

WILL COUNTY LAND USE DEPARTMENT  
GENERAL SITE PLAN REQUIREMENTS

**RESIDENTIAL LOTS**

(See Will County Ordinances for Specifics)

Show the following:

- \_\_\_\_\_ Erosion control note and control measures (i.e. depict silt fences, hay bales, etc., on the plan).
- \_\_\_\_\_ Existing topography on site and extending a minimum of 40 feet off site on all sides (contour lines).
- \_\_\_\_\_ Proposed and existing one (1) foot contours with flow arrows.
- \_\_\_\_\_ Proposed building with top of foundation, lowest opening in foundation, and finished floor of garage.
- \_\_\_\_\_ Proposed driveway and parking areas with percent grade.
- \_\_\_\_\_ All adjacent top of foundations within 100 feet of subject site. If vacant, add note stating so.
- \_\_\_\_\_ Method of sewer and water service with locations, including proposed septic fields drawn to scale.
- \_\_\_\_\_ Plan scale between 1"=20' and 1"=50' and North arrow.
- \_\_\_\_\_ All drainage features including swales, storm sewers (show catch basin rim and invert elevations), culverts (show invert elevations) and culvert sizes (with appropriate calculations).
- \_\_\_\_\_ Provide a Will County benchmark. If floodplain exists, a FEMA benchmark shall be referenced. An established subdivision benchmark may be used when floodplain does not exist on the property.
- \_\_\_\_\_ Legal description; P.I.N.; and all structures, lot dimensions and easements must be shown
- \_\_\_\_\_ Professional Engineers Seal and signature.
- \_\_\_\_\_ For lots within subdivisions, provide a copy of the master grading plan if available. If the proposed grading differs, describe in a narrative why the master grading will not be adhered to.
- \_\_\_\_\_ Name, address and phone number of Engineer.
- \_\_\_\_\_ Name, address and phone number of Owner.
- \_\_\_\_\_ Wells, septic fields and septic tanks on adjacent lots (if applicable).
- \_\_\_\_\_ Provide total lot coverage percentage (lot coverage/ total lot area)\*
- \_\_\_\_\_ Drainage Certificate

If Floodplain exists on property, also:

- \_\_\_\_\_ Define floodplain limits with base flood elevations. Add note saying "no stockpiling or filling in floodplain".
- \_\_\_\_\_ Special Use Permit for Floodplain Development (if applicable) 4-6 month process (minimum)
- \_\_\_\_\_ Base Flood Elevations, if approximated (enclose method of approximating and background information)
- \_\_\_\_\_ Label Base Flood Elevation contour(s)

If Wetlands exist on the property, also:

- \_\_\_\_\_ a. Army Corp letter/ permit \_\_\_\_\_ (if applicable).
- \_\_\_\_\_ b. Buffer Zone (75 feet, if applicable)

\* **Lot Coverage:** The area of a zoning lot occupied by the principal building or buildings and accessory structures, including but not limited to driveways.

**General Information:** Army Corps of Engineers 312/353-6400; Illinois Dept of Natural Resources 847/705-4341; Natural Resource Conservation District 815/462-3106; FEMA 312/408-5500. Rev 05/23/00  
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