



Hamilton County Road & ROW Subdivision Plat Check Off Sheet

- 50' Right of Way to be shown for the roads.
- Cul-de-sac radii must be shown. Recommend no less than 40' of asphalt and 50' ROW.
- Roads must be 26' in width with 1' curbs on both sides.
- Curb radii at street intersections shall not be less than 25'.
- Roadway cross section must be included with (8" of mineral aggregate base, primer, & 2" of asphaltic concrete surface) or (8" of mineral aggregate base, prime coat, 2.5" of asphaltic concrete binder, tack coat, & 1.5" of asphaltic concrete surface) unless over 10% slope, see below.
- All slopes exceeding 10% must have 8" of cement treated base, prime coat, and 2" of D mix asphalt.
- Road slopes may only exceed 12% for a maximum of 400' and must never exceed 15%.
- A note stating that all utilities will be a minimum of 36" below finished grade in ROW.
- All sidewalks must have ADA ramps that meet all ADA requirements and have drawings in the site details pages. Add note stating ADA ramps must be installed with roads and curbs.
- Any neighborhood sign/marquee must be shown and be outside of the 50' ROW & in compliance with HCZR Article 5, Section 202.
- Mail kiosks must be shown and be outside of the 50' ROW with ADA ramp as required.
- All storm pipe within the ROW must be Corrugated Metal, HP-Storm, or Reinforced Concrete at least 15" in diameter (Recommended 18" or >). No HDPE pipe is allowed within ROW.
- If existing connection road is not up to county standards or traffic study requires upgrade then plans must be submitted along with subdivision plat.
- Existing development will not exceed 199 lots in this addition/creation or provide an extra entrance/exit for every 199 lots over the original 199 lots.
- Traffic signage must comply with all MUTCD standards with block ranges and have materials and details within the site details pages.



- Note stating that it is the responsibility of the developer to schedule a walk through prior to signing of the final to address any defects in the road/ROW. The homebuilder must schedule a walk thru 11 months from the date of signed final to correct any defects/damages within 90 days.
- Note stating that CAD files will be supplied to the Highway Inspection Team so that they may verify subgrade and other structures within the ROW.
- A note stating that any areas with fill material must have density testing every 150' and pass with a 95% compaction under roadway.
- A note stating that Hamilton County Highway Department Inspector must be on site for proof rolls. Developer must schedule proof roll with inspector at least 48 hrs before suggested date/time. Inspector must approve of subgrade through proof roll and density tests before base stone is installed.
- Water may not flow on roadway for more than 500' without site of egress.
- Bump out parking allowed only at mail kiosks. Details must be provided and included a 2' valley pan. There must be clear verbiage that Hamilton County Highway maintenance responsibilities end at gutter pan. Must state that HOA is responsible for maintenance of gutter pan and on street parking area.

Thank you,

Tyler Mowery
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