

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

407 Clinton Street - P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

LINES AND GRADES CHECKLIST

STANDARD SUBMISSION REQUIREMENTS

- A) _____ Completed checklist signed, sealed and certified by a Delaware P.E. /P.L.S.
- B) _____ One copy of all necessary calculations signed, sealed and certified by a Delaware P.E. /P.L.S
- C) _____ One set of plans on 24" x 36" sheets. All plans shall be signed, dated, sealed and certified by a Delaware P.E. /P.L.S.
- D) _____ Review fee, payable to City of Delaware City.

PLAN REQUIREMENTS

- E) _____ Location map, maximum scale 1" = 800' (bearing a north arrow and street names).
- F) _____ Title Block:
 - 1) _____ Name and address of the sub-division including Hundred, County, and State.
 - 2) _____ Names, mailing addresses, telephone and fax numbers of the owner/developer and the consulting engineer.
 - 3) _____ Scale (1"= 30' or larger scale)
 - 4) _____ Date (include revision dates)
- G) _____ General notes/site data:
 - 1) _____ Tax parcel number
 - 2) _____ Instrument number, Microfilm number, or Deed Record
 - 3) _____ Vertical datum
 - 4) _____ Acreage of lot, Zoning
 - 5) _____ Compliance with applicable variances (Include copy of variance approval with associated date and reference number.)
- H) _____ Legend for all symbols used.
- I) _____ North arrow

J) _____ Professional Engineer/Land Surveyor certification block: (signed, dated, and sealed)

I, [Name], certify that I am a registered Professional [Engineer/Land Surveyor] in the State of Delaware with a background in civil engineering. To the best of my knowledge and belief, I certify that the information on this plan is true and correct to the accuracy required by accepted surveying standards and practices, the proposed construction as shown on this plan complies with applicable laws and regulations, and this plan includes all information required by the latest revision of the Residential Lines and Grades Checklist

K) _____ Owner's certification: (signed and dated)

I, [Name], certify that I am the owner of the property which is subject of this plan and that the land use action proposed by this plan is made at my direction.

L) _____ The lines and grades plan part of a building permit for new buildings or expansion of existing buildings in excess of 480 sq. ft. must demonstrate adequate conveyance.

M) _____ If the total land disturbance equals or exceeds 5,000 square feet, comply with Chapter 31 of the Delaware City Code; and the requirements of the Delaware Sediment and Stormwater Regulations Section 1.4.2. If a Standard Plan (Section 3.7) is applicable, add all conditions to the Lines and Grades Plan and provide a completed Residential Construction Application for Standard Plan Approval. Otherwise a detailed plan is required.

N) _____ Existing and proposed contours at one (1) foot intervals, with labeling of at least every fifth contour. Two (2) foot intervals may be acceptable for areas of 15% or steeper slopes.

O) _____ Existing and proposed spot elevations at all high and low points and elsewhere as necessary with associated flow arrows to illustrate drainage patterns.

P) _____ Base of fill slopes greater than 3:1 are a minimum of 2-feet from the nearest property line.

Q) _____ Determine and state on the plan the existence or non-existence of any protected resource(s). Delineate the limits of any protected resource(s) on the plan. Include documentation of the source used to determine and/or delineate any protected resource(s) and the method by which the delineation is depicted on the plan. Floodplains, both FEMA and non-delineated, are protected resources that apply to existing parcels and all building permit applications.

- R) _____ A ten-foot buffer between the limits of grading as well as all sediment control practices and the designated resources to be protected on the approved Record Plan. (i.e. wetlands and floodplains)
- S) _____ Type, size, length, and invert elevations at inlets and outlets of all pipes and culverts. (15" min. RCP in ROW per DelDot standards)
- T) _____ Delineate and labeling of all easements, including landscape buffers.
- U) _____ Metes and bounds for all subject parcel(s).
- V) _____ Include all streets with names, widths, and limits of R.O.W.
- W) _____ Dimension building restriction lines. (front, side, and rear)
- X) _____ Label all existing structures and their uses.
- Y) _____ Label all proposed structures and their intended uses.
- 1) _____ Dimension locating the proposed structures to the property lines.
 - 2) _____ Provide top of foundation wall and/or top of slab elevation(s) consistent with Grading Plan. If proposed elevation differs from the Grading Plan, a note explaining the reason for the difference must appear in bold on the plan. A revised Grading Plan may also be required.
 - 3) _____ Demonstrate protective slopes per Chapter 53 of the Delaware City Code.
- Z) _____ Provide all necessary details (driveways, retaining walls, etc.) - (14% max. slope for driveways) (If a retaining wall is proposed over 4'0" in revealed height, include the structural design signed, dated, and sealed by a Delaware P.E.)
- AA) _____ Show the sanitary sewer lateral and clean out(s), with invert elevation at main sewer line and at clean out(s) (All laterals shall be 6" PVC with clean out(s) located just outside the right-of-way)
- BB) _____ The lowest floor elevation with sewer is at least 5-feet higher than the corresponding sewer lateral invert elevation.
- CC) _____ Full construction details and design calculations for the grinder pump and force-main, if applicable
- DD) _____ Comply with the drainage patterns and grading concept established on the approved Grading Plan.
- II) _____ Provide on-lot erosion and sediment control measures:
 - 1) _____ Silt Fence, per the Del. E & S Handbook specifications.
 - 2) _____ Stabilized Construction Entrance, per the Del. E & S Handbook specifications.
 - 3) _____ Other measures as required per the Del. E & S Handbook specifications.
- EE) _____ Show all planting materials as depicted on the approved Landscape Plan

Note Requirements:

- FF) _____ This plan accurately reflects site conditions and the proposed development and is in compliance with the Record Plan.
- GG) _____ The total land disturbance proposed by this plan is _____ square feet.

CERTIFICATION OF ENGINEER / LAND SURVEYOR

I, the undersigned, hereby certify that I am a Professional Engineer / Land Surveyor registered in the State of Delaware and it is my opinion that, to the best of my knowledge, each element of this checklist was considered and addressed in accordance with all applicable regulations, codes, standards, guidelines and policies.

Signature and Seal of Professional

Date

Use of this checklist does not relieve the Applicant from the responsibility to comply with all applicable regulations, codes, standards, guidelines and policies. The City of Delaware City reserves the right to revise this checklist at any time.