

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, August 15, 2014 8:33 AM
To: 'Amanda Wallis'
Cc: rrb@tierrawestllc.com; JDHernandez@tierrawestllc.com; Clark, Land
Subject: RE: cottages zone 3 and 4 final letter

Amanda,

It is on my list to do today.

It appears that there is a deal with Land Clark and Shahab Biazar on holding perm CO's on the commercial bldgs that are in Zone 1. I wrote a Perm CO letter for that Zone yesterday. The Zone 4 cert is not complete with as-built grades and the manhole connections in other zones are required to be inspected or confirmed inspected by the City, prior to Perm CO's on all buildings.

So.....

This morning, I will write the approval letters for Perm CO on Zones 3 and 4 and rewrite the approval letter for Zone 1 to approve a Temp CO on the clubhouse.

Curtis

From: Amanda Wallis [<mailto:Awallis@capstonemail.com>]
Sent: Friday, August 15, 2014 8:22 AM
To: Cherne, Curtis
Cc: rrb@tierrawestllc.com; JDHernandez@tierrawestllc.com
Subject: cottages zone 3 and 4 final letter

Curtis, I just left you a voicemail. I represent Capstone, the cottage project. We have all final approval and sign-offs from all departments, the city also has all of our final occupancy permits ready to turn over to us. The last remaining piece is the final letters from zones 3 and 4 that are needed from you. I understood Joel spoke to you yesterday and that you were preparing them. We were hoping to get all of our occupancy permits in hand in the next hour or so. Can you please send the letter to the appropriate person so we may get these in hand?

Thanks so much,
Amanda

Amanda L. Wallis
205-612-1107

CITY OF ALBUQUERQUE



August 15, 2014

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

Re: Capstone Student Housing Zone 3
3003 Transport SE
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 12-13-13, (M15D026)
Certification dated: 8-13-14

Dear Mr. Bohannon,

Based upon the submittal received 8-14-14, the above referenced certification is accepted for release of Permanent Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

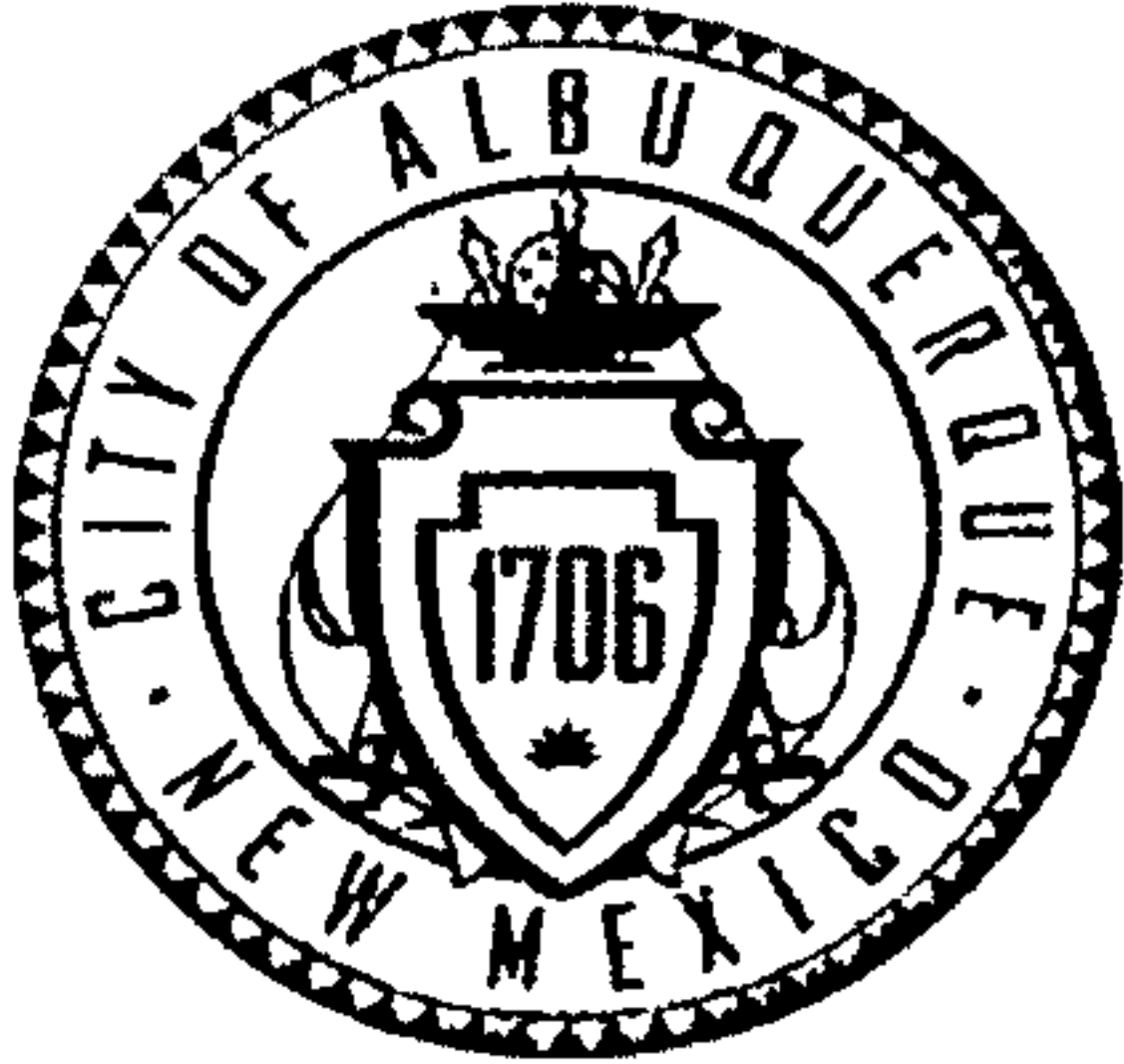
New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

C: CO Clerk
File
e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Capstone Student Housing (Zone 3) City Drainage #: MISD026

DRB#: _____ EPC#: 11EPC-40091/40092/40093 Work Order#: _____

Legal Description: Parcel 1A Block 3 plat of Lots 1A, 1A2, 1B1 in Block 4, Parcels 2A, 2B, 2C, & 2D of Sunport Cont

City Address: 3063 Transit SE

Engineering Firm: Tierra West LLC Contact: Joel Hernandez

Address: 5571 Midway Park Place NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: jdhernandez@tierrawestllc.com

Owner: Capstone Collegiate Communities, LLC Contact: Amanda Wallis

Address: 431 Office Park Drive Birmingham, AL35223

Phone#: 205-612-1107 Fax#: _____ E-mail: awallis@capstonemail.com

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 (TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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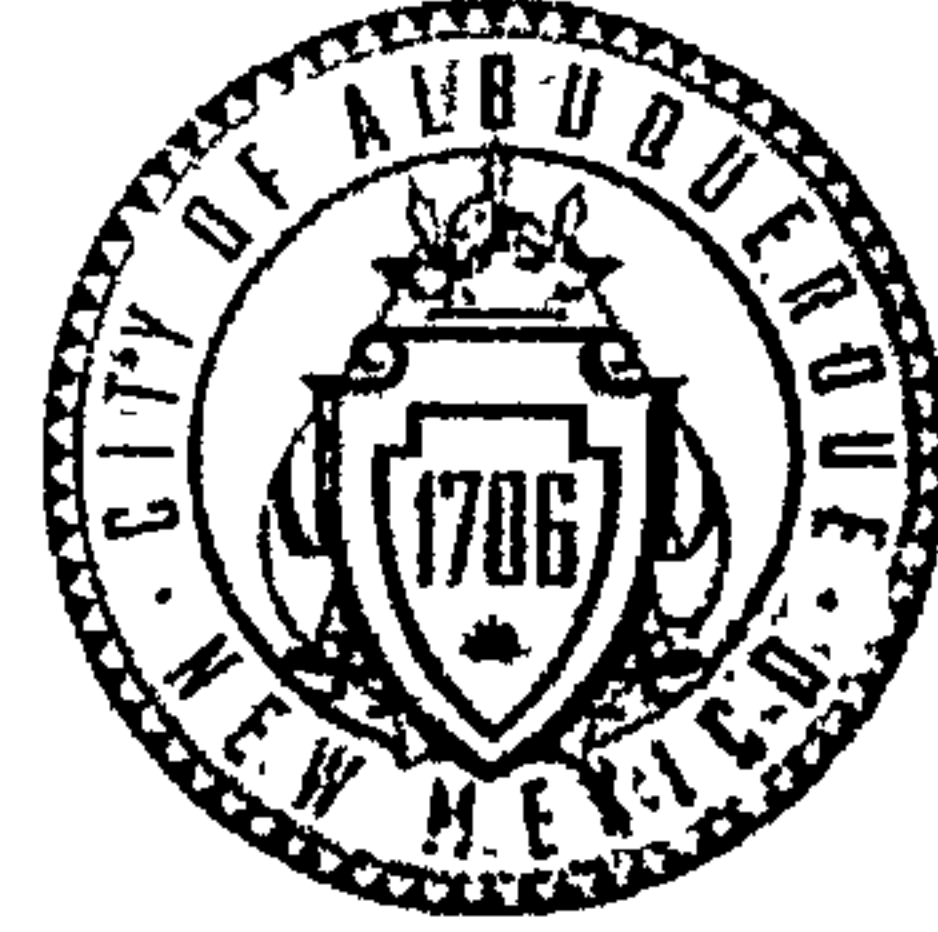
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 8-14-14 By: Brad Frosch for Ron Bohannon

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



December 27, 2013

Jeffrey T. Wooten, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Zone 3 Grading Plan, Engineer's Stamp Date 12-03-2013
Zone 4 Grading Plan, Engineer's Stamp Date 12-13-2013 (M-15/D026)

Dear Mr. Wooten,

Based the Zone 3 and 4 Grading plan in your submittal received 12-03-13 and 12-13-2013 the project is approved for Building Permit for **buildings 29 through 52 (under Zone 3)** and **buildings 53 through 75 (under Zone 4)** based on the following conditions:

- 30" headerwall should be change to 36" headerwall for the 36" storm drain pipe connecting Pond B-2 to Pond B-3.
- When providing as-built drawings, please provide all inlet numbers, inlet/mh/storm drain pipe inverts, inlet top of curb and grate elevations, and all the storm drain pipes slopes and normal flow depths.
- As-built pond volumes should be provided.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

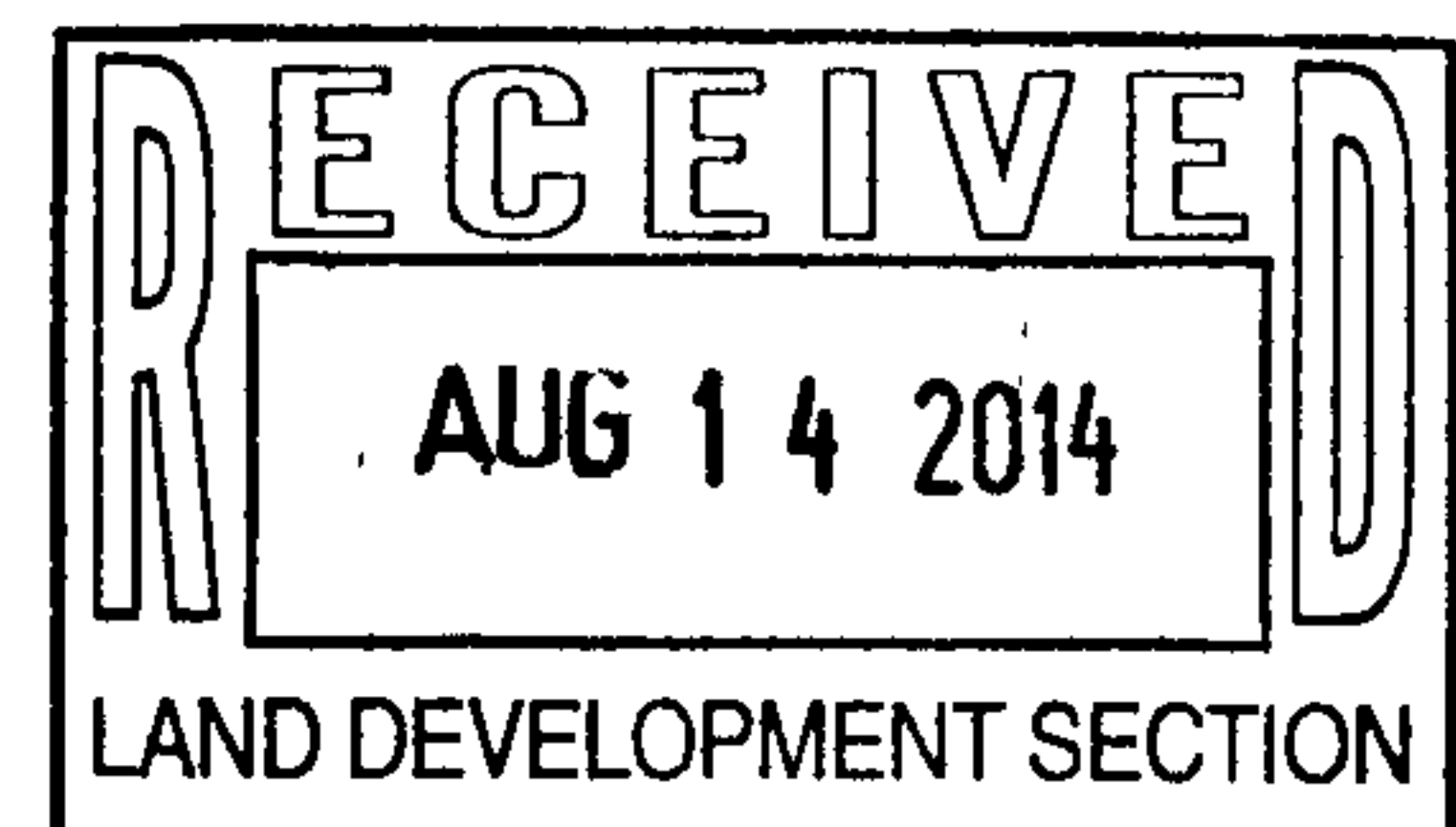
This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, all the storm drain structures should be constructed and Engineer Certification per the DPM checklist will be required.

If you have any questions, you may contact me by telephone at 505-924-3695.

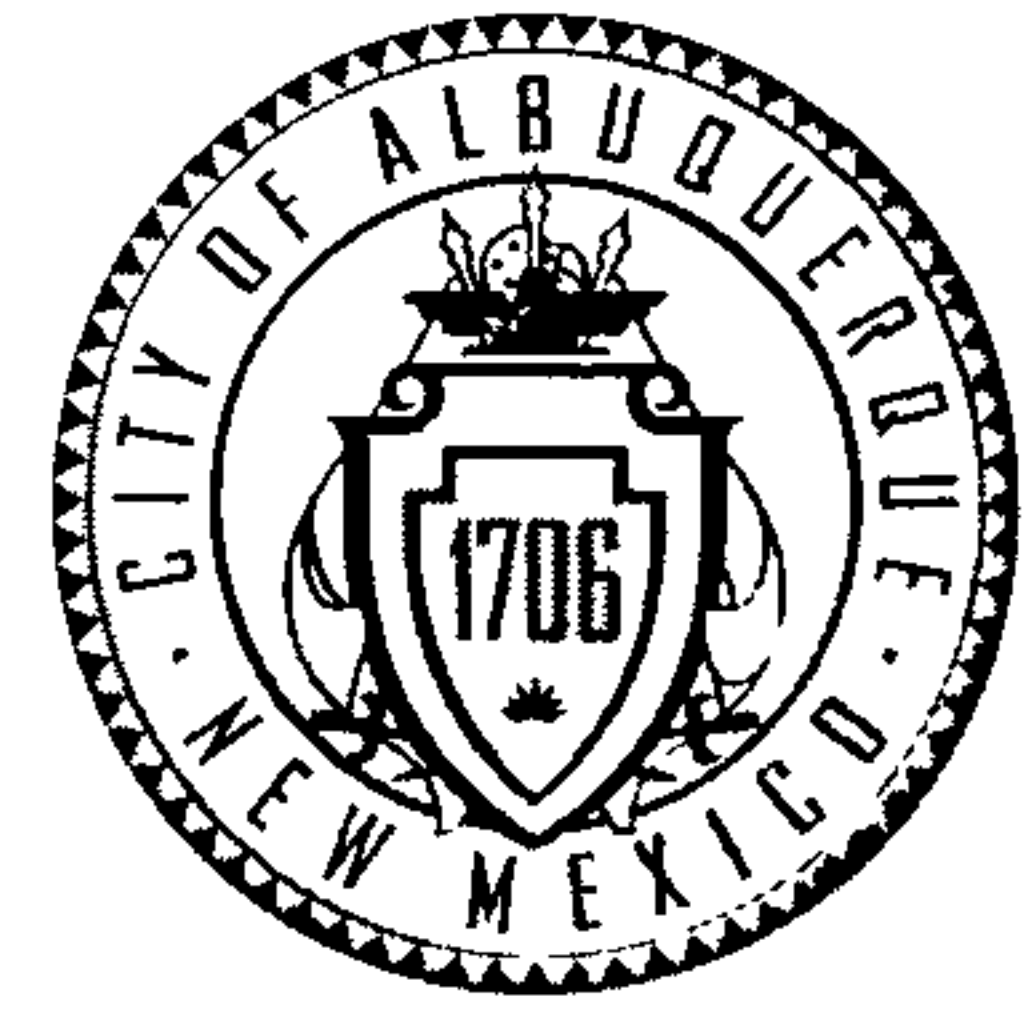
Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Department
Development Review Services

C: e-mail



CITY OF ALBUQUERQUE



August 15, 2014

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

Re: Capstone Student Housing Zone 4
3003 Transport SE
Request for Permanent C.O. –Accepted with Conditions
Engineer's Stamp dated: 12-13-13, (M15D026)
Certification dated: 8-14-14

Dear Mr. Bohannon,

Based upon the submittal received 8-14-14, the above referenced certification is accepted for release of Permanent Certificate of Occupancy by Hydrology with conditions.

The request was for a Temporary CO, however, the Building Official will not grant Temporary CO's for residential units. Therefore, Hydrology is approving a Permanent CO for buildings in this phase, but will change the Zone 1 letter to only approve a Temporary CO on the clubhouse building until the following comments area addressed:

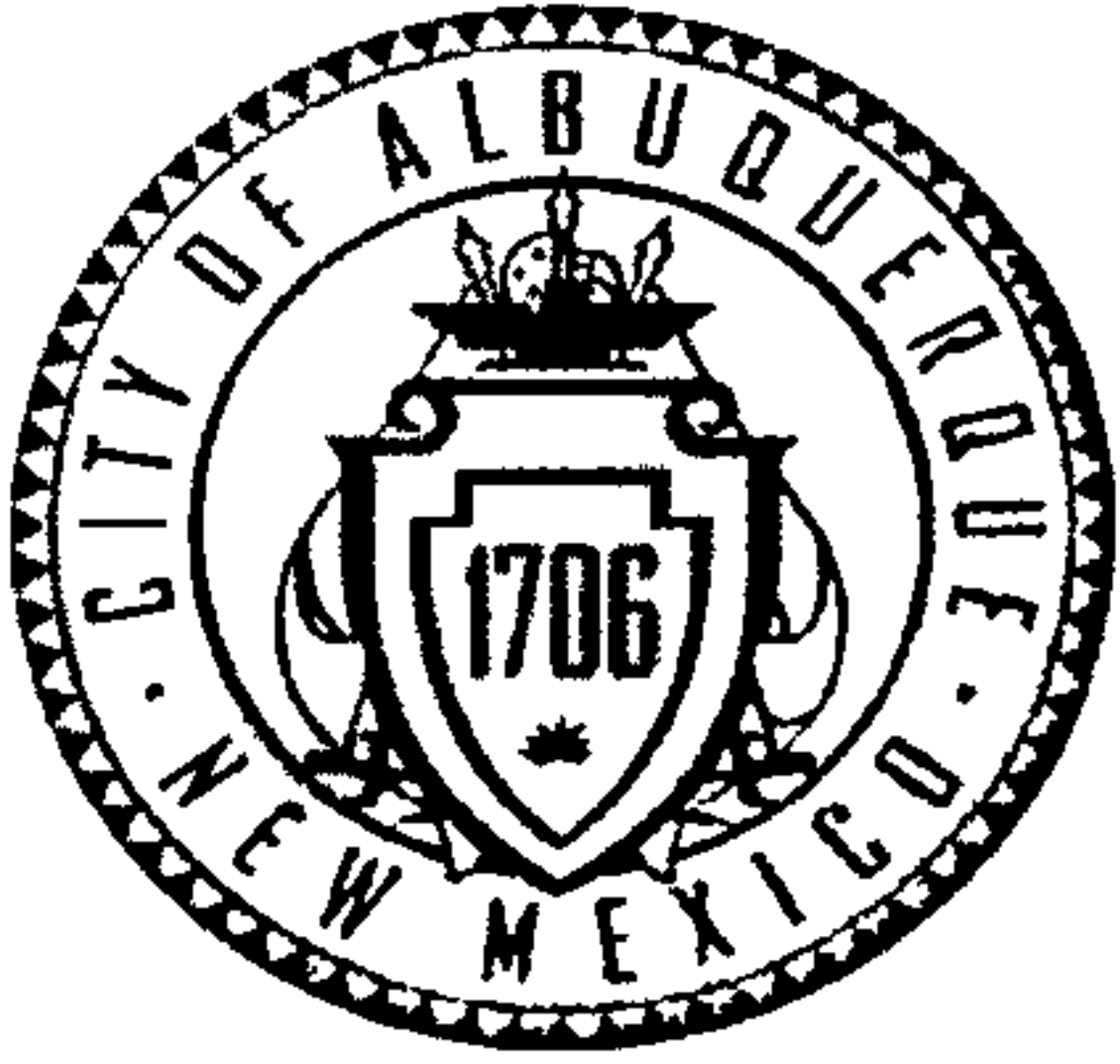
1. The manhole connections to the public storm drain must be confirmed to be acceptable.
2. As-built grades are required per the DPM.
3. How does Pond B-2 function as designed when it was built at 85% of its design capacity? It seems the grading should be revised.
4. Install the trash screen at the outlet to Pond B-3.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

C: CO Clerk
File
e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Capstone Student Housing (Zone 4) City Drainage #: M.S. Dora

DRB#: _____ EPC#: 11EPC-40091/40092/40093 Work Order#: _____

Legal Description: Parcel 1A Block 3 plat of Lots 1A, 1A2, 1B1 in Block 4, Parcels 2A, 2B, 2C, & 2D of Sunport Cont

City Address: _____

Engineering Firm: Tierra West LLC Contact: Joel Hernandez

Address: 5571 Midway Park Place NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: jdhernandez@tierrawestllc.com

Owner: Capstone Collegiate Communities, LLC Contact: Amanda Wallis

Address: 431 Office Park Drive Birmingham, AL 35223

Phone#: 205-612-1107 Fax#: _____ E-mail: awallis@capstonemail.com

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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- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
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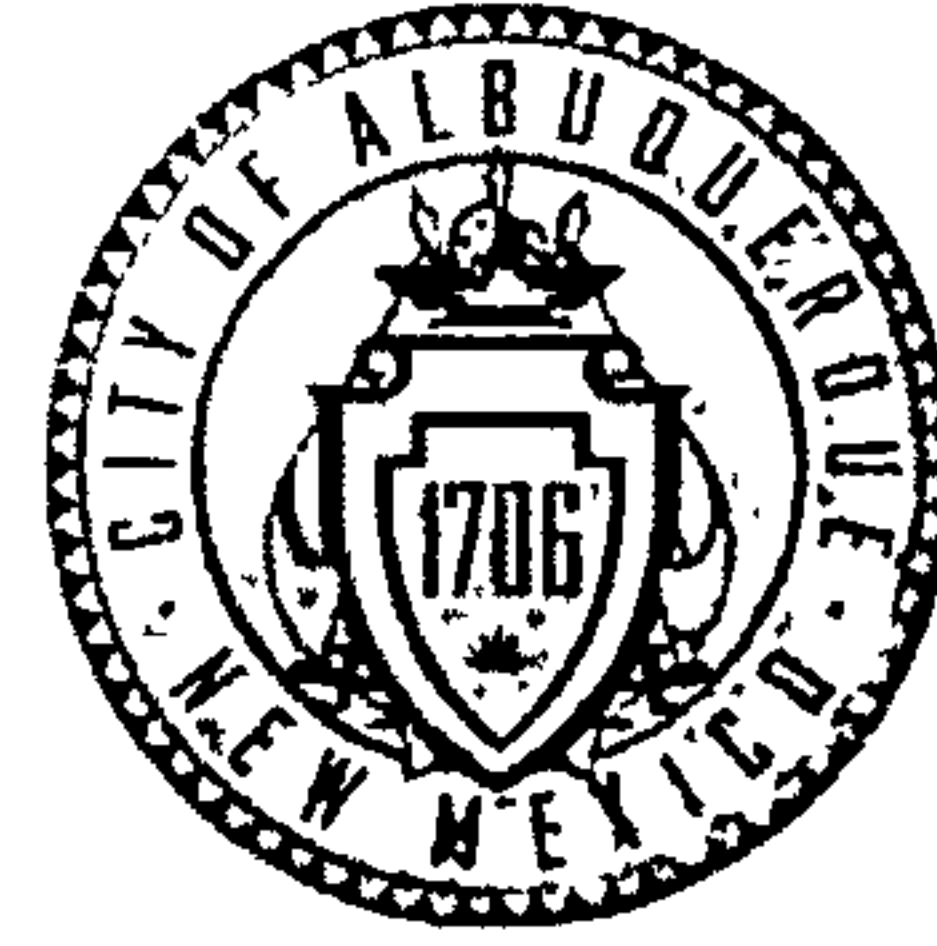
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: _____ By: Brad Frosch for Ron Bohannon

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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



December 27, 2013

Jeffrey T. Wooten, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Zone 3 Grading Plan, Engineer's Stamp Date 12-03-2013
Zone 4 Grading Plan, Engineer's Stamp Date 12-13-2013 (M-15/D026)

Dear Mr. Wooten,

Based the Zone 3 and 4 Grading plan in your submittal received 12-03-13 and 12-13-2013 the project is approved for Building Permit for **buildings 29 through 52 (under Zone 3)** and **buildings 53 through 75 (under Zone 4)** based on the following conditions:

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- As-built pond volumes should be provided.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, all the storm drain structures should be constructed and Engineer Certification per the DPM checklist will be required.

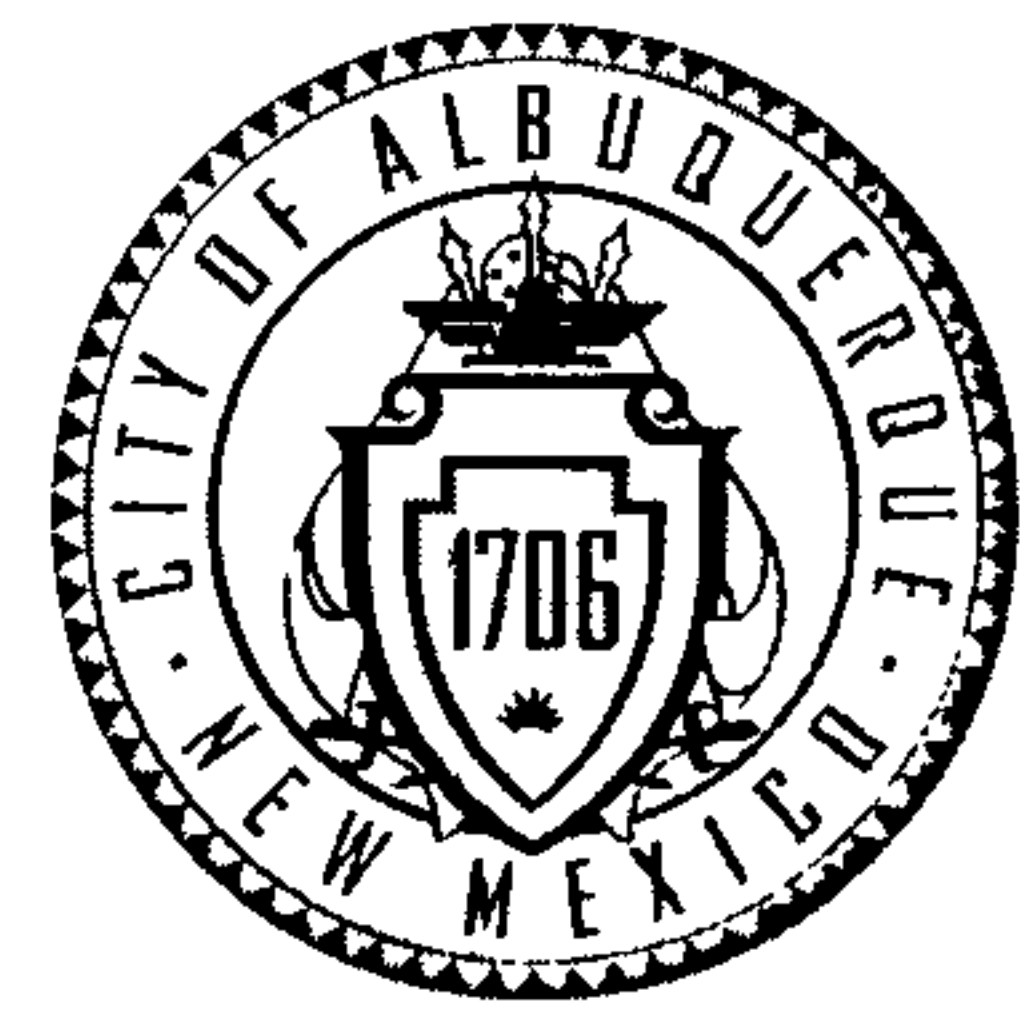
If you have any questions, you may contact me by telephone at 505-924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Department
Development Review Services

C: e-mail

CITY OF ALBUQUERQUE



December 27, 2013

Jeffrey T. Wooten, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Zone 3 Grading Plan, Engineer's Stamp Date 12-03-2013
Zone 4 Grading Plan, Engineer's Stamp Date 12-13-2013 (M-15/D026)

Dear Mr. Wooten,

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This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, all the storm drain structures should be constructed and Engineer Certification per the DPM checklist will be required.

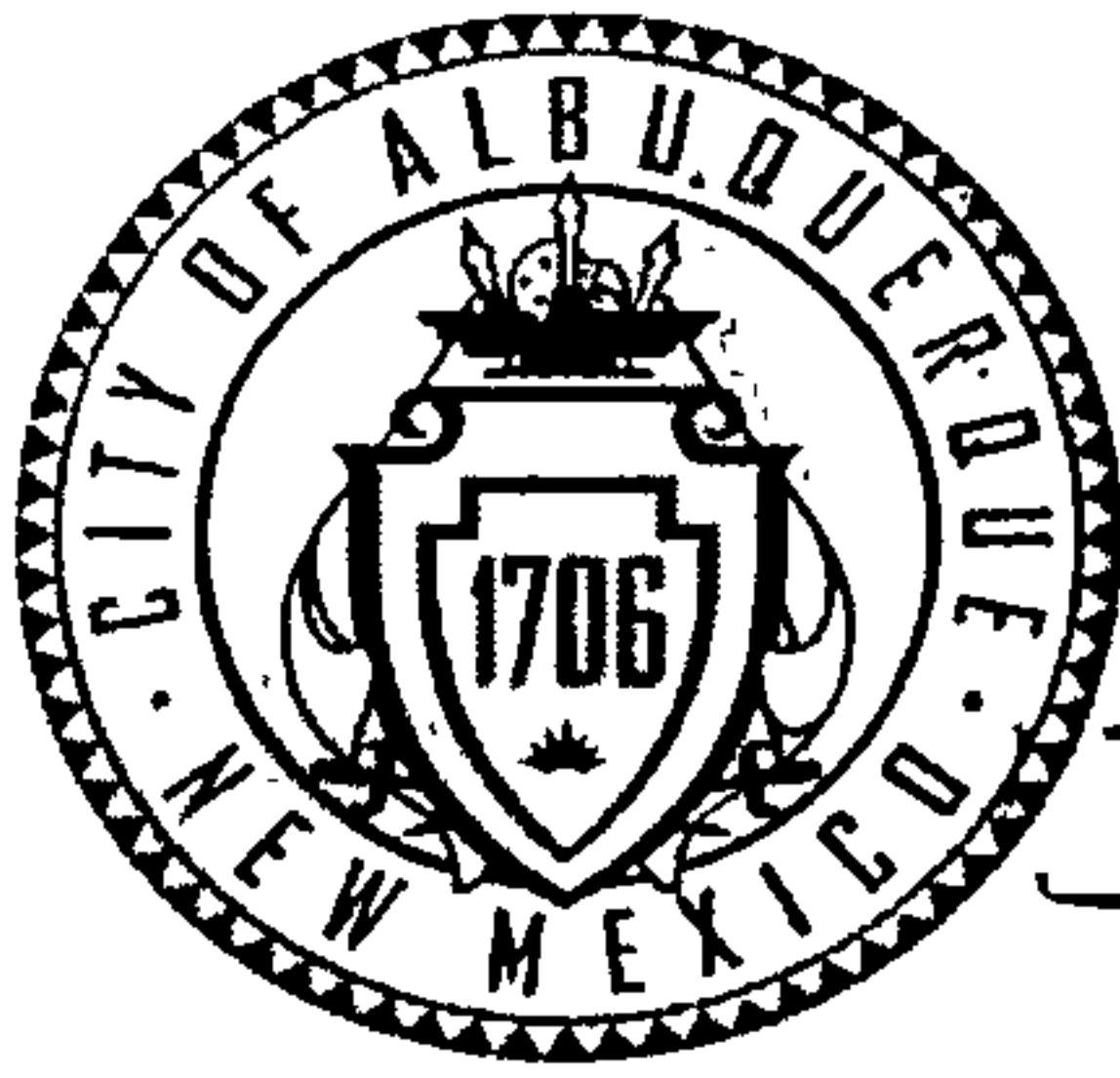
If you have any questions, you may contact me by telephone at 505-924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Department
Development Review Services

C: e-mail

~~X~~ FAST TRACK PERMIT - SHAHAB



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Zone 3

Project Title: Capstone Student Housing - ~~Zone 3~~ Area Building Permits City Drainage #: M15/D026
DRB#: 1009090 EPC#: 11EPC-40091/40092/40093 Work Order#: _____
Legal Description: Parcel 1A block 3 of Lots 1A, 2B, in Block 3, Parcels 1A1, 1A2, 1B1 in Block 4, Parcels 2A, 2B, 2C, & 2D of Sunport CONT
City Address: _____

Engineering Firm: Tierra West, LLC Contact: Jeffrey T. Wooten, P.E.
Address: 5571 Midway Park Place NE, Albuquerque, NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jwooten@tierrawestllc.com

Owner: Capstone Collegiate Communities, LLC Contact: Amanda Wallis
Address: 431 Office Park Drive Birmingham, AL 35223
Phone#: 205-612-1107 Fax#: 205-949-2070 E-mail: awallis@capstonemail.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

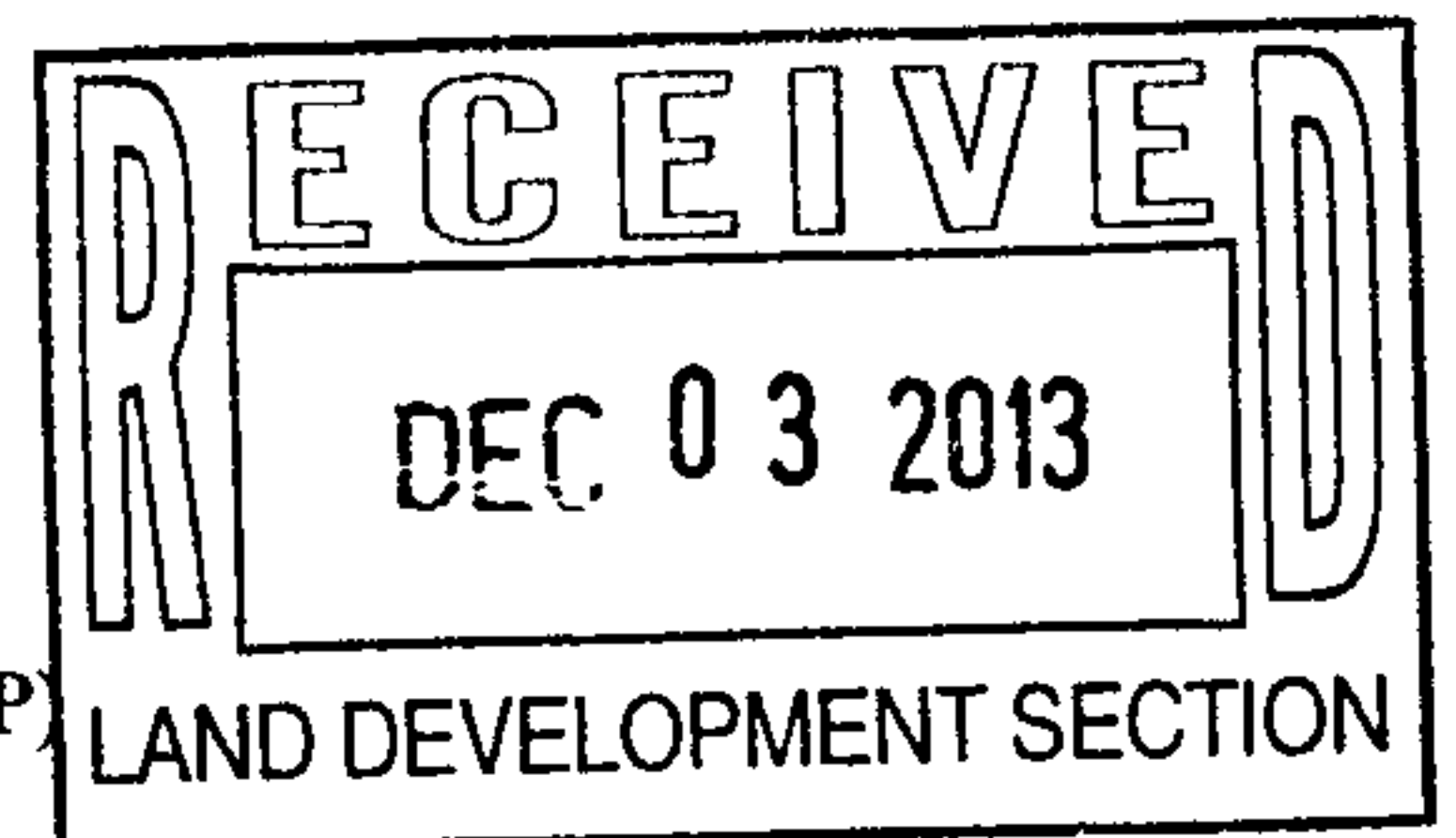
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
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- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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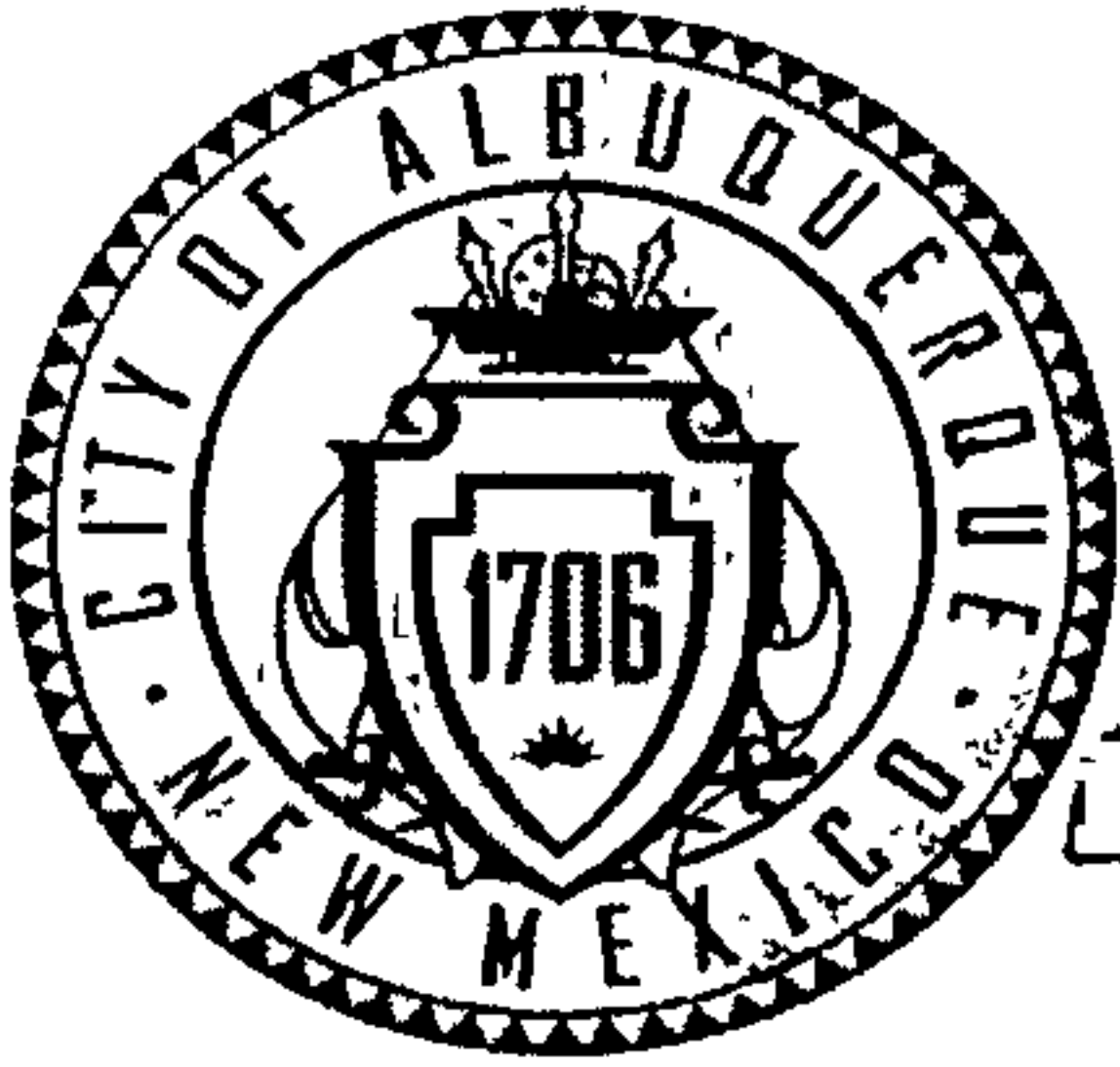


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: December 3, 2013 By: Jeffrey T. Wooten, P.E.

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
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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

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Capstone Student Housing - Zone 4 Area Building Permits City Drainage #: _____

DRB#: 1009090 EPC#: 11EPC-40091/40092/40093 Work Order#: _____

Legal Description: Parcel 1A block 3 of Lots 1A, 2B, in Block 3, Parcels 1A1, 1A2, 1B1 in Block 4, Parcels 2A, 2B, 2C, & 2D of Sunport CONT

City Address: _____

Engineering Firm: Tierra West, LLC Contact: Jeffrey T. Wooten, P.E.

Address: 5571 Midway Park Place NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jwooten@tierrawestllc.com

Owner: Capstone Collegiate Communities, LLC Contact: Amanda Wallis

Address: 431 Office Park Drive Birmingham, AL 35223

Phone#: 205-612-1107 Fax#: 205-949-2070 E-mail: awallis@capstonemail.com

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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- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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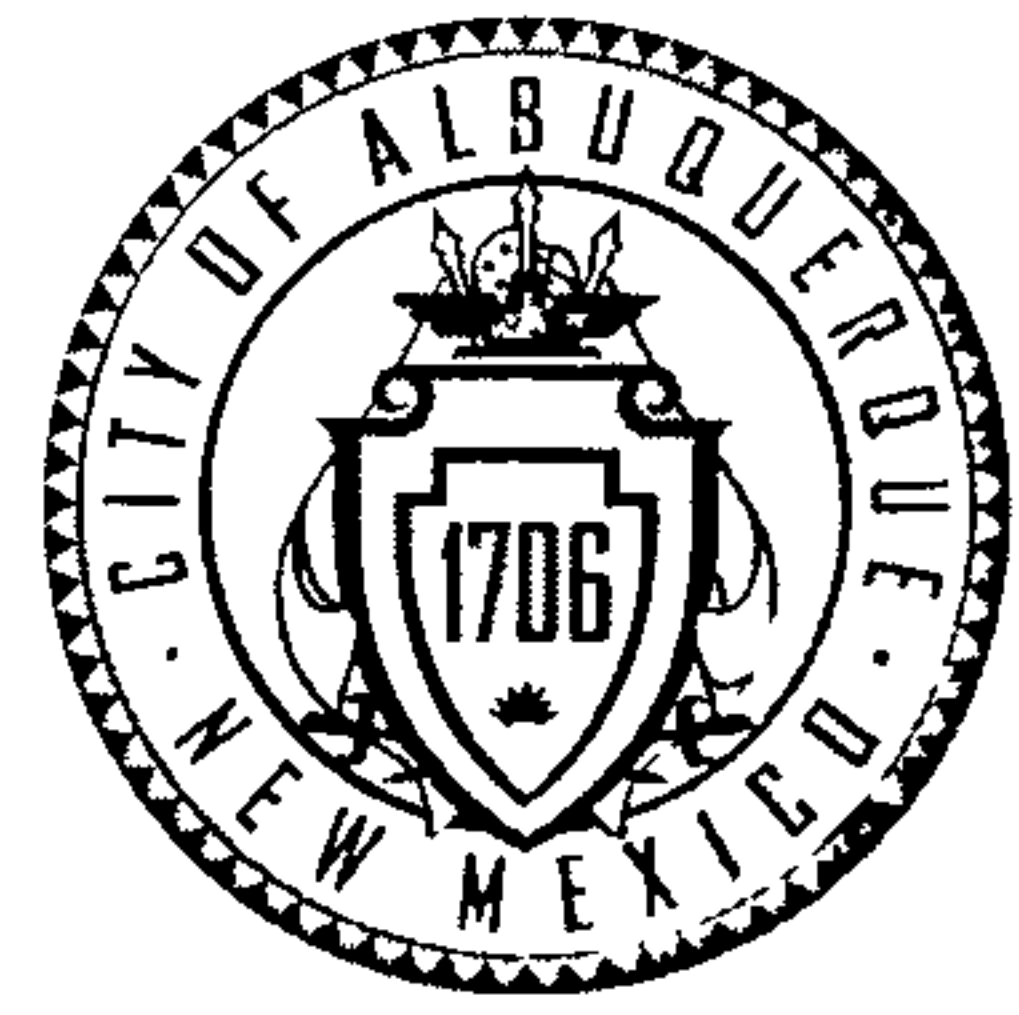
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DATE SUBMITTED: December 13, 2013 By: Jeffrey T. Wooten, P.E.

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CITY OF ALBUQUERQUE



September 30, 2014

Ronald R. Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Capstone Student Housing Zone 4
Transport Ave SE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 12-13-13 (M15D026)
Certification dated: 9-29-14**

Dear Mr. Bohannon,

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

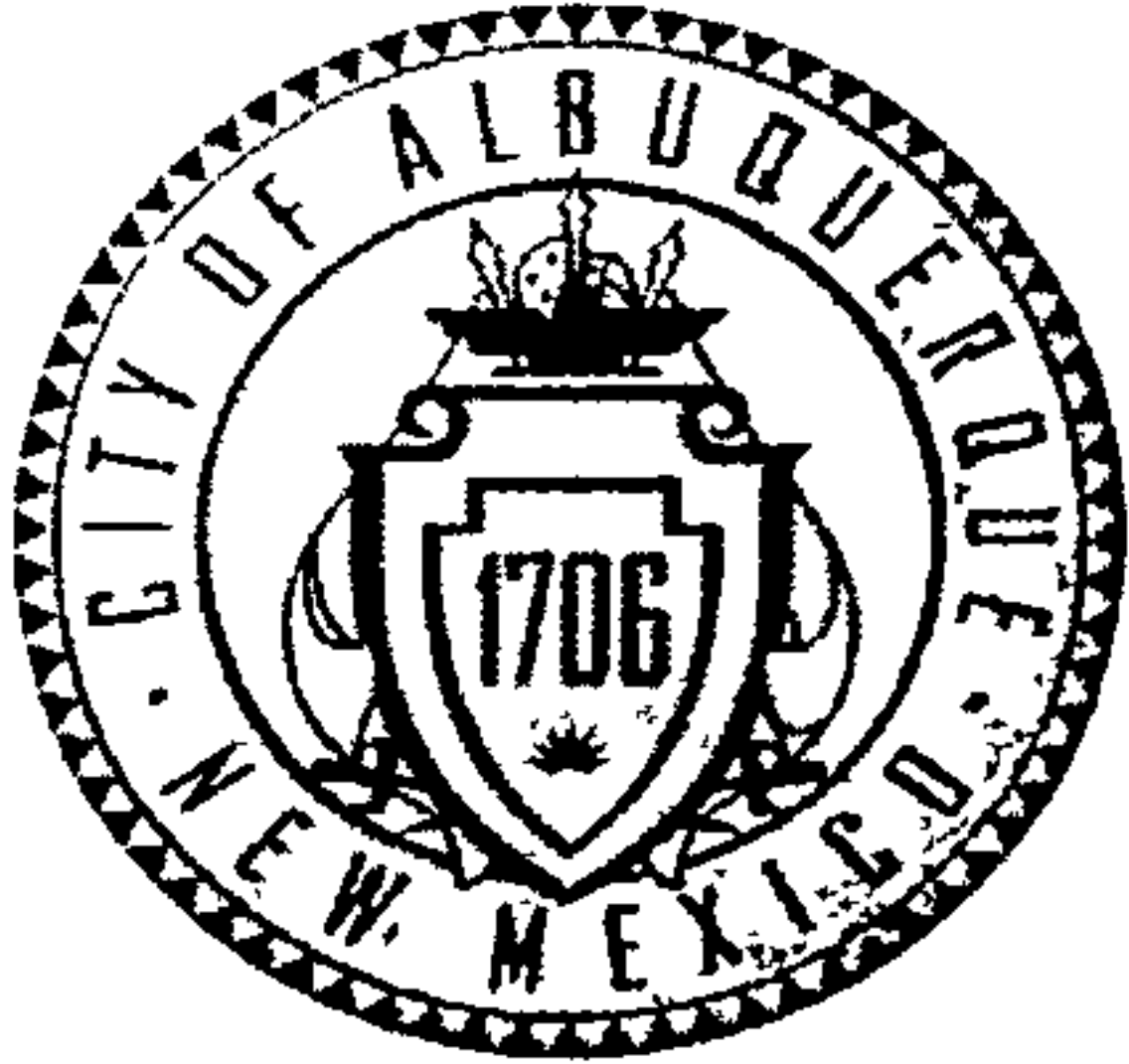
Albuquerque

New Mexico 87103

Sincerely,

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

www.cabq.gov C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Capstone Student Housing Zone 4 City Drainage #: M15D026
DRB#: _____ EPC#: 11EPC-40091/40092/40093 Work Order#: _____
Legal Description: Parcel 1A Block 3 plat of lots 1A, 1A2, 1B1 in Block 4, Parcels 2A, 2B, 2C, & 2D of Sunport Cont
City Address: _____

Engineering Firm: Tierra West, LLC Contact: Joel Hernandez
Address: 5571 Midway Park Place NE Albuquerque, NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jdhernandez@tierrawestllc.com

Owner: Capstone Collegiate Communities, LLC Contact: _____
Address: 431 Office Park Drive Birmingham, AL 35223
Phone#: 205-612-1107 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: 9/29/14 By: BF FOR ROW BOHANNAN

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

