

CITY OF BERKLEY

RESIDENTIAL GRADING PLAN REVIEW CHECKLIST

Address:

Permit #:

Date:

General			
	1	Obtain all applicable building and utility permits from the City of Berkley Community Development Department.	
	2	Obtain a soil erosion (SESC) permit from Oakland County (WRC), verify if applicable	
	3	Reference Design MISS DIG ticket number	
	4	It is the responsibility of the contractor to have utilities located prior to construction.	
	5	Sheet size: 11"x17" or 8.5"x14"	
	6	Scale appropriate to sheet size (1"=20' is typical)	
	7	Date or revision date, include revision notes	
	8	North arrow	
	9	Benchmark based on U.S.G.S. datum located within 100' of the lot	
	10	Builder/Applicant company contact	
	11	Engineer company contact	
	12	Sealed by a registered professional engineer or surveyor	
	13	Address and legal description of the parcel	
	14	Property lines with dimensions and bearings. Depict found or set irons at corners	
	15	Show distances and setbacks, per Zoning Ordinance	
	16	Label street name, ROW width, ROW lines	
	17	Show adjacent properties and addresses	
	18	Show all existing and proposed trees	
	19	Location of silt fence, mud mat, catch basin filters, and any other soil erosion items	

Utilities			
	20	Show all existing and proposed utilities and easements	
	21	Show all existing leads including water service, sanitary lead, and sump lead	
	22	The existing sewer lead must be abandoned (cut & capped) within 2' of the main	
	23	Proposed water service (min. 1" type-K copper or blue HDPE SDR-9)	
	24	Proposed sanitary lead (6" PVC SDR 23.5 or PVC Sch-40) at minimum 1% slope	
	25	If applicable, show the location of proposed sump discharge pipe (4" PVC Sch-40). Sump pump discharge shall surface drain to yard swales	
	26	If necessary, sump may discharge into a proposed storm structure (inlet, CB, etc.) on the lot. A 2" diameter 'restrictor pipe' is required for at least 10' out of the structure. See Detail A: Sump Discharge Line	
	27	Roof and gutter downspouts may not connect to the sewer system. They must surface drain to yard swales. Show proposed downspouts and discharge locations	
	28	The applicant is responsible for all fees associated with the new utility connections including roadwork and restoration. Contact DPW prior to any work in the ROW	
Grading			
	29	Proposed final grade of the lot shall not negatively impact drainage on adjacent lots	
	30	Show existing grades and drainage within 25' of the lot	
	31	Finished grade elevations for all structures and pavement within 25' of the lot	
	32	Match existing elevations along property lines and lot corners	
	33	Show proposed drainage on the lot - spot elevations, high points, swales, slopes, arrows	
	34	Ground slope and swales shall be a minimum of 1%	
	35	Swales must be a minimum of 0.5 feet below the lower adjacent house grade	
	36	Finished grade elevations at corners of house and adjacent houses	
	37	Top of curb elevations in line with property lines	
	38	Top of pavement elevations for sidewalk at property lines and at driveway (2% max.)	
	39	Top of pavement elevations for driveway	
	40	Finished grades for all structures, rims, hydrants	
Pavement			
	41	Driveway & approach shall be designed per Zoning Ordinance Section 9.05	
	42	Minimum driveway width on the lot is 9'	
	43	Approach must have 2' flares on each side (minimum width at curb is 13')	
	44	Approach (including sidewalk flares) shall be 6" concrete over 6" compacted class II sand	
	45	Maximum slope of the driveway and approach is 8%	
	46	Show width, material, and slopes of pavement	
	47	Sidewalk shall be 4" concrete (6" through driveway) over 4" compacted class II sand	
	48	Sidewalks must be constructed according to ADA standards. Maximum cross-slope of finished sidewalk is 2%	