

PRIVATE STREET PLAN CHECKLIST

Please Note: This checklist summarizes major and typical topics of review. Site specific issues can and will produce additional comments.

Project ID / Description:				
Reviewer / Date:				
<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>ITEM OR DESCRIPTION</u>	
PRIVATE STREET PLAN SUBMITTAL REVIEW				
			Two (2) copies of Private Street Plan included?	
			One (1) copy of Muni Water Plan included – if project is in Muni Water area	
			Engineer's Estimate Included?	
			Soils Report with specified "R" value and sample location map and proposed structural sections included?	
			Plan check portion of E&I Fee Paid	
PRIVATE STREET PLAN REVIEW (Non-compliance with bold items can trigger rejection of submittal)				
<i>Formatting Requirements (Use of standard CAD coversheet will address most of these items)</i>				
			Plan drawn clearly? (Topo and all text is legible)	
			Plan on 24" x 36" sheets?	
			Plan drawn to appropriate Engineer's Scale? (Min. 10ft/inch - Max. 40ft/inch)	
			Plan based on standard coversheet and border?	
			Scale shown on every sheet?	
			Plan includes a vicinity map?	
			Plan includes a north arrow?	
			Plan includes a complete standard legend which is implemented in drawings?	
			Plan includes approval signature block?	
			Muni Water signature block included - if applicable	
			Plan includes standard Private Street notes?	
			All streets have names?	
			Sheet numbers on all sheets? (i.e. Sheet 2 of 3)	

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<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>ITEM OR DESCRIPTION</u>
<i>Technical Requirements</i>			
			Private Street Plan conforms to approved Planning Permit(s)?
			Plan conforms to Grading Plan?
			All existing improvements and elevations shown adjacent to proposed project?
			New street grades compatible with future development of undeveloped adjacent property?
			Street cross-section(s) shown with dimensions as shown with Planning Permit(s)?
			All street dimensions shown?
			Cross slope shown for all streets?
			Stationing along street(s) shown? - High complexity projects
			All survey monuments shown on plan view? Consistent with Tract or Parcel Map?
			Benchmark shown on coversheet and is based on City standards? (Benchmark must be based upon NGVD and City monumentation standards. City vertical datum benchmark number and description required)
			All conforms to existing improvements shown on plan?
			All transitions not covered by standard details shown?
			Sidewalk width and configuration per approved Planning Permit(s)?
			Sidewalk shown with 2% cross slope?
			Minimum longitudinal slope of curb and gutter is 0.4%?
			Contiguous sidewalk and wheelchair ramps at curb returns?
			TC grades shown to nearest 0.01' at all BC's, EC's, grade breaks, high points, low points, BVC's and EVC's?
			Pavement cross section for each street? (AC & PCC) - 4" AC Minimum
			Base rock thickness shown for curb, gutter and sidewalk on Rock Chart?
			Base rock and paving sections agree with Soils report?
			Soils report addresses site specific conditions? (i.e. expansive soils)

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			Details included for pavers, stamped concrete with waterproof sealant joints?
			Details included for pcc pavement, joints spacing and types, reinforcement, dowels to curb etc.
			Plan shows location of trash enclosure and stress pad?
			Details included for stress pad?
			Irrigation sleeves shown crossing street (3 feet below TC)?
			Phasing plan submitted? - if applicable
			Installation of Barricades shown? - if phasing
			All new or reconstructed storm and sanitary mains shown on plan/profile sheets with pipe slopes, inverts and rim elevations at manholes?
			Maximum distance between manholes less than 450 feet?
			Ductile Iron Pipe (DIP) shown for situations where less than 3 feet of cover?
			Drainage calculations used to size storm sewer facilities are submitted, signed and sealed by Registered Engineer?
			Storm mains meet minimum requirement of 12" RCP or PVC (SDR 21)?
			All storm water inlets shown in plan view with elevations?
			All storm water inlets connect to manhole with 12" RCP or PVC (SDR 21) @ 1% minimum slope?
			All storm laterals shown in plan view with pipe type (RCP or SDR21) and slope with invert at property line and at point of connection to main; inverts shown for upstream and downstream manholes?
			Sanitary mains meet minimum requirement of 6" VCP or PVC (SDR26)?
			Minimum velocity in sanitary pipes greater than 2 feet per second?
			All sanitary laterals shown in plan view with pipe type (VCP or SDR26) and slope with invert at property line cleanout and at point of connection to main; inverts shown for upstream and downstream manholes?
			Sanitary laterals meet min. requirement of 4" VCP or PVC (SDR26) @ 2% minimum slope?
<i>Once Plan is Ready for Approval</i>			
			Title Block – signed & stamped by a Registered Engineer in the engineering firm?