

Plats of Survey Requirements for a Residential Building Permit/ Sandwich, Illinois

1. Site plan for Building Permit (include with permit application) 3 copies of Plat required
 - 1.1 North Arrow, Scale, Legal description
 - 1.2 Address and Lot number
 - 1.3 All Building Perimeter dimensions
 - 1.4 Benchmark Reference
 - 1.5 Top of Foundation Elevation
 - 1.6 Grade Elevations Indicating Drainage (Spot elevations at all corners, along property lines and high points)
 - 1.7 Building Setback Lines
 - 1.8 Easements
 - 1.9 Required Public Sidewalks (provide the lengths of 5 ft. sidewalk which the Builder is responsible/ show 6" thick through driveway, new sidewalks need to be re-bared to existing sidewalks)
 - 1.10 Show driveway with dimensions (approach needs to be 6" thick)
 - 1.11 Show water and sewer locations (Field locate curb valve and provide distance to nearest sanitary manhole)
 - 1.12 Silt fence description and location
 - 1.13 Show location for soil stockpiles
 - 1.14 The Site Plan will be used to determine conformance with the following Zoning Ordinance regulations
 - 1.14.1 Minimum Lot requirements (Lot width at the established building line and lot area)
 - 1.14.2 Yard Requirements
 - 1.14.3 Maximum Floor Area Ratio and Lot Coverage
 - 1.14.4 Dwelling Standards

2. As-Built Foundation Plat (must be submitted before rough framing begins) 3 copies of Plat required
 - 2.1 North Arrow and Legal Description
 - 2.2 Address and Lot Number
 - 2.3 All Building Perimeter Dimensions
 - 2.4 Benchmark Reference
 - 2.5 Top of Foundation Elevation
 - 2.6 Building Setback Lines

3. Plat of Survey for Occupancy (must accompany **written request** for occupancy) 3 copies of Plat required
 - 3.1 North Arrow, Scale, Legal description
 - 3.2 Address and Lot number
 - 3.3 All Building Perimeter dimensions
 - 3.4 Benchmark Reference
 - 3.5 Top of Foundation Elevation
 - 3.6 Grade Elevations Indicating the Drainage
 - 3.7 Building Setback Lines
 - 3.8 Actual Building Setbacks
 - 3.9 Easements
 - 3.10 Certificate of Conformance by surveyor to the Grading Plan
 - 3.11 Developer sign off for occupancy Request (if applicable)
 - 3.12 Dimensions/ Locations of any other Structures (Storm Inlets, Driveways, Sidewalks, Trees, Patios, etc.)
 - 3.13 Culvert Dimensions and Invert Elevations (if Applicable)
 - 3.14 Curb Box Location and Dimensions
 - 3.15 Sanitary Service Location with Dimensions
 - 3.16 Water Service Location with Dimensions
 - 3.17 Final Grading along abutting property Lines
 - 3.18 Elevation of lowest floor drain connected to the Sanitary Sewer
 - 3.19 Lowest adjacent Grading Opening (Top of Window Well or Bottom of Other Basement Window that is not an Escape Window)