

# ENGINEERING REVIEW CHECKLIST

1. 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.
2. **Parking Ch130-Art 7 Sect 9.** Entrance/Exit Drives
  - 2.1. Residential drives maximum slope of fifteen percent (15%). Drives along street classification of minor collector or higher maximum slope of ten percent (10%).
  - 2.2. Need to note that modified curb is required at the drives and a modified curb detail.
3. Need to obtain an AHTD permit for all work done on their right-of-way. Submit a copy to City Staff.
4. **Sect 110-7** Maintain obstruction free (3-ft above street pavement) area on the corner lot within 30-ft of the street line (ROW).
5. **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.
  - 5.1. Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
  - 5.2. The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
  - 5.3. 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.
  - 5.4. Need to show details of sidewalks on the right-of-way.
6. **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.
7. **Sect 112-7 Street Design Standards**
  - 7.1. Sight Distance: 90-ft Ordinary / 70-ft hilly
  - 7.2. Max grades w/in 100-ft of intersection: 4%
  - 7.3. Min intersection angle: 75°
  - 7.4. Min curb radius 25-ft minor St / 50-ft collector St
  - 7.5. The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.
8. **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

9. **Sect 106** Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.

9.1. Need to provide the City Staff with detailed calculations to support all drainage improvements.

9.2. 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.

**10. The concept of detention must be approved by the Planning Commission.**

11. **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 .

12. Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at <http://www.springdalear.gov/298/Forms-Documents>

13. 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.

14. **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/618/Grading-Permits>

15. **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/618/Grading-Permits>

**16. SEC. 107.3 STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES**

1. Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

17. Submit a PDF of the Drainage Report to Engineering