



CITY OF BATAVIA

PRELIMINARY PLAN SUBMITTAL

Date: August 2, 2010

SITE PLAN Engineering Checklist

I. Civil Plans- Provide 5 copies on 24"x36" sheets

The plan set shall include the following sheets at a minimum:

Included	N/A	Sheets Titles
<input type="checkbox"/>	<input type="checkbox"/>	Title Sheet
<input type="checkbox"/>	<input type="checkbox"/>	Overall Plan Sheet
<input type="checkbox"/>	<input type="checkbox"/>	Grading Plan
<input type="checkbox"/>	<input type="checkbox"/>	Utility Plan
<input type="checkbox"/>	<input type="checkbox"/>	Miscellaneous Items

The following sheets shall include the information below, at a minimum:

1) Title Sheet

Provided

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and Address of Development
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and Lot Number of Subdivision
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and contact information of Developer/Owner
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and contact information of Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and contact information of Architect
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vicinity Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total acreage of site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of plan preparations and/or revisions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legend (if it does not fit, put on the overall plan sheet)

2) Overall Plan Sheet

Provided

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show floodplain limits.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show wetlands limits.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show water courses.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show floodways.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed parks.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show public open spaces.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show both proposed and existing buildings and structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing easements and dedications, clearly identified, with the width, length, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing streets, street names, width of street, type of curb & gutter, sidewalk, bike paths, historically or archaeologically sensitive areas, parks &



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	other public open spaces, permanent buildings or structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations and sizes of trees 6" diameter or greater.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Items to be removed and/or abandoned. Please provide a legend for removal items.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing encroachments.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street stationing.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed geometrics.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of construction.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of detention basin, must be on separate parcel.

3) Grading Plan

Provided

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography depicted with 1 foot contours, extending 100' beyond the property limits, at a minimum, unless otherwise directed by the Engineering Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands boundaries. Please refer to the ADID (Kane County Advanced Identification of Aquatic Resources), which is located on the City of Batavia website.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label 100 year floodplain, floodway, water courses.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No slope greater than 4:1 allowed; minimum slope is 2%.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approach slope at intersections does not exceed an algebraic difference of 8% within the street.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing overland flood route.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed overland flood route, if not on a roadway, they must be contained in an easement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading must include at a minimum the following:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Spot shots for roadways, including centerline elevations of all proposed roadways where grade breaks exist including all high points, sag points, overland flow routes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii. Spot shots for parking lots, including all high points, low points and overland flow routes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii. T/F grades for buildings.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iv. Contours for detention facilities, berms, hills.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NWL of stormwater management facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HWL of stormwater management facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stage Storage Table with required and provided detention volumes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater management facility location and dimensions.



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Utility Plan – Plan view only, no profile.

Provided

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing utilities extending 100' beyond the property limits, at a minimum, unless otherwise directed by the Engineering Department. Including the location & size within the subdivision and in the adjoining streets and properties of the existing sewers, water mains, culverts, drain pipes and electric and gas utility lines.
			Water Main
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Proposed public water main minimum 8" diameter (Ductile Iron).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii. Locate valve vaults and include size (Watermain up to 8" diameter a 48" valve vault may be used, for main up to 12" diameter a 60" valve vault may be used and for main greater than 12" diameter, a 72" valve vault must be provided).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii. Locate proposed fire hydrants.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iv. Label pipe diameters.
			Sanitary
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Proposed public sanitary sewer minimum 8" diameter (PVC SDR 26, unless less than 6' deep or greater than 15' deep Ductile Iron).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii. Label pipe diameters.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii. Label rims and inverts at major intersections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iv. Indicate possible drop manholes or lift stations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	v. Locate manholes in parkway, 5' behind back of curb.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	vi. Manholes shall be placed not more than 400' apart.
			Storm Sewer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Proposed public storm sewer minimum 12" diameter (RCP).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii. Label pipe diameters.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii. Label rims and inverts at major intersections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iv. Structures shall be placed not more than 300' apart.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All public utilities shall be centered in easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No public utility or landscaping shall be within the influence of stormwater management facilities and overflow routes.

4) Miscellaneous Items (as deemed necessary by the City Engineer)

Provided

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction phasing plan (if known at the time of submittal)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3" x 6" Clear Box near Title Block for City of Batavia Approval Stamp (Required, Should be in a similar location near the Title Block on all sheets)