

Kendall County Health Department Environmental Health Unit

Subdivision Plat Plan Review Requirements

Kendall County Health Department (KCHD), Environmental Health Unit plat approval of a **subdivision proposing to utilize on-site water supply and/or wastewater treatment** is contingent upon the review and approval of the following materials and information as submitted by a professional engineer, architect, or surveyor:

I. Concept Plan Stage

- Natural Resources Inventory (NRI) Report, obtained from the Kendall County Soil and Water Conservation District, showing the location of the property in question and the types of soils found on that property.
- Concept plan showing proposed subdivision of site into individual lots, dimensions of the lots, portion of lots subject to setback, floodplain elevations and easement requirements.
- Information on past and present use of site, existing vegetation, trees, etc.

II. Preliminary Plan Stage

- Submittal of a KCHHS Plat Review Application form and associated review fee.**
- Detailed soil map and the logs of each soil series mapped on the site shall be prepared by the soil classifier and submitted with the report.
- Subdivision map depicting the soil types present by their corresponding boundaries. Mapping is to be coordinated with site topography depicted at one (1) or two (2) foot contour intervals at a minimum and using a 1" = 100' scale.
- Map depicting areas of seasonal high groundwater, limiting permeability, bedrock or other limiting layers as determined by the soil classifier's observations of the soil characteristics. Long-term monitoring wells, approved by the Departments, may be used to supplement this information. Boundaries of the following areas shall be defined and depicted on the soil map:
 1. seasonal high groundwater or other limiting layers at less than 12";
 2. seasonal high groundwater or other limiting layers at 12" to 30";
 3. seasonal high groundwater or other limiting layers at 30" to 48";
 4. seasonal high groundwater or other limiting layers at 48" to 60"; and,
 5. seasonal high groundwater or other limiting layers greater than 60".
- A detailed description and location of the water supply and sewage disposal systems (a primary sewage disposal system and a future expansion system), on each lot, within the proposed subdivision.

* Note: Mechanical private onsite sewage treatment systems may require a minimum lot size of 1 acre, a minimum lot width of 120 feet, and sufficient room between the proposed building sites so that equipment can enter each lot for the purpose of maintaining and/or replacing the mechanical treatment unit.

**Kendall County Health Department
Environmental Health Unit
811 W. John Street
Yorkville, IL 60560
(630) 553-9100, ext. 8026 Fax (630) 553-9603**