

CITY OF SALINAS

DEPARTMENT OF PUBLIC WORKS

IMPROVEMENT PLANS CHECK LIST

IMPROVEMENT PLANS SHOULD INCLUDE THE FOLLOWING (IF APPLICABLE):

A. Concrete Work

- Sidewalks (Show location and size)
- Detached sidewalk (4' min.) Located 1-foot from the property line is desirable on streets that have higher traffic volume.
- Driveways (Show type and width)
(Special transitions or slopes)
- Sidewalk, driveway approach, and portion of driveway - to be poured monolithically up to the R/W line
- Curb and Gutter (Type, limits, and design slope)
- Pedestrian Access Ramps (City & ADA Requirements Met)
- Cross Gutters/Alleys/Approaches
- Special Design Considerations

B. Drainage/Grading Plan

- Master Plan Conformance
- Within a Special Flood Hazard Zone
- Discharge/design storm (Calculations Req'd.)
- Pipe Sizes (12" min. Laterals, 15" min. Mains)
- Pipe Strength (Cl. 3, 4, 5 RCP)
- Pipe Grades (Min. 12" Laterals $s = 0.5\%$, 1% desired)
(Min. Main $s = 0.2\%$; greater than 24" pipe)
- Catchbasins (Min. Depth = 3'; Max. Depth = 6')
(Specify Bike Safe and Type A or better)
- Surface runoff contours/flows
- Affect on Adjacent Properties
- Manholes (Type and Invert Information)
(Specify Ram-Nek Joints and Thoroseal Finish)
- Curb Drain (Per City Standards); not for SFR
- Conflict Structures
- Pump Stations?

C. Sanitary Sewer Plan

- ___ Master Plan Conformance
- ___ Discharge/Cleaning Velocity (2 fps minimum)
- ___ Pipe Sizes (6" min. up to 20 homes)
 - (Remaining main sizes based on discharges)
- ___ Pipe Strength (Hi Strength VCP; SDR 21 PVC laterals)
- ___ Pipe Slopes (6" Min. S = 0.5%; 1% desired)
 - (8" Min. S = 0.36%; 0.5% desired)
 - (10" Min. S = 0.26%; 0.3% desired)
 - (12" Min. and above S = 0.2%)
- ___ Manholes (Type and Invert Information)
 - (Specify Ram-Nek Joints and Thoroseal Finish)
- ___ Depth of pipe (8' or more from finish grade may need a drop manhole)
- ___ Pump Stations (Overflow, Maintenance Responsibility)

D. Pavement Design (Based on Caltrans Methodology)

- ___ Traffic Index per Subdivision Ordinance (Pg. 147)
- ___ R-Value/Soils Report
 - (AB R = 75; ASB R = 50)
- ___ Asphalt Mix: 1/2" final course; 3/4" base course (typ.)
 - 3/4" final course for industrial streets.
- ___ Minimum 2% Cross Slope

E. Street Lighting

- ___ Street Light Spacing (Residential 250' avg.; 300' max.)
 - (Collectors {+64'} 200' alternating)
 - (Arterials {+100'} 150' alternating)
- ___ Street Light Wattage (Residential = 100W HPS)
 - (Industrial = 150W HPS)
 - (Arterial/Commercial = 200W HPS)
- ___ Street Light Service and Conduit Run
- ___ Street Lights Placed where Pedestrians Cross Street

III. TRAFFIC PLAN

A. General

- Consistency with General Plan
- Consistency with Precise Plan
- Consistency with Bike Plan
- Consistency with MST/Bus Service (Special Facilities)
- Ingress/Egress Design
- Access Points Minimized Along Streets
- Coordination with Median Openings
- Access located on Minor Street
- Acceleration/Deceleration Lanes - Major Street Access
- Adequate Safe Stopping Sight Distance Provided
- Loading/Service Access and Circulation
- Police/Fire Vehicle Access and Circulation Provided
- Directional arrows/pavement markings/pavement markers
- Striping Plan (Reviewed by Traffic)
- Raised Pavement Markers
- On-Site Traffic Signs (Reviewed by Traffic)
- Public Traffic Signs (Reviewed by Traffic)
- Curbs adjacent to aisles marked/signed "FL-NPA"
- Wheel Stops or Curbs to Protect Landscaped Areas
- Dimensions of parking stalls, aisles, driveways
- Handicap Stalls (Conformity with City and ADA Stds.)
- On-Site Circulation/Channelization
- Turning Radii
- Median Islands/Dividers
- Cul-de-sac/Turn Around Dimensions

B. Miscellaneous

- Median Islands
- Signature Blocks for Design/Approving Engineer and City Engineer
- Street Barricades
- Street Name Signs
- Traffic Signs (Review by Traffic)
- Traffic Signal Design (Review by Traffic)

IV. LANDSCAPING PLAN

A. General

- ___ Irrigation System Layout, BFP Device
- ___ Planting Schedule (Specie types and clearances)
- ___ Sidewalk Layout (to conform with City Standards)
- ___ Landscape Easements Required
- ___ Median Island Treatments (Brick/Rock/A.C. Etc.)
- ___ Masonry Wall Layout (Design, Color and Height)
- ___ Landscape Maintenance

V. UTILITY PLAN

A. General

- ___ Street & Lot Layouts
- ___ Existing Facilities/Service Points
- ___ Relocations/Adjustments
- ___ Undergrounding/Joint Utility Trenches
- ___ Utility Line Locations
- ___ Fire Hydrants (Spacing approved by Fire)
- ___ Location of Services for Each Lot
- ___ All Utilities Provided (Sewer, Storm, Gas, Electric, Telephone, Cable Television, and Water).
- ___ Street Tree Location/Clearance Provided

VI. GRADING PLAN

A. General

- Existing Grades
- Lot Layouts (35' Minimum Frontage)
- Individual Lot Grading
- Existing and New Grades Shown
- 100-Year Flood Limits/Base Flood Elevations Noted
- Pad & Finish Floor Elevations for Each Lot
- Affect on Adjacent Properties
- Masonry Walls
- Foundation Elevations & Wall Heights
- Color and Architecture Match Existing
- Landscaping In Front of Wall to Minimize Graffiti
- Erosion Controls
- NPDES/NOI Permits from WQCB
- Reference Grading and Erosion Control Ordinance

* Grade information shall include spot elevations, slopes, and contours to identify drainage patterns.

VII. MISCELLANEOUS

A. General

- Noise Study Required?
- Traffic Study Required?
- Project Phasing (Will phasing stand alone)?