

TRAFFIC PLANNING

SUBMITTAL REQUIREMENTS FOR ALL SITE PLANS

A. General Requirements

1. **Sheet Size:** 24" x 36" or larger
2. **Scale:** Site plan must be drawn to scale. Use 1"= 30' or larger. Provide a north arrow.
3. **Vicinity Map:** Provide 4 major streets (1/2 square mile), north arrow
4. **Parcel of Record:** Identify the entire parcel at the time of permits and a legal description. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
5. **Phase lines:** Identify
6. **Property Lines:** Identify and dimension existing and proposed property lines.
7. **Easements:** Identify and dimension all existing and proposed easements.
8. **Scope of work:** All items shall be listed as existing, proposed or future.

B. Offsite Information:

1. **Adjacent Streets, Freeways and Railroads:** Identify and provide the name of all adjacent streets, freeways and railroads.
2. **Section and Center Lines:** Identify all section and center lines.
3. **Dedications:** Identify all existing and proposed dedications. Provide a dimension from the section and center lines to the existing and proposed property lines.
4. **Street Improvements:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), ADA ramps (provide radius), street lights (specify if wood or metal pole), traffic signals.
5. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, tree wells, etc.
6. **ADA:** Identify the required 4' minimum path of travel along the public sidewalk adjacent to property.
7. **Median Islands:** Identify and specify if existing to remain, proposed or to be modified.
8. **Intersections:** If the proposed project is on street corner, provide the entire intersection on the site plan. If located on a major intersection also provide existing striping.
9. **Canals:** Identify adjacent canals and provide a proposed cross section complete with dimensions on the site plan.
10. **Vacations:** Identify and dimension all vacations.

C. Onsite Information:

1. **Buildings:** Identify and label all buildings as existing, proposed or to be removed. Provide square footage.
2. **Access:** Provide pedestrian, vehicular and service access. Provide turning templates for large vehicles.
3. **Parking Lots:** (existing and proposed)
 - a. **Stalls:** Provide length and width. Provide the number that are required, provided, compact and disability parking stalls. Identify the 3' vehicular overhang adjacent to continuous curbing. No obstructions shall be within the 3' overhang. (ground cover is allowable.)
 - b. **Curbs:** 6" high
 - c. **Wheel Stops:** 6" high
 - d. **Circulation Aisles:** provide widths
 - e. **Walkways:** provide width adjacent to parking stalls (7' min)
 - f. **Directional flow of traffic:** Identify existing and proposed directional arrows
 - g. **Lighting:** Identify the location (not to be within the 3' vehicular overhang)
 - h. **Disability parking, ramps, signage:** provide details
 - i. **Loading zones:** provide dimensions (12' x 40' min.)
 - j. **Planters:** provide planter dimensions and radii
 - k. **Paving:** per Public Works Standards P-41, P-42, P-43
4. **Walls or Fencing:** Identify existing and proposed walls and fences complete with location height and type of material.

D. Other Important Information:

1. **Lot Line Adjustments:** Provide reference numbers
2. **Parcel or Tract Maps:** Provide reference numbers
3. **Traffic Impact Studies:** Provide reference numbers
4. **CUP/SPR:** Identify previous entitlement numbers