

**Village of Vernon Hills
Community Development Department
290 Evergreen Drive, Vernon Hills, IL 60061
Phone 847-367-3704 - Fax 847-367-2541 - <http://www.vernonhills.org>**

**ENGINEERING SUBMITTAL REQUIREMENTS
SINGLE FAMILY RESIDENCES**

All engineering site plans submitted for building permit review and approval by the Engineering Department must include the following information. All plans submitted without the following information will be considered incomplete and revisions will be required.

1. Include 3 engineering site plans, and 1 set of building plans.
2. Show the proposed location and top of foundation grade of the proposed building.
3. Show the existing and proposed driveway, service walk, public sidewalk, and patio locations, size and grade. The driveway and apron slope is to be clearly indicated. The minimum acceptable driveway slope is 2%, with a maximum slope of 8%. The driveway apron is to be conformance with Exhibit 34 of the Vernon Hills Code. (Attached) Any proposed improvements to village infrastructure shall conform to current village standards.
4. Show existing and proposed location, associated rim elevation of structures and pipe invert elevations of public utilities (sanitary and storm sewer system, watermain system, street lighting system, and right-of-way improvements).
5. Show existing and proposed locations and size of private utilities (sanitary, water and sump pump service lines).
6. Show existing and/or proposed curb and pavement location and grade.
7. Show top of foundation grade, lowest opening and finished ground line of nearest building on adjoining properties.
8. Show the grading plan of subject lot, showing the elevation and direction of flow of all necessary drainage swales and finished ground lines adjacent to the proposed buildings and storm structures.
9. Show the grading plan and finished ground line at the property line of the subject lot with an overlap of 20 feet minimum onto adjoining lots. The bottom of the brick or frame siding of the house should be 6" above finished grade (ground line) of the house. The proposed grading should not interfere with the natural run-off of surface water. Turf swales shall have a minimum grade of 1 percent. The maximum permissible yard slope is 20 percent.
10. Show proposed sediment and erosion control measures.

11. Show the location and elevation of the benchmark used for the survey.
12. All Special Management Areas (i.e. Floodplains, floodways, wetlands, etc.) are to be accurately located and labeled on the plans.
13. The drawing is to be scaled, with the proper scale indicated, and a north arrow provided.
14. Show the elevation, and distance to the nearest inlet for surface drainage.
15. A Registered Professional Engineer or Land Surveyor shall provide all topographical details and grades. The plan is to be signed and sealed by the Registered Professional.
16. Any trees that are to be preserved on the site are to be shown, including preservation method, the diameter, species and elevation of their bases.

The following are recommended minimum standards that should be used as a general guide:

1. Proposed water service shall be of 1 ¼" type K copper with a required depth of not less than 5.5 feet. Its location must be indicated so as to fall outside the drive and within no less than 10' from the sewer unless otherwise approved by the Plumbing Inspector.
2. Sump pump discharges shall be direct connected to the storm sewers via 4" PVC with an air gap. All connections to the storm sewer shall conform to Exhibit 43 of Vernon Hills Code.