

CITY OF ALBUQUERQUE



September 30, 2014

Reza Afaghpour, PE
SBS Construction and Engineering
6501 Central Ave NW
Albuquerque, NM 87105

**Re: Lot 25-A, Block J, Lavaland Addition
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 8-4-13 (K12D082)
Certification dated: 9-25-14**

Dear Mr. Afaghpour,

Based on the Certification received 9/29/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email

SBS CONSTRUCTION AND ENGINEERING, LLC

September 25, 2014

Mr. Curtis Cherne, P.E.
Hydrology Section, Planning Department
Development and building Permit
600 2nd Sreet, SW, albuquerque, NM 87102

RE: LOT 26-A, BLOCK J, LAVALAND ADDITION
FINAL CERTIFICATE OF OCCUPANCY (K-11/D082)

Attached please find a copy of the As-Built Grades and Certification for above referenced site. the grades that are shown on the As-built does not reflect the original intent of approved grading plan. As per meeting you had with Mr. Shawn Biazar, the original plan intent was to pond the onsite water and drain the offsite. However, the owner of property is ponding the offsite runoff and dischrnging the onsite water. I believe that you wanted a letter explaining the conditions and showing the As-built grades. I believe what the owner has done does not change so much intended runoff from the site.

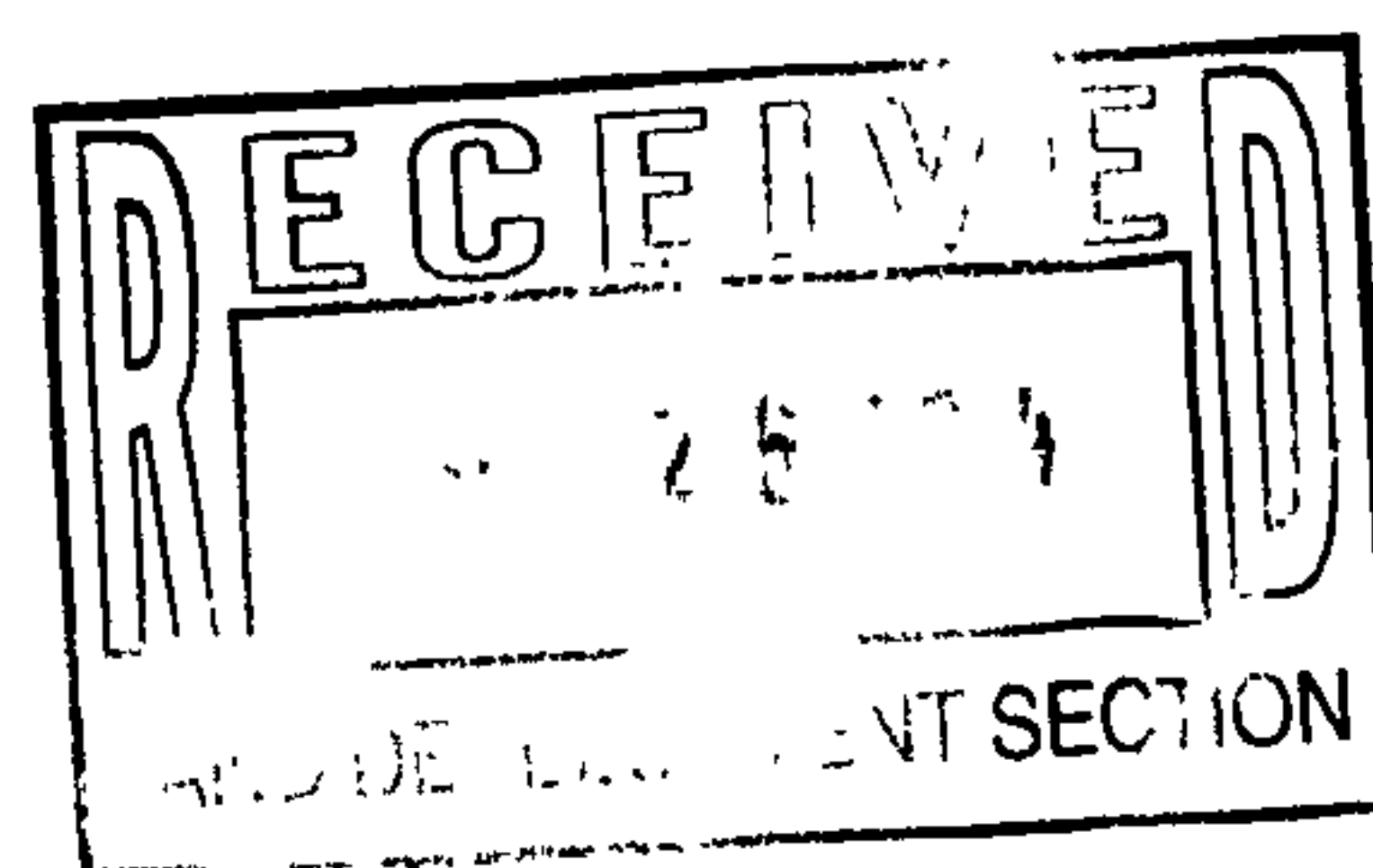
If you have any question regarding this letter do not hesitated to contact Mr. Shawn Biazar at 505-804-5013 or Me. Thanks for your attention to this certification.



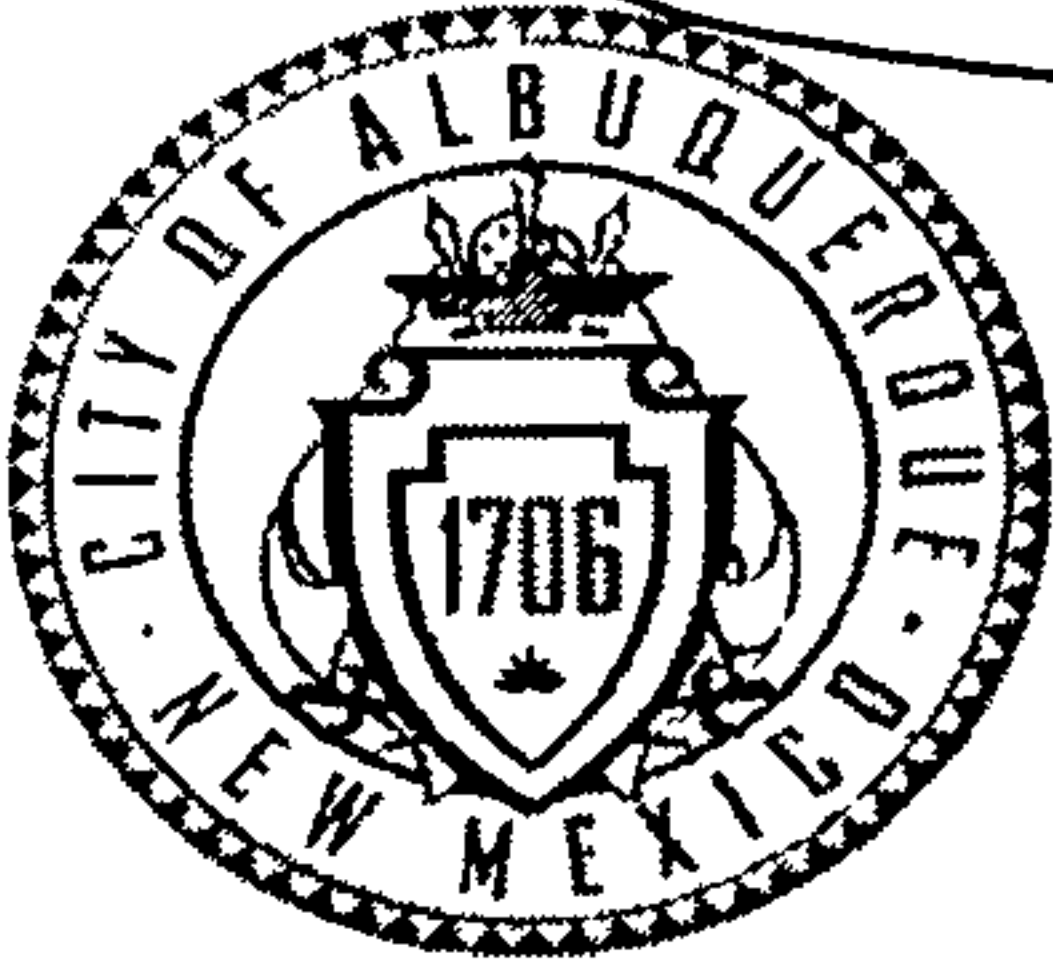
REZA AFAGHPOUR, PE

9/25/2014

DATE



Locked gate @ property Contact Enrigne 514-2990



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 26-A, BLOCK J, LAVALAND ADDITION Building Permit #: _____ City Drainage #: K-11/D082

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

Legal Description: LOT 26-A, BLOCK J, LAVALAND ADDITION

City Address: 6501 CENTRAL AVE., NW, ALBUQUERQUE, NM 87105

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

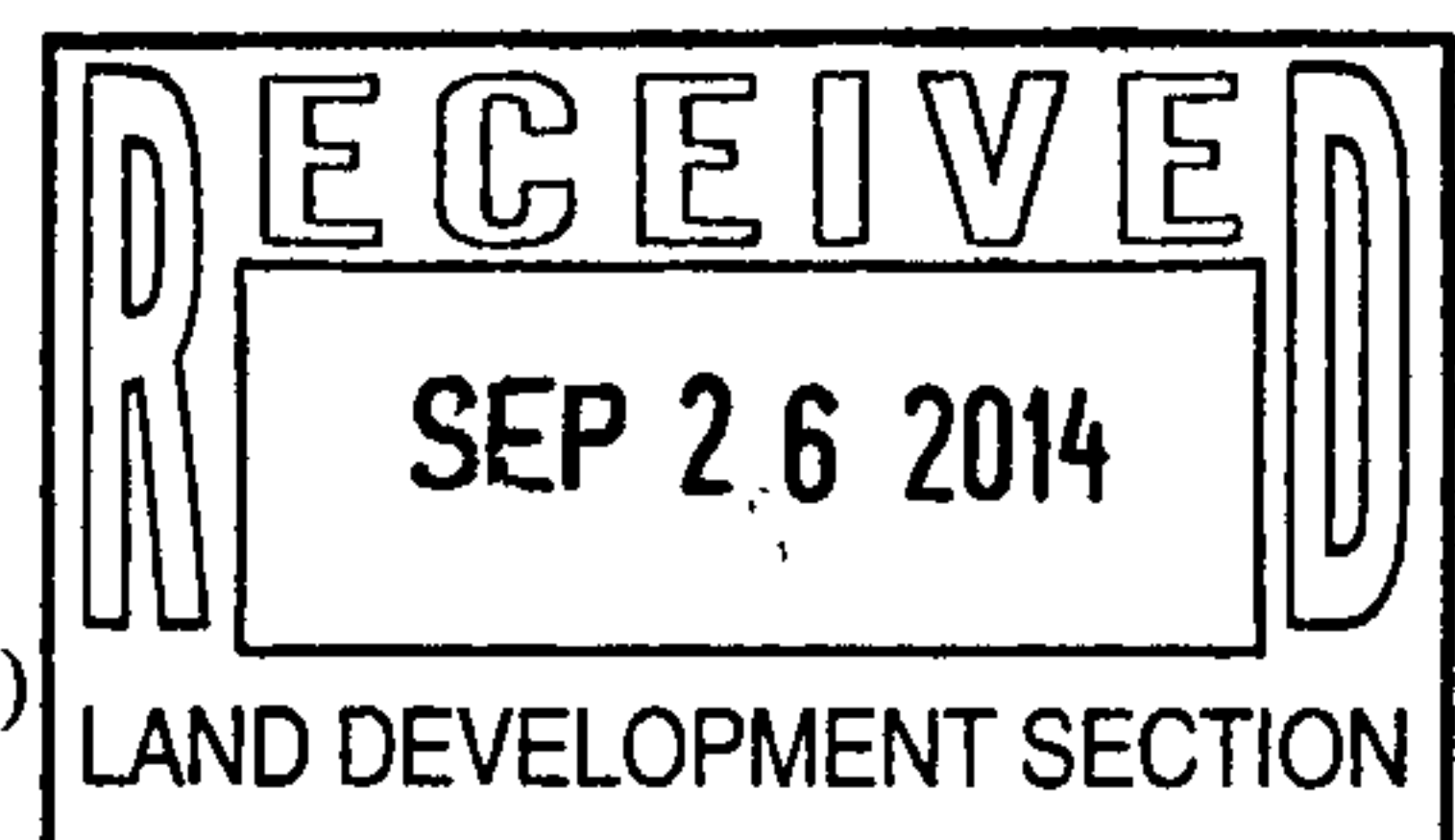
Phone#: _____ Fax#: _____ E-mail: _____

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: 09/15/2014 By: SHAWN BIAZAR

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 than are part of a larger common plan of development

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 1, 2014

Shawn Biazar
SBS Construction & Engineering
10209 Snowflake Ct. NW
Albuquerque, NM 87105

Re: Lot 26A Lavaland, 6501 Central Ave. NW
Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 06-20-13 (K11-D082)
Certification dated 09-15-14

Dear Mr. Biazar,

Based upon the information provided in your submittal received 09-26-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

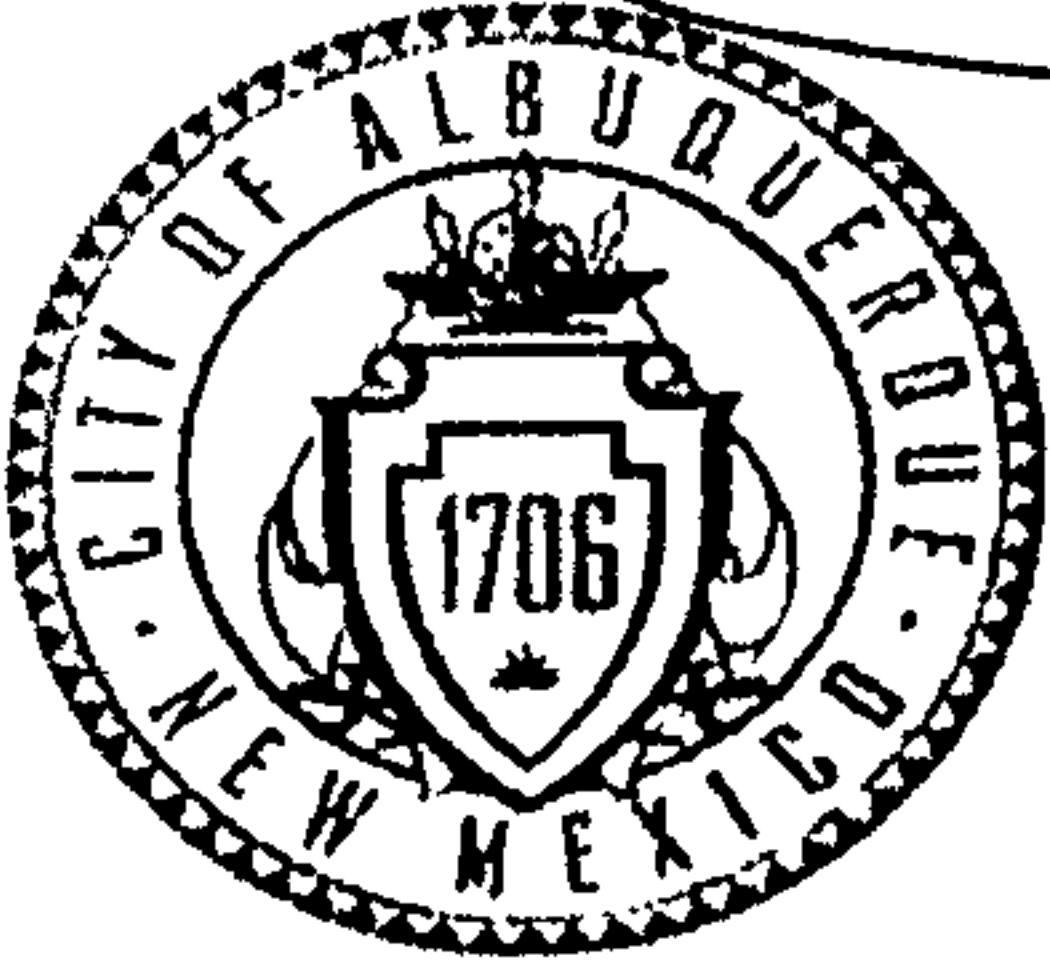
If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

Locked gate @ property Contact Enrigne 514-2990



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 26-A, BLOCK J, LAVALAND ADDITION Building Permit #: _____ City Drainage #: K-11/D082

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

Legal Description: LOT 26-A, BLOCK J, LAVALAND ADDITION

City Address: 6501 CENTRAL AVE., NW, ALBUQUERQUE, NM 87105

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

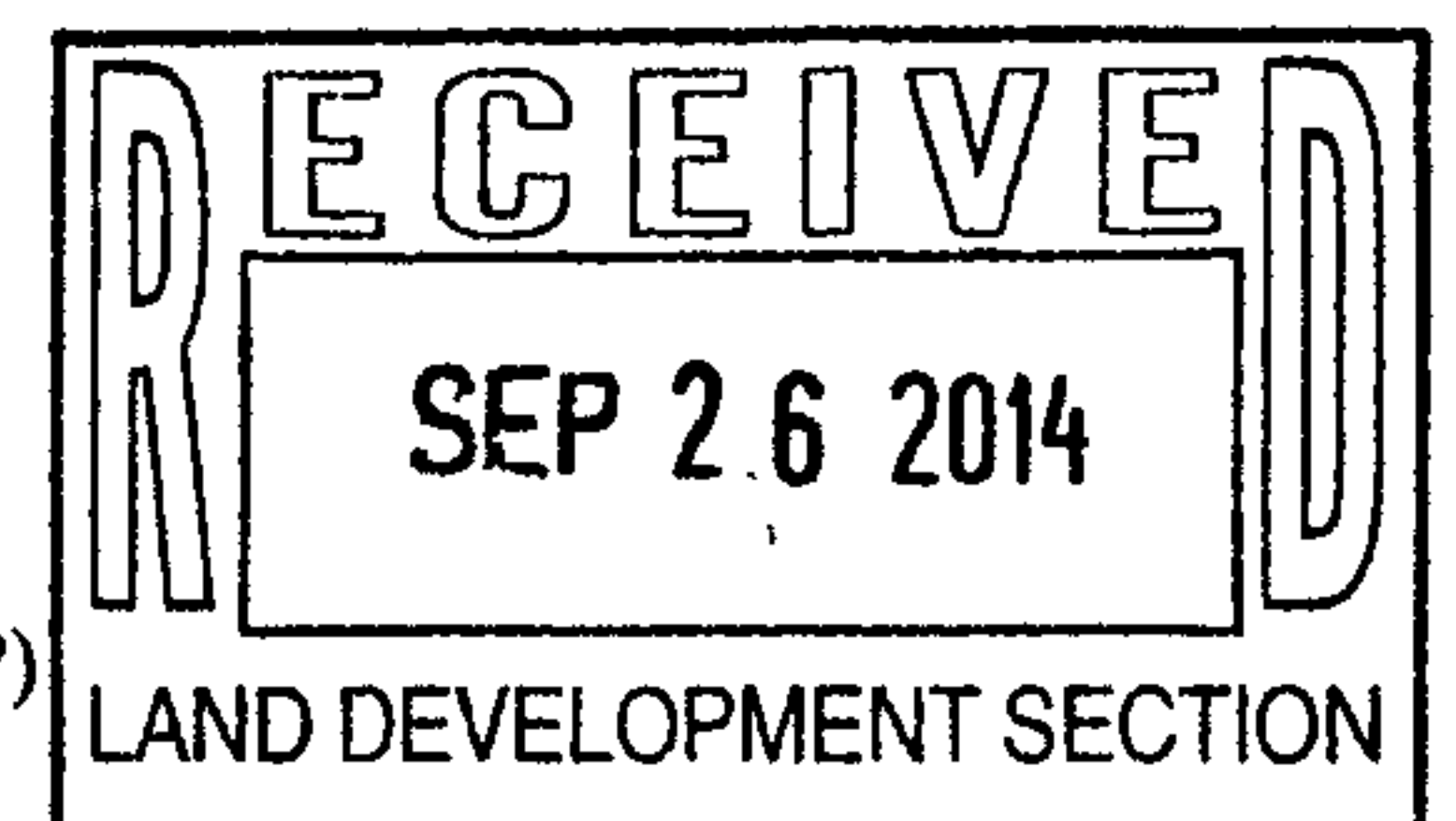
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ 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)

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- ☐ 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



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

DATE SUBMITTED: 09/15/2014 By: SHAWN BIAZAR

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 than are part of a larger common plan of development

SBS CONSTRUCTION AND ENGINEERING, LLC

SEPTEMBER 15, 2014

TRAFFIC ENGINEERING, PLANNING DEPT.
DEVELOPMENT AND BUILDING PERMIT
600 2nd STREET, SW ALBUQUERQUE, NM 87102

RE: LOT 26-A, BLOCK J, LAVALAND ADDITION
FINAL CERTIFICATE OF OCCUPANCY (K-11/D082)

I, REZA AFAGHPOUR, NMPE OF THE SBS CONSTRUCTION AND ENGINEERING, LLC,
HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN
ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED 06-21-2013.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS
BEEN OBTAINED BY LEONARD MARTINEZ OF SBS CONSTRUCTION AND ENGINEERING, LLC.
I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER
12, 2014 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 CERTIFICATE OF OCCUPANCY.

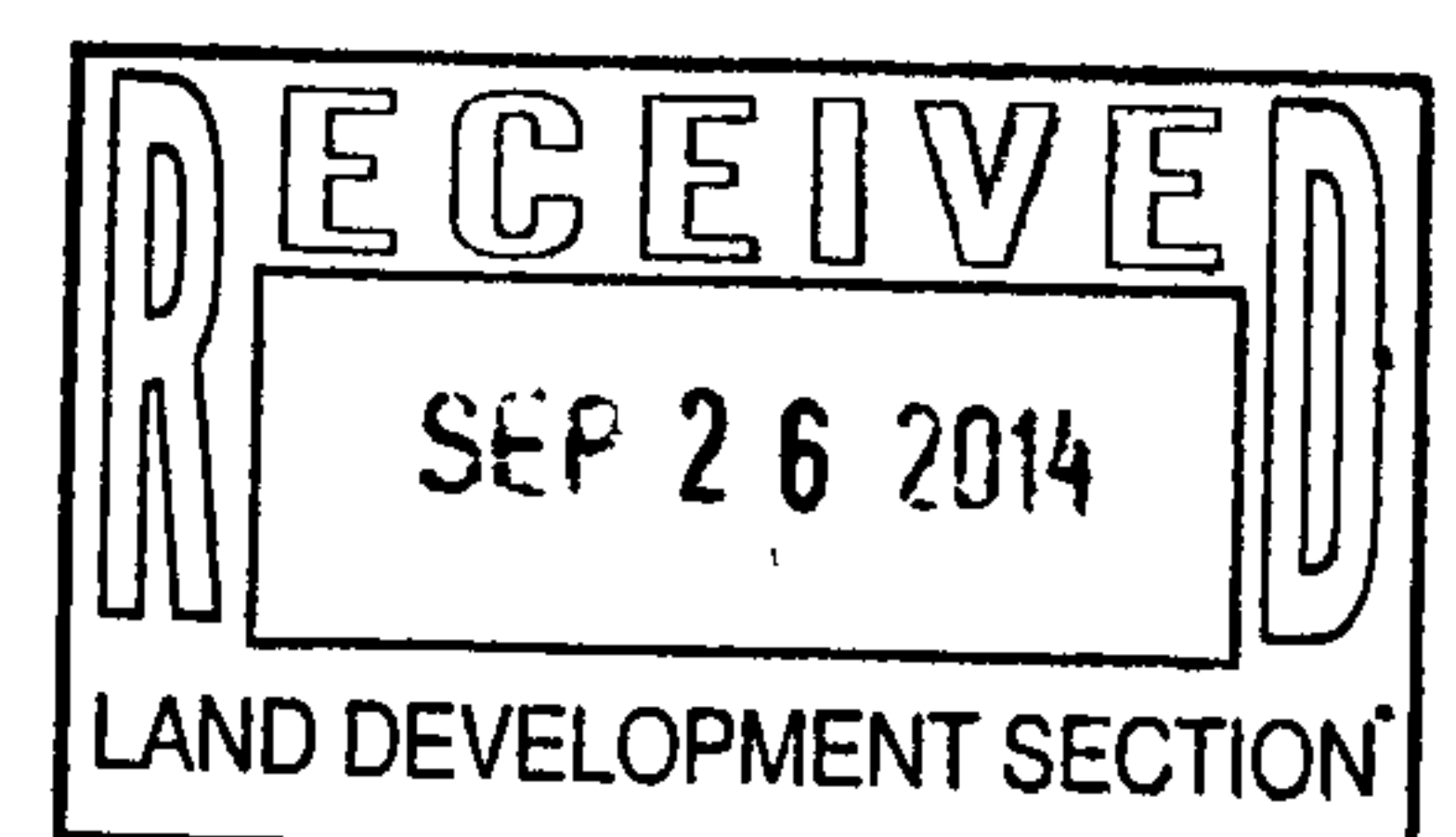
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE
AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS
OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN
INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER
PURPOSE.



REZA AFAGHPOUR, PE

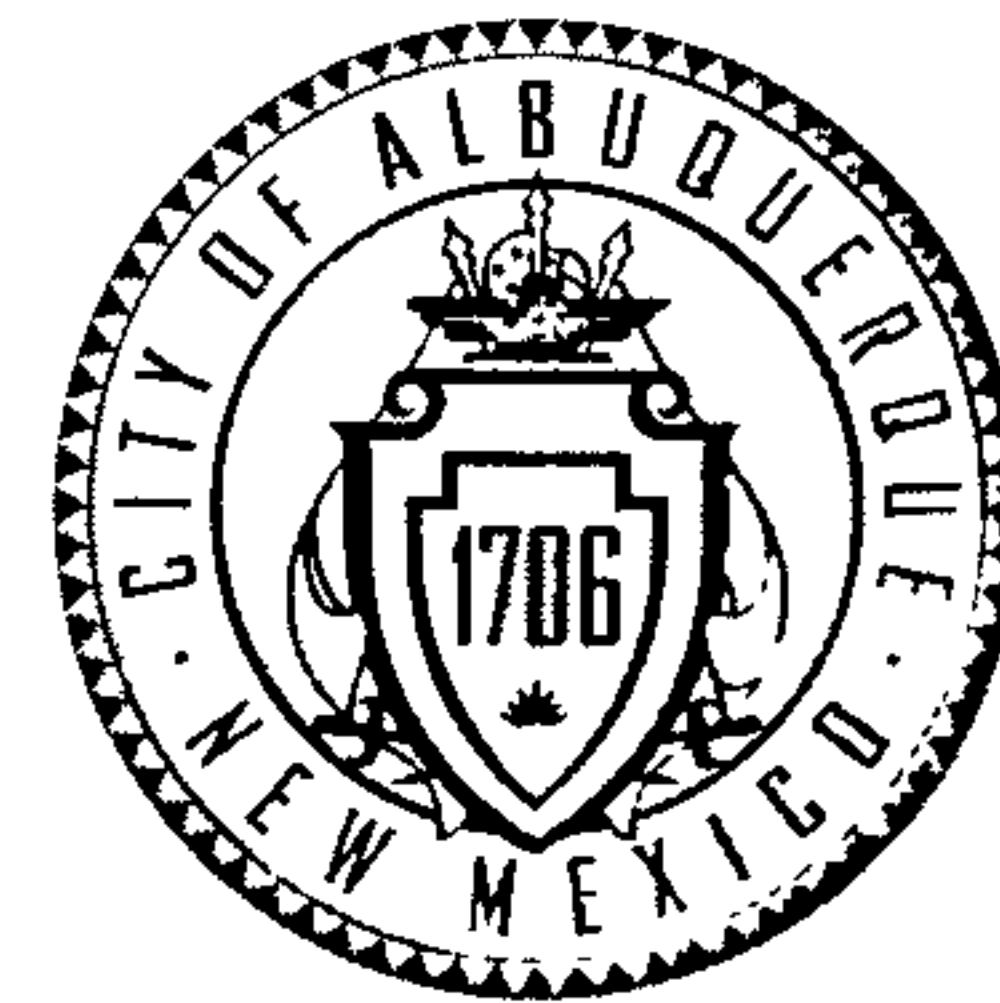
9/15/2014

DATE



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



August 8, 2013

Reza Afaghpour, P.E.
c/o Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

Richard J. Berry, Mayor

Re: **Lot 26-A, Block J, Lavaland Addition**
Grading and Drainage Plan for Building Permit

File: **K-11/D082**
PE Stamp **08-04-2013**

Dear Mr. Biazar:

Based upon the information provided in your submittal received 8/7/2013, the above referenced Grading and Drainage plan meets the requirements for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets when submitting for a Building Permit. I acknowledge the handwritten note on this plan, near the NE corner of the site, which clarifies that the entrance curb will be aligned per the site plan. Please show the as-built configuration on your Grading Certification Plan.

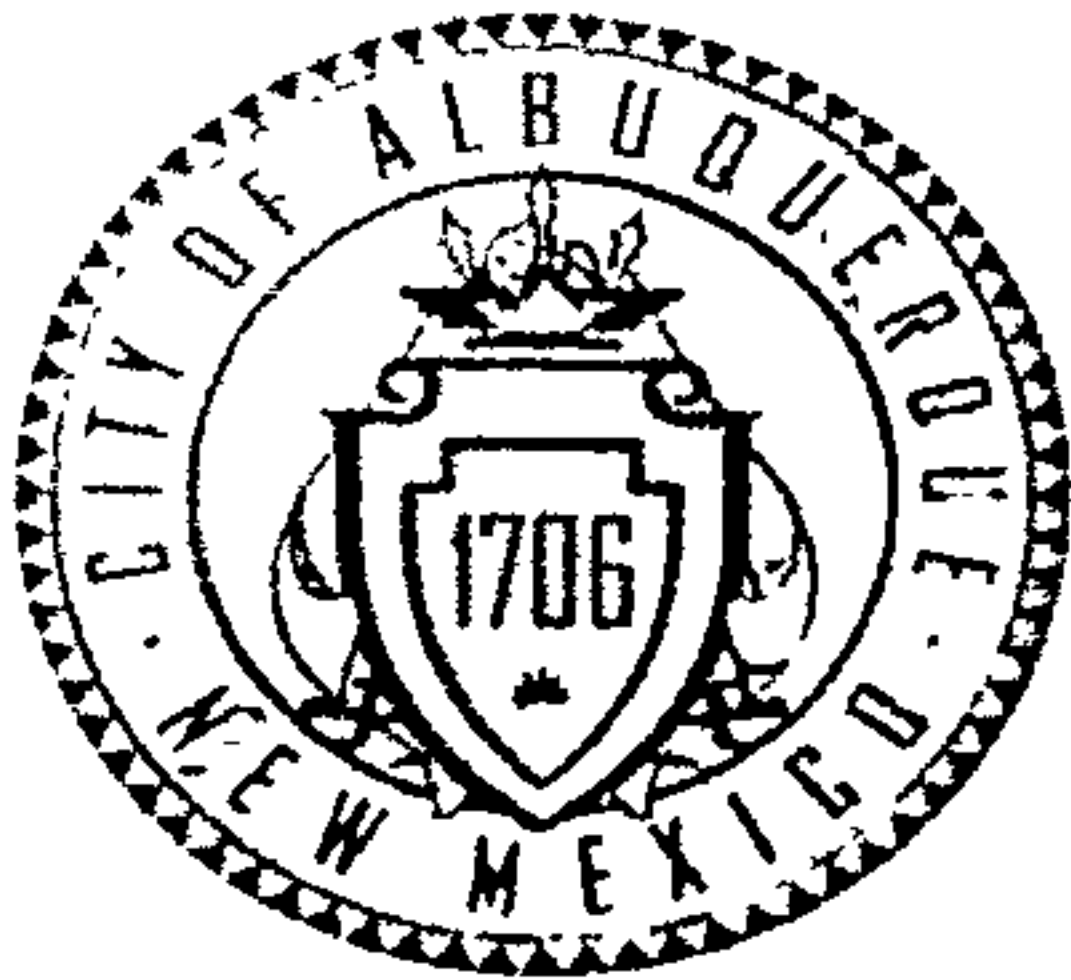
Prior to Certificate of Occupancy release, an Engineer's Certification of the grading, per the DPM checklist, will be required.

If you have any questions, please contact me at rolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K11-D082
c.pdf Addressee via Email: aecllc@aol.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 26-A, BLOCK J, LAVALAND ADDITION Building Permit #: _____ City Drainage #: K11-D082
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 26-A, BLOCK J, LAVALAND ADDITION
City Address: _____

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

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:

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☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

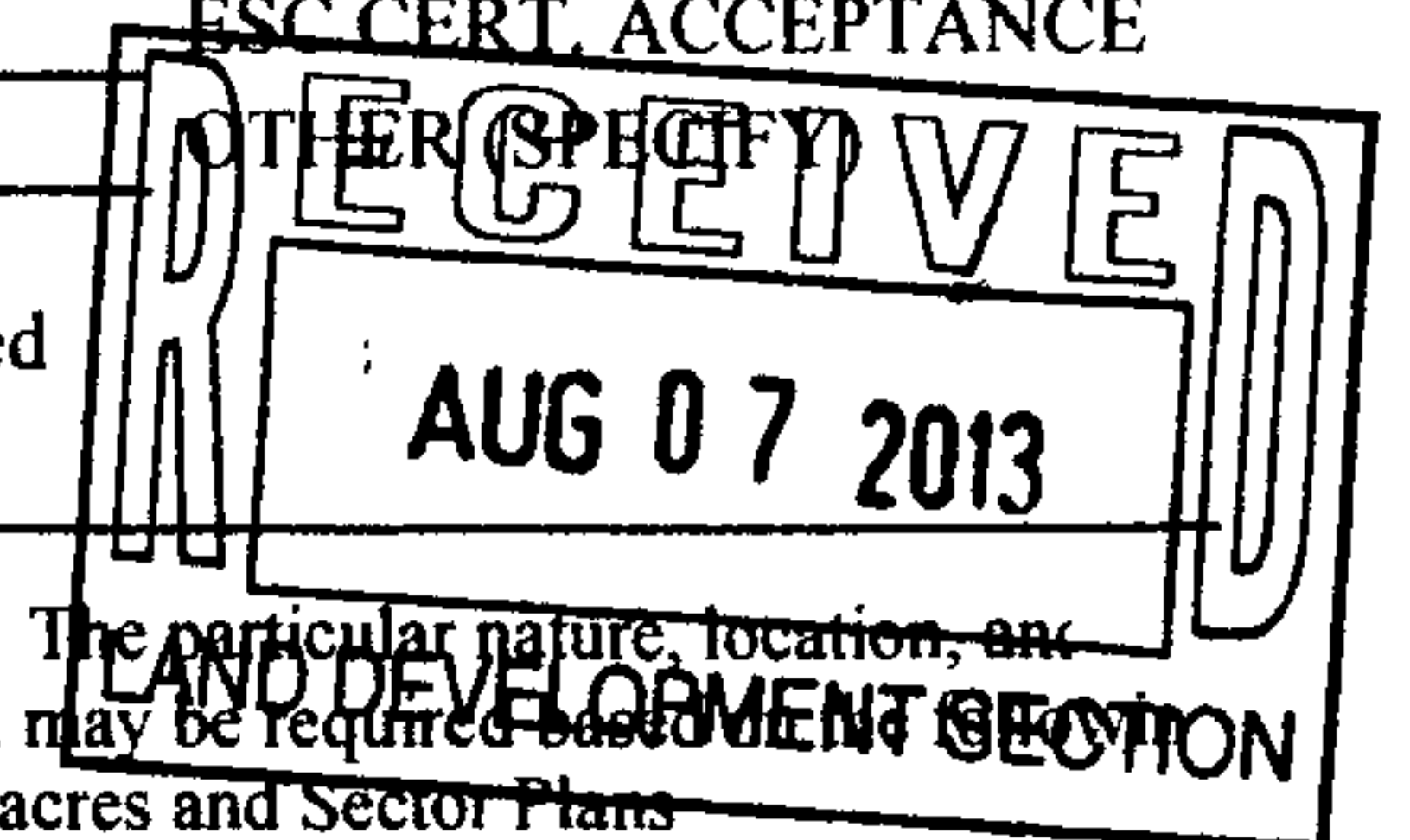
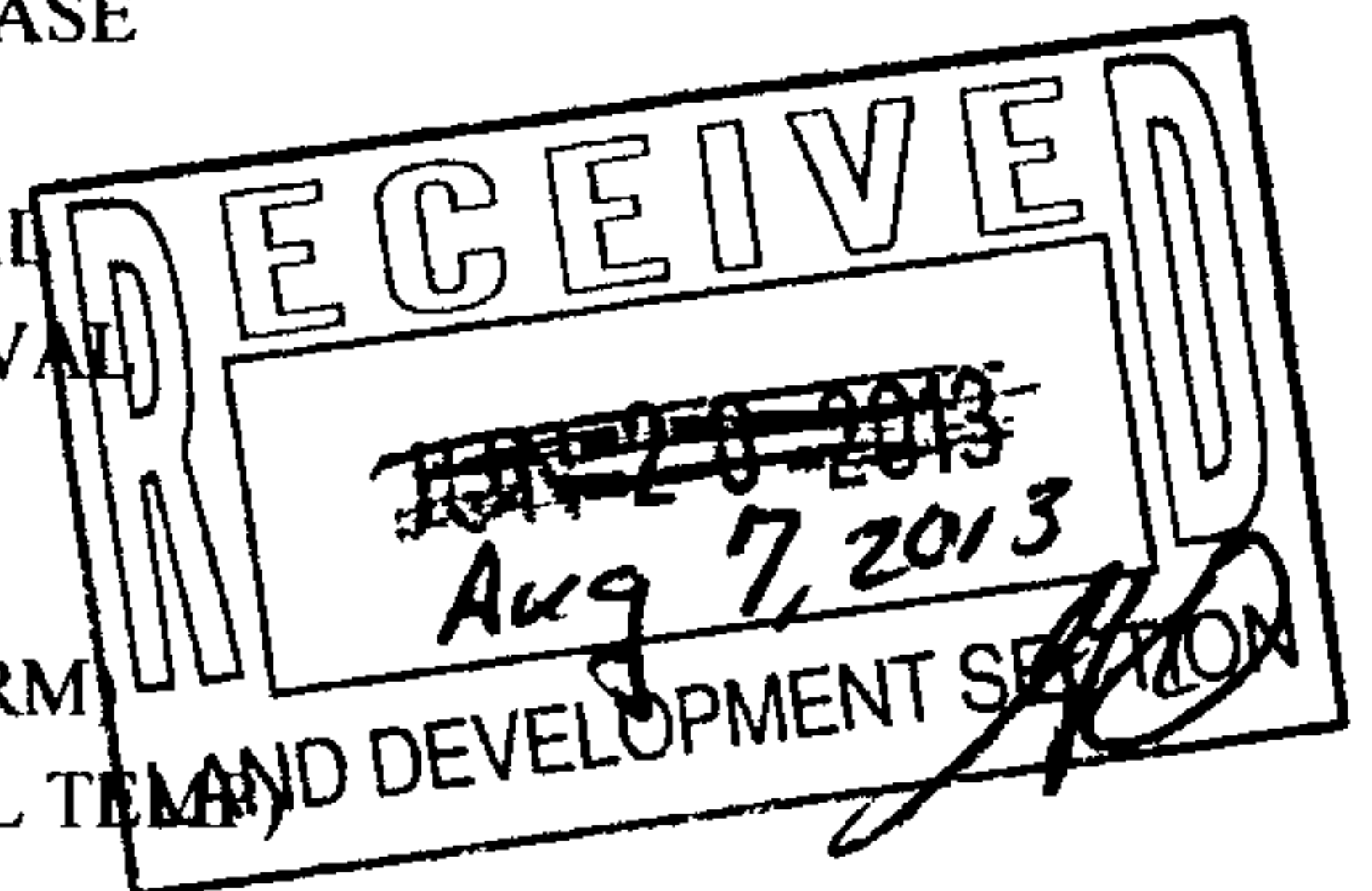
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____

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

DATE SUBMITTED: ~~06-10-2013~~ 8/6/13 By: SHAWN BIAZAR

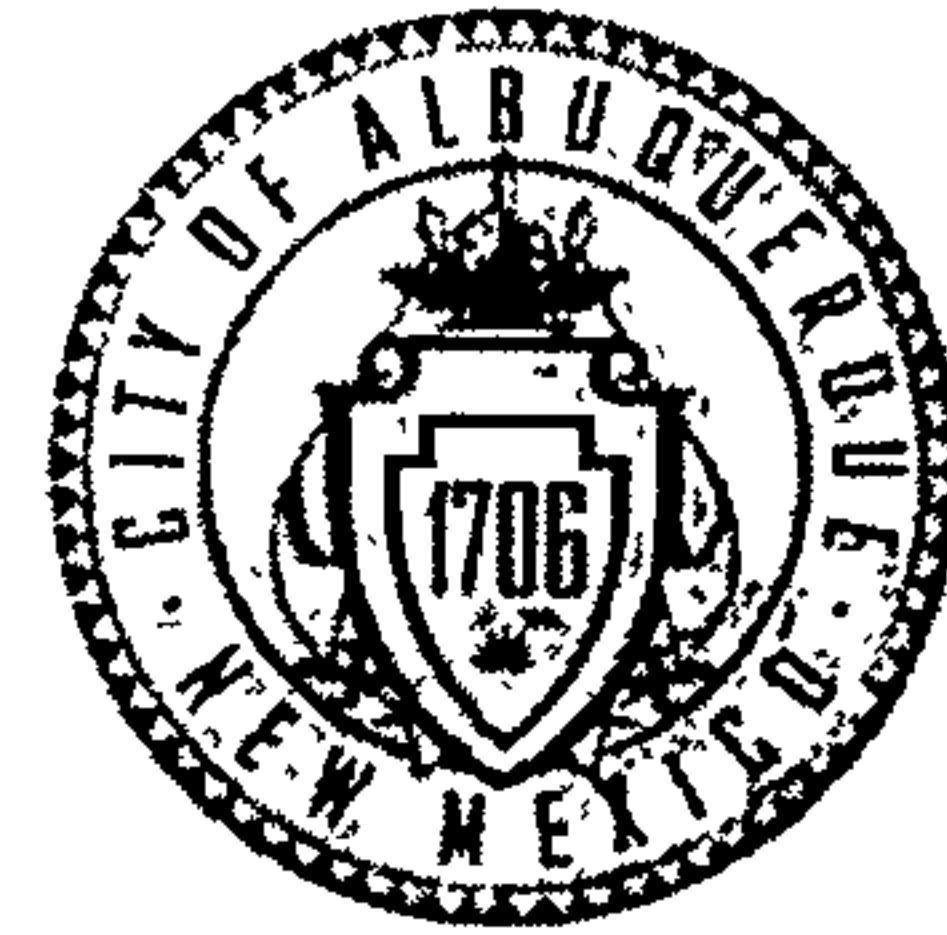
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 17, 2013

Reza Afaghpour, P.E.
C/o Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

Re: **Lot 26-A, Block J, Lavaland Addition (K-11/D082)**
Grading and Drainage Plan for Building Permit
Engineer's Stamp dated 06-20-2013

Dear Mr. Biazar:

Based upon the information provided in your submittal dated 6/20/13, the above referenced Grading and Drainage Plan cannot be approved until the following comments are addressed:

- Provide additional spot elevations along the back-of-sidewalk just north of the proposed detention pond.
- Include drainage calculations for the two 12" curb openings. Hydrology suggests that they be widened to 24" to accommodate drainage flows from the pond.
- Show the water surface elevation on the grading plan.
- Correct the legend to reflect the displayed hash lines for the existing retaining wall.
- A site visit identified significant offsite flows from the parcels west and northwest of the site. Determine and show the extent and quantity of offsite flows and provide design details for conveying those flows through this site.
- Correct the "Existing Drainage Conditions" of the narrative to reflect the presence of an existing garden wall to the north of the site. No runoff is received at this location but significant runoff does enter the site from the existing car lot to the west.

PO Box 1293

Albuquerque

New Mexico 87103

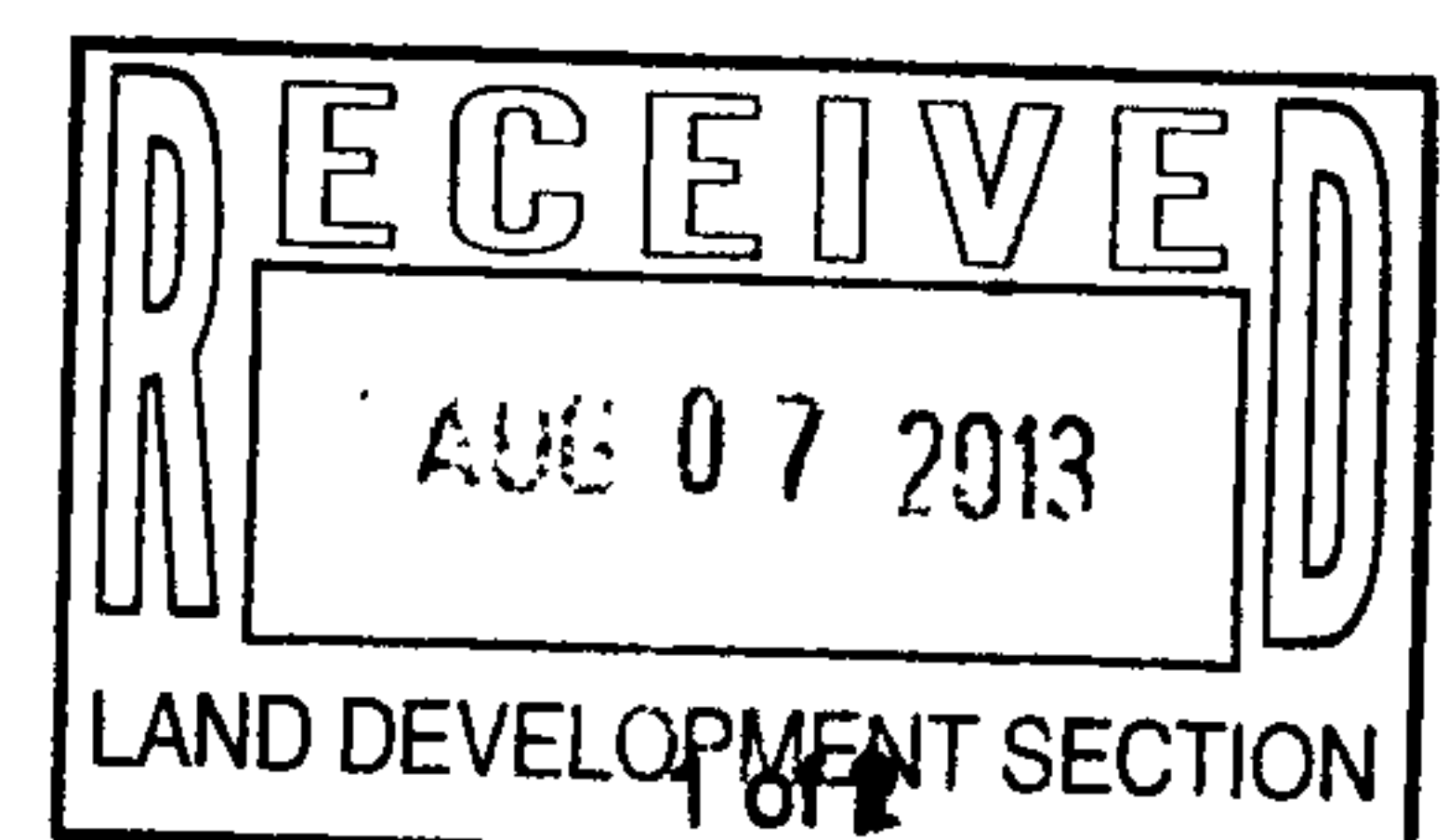
www.cabq.gov

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-398194 *40*

Sincerely,

Gregory R. Olson, P.E.
Hydrology Section

XC: Email
file K-11/D082



Location

Lot 26A, Block J, Lavaland Addition is located at north west corner of Central Avenue and 65th Street SW. See attached portion of Zone Atlas page number K-11 on the grading plan for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed improvements. We are requesting rough grading and building permit approval.

Existing Drainage Conditions

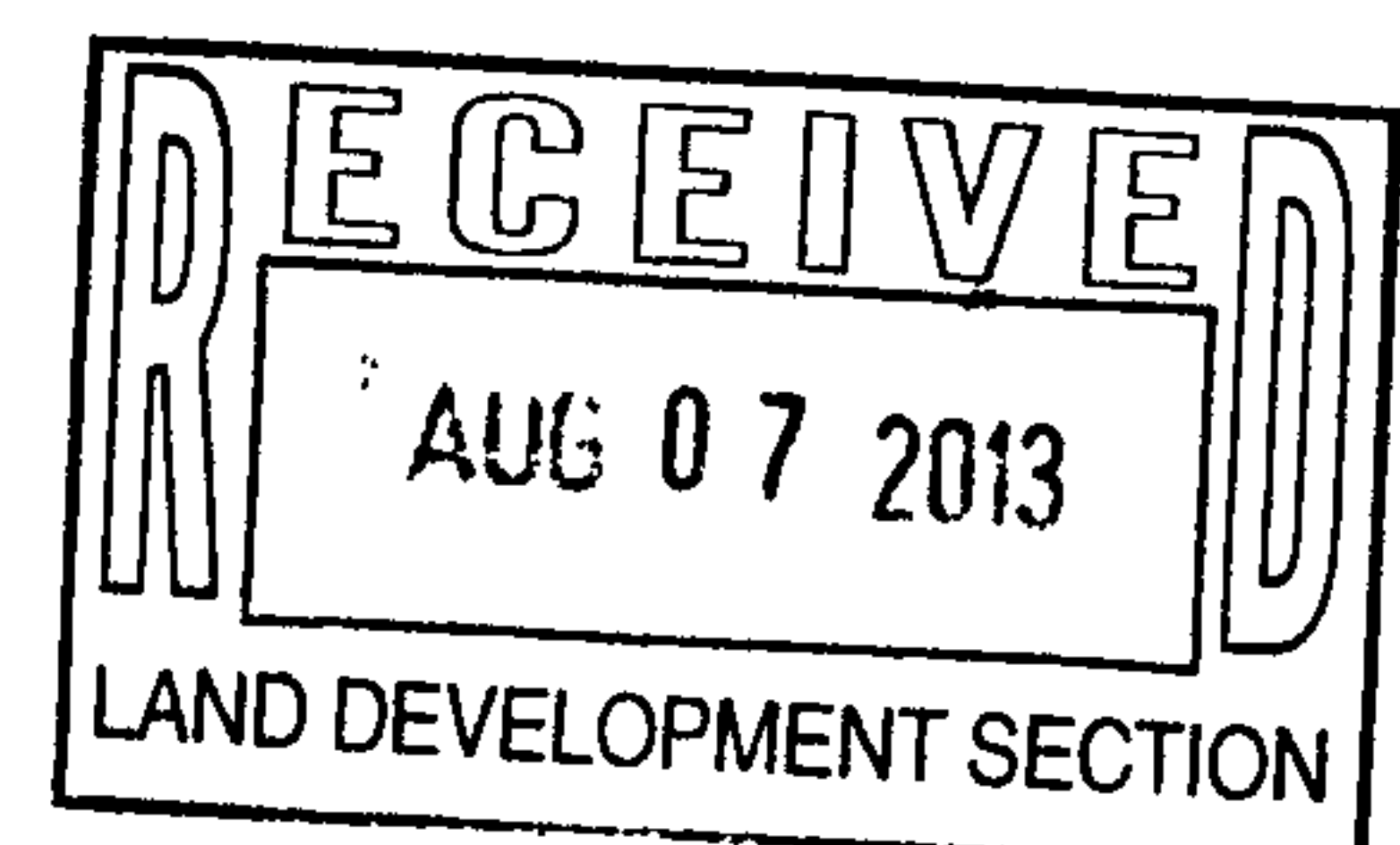
The site is currently being used for parking, and for the most part drains west to east to 65th Street. From there the runoff is intercepted by an existing inlet on 65th street in front of this project. There is offsite runoff that enters from the west into this lot. See attached exhibit for the offsite basin map. The total runoff from offsite basins OF-1 and OF-2 is 1.89 cfs. The runoff enters the site and continues west to 65th street. No other offsite runoff enters this site. The site does not fall within a designated floodplain. See attached portion of the FIRM map number 35001C0329H.

Proposed Conditions and On-Site Drainage Management Plan

The offsite runoff will continue to drain through this site. The offsite runoff will enter a 12" concrete channel and then will discharge to the two ponds located to the north and south side of the project. From there the runoff will flow to 65th Street. Small portion of the onsite runoff will drain to the proposed pond to the north, and once the pond capacity is exceeded it will over flow to 65th Street. Most of the onsite runoff will surface flow to a pond to the south of the project, once the pond capacity is exceeded it will overflow to 65th street. The remaining portion of the site will surface flow to 65th Street. The northerly and southerly ponds are designed to retain the developed runoff volume (0.050 ac-ft) minus the existing conditions runoff volume (0.029 ac-ft). Therefore, total ponding volume provided is equal or greater than 0.021 ac-ft.

Calculations

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, was used for runoff calculations. See the following sheet for calculations.





OF-1

OF-2

SCALE 1"=100'

OFFSITE BASIN MAP

RECEIVED
AUG 07 2013
LAND DEVELOPMENT SECTION

INPUT FILE

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* ZONE 1
*****
*          100-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)          *
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               RAIN DAY=2.66 IN DT=0.03333 HR

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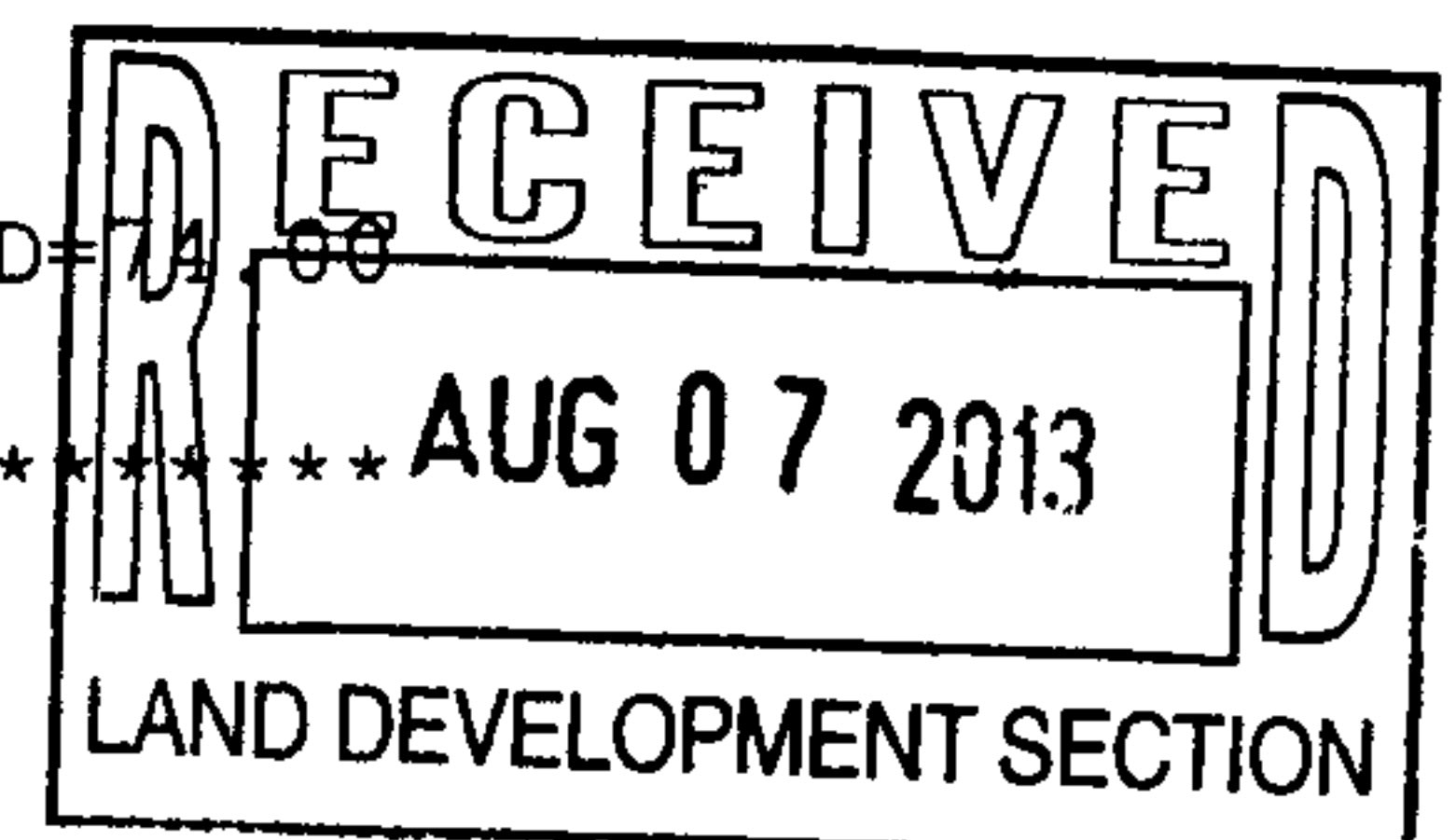
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* OF-2
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               TP=0.1333 HR MASS RAINFALL=-1

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=113.0 AREA=0.000566 SQ MI
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               TP=0.1333 HR MASS RAINFALL=-1
*****
*          100-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)          *
*****
*
START          TIME=0.0
RAINFALL       TYPE=1 RAIN QUARTER=0.0 IN
               RAIN ONE=1.87 IN RAIN SIX=2.20 IN
               RAIN DAY=2.66 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=103.1 AREA=0.000566 SQ MI
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               TP=0.1333 HR MASS RAINFALL=-1
*****
*          10-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)          *
*****
START          TIME=0.0
RAINFALL       TYPE=1 RAIN QUARTER=0.0 IN
               RAIN ONE=1.25 IN RAIN SIX=1.47 IN
               RAIN DAY=1.77 IN DT=0.03333 HR

* ON-STIE
COMPUTE NM HYD ID=1 HYD NO=113.1 AREA=0.000566 SQ MI
               PER A=0.00 PER B=13.00 PER C=13.00 PER D=74.00
               TP=0.1333 HR MASS RAINFALL=-1
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FINISH
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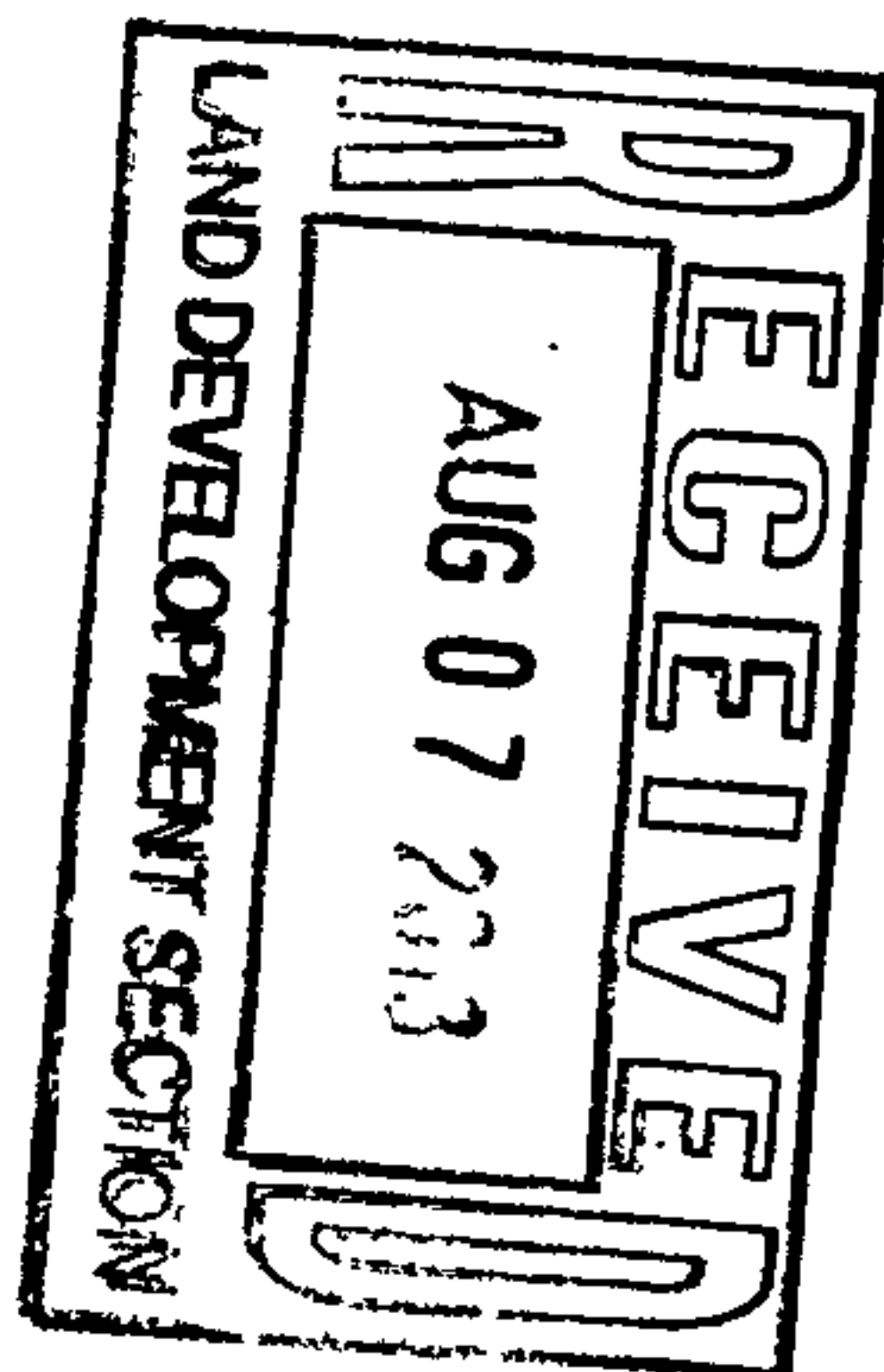
SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
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- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =07/28/2013
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 2.200
COMPUTE NM HYD	101.00	-	1	.00019	.25	.007	.66738	1.533	2.090	PER IMP= .00
COMPUTE NM HYD	102.00	-	1	.00061	1.64	.060	1.85050	1.500	4.220	PER IMP= 90.00
COMPUTE NM HYD	103.00	-	1	.00057	1.02	.029	.95545	1.500	2.804	PER IMP= .00
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 1.470
COMPUTE NM HYD	111.00	-	1	.00019	.09	.002	.22437	1.533	.791	PER IMP= .00
COMPUTE NM HYD	112.00	-	1	.00061	1.06	.037	1.14585	1.500	2.735	PER IMP= 90.00
COMPUTE NM HYD	113.00	-	1	.00057	.52	.012	.41057	1.533	1.427	PER IMP= .00
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 2.200
COMPUTE NM HYD	103.10	-	1	.00057	1.42	.050	1.66653	1.500	3.912	PER IMP= 74.00
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 1.470
COMPUTE NM HYD	113.10	-	1	.00057	.89	.030	.99864	1.500	2.447	PER IMP= 74.00
FINISH										



Curb Opening Calculations

Curb Opening

Weir Equation: $Q = CLH^{3/2}$

Solve for Q:

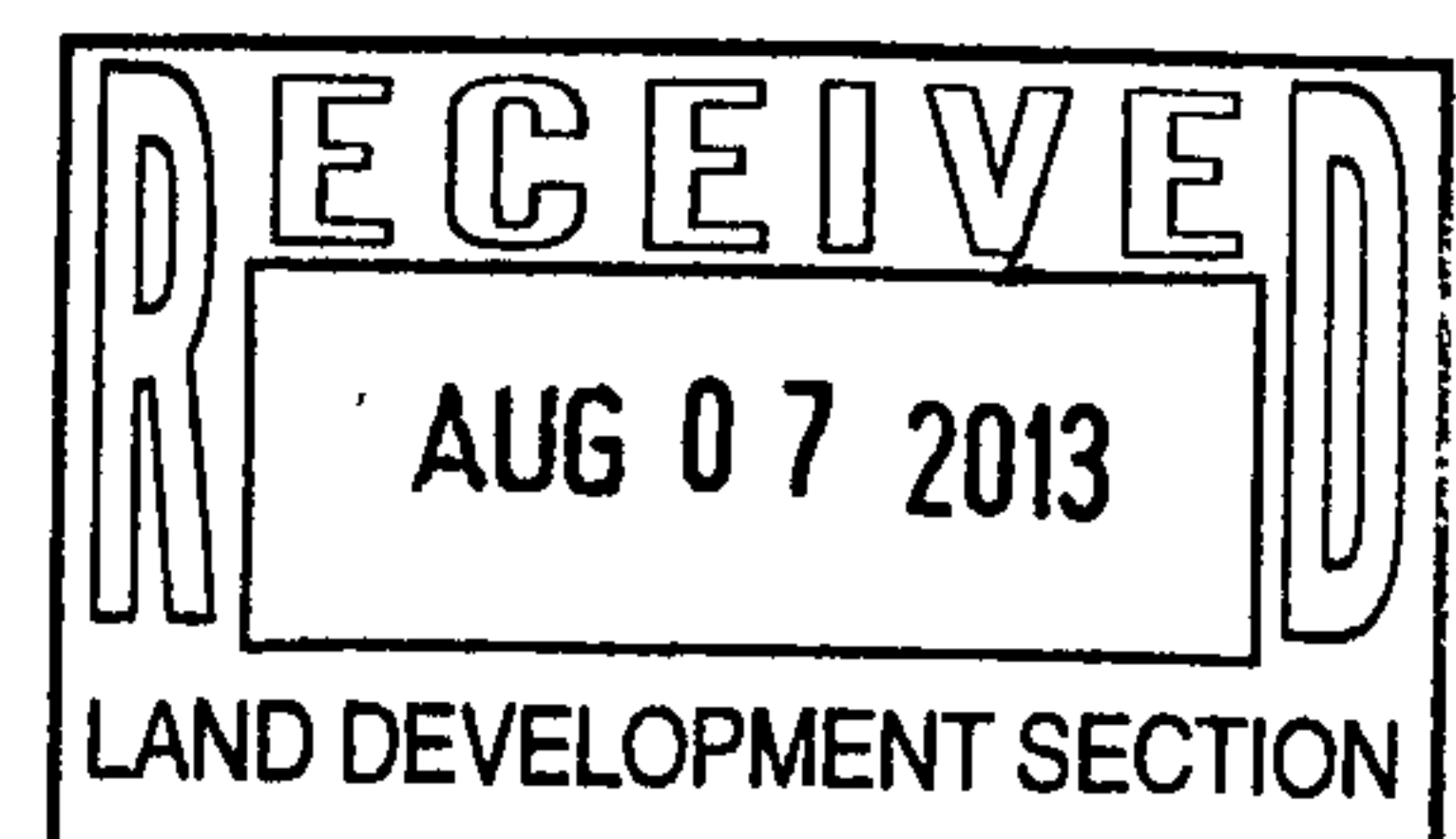
$$C = 3.10$$

$$h = 0.50'$$

$$\text{Curb Opening} = 2.00'$$

$$Q = 3.1(2.00)(0.50)^{3/2}$$

$$Q = 2.19 \text{ cfs}$$

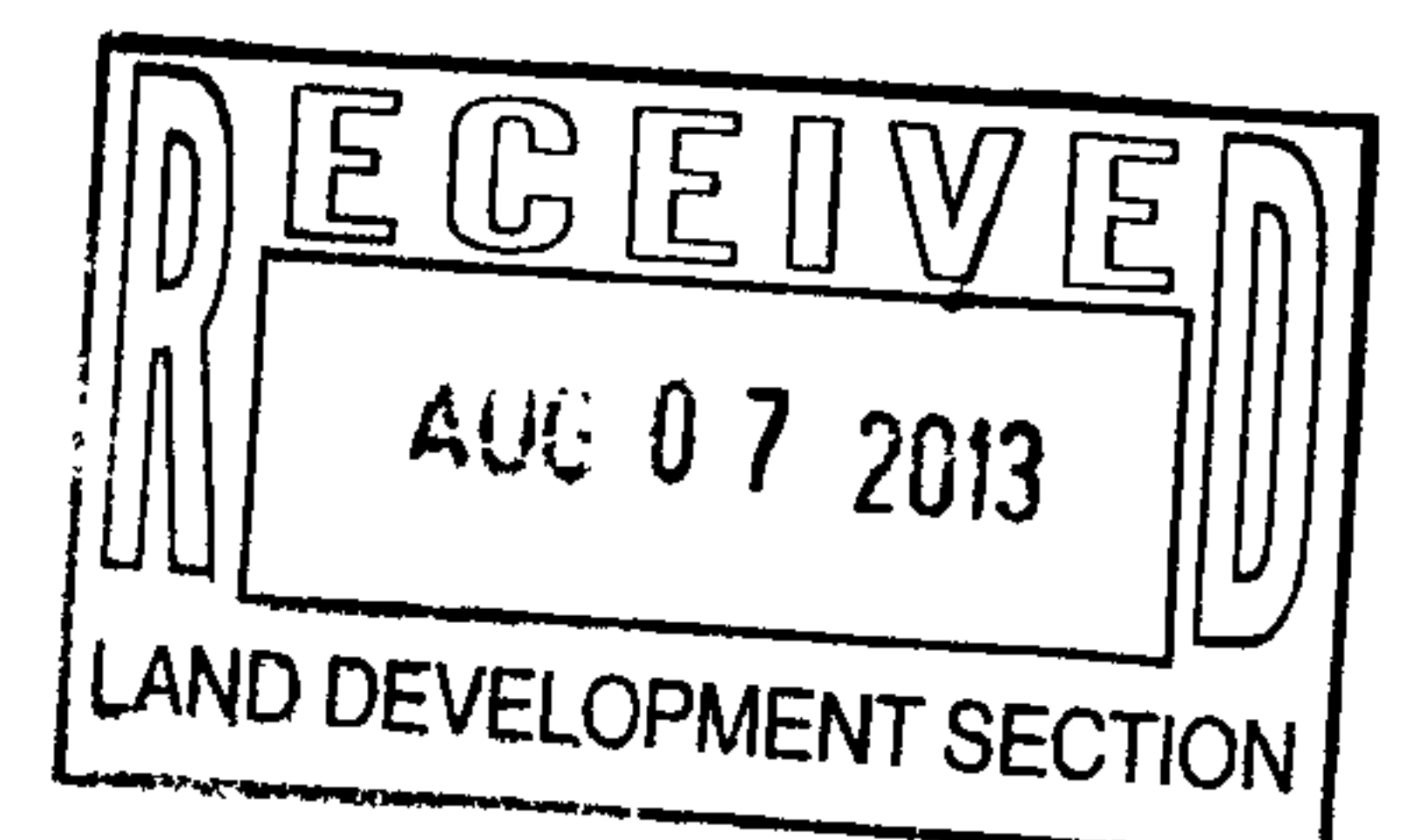


Rectangular Ditch

COMMENT: Rectangular-DITCH

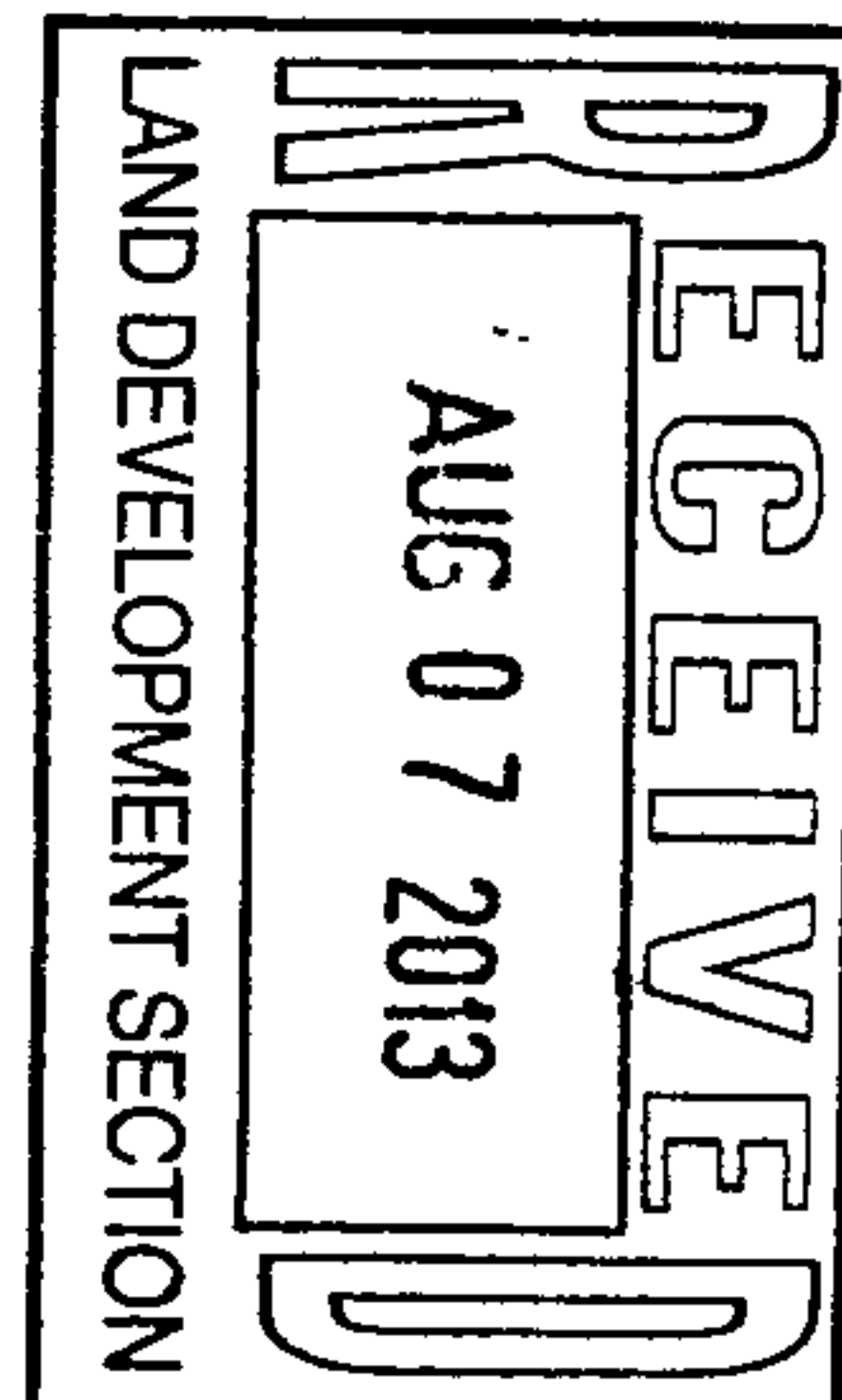
SOLVE FOR Depth

Bottom Width . . .	1.00 ft	Velocity	3.51 fps
Manning's n	0.013	Flow Area	0.50 sf
Channel Slope . . .	0.0060 ft/ft	Flow Top Width	1.00 ft
Depth	0.50 ft	Wetted Perimeter . . .	2.00 ft
Discharge	1.76 cfs	Critical Depth	0.46 ft
		Critical Slope	0.0076 ft/ft
		Froude Number	0.88



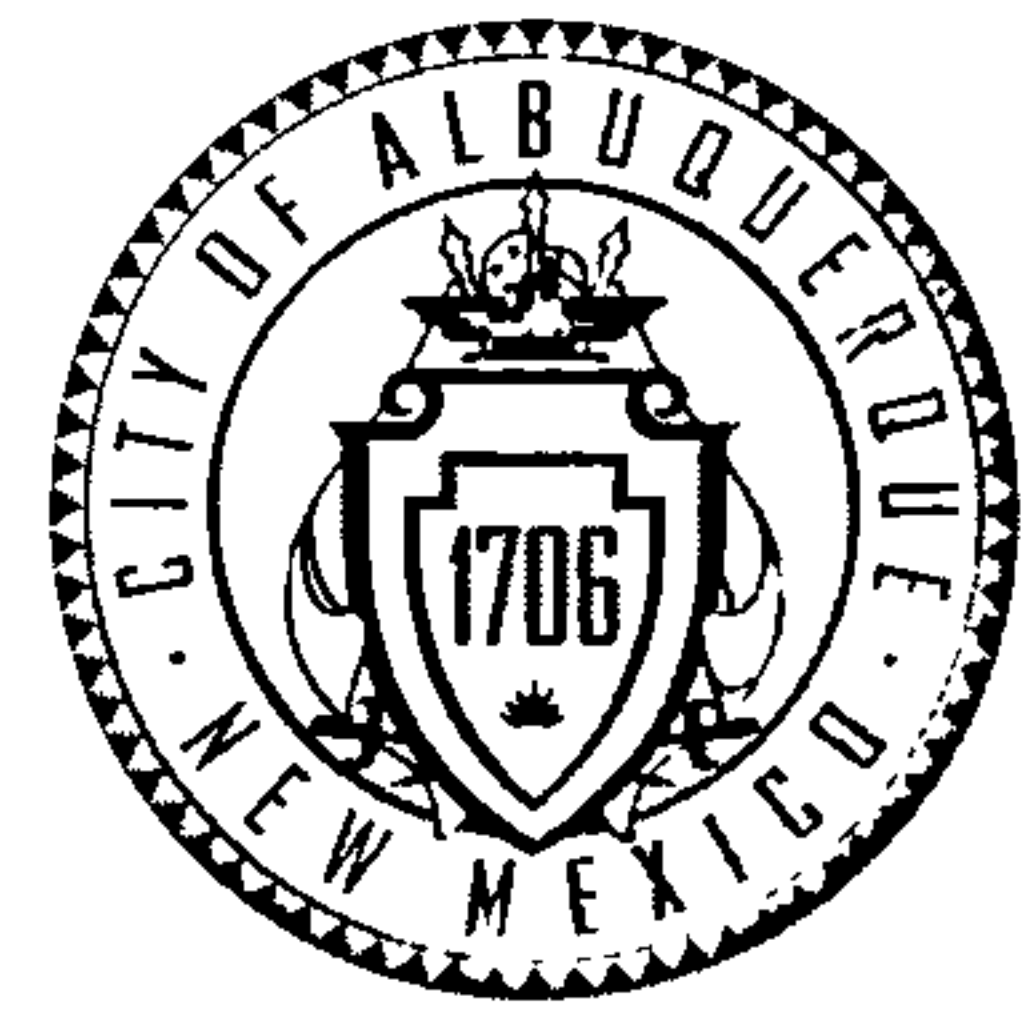
POND CALCULATION

SOUTHERLY POND			NORTHERLY POND			TOTAL
ELEV (FT)	AREA (SF)	VOLUME (CF)	ELEV (FT)	AREA (SF)	VOLUME (CF)	VOLUME (CF)
85.60	970.90	730.39	86.50	415.92	208.82	939.21
85.10	634.81	328.96	85.50	1.72		
84.60	308.97	93.01				
84.10	63.08					



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 17, 2013

Reza Afaghpour, P.E.
C/o Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

Re: **Lot 26-A, Block J, Lavaland Addition (K-11/D082)**
Grading and Drainage Plan for Building Permit
Engineer's Stamp dated **06-20-2013**

Dear Mr. Biazar:

Based upon the information provided in your submittal dated 6/20/13, the above referenced Grading and Drainage Plan cannot be approved until the following comments are addressed:

- Provide additional spot elevations along the back-of-sidewalk just north of the proposed detention pond.
- Include drainage calculations for the two 12" curb openings. Hydrology suggests that they be widened to 24" to accommodate drainage flows from the pond.
- Show the water surface elevation on the grading plan.
- Correct the legend to reflect the displayed hash lines for the existing retaining wall.
- A site visit identified significant offsite flows from the parcels west and northwest of the site. Determine and show the extent and quantity of offsite flows and provide design details for conveying those flows through this site.
- Correct the "Existing Drainage Conditions" of the narrative to reflect the presence of an existing garden wall to the north of the site. No runoff is received at this location but significant runoff does enter the site from the existing car lot to the west.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-3981.94 *HO*

Sincerely,

Gregory R. Olson, P.E.
Hydrology Section

XC: Email
file K-11/D082



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 26-A, BLOCK J, LAVALAND ADDITION Building Permit #: _____ City Drainage #: K11-D082

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

Legal Description: LOT 26-A, BLOCK J, LAVALAND ADDITION

City Address: _____

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

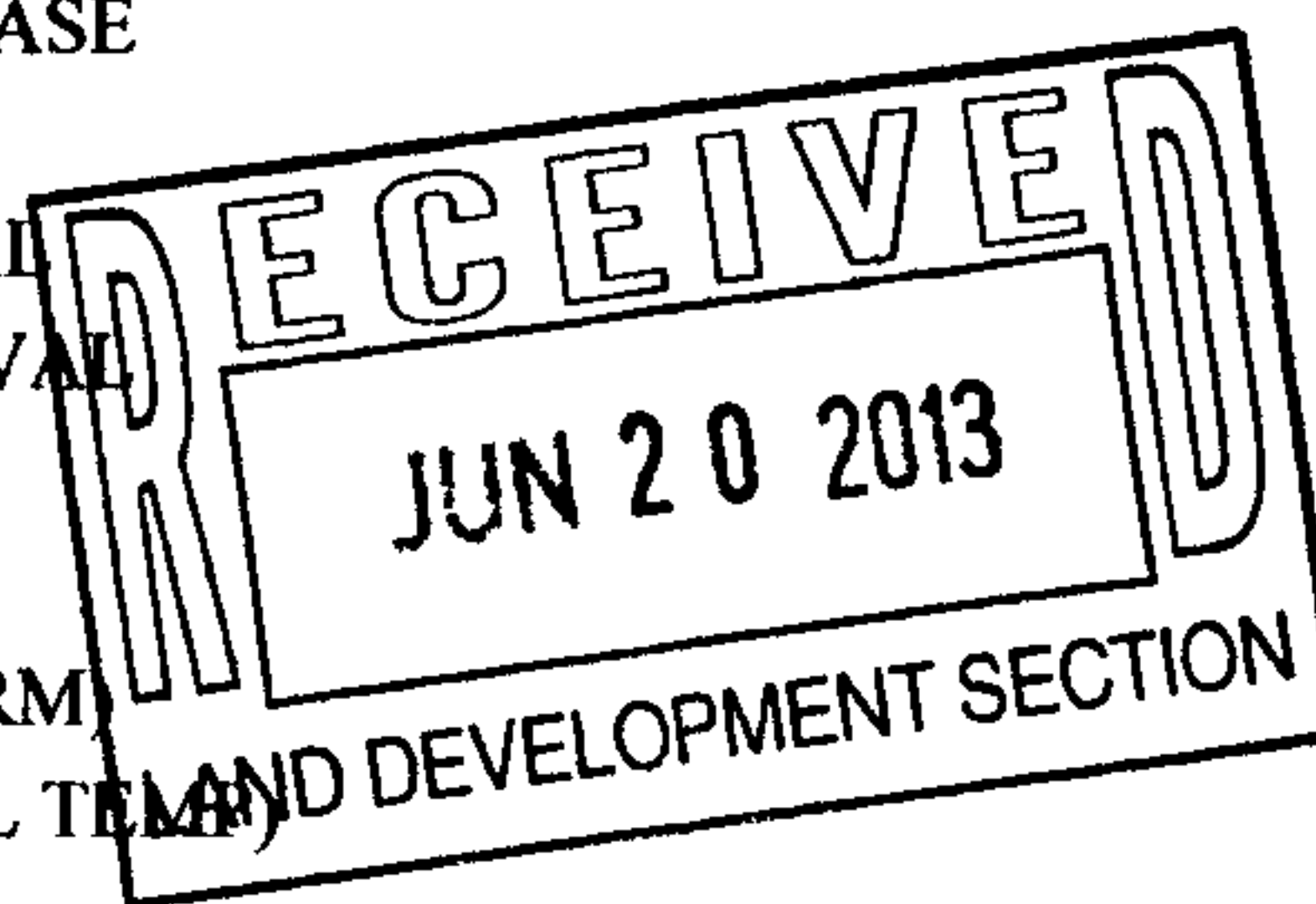
Phone#: _____ Fax#: _____ E-mail: _____

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: 06-19-2013 By: SHAWN BIAZAR

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 than are part of a larger common plan of development

Location

Lot 26A, Block J, Lavaland Addition is located at north west corner of Central Avenue and 65th Street SW. See attached portion of Zone Atlas page number K-11 on the grading plan for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed improvements. We are requesting rough grading and building permit approval.

Existing Drainage Conditions

The site is currently being used for parking, and for the most part drains west to east to 65th Street. From there the runoff is intercepted by an existing inlet on 65th street in front of this project. There is minor offsite runoff from the north that enters this site and continues to drain to 65th street. The site does not fall within a designated floodplain. See attached portion of the FIRM map number 35001C0329H.

- No offsite from North
Due to Garden Wall
- Significant offsite flow from
Car lot west AND Triangular
Gravel Mulch area NW of site

Proposed Conditions and On-Site Drainage Management Plan

The offsite runoff will continue to drain through this site. Small portion of the site will drain to a pond to the north, and once the pond capacity is exceeded it will overflow to 65th Street. Most of the site will surface flow to a pond to the south of the project, once the pond capacity is exceeded it will overflow to 65th street. The remaining portion of the site will surface flow to 65th Street. The northerly and southerly ponds are designed to retain the developed runoff volume (0.050 ac-ft) minus the existing conditions runoff volume (0.029 ac-ft). Therefore, total ponding volume provided is equal or greater than 0.021 ac-ft.

Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See the following sheet for calculations.



I want to...

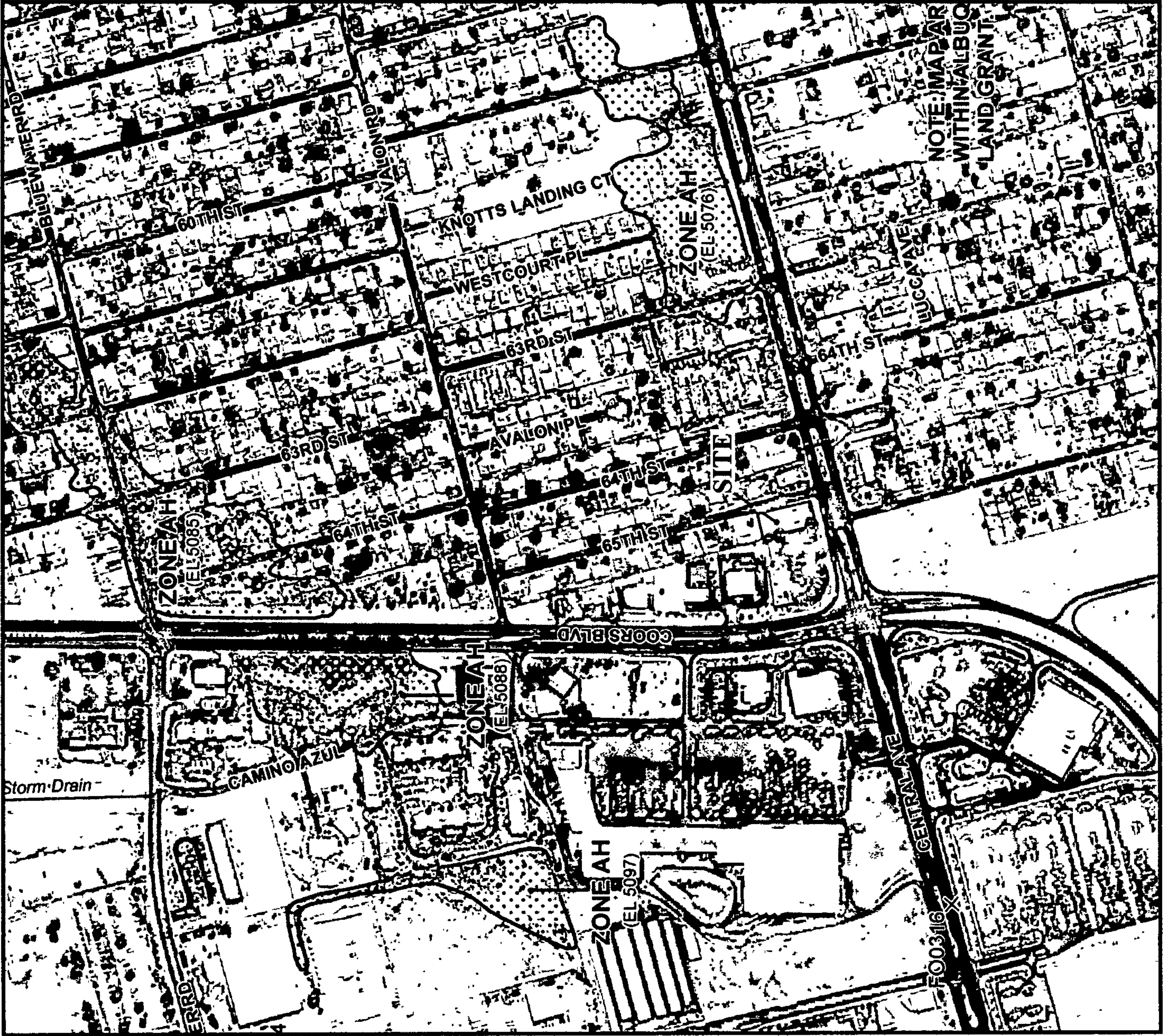
All Available Layers



POND CALCULATION

SOUTHERLY POND			NORTHERLY POND			TOTAL
ELEV (FT)	AREA (SF)	VOLUME (CF)	ELEV (FT)	AREA (SF)	VOLUME (CF)	VOLUME (CF)
85.60	970.90	730.39	86.50	415.92	208.82	939.21
85.10	634.81	328.96	85.50	1.72		
84.60	308.97	93.01				
84.10	63.08					





MAP SCALE 1" = 500'



RECEIVED
JUN 20 2013
LAND DEVELOPMENT SECTION

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0329H

FIRM

FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY,
NEW MEXICO
AND INCORPORATED AREAS

PANEL 329 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE CITY OF	350002	0329	H
BERNALILLO COUNTY UNINCORPORATED AREAS	350001	0329	H

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
35001C0329H

MAP REVISED
AUGUST 16, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov.

INPUT FILE

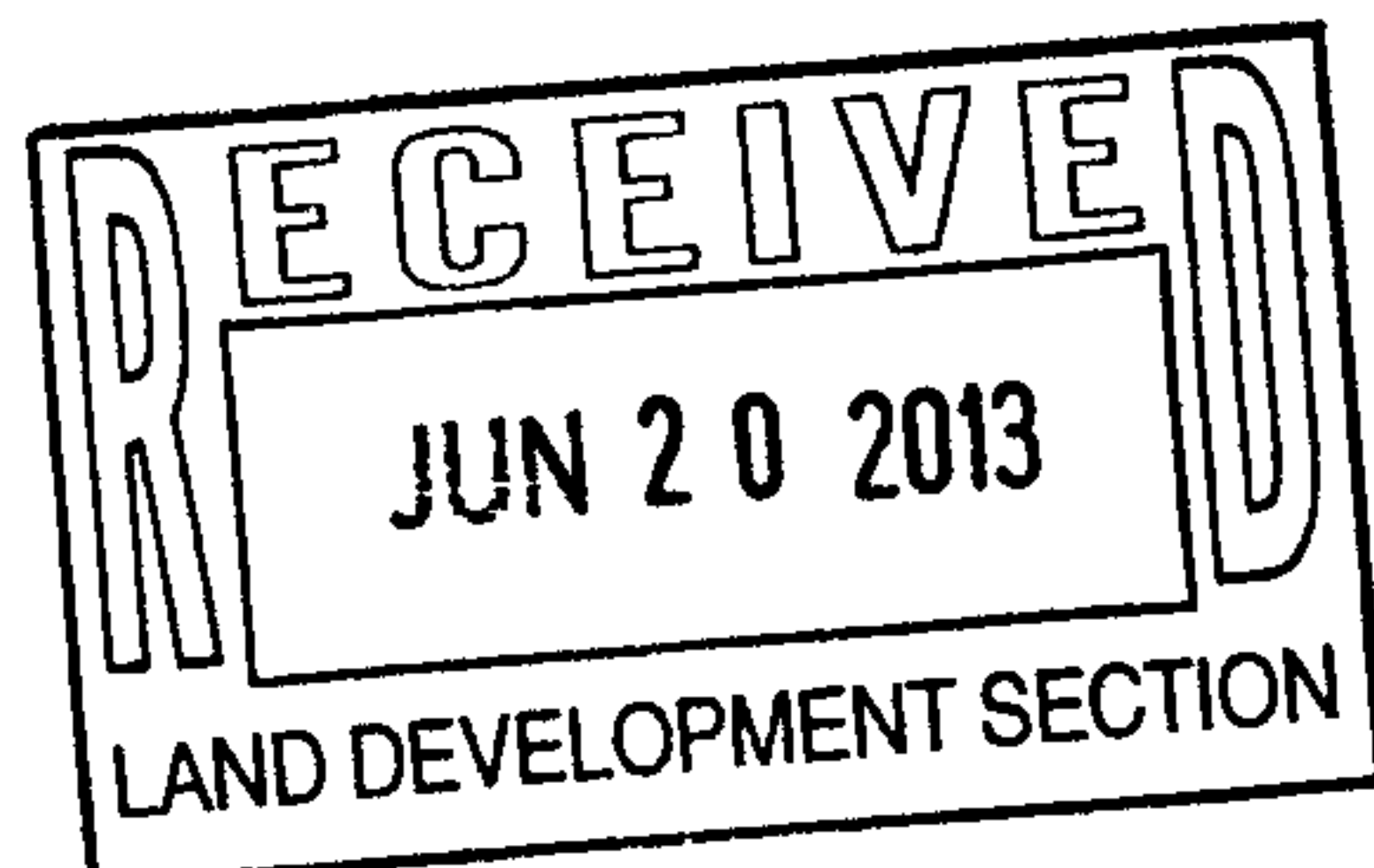
```
*
* ZONE 1
*
*****
*      100-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)      *
*****
*
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RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.87 IN RAIN SIX=2.20 IN
           RAIN DAY=2.66 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD      ID=1 HYD NO=101.0 AREA=0.000566 SQ MI
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                   TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)      *
*****
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RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.25 IN RAIN SIX=1.47 IN
           RAIN DAY=1.77 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD      ID=1 HYD NO=111.0 AREA=0.000566 SQ MI
                   PER A=0.00 PER B=10.00 PER C=90.00 PER D=0.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
*      100-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)      *
*****
*
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.87 IN RAIN SIX=2.20 IN
           RAIN DAY=2.66 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD      ID=1 HYD NO=101.1 AREA=0.000566 SQ MI
                   PER A=0.00 PER B=13.00 PER C=13.00 PER D=74.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)      *
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.25 IN RAIN SIX=1.47 IN
           RAIN DAY=1.77 IN DT=0.03333 HR

* ON-STIE
COMPUTE NM HYD      ID=1 HYD NO=111.1 AREA=0.000566 SQ MI
                   PER A=0.00 PER B=13.00 PER C=13.00 PER D=74.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
FINISH
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SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 65.txt

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =06/12/2013
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 2.200
COMPUTE NM HYD	101.00	-	1	.00057	1.02	.029	.95545	1.500	2.804	PER IMP= .00
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 1.470
COMPUTE NM HYD	111.00	-	1	.00057	.52	.012	.41057	1.533	1.427	PER IMP= .00
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 2.200
COMPUTE NM HYD	101.10	-	1	.00057	1.42	.050	1.66653	1.500	3.912	PER IMP= 74.00
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 1.470
COMPUTE NM HYD	111.10	-	1	.00057	.89	.030	.99864	1.500	2.447	PER IMP= 74.00
FINISH										



SUMMARY TABLES

BASIN	AREA (SF)	AREA (MI ²)	AREA (AC-FT)
ON-SITE	15,780.99	0.000566	0.3623

LAND TREATMENT / EXISTING CONDITIONS

A	B	C	D
ON-SITE			
0.00%	10.00%	90.00%	0.00%

LAND TREATMENT / DEVELOPED CONDITIONS

A	B	C	D
ON-SITE			
0.00%	13.00%	13.00%	74.00%

UNDER EXISTING CONDITIONS

BASIN	100-YR/6 HOUR RUNOFF (CFS)	100-YR/6 HOUR VOLUME (AC-FT)	10-YR/6 HOUR RUNOFF (CFS)	10-YR/6 HOUR VOLUME (AC-FT)
ON-SITE	1.02	0.029	0.52	0.012

UNDER PROPOSED CONDITIONS

BASIN	100-YR/6 HOUR RUNOFF (CFS)	100-YR/6 HOUR VOLUME (AC-FT)	10-YR/6 HOUR RUNOFF (CFS)	10-YR/6 HOUR VOLUME (AC-FT)
ON-SITE	1.42	0.050	0.89	0.030

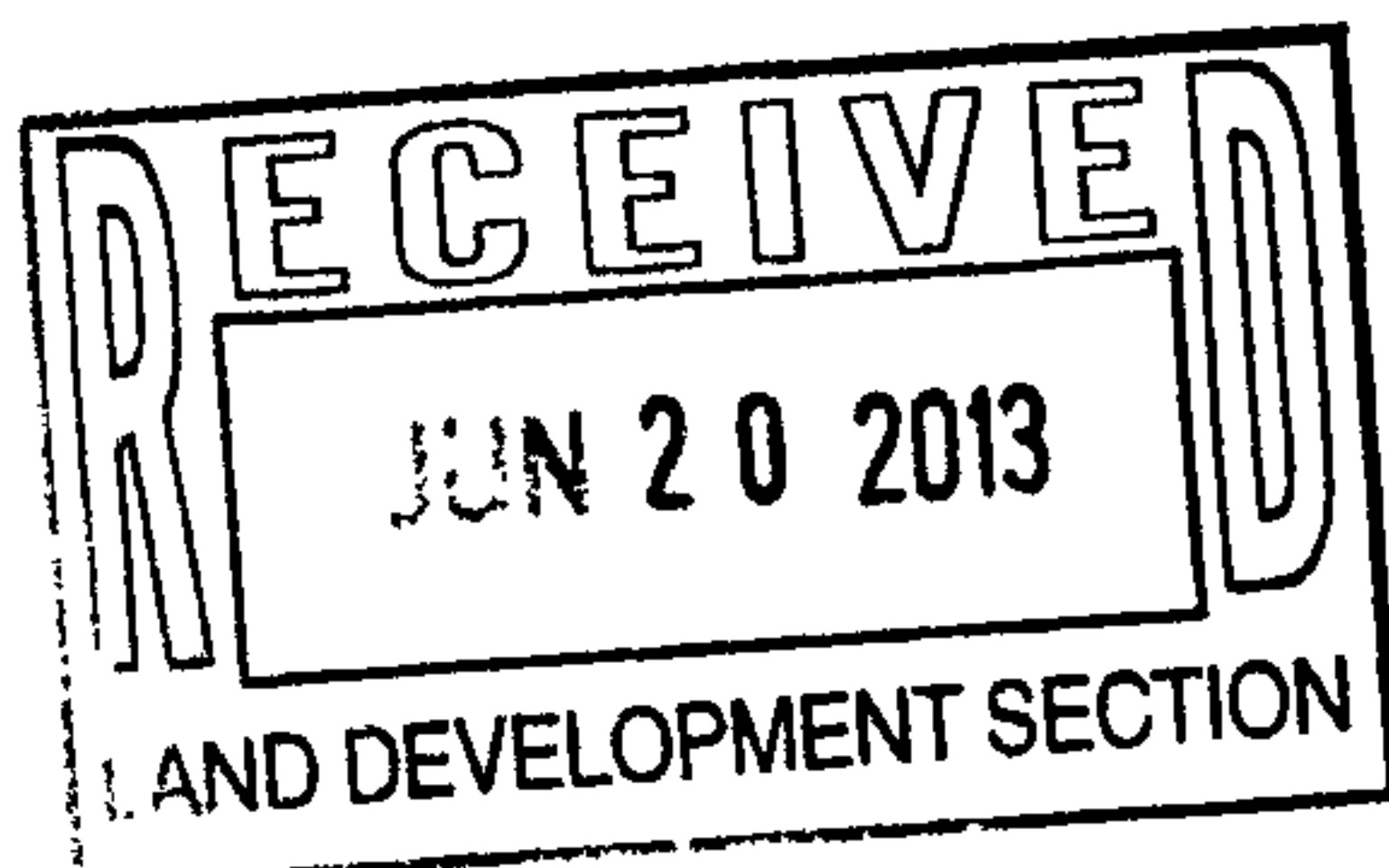
PONDING VOLUME REQUIRED

BASIN	100YR/6HR STORM (VOL PROPOSED-VOL EXISTING) AC-FT	100YR/6HR STORM (VOL PROPOSED-VOL EXISTING) CF
ON-SITE	0.021	914.76

PONDING VOLUME PROVIDED

BASIN	VOL PROVIDED (CF)
ON-SITE	939.21

*Add
OFF-SITE
Sewer
HO*



SBS CONSTRUCTION AND ENGINEERING, LLC

June 20, 2013

Mrs. Cynthia K. Beck
Associate engineer, Planning Dept.
Development Review Services
P.O. Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Lot 26-A, Block J, Lovaland Addition, 65th St. and Central NW
Traffic Circulation Layout, K-11-D082

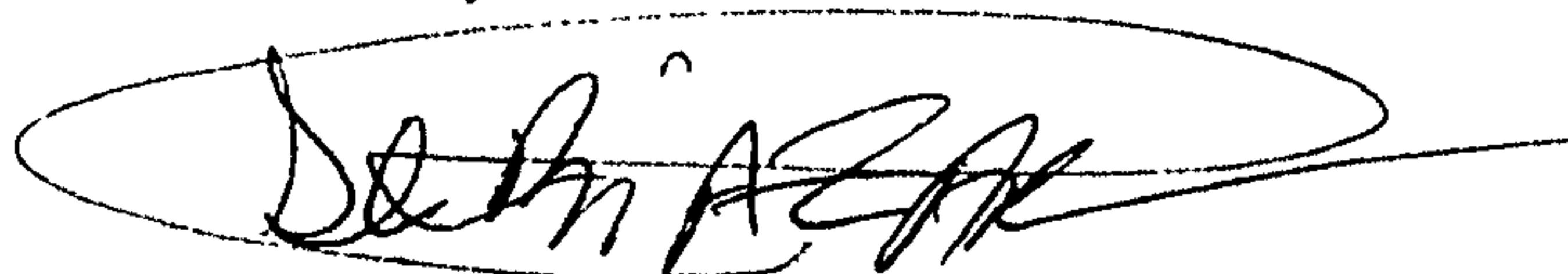
Dear Mrs. Beck:

Based on your comments dated June 6th, 2013 for the above referenced site, attached please find two copies of revised site plan. SBS Construction and Engineering, LLC, have addresses the comments and are as follow

1. Two copies are attached.
2. The curb returns with the drive pads have been modified and marked as requested.
3. As we discussed the curbing has been added to site plan.
4. Keyed Note #9 is marked on site plan and is existing curb & gutter.
5. The posted signage for motorcycle stall is provided.
6. Reference to all the applicable City Standards are shown.
7. All the ramps are ADA compliant and notes are added to site plan.
8. Keyed note #10 has been clarified and curbing is added on both site.
9. The detail is included in the reference drawing for the proposed driveway.
10. The Keyed note #5 has been modified to show existing entrance to existing exit and the width is included.
11. Additional "Do Not Enter" has been added and placed within property line.
12. The actual exit driveway is shown and as we discussed is sized for the trash bin and exit of the vehicles.
13. The Solid Waste Department is ok with location of the dumpster enclosure.
14. The existing sign is within the property and is not in the City Right of Way.
15. A note is added to the site plan.

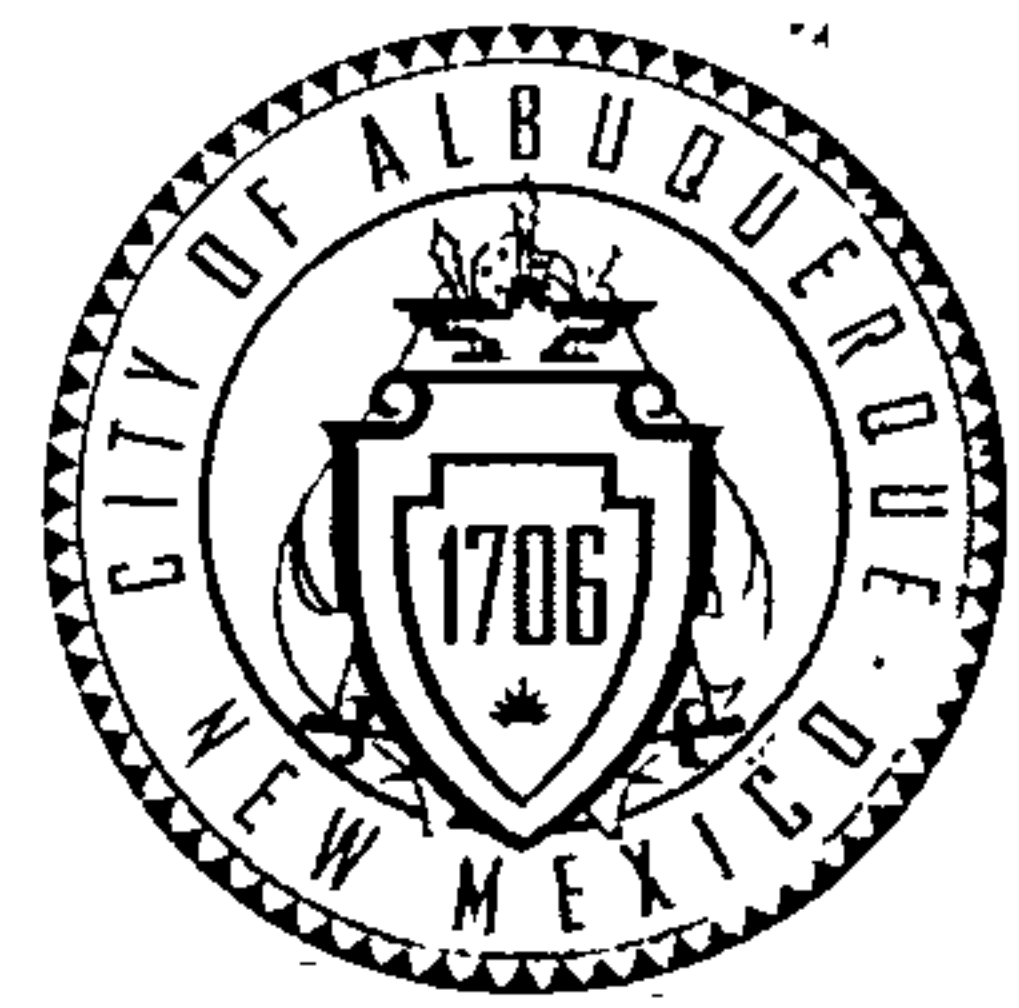
Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,



Shawn Biazar, Managing Member

CITY OF ALBUQUERQUE



June 21, 2013

Reza Afaghpour, P.E.
C/o Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**Re: Lot-26-A, Block J, Lavaland Addition, 65th ST & Central NW,
Traffic Circulation Layout
Engineer's Stamp dated 5/31/13 (K11-D082)**

Dear Mr. Biazar,

The TCL submittal received 6-20-13 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

New Mexico 87103

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services
C: File

Beck, Cynthia

From: Beck, Cynthia
Sent: Friday, June 21, 2013 12:11 PM
To: 'aecllc@aol.com'
Subject: RE: Response Letter for K-11-D082, Lot 26-A, Block J, Lovaland Add.
 Shawn,

Please answer the following questions if you can:

1. Why is Concrete Sidewalk abutting Two-Story Building 5 ft wide and not 6ft? Where is the access point to this building? Access requires a 6 ft min. pedestrian path.
2. Do you know the width of the existing public sidewalks on both frontages? I forgot to ask in first TCL submittal, but these dimensions are typically provided on site plan.
3. Curious if asphalt paving is proposed or existing?

Please note:

- The entrances to proposed buildings must be free from encroachment of access ramp and associated landing area.
- Any cracked concrete; sidewalk, curb, gutter, or drive pads, within the public right of way must be replaced prior to CO.

TCL looks good unless there is an access on the 5ft sidewalk at building. Let me know

Thanks,
 Cynthia

From: aecllc@aol.com [mailto:aecllc@aol.com]
Sent: Friday, June 21, 2013 10:43 AM
To: Beck, Cynthia
Subject: Response Letter for K-11-D082, Lot 26-A, Block J, Lovaland Add.

Attached please find the response letter for the above site. I forgot to submit it yesterday. If you happen to approve the TCL, you don't have to mail it. I can pick it up. Have a great day and weekend.

If you should have any questions regarding this email, please do not hesitate to contact me.

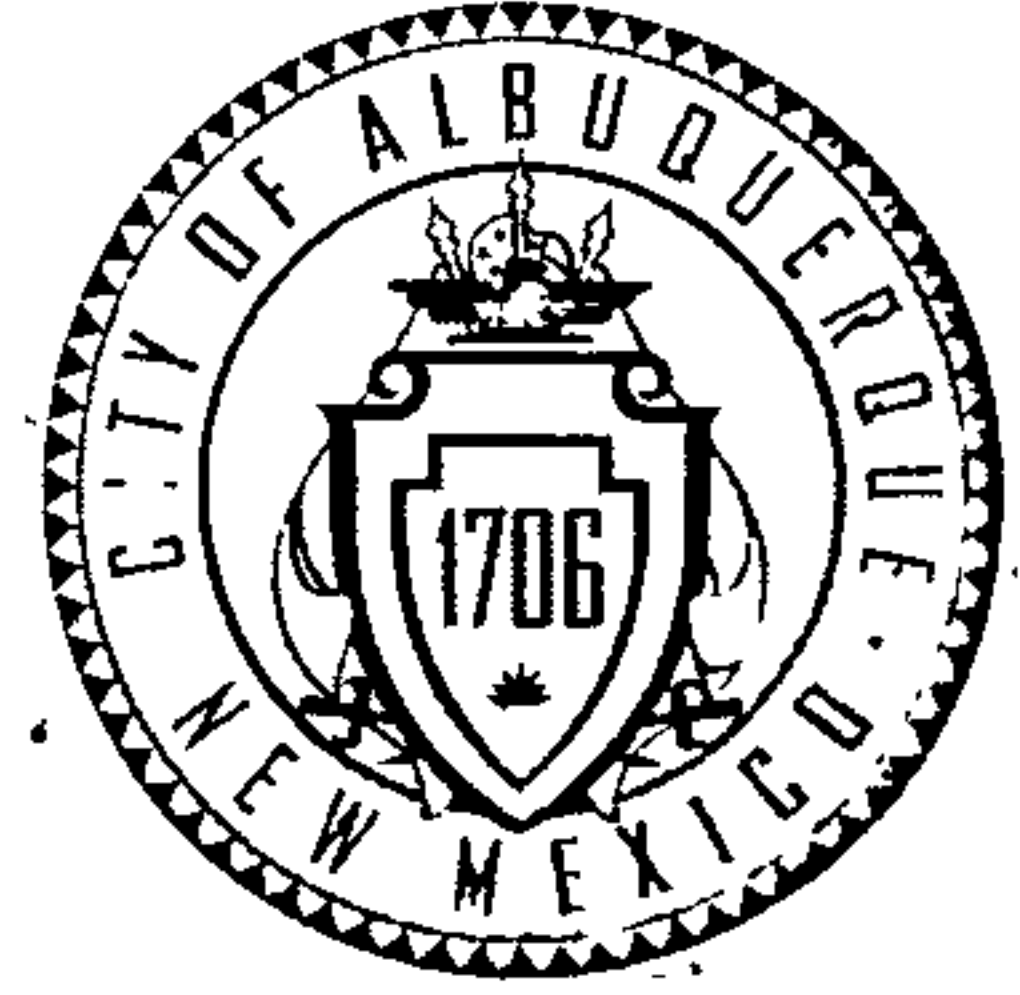
Thank You,

Shawn Biazar
 SBS Construction and Engineering, LLC
 P. O. Box 10264
 Albuquerque, NM 87184
 Cell Phone (505) 804-5013
 Office (505) 899-5570
 Fax (505) 897-4996
 Email: aecllc@aol.com

*Spoke on Phone
 w/ Shawn. He
 will red-line
 TCL on
 Plans for
 C.O.
 if
 needed.
 CKB
 6/21/13*

6/21/2013

CITY OF ALBUQUERQUE



June 6, 2013

Reza Afaghpour, P.E.
C/o Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**Re: Lot 26-A, Block J, Lavaland Addition, 65th ST & Central NW,
Traffic Circulation Layout
Engineer's Stamp dated 5/31/13 (K11-D082)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 5/31/13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

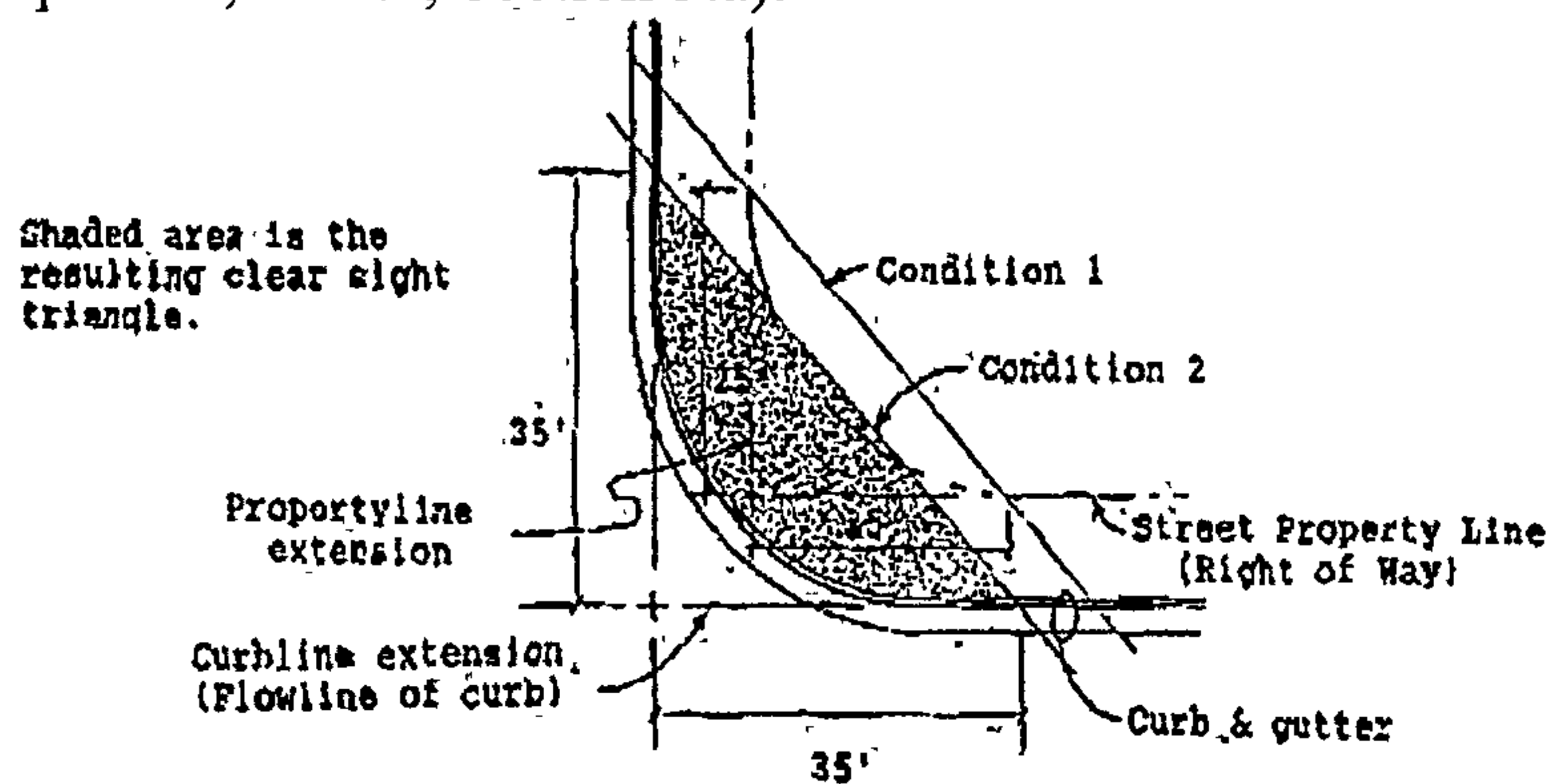
www.cabq.gov

1. Please include two copies of the traffic circulation layout at the next submittal.
2. List radii for all curb returns associated with drive pads; for passenger vehicles, the minimum radius is 15 feet.
3. Please label and dimension proposed curbing. Curbing should be used to separate landscaping from parking areas and pedestrian ways.
4. Keyed Note #9 is not used.
5. Please provide posted signage for motorcycle stall.
6. Please refer to all applicable city standards.
7. Please ensure all ramps are ADA compliant.
8. Please clarify keyed note #10 pedestrian access way: Pavement striping? Asphalt surface? Elevation difference between public sidewalk and parking area? ADA ramps? Header curb cuts? Please provide details.
9. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
10. List the width of the existing drive pad to remain. Please note the drive pad keyed note #5 refers to an "entrance" but the site layout indicates it functions as an exit only.
11. Please add an additional "Do Not Enter" sign at the one way exit, providing signage on both ends of the driveway: The signs must be placed within the property.

CITY OF ALBUQUERQUE



12. The existing drive pad on 65th must be reduced to accommodate the drive aisle and the refuse width only. Please reconfigure curb cut.
13. Has Lee Whistle, COA refuse, approved the location of the dumpster enclosure?
14. The existing sign, keyed note #18, can not overhang into the COA ROW airspace without a Revocable Encroachment Permit.
15. The proposed landscape area may interfere with the sight distance of the intersection. Please add the following note: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." Please see sight distance exhibit at street intersections for clarification (the *Development Process Manual*, Chapter 23, Part B, Section 5.a).



PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services.

C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 26-A, BLOCK J, LAVALAND ADDITION Building Permit #: _____ City Drainage #: K11D082

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

Legal Description: LOT 26-A, BLOCK J, LAVALAND ADDITION

City Address: _____

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

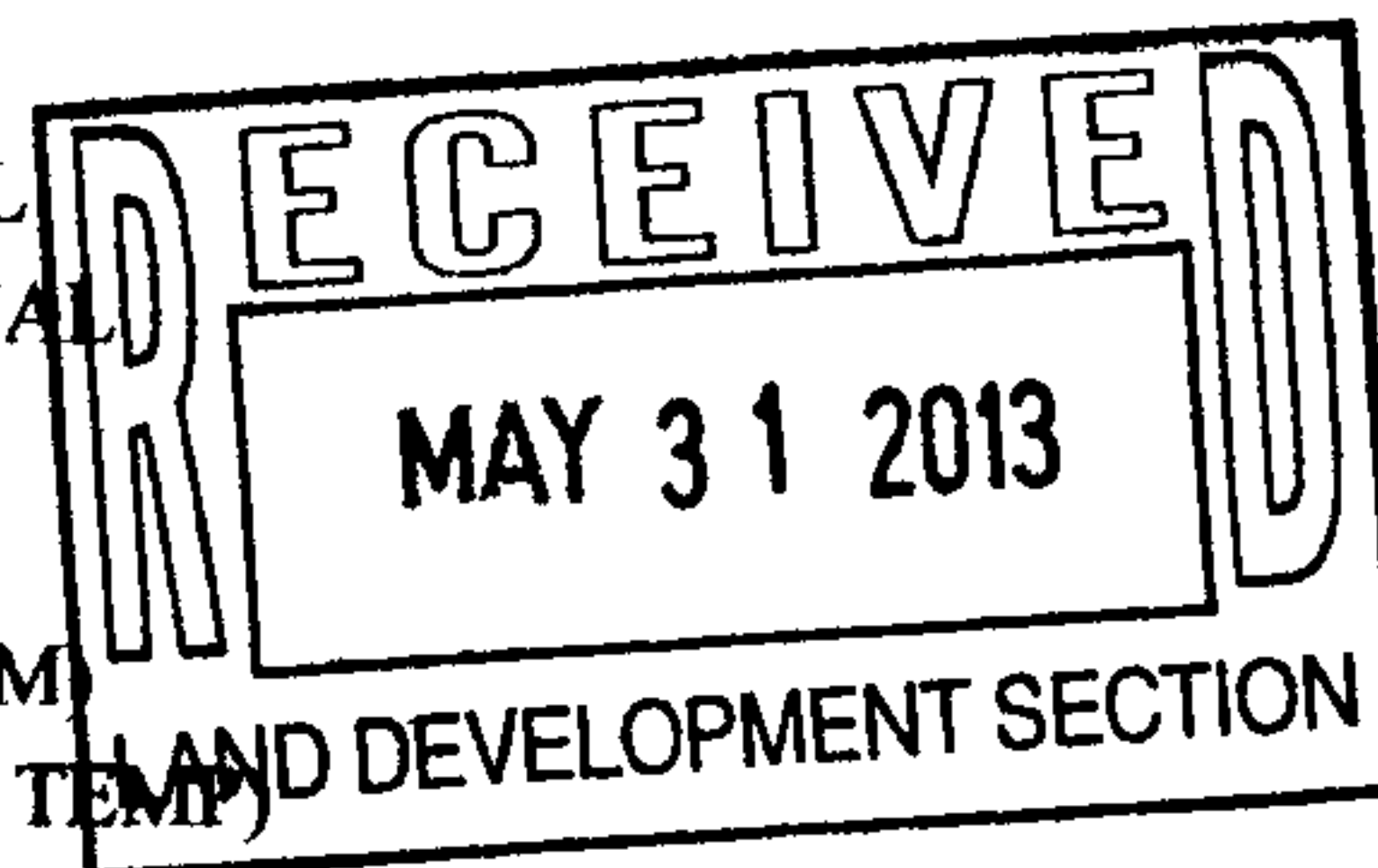
Phone#: _____ Fax#: _____ E-mail: _____

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: 5/31/2013 By: SHAWN BIAZAR

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 than are part of a larger common plan of development