

# CITY OF ALBUQUERQUE



September 6, 2006

Mr. Gilbert Aldaz, PE  
**APPLIED ENGINEERING, INC.**  
1605 Blair Drive NE  
Albuquerque, NM 87112

**RE: VILLA PLAZA VIEJA SUBDIVISION (J-12/D19)**  
**Engineers Certification for Release of Financial Guaranty**  
**Engineers Stamp dated 08/22/2005**  
**Engineers Certification dated 09/05/2006**

Dear Gilbert:

Based upon the information provided in your Engineer's Certification Submittal dated 09/05/2006, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

P.O. Box 1293

If you have any questions, you can contact me at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Arlene V. Portillo  
Plan Checker, Planning Dept.- Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: Marilyn Maldonado, COA# 642482  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Villa Plaza Vieja

DRB #: 1004267

EPC#:

ZONE MAP/DRG. FILE #: J-12/019

WORK ORDER#: 642482

LEGAL DESCRIPTION: Lots 1-A-1 thru 1-A-6, Lands of Manuel & Cathy Gonzales

CITY ADDRESS:

ENGINEERING FIRM: Applied Engr. Inc

ADDRESS: 1605 Blair Dr. NE

CITY, STATE: Albuquerque NM 87112

CONTACT: Gilbert Aldaz

PHONE: 237-1456

ZIP CODE: 87112

OWNER: Centurion Builders

ADDRESS: 2517 Mountain Rd NW

CITY, STATE: Albuquerque NM

CONTACT: Gary Mirabal

PHONE: 250-8565

ZIP CODE: 87104

ARCHITECT:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

SURVEYOR:

ADDRESS

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

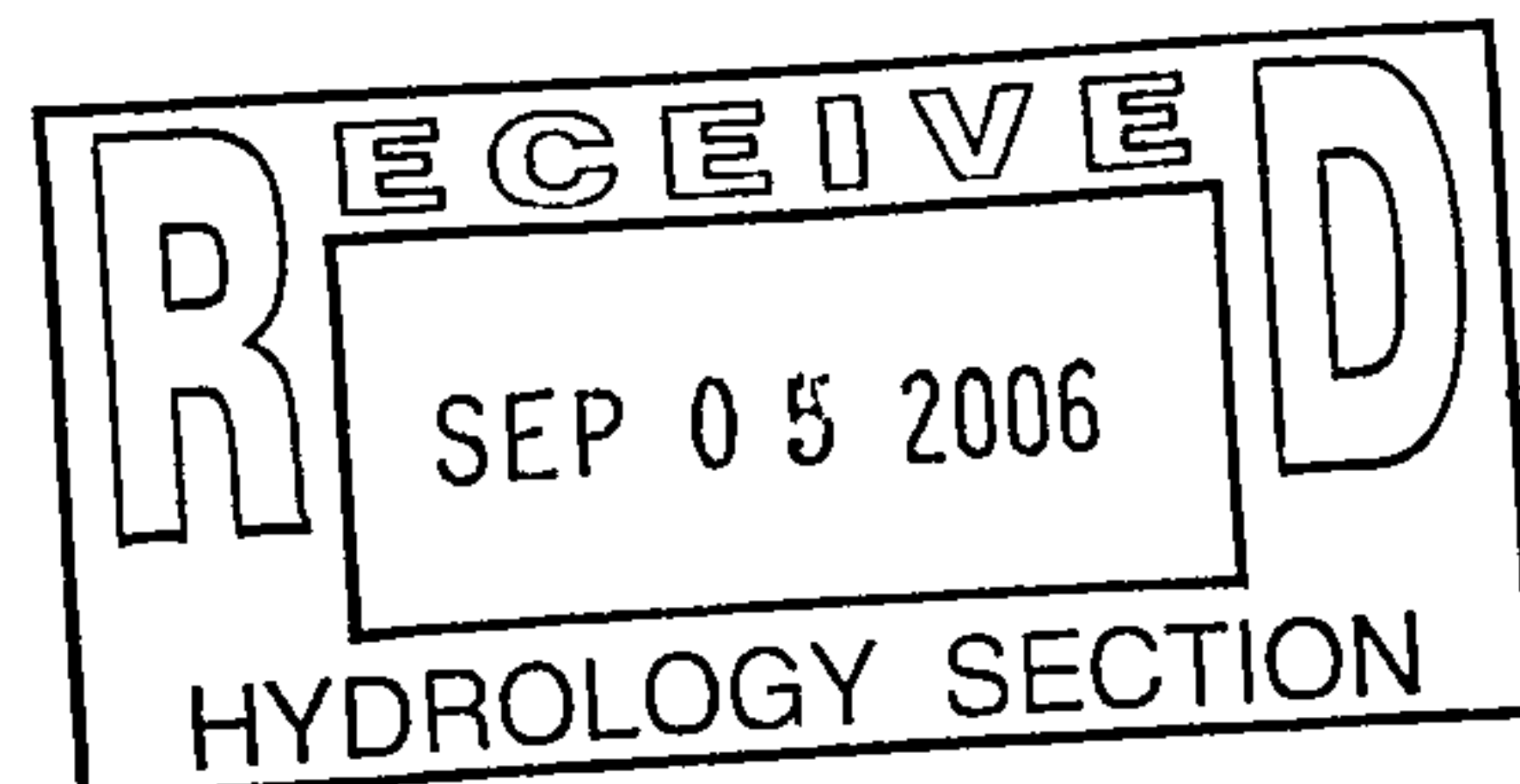
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 09-05-06

BY:

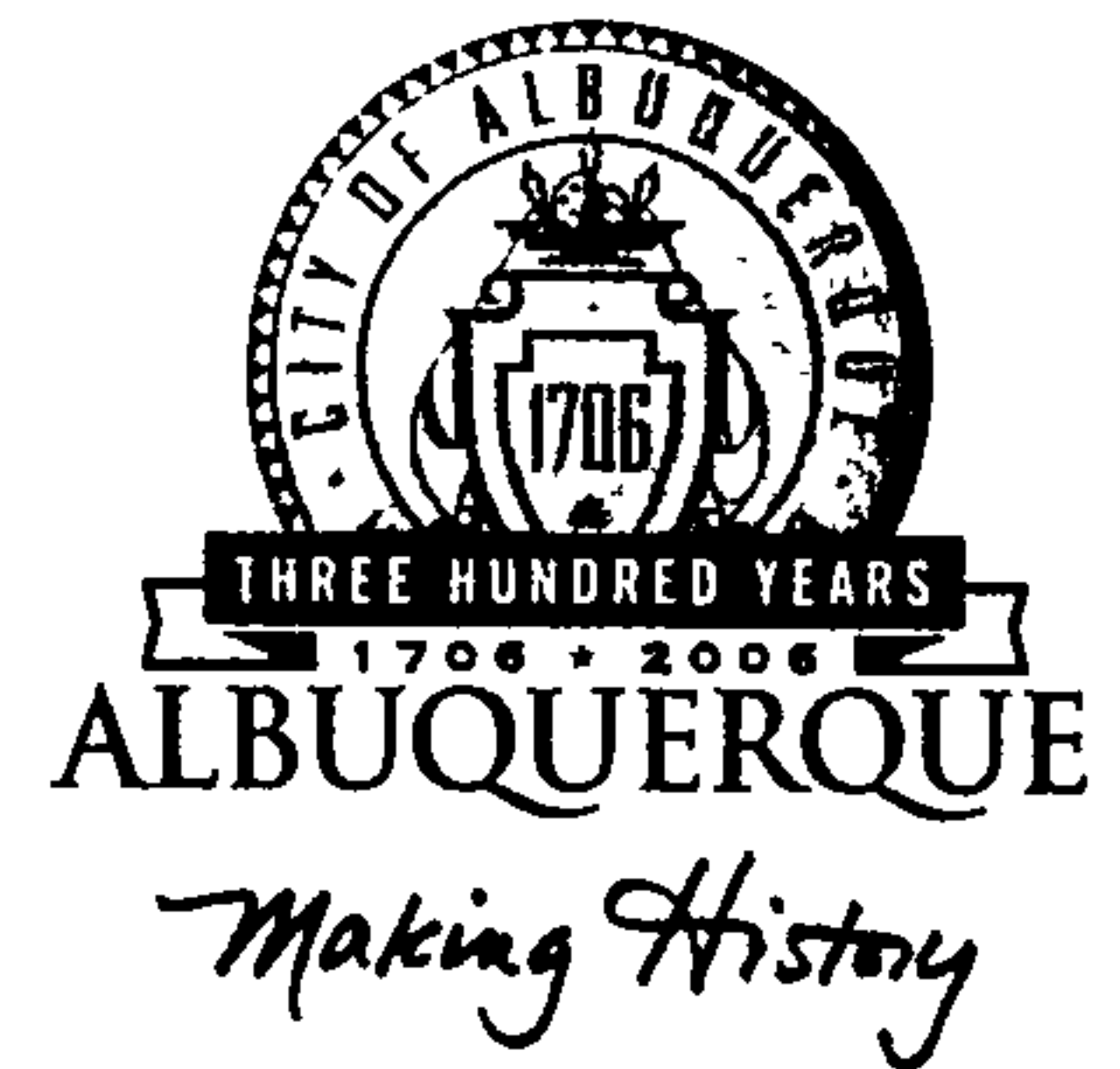
Gilbert Aldaz

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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.

# CITY OF ALBUQUERQUE



September 2, 2005

Gilbert Aldaz, P.E.  
Applied Engineering, Inc.  
1605 Blair Dr. NE  
Albuquerque, NM 87112

**Re: Villa Plaza Vieja, Lots 1-A-1 thru 1-A-6, Lands of Manuel & Cathy Gonzales  
Grading & Drainage Plan - Engineer Stamp date 8-22-05 (J12/D19)**

Dear Ms. Aldaz,

Based upon information provided in your submittal dated 8-22-05, the above referenced plan is approved as amended. This will be the plan that must be certified for Release of Financial Guaranty. Submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O. Box 1293

If you have any questions, you can contact me at 924-3990.

Albuquerque

Sincerely,

New Mexico 87103

Phillip J. Lovato, E.I., C.F.M.  
Associate Engineer, Planning Department  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

Cc: file



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Villa Plaza Vieja ZONE MAP/DRG. FILE #: J-12/019  
 DRB #: 1004267 EPC#: \_\_\_\_\_ WORK ORDER#: 642482

LEGAL DESCRIPTION: Lots 1-A-1 thru 1-A-6, Lands of Manuel & Cathy Gonzales  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Applied Engr. Inc  
 ADDRESS: 1605 Blair Dr. NE  
 CITY, STATE: Albuquerque NM 87112

CONTACT: Gilbert Aldaz  
 PHONE: 237-1456  
 ZIP CODE: 87112

OWNER: Centurion Builders  
 ADDRESS: \_\_\_\_\_  
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CONTACT: Gary Mirabal  
 PHONE: 250-8565  
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 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

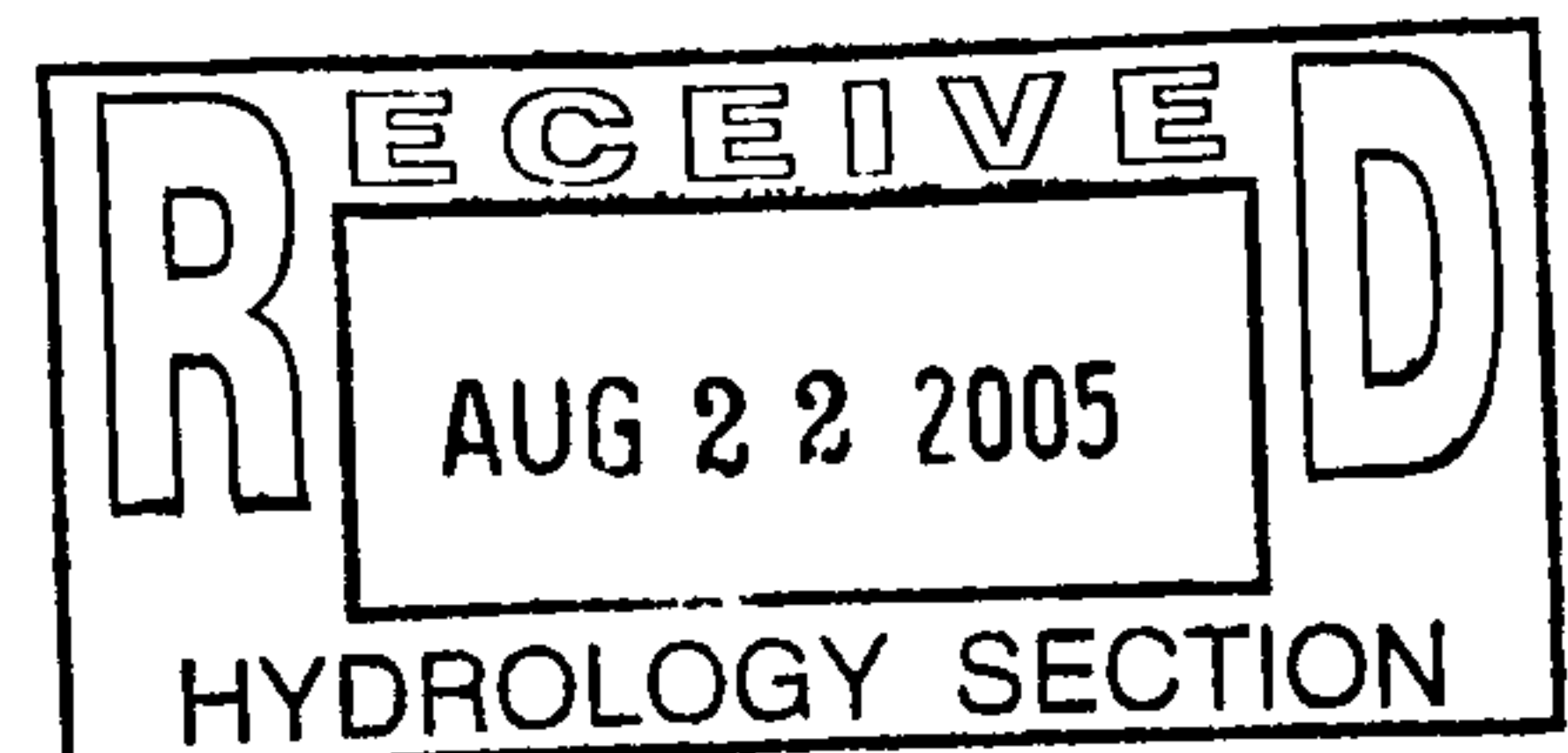
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- ☒ PAVING PERMIT APPROVAL
- ☒ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 08-22-05 BY: Gilbert Aldaz

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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:

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2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

**DRAINAGE REPORT**  
**FOR THE**  
**GEORGE GONZALES SUBDIVISION**

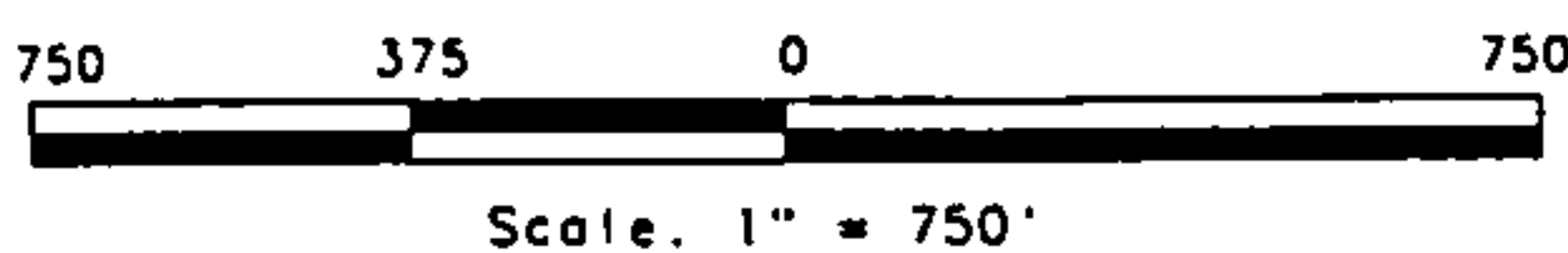
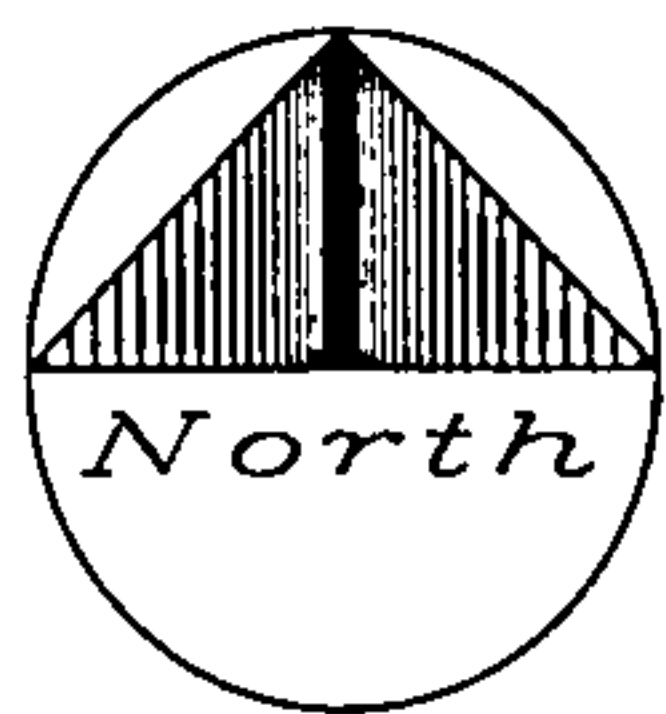
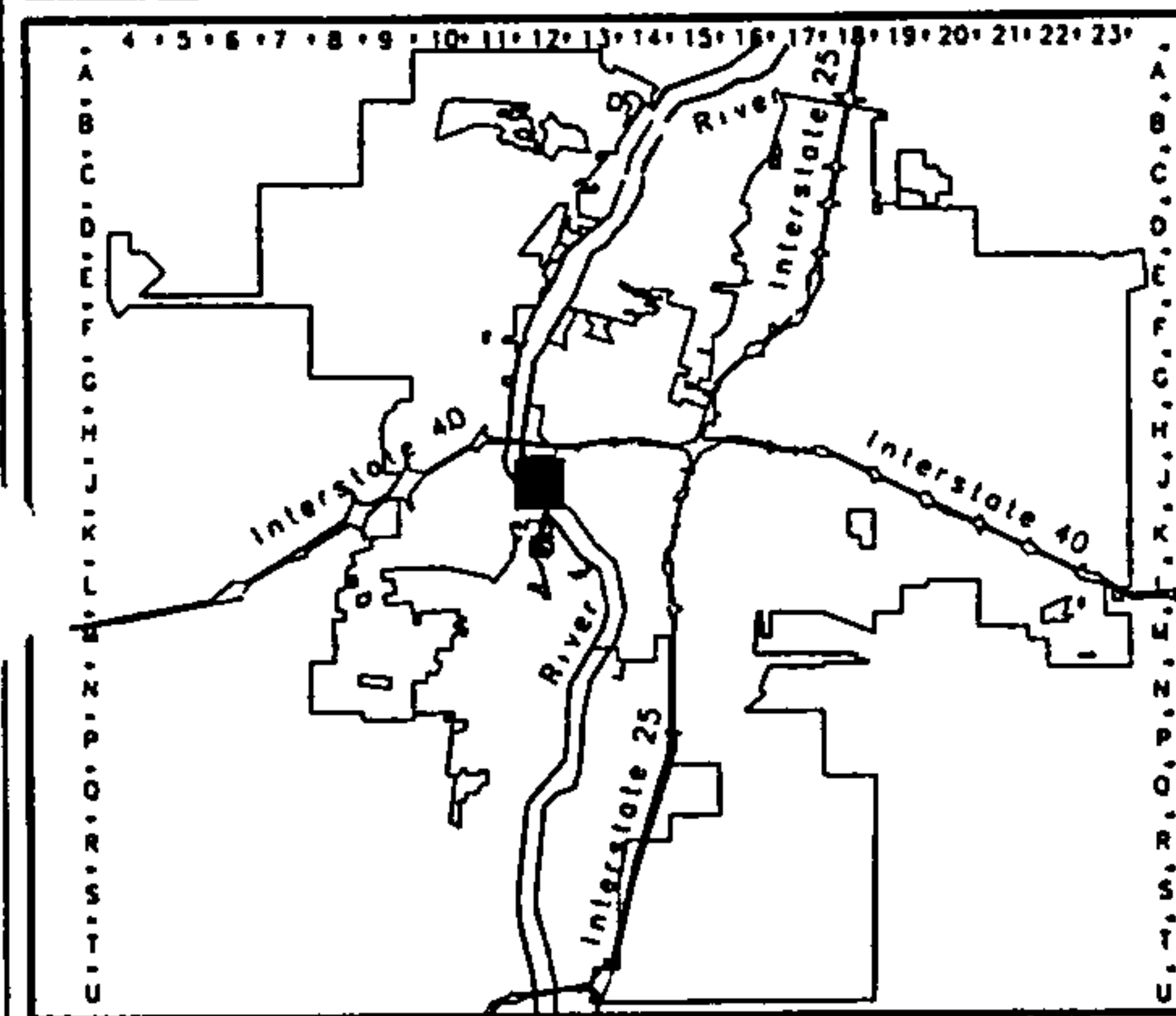
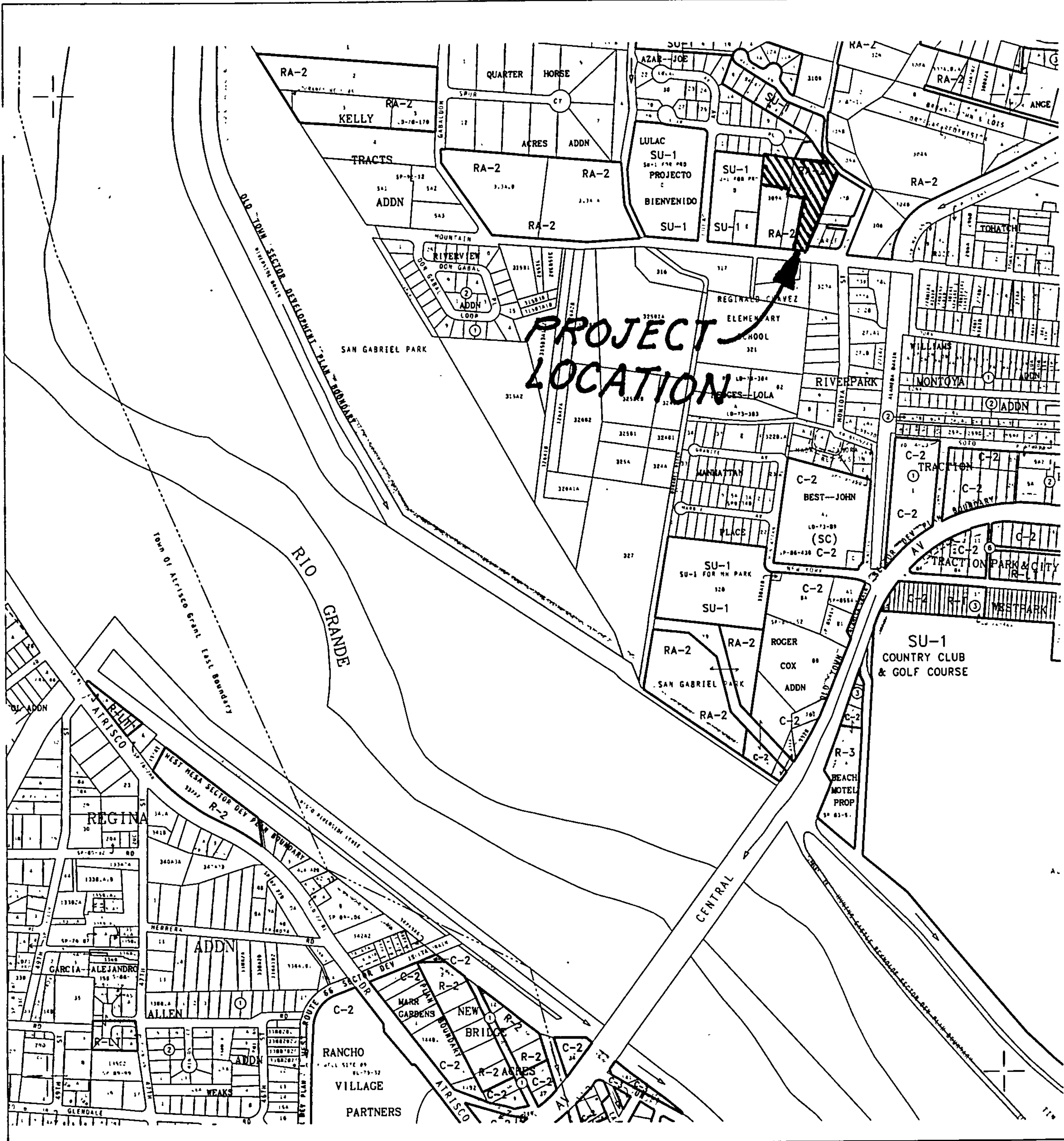
**ON**

**LOTS 1-A-1 THRU 1-A-6**  
**LANDS OF MANUEL AND CATHY GONZALES**  
**SECTION 13, T. 10 N., R. 2 E., N.M.P.M.**  
**ALBUQUERQUE, NEW MEXICO**

**APRIL, 2000**

**PREPARED BY**

**APPLIED ENGINEERING AND SURVEYING, INC.**  
**1605 BLAIR DRIVE NE**  
**ALBUQUERQUE, NEW MEXICO 87112**  
**(505)237-1456**



**AGIS**  
 Albuquerque Geographic Information System  
 City of Albuquerque

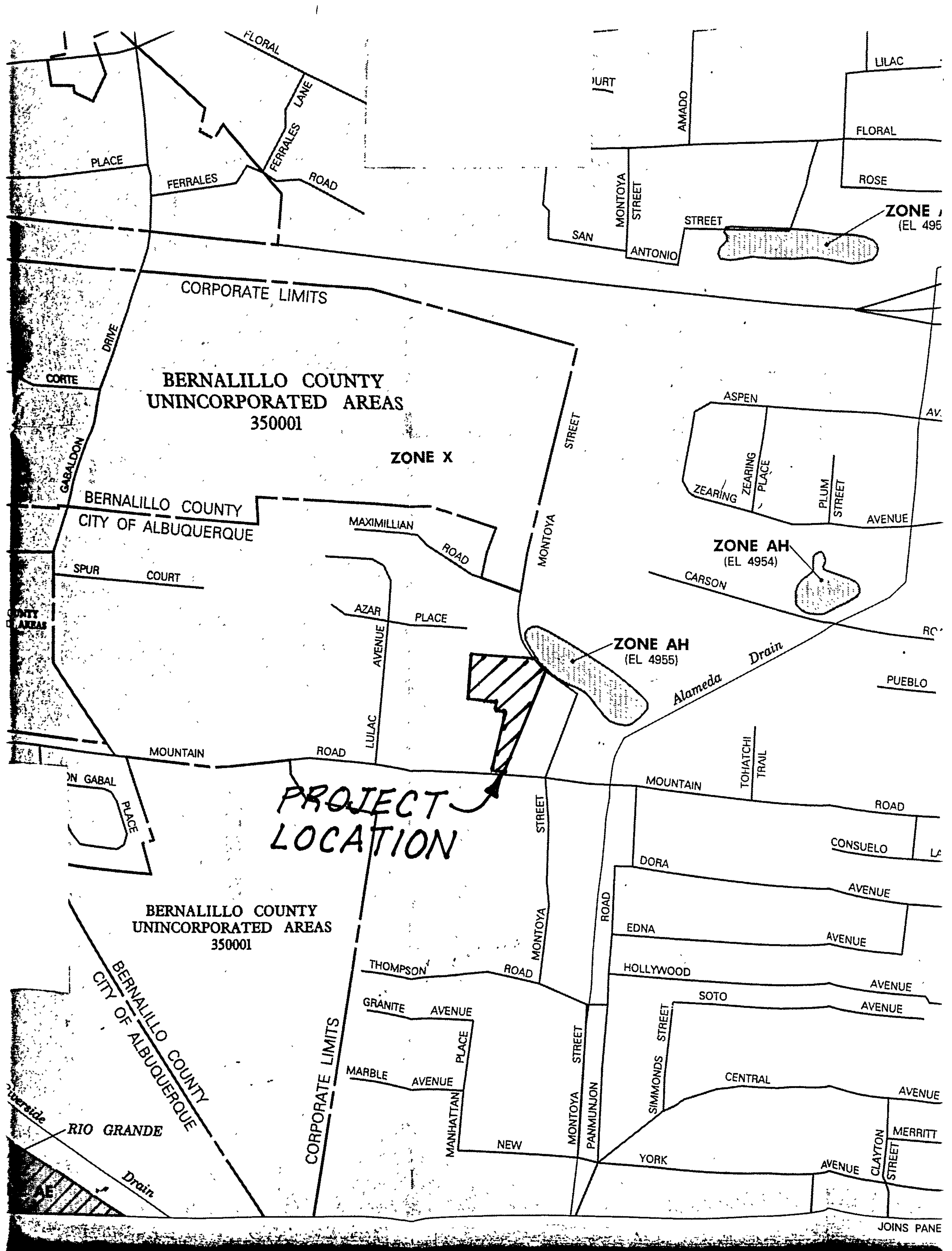
© Planning Department July 06, 1993

LEGAL DESCRIPTION  
 T10N  
 R2E  
 SEC 13

UNIFORM PROPERTY CODE  
 1-012-058

**J-12-Z**





#### DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING A NEW SUBDIVISION FOR LOTS 1-A-1 THRU 1-A-6, LANDS OF MANUEL AND CATHY GONZALES, SECTION 13, T. 10 N, R. 2 E., N.M.P. M., ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. VICINITY MAP
2. GRADING AND DRAINAGE PLAN
3. FLOODMAP
4. DRAINAGE CALCULATIONS

#### EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS APPROXIMATELY 2.21 ACRES AND IS LOCATED ON THE WEST SIDE OF MONTOYA ROAD NW, NORTH OF MOUNTAIN ROAD NW, (SEE ATTACHED VICINITY MAP). THIS SITE CONTAINS ONE EXISTING RESIDENCE AS SHOWN ON LOT 1-A-6, THE REMAINING PROPOSED LOT ARE UNDEVELOPED.

THE SITE TOPOGRAPHY IS FLAT IN THIS AREA AS THE MAJORITY OF THE VALLEY IS AT THIS LOCATION. THE SITE IS SPARSELY COVERED WITH NATIVE GRASSES.

#### PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF A SUBDIVISION WITH 6 NEW LOTS, AN EXISTING RESIDENCE WILL REMAIN IN LOT 1-A-6. DUE TO THE NATURE OF THE PROPERTY AND THE LACK OF STORM DRAINAGE FACILITIES, A "FLAT" GRADING SCHEME IS PROPOSED.

DUE TO THE FLAT GRADING SCHEME REQUIREMENTS FOR ROAD CONSTRUCTION, (THE HIGH POINT OF THE ROADWAY IS TO BE 4" ABOVE THE 100-YEAR, 10 DAY WATER SURFACE ELEVATION). THE NEW ROADWAY WILL BE DESIGNED WITH A NORMAL CROWN AND ESTATE TYPE CURB IN ORDER TO ALLOW THE STREET FLOW FRONTAGE TO DRAIN INTO EACH OF THE PROPERTYS. THE PLAN SHOWS THE PROPOSED ELEVATIONS REQUIRED TO PROPERLY GRADE THE REQUIRED PAVING AND DRAINAGE IMPROVEMENTS. ALL DRIVEWAYS AND PARKING AREAS WILL BE PAVED, LANDSCAPING IS TO BE PROVIDED PER ZONING REQUIREMENTS.

WITH REGARDS TO THE PROPOSED CONDITIONS THAT ARE SHOWN IN THE CALCULATIONS, THE AVERAGE HOUSE IN THIS AREA IS ABOUT 1300 SQUARE FEET. DUE TO THE SIZE OF THE 0.25 ACRE LOT A 2000 SQUARE FEET HOUSE WAS ASSUMED WITH ABOUT 500 SQUARE FEET FOR DRIVEWAYS AND SIDEWALKS.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.



DOWNSTREAM CAPACITY

THERE ARE NO ACCESSIBLE STORM DRAIN FACILITIES IN THIS AREA THAT THIS SUBDIVISION CAN DRAIN INTO; THEREFORE DOWNSTREAM DRAINAGE CAPACITY IS NOT AN ISSUE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (SEE ATTACHED MAP COPY), PANEL 35001C0331 D, DATED SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE IN A DESIGNATED FLOODPLAIN.

EROSION CONTROL

TEMPORARY EROSION CONTROL WILL BE REQUIRED DURING THE CONSTRUCTION PHASE TO PROTECT DOWNSTREAM PROPERTY AND IMPROVEMENTS FROM SEDIMENT AND UNCONTROLLED RUNOFF. THE CONTRACTOR SHALL INCLUDE TEMPORARY EARTH BERMING ALONG THE SOUTH, NORTH, EAST AND WEST SIDE OF THE PROJECT BOUNDARIES TO HOLD RUNOFF DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY MAINTAIN THESE FACILITIES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

OFFSITE FLOWS

THERE ARE NO OFFSITE FLOWS THAT ENTER THIS PROPERTY, SINCE THE SURROUNDING PROPERTY IS FLAT.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 2
2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM  
6-HOUR = 2.35 INCHES  
24-HOUR = 2.75 INCHES  
10 DAY = 3.95 INCHES
3. PEAK DISCHARGE (CFS/ACRE) FIR 100-YEAR, ZONE 2, TABLE A-9:  
Q = 1.56 CFS/ACRE SOIL UNCOMPACTED "A"  
Q = 2.28 CFS/ACRE LANDSCAPED "B"  
Q = 3.14 CFS/AC COMPACTED SOIL "C"  
Q = 4.70 CFS/ACRE IMPERVIOUS AREA "D"  
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:  
E = 0.53 INCHES SOIL UNCOMPACTED "A"  
E = 0.78 INCHES LANDSCAPED "B"  
E = 1.13 INCHES COMPACTED SOIL "C"  
E = 2.12 INCHES IMPERVIOUS AREA "D"
5. EXISTING CONDITIONS ONSITE,

LOT 1-A-6:

EXISTING 2800SF RESIDENCE AND 1000SF PATIO/DRIVEWAY,

TREATMENT "D", AREA = 0.09ACRES

REMAINING PORTION OF LOT, TREATMENT "C", AREA = 0.56 ACRES

<u>TREATMENT</u>	<u>AREA(ACRES)</u>
A	0
B	0
C	0.56(COMPAED BY HUMAN ACTIVITY)
D	0.09(RESIDENCE AND DRIVEWAY/PATIO)

$$\begin{aligned}
 Q(\text{EXISTING}) &= (3.14 \times 0.56) + (4.70 \times 0.09) \\
 &= 2.18\text{CFS (6HR) EXISTING ONSITE FLOW} \\
 V(\text{EXISTING-6HR}) &= ((1.13 \times 0.56) + (2.12 \times 0.09)) / 12 \\
 &= 0.07\text{AC-FT} = 3049\text{CF} \\
 V(\text{EXISTING-24HR}) &= (0.07\text{AC-FT}) + ((0.09\text{AC} \times (2.75 - 2.35)) / 12) \\
 &= 0.07\text{AC-FT} = 3,180\text{CF} \\
 V(\text{EXISTING-10DAY}) &= (0.07\text{AC-FT}) + ((0.09\text{AC} \times (3.95 - 2.35)) / 12) \\
 &= 0.11\text{AC-FT} = 3,571\text{CF}
 \end{aligned}$$

LOTS 1-A-1 THRU 1-A-5:

SOIL UNCOMPACTED, TREATMENT "A" , AREA = 1.56ACRES

<u>TREATMENT</u>	<u>AREA(ACRES)</u>
A	1.56
B	0
C	0
D	0

$$\begin{aligned}
 Q(\text{EXISTING}) &= (1.56 \times 1.56) = 2.4\text{CFS EXISTING ONSITE FLOW} \\
 V(\text{EXISTING-6HR}) &= ((0.53 \times 1.56)) / 12 = 0.069\text{AC-FT} = 3006\text{CF} \\
 &= V(24\text{HR}) = V(10\text{DAY}) \text{ NO IMPERVIOUS AREA}
 \end{aligned}$$

#### 6. PROPOSED CONDITIONS ONSITE

TOTAL SUBDIVISION ACREAGE = 2.21 ACRES

LOT 1- A - 1 = 0.26 ACRES

LOT 1- A - 2 = 0.27 ACRES

LOT 1- A - 3 = 0.25 ACRES

LOT 1- A - 4 = 0.25 ACRES

LOT 1- A - 5 = 0.25 ACRES

LOT 1- A - 6 = 0.65 ACRES (NO ADDT. IMPROVEMENTS TO THIS LOT)

ROADWAY = 0.28 ACRES

LOTS 1-A-1 THRU 1-A-5

IMPERVIOUS BUILDING AREA "D" = ((2000SF HOUSE X 5 LOTS) +  
(500SF DRVY X 5 LOTS) + (12,197SF ROADWAY)) / 43,560  
= 0.57 ACRES TREATMENT "D"

LANDSCAPED AREA "B", ASSUME 30 % OF ACREAGE IS LANDSCAPED =  
0.30 X 1.28 ACRES(LOTS 1-A-1 THRU 1-A-5) = 0.38ACRES  
TREATMENT "B"

ASSUME REMAINING AREA IS COMPACTED SOIL "C" =  
(1.28 - 0.57 - 0.38) = 0.61ACRES TREATMENT "C"

<u>TREATMENT</u>	<u>AREA(ACRES)</u>
A	0
B	0.38
C	0.61
D	0.57

$$\begin{aligned}
 Q(\text{PROPOSED}) &= (2.28 \times 0.38) + (3.14 \times 0.61) + (4.70 \times 0.57) \\
 &= 5.46\text{CFS PROPOSED ONSITE FLOW} \\
 V(\text{PROPOSED-6HR}) &= ((0.78 \times 0.38) + (1.13 \times 0.61) + (2.12 \times 0.57)) / 12 \\
 &= 0.183\text{AC-FT} = 7,965\text{CF} \\
 V(\text{PROPOSED-24HR}) &= (0.183\text{AC-FT}) + ((0.57\text{AC} \times (2.75 - 2.35)) / 12) \\
 &= 0.202\text{AC-FT} = 8,799\text{CF}
 \end{aligned}$$

$$V(\text{PROPOSED-10DAY}) = (0.183\text{AC-FT}) + ((0.57\text{AC} \times (3.95 - 2.35))/12) \\ = 0.259\text{AC-FT} = 11,282\text{CF}$$

7. DEPTH OF STORMWATER

AREA AVAILABLE FOR "STANDING" STORM WATER

$$= 0.12 + 0.15 + 0.14 + 0.12 + 0.13\text{AC} = 0.66\text{AC}$$

DEPTH OF STORM WATER:

$$V(\text{PROPOSED-6HR}) = 7,965\text{CF} / (0.66\text{AC} \times 43560) = 0.28\text{FT} = 3.3\text{INCH}$$

$$V(\text{PROPOSED-24HR}) = 8,799\text{CF} / (0.66\text{AC} \times 43560) = 0.31\text{FT} = 3.6\text{INCH}$$

$$V(\text{PROPOSED-10DAY}) = 11,282\text{CF} / (0.66\text{AC} \times 43560) = 0.39\text{FT} = 4.7\text{INCH}$$

USE 0.40 FEET DEPTH - 10DAY (100YEAR) EVENT





# *City of Albuquerque*

May 10, 2000

Gilbert Aldaz, PE  
Applied Engineering & Survey, Inc.  
1605 Blair Dr. NE  
Albuquerque, NM 87112

**Re: George Gonzales Subdivision Grading Plan**  
**Engineer's Stamp dated 4-25-00(J12/D19)**

Dear Mr. Aldaz,

Based upon the information provided in your submittal dated 4-26-00, the above referenced plan is approved for Preliminary Plat action by the DRB. As you are aware, the Infrastructure List will need to have the CMU perimeter wall on it.

This plan is also approved for Grading Permit release.

Prior to Final Plat sign-off, the Subdivision Improvements Agreement (SIA) must be executed. Please be advised that the Grading Certification, including the perimeter wall, is required prior to release of the SIA.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Hydrology Review Engineer

C: file

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: George Gonzales Subd. ZONE ATLAS/DRNG. FILE #: J-12-10019  
 DRB #: 99-347 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1-A-1 thru 1-A-6, Lands of Manuel & Cathy Gonzales

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Applied Engineering & Surv. CONTACT: Gilbert Aldaz

ADDRESS: 1605 Blair Dr NE PHONE: 237-1456

OWNER: George Gonzales CONTACT: George

ADDRESS: 2719 Mountain Rd NW PHONE: 842-8132

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: Marquez Surveying. CONTACT: George  
George Marquez

ADDRESS: 902 Fifth Street NW PHONE: 842-6579

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

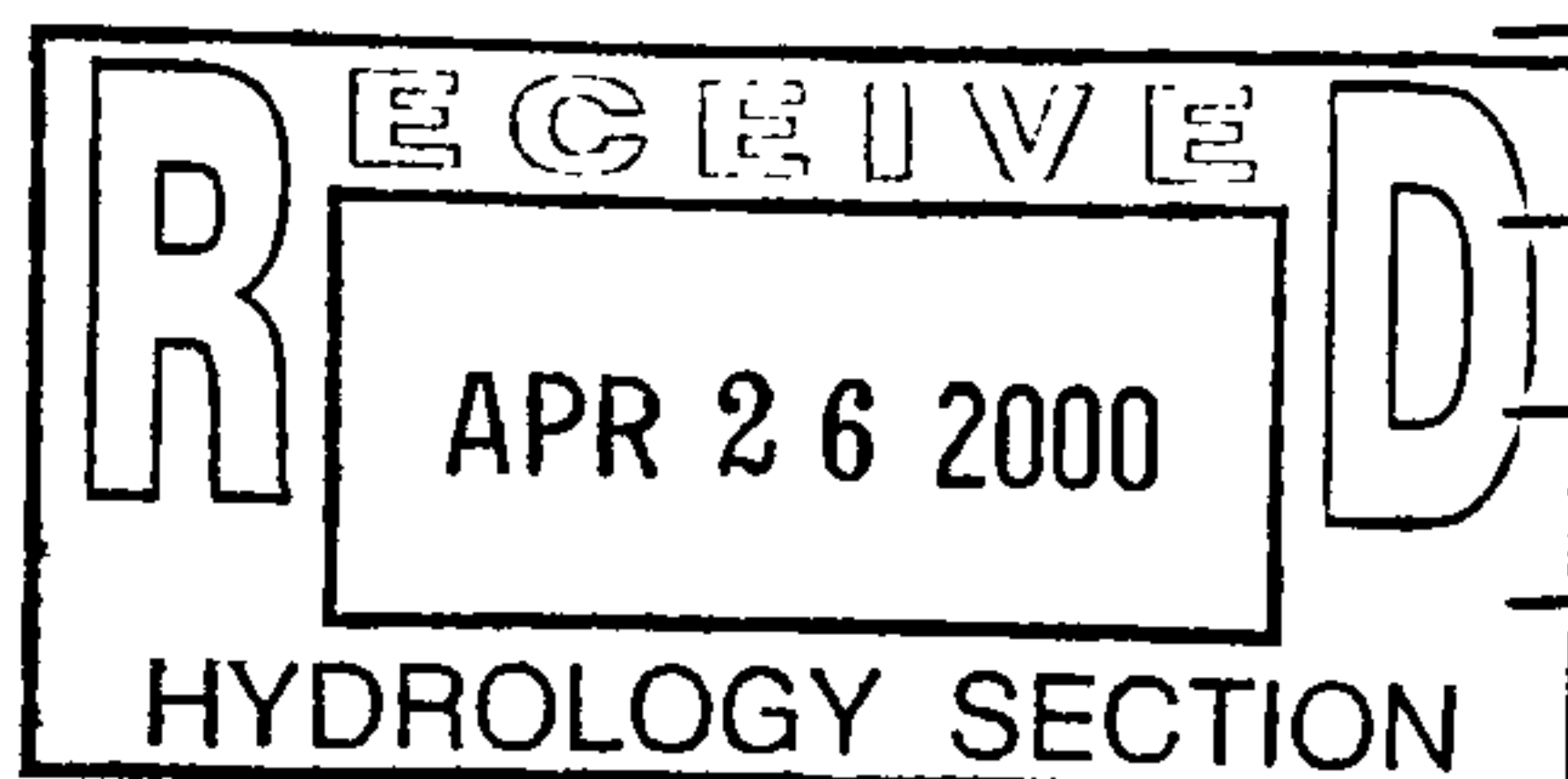
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☐ ENGINEER'S CERTIFICATION  
☐ OTHER \_\_\_\_\_

## PRE-DESIGN MEETING:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL  
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☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)



DATE SUBMITTED: 04-26-00

BY: Gilbert Aldaz