

## VILLAGE OF NORTHBROOK

DEPARTMENT: PUBLIC WORKS / DEVELOPMENT & PLANNING SERVICES

SUBMITTAL GUIDELINES: RESIDENTIAL DEVELOPMENT

DOCUMENT: AS-BUILT ENGINEERING DRAWINGS

REVISED: JAN 2025



This handout has been prepared by Development & Planning Services to assist with providing applicable requirements for submitting “**As-Built**” engineering drawings for Village approval. As-built drawings are to be submitted to Development & Planning Services, to the attention of the Public Improvements Inspector. Please be advised that a submitted drawing omitting any of the specified items listed result with the drawing being “**UNAPPROVED**” until appropriately addressed. As-built drawings are required to be submitted and approved prior to the scheduling of final engineering inspection and issuance of a Final Certificate of Occupancy. As-built drawings must be ***signed/sealed, and dated by the original design professional engineer.***

### GENERAL ENGINEERING SHEET CONTENT & LAYOUT:

- As-built information is to be **superimposed over the approved engineering site grading, utility and cross-section drawings** for staff to verify if site improvements were constructed per the approved engineering plan.

### IMPERVIOUS COVERAGE CALCULATIONS:

- A detailed tabulation of the resulting impervious coverage on-site needs to be provided. This information is to be shown in a tabular format **Existing, Proposed, and As-Built** with individual areas for building footprint, driveway, patio, pool, service walks, etc. in order to be easily checked by staff. In addition, the impervious coverage totals from the initial approved engineering drawings must be provided. The drawing also needs to confirm that the 30% area coverage of the driveway within the front yard has been met accordingly. All hard surfaces must be dimensioned.

### FINISHED GRADING PLAN:

- The plan must provide one-foot contours along with all applicable spot elevations confirming adequate drainage of the site, according to the Site Development Plan that was approved for permit. This would include:
  - Swale flowline and common property line elevations at minimum 25 ft. increments along with directional flow arrows.
  - Flowline elevation at each cross-section delineated on plan view
  - Indicating the Top-Of-Foundation (T/F) and Finished Grade (F/G) elevation
  - Depicting any/all brick ledges and/or steps in the foundation
  - Confirming the safe overflow route on-site with **bold arrows**
  - As-built stormwater detention volume calculations (signed & sealed, if applicable)
  - Post-Construction Elevation Certificate to be provided for Staff review (If applicable)

### SIDE YARD CROSS-SECTIONS:

- Provide (5) five “As-Built” side yard cross-sections confirming conditions of approved plans have been met;
  - (1) Front face of building
  - (2) Center of building
  - (3) Rear face of building
  - (4) 25 feet to rear of building
  - (5) 25 feet from front of building
- Each cross-section shall include:
  - Elevation at the swale flowline
  - Elevation at the respective lot line
  - Finished grade elevation at the foundation
  - Pre-existing profile prior to the development

### DEPICTION OF UTILITIES:

- The plan shall portray all utilities (storm, sanitary, water) including material type, diameter, direction of flow, rim/invert elevations, and slope as they were constructed on-site, as well as location (alignment).
- The plan must also identify the:
  - Sump pump discharge location
  - B-Box location
  - Sanitary clean-out location
  - Underground stormwater drainage structures/detention (if applicable)

#### DRAINAGE CERTIFICATION SIGNATURE BLOCK:

- The plan shall have upon it a signature block located at the lower right-hand corner of the drawing signed/sealed by a licensed professional engineer with accompanying statement that reads: **“I hereby certify that the “As-Built” condition as depicted upon the plan will not adversely impact the subject property, the surrounding properties or the public right-of-way with respects to storm water drainage, and that a safe overflow route for storm water has been established.”**

#### ELECTRONIC VERSION:

- After final approval please submit an electronic copy of the approved As-Built plans to the Public Improvement Inspector either on a flash drive or via email.