

## Engineer Development Plan Site Review Checklist

Review by Engineer is usually done on Development Plan site for any new development or redevelopment when any land disturbing activity meets any one of these requirements. When there will be one acre or more of land that is disturbed, when the site contains an area of 10,000 or more square feet of total impervious surface, when the site has any land disturbing activity (i.e., clearing, grading, stripping, excavation, fill, or any combination thereof that affects an area of 10,000 or more square feet, or that will exceed 100 cubic yards, and any multi-family developments - because they are required to be review under Section 29-33 for stormwater drainage and detention unlike the exemptions of a single-family dwelling unit under the one acre of land disturbing activity see Section 29-31d2.

1. Plans have been reviewed and approved by Madison County if applicable.
2. Plans have been reviewed and approved by IDOT if applicable.
3. Identify Building Permit Zoning and follow requirements for Zoning identification per Godfrey Ordinance "Zoning Regulations":
  - a. Business - B1, B2, B3 or B4
  - b. Manufacturing - M1 or M2
  - c. Multi-Family construction is to be review (R-5)
  - d. Any Residential Zonings (R1, R2, R3, R4) that meet Section 29-31c or disturbed one acre of land or more
  - e. Special Zone – PUD, PRD, PCD, or PID (These would be review under the subdivision ordinance when they are first proposed). The only Special Zoning that has been accepted by the Village at this time is the PRD. After a PRD's has been developed and the infrastructures have been constructed all building units are then review by Building and Zone for residential construction.
4. Applicable Permits listed in Godfrey's Ordinance Section 29-31b
  - a. *Other relevant permitting.* Before a development permit under this article becomes effective, all required federal, state, and local permits will have been officially approved. The acquisition of these permits shall be the sole responsibility of the applicant. These may include, but are not limited to; section 404 of the Clean Waters Act, section 106 of the National Historic Preservation Act, section 10 of the Rivers and Harbors Act, or permitting required by the Illinois Department of Natural Resources, Office of Water Resources in accordance with the Rivers, Lakes and Streams Act, 615 ILCS, the Soil and Water Conservation Districts Act, 70 ILCS, the Farmland Preservation Act, 505 ILCS the Illinois Groundwater Protection Act, 415 ILCS and the National Pollutant Discharge Elimination System Permit (NPDES) thru the Illinois Environmental Protection Agency, Division of Water Pollution Control. Compliance is also required, but not limited to; the Zoning Ordinance and Land Subdivision Standards of the Village of Godfrey, Illinois.
5. Proposed sewer main extension requires EPA permit. Plans are to be review by sewer department before EPA permit is allowed to be sent to EPA. EPA Permit would require Mayor of Godfrey signature and Alton signature if the sewer system is treated by the City of Alton. Each lateral hook-up on to system will still need to go through Sewer Department for a connection application, on each lateral, which include cost of tap-on fees and Inspections fees which is paid directly to the sewer department and not part of the development fees by the Building and Zoning department. The Engineering and Sewer department is also to be notified 48 hours prior to the start of any construction of the proposed sewer main extension.
6. Proposed Sewer Laterals requires Application from Sewer Department. This application would require tap-on fees and inspection fees which is paid directly to the sewer department and not part of the development fees by the Building and Zoning Department. The sewer department requires 24 hours' notice prior to the excavation and installation of the lateral lines. Also since these are new development and being done by an engineer, we would request for the assume GPD usage to be included and the location of the proposed tie-in to the sewer main.

7. Per Section 29-33 (a) (2)

*Mapping and descriptions:* An existing drainage and proposed drainage plan, for the property and 100 feet surrounding the property at a scale of not more than 100 feet to one inch and including the following:

- a. Property boundary, dimensions, and approximate acreage;
  - b. Building setback lines;
  - c. All existing and proposed structures and sizes;
  - d. "Area in" square feet of existing and proposed impervious surface;
  - e. All existing, or proposed easements;
  - f. All existing, abandoned, or proposed water or monitoring well head locations;
  - g. All sanitary or combined sewer lines and septic systems;
  - h. The banks and centerline of streams and channels;
  - i. Shoreline of lakes, ponds, and detention basins with normal water level elevation;
  - j. Known farm drains and tiles;
  - k. Soils classifications;
  - l. Location, size and slope of stormwater conduits and drainage swales;
  - m. Depressional storage areas;
  - n. Detention facilities;
  - o. Roads, streets and associated stormwater inlets including finished grades;
  - p. Base flood elevation, flood fringe, and regulatory flood way;
  - q. Basis of design for the final drainage network components;
  - r. A statement giving any applicable engineering assumptions and calculations;
  - s. A vicinity map showing the relationship of the site to its general surroundings at a scale of not less than 2,000 feet to one inch (1:24,000);
  - t. Title, scale, north arrow, legend, seal of licensed professional engineer, date, and name of person preparing plans;
  - u. Cross-section data for open channel flow paths and designated overland flow paths;
  - v. Direction of storm flows;
  - w. Flow rates and velocities at critical points in the drainage system (may be included in the supporting documentation);
  - x. A statement by the design engineer of the drainage system's provision for handling events greater than the 100-year, 24-hour runoff (may be included in the supporting documentation); and
  - y. A statement of certification of all drainage plans, calculations, and supporting data by a licensed professional engineer.
8. Additional information to be provided on plans:
- a. Property owner name
  - b. Property address
  - c. Street names
  - d. Right of way widths
  - e. Adjacent property lines/lots, if applicable
  - f. Proposed water system pipe sizes and type, etc.
  - g. Proposed sanitary sewer pipe sizes and type, structures, invert elevations, etc.
  - h. Proposed storm sewer
    - i. pipe sizes and type, structures,
    - ii. elevations of yard drains, invert elevation of pipes,
    - iii. invert elevation at connection to existing sewer system
  - i. Any additional site details
9. All sanitary sewer proposed work and adjustment shall adhere to Standard Specification for Water and Sewer Construction, latest edition
10. All sanitary proposed work and adjustments will be reviewed by the sewer department.