

TOWN OF SUMMERVILLE SUBDIVISION PLAN CHECKLIST - 5 OR MORE LOTS

Subdivision _____

Checked by _____ **Date** _____

(Ord. #)

- ___ 1 . Check for compliance with zoning, if zoned "R4" get PUD & review for compliance.

- ___ 2 . Preliminary Plat (*fill out plat checklist*)

- ___ 3. (on cover sheet) Fee Schedule: Minor Sub.= \$20.00 (1-10 lots), Major Sub.= \$200.00 + \$1.00 per lot, Land Disturbance Permit = \$100.00, Road & Drainage in R/W Inspection = \$2.00 per linear CL foot, Drainage not in R/W = \$1.00 per linear ft.

- ___ 4. (H-1) Pavement crosssection; 8" SABC, 1 1/2" asphalt binder, 1 1/2" asphalt surface course

- ___ 5. (H-2) 24" concrete curb on all streets w/ 4" SABC under curb

- ___ 6.(H-3&4) Streets shall connect to adj. streets & communities

- ___ 7. (H-5) Street layout shall discourage through traffic

- ___ 8. (H-6) Dead end streets shall be max 1000' long to center of cul-de-sac

- ___ 9. (H-7) Horizontal road curves shall not have center line radius less than 100'

- ___ 10. (H-8) Tangent road sections can not be more than 750' without a horizontal curve

- ___ 11. (H-9) All streets shall maintain a minimum slope of 0.50%

- ___ 12. (H-10) All street - street intersections radii shall be 27' BOC min.
All street - alley intersections radii shall be 15' BOC min.
All alley - alley intersections radii shall be 20' BOC min.

___ 13. (H-11) Street trees in R/W will be 50' from intersection & limbed 7' high & not block motorist vision

___ 14. (H-12) Site dist @ intersection

___ 15. (H-13) Stub streets shall meet standards

___ 16. (H-14) Turnarounds (cul-de-sacs) shall be @ ends of street & be 40' radius BOC

___ 17. (H-15) Layout shall not create double frontage lots

___ 18. (H-16) No more than 2 through streets shall intersect @ one point (*4 way intersection*)

___ 19. (H-17) Streets shall intersect @ close to 90 degrees as possible, but not less than 75 degrees

___ 20. (H-18) Street center line shall be min.150' apart

___ 21. (H-19) Street center line intersections shall be min. 150' from R/W of railroads

___ 22. (H-20) Street names shall be approved by planning dept.

___ 23. (H-21) All work shall comply with SCDOT Standards Specifications for Highway Construction

___ 24. (H-22) All R/W's shall have 5' GUE & 10' power easement (*Alley's may vary*)

___ 25. (H-23) Utility plans shall be reviewed for conflicts with road & drainage

___ 26. H-24) Standard road widths:

Alley	16' BOC - BOC	20' R/W
Local street	26' BOC - BOC	50' R/W
Collector street	28' BOC - BOC	60' R/W min.
Divided street or ent.	20' BOC - BOC	80'R/W min.

___ 27. (H-25) Concrete sidewalks on both sides of streets:
4.5' wide meeting ADA & SCDOT standards

___ 28. (H-26) Alleys shall have 1:48 sloped inverted crown w/ min. 6" x 10" conc. ribbon curb

___ 29. (I-1) Tree Surveys:
5 acres or less - all trees 6" DBH
More than 5 acres - all grand trees 16" DBH & 1/4 ac. detailed sample 6" DBH & greater

___ 30 . Tree Protection Plan: showing clearing limits, contour changes, tree barricades & details
(Lots shall not be cleared at time of road construction)

___ 31. (I-2) Protect grand trees if possible by moving roads or lots (*removal of grand trees must be approved by the tree committee*)(*trees must be protected to dripline of tree*)

___ 32. (I-3) Sediment & erosion control plan

___ 33. (I-4) SDHEC-OCRM Land Disturbance Permit

___ 34. (I-5) 10' x 20' Const. Drive, w/ #4 or #5 washed stone 6" thick min on geo fabric or SABC

___ 35. (I-6) Silt fence @ BOC ASAP after curb is placed
Silt fence installed before clearing or construction begins
Silt fence installed around drainage inlets ASAP after construction
Silt fence shall be maintained until const. is complete or vegetation established

___ 36. (I-7) Typical lot erosion control detail for builders until home completion

___ 37. (J-2) Roads will be graded & compacted to 1' past BOC

-
-
- ___ 38. (J-4) Grading work, material, & methods shall comply w/ SCDOT standards
-
-
- ___ 39 . Signage plan sheet; showing location of signs & pavement markings
-
-
- ___ 40. (K-1) Signs shall be between 4' - 8' from the BOC
-
-
- ___ 41 . One 25 MPH speed limit sign is required at entrance
-
-
- ___ 42. (K-2) Signs bottom shall be 7' above grade (stop signs 5')
-
-
- ___ 43.(K-3) Sign posts shall be 2" set in concrete - 3" around & 18" deep
-
-
- ___ 44. (K-4) All signs shall meet SCDOT standards
-
-
- ___ 45. (K-5) Road name signs shall be attached to the tops of stop signs
-
-
- ___ 46 . Stop signs shall be 24" x 24"
-
-
- ___ 47. (K-6) All pavement markings will be thermoplastic;
stop bars @ all stop signs 2' wide, temp paint allowed on binder course
-
-
- ___ 48. (L-2) Drainage shall be designed to the 2,10,100 - year frequency storm.
Post-dev. runoff shall not exceed pre-dev. runoff
-
-
- ___ 49. () Drainage ponds shall be designed to maintain a minimum water depth of 6 feet,
to deter growth of vegetation.
-
-
- ___ 50. (L-3) Consideration shall be given to off site runoff in addition to onsite runoff
-
-
- ___ 51. (L-4) Curb & drainage inlets shall be designed to SCDOT standards

___ 52. (L-5) Gutter spread calc.'s shall maintain an 8' crown during a 10 year storm

___ 53. (L-6) Is there a watercourse to transport stormwater off-site

___ 54. (L-7) No new ditches, only swales max 12" deep

___ 55. (L-8) All drain pipes will be:
h (with wrapped joints), heavier (up to 36" w/ 1' cover min.), or aluminum, ASP
(aluminized steel pipe can be used if approved)(metal pipe must be 12 gauge or heavier)

___ 56. (L-9) All pipes under roadways shall be RCP, pipes in r/w that hold water shall
be RCP-ORING

___ 57. (L-10) All drain pipes outside of r/w shall have suitable easements

___ 58. (L-11) Underdrains shall be 100% unless roadway is in an elevated section

___ 59 . SCDOT Permit (If applicable)

___ 60 . Water approval

___ 61 . Check water plan for conflicts with roads & drainage

___ 62 . Sewer approval

___ 63 . Check sewer plan for conflicts with roads and drainage

___ 64 . All Structures shall be within 400' radius of a fire hydrant

___ 65 . Review final plans with Director of Operations & Planning Director (get initials on office set)
