ENGINEERING PLAN SUBMITTAL REQUIREMENTS

The following are engineering submittal requirements for Site/Utility plans for private development projects:

Existing Conditions and Erosion Control

- Property boundary with bearings and distances.
- Existing access to the residence from the nearest public roadway.
- Abutting streets, access roads, and shared driveways.
- Existing easements across and adjacent to the property.
- Existing structures and utilities.
- Approximate location of existing stormwater system.
- Existing watercourse and buffer across the property.
- Approximate location of existing side sewer.

Proposed Temporary Erosion and Sediment Controls

- Proposed silt fence.
- Proposed Stabilized Construction Entrance.
- Proposed Inlet Protection.
- Proposed onsite stockpile location.
- Proposed temporary mulching.
- Final vegetated cover.
- Fully indentify work – clearing and grading limits shown, with stockpile/staging areas.
- Trees to remain – shall be shown with the dripline designated.
- Including applicable erosion control notes and details.

Site Layout

- Show all proposed structures.
- Show removal of existing impervious surfaces and restoration.
- Show the driveway layout (dimension & materials) on the private property and right of way.
- Show restoration of right of way.
- Show all proposed surface improvements on the private property and right of way.

Grading

- Show existing and proposed contours wherever cut or fill will exceed 2 feet in height.
- Show spot elevations, slope arrows and percent slope around the building and for all proposed new driveways.
- Show top and bottom elevations of all proposed rock and retaining walls.
- Estimate of Earthwork quantities.
- Stabilization of disturbed areas.

Storm Drainage, Sewer, and Water

- Submit a full drainage report prepared by a licensed civil engineer.
- Submit a full drainage plan prepared by a licensed civil engineer.

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Provide plan, profile and details of detention system (if applicable to the project).

Show layout of proposed storm pipe around the buildings to each proposed downspout connection. Label the pipe material type, slope, and diameter.

Show layout of pipe connecting building foundation drains and retaining wall/rockery drains to the other stormwater conveyance piping on site.

All stormwater runoff from the new driveways must flow through a water quality catch basin per City Standard Detail, prior to leaving the site. This catch basin must be located on site.

Show storm pipes (material type, slope and diameter) from the site to point of discharge.

Show layout of pipe connecting building foundation drains and retaining wall/rockery drains to the other stormwater conveyance piping on site.

Show rim and invert elevations of all proposed catch basins, yard drains & structures, and point of discharge/connection.

Show invert elevations for all site storm piping to adequately demonstrate that connection to off-site storm systems are feasible.

Show layout of the proposed side sewer including material, slope, cleanouts, invert elevations, point of connection, and setbacks to the existing trees.

Show the location of the existing side sewer.

Show the abandonment of the existing water meter and service (at the main) if applicable.

Show a proposed location for a new water meter within the public right of way (or sometimes within an existing easement) and a new service line from that meter to the existing water main. The City Water Dept. will determine the exact location for the meter. Add note “Contractor to coordinate exact location of the new water meter with City Water Dept. during construction”.

Include applicable notes and details.

The location of all proposed storm pipes, sewer pipes and water pipes shall be aligned to avoid all tree protection setbacks established by the City Arborist to the maximum extent practicable.