

VILLAGE OF BANNOCKBURN
LAND GRADE CHANGES

PLAN REQUIREMENT CHECK LIST

Address _____

Any of the following items marked with an "X" indicates a deficiency or an error on the submitted plan and must be added or corrected on the resubmittal.

- _____ 1. The original topography must be certified by a Professional Engineer or Land Surveyor, registered in the State of Illinois.
- _____ 2. The grading plan and report stating that "the proposed grade change must not violate provisions of Section One of Bannockburn Ordinance #82-4" and must be sealed by a Professional Engineer registered in the State of Illinois. This statement must be shown on the grading plan.
- _____ 3. Upon request from the Village Engineer the plan submittal must include drainage calculations including storm water detention of excess surface water. Detention basins to be sized in accordance with the Lake County Storm Water Management Ordinance.
- _____ 4. The plan must be drawn at a scale of not less than one (1) inch equals thirty (30) feet. North arrow and adjacent street names must be shown (work within State or County R.O.W. requires separate permit from same). Three (3) copies of the plan shall be submitted.
- _____ 5. USGS benchmarks must be used and the benchmark used must be indicated. When property is adjacent to flood plains, FEMA benchmarks must be used or datum elevation stated.
- _____ 6. The plans must show spot elevations at lot corners and at twenty-five (25) foot intervals along the property lines or along the perimeter of the area to be regraded or landscaped.
- _____ 7. The plan must include information on adjacent properties showing contours, drainage courses, structure locations, and foundation elevations within fifty (50) feet of the subject property.
- _____ 8. The plan must show the elevations and location where drainage courses cross the property lines.
- _____ 9. The plan must show existing contours for the entire tract on one (1) foot contour intervals, or one-half (0.5) feet contour intervals if the average slope of the tract is two (2) percent or less.
- _____ 10. The plan must show proposed contours at the same contour interval as required in Item 9.
- _____ 11. The plan must show proposed building top of foundation elevation; elevations of all entries; and elevations of proposed finished ground grade at all significant points around the proposed building. The plan must show total lot area and total planned impervious surface of house, drives, patios, decks and any other impervious surface.
- _____ 12. The plan must show proposed driveway location and gradients. One driveway per lot. Maximum drive width at the street line shall not exceed twenty (20) feet. Pavement in parkway to be fifteen (15) feet from mature trees and five (5) feet from small trees. Every driveway having ditch drainage shall use a twelve-inch diameter or larger RCP culvert. No driveway closer than 15 feet from side lot line. An 8-inch crushed stone base must be installed for the driveway apron and drive leading to the future house prior to issuance of a building permit.
- _____ 13. Exact tree locations and tree diameters are to be identified on the plan.

- _____ 14. The plan must show all proposed connections to public sewers and must include invert elevations, size, and location of public sewers. Four (4) or six (6) inch PVC, SDR 26, for sanitary services must be used. Cleanouts are to be installed at 150-foot intervals. There shall be at least one cleanout on each sanitary service line. The minimum deflection permissible at any one (1) fitting shall not exceed 45 degrees (one-eighth (1/8) bend). The maximum deflection of any combination of two adjacent fittings shall not exceed 45 degrees (one-eighth (1/8) bend) unless a straight pipe of not less than two and one-half (2 1/2) feet in length be installed between such adjacent fittings. All basements must have a sewer ejector and an overhead sewer system. Water services must be one (1) inch minimum with type K copper service and Minneapolis B-box and water meter inside basement. All yard inlets shall be catch basin Type C. All proposed connections to be cored out and saddle or a section of the main replaced with a wye section. No existing services are to be reused. All sewer, water, and gas utilities to be fifteen (15) feet from mature trees and five (5) feet from small trees.
- _____ 15. A note on the plans shall require the Contractor to notify JULIE (1-800-892-0123) for all utility locations prior to excavation.
- _____ 16. The plan must show location of footing drain discharge through a sump pump system and downspout drainage into the storm sewer or drainage system. A sump pump detail showing discharge through foundation above grade shall be provided.
- _____ 17. The plan must include provisions and a time schedule for restoring grass and lawns as well as any required erosion control measures. A minimum of six inches of topsoil, seeding and mulch shall be provided in any R.O.W.
- _____ 18. Plan must show protected tree areas to be surrounded with wood snow fencing to protect the tree root systems from vehicle compaction and damage from underground utility work. This snow fencing to be installed prior to building permit issuance.
- _____ 19. The plan shall show existing grades on four building corners closest to property line for determining average existing grade. Average existing grade shall be shown on plan and maximum building roof elevation shall also be stated.

Additional Comments

- Yes No Stormwater Permit Required
- Yes No Sump Pump Detail

Signature, Village Engineer

Date

cc: Village Administrator
Village Attorney
Village Forester

Village Building Com.
Site Engineer
Owner



STORMWATER MANAGEMENT COMMISSION

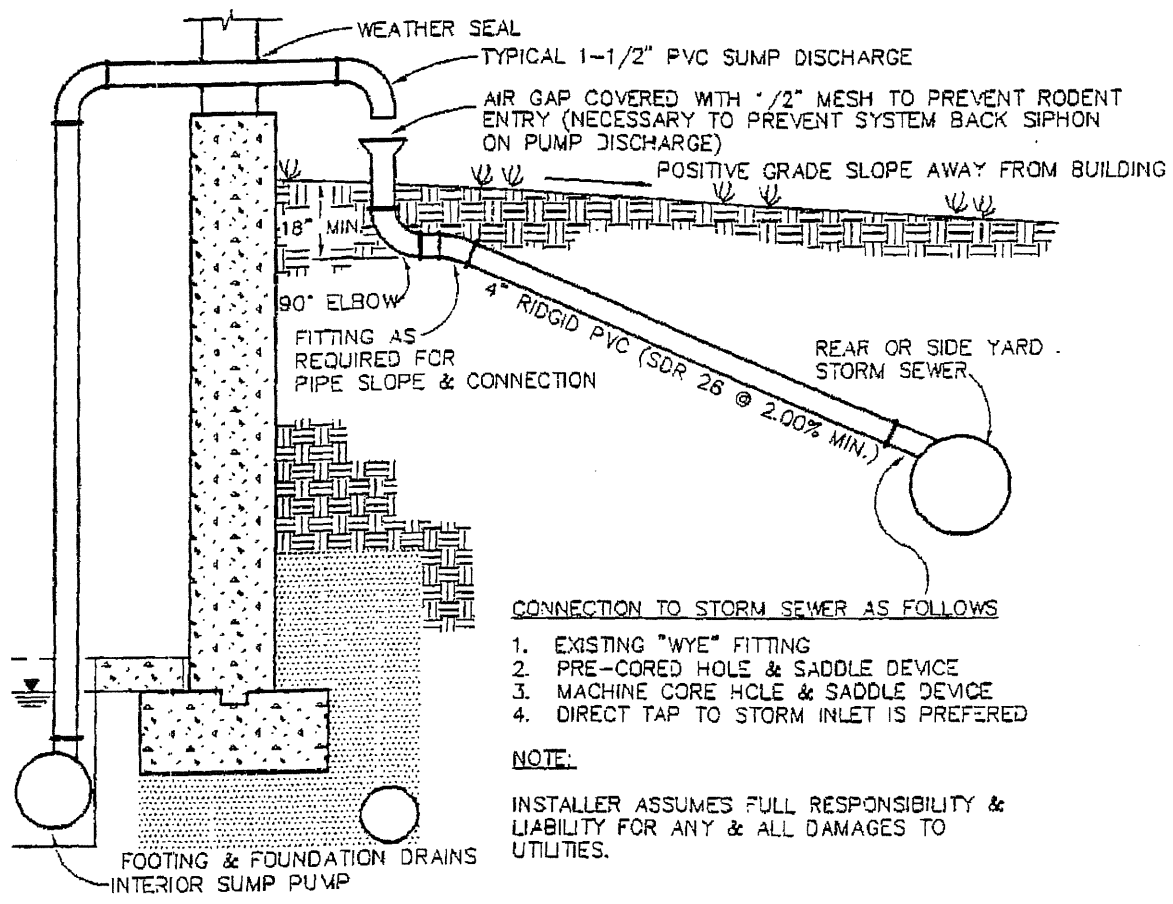
Individual Site Checklist – Single Family Homes

Please provide the following information when applying for a Watershed Development Permit (WDP) for the construction of a single family home, check if addressed.

- _____ Watershed Development Permit Application
- _____ Site location map indicating proposed development, subdivision, and lot number
- _____ A single sheet grading plan which includes:
- Property limits
 - Existing and proposed contours in 1 or 2 foot intervals; USGS datum or elevations tied to a benchmark on plans is required if the lot contains Regulatory Floodplain
 - Lowest floor elevation (including basement) for all structures
 - On-site waste disposal system location, if applicable
 - Well location and depth, if applicable
 - Stormwater conveyance systems (culverts, storm sewers, etc.)
 - Deed or plat restrictions, building setbacks and open space conservation areas
 - Easements, wetlands, streams, or detention facilities in vicinity of lot
 - Sediment and Erosion Control Practices
 1. Silt fence at the downslope of all disturbed areas.
 2. Erosion control for areas subject to concentrated flows or steep side slopes.
 3. Additional measures may be required

Richard A. Welton, Chairman

Ward S. Miller, Executive Director



CONNECTION TO STORM SEWER AS FOLLOWS

1. EXISTING "WYE" FITTING
2. PRE-CORED HOLE & SADDLE DEVICE
3. MACHINE CORE HOLE & SADDLE DEVICE
4. DIRECT TAP TO STORM INLET IS PREFERRED

NOTE:

INSTALLER ASSUMES FULL RESPONSIBILITY & LIABILITY FOR ANY & ALL DAMAGES TO UTILITIES.

SUMP PUMP CONNECTION