Drainage Plan Required

A drainage plan shall be required for construction of any building with an area of 650 square feet or greater and for any grading or landscaping that will change the elevations of a lot. In subdivisions where there is a drainage plan that was completed and approved as part of the subdivision improvement plans, the grading on the lot shall substantially follow the approved plan. For lots where no such grading plan exists the following items make up a checklist of information that will be required to constitute an adequate drainage plan.

1. Person or firm that is preparing a residential drainage plan shall affix the certification (stamp) & signature of an Illinois registered engineer or land surveyor. Other persons may prepare residential drainage plans for submittal by the Builder, provided the plan includes a stamped certification & signature of a licensed professional ensuring existing conditions of the site on the drainage plan at the time of drainage plan submittal.

   The certification shall be of the following form:

   I hereby certify that the elevations shown on this drawing are a true and correct representation of the existing conditions as obtained by field survey on _____, _____ .

   _____
   Name, Registration No. _____

   Existing elevations shall be provided to adequately portray drainage patterns on and adjacent to the parcel for which the drainage plan is submitted. Such existing elevations shall include, at a minimum, existing grades at lot corners, at grade breaks, adjacent top of curbs, ground elevations at on-site and adjacent structure foundations, and elevations at least 25 feet outside the parcel alongside and rear lot lines, ditch flow lines and culverts where applicable, and any storm runoff receiving structure within those limits. Proposed grades shall be shown at lot corners, grade breaks, swales, berms and around the foundation of new structures and anywhere around the structure that the grade changes.

2. Two (2) copies of the drainage plan will be required, each certified, signed and sealed as noted above.
3. Plans can be hand drawn or computer generated and must be drawn to scale (not less than 1” = 40’), plan sheet shall be no smaller than 8 ½” x 11” and include the scale on drawing.
4. Property identification that includes:
   a. Name of plat,
   b. lot number,
   c. address or mete and bounds of description,
   d. lot dimensions,
   e. area of lot.

5. Properly oriented North Arrow.
6. Identify utility easements, if any, along with utility type and dimension. Show utility structures (boxes).
7. Include street names adjacent to proposed site with correct right of way widths.
8. Identify any floodplain, floodway, or wetland delineation information which may affect the site and floodplain elevation.
9. Provide the location, elevation, and datum of benchmarks to be used on the construction site. Include two benchmarks minimum for accurate cross checking.
10. Show locations of new buildings, existing buildings, driveways, sidewalks, etc. Dimensions of the closest point of structure from all lot lines. Show the square footage of the footprint of building including home, garage, & stoop.
11. Include the name and phone of firm submitting the plans.
12. Legends are necessary and proposed and existing grades shall be shown differently.
13. Drainage patterns should flow along the lot lines whenever possible. Lot line grades should not be disturbed in an existing neighborhood without the written approval of adjacent lot owners.
14. Show proposed grades at home or structure and everywhere they change around the foundation. The finished grade of the soil shall slope away from the dwelling at a rate of at least ½" per foot for a minimum of 10 feet, or to the lot line, whichever is less.
15. 15.Minimum slopes:
    a. On grass shall be 1.0% (12" per 100')
    b. On asphalt areas shall be 0.50% (6" per 100')
    c. On concrete areas shall be 0.40% (4 %" per 100')
    d. The Public Works Director and/or Village Engineer may authorize the use of lesser slopes when site topography does not provide adequate relief to employ the above slopes.
16. If a culvert is necessary then provide the diameter, length and type. Show proposed flow line grades at both ends and existing and proposed flow line grades in ditches.
17. Roof water shall be deposited no closer than 4 feet from the base of exterior walls and where possible, not closer than 4 feet to any lot line.
18. Sump pump water shall discharge no closer than 10 feet to any lot line. A sump pump installed in conjunction with the construction of a residential building may discharge to the municipal storm sewer via an approved connection.
19. Erosion control measures shall be detailed on the drainage plan. Erosion control shall be in accordance with the Illinois Urban Manual and maintained through construction until landscaping is completed.