

SCHEDULE OF ENGINEERING INSPECTIONS - RESIDENTIAL

1. **Pre-Construction Inspection** – Before construction of the home begins, all requirements noted on the permit will need to be completed. Typically, this includes items such as the installation of the silt fence and tree preservation measures. The Engineering Department at this time will note condition of the existing infrastructure.
2. **Rough Grading** – Your surveyor will need to stake all the key points shown on your permit plat for grading, these stakes must remain in place for final grading. All construction debris and excess stone must be removed from the rough grade prior to placing topsoil.
3. **Curb Sawcutting** – You will need to identify where the curb is to be cut by placing dots of paint at each end. We will then approve/disapprove of that location prior to sawcutting the curb. It is encouraged to do this as late as possible to minimize curb damage.
4. **Sidewalk** – Your surveyor will need to stake the location and grade of the sidewalk. Prior to framing, a proofroll of the subgrade using a skidsteer will need to be performed. Typical public walk construction shall conform to Exhibit 29 of the Village of Vernon Hills Code.
5. **Driveway Apron** – Prior to framing, a proofroll of the subgrade using a skidsteer will need to be performed, and the Engineering Department for replacement will mark any damaged curb. Construction shall conform to Exhibit 34 of the Village of Vernon Hills Code.
6. **Fine Grading** – The survey grade stakes must be in place and the topsoil groomed to meet the approved grading plan. No plant material may be placed until the fine grade has been inspected. Approval will be subject to acceptance of the lot grading as built.
7. **Temporary Certificate of Occupancy** – The driveway, sidewalk, and topsoil must be placed. These requirements may be waived for winter conditions as long as all life safety concerns have been met.
8. **Landscape** – The front yard and parkway shall be sodded. The rear yard shall be seeded unless otherwise required. Drainage swales may require proper installation of sod or straw erosion control blanket. Some subdivisions require inspection of trees located within the parkway, and/or additional landscaping at this time. As there exists many different developments, each having separate landscaping requirements, the Village Landscape Architect is available to answer any questions.
9. **Full Certificate of Occupancy** – A certified lot grading as built will be required. These grades must be in substantial conformance with the approved grading plan. Two ties locating the b-box from corners of the home are to be included on the as built. Utilities must be adjusted to grade, and all conditions noted on previous inspections completed.

All inspections must be scheduled with administrative assistants 24 hours in advance.