



VILLAGE OF LINCOLNWOOD

# FLATWORK PERMIT & STORMWATER MANAGEMENT

Are you planning a new flatwork (patio, driveway, sidewalk) project? Please review the information and steps provided in this brochure to help plan your project, manage stormwater, and prepare your permit submittal. If you have questions, direct them to the appropriate Village Department via the contact details in the sidebar below.

## 1 GETTING STARTED Impervious Square Footage of Flatwork

Start by calculating the **Additional Impervious Area** of your proposed flatwork:

- If less than 500 SF = Stormwater mitigation is **recommended** (see table below)
- If greater than 500 SF = Stormwater mitigation is **required** (see table below)
- If Total Impervious Lot Coverage remains below 50%, mitigation is **not required**

## 2 ESTIMATING RUNOFF Stormwater Mitigation Thresholds

Next step is to identify your **Mitigation Threshold**, i.e. the volume of runoff your project is likely to add and you may be required to manage based on impervious area:

- Reference the table below to locate your project's Impervious Area in Column A
- Your Mitigation Threshold is listed to the right in Column B

## 3 SELECTING SOLUTION(S) Stormwater Mitigation Methods

The table and footnotes below provide suggested methods and strategies to manage stormwater and meet mitigation thresholds based on additional impervious area. If runoff will be conveyed to the front of the property via a french drain or swale, then there is no requirement to calculate the stormwater volume (Column B).

- 3.1 Ensure volume of selected stormwater technique(s) meets threshold volume
- 3.2 Use pervious pavers for the entire flatwork / new impervious area (satisfies threshold)
- 3.3 Install a french drain, swale or other approved method that flows to a positive outlet
- 3.4 Show diagrams and calculations for rain gardens, sewer systems & multiple techniques

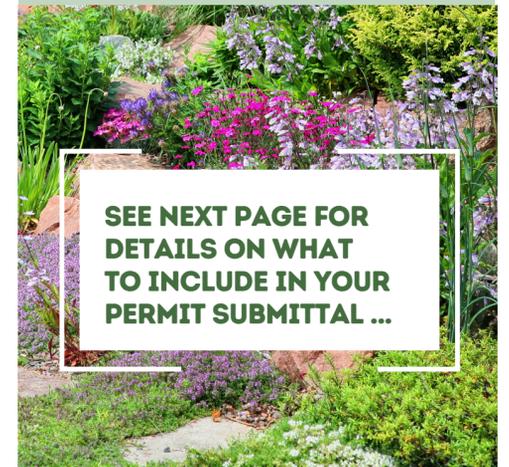
### CONTACT

For questions on **submittal requirements and permit procedures** please contact:

Community Development  
6900 Lincoln Avenue  
Lincolnwood, IL 60712  
e: commdev@lwd.org  
p: 847-673-7402

For questions on **stormwater techniques and mitigation calculations** please contact:

Public Works Department  
7001 N Lawndale Ave  
Lincolnwood, IL 60712  
e: publicworks@lwd.org  
p: 847-675-0888



COLUMN A	COLUMN B	Stormwater Mitigation Techniques					
ADDITIONAL IMPERVIOUS AREA Square Feet of Flatwork	MITIGATION THRESHOLD Stormwater Volume	RAIN GARDEN See 3.1 & 3.4	RAIN BARREL See 3.1	DRY WELL See 3.1	PERVIOUS PAVERS See 3.2	FRENCH DRAIN / SWALE See 3.3	SEWER SYSTEM See 3.1 & 3.4
< 499 SF *	250 Gallons	✓	✓	✓	✓		
500 - 749 SF **	400 Gallons			✓	✓	✓	✓
750 - 1,000 SF **	500 Gallons			✓	✓	✓	✓

\* Stormwater mitigation is recommended

\*\* Stormwater mitigation is required

# 4 PREPARING YOUR SUBMITTAL BUILDING PERMIT CHECKLIST

After you've determined the stormwater mitigation technique(s) you plan to use, you're ready to prepare your submittal! Permit submittals may be hand drawn on a site plan or plat of survey with property improvements noted in **red** or **blue** pen. Applicants must note how they meet their mitigation threshold.

## SUBMITTAL CHECKLIST · DETAILS TO INCLUDE

- Dimensions, Size and Location of Flatwork
- New Impervious Area in Square Feet
- Mitigation Threshold (see table in Step 3)
- Location of Stormwater Management Technique(s)
- Rain Barrel: Number of gallons
- Rain Garden: Length, width, depth
- Dry Well: Number of gallons
- Pavers: Length, width of pavers, depth of stone  
*Non-vehicular (patios): Min of 4-inches of stone req.*  
*Vehicular (driveways): Min of 6-inches of stone req.*
- French Drain: Linear feet of system, outlet location
- Swale: See detail below
- Downspout & Sump Pump Locations
- Disposition of Discharge
- Drainage Flow Patterns
- Regrading Improvements
- Existing and Proposed Contours
- Spot Elevations Relevant to Runoff

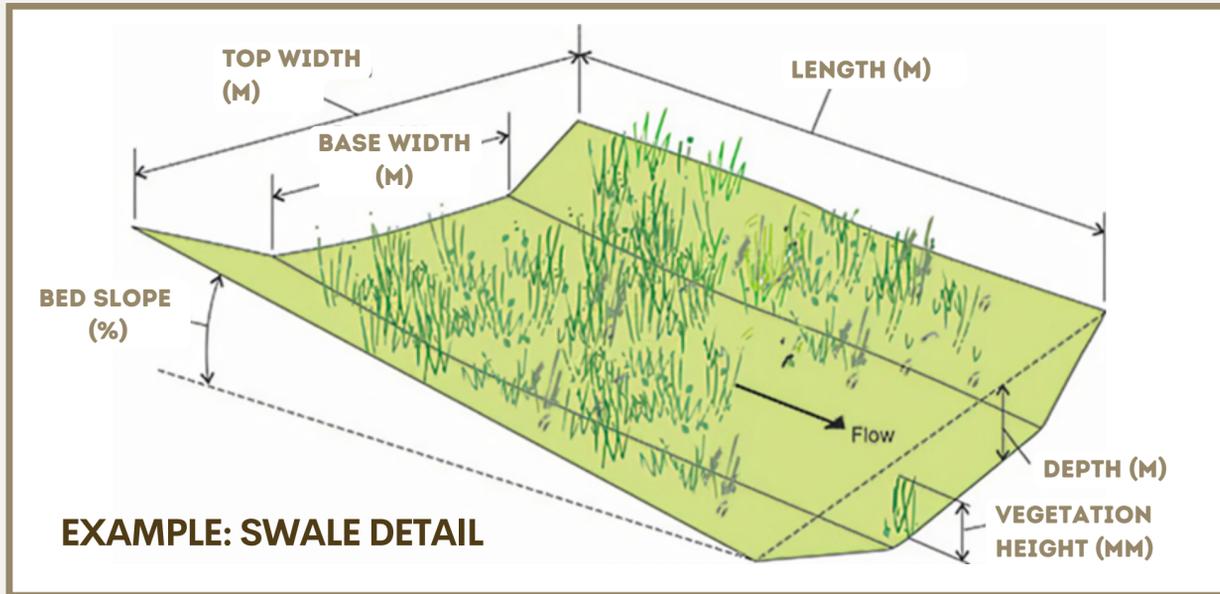
## REGULATIONS & REQUIREMENTS

Projects that negatively impact adjacent properties or block the natural flow of water between properties are prohibited and will not be approved. If impacts are found post-construction, mitigation will be required and may be subject to fines.

Discharge points must be directed away from neighboring properties and located no closer than 5 ft from property lines.

Pop-up drains and dry wells must be a minimum of 5 ft from property lines.

Residential discharge may not be connected to public sewer system.



▲ **Rain Gardens**, soils with high drainage capabilities, and plants, shrubs, and trees that favor large amounts of water can effectively absorb light rainfall.



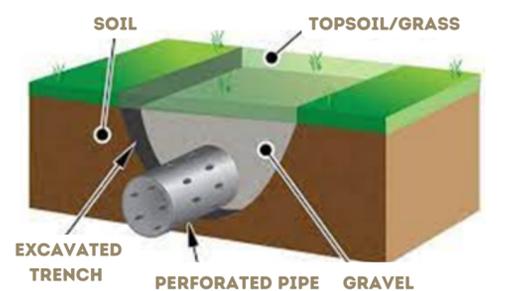
▲ **Rain Barrels** are a common and affordable way to harvest rainwater for use or discharge. They can be installed on most homes and hold ~ 50 gallons.



▲ **Pervious Pavers** are gapped and constructed atop a porous bed to allow for infiltration. They are often designed to hold the first inch of rainfall over their surface.



▲ **Dry Wells** capture water like catch basins but are perforated and surrounded in stone to allow water to infiltrate. They can be installed as part of a system.



▲ **French Drains** move water from one location to another via a perforated pipe surrounded by stone bedding. They typically discharge via a pop-up and can be installed as part of a system.



▲ **Swales** move water to an appropriate location by use of gravity and land contouring. These systems greatly reduce the risk of flooding and require the least amount of maintenance.

# 5 SUBMIT APPLICATION PERMIT PROCESS OVERVIEW



## FLATWORK PERMIT & STORMWATER MANAGEMENT BROCHURE