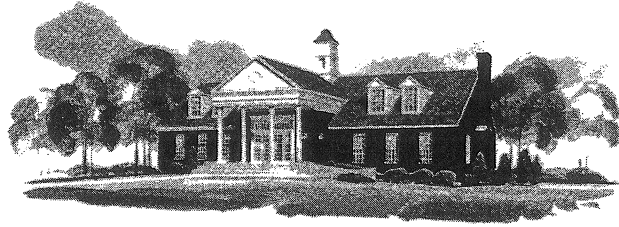


The Village of South Barrington



30 SOUTH BARRINGTON ROAD
SOUTH BARRINGTON, ILLINOIS 60010-9500
(847) 381-7510
FAX (847) 381-0024

SITE DEVELOPMENT PERMITS

- REQUIRED APPLICATION MATERIALS:**
- Permit Application Form TYPED
 - Five sets of Site Development/Grading Plans
 - Plat of Survey
 - \$150.00 Application fee (separate check)
 - \$300.00 Plan Review fee (separate check)

The Site Development Plans are reviewed and approved by the Village Engineer and Building Department before they can be issued; therefore, please allow approximately two (2) weeks for the permit to be issued.

PERMIT CRITERIA:

A Site Development Permit is required whenever **any** filling, excavation, clearing, moving, spreading, shaping, exporting or importing of more than 50 cubic yards of earth, gravel, etc. takes place on any parcel of property within the Village, whether vacant or developed.

SITE DEVELOPMENT DRAWINGS:

A Site Development/Grading Plan must be submitted indicating all work to be done. The Septic Design Drawing may serve as the Site Development/Grading Plan if all work is indicated properly. All Site Development Plans shall conform to the requirements outlined in the Village Private Sewage Disposal Systems Ordinance. The Site Development Plans are reviewed and approved by the Village Engineer and Building Department before a site development permit is issued.

PERFORMANCE DEPOSITS:

1. A split performance deposit of \$1000.00 (\$500.00 each) is required from the General Contractor and owner at the time the permit is issued.
2. No performance deposit money is required if the site work involves septic filling which is required for a building permit that is ready for issuance upon completion of the site work.

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3. In the event that damages result from any construction activity, the deposit will be retained until the problem is resolved to the satisfaction of the Village Engineer or Building Department

SEPTIC FIELD FILLING:

In the event that the Site Development work is for the purpose of septic field filling/recontouring, etc. due to percolation test results, high ground water, or any other site condition, **all septic filling operations must be completed and approved before a building permit can be issued.**

1. The following procedures must be followed whenever the filling is septic related:
 - Apply for and receive a “Site Development Permit”.
 - Install a gravel driveway and culvert pipe from street (no traffic shall cross ditches).
 - Septic Engineer shall stake the fill boundaries and depth.
 - A sample of the fill material shall be analyzed and approved by the Septic Engineer.
 - Septic Engineer shall submit a letter to the Village as to whether or not the fill material has been approved.
 - Provide 24 hours’ notice to the Village prior to the start of any hauling/grading work.
 - Spread new material with a low-pressure machine to the depth specified.
 - Septic Engineer shall inspect the site after the filling is complete and submit a letter to the Village stating whether or not the final grading of the fill is consistent with the plan and grade stakes.
 - A building permit can be issued only when any above listed procedures have been completed and approved by the Village.
2. A new set of percolation tests shall be performed when the following condition(s) exist:
 - In any situation when 12” or more of fill is required on any portion of the septic area.OR
 - In any situation when the percolation test(s) were conducted at a depth less than 18”.
3. All septic fill must be allowed to consolidate in place before a new percolation test or septic installation can be scheduled. The time periods depend on the type of soil imported as follows:
 - Porous Topsoil: 3 months or through a period of considerable precipitation.
 - Sandy Loam: 2-3 weeks and through a period of considerable precipitation.

MISCELLANEOUS INFORMATION:

Absolutely no traffic is allowed on the septic field area. The proposed or anticipated septic field area shall be protected at all times during construction to prevent traffic from entering the septic area. The septic field shall be protected by 4 foot tall, orange, snow fence.

PERMIT FEES: All permit fees shall be paid with separate checks made payable to the Village of South Barrington.