

June 21, 2016

David Soule, PE Rio Grande Engineering 1606 Central SE Suite 201 Albuquerque, NM 87106

Re: Coal Townhomes 714 Coal Ave. SW

Requested for Permanent C. O. - Accepted Engineers Stamp Date 5/27/15 (K13D073)

Certification dated: 5-27-16

Dear Mr. Soule,

Based on the Certification received 5/27/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

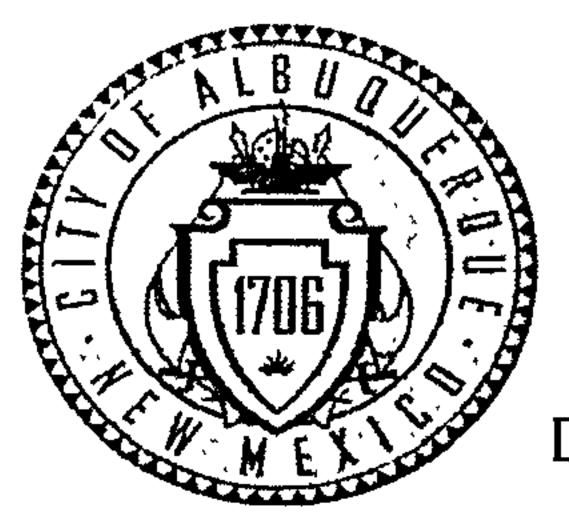
www.cabq.gov

Development Review Services

TE/RXH

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,

Lois



### Planning Department

# Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Coal Townhomes	······································	Building Permit #:	City Drainage #: K13D73
DRB#:	EPC#:	Work C	
Legal Description: LOT 8A Raynolds A	ddition	· <u></u>	
City Address: 714 coal	···	······································	
Engineering Firm: RIO GRANDE EN	GINEERING	Contact	t: DAVID SOULE
Address: PO BOX 93924, ALBUQUERO	UE, NM 87199		
Phone#: 505.321.9099	Fax#: 505.872.0999	E-mail:	DAVID@RIOGRANDEENGINEERING.COM
Owner: SEAN GILLIGAN		Contact	•
Address: PO BOX 7847 ALB NM 87194			
Phone#:	Fax#:	E-mail:	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>
Architect:		Contact	•
Address:			
Phone#:	Fax#:	E-mail:	
Surveyor: CONSTRUCTION SURVEY	INCORPORATED	Contact:	: JOHN GALLEGOS
Address:			
Phone#: 917.8921	Fax#:	E-mail:	
Contractor:		Contact:	
Address:			
Phone#:	Fax#:	E-mail:	
TYPE OF SUBMITTAL:	СНЕС	K TYPE OF APPROVAL/ACC	EPTANCE SOUGHT.
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TRAFFIC CIRCULATION LAY		TIFICATE OF OCCUPANCY (TO	
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ENGINEER'S CERT (DRB SITE		DING PERMIT APPROVAL	
ENGINEER'S CERT (ESC)		DING PERMIT APPROVAL	SO-19 APPROVAL
SO-19		NG PERMIT APPROVAL	ESC PERMIT APPROVAL
OTHER (SPECIFY)	OTHER (SPECIFY)		
	GKA	DING CERTIFICATION -	OTHER (SPECIFY)
VAS A PRE-DESIGN CONFERENCE	ATTENDED: Yes	X No Copy Provide	ed
ATE SUBMITTED: 7/6/15	By:	Copy I lovide	<del>ou</del>

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
   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

#### **Elliott, Stanice**

From:

Elliott, Stanice

Sent:

Tuesday, June 07, 2016 12:45 PM

To: Cc: 'David Soule' Abiel X. Carrillo

Subject:

714 Coal Townhomes

#### David

This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 5-27-2016, the above referenced plan cannot be approved for CO-Perm by Hydrology until the following comments are addressed:

• The swale that runs north to south on the west side is not complete.

If you have any question please do not hesitate to Abiel Carrillo at 924-3986 or contact me at 924-3982.

Stanice 'Totten' Elliott Planning Department Hydrology Section City of Albuquerque 505-924-3982 505-924-3864 fax



May 26, 2016

David Soule, PE Rio Grande Engineering 1606 Central SE Suite 201 Albuquerque, NM 87106

Re: Coal Townhomes

714 Coal Ave SW

Requested for Permanent C. O. - Accepted Engineers Stamp Date 7/6/15 (K13D073)

Certification dated: 5-24-16

Dear Mr. Soule,

Based on the Certification received 5/18/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.

www.cabq.gov

Senior Engineer, Planning Dept. Development Review Services

TE/RH

C: email

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,

Lois

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1606 Central SE Suite 201
Albuquerque, NM 87106

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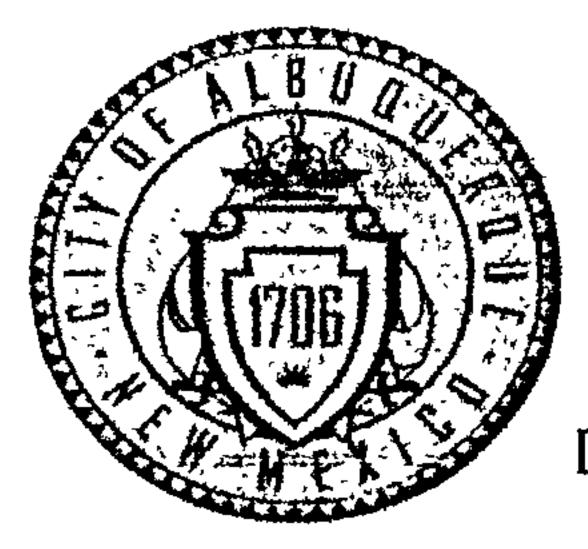
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Rita Harmon, P.E. Senior Engineer, Planning Dept. Development Review Services

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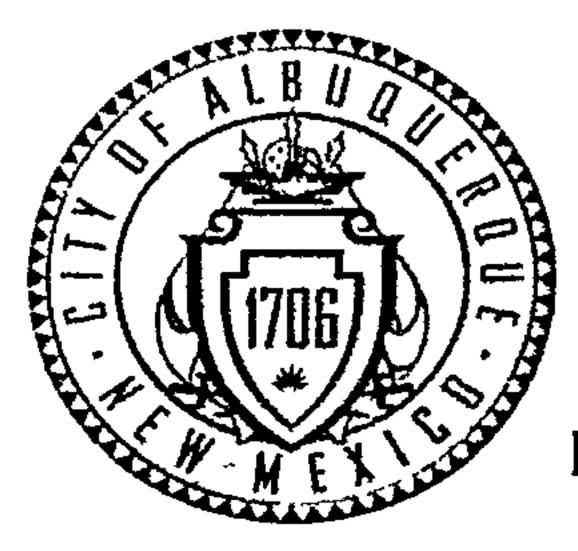
### Planning Department

# Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Coal Townhomes	Building Permit #:	City Drainage #: K13D73
DRB#: EPC#:		Work Order#:
Legal Description: LOT 7A Raynolds Addition		
City Address: 714 coal		
Engineering Firm: RIO GRANDE ENGINEERING		Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199		- Contact
	5.872.0999	E-mail: DAVID@RIOGRANDEENGINEERING.COM
Owner: SEAN GILLIGAN		Contact:
Address: PO BOX 7847 ALB NM 87194		
Phone#: Fax#:		E-mail:
Architect:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Surveyor: CONSTRUCTION SURVEY INCORPORATED		Contact: JOHN GALLEGOS
Address:		
Phone#: 917.8921 Fax#: Fax#:	- Company of the Comp	E-mail:
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SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No Co	py Provided
DATE SUBMITTED: 5/18/16	By:	

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Engineering Firm: RIO GRANDE ENGINEERING  Address: PO BOX 99324, ALBUQUERQUE, NM 87198  Phone#: 505.321.9099  Fix#: 505.321.9099  Fix#: 505.321.9099  Fix#: 505.321.9099  E-mail: DAVID@RIOGRANDEENGINEERING.COM Address: PO BOX 7847 ALB NM 87194  Phone#: Fax#: E-mail:  Architect: Contact:  Address: Phone#: Fax#: E-mail:  Surveyor: CONSTRUCTION SURVEY INCORPORATED  Address: Phone#: Fax#: E-mail:  Contact: JOHN GALLEGOS  Address: Phone#: Fax#: E-mail:  TYPE OF SUBMITTAL: Contact:  DRAINAGE REPORT SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:  SIAFINANCIAL GUARANTEE RILEASE AVAING: CONCEPTUAL G& D PLAN  GRADING PLAN IS SUBMITTAL  CONCEPTUAL G & D PLAN  GRADING PLAN ESUBMITTAL  EROSION & SEDIMENT CONTROL PLAN (ESC)  ENGINEER'S CERT (HYDROLOGY)  CLOMALOMR  GRADING PLAN  GRADING PLAN  GRADING PLAN  GRADING PLAN  GRADING PLAN  GROUND PLAN  GROUND PLAN  GROUND PLAN  GROUND PLAN  GROUND PLAN  GRADING PLA	Legal Description: LOT 7A Raynolds Addition			
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Address: Phone#: Fax#: E-mail:  Architect: Contact: Address: Phone#: Fax#: E-mail:  Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS  Address: Phone#: Fax#: E-mail:  Contractor: Contact: JOHN GALLEGOS  Address: Phone#: Fax#: E-mail:  Contact: Contact: Address: Phone#: Fax#: E-mail:  TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN IS SUBMITTAL PRELIMINARY PLAT APPROVAL  X DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. FERMIT APPROVAL GRADING PLAN SECTION SECTION SECTION CERTIFICATE OF OCCUPANCY LERM CLOMBLOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERT (HYDROLOGY) CLOMBLOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERT (DRB SITE PLAN) ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL SO-19 WORK ORDER APPROVAL ESC CERT. ACCEPTANCE OTHER (SPECIFY)  WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No Copy Provided	Phone#: 505.321.9099 F	ax#: 505.872.0999		E-mail: DAVID@RIOGRANDEENGINEERING.COM
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	WAS A PRE-DESIGN CONFERENCE ATTENDED	): Yes	No Copy	Provided
	DATE SUBMITTED: 5/06/15	By:		

- 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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July 28, 2015

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: Coal Townhomes
714 Coal Lots 7A & 8A
Grading and Drainage Plan
Engineers Stamp Date 7/6/15 (K13D073)

Dear Mr. Soule,

Based upon the information provided in your submittal received 7/7/15, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

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

Albuquerque

PO Box 1293

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

www.cabq.gov

New Mexico 87103

Shahab Biazar, P.E.

City Engineer, Albuquerque

Planning Department

RR/SB C: File

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### RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

July 6, 2015

Ms. Rita Harmon
Senior Engineer, Hydrology
Planning Department
Development Review
City of Albuquerque

RE: Grading and Drainage Plan

Fk13d73

Lots 8a and 7a raynolds addition

Dear Ms. Harmon:

The purpose of this letter is to accompany the revised drainage submittal. The plan has been modified to address your written comments dates June 16 2015. The following is a response to your comments

- 1. We have added build notes to the grading plan.
- 2. We have made separate submittals. Lot 7a is a resubmittal and lot 8a will be new
- 3. We have added build notes and narrative regarding the duplex
- 4. We have added a proposed contours.
- 5. We have added roof drain directions
- 6. The perforated pipe is to provide clear are for water retention. The harvest trench are similar to a leach field the volume is calculate based upon the are of pipe, and the remaining area of the surrounding trench with 30% voids, they have the same stone sizes as the ADS infiltrator systems
- 7. The storm water flows away from building and over the harvest trenches and drains to the alley. The spots show the path
- 8. We have used the harvest trenches to retain the flow from the roofs and flat areas. The volume is captured first since it is off of impervious areas. The remaining flow passes over the swales and discharge at less than the 2.75 cfs per acre

Should you have any questions regarding this submittal, please do not hesitate to call me.

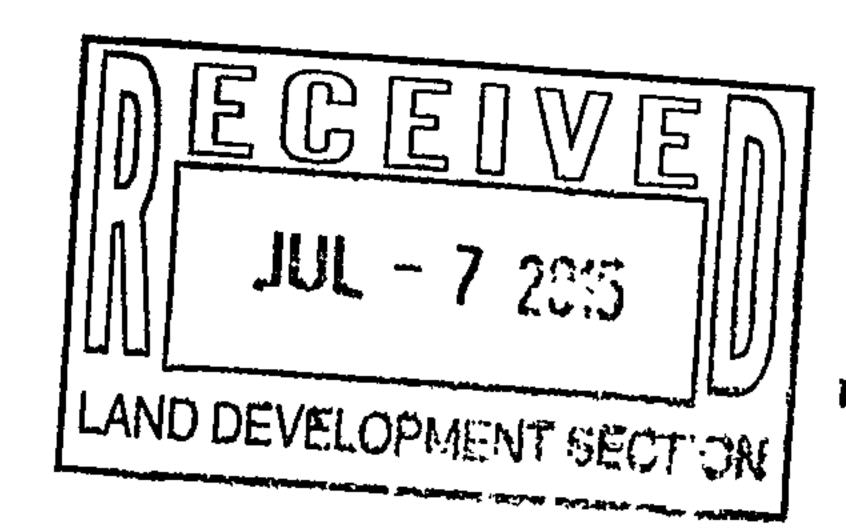
Sincerely,

David Soule, PE

Rio Grande Engineering

PO Box 93924

Albuquerque, New Mexico 87199



June 16, 2015

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199



30

RE: Raynold Addition

Lot 7-A And 8-A Coal Ave NW
Grading and Drainage Plan
Engineers Stamp Date 5/27/14 (K13D73)

Dear Mr. Soule,

Based upon the information provided in your submittal received 5/27/15, this plan cannot be approved for Grading Permit and Building Permit until the following comments are addressed.

- Provide build notes on the G&D plan.
- Provide duplexes on one sheet or provide two different submittals.
- Provide a narrative or build notes for the duplexes.
- Provide existing and proposed contours.
- Provide roof flows. We want to make sure all flows are directed away from the homes.
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- How are the flows leaving the site/s? Are flows entering the site from the alley?
- Show that the requirement of retaining the first 6hr storm or the 2.75 cfs/acre is being met for the valley.

New Mexico 87103

PO Box 1293

Albuquerque

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

www.cabq.gov

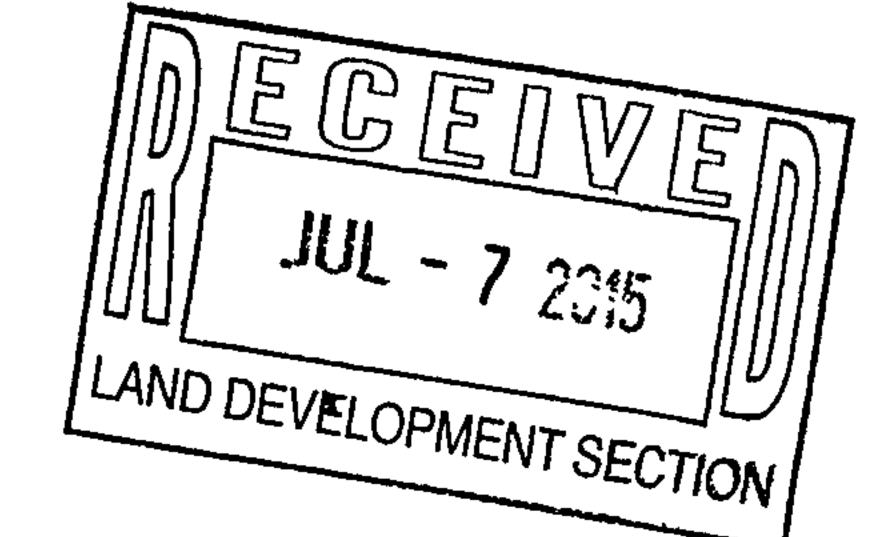
Sincerely,

Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

RR/RH C: File



#### RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

July 6, 2015

Ms. Rita Harmon Senior Engineer, Hydrology Planning Department **Development Review** City of Albuquerque

RE: Grading and Drainage Plan

Fk13d73

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Sincerely,

David Soule, PE

Rio Grande Engineering

PO Box 93924

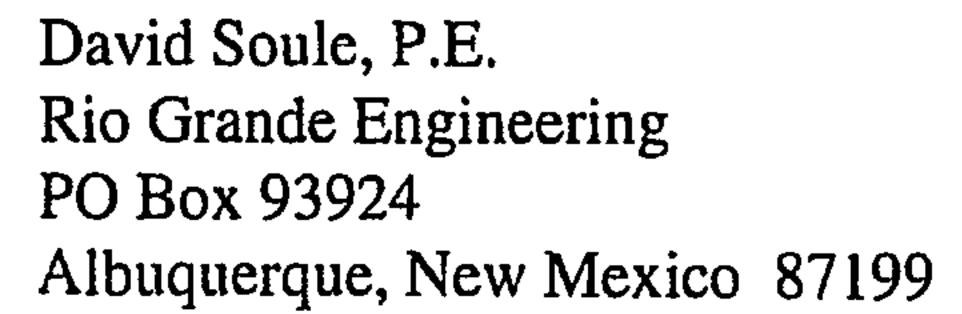
Albuquerque, New Mexico 87199

<u>EGEIV</u>

JUL - 7 2015

LAND DEVELOPMENT SECTION

June 16, 2015



RE: Raynold Addition
Lot 7-A And 8-A Coal Ave NW

Grading and Drainage Plan
Engineers Stamp Date 5/27/14 (K13D73)

Dear Mr. Soule,

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New Mexico 87103

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www.cabq.gov

PO Box 1293

Albuquerque

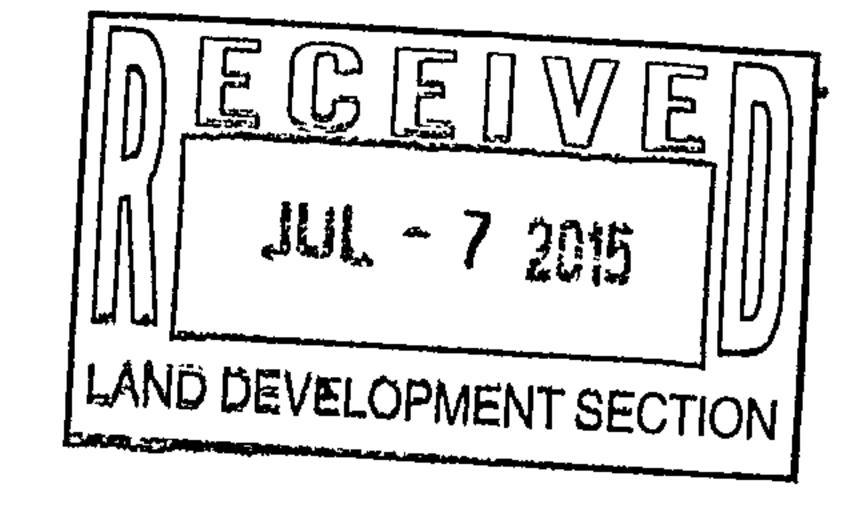
Sincerely,

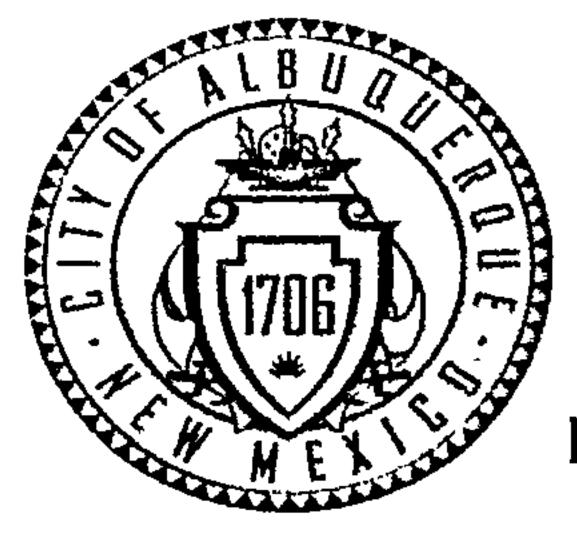
Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

RR/RH C: File





### Planning Department

### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Coal Townhomes	Building Permit #:	City Drainage #:
DRB#:	PC#:	Work Order#:
Legal Description: LOT 8A Raynolds Addition		
City Address: 714 coal		
Engineering Firm: RIO GRANDE ENGINEERING		Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199		
Phone#: 505.321.9099	ax#: 505.872.0999	E-mail: DVID@RIOGRANDEENGINEERING.COM
		т. Д
Owner: SEAN GILLIGAN		Contact:
Address: PO BOX 7847 ALB NM 87194		
Phone#: Fa	ax#:	E-mail:
Architect:		Contact:
Address:		
Phone#:	ax#:	E-mail:
O CONOTRILICTION CURVEY INCORDODAT		Contact: JOHN GALLEGOS
Surveyor: CONSTRUCTION SURVEY INCORPORATION Address.	-D	Contact: John Gallegos
Address:		E-mail:
Phone#: 917.8921 Fa	ax#:	E-Man.
Contractor:		Contact:
Address:		
Phone#:	ax#:	E-mail:
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GRADING PLAN	SECTOR PLAN APPROVAL	-          - 7 2015
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CLOMR/LOMR		NCY (TOL TEMP) EVELOPMENT SECTION
TRAFFIC CIRCULATION LAYOUT (TCL)		
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OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFI)
WAS A PRE-DESIGN CONFERENCE ATTENDE	D: Yes X No Co	ppy Provided
DATE SUBMITTED: 7/6/15	By:	······································

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June 16, 2015



David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: Raynold Addition
Lot 7-A And 8-A Coal Ave NW
Grading and Drainage Plan
Engineers Stamp Date 5/27/14 (K13D73)

Dear Mr. Soule,

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New Mexico 87103

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PO Box 1293

Albuquerque

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

RR/RH C: File



### Planning Department

### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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DRB#:	EPC#:		Work Order#:
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City Address: 714 coal			
Engineering Firm: RIO GRANDE ENGINE	EDING		Contact: DAVID SOULE
	<del></del>	<u> </u>	Confact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, None#: 505.321.9099	Fax#: 505.872.0	999	E-mail: DAVID@RIOGRANDEENGINEERING.COM
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Owner: SEAN GILLIGAN			Contact:
Address: PO BOX 7847 ALB NM 87194	<del>70 0. 0°</del>		
Phone#:	Fax#:	<del>,</del>	E-mail:
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Surveyor: CONSTRUCTION SURVEY INCO	RPORATED		Contact: JOHN GALLEGOS
Address:		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Phone#: 917.8921	Fax#:		E-mail:
Contractor:			Contact:
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TINTE OF STIDBATTE AT .		OTTEOU TUDE OF ADDROSS	
TYPE OF SUBMITTAL: DRAINAGE REPORT		<del></del>	AL/ACCEPTANCE SOUGHT:
X DRAINAGE PLAN 1st SUBMITTA	 [	SIA/FINANCIAL GUARANT PRELIMINARY PLAT APPR	OVAI HO Varifie
DRAINAGE PLAN RESUBMITTAI		S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN		S. DEV. FOR BLDG. PERMI	
GRADING PLAN		SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTRO	L PLAN (ESC)	FINAL PLAT APPROVAL	MAY 35 20:5,
ENGINEER'S CERT (HYDROLOG	· · · · · · · · · · · · · · · · · · ·	CERTIFICATE OF OCCUPA	New (PERM)
CLOMR/LOMR	_		NONE DEVIEWORMENT SECTION
TRAFFIC CIRCULATION LAYOU	T (TCL)	FOUNDATION PERMIT AP	
ENGINEER'S CERT (TCL)		BUILDING PERMIT APPRO	VAL
ENGINEER'S CERT (DRB SITE PL	AN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	*	PAVING PERMIT APPROVA	AL ESC PERMIT APPROVAL
SO-19		WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)		GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE AT	TENDED.	Yes X No Co	py Provided
	<del></del>	<del></del>	py i to vided
DATE SUBMITTED: 5/06/15	By		

- 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