

**CITY OF AVON LAKE
TECHNICAL SPECIFICATIONS FOR
A GRADING PLAN FOR PERMIT**

1. Present on 8-1/2"x11" (minimum) bond paper, but no larger than 11"x17"
2. Use an appropriate scale to fill the sheet
3. Draw lines in black
4. Use no photographic stick-ons
5. Draw to professional standards and reflect grades shown on improvement plans or previous records
6. Show permanent parcel number(s) of property
7. Show sanitary and stormwater lateral and water service locations (no clean-outs or gas/water shutoffs are permitted within driveways or sidewalks)
8. Show the following:
 - a. Sublot number(s)
 - b. North arrow and scale
 - c. Property lines
 - d. Right-of-way with edge of pavement, sidewalk, driveway and apron, and high points
 - e. Storm and sanitary manhole locations (if any), with rim elevations, in right-of-way on building-side of the street
 - f. Water valve and curb stop locations (not in driveway or sidewalk)
 - g. Fire hydrant locations
 - h. Storm inlet locations (if any), with rim elevations
 - i. Adjoining property spot elevations at, and up to ten feet from, property lines
 - j. Spot elevations (existing and proposed) at all property corners, high points, swales, and grade changes
 - k. Footprint of building(s)
 - l. Dimensions-including building size, distance from building to all property lines, and size and type of drive and apron
 - m. Front, side, and rear yard setbacks (with dashed lines)
 - n. Finish grade at building(s) perimeter
 - o. Elevation of top of footer(s) (Elevation of footer for slabs and garage areas must also be shown)
 - p. Elevation of garage floor
 - q. Elevation of first floor
 - r. Elevation of basement floor
 - s. ***Bench mark notation must be show. Provide a bench mark within 200 feet of property***
9. Do not include structures and valves in paved surfaces, especially sidewalks and aprons
10. Show sidewalks as four feet wide, per City standards, located one foot from the property line in the right-of-way

Note: After the footer forms are installed (but before the placement of concrete in them), the builder of the structure will provide certification in writing to the Engineering Department, by a City-licensed contractor, that the footers are properly located horizontally on the lot and that the elevations of the top of the footer forms are in agreement with the values shown on the grading plan permit).

Prior to the final grading inspection and the issuance of a certificate of occupancy, the builder will provide and as-built plan of the grading of the lot and the building location to the Engineering Department. The as-built grading plan will conform to the grading permit.