

Joint Committee on Administrative Rules
ADMINISTRATIVE CODE

TITLE 68: PROFESSIONS AND OCCUPATIONS
CHAPTER VII: DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
SUBCHAPTER b: PROFESSIONS AND OCCUPATIONS
PART 1270 ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989

Illinois Topographic Surveying and Mapping Standards (Effective January 6, 2023)

- 1) A topographic survey or topographic map is a delineation of horizontal and/or vertical locations of the existing natural or man-made features of a portion of the earth's surface, subsurface or airspace and the graphic representation of the results of the delineation. Topographic survey and map are defined as below:
 - A) **Topographic Survey**
A topographic survey made using accepted terrestrial or GPS surveying methods or using indirect surveying methods such as photogrammetry, light detection and ranging (LIDAR) or unmanned aerial vehicles (UAVs or drones) performed in conjunction with a boundary survey or ALTA/NSPS Land Title Survey depicting land boundaries shall be entitled "Boundary and Topographic Survey" or "ALTA/NSPS Land Title and Topographic Survey", and shall be subject to the current minimum standards established for the ALTA/NSPS Land Title Surveys or Boundary Surveys by this Part, except where differing federal, State or local laws, ordinances or rules may be more stringent.
 - B) **Topographic Map**
When topography is acquired using accepted terrestrial or GPS surveying methods, or using indirect surveying methods such as photogrammetry, light detection and ranging (LIDAR) or unmanned aerial vehicles (UAVs or drones) and is not performed in conjunction with a boundary survey or ALTA/NSPS Land Title Survey; boundary lines and boundary data shall be shown as needed/or as deemed necessary by the surveyor. The source of the land boundary information along with the statement that “this professional service does not constitute a boundary survey” shall be shown on the topographic map and placed near the surveyor’s certificate and seal.
 - i) When the position and/or extent of a topographic map is not defined by land boundaries, enough information must be shown on the survey to enable the client to locate the topographic map on the ground.

- ii) A licensed professional engineer knowledgeable in topographical mapping may perform a topographic map specific to his/her design project. A licensed professional engineer may not, however, offer topographic mapping services independent of his/her specific design project.
- 2) **Positional Accuracy**
The horizontal and vertical positional accuracies for topographic surveys and topographic maps shall be in accordance with the most current model standards for topographic surveys or topographic maps as published by the National Society of Professional Surveyors (NSPS).
- 3) **Information Research Required.** Sufficient information to perform the topographic survey or topographic map shall be furnished by the client or his/her agent or obtained by the surveyor by agreement with the client. The following appropriate factors must be evaluated by the surveyor.
- A) A specific description of the survey site, along with designated areas outside the actual survey site where topographic information is required.
 - B) The location, description, datum and elevation of all benchmarks to be used for the survey. The datum should be based on a nationally accepted datum whenever practical, unless instructed otherwise by the client or as mandated by a governmental organization having jurisdiction in the area the survey is located.
 - C) The location and description of all horizontal control points to be used for the survey.
 - D) If contour lines are required by the client, the contour interval should be agreed upon by the surveyor and client.
 - E) Location and elevations of utilities is often an important part of a topographic survey. The surveyor and client shall agree which utilities are to be located and what information on each utility is to be shown.
- 4) **Field Requirements**
- A) All surveying instruments shall be kept in proper adjustment and calibration.
 - B) The surveyor may apply procedures that most efficiently meet the requirements of the client without sacrificing the accuracy of the acquired information.
 - C) All field data, including electronic field notes, shall be retained by the professional land surveyor in a legible and orderly fashion that will be understandable to other surveyors.

- 5) Plats. On all topographic surveys and topographic maps, the completed plat shall be drawn on a stable and durable medium with a minimum size of 8½" by 11" and shall contain the following:
- A) Firm name, address and registration number.
 - B) Professional land surveyor seal, signature, date of signing, and license expiration date.
 - C) "This professional service conforms to the current Illinois minimum standards for a topographic survey or topographic map." This statement shall be placed near the professional land surveyor seal and signature.
 - D) Client's name.
 - E) North arrow.
 - F) Date of completion of field work.
 - G) Scale as agreed upon by surveyor and client.
 - H) Location and elevation of any reference benchmarks or site benchmarks at or near the survey shall be shown, and the datum noted.
 - I) Legend for all symbols and abbreviations used on the plat.
 - J) If elevation points are to be shown, such elevations shall be shown to the nearest one-hundredth of a foot on hard surfaces and to the nearest tenth of a foot elsewhere, unless requested otherwise by the client.
 - K) Location and description of horizontal control points used in the survey, which shall be noted and shall be shown on the plat as requested by the client.
 - L) The location of permanent structures, including buildings, retaining walls, bridges, culverts, street or road paving and sidewalks as requested by the client.
 - M) Existing contour lines indicating the relief of the entire parcel, unless required otherwise by the client. Elevation points may be shown at locations requested by the client.
 - N) Location and water surface elevations of lakes, rivers, streams and drainage courses on or near the surveyed parcel, and direction of flow if any as requested by the client.
 - O) If topographic information is to be delivered via electronic media, a suitable format shall be agreed upon with the client. In every case, the surveyor shall also provide

a signed and sealed hard copy drawing or representation of the survey. This drawing shall be the official survey and shall be deemed to be correct and superior to the electronic data.