

CITY OF ALBUQUERQUE



July 25, 2007

Martin J. Garcia, P.E.
ABQ Engineering
6739 Academy NE, Suite 130
Albuquerque, NM 87109

Re: Riverside West Estates Grading Plan, Engineer's Stamp Dated 7-18-07
Unplatted Lands West of Coors and North of Ervien, (M10/D18)

Dear Mr. Garcia,

Based upon the information provided in your submittal received on July 19, 2007, and the additional information provided on July 25, 2007, the above referenced plan is approved for DRB action on the proposed Preliminary Plat

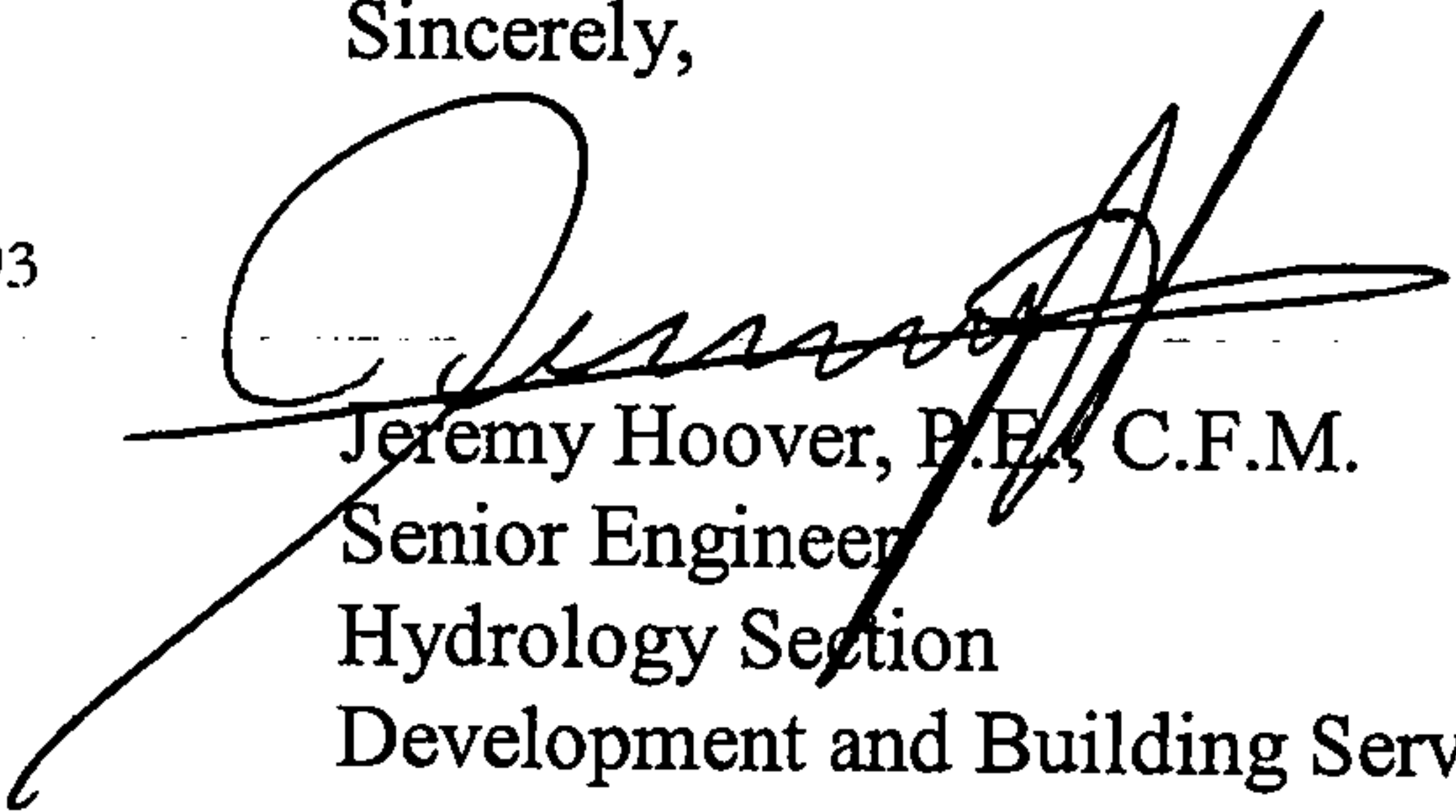
If you have any questions or would like to arrange a meeting to discuss the project, feel free to contact me at 924-3990.

Sincerely,

P.O. Box 1293

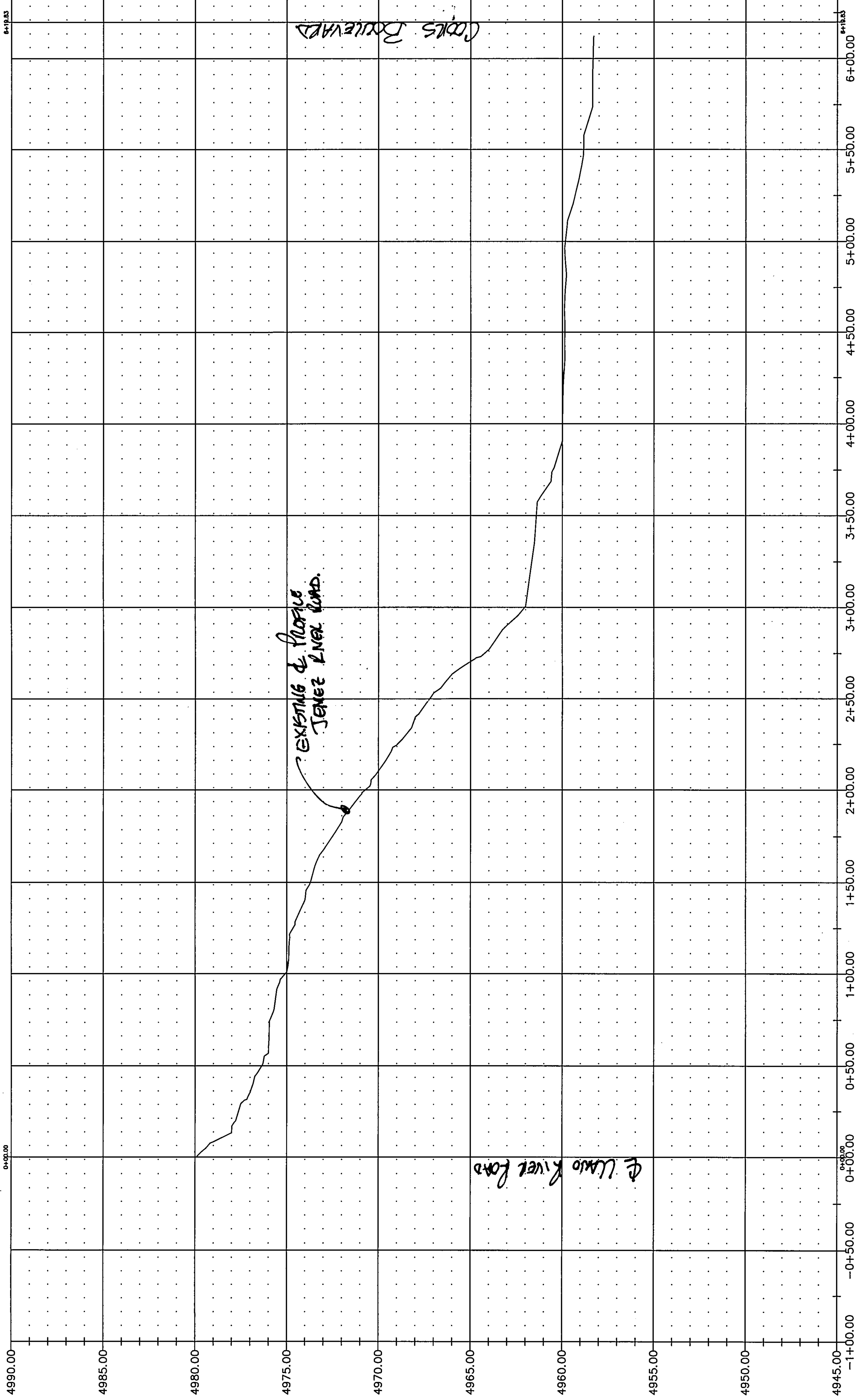
Albuquerque

New Mexico 87103

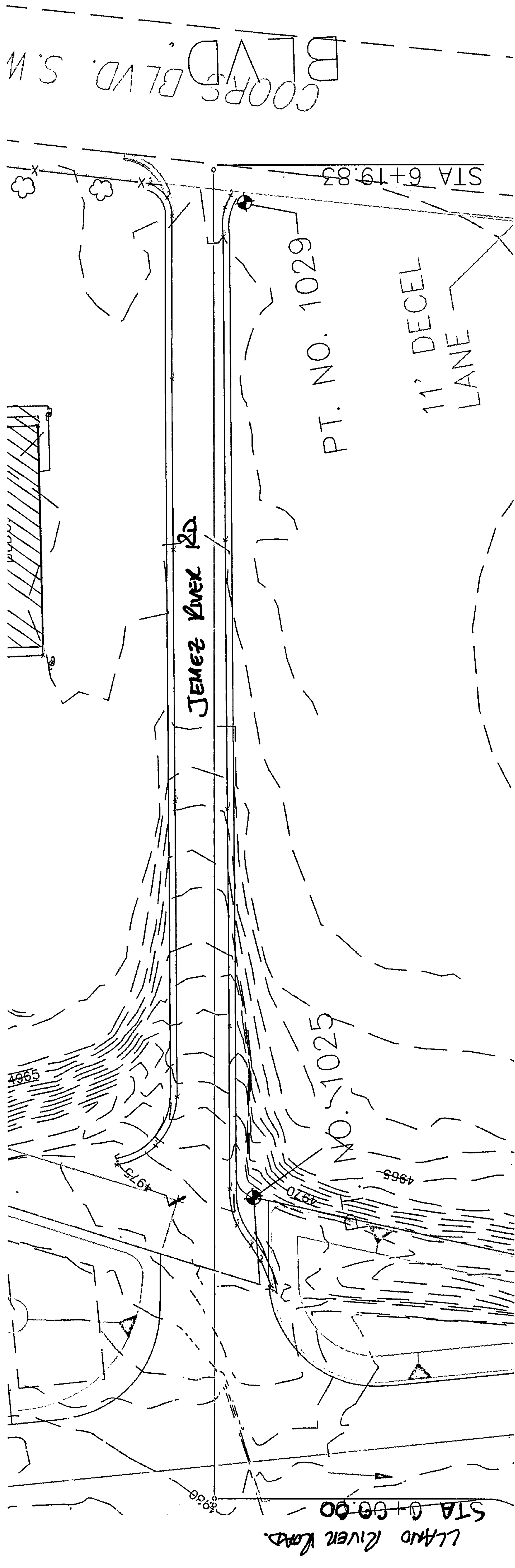

Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (M10/D18)

www.cabq.gov



1" = 50' Horiz.
1" = 5' Vert.
JENEZ RIVER ROAD



A-2-1

SCALE 1"=50'
RIVERSIDE WEST ESTATES
Jemez River Rd 7/24/04

CITY OF ALBUQUERQUE



July 24, 2007

Martin J. Garcia, P.E.
ABQ Engineering
6739 Academy NE, Suite 130
Albuquerque, NM 87109

Re: Riverside West Estates Grading Plan, Engineer's Stamp Dated 7-18-07
Unplatted Lands West of Coors and North of Ervien, (M10/D18)

Dear Mr. Garcia,

Based upon the information provided in your submittal received on July 19, 2007, additional information is required prior to approval for DRB action on the proposed Preliminary Plat.

- Please provide a profile for the proposed access road, Jemez River, east to the intersection with Coors.
- Show all of the existing on-site water and sewer lines, with pertinent elevations and contours. The plan provided gives no indication of the existing sewer that drains east from Desert Springs to Coors nor does it show the existing water line.

P.O. Box 1293

Albuquerque

If you have any questions or would like to arrange a meeting to discuss the project, feel free to contact me at 924-3990.

Sincerely,

New Mexico 87103

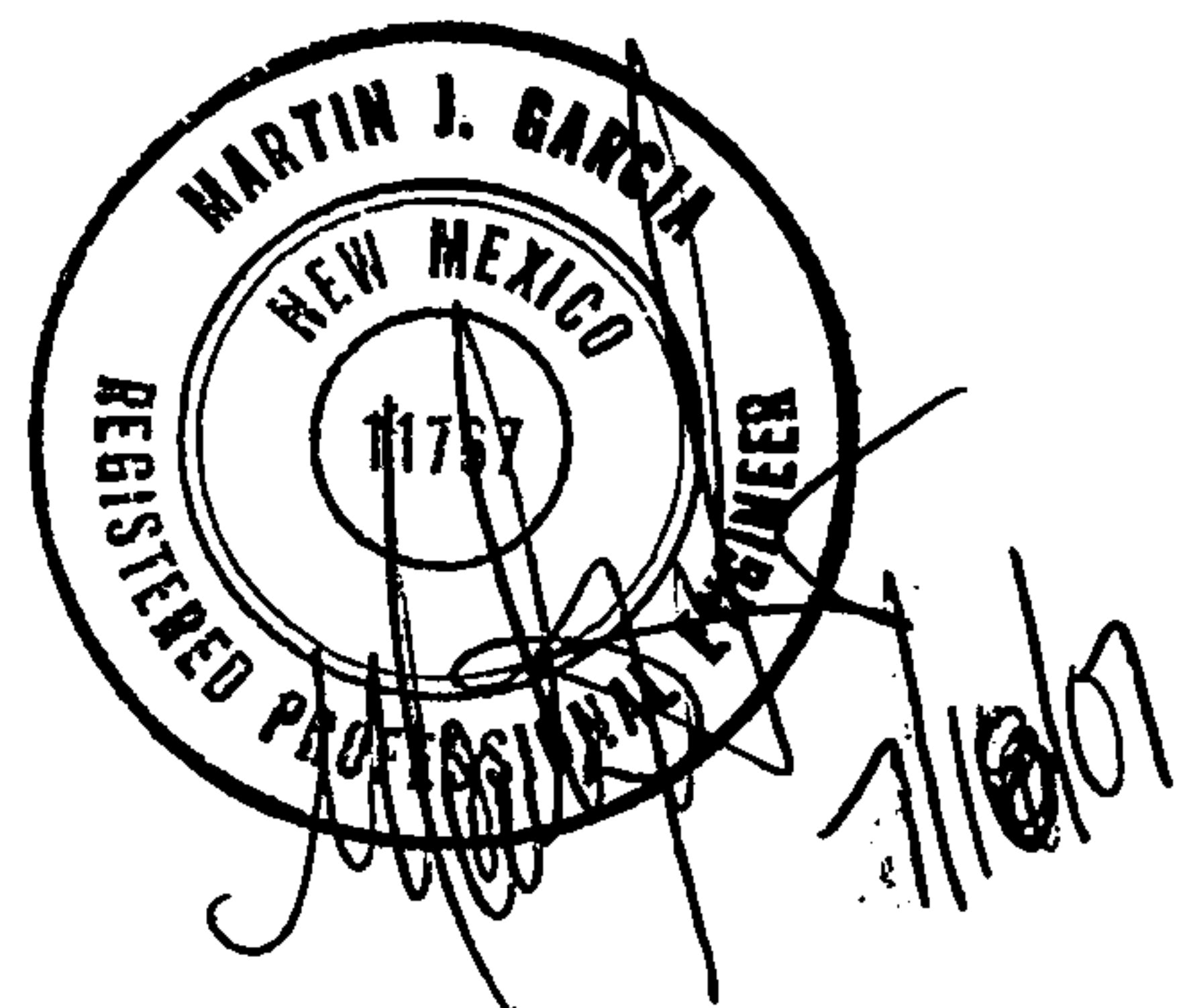
www.cabq.gov

Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services
cc: file (M10/D18)

DRAINAGE REPORT
FOR
RIVERSIDE WEST ESTATES
SUBDIVISION
ALBUQUERQUE, NM

July 16, 2007

BY
ABQ ENGINEERING, INC.
6739 Academy Rd., NE – Suite 130
Albuquerque, NM 87109
255-7802



DRAINAGE REPORT

FOR

**RIVERSIDE WEST ESTATES
SUBDIVISION**

ALBUQUERQUE, NM

July 16, 2007

BY

**ABQ ENGINEERING, INC.
6739 Academy Rd., NE – Suite 130
Albuquerque, NM 87109
255-7802**

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Appendix A

Zone Atlas Maps

Appendix B

Existing Condition Calculations
Developed Condition Calculations
Street Capacity Calculation
Storm Drain Capacity Calculation

Exhibits

Proposed Basin Map 1 of 1
Grading Plan 1 of 1

SITE DESCRIPTION

The proposed subdivision, Riverside West Estates comprised of 40.9 acres zoned SU-1 PRD, is to be developed on the west side of Coors Blvd. and north of Ervien Ln. The site location is shown on the enclosed zone atlas map N-10. The report represents an overall drainage management and grading plan for approval by the City of Albuquerque in order that the subsequent subdivision and development may proceed.

The Subdivision site is not located in a designated Flood Hazard Zone per FEMA – Firm Map 35001C0327E, and per the USDA Soil Conservation Services (SCS), the soils type for this site is “Type A”.

DESIGN-CRITERIA

The drainage plan presented in this report has been prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual DPM.

The hydrological analysis is based on the 100-year frequency, 24-hour duration storm, as represented in Section 22, Part A, Hydrology, of the Development Process Manual. Rainfall intensities per this report are as follows:

Zone	P60	P360	P10
1	1.87	2.20	3.67

LAND TREATMENT

Residential DPM-Eqn a-4, Section 22

$N=246 \text{ LOTS}/40.9 \text{ ACRES} = 6.01$

$7 \text{ SQRT}(36.18 + 5(6.01)) = 57\% \text{ D}$

Treatment Type	A	B	C	D
	0.00%	22%	21%	57%

EXISTING DRAINAGE CONDITIONS

The site is currently partially developed with approximately one-third of the site used as a mobile home park. Topography consists of sparse vegetation and native grasses. It has a cross-slope of approximately 1 to 2%. The site accepts no offsite flows. The drainage basins to the north, south and east are designed to sheet flow to Coors Blvd. The Amole Del Norte Diversion Facility borders the west side of the site. The site has two existing retention ponds, located in the northeast and southeast corners, which accept all of the existing on-site runoff.

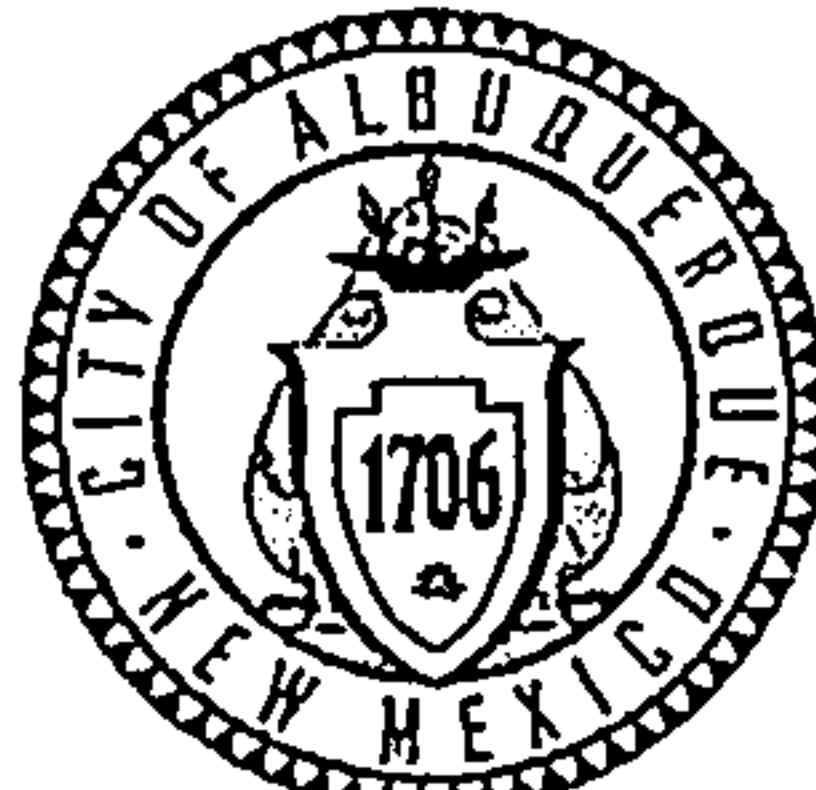
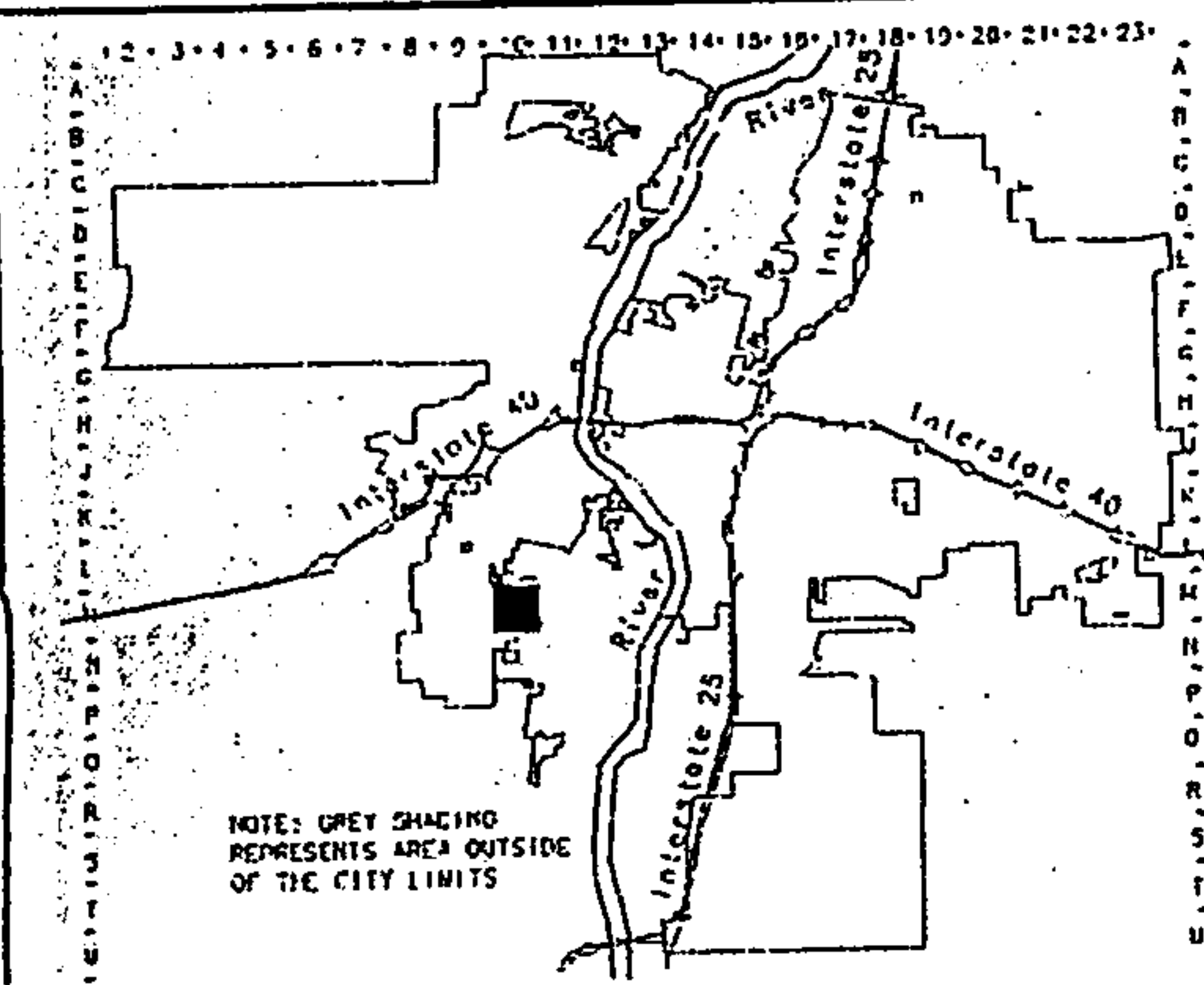
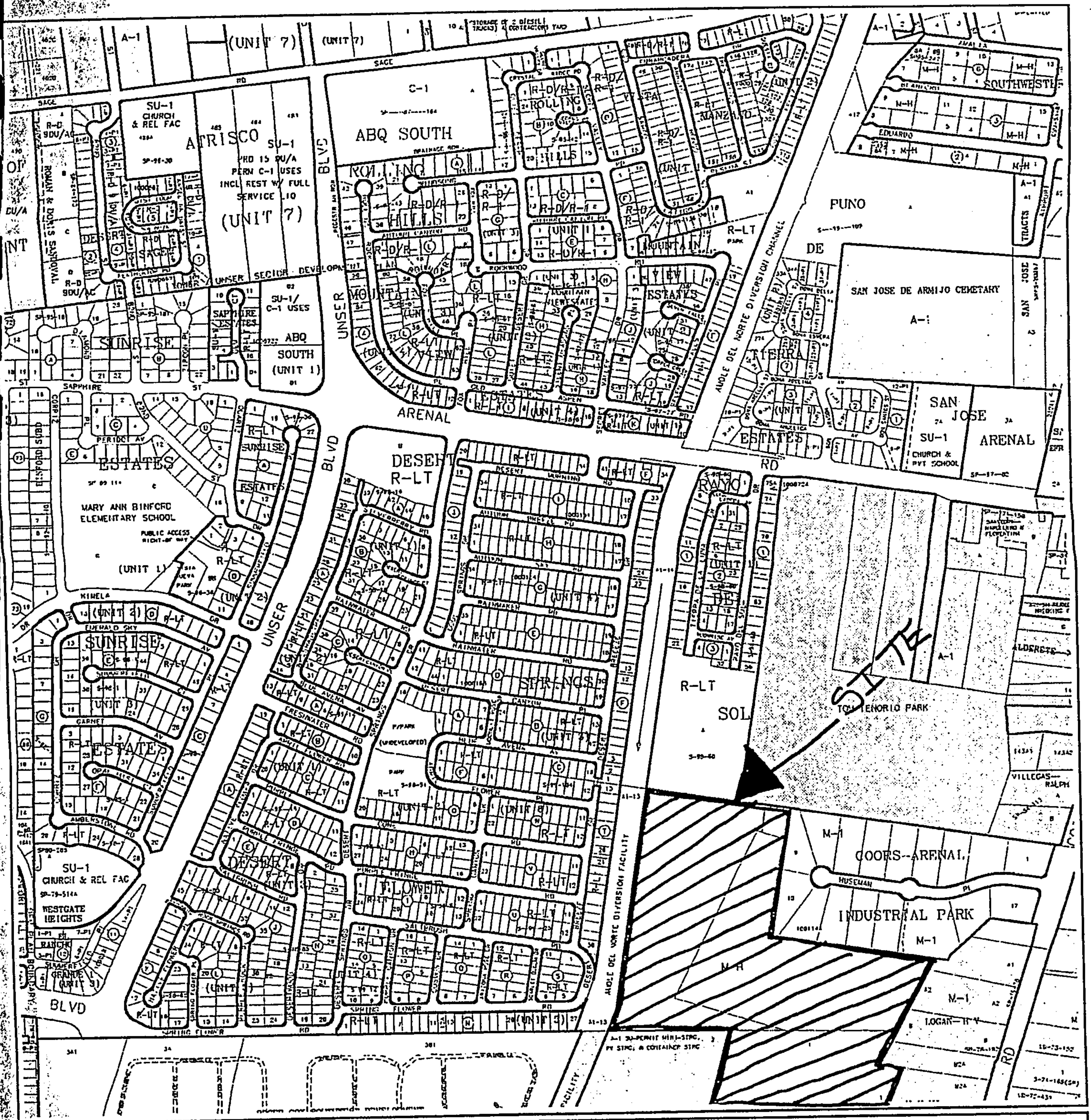
DRAINAGE MANAGEMENT PLAN

The project as proposed will be developed in two to three phases. As part of the first phase all required drainage infrastructure will be installed. The NMDOT is currently under design for roadway, storm drain and sanitary sewer improvements to Coors Boulevard. It is our understanding that the storm drain system will accommodate the drainage from this site. Thus a storm drain line will be installed from the location of the ponds to just West of Coors boulevard in anticipation of future connection. The adjacent property to the east (Riverside West Business Park) has already been platted in Bernalillo County with 50 ft of Right of Way, thus allowing the construction of the storm drain line to occur. In the interim, it is the intent of this plan to utilize the street sections to transport the developed flows to the two retention ponds in the northeast corner of the subdivision. The existing retention pond on the north will be expanded to accommodate the increased flow from the development. The pond inlets will allow proposed flows of 132.67 cfs. to flow into the retention pond. Minor flows at each entrance to the site will be routed by existing improvements. The design capacity of the proposed retention pond can accommodate 451,200 Cu. Ft., which exceeds the 422,191 Cu. Ft. of proposed drainage. Additionally, a storm drain will also be added to accept the flows that enter into the pond on the southeast side. The pond currently accepts the flows from the existing mobile home park. Since the removal of the mobile home park will be one of the last phases, the existing pond will continue to be utilized in its existing state. If the mobile home park is removed prior to the connection to the Coors system, the southeast pond will need to be enlarged to accommodate the developed flows.

CONCLUSION

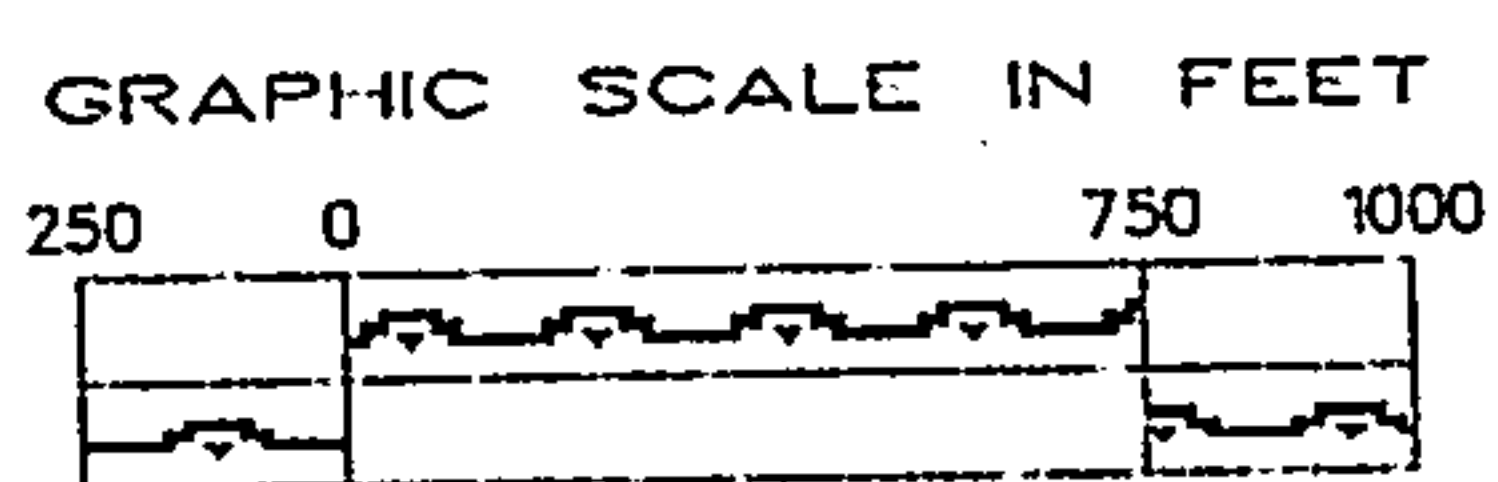
No adverse impact will result due to developed conditions. Developed flows will be contained within the proposed improvements of the site as discussed above and per city ordinance requirements.

APPENDIX A



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page
M-10-Z
Map Amended through November 01, 2003

APPENDIX B

RIVERSIDE WEST ESTATES**Hydrology Calculations****DPM - Section 22.2****Volume 2, January 1993**

Precipitation Zone	1	
100 Year Storm Depth, P (360 day)	2.20	in
100 Year Storm Depth, P (10 day)	3.67	in

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "D" (Pavement & Roofs)		4.50	6.94	32.68
Type "C" (Unpaved Roadways)		0.00	8.17	0.00
Type "B" (Irrigated Lawns)		0.00	8.17	8.17
Type "A" (Undeveloped)		36.35	17.57	0.00

Total (Acres)	40.85	40.85	40.85
---------------	-------	-------	-------

Weighted Excess Precipitation (in)	0.61	0.86	1.71
------------------------------------	------	------	------

Volume (100),cf	90238	126947	253568
Volume (10),cf	90239	126971	253682
Volume (100,10),cf	90238	126947	507250
Q (100),cfs	67	93	159

Pond Calculations

Area of Top of Pond	56768	sf
Area of Bottom of Pond	29364	sf
Average Area of Pond (TOP+BOP/2)	43066	sf
Pond Depth	12	ft

Total Pond Volume Provided	516792	cf
Total Pond Volume Required	507250.4	cf

Water Surface Elevation	4976.7
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Hydrology Calculations DPM - Section 22.2 Volume 2, January 1993

BASIN 1

Precipitation Zone	1.00	
100 Year Storm Depth, P (360 day)	2.20	in
100 Year Storm Depth, P (10 day)	3.67	in

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "D" (Pavement & Roofs)		2.00	4.76	22.40
Type "C" (Unpaved Roadways)		0.00	5.60	0.00
Type "B" (Irrigated Lawns)		0.00	5.60	5.60
Type "A" (Undeveloped)		26.00	12.04	0.00
Total (Acres)		28	28	28
Weighted Excess Precipitation (in)		0.55	0.86	1.71

Volume (100),cf	55829	87014	173804	
Volume (10),cf	55830	87031	173883	
Volume (100,10),cf	55829	87014	347687	
Q (100),cfs	42.28	63.77	109.26	OK < Qs

Pond Calculations

Area of Top of Pond	56000	sf
Area of Bottom of Pond	19000	sf
Average Area of Pond (TOP+BOP/2)	37500	sf
Pond Depth	14	ft

Total Pond Volume Provided	525000	cf
Total Pond Volume Required	347687	cf

Hydrology Calculations
DPM - Section 22.2
Volume 2, January 1993

BASIN 2

Precipitation Zone 1.00
 100 Year Storm Depth, P (360 day) 2.20 in
 100 Year Storm Depth, P (10 day) 3.67 in

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Allowab	Proposed
Type "D" (Pavement & Roofs)		4.50	2.18	10.28
Type "C" (Unpaved Roadways)		0.00	2.57	0.00
Type "B" (Irrigated Lawns)		0.00	2.57	2.57
Type "A" (Undeveloped)		8.35	5.53	0.00
Total (Acres)		12.85	12.85	12.85
Weighted Excess Precipitation (in)		0.98	0.86	1.71

Volume (100),cf 45517 39933 79764
 Volume (10),cf 45517 39941 79800
 Volume (100,10),cf 45517 39933 159563
 Q (100),cfs 30.44 29.27 50.14

Pond Calculations

Area of Top of Pond 11400 sf
 Area of Bottom of Pond 1372 sf
 Average Area of Pond (TOP+BOP/2) 6386 sf
 Pond Depth 10 ft BASIN
 1&2
 Total Pond Volume Provided 63860 cf 588860 cf
 Total Pond Volume Required 159563 cf 507250 cf

Hydrology Calculations
DPM - Section 22.2
Volume 2, January 1993

32' STREET CAPACITY (ROW TO ROW) = Qs

$$Qs = (1.49/n) * A_v * r^{(2/3)} * So^{(1/2)}$$

$$A1 + A2 = 21.6 \text{ ft}^2$$

$$\text{Per} = 45.34 \text{ in}$$

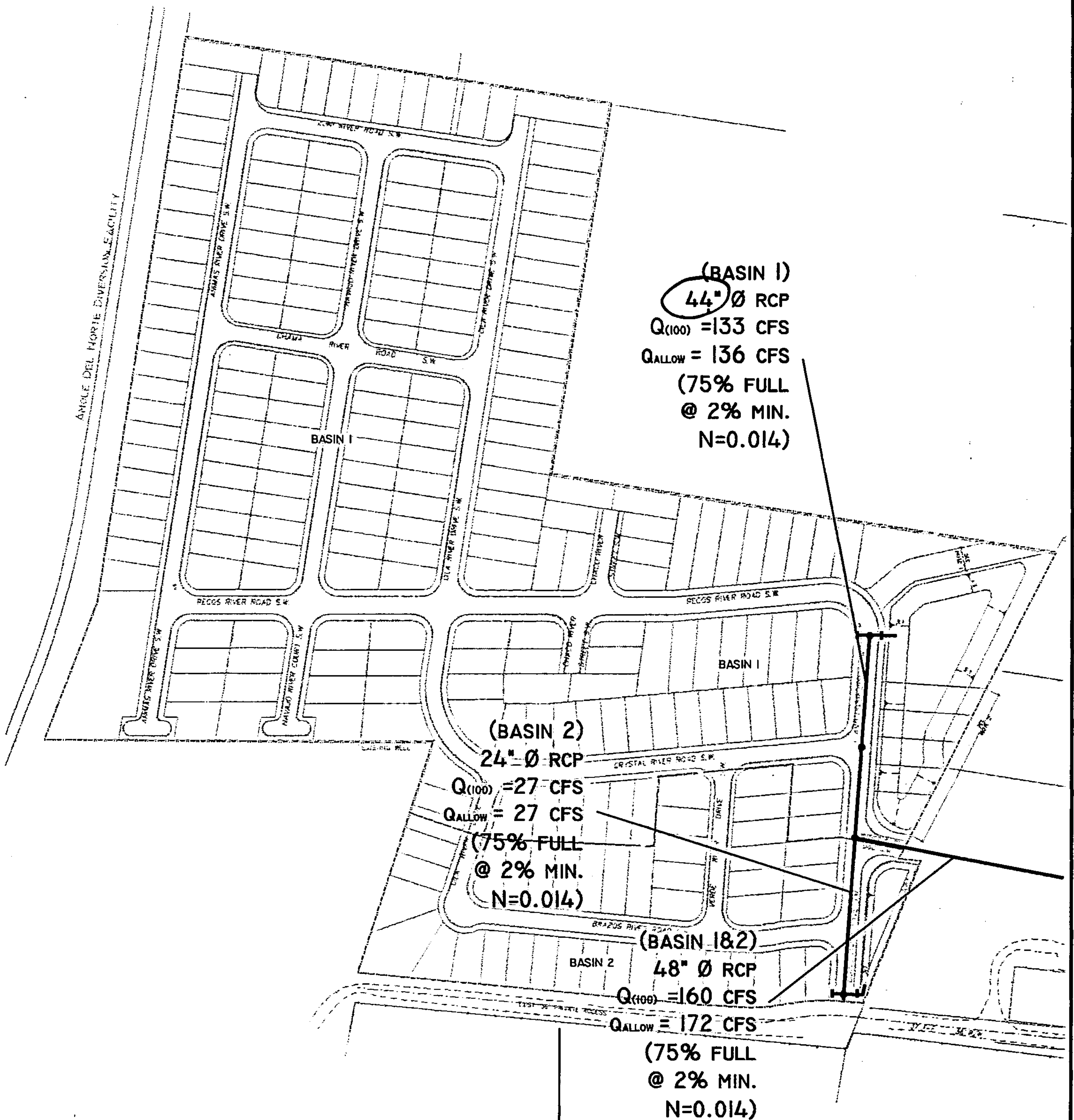
$$r = 0.476 \text{ in}$$

$$n = 0.015$$

$$So = 0.0178$$

$$Qs = 174.6 \text{ cfs OK} > Q100$$

OK



RIVERSIDE WEST ESTATES DRAINAGE BASINS 1 AND 2

ABQ
 Engineering,
 Inc.

•Engineers •Planners
 •Construction Services
 6739 Academy Rd NE, Suite 130
 Albuquerque, NM 87109
 505-255-7802 FAX 505-255-7902
 ABQ NO. 26124

EXHIBITS



RIVERSIDE WEST ESTATES
DRAINAGE BASINS 1 AND 2

ABQ
Engineering,
Inc.

•Engineers •Planners
•Construction Services
6730 Academy Rd NE, Suite 130
Albuquerque, NM 87109
505-255-7802 FAX 505-255-7902
ABQ NO. 26124

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 - KDM)

PROJECT TITLE: RIVERSIDE WEST LLC ZONE MAP: M10/D018
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 1 & 2 LANDS OF WESTLAND DEV. CORP.
CITY ADDRESS: _____

ENGINEERING FIRM: ABQ ENGINEERING CONTACT: MARTIN GARCIA
ADDRESS: 6736 ACADEMY NE PHONE: 255-7802
CITY, STATE: ALBUQ NM ZIP CODE: 87109

OWNER: RIVERSIDE WEST LLC CONTACT: GILBERT LOAYO
ADDRESS: 3738 ALBU NE PHONE: 345-7663
CITY, STATE: ALBUQ NM ZIP CODE: 87109

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL 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
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☐ NO

☐ COPY PROVIDED

DATE SUBMITTED: 6/18/08 7/18/07

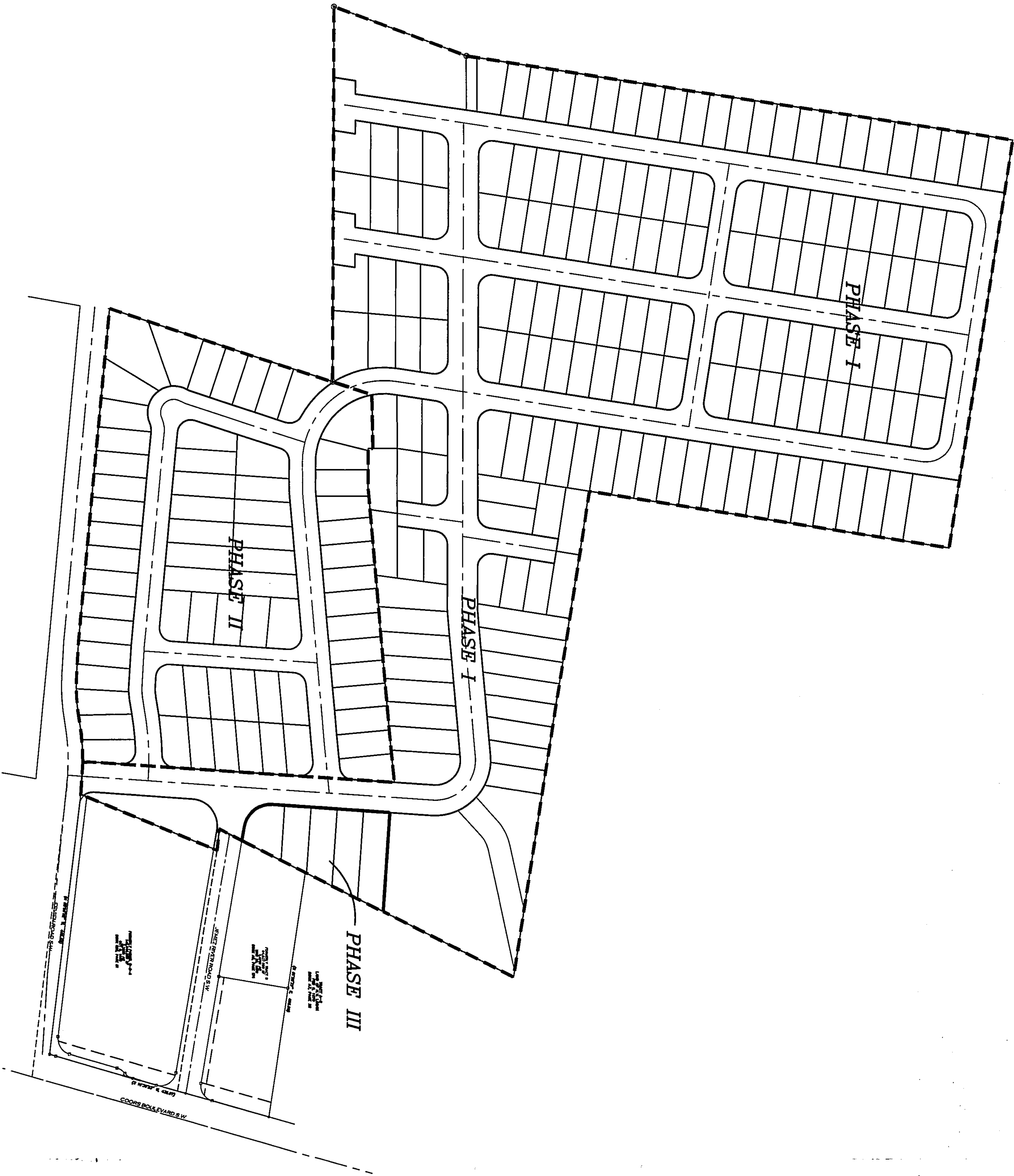
BY: [Signature]

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.

RIVERSIDE WEST PHASE EXHIBIT

SCALE: 1" = 100'



REV NO	REV DATE	DESCRIPTION
PROJECT NUMBER: 27007		DATE: JULY 12, 2007
DESIGNED BY: N.GARCIA		
DRAWN BY: N.GARCIA		
CHECKED BY: M.GARCIA		
CAD FILE NAME:		

RIVERSIDE
WEST
PHASE
EXHIBIT

PH-1

RIVERSIDE WEST SUBDIVISION
ALBUQUERQUE, NEW MEXICO

DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS. NOTIFY
ENGINEER/ARCHITECT OF ANY
DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION.

ENGINEERING STAMP

ABQ
ENGINEERING, INC.
6736 Academy Rd, NE
Suite 130
Albuquerque, NM 87109
505-255-7802
•Engineers • Planners
•Construction Services

**DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY
ENGINEER/ARCHITECT OF ANY
DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION**

RIVERSIDE WEST SUBDIVISION
ALBUQUERQUE, NEW MEXICO

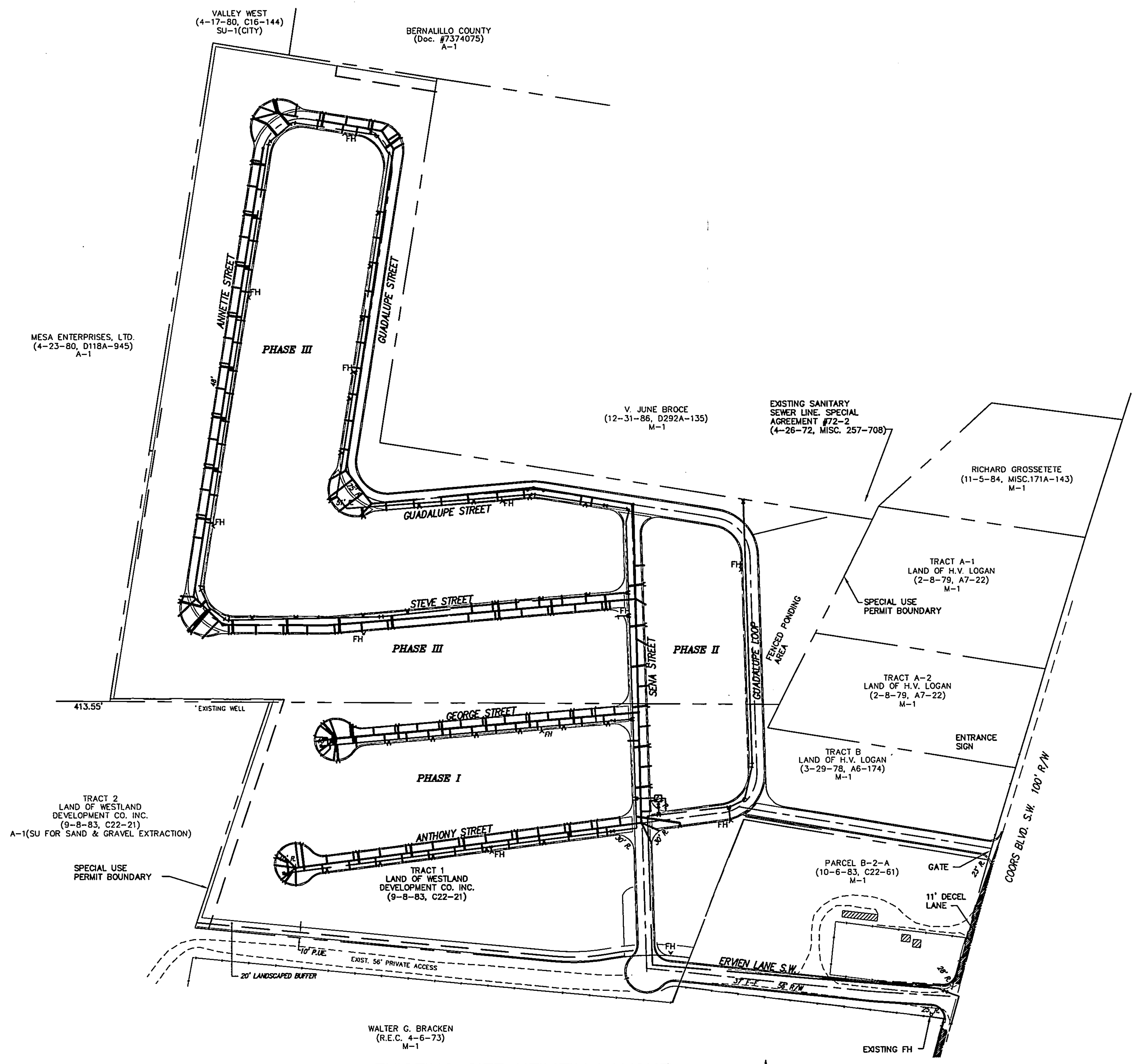
[illegible]

SHEET TITLE

PRIVATE
INFRASTRUCTURE
REMOVAL
EXHIBIT

EX-1

SHEET of

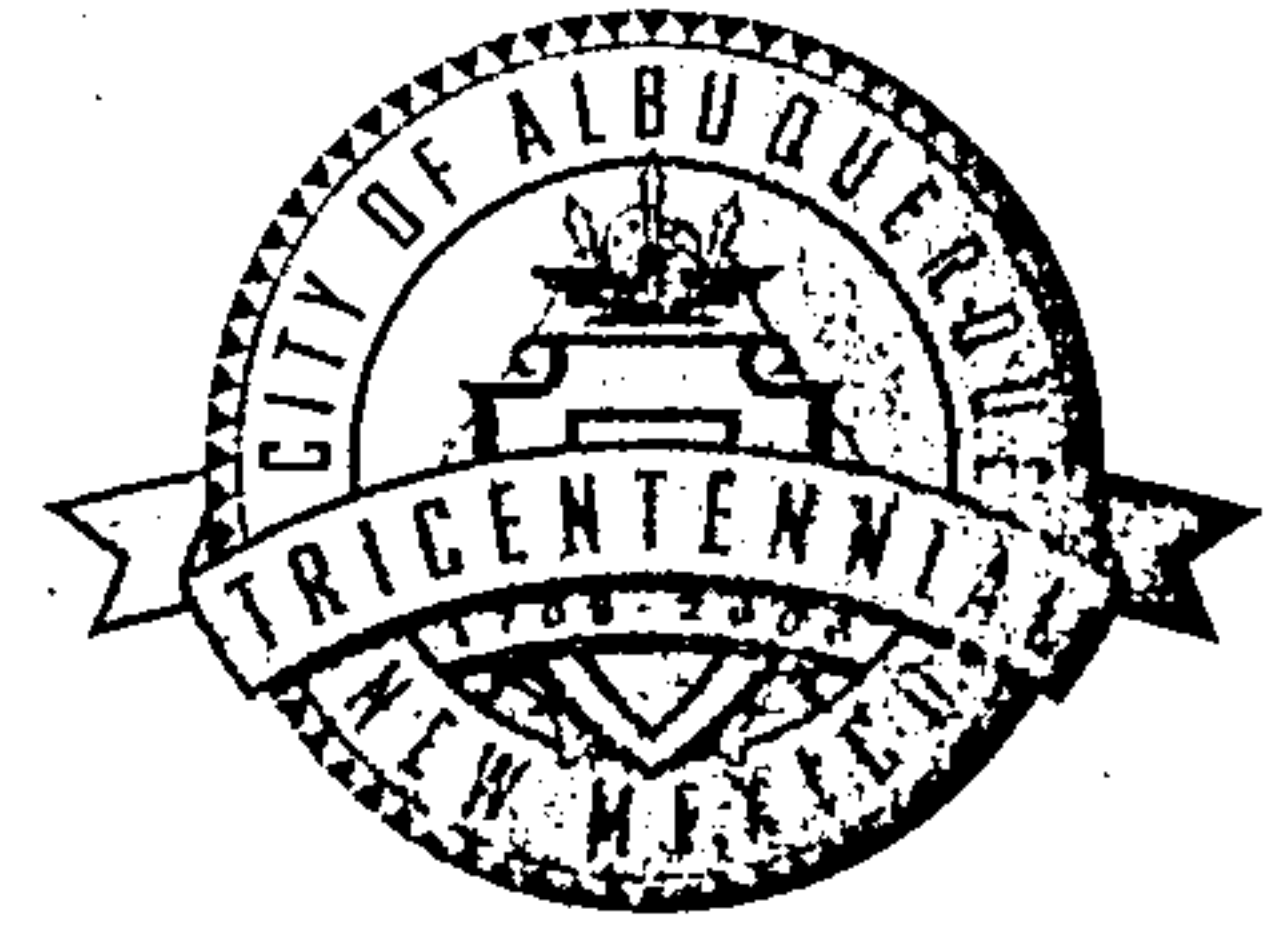


EXISTING SITE UTILITIY LAYOUT

SCALE: 1" = 100'



CITY OF ALBUQUERQUE



July 3, 2007

Martin J. Garcia, P.E.
ABQ Engineering
6739 Academy NE, Suite 130
Albuquerque, NM 87109

Re: Riverside West Estates Grading Plan, Engineer's Stamp Dated 6-7-07
Unplatted Lands West of Coors and North of Ervien, (M10/D18)

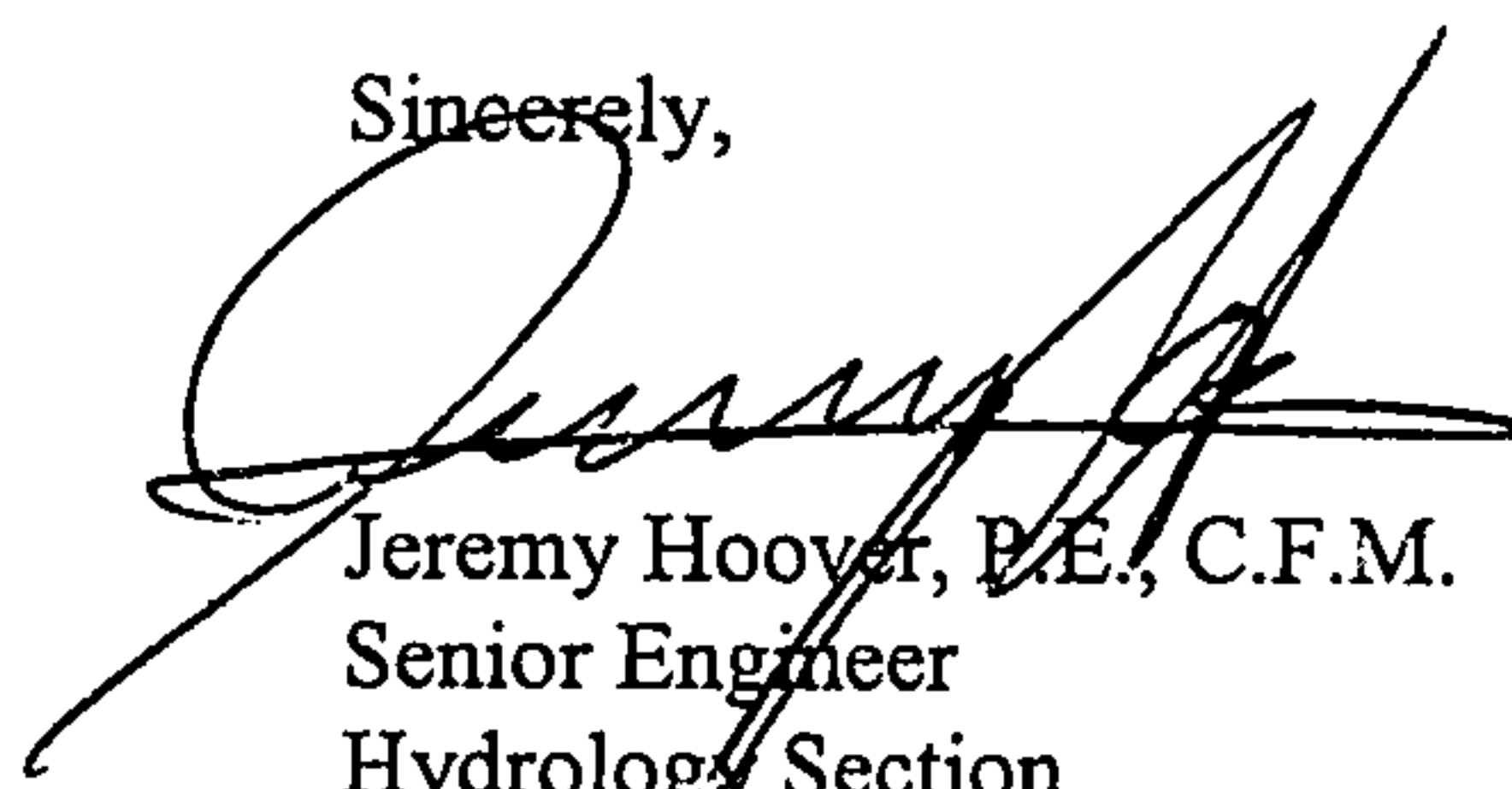
Dear Mr. Garcia,

Based upon the information provided in your submittal received on June 8, 2007, significant revisions to the plan will be required.

- Although there are currently retention ponds present on the east side of the existing mobile home park, the geometry, location, and elevation of these ponds are not acceptable for a redevelopment of the region. In order to eliminate the "perched" condition of the retention system, the ponds must be relocated further east.
- Given the existing, commercially developed condition along Coors, the only reasonable location of the retention pond would appear be the vacant property (tract B2A) at the northwest corner of Coors and Ervien, which is also owned by your client.
- An infrastructure analysis must be performed. Your plan must show pipe sizes and inlet / outlet locations. Surface discharge to the pond system via rundown structures is not an acceptable alternative.
- Please darken the line type used for the existing elevation contours to improve legibility.
- Please provide a profile for the proposed access road, Jemez River, east to the intersection with Coors. Is this the existing access road on the north side of tract B2A? Will it be abandoned and / or reconstructed with this development? From what permanent benchmark were the project grades derived?
- Show the existing water and sewer lines located on-site. Are cuts to be made near those lines? Will relocation of those pipes be necessary?
- The notes on the plan drawings indicate that three (3) phases of development are planned. Please discuss the extent of the proposed phasing in your drainage report.
- At present, there are plans to address the drainage issues along the Coors corridor. Your development must therefore coordinate with that project. The conversion of your retention system to a more desirable detention system could potentially prove feasible with those drainage improvements. Contact Bud Brock with URS for specific details.

If you have any questions or would like to arrange a meeting to discuss the project, feel free to contact me at 924-3990.

Sincerely,


Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (M10/D18)

Thank You

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

6/8/2007 Issued By: PLN JMP

Permit Number: 2007 070042

Category Code 0910

Application Number: 070042, Major - Preliminary Plat Approval

Address:

Location Description. ERVIEN LN SW BETWEEN COORS BLVD SW AND UNSER BLVD SW

Project Number. 1000976

Applicant
Riverside West LLC3738 Armo Ne
Albuquerque, NM 87107
345-7883Agent / Contact
Abq Engineering
Martin Garcia
8739 Academy Rd Ne Suite 130
Albuquerque, NM 87109

mjgarcia@abqeng.com

Application Fees

441018/4071000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$3,550.00
TOTAL:		\$3,645.00

Rancher Phase I Study
Jack Charles

City of Albuquerque
Treasury DivisionCity of Albuquerque
Treasury Division

6/8/2007 10:54AM LOL: ANN
RECEIPT# 00083222 USH 007 TRANSH 0010
Account 441018 Fund 0110
Activity 4971000 IRSMSP
Trans Amt \$3,645.00
J24 Misc \$/5.00

Thank You

6/8/2007 10:54AM LOC: ANN
RECEIPT# 00083223 USH 007 TRANSH 0010
Account 441032 Fund 0110
Activity 3424000 IRSMSP
Trans Amt \$3,645.00
J24 Misc \$20.00
Thank You

M-10/D18

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: RIVERSIDE WEST LLC ZONE MAP: M10, N10.
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 1 & 2 LANDS OF WESTLAND DEV. CORP.
CITY ADDRESS: _____

ENGINEERING FIRM: ABQ ENGINEERING CONTACT: MARTIN GARCIA
ADDRESS: 6739 ACADEMY NE PHONE: 255-7802
CITY, STATE: ALBUQ NM ZIP CODE: 87109

OWNER: RIVERSIDE WEST LLC CONTACT: GILBERT LAMAR
ADDRESS: 3738 ALBUQ NE PHONE: 345-7663
CITY, STATE: ALBUQ NM ZIP CODE: 87109

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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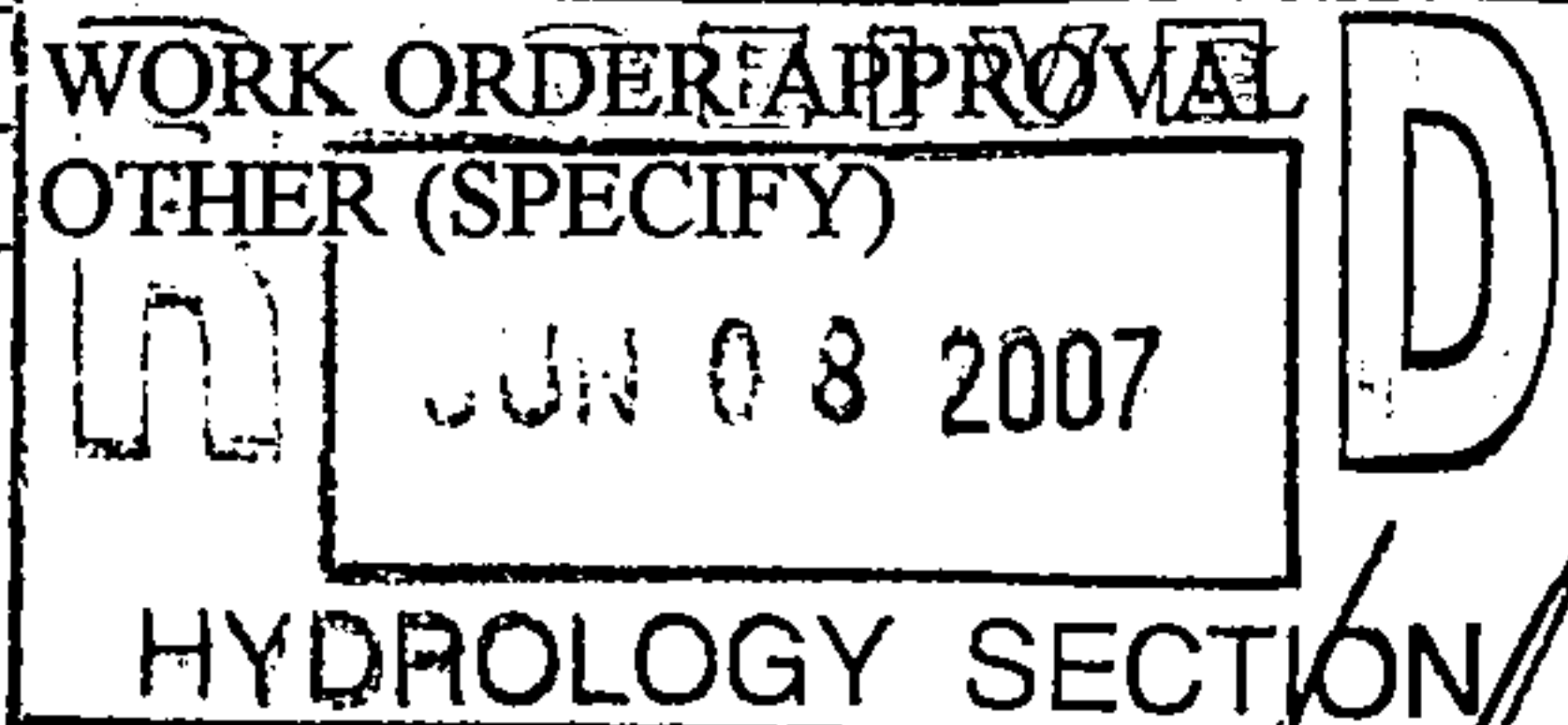
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
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- ☐ ENGINEER'S CERT (HYDROLOGY)
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- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/7/08 BY: [Signature]

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.