

Site Development Plan Requirements

All site development plans must include:

- The location of all existing and proposed buildings or structures on the property. All proposed structures shall be tied to the property lines.
- Type of foundation (e.g. slab, crawl or basement) with existing and proposed elevations of the basement and first floor.
- All front, side, and rear yard lines and easements on the property.
- The location of all existing and proposed streets, roadways, driveways, easements and rights of way.
- The existing and proposed contours of the site. Contour interval shall be one foot (1') and shall be on NGVD '29 ("U.S.G.S.") datum. The source benchmark must be noted, and a site benchmark established.
- The limits of the Regulatory Floodplain and/or Floodway as defined in the Lake County Watershed Development Ordinance or certification that the property lies outside the Regulatory Floodplain.
- Base Flood Elevations from the currently effective Flood Insurance Study.
- The limits of all wetlands, Waters of the United States or Isolated Waters of Lake County on the subject property, along with the limits of required buffer areas.
- The location of all existing and proposed utilities such as sanitary sewers, water mains, active and abandoned wells, storm sewers (including tiles intended to convey runoff from downspouts and sump pump discharges) gas, telephone and electric lines and meters.
- The location of all existing and proposed drainage to, from and across the site, and culverts and other drainage structures.
- Enough information on those areas abutting or adjacent to the site to show existing drainage patterns and the drainage course that may affect or be affected by the development of the site.
- The location and tag number of all tree growth with a trunk diameter of six inches DBH or greater within 40 feet of the proposed construction limits, together with an indication of those which will be removed. A complete inventory and action plan for all tagged trees shall be submitted concurrently indicating the species, condition, size and action to be taken for each tree. Critical Root Zones (1 foot radius for every inch DBH) shall be indicated for all six inch and larger trees to remain.
- The limits of Protected Woodland areas as delineated on the site and approved by the Village Forester, along with the area(s) of Protected Woodland to be impacted.
- A list indicating the number, size, species and condition of all trees greater than two inches DBH and less than six inches DBH within the proposed construction limits.
- Location of erosion control and protective tree fencing.
- The extent of the areas to be excavated or filled along with information as to the type of ground cover to be planted to prevent erosion.
- Standard Notes
- Standard Details
- Name and address of the owner of the property along with an executed Owner's Certificate.
- Name and address of engineer preparing the plan along with executed Engineer's certificate.

Site Development Guidelines

- All site plans, tree mitigation and landscaping plans, must be prepared at a scale of 1"=20'. Site plans must be certified by a licensed Professional Engineer in the State of Illinois. Six copies of all permit applications, plans, and associated documentation shall be submitted to the Village Building Department.
- For new home construction on previously occupied properties (i.e. tear-downs), the top of foundation (TF) elevation should be set not more than 18 inches above the TF of the previous residence unless particular circumstances can be demonstrated which warrant an increase in the TF to protect the new home.
- Driveways must maintain a minimum 20-foot setback from side property lines (Zoning Ordinance Section 9-2-6-8 and 9-2-6-11).
- All new water services and meters shall be sized per the Illinois Plumbing Code. A complete fixture count for the residence with demand in Water Service Fixture Units shall be indicated on the site plan or submitted with the architectural drawings. 1-1/2" services shall not be substituted for 1-1/4" requirements. All abandoned water services shall require disconnection at the corporation stop and installation of a brass disk in accordance with the standard Water Service detail.
- Sanitary services shall be ductile iron pipe or PVC SDR 26 conforming to ASTM D2241. Indicate slope and invert elevation at connection with sewer main or manhole.
- Buffer limits for wetlands or other protected areas shall be marked in the field with Protected Area markers at 100-foot intervals and all changes in direction. Marker locations shall be indicated on the Site Development Plan and installed as part of the site preparation activities.
- Deed restrictions shall be required for all Protected Areas and associated buffers prior to bond refund.