



Village of Glen Ellyn
Planning & Development Department
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Site Development (Grading) Plan Requirements

An acceptable Site Development (Grading) Plan shall not be in excess of 24" x 36" and must include the following:

1. Completed DuPage Countywide Stormwater Management Application.
2. Benchmark reference, north arrow, scale, legend, permanent parcel number (P.I.N.) and date of preparation of the survey and any revisions. DuPage Countywide Stormwater Management Application/Certification Number should be on all resubmissions.
3. Existing and proposed elevations for property corners, the high or low points, or major break points on all lot lines and swales, to include spot elevations at the front and rear lines of the structure extended. Also top of curb elevations on lot lines extended. Show contours at a one-foot contour interval. Minimum allowable slope for all pervious areas is one percent (1.0%) and for all impervious areas is one-half percent (0.5%). Show existing structures including trees six (6) inches or greater in size. Show window wells with rim elevations specified.
4. A topographic map delineating the upstream tributary area to the site is required when the offsite tributary area exceeds 1 acre. The DuPage County 2-foot topography, available on their website, should be used. Overland flow routes must be shown with a large arrow. Offsite flow calculations may be required to demonstrate that adequate conveyance is available to pass the 100 year flow.
5. The topographic map shall also be used to determine if the subject property is contributing to a downstream depressional area. If the site is tributary to a downstream depressional area, the increased volume of runoff for a 100 year storm shall be stored onsite.
6. The existing conditions on the adjacent lots within 25 feet of the subject parcel including existing or proposed top of foundation elevation where said foundation is or will be within 25 feet of the subject parcel.
7. The locations and rim elevations of all utility structures located within 25 feet of the subject parcel. All utility structures on the subject parcel must be raised to grade. Contact the Public Works Department at 630.469.6756 for utility locations and sizes.
8. All property lines, dimensions, setback lines, buildings and structures with dimensions to all lot lines. Include the dimension between any impervious surface (driveway, sidewalk, etc.) and the property line.
9. Floodplain limits, wetlands and stormwater management facilities within 50 feet of the subject parcel. 100-year high water levels shall be noted. A statement regarding the presence of floodplain onsite shall include referencing the current FEMA FIRM by number and effective date.
10. Location and dimensions of any stormwater systems, including pipe sizes, slopes, drywell locations and dimensions together with connections to onsite or offsite drainage facilities, including inverts of connection points.
11. Locations, sizes and material types of the proposed sanitary and water service lines, proposed B-box locations, and the horizontal clearance between the sewer and water service lines. Contact the Public Works Department at (630) 469-6756 for utility information, material and equipment specifications.
12. Locations and orientations of downspouts and sump pump discharges, as well as any associated underground piping and outlet points. Sump pump discharge outlet should maximize distance to property line; the discharge should flow across 20 feet of the subject property before flowing offsite. Active sump pumps shall be connected to infiltration beds or a storm sewer.
13. Calculations showing existing and proposed impervious areas along with runoff volume calculations for the increased impervious areas. For increases in impervious areas greater than 300 square feet and less than 2,500 square feet draining to adjoining properties, 1.25" of runoff per square foot of increased impervious area shall be used in the calculation. For increased impervious areas greater than 2,500 square feet, all of the proposed impervious area of the site shall be included in the runoff volume calculations, 1.25" of runoff per square foot of the total proposed impervious area.

14. Increased runoff volumes as determined above shall be mitigated through stone infiltration beds, seepage beds, underground storage structures or other best management practice methods. For any stone infiltration areas, a void ratio of 0.36 may be used.
15. Locations, dimensions and materials of retaining walls and fences. For walls greater than 18 inches in height, provide the top and bottom elevations. For walls greater than 3 feet in height, provide structural certification by a licensed structural engineer.
16. Where significant tributary areas drain through a side yard, in addition to flow and capacity calculations, cross-sections shall for the side yard swale shall be provided. Show window wells as applicable.
17. The plan must be in conformance with Article VII of the DuPage Countywide Stormwater and Flood Plain Ordinance, and, the following Erosion Control Notes (as a minimum) must be added to the plans.
 - A. Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.
 - B. Vehicular access to the site shall be restricted to a gravel drive. Said Gravel drive shall be installed before any construction begins above the top of the foundation.
 - C. Any soil, mud or debris that is washed, tracked or deposited onto the street shall be removed before the end of each workday.
 - D. The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.
 - E. If a stockpile is to remain in place for more than three days, then sediment and erosion control shall be provided for such stockpile.
 - F. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.
 - G. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
18. Statement on the plan, signed and sealed by the developer's professional engineer, who must be registered in the State of Illinois, certifying that the development of the subject site in accordance with the site development plan will not increase the amount or rate of run-off so as to adversely affect the quality of surface water draining onto other properties and will not damage other properties.
19. Grading/Soil Erosion Control and Stormwater Facilities cost estimates must be submitted for determination of the required Security. The estimates must include a detailed breakdown for the following.
 - A. Cost of installing and maintaining erosion control devices.
 - B. Cost of establishing sod on disturbed areas.
 - C. Maintenance of construction access to site.
 - D. Daily removal of sediment, debris, etc that reaches the public roadway.
 - E. Cost of any stormwater facilities including but not limited to dry well and storm sewer connections
20. Existing elevations on plan at the four locations described in the definition below and a table showing the four elevations and an average of the four. The average grade is calculated from the grade elevations at the four points where an imaginary line parallel to the front and rear yard setback lines drawn through the furthest front and rear portion of the proposed structure respectively, intersects the required side yard setback lines.
21. Tree Preservation Plan. This plan can be combined with the Grading Plan. Utility conflicts with trees, especially parkway trees, should be avoided.
22. Any new or replacement of public sidewalks and/or driveway approach, for Class II or greater projects (except Class II projects under \$100,000).