

YES NO N/A CHECKLIST

- 1. Completed application form.
- 2. Planning Commission approval. (This is required if applicant wishes to start grading before subdivision or large scale is approved.) **DATE OF APPROVAL:** _____
- 3. Approval of variances and waivers from any city requirement.
DESCRIBE APPROVED VARIANCE/WAIVER AND DATE ISSUED:

- 4. Schedule to begin and complete construction (approximate dates).
Beginning Date: _____ **Completion Date:** _____
- 5. One printed set of project drawings (24" x 36" or 18" x 24") to a scale of 1"=100' or larger of all required information, including Planning Commission approved plans to be stamped by Planning Department representative as correct.
- 6. Plans show the width, locations, and purposes of all existing and proposed utilities, drainage improvements, easements, rights-of-way, grading, and detention.
- 7. Existing easements are shown with the name of the easement holder, purpose of the easement, and instrument number of the recorded document. If an easement is blanket or indeterminate in nature, it must be released.
- 8. Drainage report.
- 9. Drainage materials shown are RCP under traffic or HDPE in non-traffic areas.
- 10. Erosion Control plan.
- 11. NOI issued by ADEQ.
- 12. 404 Permit.
- 13. Is any portion of the property in a Flood Plain? (If yes, Flood Plain Development Permit Application must be submitted.)
- 14. Flood Plain Development Permit Application (if applicable).
- 15. CLOMR approval.
 - A. Is any portion of the property in the Karst Recharge Area?
 - B. What vulnerability zones apply?
 - C. Has the site been evaluated for Karst features (sink holes, losing streams, steep slopes)?
 - Do plans reflect Karst zones and features?
 - E. Plans show buffer zones where applicable.
 - F. Do plans note Chapter 10 of the Lowell Drainage Criteria Manual apply to this site?
- 16. A copy of off-site drainage, access, or utility easements.
- 17. Highway permits for intersections and utilities in rights-of-way.
- 18. Traffic Control plan.
- 19. Grading provider for ADA compliance.
- 20. Existing specimen and flowering trees/shrubs have been preserved where possible.
- 21. Drainage provides for runoff from building roof drains, downspouts, and condensation lines.
- 22. After City Engineer approval, all corrected plans must be resubmitted in digital form (PDF).
- 23. Density reports need to be provided prior to issuance of a building permit.
- 24. Pad certification to be provided prior to issuance of a building permit, excluding single family and duplex unless the structure is built in a floodplain.
- 25. All large scale and preliminary plat projects are to provide an approved electrical design prior to scheduling a grading pre con

Project Name: _____

TO SCHEDULE INSPECTIONS, CALL RISK REDUCTION AT (479) 770-2185.

Excavator/Contractor:	_____	Phone:	_____
Project Engineer:	_____	Phone:	_____
Applicant/Owner:	_____	Phone:	_____
Planning Director:	_____	Phone:	_____
Building Official:	_____	Phone:	_____
City Engineer:	_____	Phone:	_____
City Fire Dept:	_____	Phone:	_____
City Street Super:	_____	Phone:	_____
Other:	_____	Phone:	_____
Other:	_____	Phone:	_____

- _____ 1. Lines of Authority and Communication Established
- _____ 2. Review checklist and note any changes
- _____ 3. Review approved Grading Plan
- _____ 4. Review Erosion Control Plan
- _____ 5. Soils tests and proctors for testing lab to be used:
- _____ 6. Identify permitted disposal site for soil
- _____ 7. Traffic Control Plan (if required)
- _____ 8. Review application and note any changes
- _____ 9. Review SWPPP monitoring and reporting
- _____ 10. Notice Procedures (Days of work, weather delays, traffic control, etc.)
- _____ 11. Agree on final set of approved plans for all to use **APPROVAL DATE:** _____

FEES DUE AT GRADING

- **Road Improvement Fee**
 *See Community Development page of the Lowell website for current road fee chart.
- **Park Improvement Fee**
 - a. Residential: \$600.00 per dwelling unit for single-family and duplex development; \$300.00 per dwelling unit for multifamily (three or more units per structure).
 - b. Commercial: \$0.10 per square foot of total commercial lot area.
 - c. Mixed use: either the assessed value based on number of dwelling units or the assessed value based on total commercial lot area, whichever is greater
- **Lowell Sewer Fee**
 \$3400 per residential unit for 2br and Up
 \$3000 per residential unit for 1 bdr
 \$3400 per commercial unit

NOTES: _____

This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

Asphalt paving shall not be scheduled until subbase acceptance by the City of Lowell

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) _____ (Please Print Applicant Name) _____ (Date) _____

No grading, filling, excavation or land alteration of any kind shall take place without a grading permit. See code 16-1222 for exceptions.