



Department of Public Works Plans Review Checklist - Subdivision

Project Name:

Address:

- Preliminary Plat Approved
- FEMA Flood Zone
- TDEC ARAP Permit
- TDOT Driveway Permit
- Slope Grades No Steeper than 2:1
- Sinkhole Retention Area
- Injection Well Permit

Street Design and Specifications:

- General Standards of Design
- Street Classification
- Right-of-Way Widths
- Street Surface Width/Cul-de-sac design
- Additional ROW on Existing Street
- Substandard Existing Street
- Street Grade
- Horizontal, Vertical Curves and Tangents
- Intersections
- Dead-End Streets
- Private Streets
- Reserve Strips
- Special Treatment Along Major Arterial
- Street in Commercial Subdivision Developments
- Street Name
- Street Signs
- Subdivision Identification Signs

EPSC Plans:

- Existing Aquatic Resources Identified
- Phasing Requirement (if applicable)
- Buffer Requirements
- Disturbance Limits
- Disturbance Size
- BMP's Depicted in Plan View
- BMP Details
- EPSC Design Year Meets Requirements
- Outfall Locations
- Size of affected wetland (if applicable)
- Sediment Basin (if applicable)
- BMP'S Designed for Total Disturbance
- Topsoil pile inside limits of disturbance

Stormwater Features:

- Sewer network required for curbed roadways
- Traffic grade curb inlet grates
- Minimum of 12" HDPE/15" CMP
- Permanent Detention/Water Quality Structures
- Details for Detention/Water Quality
- Pipe backfill detail (stone to subgrade under rdwy)
- Outlet protection
- Headwalls on all outlet pipes
- Outfalls' effect on adjacent property
- Ditches shown for non-curbed roadways
- Existing ditch accounted for if sidewalk is added
- Roadway and sidewalk drain to detention
- Perk test if detention is infiltrating

Asphalt and Base Stone:

- Layer thicknesses meet street classifications
- Layer widths meet street standards
- Intersection curve radius = 20' or greater
- Contours direct water to curb inlets or ditches
- Minimum of 2% cross-slope

Curb:

- Extruded curb or curb and gutter to meet city spec.

Sidewalk:

- Width meets street type requirements
- Max. 2% cross-slope (including across driveways)
- Layer thicknesses meet spec
- 2' grass strip between sidewalk and back of curb
- Curb ramps with Truncated Domes @ street x'ings
- Easement required

Retaining Walls:

- Show wall height on plan view
- Stamped plans for walls over 4' high

Utilities:

- Avoid cutting existing roadway to access site
- Backfill with stone to subgrade under roadways