

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 ARDOT 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 112-4** 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.
 - 8.1. 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.

9. **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
10. **Sect 106** Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
 - 10.1. Need to provide the City Staff with detailed calculations to support all drainage improvements.
 - 10.2. 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.
 - 10.3. All storm water flowing off-site must be maintained in drainage structures/facilities and cannot flow onto neighboring sites.
 - 10.4. Submit a PDF of the Drainage Report to Engineering
11. All crossings under roadways by open cut must be backfilled with flowable fill.
12. All piping in right of way and easements must be reinforced concrete.
13. **The concept of detention must be approved by the Planning Commission.**
14. **A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.**
<http://www.springdalear.gov/DocumentCenter/Home/View/3315>
15. **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 .
16. Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at <http://www.springdalear.gov/298/Forms-Documents>
17. 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. Needs a signed ADEQ Notice of Site Coverage for Construction Under 5 Acres.
18. Sect 107 The site area of disturbance is between 0.5 and 1 acre. Approval of the Storm Water Pollution Prevention Plan and proof of submittal of a Grading Permit by the Storm Water Program Coordinator must be submitted to the Planning Office prior to final

approval of construction plans. Before a grading permit or SWPPP can be approved, a dust control plan must be included in the SWPPP. Needs a signed ADEQ Notice of Site Coverage for Construction Under 5 Acres. See Applications & Forms / Grading at <http://www.springdalear.gov/298/Forms-Documents>

19. Sect 107 The site area of disturbance is greater than 1 acre. Approval of the Storm Water Pollution Prevention Plan and proof of submittal of a Grading Permit by the Storm Water Manager must be submitted to the Planning Office prior to final approval of construction plans. Before a grading permit or SWPPP can be approved, a dust control plan must be included in the SWPPP. Needs a signed ADEQ Automatic Notice of Site Coverage if Construction Under 5 Acres. If over 5 acres, a Notice of Intent needs to be filled out. See Applications & Forms / Grading at <http://www.springdalear.gov/298/Forms-Documents>

20. **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.

21. Before grading permit is issued, add comment to include franchise utilities on preconstruction meeting.