



Street Plan Review Checklist

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300 N. Flower Street

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 714.667.8885

TRACT/TPM/PROJECT NO. _____ TENTATIVE TRACT/PM NO. _____

Received Date: _____ Checked By: _____ Checked Date: _____

DESCRIPTION	Check					Comments
	1 st	2 nd	3rd	4th	Final Mylar	

Review Tent. Tract conditions and Tent map

1. TITLE SHEET

Engineer to submit plans in person with a "Subdivision Improvement Plan Submittal Form" filled out and signed by the plan checker accepting plans.

Engineer's signature, address, firm, date and seal of engineer on plans.

All sheets (originals) to be inked linen, mylar or chronoflex, 24" x 36", with a 1/2" margin on all sides except for the left side, which will be 1 1/2".

All sheets must be labeled consecutively, 'Sheet _____ of _____' in the lower right corner.

All stationing should refer to centerline of street unless otherwise noted. Negative stationing is not allowed.

Project Title

Vicinity Map/Location Map

Index Map

Street configuration

Utility Lines in Streets

Street Lights

Numbers of Adjacent Tracts

Existing Improvements to be Joined

Street Sign Locations, including regulatory, guide and warning signs

Legend of Symbols

Street Name Sign Schedule

All Lettering to be 1/8" Minimum (if typed, all caps)

Lot Configuration and Lot Lines

Final Tract Boundaries

Street names

Scale

North Arrows point to top or right of sheet

Identify limits of each Plan Sheet/Tentative

Tract Boundary

City Limits (where applicable)

Label Drainage Channels

Public Property Permit

General Notes

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List approved deviations and Alternative Development Standards						
Signature Blocks (Engineer, Traffic Engineer, RDMD, Sewer Agency and Water Agency, etc)						
Orange County Property Permit Number(s)						
Self adhesive stick-on labels or certificates are NOT acceptable on any plan sheet in the final set.						
Index of Sheets						
All sheets in the final plan set must have ‘wet’ signatures and stamps by licensed engineer.						
Utility Contacts and Phone #						
Benchmark						
Basis of Bearing						
Quantities						
Developer/Owner name						
Title Block						
Revision Block						
Underground Service Alert (USA)						
2. PLAN SHEETS: PLAN VIEW						
North Arrows point to top or right of sheet						
Existing improvements shown dashed with all plan reference file numbers shown.						
Improvements to be constructed:						
1. Proposed paving shown shaded.						
2. Joins						
Street Names (indicated “private” if applicable.						
Station equations to all intersections.						
Stationing should match stationing established by earlier plans.						
Even stations marked on all construction centerlines.						
Centerline bearings of all arterial highways.						
Stationing to read left to right, and run from south to north or west to east:						
1. Negative stationing is not allowed.						
2. Stationing has preference over north arrow.						
3. Right end of one sheet to join left of end of next street.						
Construction Notes						
Matchlines and Sheet reference						
Street Name						
Limits of Construction						
Centerline and Stationing						
Centerline Curve Data						
Bearing and Distance						
Curb return BCR & ECR						
Curb and Gutter and sidewalk						
Existing Facilities						
Proposed Storm Drain						
Property Lines						
City Limits (where applicable)						
Driveways						
Street Name location and size per SP1407						
Sidewalk Drain type per SP1309						
Cross Gutter Not in Collector Street.						

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Details for special paving						
Access Ramps with Case No.						
Median drain per SP 1117						
Local Depression Details						
Signal Conduit for Traffic Signal						
Caltrans Right of Way Requirements (if necessary)						
Caltrans Standards Implemented (if necessary)						
Use of Standard Symbols						
Other Improvements Noted on Plan						
Striping and Signing Requirements						
RDMD Standard Plans Referenced						
Street Lights and Lumens						
General						
All lights shall be HPSV						
Place on Alternating sides of street						
Spacing may be up to 110% of SP spacing						
Spacing > 110% of SP spacing add light pole						
Local and Collector						
Locate at Prop. Line or at ECR						
5800 Lumen HPSV light						
Spacing of poles 300 feet						
Do not place on local/collector islands						
Special Locations						
At Throat of Cul-de-sac						
At knuckle at outside PL(pref) or inside BCR						
Intermediate Lights						
Uniform spacing between spec locs and intersections						
Roundabouts						
RT ECR for entering traffic						
RT ECR for exiting traffic						
Arterials						
Intersections						
3-way with local 1 light 22,000 lumen at stem						
4-way with local street, 2 lights 22,000 lumens at ECRs on art						
Intersection of 2 arterial, 4 lights 30,000 lum at ECR'S						
Intermediate						
Uniform spacing between intersections						
On alternating sides of streets						
Secondary 16000 lmn at 200 ft						
Primary 16000 lmn at 200 ft						
Major 22000 lmn at 200ft						
Intermediate in median (Uniform between Int.)						
Primary dbl 9500 lmn at 200 ft						
Major dbl 9500 lmn at 180ft						
3. PROFILE:						
Scales, Horizontal and Vertical						
Datum at both edges of sheet						
Centerline profile.						
Top of curb profiles, including curb returns with elevations at quarter-delta prints.						
All grades noted, negative grades so indicated and						

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vertical curves noted.						
Elevations each 100' station and at all intersections.						
Stationing to increase left to right.						
Scale horizontal (1" = 40' typically or 1" = 20') and vertical (1" = 4' or 1" = 8' typically)						
Grades on existing E.P. at all joins to existing improvement.						
Vertical curves are required for grade breaks equal to or greater than 0.5%.						
Sewer profile.						
Stationing:						
At all BC, EC, PRC, and PCC						
All Grade Breaks and equations						
Beginning and Ending of Bridge						
At all BVC, EVC, PRVC and PCVC						
Elevations:						
At each edge of grid (one to two foot intervals)						
All BVC, EVC, PRVC, and PCVC, equations, BCR, ECR and quarter-delta points						
Beginning and Ending of Bridge						
Existing ground (dashed line), label						
Proposed Finished Surface with grade in percent (solid line), label						
Insert standard symbol for grade breaks (circle)						
Vertical Curve lengths & PI elevation						
Channel, Ditch, and Gutter grade lines with grade in percent						
Street centerline and name where it crosses Profile						
Superelevation Transition Diagram (above corresponding profile)						
4. BIKEWAYS						
Located per Tentative Map						
Graded width per OC Hwy Des Man & Tent Tr.						
Striping per OC Hwy Des Man (see also signing and striping checklist						
5.TRAFFIC INDEX AND STRUCTURAL SECTION						
Use OC TI Handbook methodology						
Use OC Traffic generation rates						
Source of Arterial and Collector traffic volumes is documented						
TI's shown on map						
Collector/Local St. TI > 5.0 use 20yr design						
R value sample points shown on map						
R value results documented						
Minimum Section (Table 605.1B)						
Ratio AC/AB $\geq$ 0.25						
6. MISCELLANEOUS PLAN CHECKING PROCEDURES:						
Review conditions of approval of tentative tract, tentative parcel map, use permit, etc., for special conditions, approved deviations, modified RDMD Standards, etc.						
Check horizontal alignment for proper design speed, B.C.'s, E.C.'s, bearings and intersection sight						

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distance, etc.						
Check vertical alignment for proper design speed (primarily stopping sight distance, lengths of vertical curves, etc.						
Check profile for minimum grade (1% at flow lines) and maximum grades.						
Compare street typical sections with approved tentative map, etc, and conditions of approval.						
Check intersections for cross-gutters and landing pad profile.						
Landscaped Medians:						
Determine that maintenance has been provided.						
Check for median drains.						
Sixty percent (60%) hardscape (per Standards) Verify with current Standard Plans.						
Check for handicapped access ramps at all intersections						
Check for proper street light layout, spacing and lumens.						
Check for traffic signal conduits and pull boxes at intersections where developer is required to design and construct or provide a cash deposit for a future signal.						
Check construction notes.						
Check local depression details – a modified depression is required for inlets in raised medians.						
Verify quantities.						
Check for patterned stamped concrete, turnarounds, guard gates, etc., and private entries.						
Check location map for proper tract, parcel map, site plan and use permit boundaries.						
Check super elevation diagram for crown runoff, transition, rate, 1/3 and 2/3 L.						
Verify that additional right-of-way (to back of curb return) is provided where private streets intersect public streets for pedestrian crossing.						
Verify that general notes are appropriate.						
Verify improvement plan title is consistent with reference to conditions of approval.						
Verify basis of bearing and benchmark.						
Check for proper drainage.						
Check signing and striping plans for consistency with street plans (e.g. , total street width, etc.).						
Check Construction Division's check print:						
1. Transfer their appropriate comments to Subdivision Section check print.						
2. Inform Construction inspector why comments or requests (if any) are not enforceable or necessary.						
Plan check, inspection and bond amount fee calculations should generally be performed on the second submittal.						
Verify that a proper transition from the higher classification arterial highway is provided if the highway changes classification.						
Insure that adequate pedestrian facilities are						

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provided, including condominiums and apartments, and provide a minimum 4' clear sidewalk (may require meandering around fire hydrants, street signs, bus benches, etc.)						
Check that the appropriate APWA or RDMD Standard Plans are referenced (e.g., "construct per APWA 940-0-OC or "construct per RDMD 1940")						
Minimum tangent between reversing curves on arterial highways – 400'						
Note that one sheet plans are acceptable providing all the above required (appropriate) information is included.						

REVIEWED BY: _____

PRINTED NAME: _____

DATE: _____

COMPANY: _____