

VILLAGE OF NORTH BARRINGTON
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MEMORANDUM FROM THE BUILDING AND ZONING OFFICER
FOR WYNSTONE BUILDERS AND ARCHITECTS

TO: Wynstone Builders and Architects
FROM: Kelly Patrick Rafferty, Building and Zoning Officer
DATE: December 19, 1999
RE: Site Plan/Site Grading Plans

Effective January 1, 2000, all applications for building permits for new single-family residences and major additions to be constructed in Wynstone shall be accompanied by five (5) copies of a Site Plan/Site Grading plan prepared, certified and approved by a **professional engineer** registered in the State of Illinois. Site Plans shall include the following:

- Scale of the plan shall be no smaller than one (1) inch equal to 30 feet
- Property dimensions
- All easements of record
- All front, side and rear building lines
- A fixed benchmark which is not likely to be destroyed during construction
- Existing and proposed topographic information based on U.S.G.S. datum at one foot contour intervals and shall extend approximately 50 feet beyond the property lines
- Normal and high water levels of adjacent lakes, ponds, streams, wetlands and other bodies of water
- Location of wetland delineations
- Tree Survey showing the location, species, trunk diameter and condition of every tree six inches (6") in diameter or larger on the property and a Tree Preservation Plan
- Location of all soil erosion and sedimentation control measures with typical details
- Location and footprint of house
- Dimensions to locate house from at least two property lines
- Location of other proposed structures such as decks, gazebos, pools, terraces, etc.
- Top of foundation elevations(s)
- Top of garage slab elevation
- Top of basement slab elevation
- Driveway location, configuration, construction and related grade data
- Finished grade spot elevations of driveway at several locations
- Typical driveway cross section
- Location, material, size and invert elevations of driveway culvert pipe(s)
- Driveway apron/mailbox turnout per Wynstone standard detail
- Existing and proposed grades for all ditches and swales
- Sanitary sewer service path, material, slope, cleanout locations, etc. (SDR26 PVC, 1% minimum pitch, cleanouts at all changes in directions and every 100 l.f.)
- Water service path, size, and material (1" copper, Type K)
- Rim and invert elevations of all storm sewers and structures
- Footing drain, sump pump and downspout discharge location(s)