



SITE PLAN Engineering: Submittal Checklist

I. Civil Plans - Provide 2 copies on 24" x 36" sheets. Include the following sheets at a minimum.

1. Cover Sheet

	Name and Address of Development
	Name and Lot Number of Subdivision
	Name and contact information of Developer
	Name and contact information of Engineer
	Name and contact information of General Contractor
	Location Map (approximately 1" = 1000')
	Two Benchmarks (USGS NGVD 29) within vicinity (one onsite BM)
	J.U.L.I.E. Information
	Index of Sheets
	Original Signature and Seal of a registered professional engineer of Illinois (at least on approval copy)
	Design Firm Registration number
	Legend
	Date of preparation and revisions

2. General Notes Plan

	Indemnification for the Village and listed as additionally insured
	Indemnification for GLHA and listed as additionally insured
	Listing of applicable standards

3. Existing Conditions and Demolition Plan

	North Arrow
	Numerical Scale with Graphic Scale (not to exceed 1" = 50')
	Property boundary information (identify property lines)
	Streets with street names
	Show existing conditions as gray scaled background layer
	Key map (if scale is greater than 1"=100')
	Date of preparation and revisions
	Existing easements and dedications, reference recorded document numbers
	Topography depicted with 1 foot contours within a minimum of 100' beyond the property limits
	Existing utilities within a minimum of 100' beyond the property limits
	Trees 12" diameter or greater
	100 year floodplain, floodway
	Wetland boundaries
	Items to be removed and/or abandoned
	Existing structures
	Existing encroachments
	Legal Description

4. Geometric Plan

	Easement dimensions
	Property line dimensions Illinois
	Building location and dimensions
	Pavement location and dimensions (Parking stalls, aisles, setbacks)
	Curb and gutter location and dimensions
	Sidewalk location and dimensions
	Bike paths location and dimensions
	Typical sections for automobile/truck pavement (parking lots have a minimum of 3" bituminous concrete over 8" stone base)

	Typical sections for sidewalk (public sidewalk has a minimum of 5" concrete over 4" stone base with the exception of sidewalk through the approach which has a minimum of 6" concrete over 4" stone base)
	Curve radii of approach curb returns
	Street centerlines
	Street stationing if applicable
	Stormwater management facility location and dimensions
	Proposed encroachments on adjacent parcels
	Approach curb return does not extend beyond property line extended to back of curb
	Approach width (27' B/C-B/C max. width at property line)
	ADA detectable warnings at sidewalk/curb depressions
	Turning template if approach greater than 47' curb cut
	Sight distance calculations if questionable
	P.C. Concrete apron
	Site Information Table: Total Acreage, FAR, Imper./Pervious, Parking, Loading
	Trash Enclosure

5. Utility Plan

	Proposed public water main, min. 8" DIWM
	Verify cover over water main min. 6.0'
	Valve vaults spaced so no more than 20 units are shut down due to a break or 1000' whichever is more restrictive
	Water Valve Vault: <ul style="list-style-type: none"> - up to 8" diameter a 48" valve vault may be used - for main up to 12" diameter a 60" valve vault may be used - for main greater than 12" diameter, a 72" valve vault must be provided
	Hydrants spaced maximum of 300' in line
	Provide a note to coordinate water taps with the Village's Water Department
	Proposed public sanitary sewer minimum 8" diameter
	Sanitary sewer rim and invert elevations
	Sanitary services wye into main , use a saddle if no stub available
	For sanitary main extensions, core and boot existing sanitary structures
	Check inverts to verify need of a drop connection, greater than a two foot difference in invert requires an outside drop
	Proposed public storm sewer minimum 12" diameter RCP
	Storm sewer rim and invert elevations
	Identify open versus closed lid on storm sewer structures
	At a minimum, the storm sewer (private service connection) ~ the right-of-way shall be 12" RCP
	Provide a note to core, brick and mortar connections into existing storm structures
	No blind connections to storm sewer
	Plan and profile view of proposed public sewer main <ul style="list-style-type: none"> - Pipe lengths - Pipe slopes - Pipe diameters - Pipe material
	For sewer, structures shall be placed not more than 300' apart
	Adjust rims, change frame, and grate of existing structures if necessary
	Callout conflicts with sewer and water and provide separation information, invert and top of pipe, follow IEP
	A separation requirements for protection of the water supply
	Proposed public street lights, no in-line splices
	All public utilities shall be centered in 20' easements
	No public utility within the influence of stormwater management facilities
	Adequate separation between public utilities, structures and other site features shall be provided
	Service boxes within right-of-way or dedicated easement

6. Grading and Erosion Control Plan (SWPPP if > 1.0 Ac.)

	Existing 1' contours (grayscaled)
	Proposed 1' contours
	No slope greater than 3:1, 4:1 maximum within stormwater management facilities

	Maximum 6% slope within the parking lot
	Maximum 2% slope within the handicap stall
	Minimum 2% slope in turf areas
	Drainage arrows
	100 year overflow routing
	Top of Foundation/Floor/Garage Elevations
	No back of curb shall be exposed
	Any cuts or fills to the existing conditions do not cause cover over public utilities to be below minimum
	Rim elevations of all structures
	Overland flow routes
	NWL of stormwater management facilities
	HWL of stormwater management facilities
	Table of stage storage volumes of stormwater management facilities
	Cross-sections of swales with HWL elevations during overflow condition
	Detail of outlet control structure
	Silt fence downstream of any slope
	Stabilized Construction entrance
	Ditch checks if required
	Structure Inlet protection
	Location of stockpile surrounded by silt fence
	Rip-rap downstream of FES with size of apron and grade of riprap
	Rip-rap or other stabilization of overflow weir seeding
	Other erosion control measures
	Erosion control maintenance schedule
	If required, Stormwater Pollution Prevention Plan using NRCS standard details as provided in the Illinois Urban Manual
	Owner/contractor erosion control certificates

7. Roadway Improvement

	Existing conditions (grayscaled)
	ROW dimensions
	Plat of Dedication if applicable
	Demolition plan if extensive
	Centerline plan and profile (Appropriate K values for design speed)
	Stationing
	Proposed geometries
	Limits of construction
	Sidewalk / bike path
	Pavement markings
	Grading
	Signage
	Grinding and overlay limits
	Utility plan and profile if any proposed under pavement Street lighting
	Typical cross-section
	Cross-sections
	Match lines if necessary

8. Standard Detail Sheets

	Should incorporate village standards
	Water Main Details
	Storm Sewer Details
	Sanitary Sewer Details
	Trench Details
	Handicap Ramp/Stall Details
	Curb & Gutter Details
	Erosion Control using NRCS standard details as provided in the Illinois Urban Manual

9. Photometric Plan

10. Landscape plan

II. Engineering Report

1. Sanitary Sewer Usage Calculations
2. Water Use Calculations
3. Storm sewer Calculations

	Storm sewer designed for 10 year storm event
	Riprap calculations for sizing outlet protection
	Drainage exhibit showing individual watersheds

4. Storm Water Management Calculations

	Permit Application per Kane County's Storm Water Ordinance
	Storm water report per Kane County's Storm Water Technical Manual
	Exhibit showing percent impervious and pervious areas with calculations. Check to see if the CN is within subdivision design, if applicable
	BMP's to be provided
	Engineer's Estimate of Costs for erosion control measures and maintenance
	Wetland Delineation
	Floodplain Management
	Security Tab and requirements submitted

III. Other Agency Permits

- o IDOT correspondence if adjacent to IDOT jurisdictional roads
- o Army Corps of Engineers correspondence
- o IDNR correspondence
- o IEPA permit applications for sanitary
- o IEPA permit applications for water
- o Illinois Endangered Species
- o Illinois Historic Preservation Society
- o Copy of NOI
- o Any other applicable agency having jurisdiction over the project area

IV. Other Forms Information

- o Engineer's estimate of construction costs for public improvements
- o 125% guarantee of the approved engineer's estimate of construction costs for public improvements

V. Prior to Occupancy

1. Record Drawings on mylar and in digital form(AutoCAD format)

	Rim and inverts of all sanitary and storm structures
	Length and slope of pipe sections
	Record locations of pipes if different from approved plans
	Verification of finished grades of stormwater management facilities with revised stage storage volume table
	Top of Foundation/Garage/Floor elevations
	Valve Vault rim and top of pipe elevations
	Any deviations from the engineering approved plan
	Erosion & Sediment Control Inspection Reports

2. Easements, if needed

	Verify as-built utilities are located within existing easements
	Verify that any proposed easements have been platted