

## General Drainage Requirements

### 1. House addition

In most cases, a topographic survey is not required. A marked-up plat of survey showing the following:

- Any required/needed sediment protection (such as silt fence) along the downslopes, along with construction location. At times a construction fence is allowed.
- Location and discharge point for all proposed drainlines (sump pump and downspouts). The discharge point for these lines will need to be a minimum of 10-ft from any property line.
- A runoff diversion, such as a swale may need to be shown and installed to direct runoff as to not have a negative impact on drainage for the neighboring property. This may require a detail such as a cross-section be provided.

### 2. Detached Garage

In most cases, a topographic survey is not required. A marked-up plat of survey showing the following:

- Any required/needed sediment protection (such as silt fence) along the downslopes, along with construction location. At times a construction fence is allowed.
- Location and discharge point for all proposed drainlines (sump pump and downspouts). The discharge point for these lines will need to be a minimum of 10-ft from any property line.
- A runoff diversion, such as a swale may need to be shown and installed to direct runoff as to not have a negative impact on drainage for the neighboring property. This may require a detail such as a cross-section be provided.

### 3. Deck, shed, gazebo, patio and pools

Provide location on plat of survey. Proposed structures cannot have a negative impact on the existing drainage for the neighboring properties.

### 4. Fence

Provide location on plat of survey. Those sections of the fence located within an easement will need to be located at least 3 to 4-inches above the existing grades as to not have a negative impact on the existing drainage for the neighboring properties.

### 5. Retaining walls

Retaining walls twenty-four (24) inches or more in height will require the certification of an Illinois Registered Structural Engineer or Architect. Manufacturer's specification sheets will need to be provided on those wall sections that are pre-made (e.g. inter-locking wall system). The required certification may be required for as-built approval.

## 6. Demolition

In most cases, a topographic survey is not required. A marked-up plat of survey showing the following:

- Any required/needed sediment protection (such as silt fence) along the downslopes.
- A note on the survey showing all areas to be demolished (removed), such as structures, driveways, sidewalks and fences.
- Amount of fill to be brought in for restoration (cubic yards).

## 7. Driveway

In most cases, a topographic survey is not required. The driveway cannot impact drainage. A marked-up plat of survey showing the following:

- The driveway can be installed at or below existing grade. A runoff diversion, such as a roll curb may need to be shown and installed to direct runoff as to not have a negative impact on drainage for the neighboring property. This may require a detail such as a cross-section be provided.

## 8. Excavate/Fill

In most cases, a topographic survey is not required. A marked-up plat of survey showing the following:

- Any required/needed sediment protection (such as silt fence) along the downslopes, along with construction location.
- Amount of fill to be added/removed (cubic yards).
- A runoff diversion, such as a swale or berm may need to be shown and installed to direct runoff as to not have a negative impact on drainage for the neighboring property. This may require a detail such as a cross-section be provided.

### *Disclaimers:*

- *If there are any special management areas (including any of the following; floodplain, wetland and wetland buffer) on the property additional permit requirements may be needed.*
- *See Sec.8-128.2 of the County's Building Code for Minimum Plan Requirements*