

CITY OF ALBUQUERQUE



August 2, 2016

Glenn Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Presbyterian Paradise Clinic
4588 Paradise Blvd. NW
Request Temporary 60-Day C.O. - Accepted
Engineer's Stamp dated: 10-8-15 (C12D003B7)
Certification dated: 7-29-16**

Dear Mr. Broughton,

Based on the Certification received 7/29/2016, the above referenced is approved for a 60-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

- All ponds must be landscaped
- Key note #12, landscape berm must completed
- Three most southern diamond shaped curb stops are incomplete therefore missing the curb cuts
- 18" Nyoplast drain basin with dome is missing in SW pond
- Key note #21, concrete rundown is not flared
- Key note #16, 4" pipe sleeve thru wall for drainage is missing

PO Box 1293

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3682.

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

SEGMENTAL RETAINING WALL CONSTRUCTION NOTES:

RETAINING WALL CONTRACTOR TO MEET CONTRACTOR'S QUALIFICATIONS LISTED BELOW (UNLESS OTHERWISE APPROVED BY OWNER)

CONTRACTOR TO PROVIDE SHOP DRAWINGS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN NEW MEXICO & QUALIFIED TO DESIGN SEGMENTAL RETAINING WALLS TO BOHANNAN HUSTON. FOR REVIEW PRIOR TO SUBMITTING TO GOVERNING ENTITY.

RETAINING WALL SYSTEM REQUIREMENTS (PROVIDED BY MANUFACTURER OR CONTRACTOR).

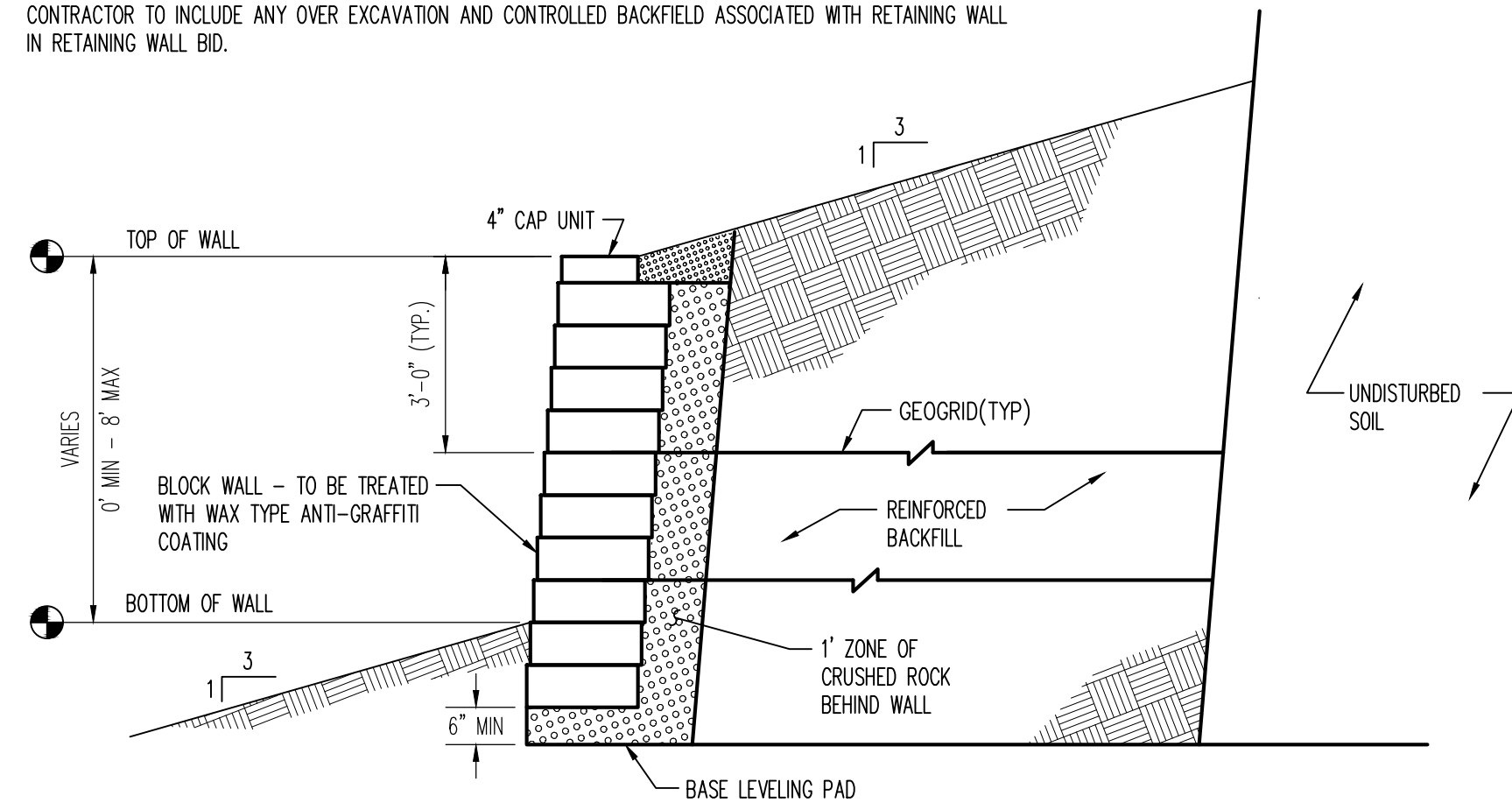
SOIL AND COMPACTION TESTING SHALL BE PERFORMED DURING CONSTRUCTION (BASE, 1/2 HEIGHT, AND FINAL).

APPROVED SHOP DRAWINGS MUST BE AVAILABLE ON-SITE AT ALL TIMES.

CONTRACTOR TO PROVIDE OWNER WITH COLOR SAMPLES FOR FINAL COLOR SELECTION.

ELEVATIONS SHOWN ARE TO TOP OF WALL AND BOTTOM OF WALL AT FINAL GRADE (DOES NOT INCLUDE FOOTER).

CONTRACTOR TO INCLUDE ANY OVER EXCAVATION AND CONTROLLED BACKFILL ASSOCIATED WITH RETAINING WALL IN RETAINING WALL BID.



1 TYPICAL SEGMENTAL RETAINING WALL SECTION
N.T.S.

(NOTE: RETAINING WALL CONTRACTOR TO PERMIT WALL DIRECTLY THROUGH THE PERMITTING AUTHORITY. CONTRACTOR TO PROVIDE BOHANNAN HUSTON INC. WITH SHOP DRAWINGS (FOR APPROVAL) FOR EACH WALL PRIOR TO CONSTRUCTION.)

DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/25/2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18874, OF THE FIRM CARTESIAN SURVEYING, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/29/2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

- COMPLETE LANDSCAPING

- INSTALL ALL PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE CIVIL AND LANDSCAPE DRAWINGS

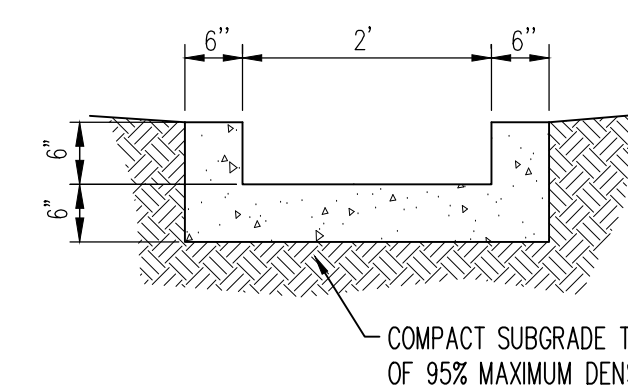
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GLENN S. BROUGHTON, NMPE 14171

7/29/2016

LEGEND

- FL70.22 DESIGN GRADE
- FL70.22 AS-BUILT GRADE



2 CONCRETE RUNDOWN / RIBBON CHANNEL
N.T.S.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SCHEDULING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL, OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

KEYED NOTES

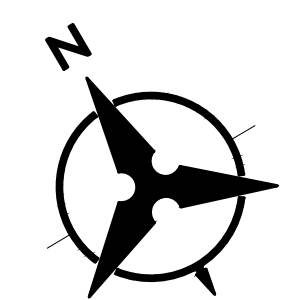
1. SEGMENTAL RETAINING WALL, SEE DETAIL 1/C-100.
2. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
3. INSTALL 18" NYLOPLAST DRAIN BASIN WITH DOME GRATE. TOP OF GRATE ELEVATION SHOWN ON PLAN IS BASE OF DOME.
4. CONSTRUCT 4" DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2102.
5. CONSTRUCT RIP-RAP BOWL DISSEIPATER, SEE 1/C-101.
6. CONSTRUCT CONCRETE RUNDOWN, SEE DETAIL 2/C-100.
7. INSTALL STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
8. INSTALL 12" CURB OPENING FOR DRAINAGE.
9. NOT USED.
10. INSTALL SHORING WALL, SEE STRUCTURAL PLANS FOR DETAILS.
11. CONSTRUCT 2" WIDE CONCRETE RIBBON CHANNEL, SEE DETAIL 2/C-100.
12. CONSTRUCT 2" HIGH LANDSCAPE BERM. SEE LANDSCAPE PLAN FOR DETAILS. MAINTAIN POSITIVE DRAINAGE AROUND BERM ADJACENT TO BUILDING.
13. INSTALL NYLOPLAST INLINE DRAIN WITH 12" ROUND PEDESTRIAN GRATE. SEE ARCHITECTURAL DETAILS FOR "RAIN CHAIN" CONNECTION DETAIL.
14. CONSTRUCT 4" HIGH LANDSCAPE BERM, SEE LANDSCAPE PLAN FOR DETAILS.
15. REMOVE AND SALVAGE EXISTING TEE POSTS. DISPOSE OF WIRE FENCING. CONTACT KURT WAGNER AT (505) 884-2215 TO COORDINATE DELIVERY OF SALVAGED MATERIALS.
16. INSTALL 4" PIPE SLEEVE THRU WALL FOR DRAINAGE.
17. CONSTRUCT TYPE "C" SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2205.
18. CONSTRUCT TYPE "C" DOUBLE GRATE STORM DRAIN INLET PER COA STD DWG 2205.
19. SIDEWALK AND ROADWAY IMPROVEMENTS WITHIN RIGHT OF WAY TO BE CONSTRUCTED UNDER CITY WORK ORDER, CITY PROJECT NUMBER 674481.
20. INSTALL END SECTION.
21. CONSTRUCT FLARED OPENING IN CONCRETE RUNDOWN PER 2/C101.
22. INSTALL 11.25' VERTICAL BEND.
23. REMOVE AND SALVAGE EXISTING WIRE FENCE CORNER PANELS. CONTACT KURT WAGNER AT (505) 884-2215 TO COORDINATE DELIVERY OF SALVAGED MATERIALS.
24. CONSTRUCT WIRE FENCE PULL PANEL AT END OF EXISTING WIRE FENCE. PER AMAFCA STD DWG 203. NEW PULL PANEL TO ADJUT NEW RETAINING WALL.
25. EXISTING WIRE FENCE TO REMAIN.
26. INSTALL 24" NYLOPLAST DRAIN BASIN WITH DOME GRATE. TOP OF GRATE ELEVATION SHOWN ON PLAN IS BASE OF DOME.
27. DEPRESS LANDSCAPE ISLAND. SEE PLAN FOR GRADES & LANDSCAPE PLAN FOR DETAILS.
28. SCREEN WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- - - - - EXISTING GROUND SPOT ELEVATION
- - - - - PROPOSED SPOT ELEVATION
- - - - - TS-TOP OF SIDEWALK, 1A-TOP OF ASPHALT
- - - - - EX-EXISTING, FG-FINISHED GRADE
- - - - - TG-TOP OF GRATE, INV-INVERT
- - - - - FGH-FINISHED GRADE HIGH
- - - - - FGL-FINISHED GRADE LOW
- - - - - PROPOSED DIRECTION OF FLOW
- - - - - WATER BLOCK / RIDGE OR HIGH POINT
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED INDEX CONTOURS
- - - - - PROPOSED INTER CONTOURS
- - - - - PROPOSED CURB & GUTTER
- - - - - EASEMENT
- - - - - PROPOSED STORM DRAIN LINE
- - - - - PROPOSED STORM DRAIN MANHOLE
- - - - - PROPOSED STORM DRAIN INLET
- - - - - EROSION/SLOPE PROTECTION COBBLE
- - - - - SEE LANDSCAPE PLAN FOR DETAILS

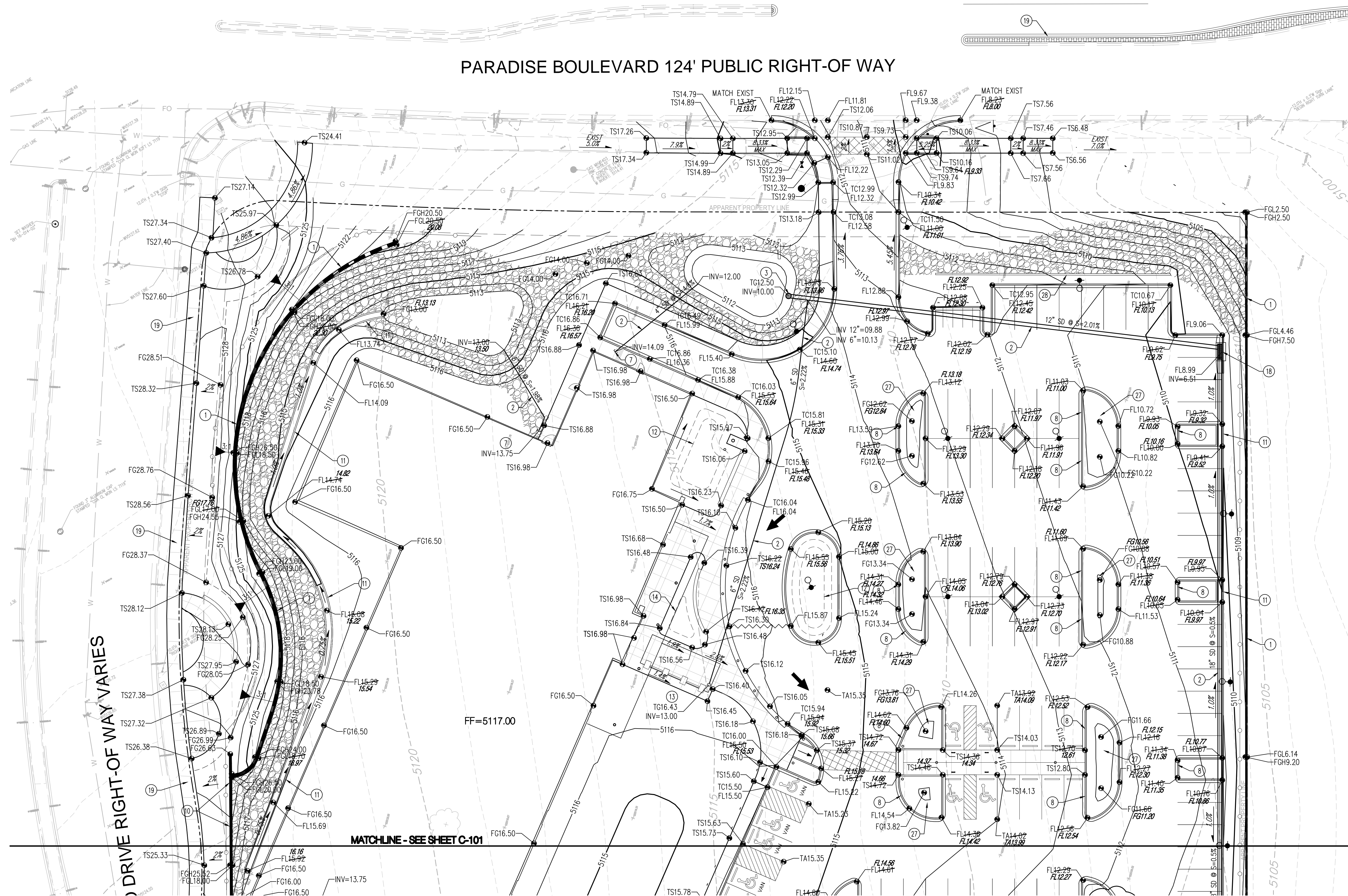
WORK ORDER NOTES

1. SIDEWALK & ROADWAY IMPROVEMENTS WITHIN RIGHT OF WAY WILL BE A PART OF THE CONTRACT, HOWEVER CITY WORK ORDER (INCLUDING APPROVED DRAWINGS) IS REQUIRED FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A REGISTERED PROFESSIONAL ENGINEER FOR CONSTRUCTION ENGINEERING SERVICES (CITY OF ALBUQUERQUE REQUIRED INSPECTIONS DURING CONSTRUCTION). THE ENGINEER SHALL BE LICENSED IN THE STATE OF NEW MEXICO. THE ENGINEER SHALL BE RESPONSIBLE FOR CONSTRUCTION OVERSIGHT, CONSTRUCTION OBSERVATION REPORTS, CERTIFICATION CLOSE OUT AND ACCEPTANCE BY THE CITY IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS REVISED THROUGH UPDATE #9.



20 10 0 20
SCALE: 1"=20'

PARADISE BOULEVARD 124' PUBLIC RIGHT-OF WAY

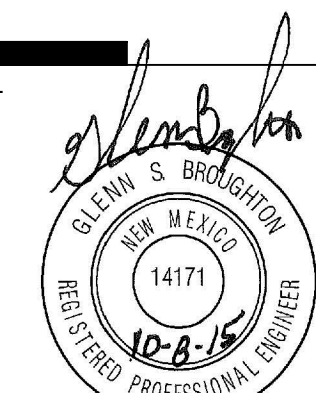


DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL



PROJECT

PMG Paradise Clinic
4588 PARADISE BLVD
ALBUQUERQUE, NM 87114

100%
CONSTRUCTION
DOCUMENTS

REVISIONS		
△	09/18/15	ADDENDUM 001
△	10/12/15	ADDENDUM 004
△		
△		
△		

DRAWN BY BO

REVIEWED BY GSB

DATE 09-03-2015

PROJECT NO: 15-0028.001

DRAWING NAME

GRADING &
DRAINAGE PLAN

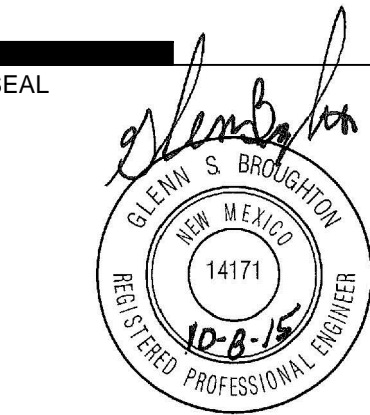
SHEET NO.

Bohannon & Huston
www.bhinc.com 800.877.5332

C-100

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG



PROJECT

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4588 PARADISE BLVD
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△	09/18/15	ADDENDUM 001
△	09/28/15	ADDENDUM 002
△	10/12/15	ADDENDUM 004
△		
△		

DRAWN BY: BO
REVIEWED BY: GSB
DATE: 09-03-2015
PROJECT NO: 15-0028.001
DRAWING NAME: GRADING & DRAINAGE PLAN

SHEET NO.

C-101

KEYED NOTES

- SEGMENTAL RETAINING WALL, SEE DETAIL 1/C-100.
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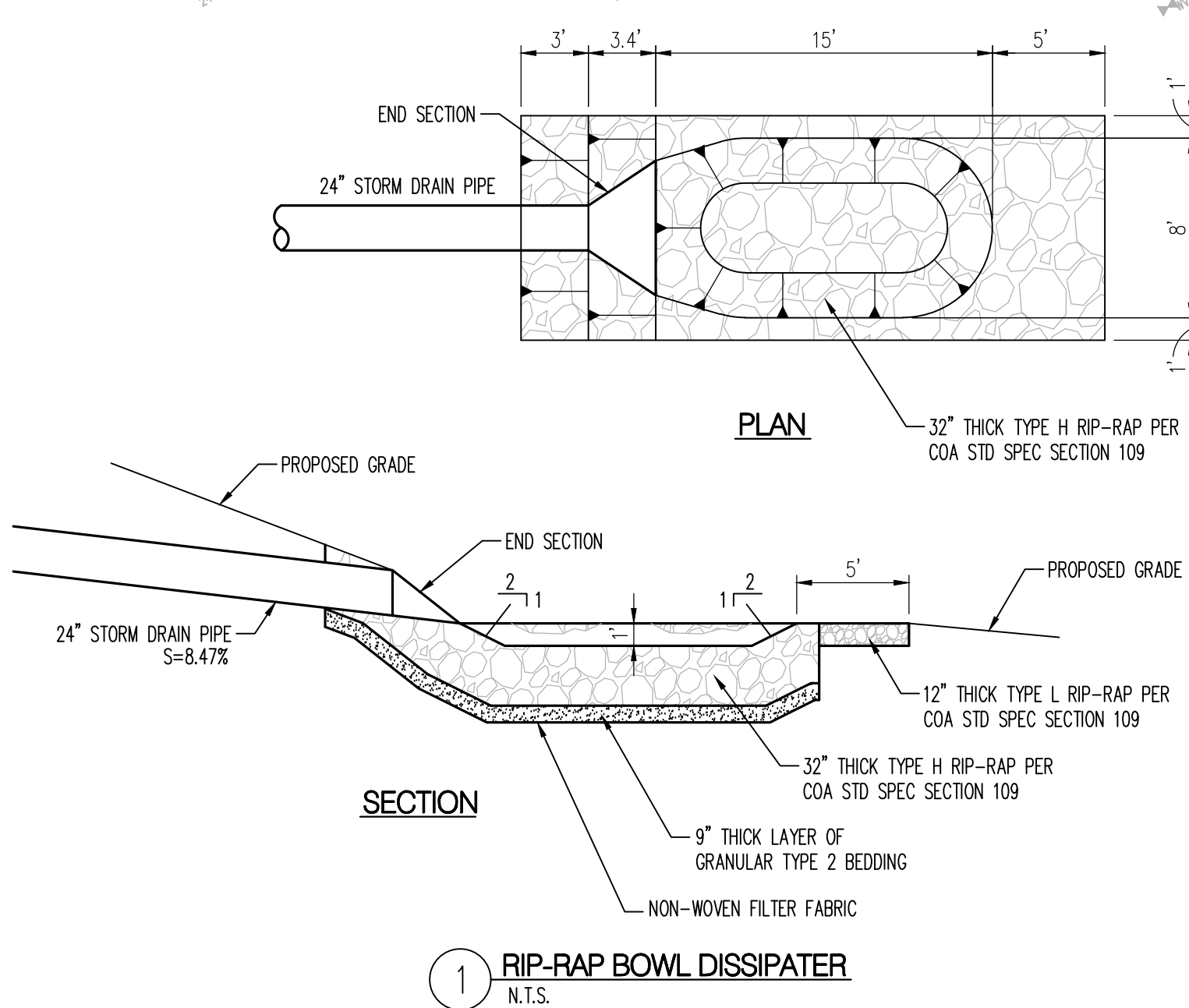
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FLARED RUNDOWN OPENING

N.T.S.

RIP-RAP BOWL DISSIPATER

N.T.S.



DRAINAGE CERTIFICATION

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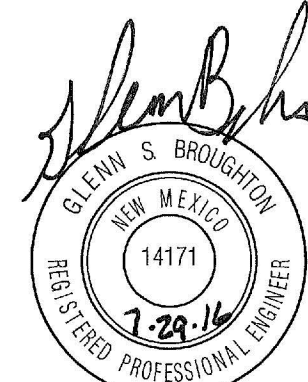
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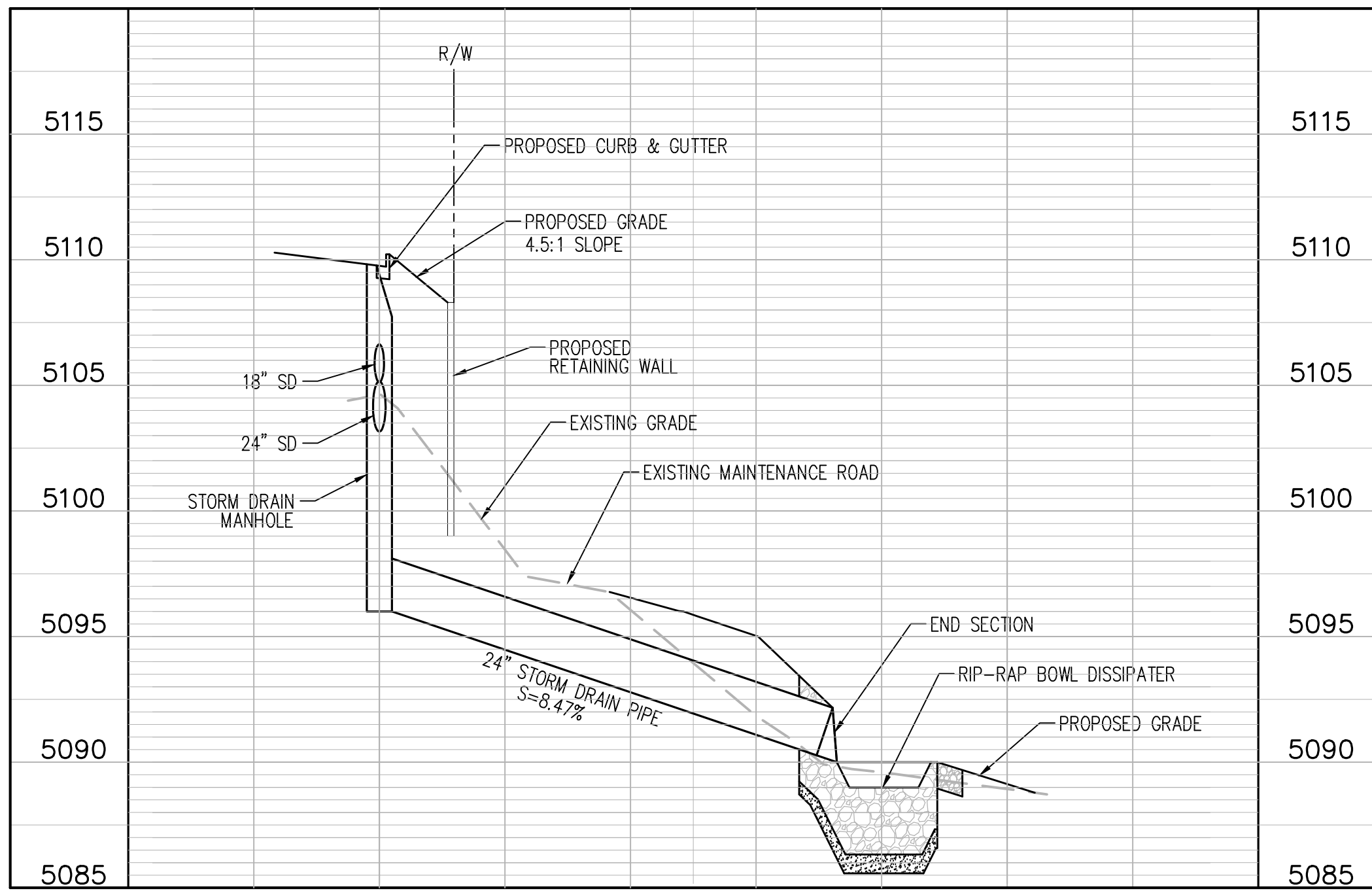
7/29/2016

LEGEND

- FL70.22 DESIGN GRADE
- FL70.12 AS-BUILT GRADE



24" STORM DRAIN



SCALE: 1"=20' (HORIZ.)
1"=5' (VERT.)

7/17/2015 9:44:51 AM

P:\20160014\CDP\Plans\General\CDs\20160014gp02.dwg
Fri, 29-Jul-2016 - 10:40:am, Plotted by: BORTEGA



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development