

City of Bloomfield Hills Grading Ordinance Checklist



7.5-2. General grading requirements

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| <input type="checkbox"/> | 1) Improvements should fit existing site conditions. | <ul style="list-style-type: none"> Account for drainage, topography, and natural features. |
| <input type="checkbox"/> | 2) Grade changes should be limited to two (2) feet. | <ul style="list-style-type: none"> Excessive grading for a walkout, daylight windows, etc. is prohibited. |
| <input type="checkbox"/> | 3) Drainage properly discharged offsite. | <ul style="list-style-type: none"> Using existing drainage course. Large developments shall provide detention/retention. |
| <input type="checkbox"/> | 4) Upstream drainage not restricted. | <ul style="list-style-type: none"> Must pass through at same rate/volume as before construction. |
| <input type="checkbox"/> | 5) Drains without standing water. | <ul style="list-style-type: none"> Unless specifically designed for detention/retention. |
| <input type="checkbox"/> | 6) Proposed grading meets abutting property lines elevations. | |
| <input type="checkbox"/> | 7) Sump pumps, roof conductors, gutters, and downspouts discharge to established water course or to storm drain. | <ul style="list-style-type: none"> When not available may discharge onto ground no closer than 25 feet from the nearest property line. Existing drainage lines that connect to the sanitary sewer must be disconnected. Downspouts can not connect to footing drains or sump pump system. |
| <input type="checkbox"/> | 8) Side yard swales must be at least one and one-half (1½) feet below adjacent building. | |
| <input type="checkbox"/> | 9) Rear-to-front drainage may drain the lot in question when rear yard drainage is not practical. | |
| <input type="checkbox"/> | 10) Retaining walls shall be no higher than three (3') feet. | |
| <input type="checkbox"/> | 11) Patios shall be a minimum of (6") inches higher than surrounding grades. | <ul style="list-style-type: none"> Sunken patios are prohibited. |
| <input type="checkbox"/> | 12) Easements shall be provided over existing and proposed public utilities, roads, or drainage courses. | <ul style="list-style-type: none"> Show existing easements. |
| <input type="checkbox"/> | 13) Properties served by on-site septic system are required to connect to sanitary sewer if available. | <ul style="list-style-type: none"> Applicant must obtain all necessary permits and approvals. |

7.5-3. Specifications of grading plans

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| <input type="checkbox"/> | 1) The plan shall be submitted on 24" x 36" sheet paper |
| <input type="checkbox"/> | 2) Use a scale of not less than one inch equals fifty feet (1"=50'). The scale of one (1) inch equals twenty feet (1"=20') is preferred. |
| <input type="checkbox"/> | 3) Show the date, north arrow, scale and location map shown. |
| <input type="checkbox"/> | 4) List the name, address and telephone number of the owner and the engineer. |
| <input type="checkbox"/> | 5) Specify the bench mark description and location used for the development on United States Geological Survey (USGS) datum. |
| <input type="checkbox"/> | 6) Provide the legal description of the property and include a statement affirming that the property has been surveyed and the boundary corners of the property have been located and marked. |
| <input type="checkbox"/> | 7) Show the dimensions of all property lines. |
| <input type="checkbox"/> | 8) Show the location and widths of right-of-way of all abutting streets and any driveway locations abutting the |

street.

- 9) Properly show and label all required zoning setbacks.
- 10) Provide the location of all existing and proposed structures on the subject property and all existing structures within (50') feet of the subject property with tie dimensions.
- 11) Provide the location and elevation of all existing and proposed driveways, parking areas, fences, landscape walls, retaining walls, pools, patios, decks, wetlands, ponds, streams, woodlots, floodplains, sidewalks, signs, lighting, and easements on the property.
- 12) Note existing features to be removed or demolished.
- 13) Show the existing and proposed ground elevations to the nearest tenth of a foot on a twenty-five foot by twenty-five foot grid or by contours at one-foot intervals, including surrounding properties within 50' of subject property.
- Limited to area necessary for construction of structure and related utility and drainage improvements.
 - Mass grading of site is not permitted.
- 14) Provide the elevation data, to the tenth of a foot, for the proposed structure.
- Finished floor elevation for new structure set within two (2') feet of finished floor elevation for existing structure.
 - Finished floor elevation of new structure not to exceed average finished floor elevation from adjacent homes except when highest/lowest house on street.
- 15) Provide the Finished floor, finished grade, brick ledge, basement floor, and garage elevations for the existing structure.
- 16) Show the brick ledge elevations around proposed structure.
- 17) Detail the proposed method of drainage shown for property.
- Elevations shown for swales
 - Size, length, slope, inverts, and elevations provided for storm sewer.
- 18) Show the direction of overland yard drainage indicated with arrows.
- 19) Show the location, top and bottom grades, and detail of any existing and proposed retaining or landscape walls.
- 20) Provide volumetric calculations shown for any required detention or retention.
- 21) Show the location and size for all utility (water, sanitary, sump pump, and downspouts).
- Include the location, size, and material.
 - Include location of any gas, electric, cable, telephone, etc. on the property.
- 22) Show the location, type, and provisions for the installation and maintenance of the on-site soil erosion control measures.
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7.5-4. Foundation Certificate.

After placement of the foundation and prior to backfilling, a written certification from a licensed, registered surveyor or engineer, shall be submitted to the City. It should include a general statement certifying that the first floor, basement floor, walkout, garage floor, and brick ledge elevations and horizontal placement of the foundation are properly set and conform to the approved grading plan.

7.5-6. Final grading approval.

- a) As-built plans shall be submitted to the City at least ten (10) business days prior to request for a final grading inspection. The As-built grading plan shall include all information as required for grading plan approval.
- b) Upon completion of the work in accordance with the approved grading plan, the owner or developer shall request a final approval of the site.
- c) Note: City Ordinance requires that the final grading plan be approved before a Certificate of Occupancy may be issued.
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