

ENGINEERING REVIEW CHECKLIST

1. **Sect 112-8(i)** Need to show
 - 1.1. Parcel number.
 - 1.2. Name and address of owner, developer, engineer, surveyor and person preparing the plat.
 - 1.3. Date, graphic scale, vicinity map, acreage, zoning, and north arrow.
 - 1.4. Benchmark data, coordinate system and basis of bearing. We would prefer the survey coordinate to Arkansas State Plain and NAVD 88.
 - 1.5. Flood zone statement, zoning, surveyor's certification, stamp, and signature.
 - 1.6. Name, address, and zoning of all adjacent property.
 - 1.7. Location and description of all stakes and monuments.
 - 1.8. Legal description of the property
 - 1.9. Original topography
 - 1.10. Location and names of existing or platted streets and utility easements within or abutting the plat.
 - 1.11. Location of all prominent physical features such as buildings, railroads, parks, creeks, ponds, and public spaces.
 - 1.12. Location and size of utility lines, watercourses, bridges, culverts, lakes, floodplains and underground installations within or adjacent to the plat.
 - 1.13. Location and size of utilities and drainage systems.
 - 1.14. Location and size of any property to be dedicated or reserved with special conditions for special uses.
 - 1.15. Vicinity map to show the relation of the plat to streets and other information requested by the planning commission.
 - 1.16. Location and size of loading area.
 - 1.17. Show location and details of all handicapped ramps.
 - 1.18. Type of surface of all areas.
 - 1.19. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
 - 1.20. Location of landscaped areas and irrigation.
 - 1.21. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
 - 1.22. Sidewalk location and details including slope.
 - 1.23. Location of existing and proposed streetlights.
 - 1.24. Dumpster location.
 - 1.25. Plans of street and utility lines with profiles.
2. Show the final contours. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
3. Show the street right-of-way.
4. Show the street centerline.
5. Need a legend identifying all symbols used.

6. Show the size and location of all freestanding signs. Show distances from street right-of-way.

Sect 98-60(c)(1) Front Set back = 2-feet (leading edge) from ROW

Sect 98-60(c)(2) = 10-ft side PL

7. **Parking Ch130-Art 7 Sect 3.1.** Show the typical dimensions for regular parking, (9'x19').
 - 7.1. Compact spaces must be marked either on the pavement or by separate marker.
 - 7.2. **Sect 3.3.c. (1)** Except for permitted entrance and/or exit drive, every off-street parking area shall be set back from the street right-of-way line a minimum of five feet (5').
 - 7.3. **Sect 3.3.c. (2)** No off-street parking area, exclusive of access drives, shall be located within three feet (3') of any property line.
 - 7.4. Show the location and number of all compact parking spaces.
 - 7.5. **Sect 6.1.** Dimensions of handicapped parking must meet current ADA requirements.
 - 7.6. **Sect 3.5.b.** Show the width of the handicapped access area, (5' min.).
 - 7.7. Show the location of the handicapped parking signs.
 - 7.8. **Sect 110-31(b)** Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
 - 7.9. Handicapped ramps are not allowed to extend into the parking area.
 - 7.10. Need to show details of handicapped ramps.
 - 7.11. **Sect 3.5.b.** A minimum of three feet (3') of clear width, excluding vehicle overhang, must be provided as an accessible circulation route. Therefore, the sidewalk must either be five feet (5') wide or have wheel blocks between the handicapped access point and the doorway.
 - 7.12. **Sect 3.6.** In areas where a parking area is located ten feet (10') or less from the street right-of-way a continuous raised concrete curb of not less than six inches (6") in height shall be constructed along the perimeter of the parking area and parallel with the abutting street right-of-way line, except for the driveway openings.
 - 7.13. **Sect 3.6.** The perimeter of the parking area adjacent to the side or rear lot line shall be provided with wheel guards, bumper guards or curbs when the parking area is located ten feet (10') or less from the lot line.
 - 7.14. All drives and parking areas are required to be paved.
8. **Ch130-Art 7 Sect 8.** All entrance/exit drives, access drives and parking and loading areas shall be surfaced with a durable and dustless surface of at least an asphaltic concrete hot mix surface course. All storage areas are to have a dustless surface of at least a single bituminous surface seal (chip seal).
9. **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
 - 9.1. Residential drives maximum slope of fifteen percent (15%). Drives along street classification of minor collector or higher maximum slope of ten percent (10%).
 - 9.2. **Sect 9.1.** Minimum width of drive for two-way traffic is twenty-four feet (24').
 - 9.3. **Sect 9.2.** Minimum width of a drive for one-way traffic is fifteen feet (15').
 - 9.4. **Sect 9.4.** Maximum width of a drive, exclusive of radii, is forty feet (40').
 - 9.5. **Sect 9.5.** Minimum radius to the face of the curb for driveways is twenty-five feet (25').

- 9.6. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 9.7. **Sect 9.8.** Minimum distance of a drive from the projected curb line at the street intersection is fifty feet (50') for a local street, sixty feet (60') for a collector street, one hundred twenty feet (120') for an arterial street.
- 9.8. Driveways must slope toward the street at 2% from the intersection with street pavement to the back edge of sidewalk, to provide handicap access across the drive.
- 9.9. Need to note that modified curb is required at the drives.
10. Need to obtain an AHTD permit for all work done on their right-of-way. Submit a copy to City Staff.
11. **Sect 110-7** Maintain obstruction free (3-ft above street pavement) area on the corner lot within 30-ft of the street line (ROW).
12. **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.
 - 12.1. Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
 - 12.2. The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
 - 12.3. The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
 - 12.4. Need to show details of sidewalks on the right-of-way.
13. **Sect 110-111** The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan.
14. **Sect 112-4** Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
 - 14.1. The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
15. **Sect 112-4** The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
16. **Sect 112-7 Street Design Standards**
 - 16.1. Sight Distance: 90-ft Ordinary / 70-ft hilly
 - 16.2. Max grades w/in 100-ft of intersection: 4%
 - 16.3. Min intersection angle: 75°
 - 16.4. Min curb radius 25-ft minor St / 50-ft collector St
 - 16.5. The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.
17. **Sect 112-16** All utility wires shall be placed underground.
18. **Chapter 56 Landscape and Buffers – Section 56-30 Submittal Requirements**
 - 18.1. Location, general type, and quality of existing vegetation, including specimen trees;
 - 18.2. Existing vegetation to be saved;
 - 18.3. Methods and details for protecting existing vegetation during construction and approved sediment control plan, if available;
 - 18.4. Locations and labels for all proposed plants;
 - 18.5. Plant lists or schedules with the botanical and common names, quantity, spacing and size of all proposed landscape material at the time of planting;

- 18.6. Location and description of other landscape improvements such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved areas; and
 - 18.7. Planting and installation details as necessary to ensure conformance with all required standards.
 - 18.8. Guarantee from the developer that all plant materials will be warranted for a period of 24 months from the time of installation. If any of the material should fail to survive during that period it would be replaced during the appropriate planting season
19. **Sect 112-3, 112-4 (Ord, No. 5028, Residential Development)** A grading and drainage plan is required for all residential developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties in residential subdivisions
20. **Sect 106** Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
- 20.1. Need to provide the City Staff with detailed calculations to support all drainage improvements.
 - 20.2. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
21. **The concept of detention must be approved by the Planning Commission.**
22. **DCM Section 5.4.10** *“An easement shall be provided in Plans for detention facilities. A minimum 20’ wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system.”* Ownership of the detention facility will remain with the land .
23. Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/departments/planning_and_community_development/.
24. The site area of disturbance is less than 0.5-acre, so a Grading Permit is not required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.
25. Sect 107 The site area of disturbance is between 0.5 and 1 acre. A storm Water Pollution Prevention Plan, Grading Permit Application and \$250.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/departments/planning_and_community_development/

26. Sect 107 The site area of disturbance is greater than 1 acre. A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/departments/planning_and_community_development/