



Residential As-Built Requirements

Engineering Office, City of Valparaiso

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General:

- Minimum plan sheet size 11" x 17"
- P.L.S. Sign, Seal and Date
- Graphic scale, north arrow and legend
- Address, legal description, lot number, subdivision name, phase/unit number, zoning of site
- Any difference of over 0.5 feet either vertically or horizontally between proposed and actual shall be highlighted

Parcel, Building and Site:

- Parcel boundary with dimensioned property lines
- Area of lot or parcel
- Public right-of-way, including sidewalks, curbs, gutters, alleys, etc.
- Easements - access, utility, drainage, natural preservation etc. - include location and size
- Front, side, rear yard setbacks
- Building/structure footprint with dimensions and tied to property lines
- Driveway (with width at curb and property line), parking and vehicle circulation areas
- Sidewalks (width and maximum cross slope)
- If applicable, ADA ramps (width and cross slope)
- All other impervious areas
- Storm inlets and sanitary manholes on or nearby the parcel
- Water and sewer service tap locations

Elevations, Grading and Drainage:

- Elevations of finished grade of main floor and garage
- Elevations of finished grade at house corners
- Elevations of finished grade of top of curb or edge of pavement
- Elevations of finished grade of lot corners
- Elevations of finished grade along side lines of lot
- Spot elevations around lot or parcel to show lot/parcel grading
- Finished drainage patterns of lot (drainage arrows)
- Elevations of finished grade of adjacent houses at building corners (if no improvement "Vacant")

Others:

- Percent of lot coverage (house, patios, sidewalk, driveway, etc.)
- Existing ground cover
- Certificate of "Future Compliance" must be noted on As-Built drawing if winter conditions do not allow final grading and seeding