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15-8-1 REQUIRED PLANS

A. It shall be unlawful to alter the grade or drainage on any parcel of land including the installation of any landscape wall or berm located within five (5) feet of any property line, ~~or is 25 feet or more in length, or is higher than 30 inches~~ without a permit issued by the Building Official. An applicant for a grade or drainage alteration permit shall submit to the Building Official drawings and plans ~~in duplicate~~ showing the proposed grade alteration and/or drainage alterations. ~~for examination and approval as to construction, location and use.~~

~~For alterations not requiring storm water management, (single family residence) said~~

B. The required drawings and plans shall meet the following and be certified by a Professional Engineer or Land Surveyor, registered in the State of Illinois:

- Sheet Size - 8-1/2" x 11" minimum.
- Scale 1" = 20'.
- Subdivision Name, Lot Number and Street Address.
- Dimensions for all property lines.
- All easements.
- Building lines.
- North Arrow (Up).
- All elevations shown to U.S.G.S. datum.
- Include the benchmark used (from list of Benchmarks in Engineering Department).
- Existing elevations to be shown:
- All lot corners and midpoints.
- Side yard lot line and low points.
- The Public sidewalk adjacent to the lot.
- Curb and flow line on both sides of the lot.
- Adjacent buildings and garage foundations and midpoint grades.
- Centerline of roadway at center of property frontage.
- Existing one (1) foot contours within lot and extended a minimum of 10' from perimeter to adjacent property.
- Proposed elevations to be shown (in bold or indicate with a "box"):
- Top of the proposed foundations for house (show all multilevel elevations) and detached garage.
- Side yard as well as midpoint grade elevations.
- Arrows indicating the proposed direction of storm water drainage (existing and proposed)

- Side yard summits.
- Phasing of Drainage Work.
- Location of the required area basin with plumbing details how the basin will be connected to the sewer with a minimum of a two inch reducer inlet.
- For commercial or institutional plans provide detailed detention calculations in accordance with the Storm Water Management Ordinance, Article 11 Chapter 3 of the Park Ridge Municipal Code.
- Phasing of Drainage Work.

The following statement shall be shown on the Grading Plan and signed by the owner:

~~"The drainage of surface waters will not be changed by the construction of this building or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the City Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this improvement."~~

C. Proposed elevations or finished grade - that is the top of sod or seed, and the finished dirt grade shall be 2" below top of sod.

~~For alterations associated with additions under 1,000 square feet and accessory structures, the following statement shall be provided and signed by the owner:~~

~~"The drainage of surface waters will not be changed by the construction of this building or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the City Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this improvement."~~

~~For alterations requiring storm water management, said drawings and plans shall meet the following and be certified by a Professional Engineer or Land Surveyor, registered in the State of Illinois:~~

- ~~Sheet Size 24" x 36" minimum.~~
- ~~Scale 1" = 20'.~~
- ~~Subdivision Name, Lot Number and Street Address.~~
- ~~Dimensions for all property lines.~~
- ~~All easements.~~
- ~~Building lines.~~
- ~~North Arrow (Up).~~
- ~~All elevations shown to U.S.G.S. datum.~~
- ~~Include benchmark used (from list of Benchmarks in Engineering Department).~~

~~☐ Existing elevations to be shown (The proposed drainage patters will allow water to flow onto public property or onto the owners site provided it is collected and conveyed into the City's sewer system via a restrictor. All proposed final grades along the rear and side property lines must be equal to or lower than the adjacent property grades and must flow away from adjacent properties):~~

- ~~☐ All lot corners~~
- ~~☐ Side yard lot line.~~
- ~~☐ Public sidewalk both sides of lot.~~
- ~~☐ Adjacent building and garage foundations.~~
- ~~☐ Centerline of roadway at center of property frontage.~~
- ~~☐ Existing contours within lot and extended minimum of 10' from perimeter to adjacent property.~~

~~Proposed elevations to be shown (indicate with "box").~~

- ~~☐ Top of proposed foundation.~~
- ~~☐ Side yard if different than existing elevations.~~
- ~~☐ Arrows indicating the proposed direction of storm water drainage.~~
- ~~☐ Side yard summits.~~

~~☐ Detailed detention calculations in accordance with the Storm Water Management Ordinance.~~

~~☐ Phasing of Drainage Work.~~

~~The following statement shall be shown on the Grading Plan and signed by the owner:~~

~~"To the best of our knowledge and belief, the drainage of surface waters will be detained and released as required by the Storm Water requirements of the City of Park Ridge, and reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the City Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this improvement."~~

~~☐ Proposed elevations or finished grade—that is top of sod or seed finished dirt grade shall be 2" below top of sod.~~

~~(Ord 2005-46, 8/15/05, S24)~~

15-8-2 DRAINAGE

The Building Official shall not approve an alteration in the land grade if, in his opinion or the opinion of the City Engineer, the proposed alteration will cause water to be unreasonably diverted to any abutting or nearby property or alter the existing or natural drainage of the area.
(Ord 2005-46, 8/15/05, S24)

15-8-3 AREA DRAIN

All new single-family homes and additions to homes on lots in neighborhoods where the Building Official has determined that poor drainage causes ponding must install an area drain of a size and design and in a location and manner approved by the Building Official. Unless otherwise approved, the drain shall be located in the rear yard. The area drain shall be properly connected to the sanitary sewer, include a reducer inlet and must have a clean out in every 100 feet of horizontal pipe length. The clean out shall not be located on City property.

15-8-4 STORM WATER MANAGEMENT

All commercial and institutional property shall provide storm water management in accordance with Article 11 Chapter 3 of the Park Ridge Municipal Code.

15-8-5 DOWNSPOUTS AND SUMP DISCHARGES

Downspouts and sump discharges shall be installed in accordance with Article 15 Chapter 6 except as herein provided. The sump pump discharge for any property equipped with an area drain must be directed toward the drain and must terminate no closer than 10 feet from the drain to allow overland flow so water has an opportunity to percolate into the soil before draining into the sewer system.

15-8-6 ACCESSORY STRUCTURES

Accessory structures including but not limited to garages, sheds, fences, planters, landscape walls, berms and landscape borders shall be installed in a manner that does not obstruct the existing or natural grade.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

BE IT FURTHER ORDAINED that the City Clerk is hereby authorized and directed to publish said Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this ____ day of _____, 2007.

VOTE:

AYES:

NAYS:

ABSENT:

Approved by me this ____ day of _____, 2007.

Mayor

Attest:

City Clerk