drawn at a scale of 1:20. For certain larger projects, the plan may be submitted on paper measuring 24 inches by 36 inches. Electronic submission is required. PDF's shall be compiled into a single document. Hard-copy submittal is noncompulsory.
5. An address and legal description of the subject property.
6. A legend, north arrow, and scale.
7. The property lines, their dimensions, and the distance of the structure to the property lines.
8. The required setbacks (front, sides and rear); shown on drawing or provided in a table.
9. All drainage and utility easements on, under, or across the property.
10. Mapped floodplain and wetlands, as applicable.
11. Location of all utilities and associated structures, fire hydrants, street lights, curbs, and sidewalks within the public right-of-way, or in any easements on the subject property.
12. Location of all constructed buildings, structures, and hardscape features (i.e. decks, patios, sidewalks, etc.).
13. Location and representation of existing drainage patterns and manmade drainage facilities, including all surface and subsurface drainage facilities and appurtenances including downspouts, sump pump pits and discharge locations.
14. The elevation, location, and description of the benchmark must be referenced on the drawing. The Village requires NAVD 1998 vertical datum and NAD83 horizontal datum.
15. As-built and proposed topography of the entire site taken at one-foot or half-foot contour intervals. Contour intervals shall extend a minimum of 25 feet off-site, sufficient enough to illustrate on- and off-site drainage patterns. As-built contours shall be represented as solid black lines and proposed contours shall be represented as dashed gray lines.
16. As-built top of foundation for the subject lot and top of foundations for the adjacent structures.
17. As-built and proposed (in parentheses below the as-built) spot elevations as may be appropriate, including along the property lines, top of foundation, foundation floor, garage slab, and finished grade at all significant points around the buildings or structures, including top of window wells, patios, swimming pools, etc. The as-built grades must be within +/- 0.1' of the proposed.

UTILITIES

1. Location of all utilities, including but not limited to water main, storm sewer, sanitary sewer, combined sewer, electric, and street lighting. All structures must be shown including hand holes, utility boxes, utility poles, and overhead wires.
2. Location of as-built electric service, water service, sanitary service, b-box, and sanitary clean-out.

DRIVEWAYS & PUBLIC SIDEWALKS

1. Label the material of the driveway (aka. concrete, asphalt, and pavers)
2. Confirm driveway slopes are between 2% and 10% and direct water away from the building. The apron slopes must be between 2% and 6%.
3. The driveway width at the right-of-way line shall not exceed 18 feet.
4. Driveways shall not encroach over the side property line extension in the parkway.
5. Where a driveway width exceeds 18 feet at the garage doors, a driveway must taper down to 18 feet wide at the property line. The taper should begin no closer than 10 feet from the front lot line (toward the building). 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.
6. Where driveway that had depressed curb was relocated, the depressed curb must be replaced with a curb type consistent with the adjacent full-depth curb. Shaving of curbs for new driveways is not permitted; new full-depth depressed curb is required.
7. The cross-slope of the public sidewalk does not exceed 2 percent, including through the driveway. Spot grades should be provided at the four corners of sidewalk where it intersects with the driveway.
8. Any sidewalk that was damaged, vertically displaced, or not ADA compliant, including sidewalk ramps, has been replaced.

GRADING & STORMWATER MANAGEMENT

1. As-built grading does not direct additional stormwater drainage onto neighboring properties. Enough neighboring grades should be provided for this to be confirmed.
2. Sump pump discharge is adequately managed so as not to create a nuisance for adjacent properties or the public right-of-way.
3. All grading slopes away from building foundations and are at least 1.5 percent but no more than 20 percent.
4. Perimeter grades match all adjacent lots.
5. Overland drainage must be indicated by flow lines. Spot elevations indicated at break points in swales.
6. As-built private storm sewer systems must be labeled with as built rim and invert elevations, and the material, size, and type, and slope of storm sewer.

IMPERVIOUS SURFACE AREA CALCULATION & BEST MANAGEMENT PRACTICES (BMP'S)

1. A table outlining the previously existing impervious area, the as-built impervious area, and the calculated difference (see table shown within the example drawing). A statement regarding whether Best Management Practices (BMP's) were required must accompany the table.
2. If BMP's were required, the location of the BMP should be called out with a note stating that it shall be the sole responsibility of the property owner to maintain the BMP, in place a permanent fixture, and in proper functioning condition at all times..

TREE SURVEY REQUIREMENTS

1. Location, species, and size of each tree retained or placed on the site. The size of each tree shall be the diameter at breast height (DBH) in inches as measured at 4½ feet above the existing grade and shall be labeled at the base of every existing tree located on the subject property. If there are any trees defined by the Village Code of Ordinances as "Replacement Trees" then those shall need to be clearly labeled as such.

ENGINEERS CERTIFICATE TEMPLATE

STATEMENT OF OPINION

I _____ a registered Professional Engineer in the State of Illinois, hereby declare that this As-Built Drawing, has been prepared for the property commonly known as (Address) and contains information as obtained by the surveyor _____ and the contractor _____. It is my professional opinion that this As-Built Drawing adequately depicts the information required by the Village of Wilmette for an As-Built Drawing, and substantiate that the improvements constructed as part of this project will function in substantial conformance to the design intent of the approved Grading and Drainage Plan.

Dated: _____

Signed: _____

Illinois Registration Number: _____

(SEAL)