

**STREETS REVIEW CHECK LIST**

Subdivision Name: \_\_\_\_\_

Engineering Firm \_\_\_\_\_

Engineer: \_\_\_\_\_

Plat Number: \_\_\_\_\_

**7/21/2006**

OK	NA	REDLINE	Comments
			<b>STREET LIGHTS &amp; SIGNAGE</b>
			<b>Street Names Sign Detail &amp; Location</b> – street markers, in COSA and PUD’s with public streets in COSA . ETJ , street markers only . 35-506-(h), page 5-78
			<b>Street Lights</b> - Submit letter to CPS , Cost entered into TPLT, ( in COSA). Public streets only within the City Limits 35-506 (I), page 5-79
			<b>PLAT:</b>
			<b>R.O.W. widths</b> – check ROW widths and should correspond with street section used . (on commercial area, use local B ,60 ‘ row , 40’ pavement) 35-506-3, 35-506 (d) (1), page 5-66
			<b>Correct Dimensions of ROW 1/2-1/2 and Full Dimensions at property</b>
			<b>Private Streets</b> – 50’ ROW not required 35-506 (j) private streets (2) design standards B, page 5-80
			<b>Pedestrian easement if Private.</b> -If ROW is less than 50’ , check for pedestrians easements , 35-506-(q) Sidewalk Standards (2) sidewalk exceptions, page 5-93 - Check Density (2.5 units/acre, 0.4acres/lot)
			<b>Property line returns at Intersections</b> -see table 35-506-4b, 35-506 (d) (1), page 5-66
			<b>Radius’s of cul-de-sacs</b> – 100’ - 500’ CDS - 50’ ROW radius Res; 75’ ROW radius commercial; 500 -1000’ , Res ROW radius 60’ pl. 35-506 (d)(6) cul-de-sac streets (A), page 5-73
			<b>Knuckles</b> – Offset 35-506 - (l) (3), page 5-91, Pg-83; Required 25 PLR.
			<b>1’ Vehicular non-access easements along Collectors and Arterials</b> – residential lots not to front . 35-506- (e ) connectivity(6) non – access easement, page 5-77 - For Major Thoroughfares 35-506 (r) (2) page 5-95
			<b>Street Centerline Offset 175’</b> , 35-506 (f) street intersections, page 5-77

OK	NA	REDLINE	Comments
		<p><b>Tx DOT Jurisdiction</b> – <i>If on TxDOT ROW, get TxDOT approval or comments(Check 420 screen for TxDOT letter). REQUIRE TxDOT NOTES to match latest TxDot letter</i></p>	
		<p><b>Dedication ROW for Arterials</b> 35-506 (g) (1) (2) (3), page 5-78</p>	
		<p><b>Dead End Streets</b> – <i>One average lot depth. 35-506 (e )connectivity (5) dead end streets., page 5-77 "100 diameter temporary turnaround and drainage easement to expire upon incorporation into street ROW."</i></p>	
		<p><b>Clear Sight Easement</b> 35-506 (d) (5), page 5-73</p>	
		<p><b>Reserve Strips</b> (none limiting access to public land) 35-506 (e) (3), page 5-77</p>	
		<p><b>No Landlocked Lots and Flag frontage lots</b> - 35-515 (h) page 5-136</p>	
		<p><b>Commercial Property: 125' corner clearance</b> on arterials and adjoining collectors/Type B 35-506 (r ) (7)(B) page 5-98</p>	
		<p><b>Commercial Property:</b> Lots less than 400 feet fronting the arterial requires a <b>Shared Cross Access note</b> 35-506 (r) (3) pg 5-96</p>	
		<p><b>Location Map Correct</b></p>	
		<p><b>Sheet Index</b> (map showing matchlines if the plat is more than one page)</p>	
		<p><b>Scale readable</b></p>	

OK	NA	REDLINE	Comments
		<b>PLANS</b>	
		<b>Conventional street design standards – 503-3 (Table), 35-506 (d) (1), page 5-66</b>	
		<b><u>ARE THE Exterior ROADS BUILT, I.E. Do they need Construction Plans?</u></b>	
		<b>175 feet Between Intersecting Streets if the Centerlines do not line up</b>	
		<b>ROW</b> (County Roads 60' ROW, 24' pvmt - bar ditch) (COSA Resid 'A' 50', 60' "B", 70' Collector) <b>Private Streets</b> – local “ A” 27' min., local “B” 30' min. 35-506 (j) private streets (2) design standards B, page 5-80	
		<b>Pavement Width</b> – “Private” min. 27' for PUD (COSA Resid min 28' 'A', 40' 'B', 44' collector)	
		<b>Centerline radius with curve data shown</b> – 100' minimum . 400' collector pg 5-66 – 50' min required between curves (Local 'A', 'B') (100' collector). <b>35-506 (l) (1)</b> , p5-83	
		<b>Points of Radius-</b> for offsets and knuckles. <b>35-506 (l) (3)</b> , pages 5-83; Required 35' curb radius.	
		<b>Curb Returns at Intersections</b> <b>503-3 (Table), 35-506 (d) (1), page 5-66 With stationing and elevations – Appendix B Pg B-44</b>	
		<b>Cul-De-Sac</b> - lengths, 100'-500' - Res, R=40' pvmt; commercial, R=60' pvmt; 500' - 1000', res. R=50' pvm't, street pvm't 30' width. 1000' residential special width <b>35-506 (6) Cul-De-Sac</b> , page 5-73	
		<b>Intersection angles</b> 60-120 degrees <b>35-506(f)</b> , page 5-77	
		<b>Intersection Sight Distance (Clear Vision)</b> – <b>35-506 4B (5)</b> , page 5-73	
		<b>Stationing of the centerline at all Street Intersections (both streets)</b>	
		<b>Street Grades on profiles</b> – (min 0.5%) and (max see Table 506-3 pg 5-66) <b>For 12-15% Utilize Approach grades Page 5-71</b>	

OK	NA	REDLINE	Comments
		<i>K values – sags &amp; crest curves – 30 for crest, 35 for sag, for locals A, B – collectors</i> 55 <b>MAX K-Value=167 ( Length = K * A )</b>	
		<i>Sidewalk Widths – exist. 3' or (new) 4' for local "A" &amp; "B", 4' with planting strip &amp; 6' on curb for the rest . 35-506 (q) (5), p5-94</i> <b>Sidewalk required less than 0.4 acres/lot</b>	
		<b>Length of Interior and Exterior Sidewalks - Sidewalks on fronting streets 35-506(d)(9-10) and (q)(1) page 5-75 and 5-93</b>	<b>Interior (Feet)</b>
		<b>Check for <u>saw-tooth curbs detail - Elevated sidewalk?</u></b>	<b>Exterior Feet)</b>
		<i>Sidewalk ramps at intersections. Waiver of sidewalks - still require ramps 35-506 (o) (1) page 5-86</i>	
		<b>Pavement Transitions (narrowing and widening) – L=20W 35-506 (m) (1), page 5-84 or Use (w(S)^2)/60</b>	
		<b>Entry Medians and Islands – Openings &amp; Special Purpose Medians , Dimensions 35-506 (m) (3), Figure 506-6 pages 5-85</b>	
		<b>Access Gates – Storage Lengths ( Queuing for PUD's) should be about 60' . 35-506 (s), page 5-99 - Master Key Security System 35-506 (s) (3), page 5-99</b>	
		<b>Left Turn Lanes/Vehicle Storage Lanes - Minimum 100 feet in length to driveways - For Street Intersections 200' minimum left turn vehicle storage - transition minimum 120' for 40mph, 100' 35mph, 60' 30mph - Striping is 80% of the storage length</b>	
		<b>Arterial Median Openings - 400 feet between openings - 4 Feet minimum width median</b>	
		<b>Traffic Calming – max. block length 1200' before we have to put calming devices , 35-506 (t), page 5-100</b>	
		<b>Pavement Design – check geo tech design . 35-506 (p) (3) table 506-6, page 5-89</b> <b>MAXIMUM 3" Type D - (Use more Type B or C)</b>	
		<b><u>IF ANY VARIABLE SOIL, ADD PAVEMENT NOTE: "Geotechnical Engineer to be on site to make final subgrade determination. Changes to this pavement design shall be submitted to COSA-DSD prior to placement of base material."</u></b>	

OK	NA	REDLINE	Comments
		Amount of Lime treated subgrade ( #/ sq yd) or geogrid (Tensar BX1100)	
		Minimum/Maximum Cross Slope– 2% - 4% AASHTO 1.5 - 3% Page 5-71	
		Curb Details - No Alt curb types in the City - 12.5" depth (except for use of 11" curbs over ATB where cut to subgrade would be affected)	
		Bullet Nose Median Ends 2.5' Radius, 90' radius - 400 feet between median openings	
		Passing Space Detail – for sidewalks (note should read , sidewalks less than 5 feet in width shall be provided with a passing space at a maximum spacing of 200 ft.). <i>Sidewalk groves shall be ¼" deep, ¾" wide and 2" apart .</i>	
		Pavement Junction Detail for pavement widening	
		Number of Parking Spaces for Commercial (parking integrated with streets) - <b>Section 35-525</b>	
		Class "A" Concrete 3,000 psi - headers and sidewalks	
		Driveway detail - use " 2'-0" " flare - 10' minimum width Residential	