



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 31, 2003

David Gatterman, P.E.
TGC Engineering, Inc.
330 Louisiana Blvd NE
Albuquerque, New Mexico 87108

RE: 618 COAL AVE SW (K-14/D82A)
(618 Coal Ave SW)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 8/5/2002
ENGINEERS CERTIFICATION DATED 7/28/2003

Dear Mr. Gatterman:

Based upon the information provided in your Engineers Certification submittal dated 7/28/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Div.
BLB

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file

618 Coal
Condo's
8-20 8/11/03 → approved
8/11/03
by Jack Bayse
Jack Bayse
said he would like one
of this submittal. I me,
Jim Clark's assist, Marvin,
said that Jack approved
TCL for this project. (8:10am)
Trit2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 30, 2002

David Gatterman, P.E.
TGC Engineering
330 Louisiana Blvd. NE
Albuquerque, NM 87108

**Re: 618 Coal SW - Grading & Drainage Plan, Engineer's stamp dated 8-05-02 (K14/D82A)
Building Permit Approval**

Dear Mr. Gatterman,

Your submittal, dated August 6, 2002 appears to address the comments from Hydrology's letter dated June 21, 2002, and is hereby approved for Building Permit. For the Building Permit, please attach a copy of this approved plan to the construction sets before sign-off by Hydrology.

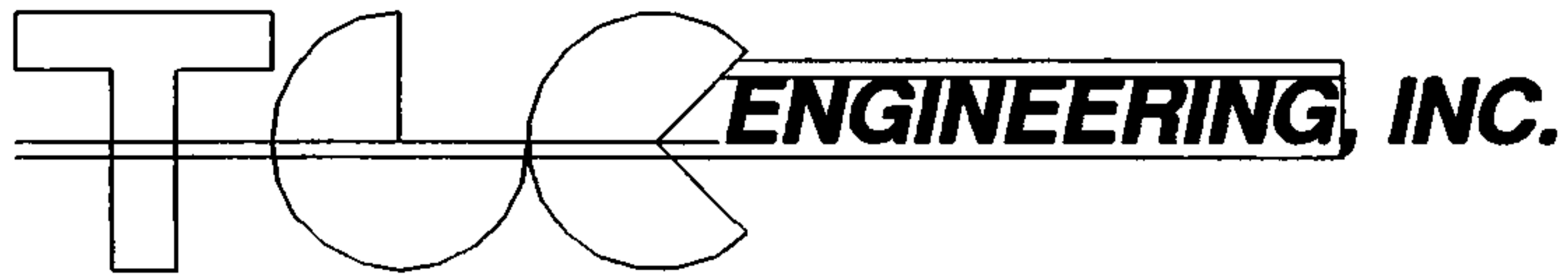
Prior to release of the Certificate of Occupancy, the Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: file



330 Louisiana Blvd., N.E.
Albuquerque, NM 87108
Phone: (505) 266-7256
Fax: (505) 255-2887

August 6, 2002

Mr. Carlos Montoya, PE
Hydrology
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

Dear Carlos,

Per our conversations regarding the proposed grading and drainage plan at 618 Coal SW, Project No. K14-D82A, I am submitting some minor changes to the grading sheet. We have matched the grades that are proposed in the DRC Submittal to improve the alley south of the property. The new grading sheet reflects the change in the grades as well as DRC Project number. As we discussed, final approval of the construction of the alley will need to be in place prior to our client receiving a final C.O.

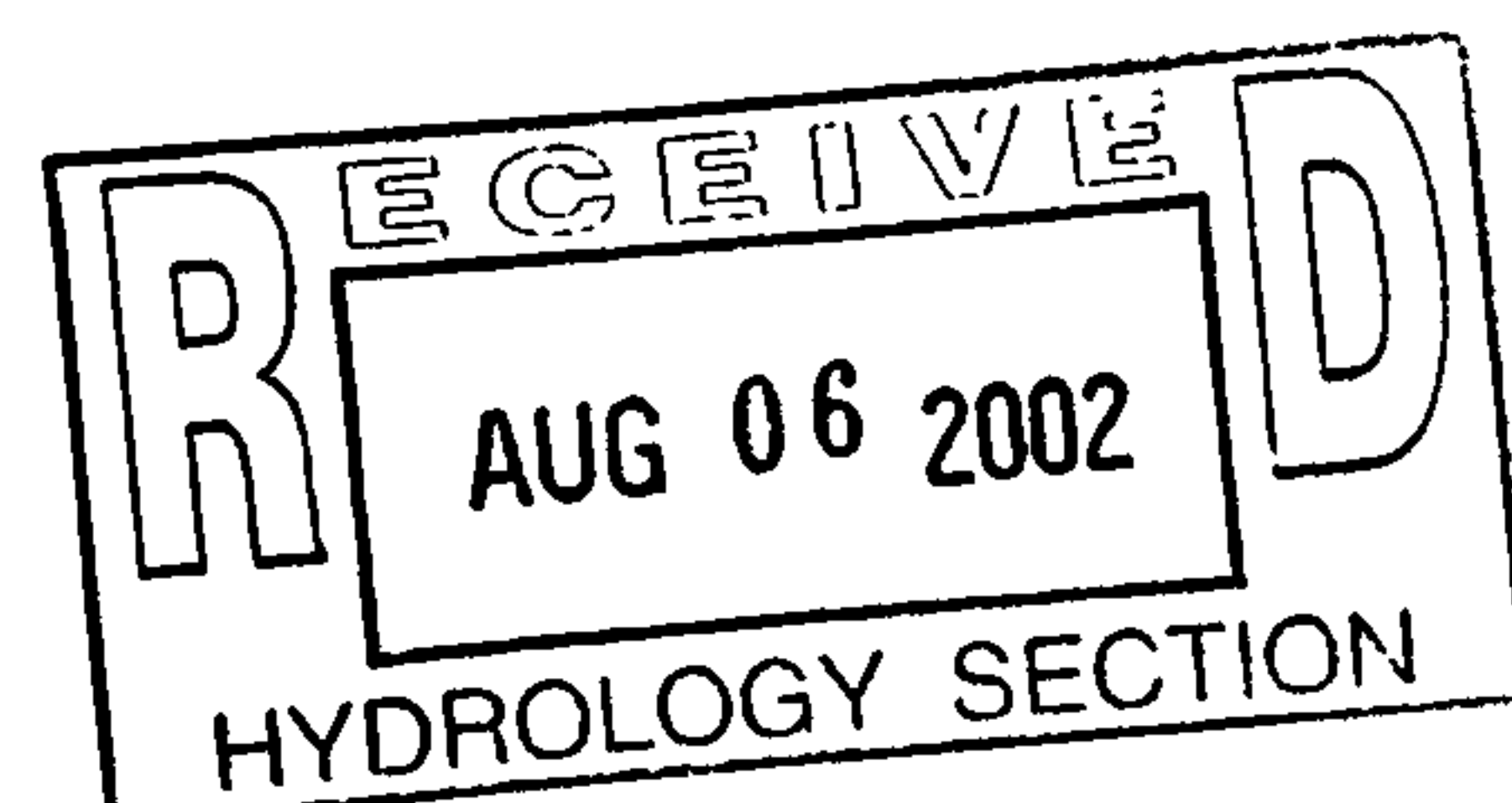
Please feel free to contact either myself or Mr. David Gatterman at 505-266-7256 if you have any questions regarding this submittal. Thank you very much for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, EI
Project Engineer
TGC Engineering, Inc.

Enclosure



IW0,0,2430,2897PE<=17,LA1,4MC1,204IW0,0,2430,2897LA2,4MC1,240PC2,255,255PW0
BP5,1,1,"#1/SP50502engr Model' (1)"INWU0NP256ECQL51P\$9818,8236R090SC;IP0,9818,10

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DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

618 Coal Ave S.W. (Lots 9+10)

PROJECT TITLE: DRAINAGE & GRADING PLAN ZONE MAP/DRG. FILE #: K14-D82A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 9+10, BLOCK X ATLANTIC & PACIFIC ADD.
 CITY ADDRESS: VACANT LAND - COAL AVE SW

ENGINEERING FIRM: TGC ENGINEERING
 ADDRESS: 330 LOUISIANA BLVD
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAVE GATZEMAN
 PHONE: 246-7256
 ZIP CODE: 87108

OWNER: STEVE OSTROWSKI
 ADDRESS: 616 COAL AVE SW
 CITY, STATE: ALBUQUERQUE

CONTACT: _____
 PHONE: 934-2141
 ZIP CODE: 87102

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

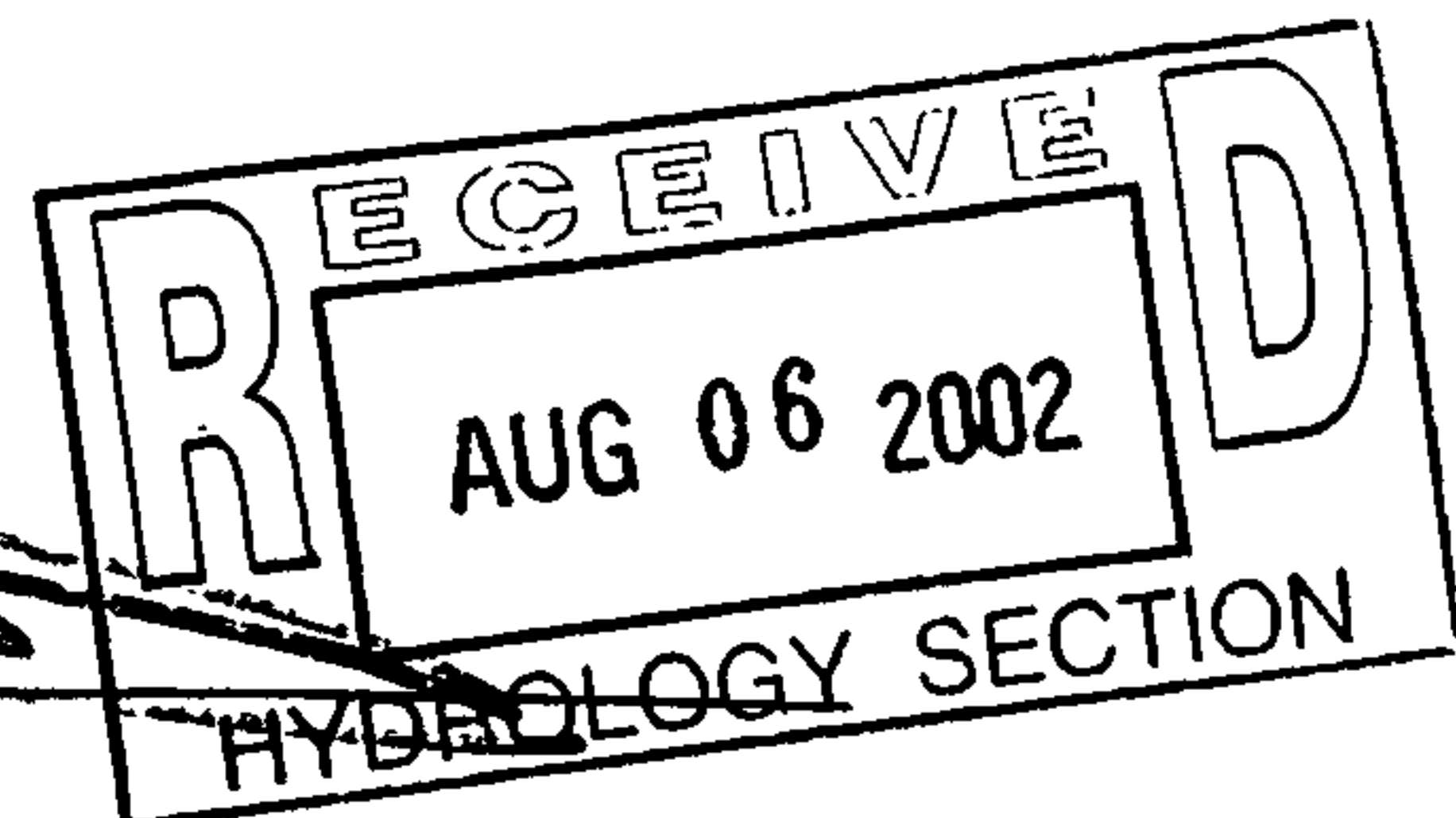
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 8/6/02

BY: _____



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



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June 21, 2002

Dave Gatterman, PE
TGC Engineering
330 Louisiana Blvd. NE
Albuquerque, NM 87108

**RE: 618 Coal Av. SW Grading Plan (K14-D82A)
Engineer's Stamp Dated May 24, 2002**

Dear Mr. Gatterman:

I have reviewed the referenced grading plan received May 29, 2002 and forward the following comments:

- Please indicate if there are any offsite flows.
- Show details of concrete swale, including cross-section and limits.
- How does runoff drain on east side of property?
- The alley may have to be paved from your property to 7th Street. Alley grades need to be submitted to DRC for review and approval.

If you have any questions please call me at 924-3982

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator