

Staff Responses to Council Questions December 2, 2014

9. FIRST READING AGENDA

A & B. Ordinances regarding Stormwater Regulations

What is a dry well?

A dry well is an underground structure that allows stormwater to slowly soak into the ground by passing through a pit filled with gravel. Dry wells are buried completely, so that they do not take up any above-ground area.

What is a flo-well?

A Flo-Well is a brand name of a pre-fabricated dry well. It is made of plastic and uses drain holes in the side of the structure rather than gravel for infiltration. The advantage is that it can hold 2.7 times more stormwater than a dry well in the same space.

Can you provide a specific example of the cost of constructing volume control (use a real case in Downers Grove)?

The costs below were provided in the staff report to SW&FPOC. They were from actual recent Downers Grove construction for the permeable pavement, drywells, & flo-well; the rain garden was from a contractor who does work in the area but not referenced to a specific address.

The cost of providing the additional storage varies with site constraints, volume required, and method chosen. Some recent costs provided by contractors for providing BMPs are:

Rain Gardens: \$15-\$20/cubic foot of storage (includes native plants)

Permeable Pavers: \$40-\$50/CF of storage (includes removal of existing driveway)

Dry Wells: \$20-\$30/CF of storage

Flo-Well Systems: \$95-\$125/CF of storage

The type of BMPs used varies by site, depending on the volume or placement needed to satisfy code requirements. The formula to calculate total cubic feet of storage needed is:

Total New Impervious Area X 1.25

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Therefore, a typical structure adding 1,000 square feet of new impervious area would need 104 cubic feet of storage.

Is the cost of additional civil engineering services included in the estimated cost impacts that were shown in the staff report?

The cost of additional civil engineering services was not included in the cost impacts that were

shown in the staff report. The additional engineering work is minimal and not expected to increase the cost of providing plans.

Are permit applicants already required to use civil engineering services when constructing a new house (grading plans, stormwater run-off calculations, as-builts, etc.)?

Permit applications that include 1,500 SF or more of disturbance are required to provide a topographical survey and engineering plans.

Online Comments

There were no online comments.