Abiel X. Carrillo

A 40 8

From: Abiel X. Carrillo

Sent: Thursday, February 25, 2016 10:34 AM

To: 'CCEAlbq@aol.com'

Subject: RE: Stanford Court K16D084

Phil,

Sounds good, I didn't realize that it was going to be a work order. I'll approve it on our end for Work Order as well. This email is the approval.

Thanks!

Abiel Carrillo, P.E.

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]

Sent: Thursday, February 25, 2016 9:58 AM

To: Abiel X. Carrillo

Subject: Re: Stanford Court K16D084

Abiel - Appreciate you getting back to me, and especially the option for condition for CO. The reason I took the SO19 notes off was, I figured and included <u>all of</u> the drainage improvements within the City ROW to be a part of the Work Order - which of course will be required to be inspected....tested etc. This will ensure QC (Quality Control).

Thanks, Phil

Phil Clark

505.281.2444/264.6042

Clark Consulting Engineers

PS: I concur with the excellent comment to extend the sdwk culverts - thanks

In a message dated 2/25/2016 8:54:46 A.M. Mountain Standard Time, acarrillo@cabq.gov writes:

Phil,

I was able to get to the Stanford Courts resubmittal. Two minor comments:

- o The plan needed to have the SO-19 notes, and the
- o Sidewalk culvert needs to be extended 6" behind the sidewalk to avoid a drop-off behind the sidewalk.

If you don't have an issue with the two minor comments, I can just make it a condition of C.O. that the notes are followed and are on the as-built (I attached them), and that the plates are extended.

Can you let me know if this is acceptable to you? (If so I can get the approval out right away)

Thanks!

Abiel Carrillo, P.E.

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102

PLANNING DEPARTMENT - Development Review Services



February 25, 2016

Richard J. Berry, Mayor

Mr. Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Rd. Edgewood, NM 87015

RE: Stanford Court (424 Stanford Drive SE)

Grading & Drainage Plan

Engineer's Stamp Date 2-9-16 (File: K16D084)

Dear Mr. Clark:

Based upon the information provided in your submittal received 2-10-2016, the above referenced Grading and Drainage Plan is approved for Foundation Permit, Grading Permit, Paving Permit, and conditionally approved for Building Permit.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required, and the following conditions shall be met:

PO Box 1293

1. That the SO-19 Standard Notes are followed (attached to this letter).

Albuquerque

2. That the two sidewalk culverts in City Right of Way are extended 6-inches behind the sidewalk.

A copy of this approval letter must be on hand when applying for the excavation/barricading New Mexico 87103permit. The work in the City ROW must be inspected and accepted. The Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

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

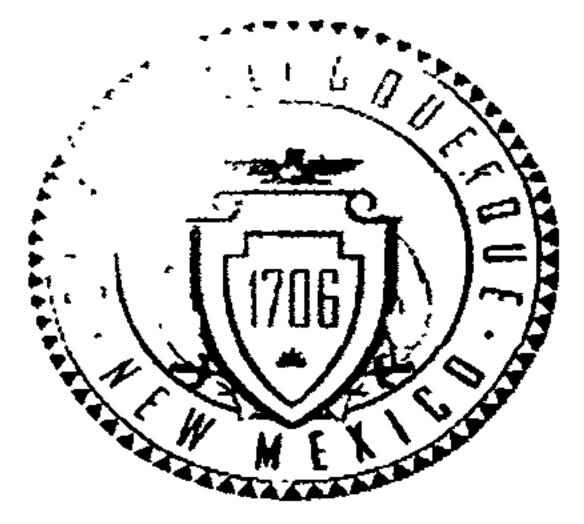
Sincerely,

Abiel Carrillo, P.E.

Principal Engineer, Planning Dept.

Development Review Services

Orig: Drainage file



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED ____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project	Title:		OURT (APTS)	Build	ing Permit #:	City Drainage #: K16D084			
DRB#:	10107	731	EPC#:			Work Order#:			
Legal De	escription:	LOT 12A, BLOCK	13, UNIVERSITY HEIGHTS (le	gal after the lots are co	nsolidated by plat	t)			
City Add	dress:	424 STANFORD SE							
Enginee	ring Firm	: CLARK CONSUI	LTING ENGINEERS			Contact: Philip Clark			
Address	: 19 Ryar	n Road, Edgewood, N	IM 87015						
Phone#:	281-2444		Fax#: CELL# 2	64-6042		E-mail: CCEalbq@aol.com			
Owner:	MAJA	AMA LLC				Contact: MORRIS ALBERT			
Address	•								
Phone#:	270-46	32	Fax#:			E-mail:			
Architec	ct: DENT	Γ& NORDHAUS ARC	CHITECTS, LLC			Contact: RICHARD			
Address	:								
Phone#:	345-818	83	Fax#:		<u>.</u>	E-mail:			
Other C	Contact:					Contact:			
Address	:								
Phone#:		· · · · · · · · · · · · · · · · · · ·	Fax#:			E-mail:			
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	·	ECIFY)	'es No		PRE-DESIGN MOTHER (SPEC	EETING CIFY)			
DATE S	UBMITTE	ED: <u>2/10/16</u>	By	: CLARK CONSUL	TING ENGINEER	<u>S</u>			

PLANNING DEPARTMENT - Development Review Services



January 27, 2016

Richard J. Berry, Mayor

Mr. Phillip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Rd. Edgewood, NM 87015

RE: Stanford Court (424 Stanford Drive SE)

Grading & Drainage Plan

Engineer's Stamp Date 1-7-16 (File: K16D084)

Dear Mr. Clark:

Based upon the information provided in your submittal received 1-7-16, the above referenced Grading and Drainage Plan cannot be approved for Foundation Permit, Grading Permit, Paving Permit, or Building Permit until the following comments are addressed:

1. The Drainage narrative implies that a discharge slightly above historical values will be discharged onto the City Right of Way, but there are no calculations provided for the existing conditions

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New Mexico 87103

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a. The Drainage Plan states that free discharge of developed flow is acceptable since capacity exists downstream. Evidence, such as including references from applicable Master Plans, or referencing the capacity of downstream structures must be provided.

b. The volume calculation of the 100-year, 6-hour storm should be 1821 cubic feet, not 1812 cubic feet (per a quick calculation completed based on the plan's land treatments and dimensions). Furthermore, it is not clear why these volume calculations are provided, they do not correlate with the proposed total volume provided.

- 2. The required first flush volume (approximately 210 cubic feet) appears to be provided for in the total ponding volume, but the calculation needs to be shown on the plan (0.34" times impervious area).
- 3. Provide additional sidewalk spot elevations around the courtyard area to make it clear to the contractor that positive drainage is intended on the sidewalk surface.
- 4. Sidewalk culverts should be used in place of the 3" PVC piping to drain the areas adjacent to the east faces of the buildings on Lot 11 and Lot 12. 3" piping in landscaped areas will clog easily and may saturate the soil that is very close to the footings of the buildings. Alternatively, the roof drains can be continued in a closed conduit under the

Connected a continuous closed line to the parking Albuquerque - Making History 1706-2006 lot

historical che

1 of 2



Richard J. Berry, Mayor

sidewalk, if practicable, and positive drainage away from the building needs to be shown.

- 5. The drainage from the parking lot is directed through the block edge wall into the east-west drainage swale.
 - a. The swale cannot be in the City's right of way.
 - b. The pond at the corner cannot extend into the City's right of way.
 - c. The capacity of the proposed turned blocks needs to be shown. ν (c/s for block
 - i. A detail needs to also be included to ensure that the bottom of the turned block(s) is set to match the flowline of the upstream swale.
- 6. The ponds along the edge of the lot (adjacent to public sidewalks) need to have an emergency spillway (such as a sidewalk culvert), this work which would likely extend into Stanford and Garfield will require an SO-19 permit. The resubmittal should include the SO-19 Standard Notes (emailed along with this letter).

7. Show additional spot elevations and/or proposed min/max slopes for the enclosed patios to ensure that they will be built to drain. Only two of the patios show a 1% typical slope across the concrete surface.

8. Informational comment: A Traffic Circulation Layout Submittal will be required by the Transportation Department.

9. Additional comments may be generated if the layout of the site is substantially changed (to address comments 5.a., 5.b., and 5.c.) in a future submittal.

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

Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Dept.

Development Review Services

Orig: Drainage file

10. A cross-lot drainage easement between the lots will be needed, since the ponding areas and swales are shared-use facilities that transfer flows between lots. AC 1/27/2016

2 of 2

PLANNING DEPARTMENT - Development Review Services



January 27, 2016

Richard J. Berry, Mayor

Mr. Phillip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Rd. Edgewood, NM 87015

1.0=0.17 acres

RE: Stanford Court (424 Stanford Drive SE)

Grading & Drainage Plan

Engineer's Stamp Date 1-7-16 (File: K16D084)

Dear Mr. Clark:

Based upon the information provided in your submittal received 1-7-16, the above referenced Grading and Drainage Plan cannot be approved for Foundation Permit, Grading Permit, Paving Permit, or Building Permit until the following comments are addressed:

- 1. The Drainage narrative implies that a discharge slightly above historical values will be discharged onto the City Right of Way, but there are no calculations provided for the existing conditions
 - a. The Drainage Plan states that free discharge of developed flow is acceptable since capacity exists downstream. Evidence, such as including references from applicable Master Plans, or referencing the capacity of downstream structures must be provided.
 - b. The volume calculation of the 100-year, 6-hour storm should be 1821 cubic feet, not 1812 cubic feet (per a quick calculation completed based on the plan's land treatments and dimensions). Furthermore, it is not clear why these volume calculations are provided, they do not correlate with the proposed total volume provided.
- 2. The required first flush volume (approximately 210 cubic feet) appears to be provided for in the total ponding volume, but the calculation needs to be shown on the plan (0.34" times impervious area).
- 3. Provide additional sidewalk spot elevations around the courtyard area to make it clear to the contractor that positive drainage is intended on the sidewalk surface.
- 4. Sidewalk culverts should be used in place of the 3" PVC piping to drain the areas adjacent to the east faces of the buildings on Lot 11 and Lot 12. 3" piping in landscaped areas will clog easily and may saturate the soil that is very close to the footings of the buildings. Alternatively, the roof drains can be continued in a closed conduit under the

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Albuquerque

New Mexico 87103



Richard J. Berry, Mayor

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 - a. The swale cannot be in the City's right of way.
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 - c. The capacity of the proposed turned blocks needs to be shown.
 - i. A detail needs to also be included to ensure that the bottom of the turned block(s) is set to match the flowline of the upstream swale.
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- 7. Show additional spot elevations and/or proposed min/max slopes for the enclosed patios to ensure that they will be built to drain. Only two of the patios show a 1% typical slope across the concrete surface.
- 8. Informational comment: A Traffic Circulation Layout Submittal will be required by the Transportation Department.
- 9. Additional comments may be generated if the layout of the site is substantially changed (to address comments 5.a., 5.b., and 5.c.) in a future submittal.

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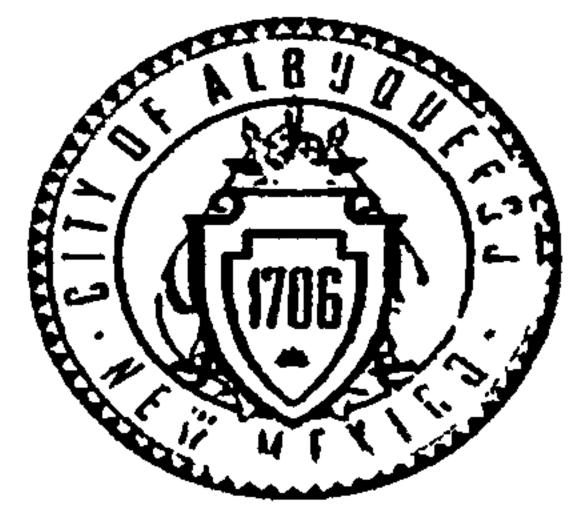
If you have any questions you can contact me at 924-3986.

Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Dept. Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 57anford (24	Building Permit #:		City Drainage #:	-16 CY
DRB#:	EPC#:		Work Order		
Legal Description: Lo 75 // -	-12, BIK. 13, Uni	versity H+:	5 ,		•
	tanford 5E	7			
_	asulfing Engl	· · · · · · · · · · · · · · · · · · ·	Contact:	Phil Cla	-4
Address: 19 Rya,	Rd Edge	wood NM	870		
Phone#: 281.2444	Fax#:			CCE a 1696	101.60
Owner: Morris A/be	er£		Contact:	Morris	
Address:				2	
Phone#: 270 - 4632_	Fax#:		E-mail:		
Architect: Dent-No.	Jhous		Contact:	345-8183 (Dick)
Address:					
Phone#:	Fax#:		E-mail:		
Other Contact:			Contact:		
Address:					
Phone#:	Fax#:		E-mail:		
HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONT	FROL	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGH BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY			
TYPE OF SUBMITTAL:		PRELIMINAR	Y PLAT AP	PROVAL.	
ENGINEER/ ARCHITECT CERTIFICA	TION	SITE PLAN F			
	自己国业			ERMIT APPROVAL	
CONCEPTUAL G & D PLAN \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<u> </u>	FINAL PLAT	APPROVAL		
GRADING PLAN DRAINAGE MASTER PLAN	15N 0 7 2015			ICIAL GUARANTEE	
	- TION	FOUNDATION COLUMN			
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	(TCL) \$50.00	X PAVING PER	MIT APPRO	VAI.	
TRAFFIC CIRCULATION LAYOUT	(TCL) \$50.CO	GRADING/ PA	AD CERTIFI	CATION	
TRAFFIC IMPACT STUDY (TIS)		WORK ORDER			
EROSION & SEDIMENT CONTROL	PLAN (ESC)	CLOMR/LOM	R		
OTHER (SPECIFY)		PRE-DESIGN N	(FFTING		
					
IS THIS A RESUBMITTAL?: Yes	No		~ ~ / ~ ~ ~ ~		
		2/2			
DATE SUBMITTED: 1/7/16	By:	uc		· · · · · · · · · · · · · · · · · · ·	

ELECTRONIC SUBMITTAL RECEIVED ____

COA STAFF



April 1, 2016

Phillip Clark Clark Consulting Engineers 19 Ryan Rd., SE Albuquerque, NM 87015

Re: Stanford Court

424 Stanford Dr., SE

Traffic Circulation Layout

Engineer's/Architect's Stamp 3-2-16 (K16-D084)

Dear Mr. Clark,

Based upon the information provided in your submittal received 3-29-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please submit a separate TCL drawing not including hydrology details for clarity of traffic related details.
- The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width. Please clearly show the access aisle and hatching detail for this space.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Show all drive aisle widths and radii.

5.

- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the 6. public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- Provide a min 6" or max 8" high concrete barrier curb or other acceptable 8. barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
- A hard driving surface will be required as part of this proposed project for the parking area and drive aisle in the alley. Please call out detail stating to "See City Work Order" for work to be done in the public alley.

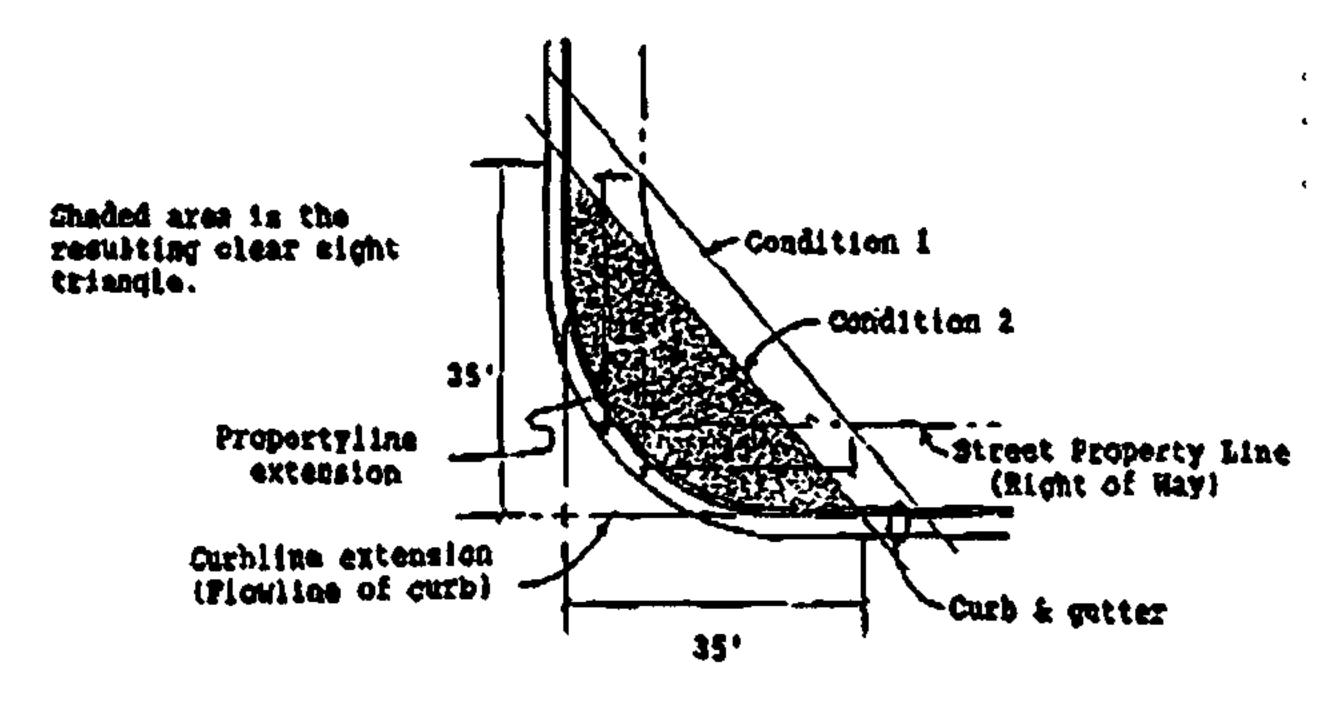
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Albuquerque

New Mexico 87103



10. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please clearly dimension the distance from the intersection of Stanford Dr. and Garfield Ave. to the proposed new curb cut on Stanford Dr.



Please provide a Mini Clear Sight distance exhibit (see the *Development* Process Manual, Chapter 23, Section 3,) for the entrance/exit off of the public alley on the east side of the project site.



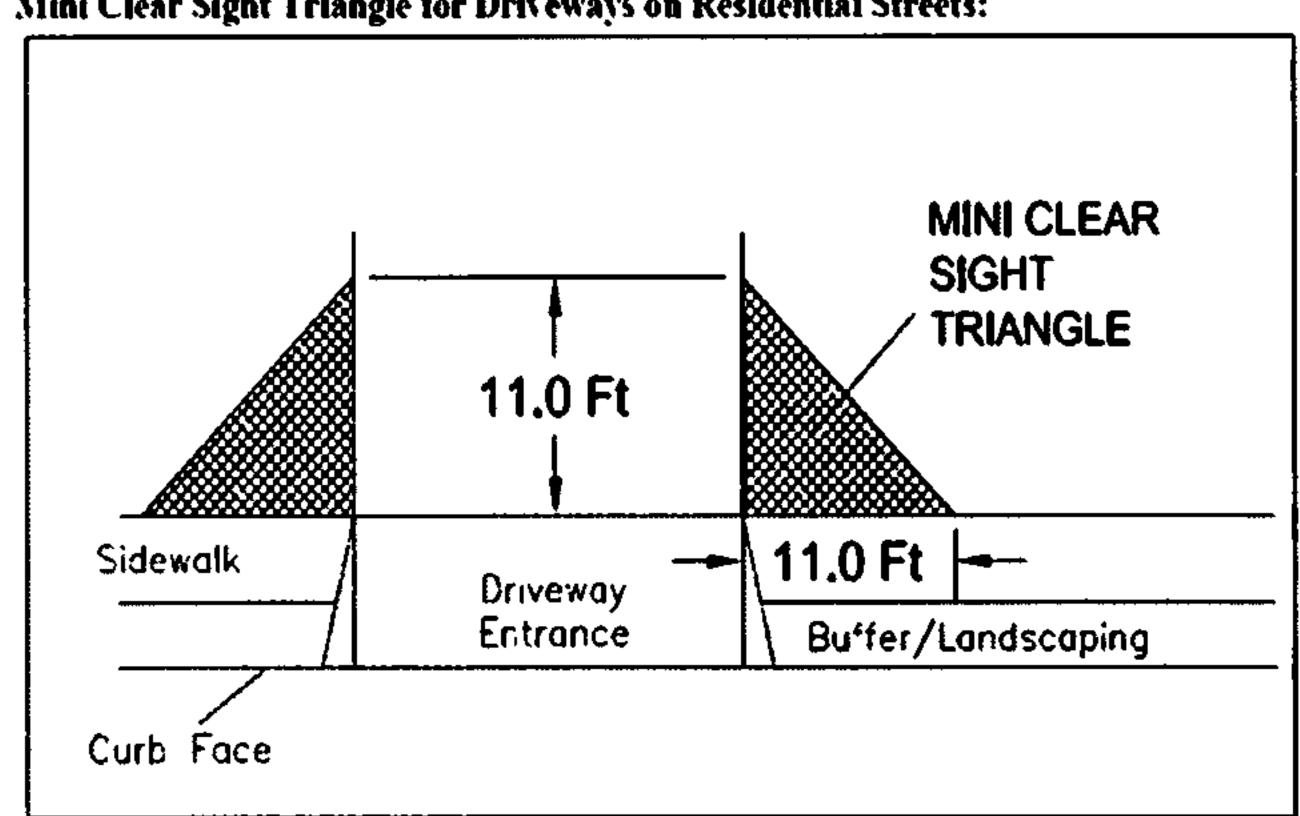


Figure 1. Mini Clear Sight Triangle

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Albuquerque

- Please add the following note to the clear sight triangle: "Landscaping and 12. signage 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."
- All broken or cracked sidewalk must be replaced with sidewalk and curb & 13. gutter. A build note must be provided referring to the appropriate City Standard drawing.
- Please include two copies of the traffic circulation layout at the next submittal.



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept.

Development Review Services

\gs via: email C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: STANFORD COURT	Building Permit	t #: Hyd:	ology File #: K16D084	
DRB#:	EPC#:	Wor	k Order#:	
Legal Description:				
City Address: 424 STANFORD DRIVE	SE			
Applicant: CLARK CONSULTING	ENGINEERS	Contac	t: Philip Clark	
Address: 19 Ryan Road	Edgewood, NM 87015			
Phone#: 281.2444	Fax#:	E-mai	. CCEalbq@aol.com	
Other Contact: MORRIS ALBERT		Contac	t: MORRIS	
Address:				
Phone#: 270-4632	Fax#:	E-mai	•	
- ************************************				
Check all that Apply:				
DEPARTMENT:		TEIDE AND ANDERASIA F (A A)A	TEDTANIOE COLICIET.	
HYDROLOGY/ DRAINAGE		TYPE OF APPROVAL/ACC X BUILDING PERMIT AI		
X TRAFFIC/ TRANSPORTATION		CERTIFICATE OF OCC		
MS4/ EROSION & SEDIMENT (CONTROL	GRADING/ESC PERM		
TYPE OF SUBMITTAL:		OIU LDILION LOC I DIUN		
AS-BUILT CERTIFICATION		PRELIMINARY PLAT	APPROVAL	
	11 E M	SITE PLAN FOR SUB'	D APPROVAL	
CONCEPTUAL G & D PLAN	E BLUMIN		. PERMIT APPROVAL	
GRADING PLAN	2016 (V)	FINAL PLAT APPROV		
DRAINAGE MASTER PLAN \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	MAR 29 LUIS			
DRAINAGE REPORT \\	LAND DEVELOPMENT SECTION	SIA/ RELEASE OF FIN	ANCIAL GUARANTEE	
CLOMR/LOMR \	I AND DEVELOR.	FOUNDATION PERMI	ΓAPPROVAL	
		SO-19 APPROVAL		
X TRAFFIC CIRCULATION LAYO	UT (TCL)	PAVING PERMIT APP	ROVAL	
TRAFFIC IMPACT STUDY (TIS)	GRADING/ PAD CERTIFICATION		
NEIGHBORHOOD IMPACT ASS	ESMENT (NIA)	WORK ORDER APPROVAL		
		CLOMR/LOMR		
EROSION & SEDIMENT CONTI	ROL PLAN (ESC)			
OTHER (SPECIFY)		PRE-DESIGN MEETIN	G?	
			1 - 1:	
		OTHER (SPECIFY)	- 10-10-11-20 - 11.	
IS THIS A RESUBMITTAL?: Yes	X No	Topics -	total and	
			`	
DATE SUBMITTED: 3/29/16	By: PWC	James	753	

FEE RECEIVED: 0



April 11, 2016

Philip Clark Clark Consulting Engineers 19 Ryan Rd. Edgewood, NM 87015

Re: Stanford Court

424 Stanford Dr., SE Traffic Circulation Layout

Engineer's/Architect's Stamp dated 4-5-16 (K16-D084)

Dear Mr. Clark,

The TCL submittal received 4-11-16 is approved for Building Permit. A copy of the stamped and signed 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.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

PO Box 1293

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 924-3690.

New Mexico 87103

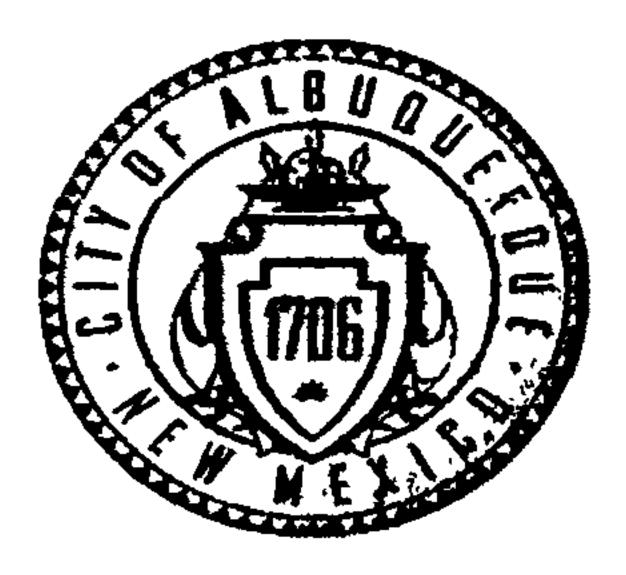
Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: STANFORD COURT	Building Pen	mit #:	_ Hydrol	ogy File #: K16D084
DRB#:	EPC#:	Work Order#:		
Legal Description:				·-····································
City Address: 424 STANFORD DRIVE SE				
Annlicant: CLARK CONSULTING ENGIN	IFFRS		7	Philip Clark
PP********************************	<u> </u>		Contact:	
	ood, NM 87015			CCEalba@aal aam
Phone#:	Fax#:	E	E-mail:	CCEalbq@aol.com
Other Contact: MORRIS ALBERT			Contact:	MORRIS
Address:				
Phone#: 270-4632	Fax#:	E	E-mail:	
Check all that Apply:				
DEPARTMENT:		TYPE OF APPROVAI	/ACCEI	PTANCE SOUCHT:
HYDROLOGY/ DRAINAGE		X BUILDING PERM		
X TRAFFIC/ TRANSPORTATION	\T	CERTIFICATE OI		
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TYPE OF SUBMITTAL:				
AS-BUILT CERTIFICATION		PRELIMINARY P	LAT AP	PROVAL.
		SITE PLAN FOR		
CONCEPTUAL G & D PLAN		SITE PLAN FOR		
GRADING PLAN		FINAL PLAT AP		
DRAINAGE MASTER PLAN				
DRAINAGE REPORT		SIA/ RELEASE O	F FINAN	ICIAL GUARANTEE
CLOMR/LOMR		FOUNDATION PI		
		SO-19 APPROVA		
X TRAFFIC CIRCULATION LAYOUT (TCI	L)	PAVING PERMIT		VAL
TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD		
NEIGHBORHOOD IMPACT ASSESMENT	r (NIA)	WORK ORDER AF	• • • • • • • • • • • • • • • • • • •	
	` '	CLOMR/LOMR		APR 1 4 2016
EROSION & SEDIMENT CONTROL PLA	AN (ESC)			
OTHER (SPECIFY)		PRE-DESIGN ME	ETING	LAND DEVELOPMENT SECT
		OTHER (SPECIF	F	
IS THIS A RESUBMITTAL?: X Yes X	No		- <i>y</i>	
DATE SUBMITTED: 3/29/16 4/8/16	By: <u>PWC</u>			
OA STAFF: ELECTRONIC SUBMITTAL RECEIVED:		FEE RECEIVED: 0		