

STREET PLAN CHECK COMPLIANCE LIST

Parcel Map/Tract No. _____
 Engineer _____

First	Checked By: _____	Date: _____
Second	Checked By: _____	Date: _____
Third	Checked By: _____	Date: _____
Telephone:	(661) _____	
E-Mail:	_____	

Please provide compliance with all items **circled** below. Return a copy of this compliance list with your re-submittal. Provide your initials to the left of each circled item to indicate its completion and, where appropriate, indicate where the correction is addressed in your re-submittal. If you do not believe the item circled is applicable, provide your justification. Failure to return this list or address all items will result in the submittal being returned without review.

ADDITIONAL TIME & MATERIALS CHARGES (\$105/HOUR) WILL APPLY AFTER THE THIRD PLAN REVIEW IF COMMENTS ARE NOT ADEQUATELY ADDRESSED!

A. APPROVALS

_____ 1) Provide compliance with conditions of approval (improvement plans satisfy only part of the condition) _____

 Contact _____ for other conditions.

_____ 2) Provide signature for approval of developer's engineer with seal and expiration date on plans (all sheets) and design data.

_____ 3) Provide signature block for approval by: Director of Public Works Department (Craig Pope, P.E.)

_____ 4) Indicate street names. (Provide memo from Planning and Community Development Department to verify approval).

_____ 5) Private streets; add notes in section 103.3 K.C.D.S.

_____ 6) Send in three sets of streetlight plans (with irrigation pedestal location, if applicable).

B. FEES

- _____ 1) Provide an engineer's estimate and fee calculations for plan review and inspection in accordance with the department's current fee resolution. The engineer's estimate shall be based on the unit costs shown in Division VII of the Development Standards, and include a 20% contingency factor.

- _____ 2) The plan review fee shall be based on all proposed items of work. The plan review fees shall be submitted prior to review of the second submittal of improvement plans. Resubmitted plans will not be reviewed until the fees are received.

- _____ 3) The inspection fees shall be based on all proposed work that will be inspected by county staff and/or maintained by the county or overlaid by a County Service Area (CSA). Facilities/utilities that are inspected by others, but are within the county roadway, must also be included. The inspection fee shall be submitted prior to issuance of a grading permit or commencement of any work on the project, whichever occurs first.

- _____ 4) Additional fees are due because plan review comments were not adequately addressed by the third submittal. _____ additional hours were spent on the latest review, and additional fees of \$_____ (\$105/hour) shall be submitted prior to performing the next review.

C. STANDARD PLAN REQUIREMENTS

- 1) The following information shall be placed on Title Sheet.
 - _____ a) Vicinity map showing all adjacent streets and also major streets and highways necessary to locate the improvements.

 - _____ b) Key or index map clearly delineating all lots, adjacent maps, tract boundary, construction limits, phase limits, scale, drainage arrows and monuments to be set. Show and identify existing monuments here and on plan sheets.

 - _____ c) Index of drawings (when sheet numbers are not included on key map).

 - _____ d) Bench mark used, with K.C.S. Field Book and page. Provide permanent benchmark set and separate correspondence requesting benchmark check.

 - _____ e) General notes. (Lettering 1/10 inch min.). Revise/provide general notes
 _____ (see attached).

2) The following information shall be placed on all sheets:

- _____ a) Name of engineering firm preparing plans.
- _____ b) "Exhibit A Street Plans" (in lower right-hand margin)
- _____ c) Tract or Parcel Map number with Phase or Unit designation.
- _____ d) "Revisions/Date" table.
- _____ e) Meridian (North arrow).
- _____ f) Scale (Vertical and Horizontal).
- _____ g) Sheet number and reference to sheets showing extensions of streets.
- _____ h) Show 100-foot street centerline stationing on plan sheets.

3) The following items shall be provided on all plan and profile sheets:

- _____ a) Provide detail for and location of retaining and/or boundary access control walls _____.
- _____ (1) Show distances to property lines.
- _____ (2) Provide calculations for any non-standard wall in the right-of-way, or dedicated easement, signed and sealed by a civil engineer or structural engineer.
- _____ b) Provide lot pad elevations adjacent to walls (to determine retaining height).

4) Provide detail drawings or notes and location(s) of the following: ('R' Refers to the plate number in the Kern County Development Standards)

- _____ a) P.C.C. curb and gutter R-52
- _____ b) P.C.C. sidewalk R-54, R-64 & R-65
- _____ c) P.C.C. driveway R-53, R-54 & R- 55
- _____ (1) P.C.C. driveway - Heavy Truck Usage – R-58
- _____ d) P.C.C. cross gutter (street) R-62 & R-63

- _____ e) P.C.C. valley gutter (alley) R-28
- _____ f) Alley section R-28
- _____ g) Wheelchair ramp (street) R-59, R-60 & R-61
- _____ h) Wheelchair ramp (alley) R-59, Type "C "
- _____ i) Pedestrian way sections and/or maze (Detail provided by County, upon request).
- _____ j) Special street sections R-34 through R-40
- _____ k) Parkway grading slope ¼ inch per foot minimum R-30 & R-31
- _____ l) End-of-street signs T-6
- _____ m) End-of-street barricades T-5
- _____ n) Guard rail (provide type and standard used)
- _____ o) Monument encasements R-70
- _____ p) Street signs T-1 through T-3
- _____ q) Stop signs T-4
- _____ r) Masonry walls R-77 through R-82
- _____ s) Temporary turn-a-round R-46
- _____ t) Cul-de-sac R-43 through R-45
- _____ u) Bulb (knuckle) R-47
- _____ v) Expanded intersection R-34 through R-40
- _____ w) Backfill R-67, R-68
- _____ x) Adjust cover to grade R-69 (Noted in general notes)
- _____ y) Street sections (Arterials) R-1 through R-4 & R-15 through R-18
- _____ z) Street sections (Collectors) R-5 through R-8 and R-19 through R-22
- _____ aa) Street sections (Commercial) R-13, R-14

_____ bb) Intersections R-41 (corner cutoff as required)

D. ALIGNMENT CRITERIA FOR STREETS

- _____ 1) Major and Secondary Highways – 2000 feet centerline radii.
- _____ 2) Local or Industrial Streets – 500 feet centerline radii.
- _____ 3) Street intersections design to be 90 degree at right-of-way, where Practicable.

E. GRADIENT

- _____ 1) The maximum grade on any street or alley shall be as follows:
 - _____ a) Major and Secondary Highways – 6%
 - _____ b) Local streets and residential cul-de-sac streets – 8%
 - _____ c) Industrial and commercial – 8%
 - _____ d) Alleys – 8%
 - _____ e) The maximum grade for cul-de-sac streets turning area shall be 8%
 - _____ f) The maximum grade at any intersection of two streets shall be 8% within the intersection (P.I. to P.I.)
- _____ 2) The minimum grade for any cross gutter shall be 0.35% BCR to ECR. (Note: grade breaks are not allowed at B.C.R. or E.C.R.).
- _____ 3) Minimum grade shall be 0.5% for dirt flowlines and 0.20% for concrete flowlines.
- _____ 4) No grade breaks allowed at BCR or ECR locations. P.I. method to be used.
- _____ 5) Provide curb return elevations on plan sheets. See attached hand out diagram, “Curb Return Flowline Elevations, P.I. Method”, for guidance.
- _____ 6) Provide request for exceptions to maximum or minimum grades by separate correspondence.
 - _____ a) Major and Secondary Highway – 8% maximum
 - _____ b) Local and cul-de-sac streets – 15% maximum

- _____ c) Minimum grades for concrete curb and/or gutter (see #3 above)
- _____ d) Alleys – 15% maximum
- _____ e) Cross fall (0.50 feet maximum on a local street, flowline to flowline)

F. VERTICAL CURVES

- _____ 1) Provide vertical curves where change in grade exceeds 0.50%. The curve shall have a minimum length of 50 feet. Actual length shall be determined in conformance with design standards. Fifty feet vertical curves shall be staked at 12.5-foot intervals.
- _____ 2) Provide plan and profile demonstrating the feasibility of future road extension of Major and/or Secondary Highway.

G. GRADING

- _____ 1) Detail toe and top-of-slope locations where improvements match undeveloped land. Provide all necessary slope easements where cut or fill exceeds one foot at right-of-way.
- _____ 2) Grading beyond the right-of-way is required to control drainage. Provide note “Grade to Drain” at _____.
- _____ 3) Provide satisfactory easements for construction and/or maintenance of all improvements. Where improvements are required outside of the right-of-way as part of the development, provide free and clear dedication, removal of obstructions and guarantee of title for slope, drainage, and roadway easements. (If easement exists, show book and page on plans or, if the easement does not exist, note “... to be provided prior to _____ map recordation.”)

H. OTHER AGENCIES

- _____ 1) All grading or improvement in an existing city street or state highway shall be authorized by a valid permit from the appropriate agency prior to plan approval. Provide separate correspondence verifying approval by the permitting agency or have agency sign plans.
- _____ 2) Provide encroachment permit numbers on plans.

I. PAVEMENT, STRUCTURAL SECTIONS (see PLATE R-32)

- _____ 1) Provide R-value design, R-value test data and location map signed and sealed by R.C.E., conforming to the State of California Design Procedure. Provide separate analysis for Major and Secondary Highway. Per Cal Trans, round up thickness to the nearest 0.05 of a foot.
- _____ 2) Provide traffic index for Major and Secondary Highway from Roads Department.
- _____ 3) For Type "A" Subdivisions, use traffic index of 4.75 for local streets. Design industrial streets for a traffic index of 6.0; design alleys for a traffic index of 3.0.
- _____ 4) For Type "B" Subdivisions, design local streets for a traffic index of 4.0; design residential alleys with a traffic index of 3.0.
- _____ 5) Provide Major and Secondary Highway detail including base and surfacing for the particular type of right-of-way except at _____.
- _____ 6) Provide tapers and/or install delineators at _____.
- _____ 7) Match existing paving at intersections. Include a tapered transition from BC or EC at _____.
- _____ 8) Match existing AC:
 - _____ a) Grind existing AC as directed by the engineer.
 - _____ b) Saw cut as directed by the engineer.

J. OBSTRUCTIONS AND DEDICATIONS

- _____ 1) Show all existing utilities and obstructions on plan and profile with elevations on all buried utilities in profile.
- _____ 2) Provide separate correspondence by RCE confirming completion and results of utility research.

- _____ 3) Note on plans "...to be relocated by developer" for each obstruction within the right-of-way that does not conform to design criteria.
- _____ 4) Show all existing on-site and off-site easements and right-of-way dedications, within limits of improvements, on the improvement plans.
- _____ 5) Provide quitclaim or subordination of rights for all easements within the right-of-way in conformance with Condition _____.

K. COMMENTS ON PLANS

- _____ 1) Address all red-line comments on plans, sheet(s)_____.
- _____ 2) Use revision Table when revisions are made (i.e. resubmittal of plans).
- _____ 3) On plans note, "Information on these plans has been changed as of (date), (signature)."

Additional Comments:
