



VILLAGE OF ORLAND HILLS

Requirements For Grading Plans

When the construction of a structure is proposed on an individual lot or in a subdivision, the information listed below will be required. The following items must be included on all site-grading plans:

1. \$2000.00 deposit is required before any reviews or discussions take place and will be applied toward your permit and/or engineering fees.
2. Location of existing and proposed utility, drainage or other easements.
3. Proposed drainage swales and easements must be clearly delineated.
4. Proposed water retention/detention if required with calculations as required.
5. North arrow and scale.
6. Benchmark, plainly labeled and within 300 feet of the proposed developed lot.
7. Location and size of the proposed building on the lot, with dimensions to the front, rear and both side property lines clearly indicated.
8. Elevations for top of foundation and four property corners.
9. Elevations for the top of existing foundations in the adjacent properties and distances from side lot lines to adjacent structures.
10. A plan showing existing topography/elevations within the lot.
11. Proposed driveway and sidewalk locations and details.
12. Proposed sanitary sewer and water, gas, electric and all utility service locations.
13. Signature and seal of an Illinois registered Land Surveyor or Professional Engineer.
14. Compliance with NPDES Phase II Storm Water Pollution Prevention plan including silt fence location and erosion control methods.
15. Property address, lot number and lot size (all dimensions).
16. Additional information may be required as deemed necessary by Village Staff.

ADDITIONAL INFORMATION

- Four (4) Site and Grading plans must be submitted.
- No street openings will be allowed. Auguring or directional boring methods must be utilized.
- Installation of water and sanitary services shall be done in accordance with IEPA, MWRD, Illinois American Water Company and Village requirements.
- A spotted survey is required when the foundation is installed. No further construction will be performed on that structure until a spotted survey has been submitted and accepted by the Village authorities.
- A final survey (Topo) will be required which includes final grade elevations at the foundation, culvert and inverts (if present), four property corners, all drainage swales, all public utility & drainage easements, sidewalk, driveway, parking lot and all adjacent property structures and elevations between the property corners & the foundation.

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