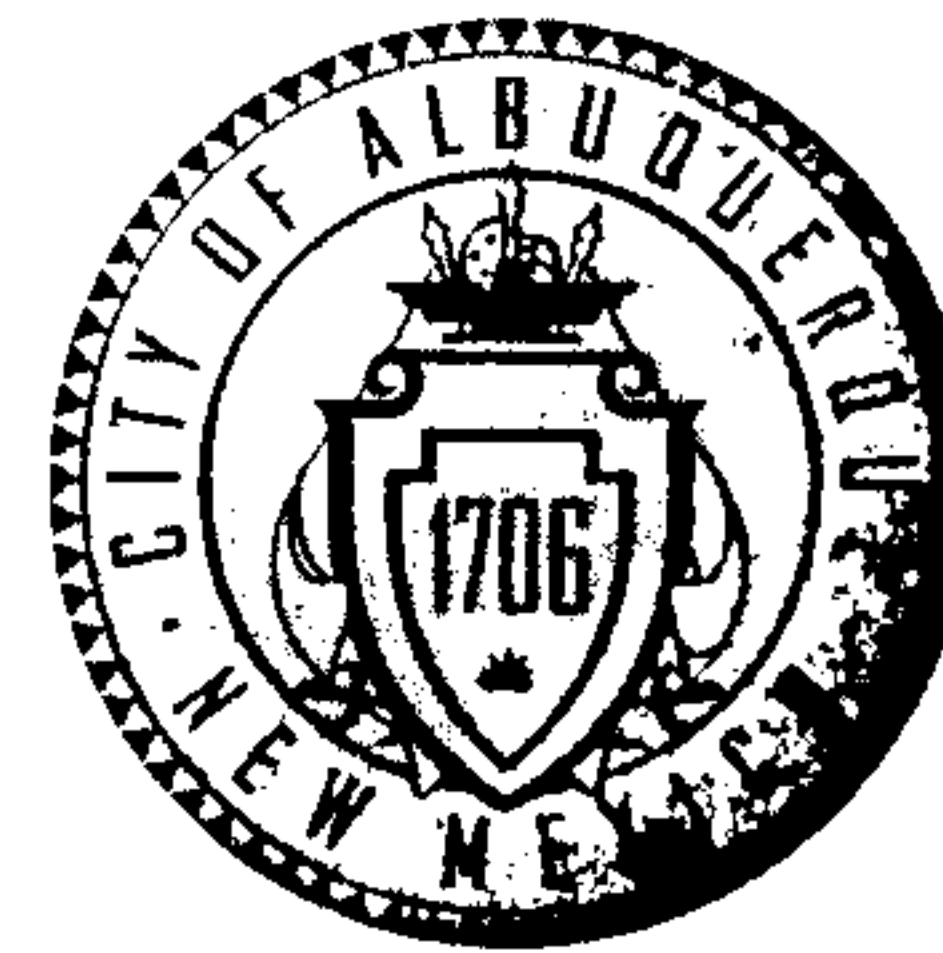


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 23, 2010

Christopher R. Gunning, Registered Architect.
Dekker/Perich/Sabatani
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy
(C.O.) for Accion Regional Headquarters, [H-13 / D023]
2000 Zearing NW
Engineer's Stamp Dated 11/22/10

Dear Mr. Gunning:

Based upon the information provided in your submittal received 11-22-10, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: ACCION REGIONAL HEADQUARTERS ZONE MAP: H13/D023
 DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: PLEASE SEE ATTACHED PLAN
 CITY ADDRESS: 2000 ZERLING AVE. NW

ENGINEERING FIRM: ISAACSON & ARMAN PA. CONTACT: GERARDY DOWNEY
 ADDRESS: 128 MONROE ST. NE PHONE: 268-8828
 CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87108

OWNER: ACCION CONTACT: LYNN TROJAHN
 ADDRESS: 20 FIRST PLAZA NW, SUITE 417 PHONE: 243-8844
 CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87102

ARCHITECT: DEKKER/PERKH/SABATINI CONTACT: KEVIN KOFCHER
 ADDRESS: 7601 JEFFERSON NE, SUITE 100 PHONE: 761-9700
 CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87109

SURVEYOR: FORSTBAUER SURVEYING LLC CONTACT: THELISE FORSTBAUER
 ADDRESS: 4116 LOMAS BLVD. NE PHONE: 268-2112
 CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87110

CONTRACTOR: RICHARDSON & RICHARDSON CONTACT: BOB PETERSON
 ADDRESS: 4100 MENA NE PHONE: 881-2268
 CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87176

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:

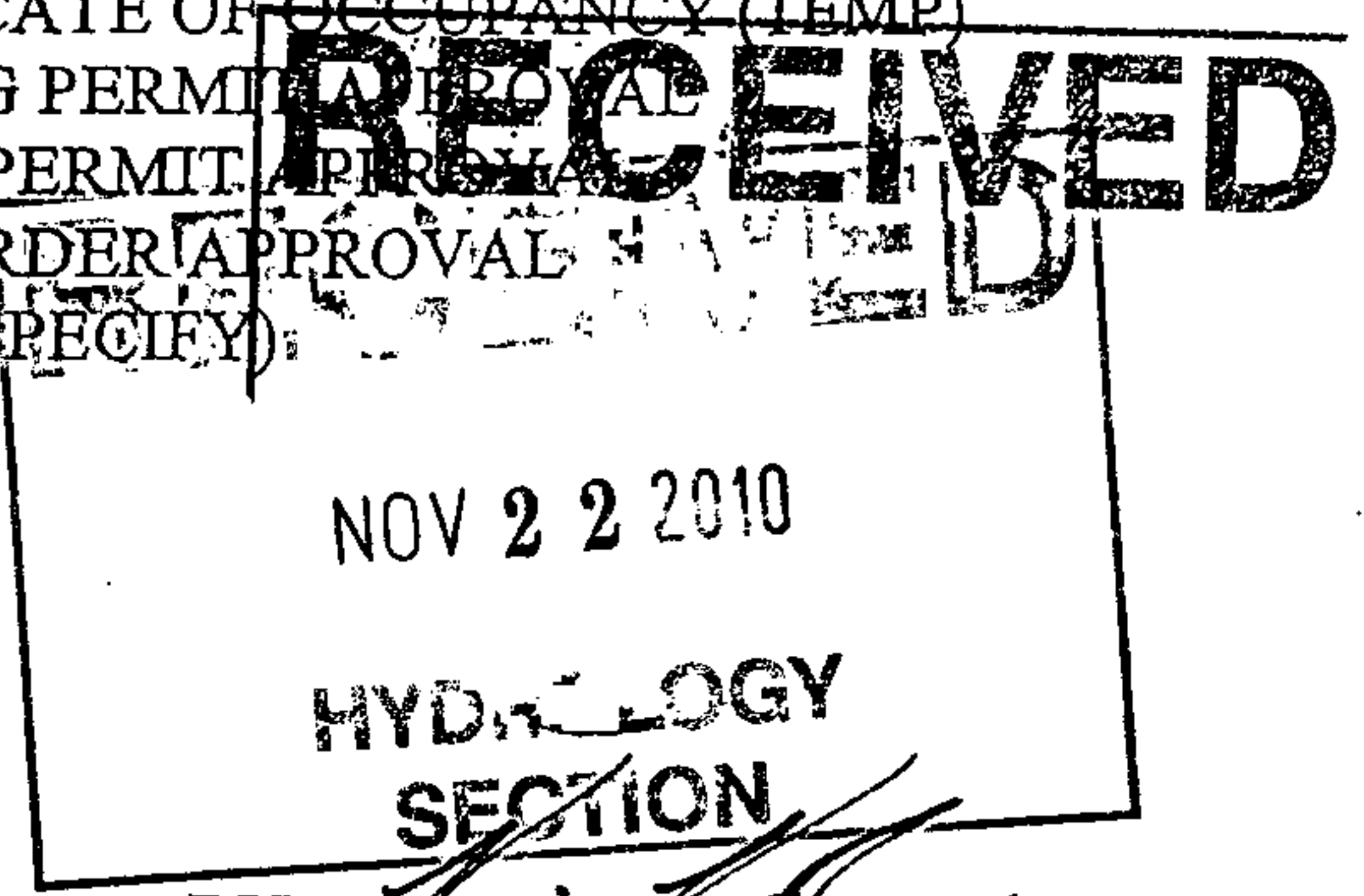
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE 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: NOVEMBER 22, 2010

BY: KEVIN KOFCHER



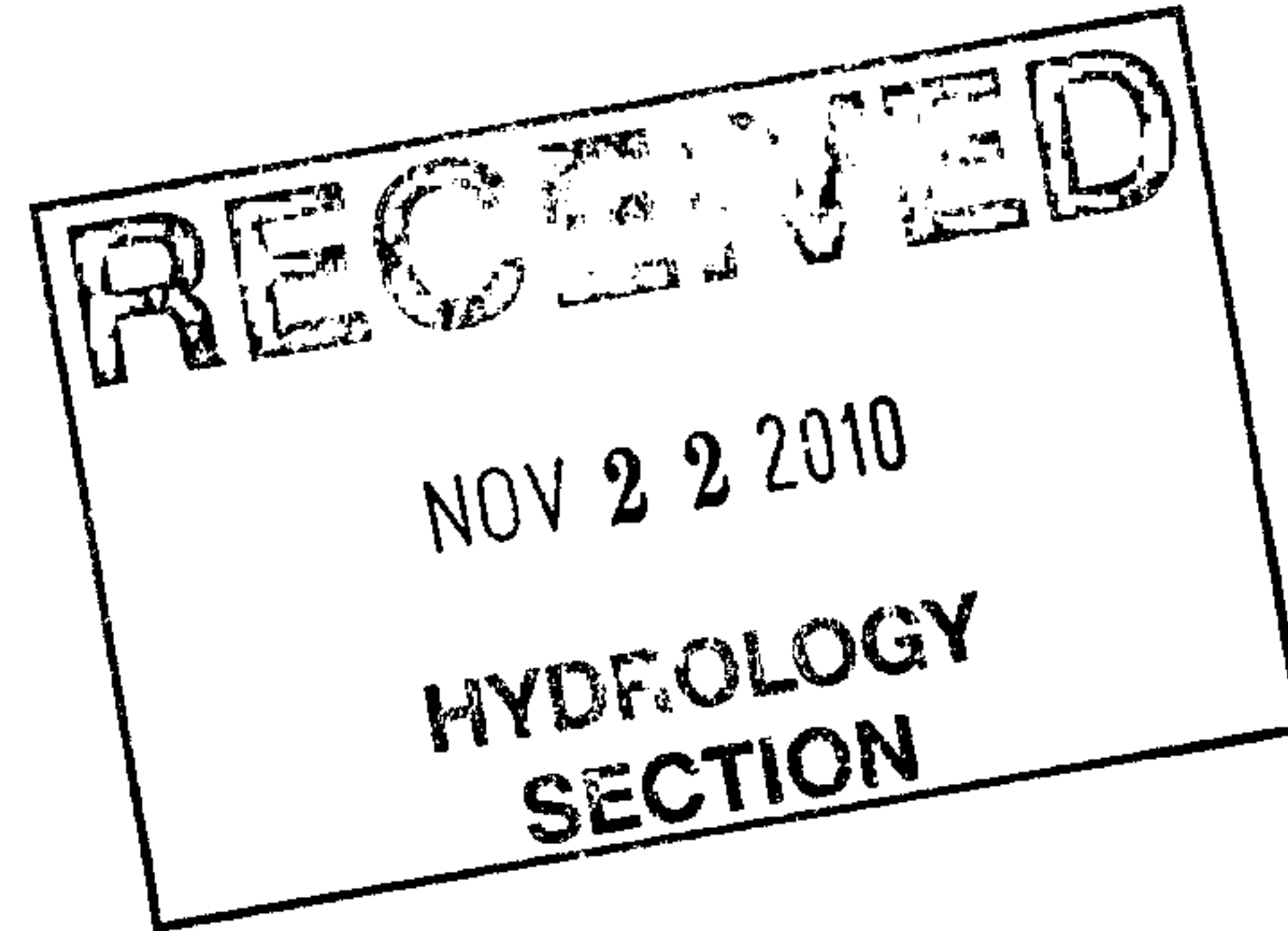
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based 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.

November 22, 2010

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Transportation Final C.O.
Accion Regional Headquarters
2000 Zearing Ave. NW
Total Acreage – 1.25
Zone – S-MI**



To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved October 1, 2009 Traffic Circulation Layout Plan, with the exception of the items listed below that were either added in order for this building to obtain LEED Gold certification or changed in the field during construction.

Dekker/Perich/Sabatini visited the project site on November 22, 2010 to verify what has been constructed in accordance with the attached site plan.

The following item differs from the original plan. The design intent is still the same as what was approved on the TCL Plan dated October 1, 2009:

1. A steel parking trellis was added over the central parking island. A photovoltaic system was also added to the project and is mounted to the top of the trellis. This system was separately permitted through the City of Albuquerque.
2. There is a jog in the sidewalk adjacent to Zearing Avenue so that it can avoid the existing utility pole and support cable on the north side of the building.
3. The accessible ramp at Zearing Avenue and 19th Street was redesigned because it did not meet city standard detail #2441 as noted on the site plan.

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Kevin Kofchur at 761-9700, thank you.

Very truly yours,
Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning/AIA, LEED AP
Principal
Cc: File



Salgado-Fernandez, Nilo E.

From: Salgado-Fernandez, Nilo E.
Sent: Monday, September 20, 2010 10:04 AM
To: 'Kevin Kofchur'
Cc: 'bpeterson@richardsonrichardson.com'
Subject: RE: Accion pictures 19th and Zearing

Mr. Bob Peterson, you'll need to contact your designer (Christopher Gunning/Kevin Kofchur) for the issues stated on the letter dated September 2, 2010. Mr. Gunning will need to address these issues. The ramps don't meet COA STA DWg 2441 not 2431, thank you.
Nilo Salgado-Fernandez

From: Kevin Kofchur [mailto:KevinK@dpsdesign.org]
Sent: Monday, September 20, 2010 9:14 AM
To: Salgado-Fernandez, Nilo E.
Subject: FW: Accion pictures 19th and Zearing

Nilo,
Please see the attached pictures of the accessible ramp in question for the Accion regional headquarters. I would like to discuss with you possible solutions to fix the ramp so that it meets the requirements of city detail 2431. I have attached an enlargement of the ramp to show that our drawings had it originally designed to miss the utility pole (keyed note #24). This was missed in the site visit to verify that the constructed conditions were in compliance with the original design shown on the drawings. Please review the attached information and call me when you have a chance to discuss.
Thank you for your time - Kevin Kofchur

From: Bob Peterson [mailto:bpeterson@richardsonrichardson.com]
Sent: Thursday, September 09, 2010 7:46 AM
To: Kevin Kofchur
Subject: Accion pictures 19th and Zearing

Bob Peterson
Richardson & Richardson
Project Manager
505-881-2268 ext. 224
bpeterson@richardsonrichardson.com

"Go Redwings"

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 2, 2010

Christopher R. Gunning, Registered Architect.
Dekker/Perich/Sabatani
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy
(C.O.) for Accion Regional Headquarters, [H-13 / D023]
2000 Zearing NW
Engineer's Stamp Dated 09/01/10

Dear Mr. Gunning:

Based upon the information provided in your submittal received 09-02-10, Transportation Development has downgraded your request from a Permanent to a **120-day Temporary Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **120-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy: Wheel Ramp at the corner of Zearing and 19th doesn't comply with ADA or City of Albuquerque Standards (will need to be corrected to comply); the sidewalk obstruction doesn't follow COA STD DWG 2431 design (you'll need to redline and show As-builts of the current design on the Site Plan . Once these issues have been addressed you'll need to re-submit the total package for Permanent C.O.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Milo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: ACCION REGIONAL HEADQUARTERS ZONE MAP: H13 / D023
DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: PLEASE SEE ATTACHED PLAN
CITY ADDRESS: 2000 ZEARING AVE. NW

ENGINEERING FIRM: ISAACSON & ARFMAN P.A. CONTACT: CORINNE DOWNEY
ADDRESS: 1218 MONROE ST. NE PHONE: 268-8828
CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87108

OWNER: ACCION CONTACT: LYNN TROJAHN
ADDRESS: 20 FIRST PLAZA NW, SUITE 417 PHONE: 243-8844
CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87102

ARCHITECT: DEKKER / PERKIN / SABATINI CONTACT: KEVIN KOPCHUR
ADDRESS: 7601 JEFFERSON AVE, SUITE 100 PHONE: 761-9700
CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87109

SURVEYOR: FORSTBAUER SURVEYING LLC CONTACT: THERESA FORSTBAUER
ADDRESS: 4116 LOMAS BLVD. NE PHONE: 268-2112
CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87110

CONTRACTOR: PETERSON & RICHARDSON CONTACT: BOB PETERSON
ADDRESS: 4100 MENA AVE PHONE: 881-2268
CITY, STATE: ALBU. NEW MEXICO ZIP CODE: 87176

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 (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

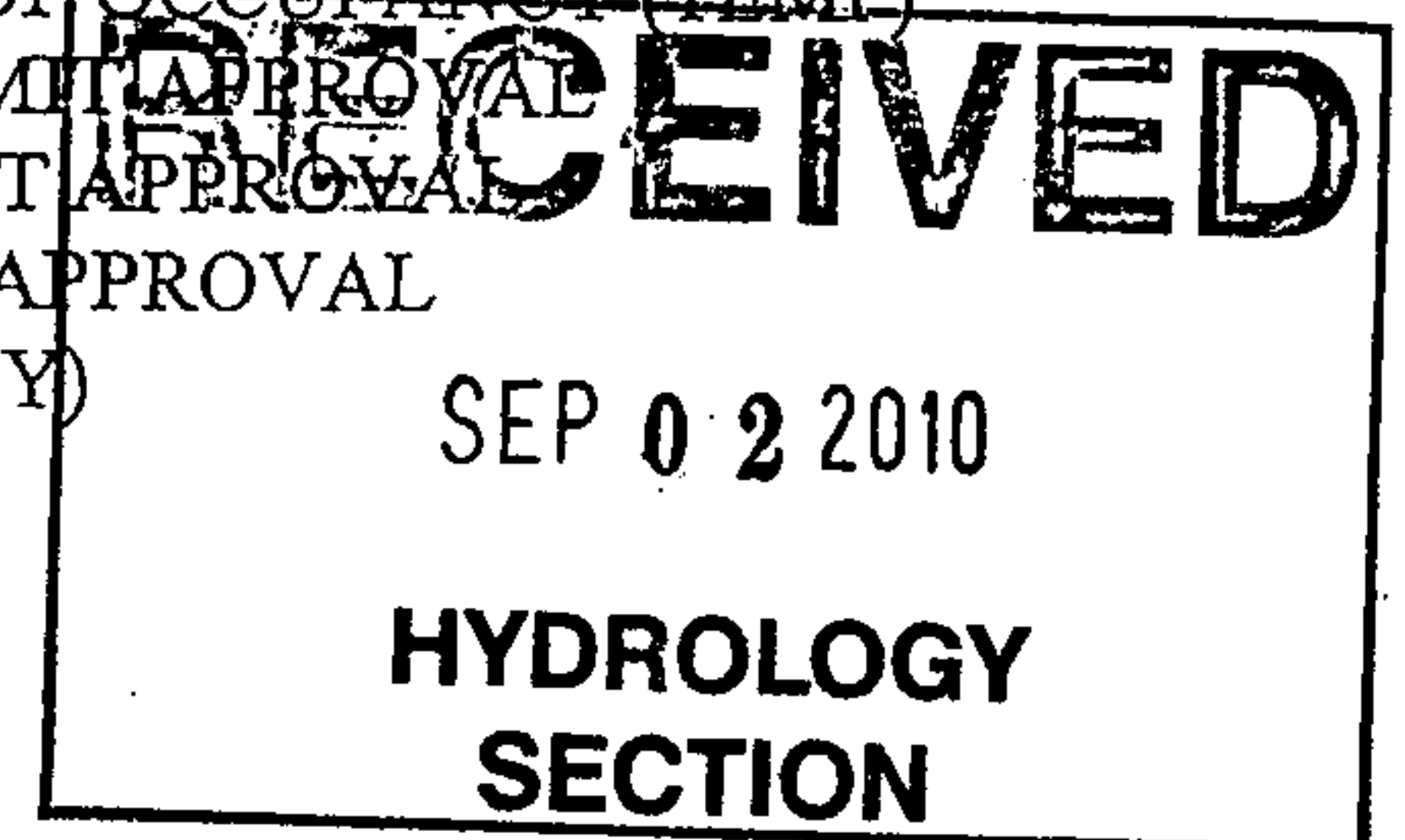
DATE SUBMITTED: SEPTEMBER 2, 2010

BY: _____

KEVIN KOPCHUR

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.



September 1, 2010

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Transportation Final C.O.
Accion Regional Headquarters
2000 Zearing Ave. NW
Total Acreage – 1.25
Zone – S-MI**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved October 1, 2009 Traffic Circulation Layout Plan, with the exception of the item listed below that was added in order for this building to obtain LEED Gold certification.

Dekker/Perich/Sabatini visited the project site on September 1, 2010 to verify what has been constructed in accordance with the attached site plan.

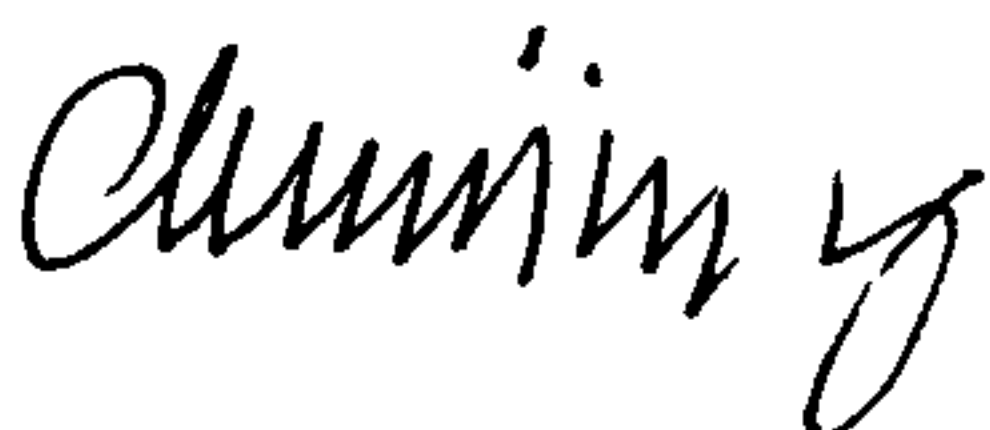
The following item differs from the original plan. The design intent is still the same as what was approved on the TCL Plan dated October 1, 2009:

1. A steel parking trellis was added over the central parking island. A photovoltaic system was also added to the project and is mounted to the top of the trellis. This system was separately permitted through the City of Albuquerque.

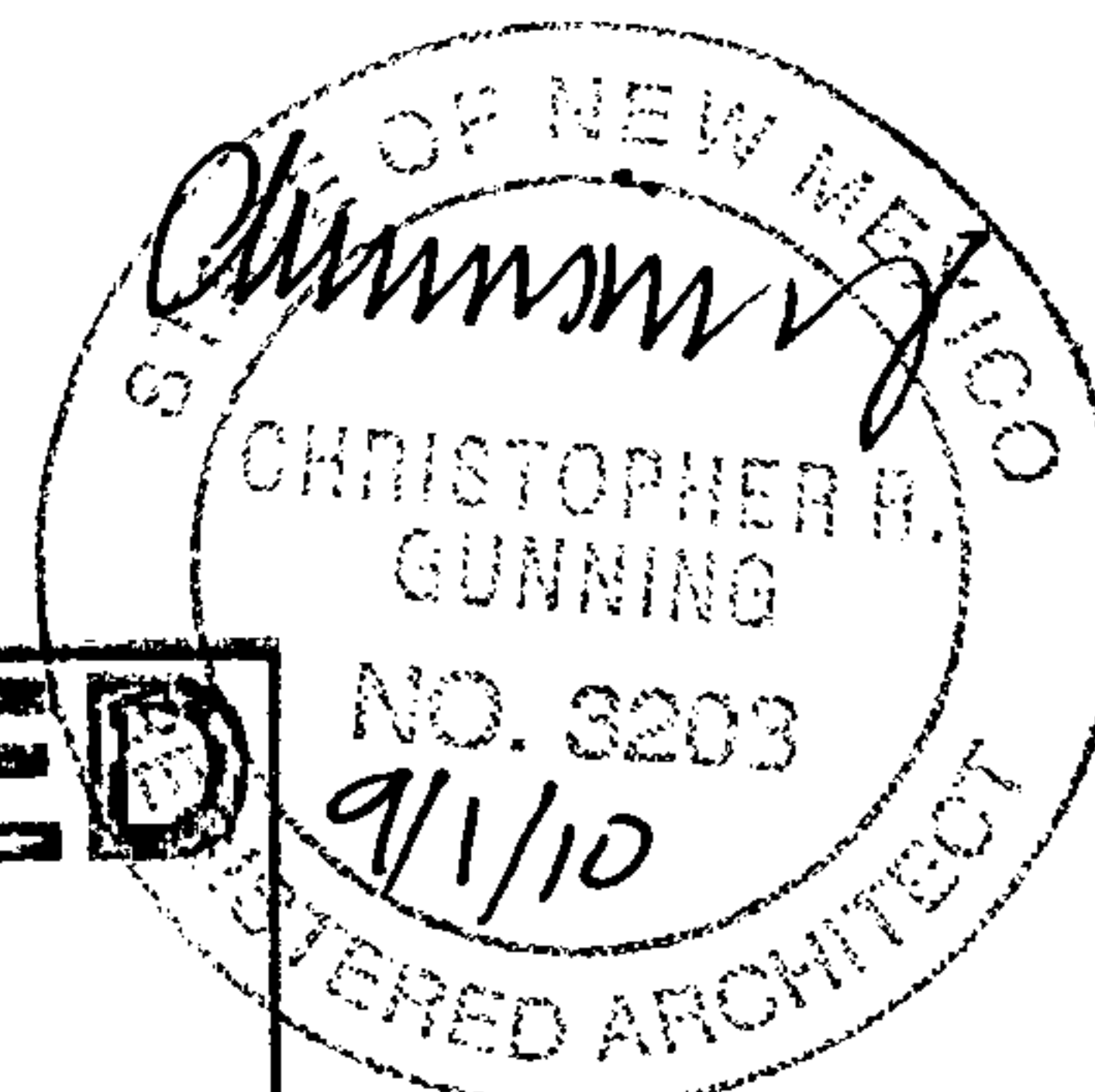
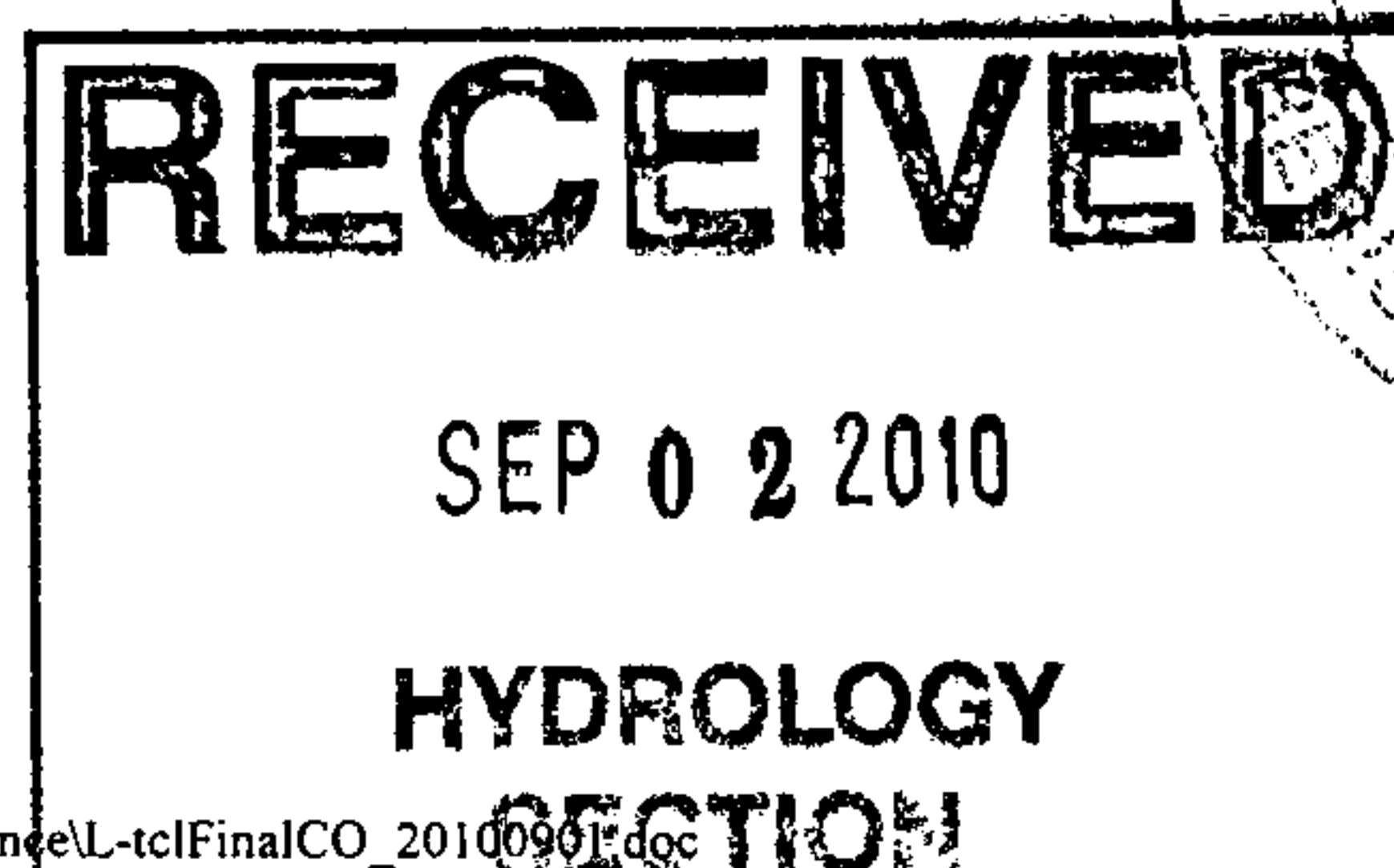
This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Kevin Kofchur at 761-9700, thank you.

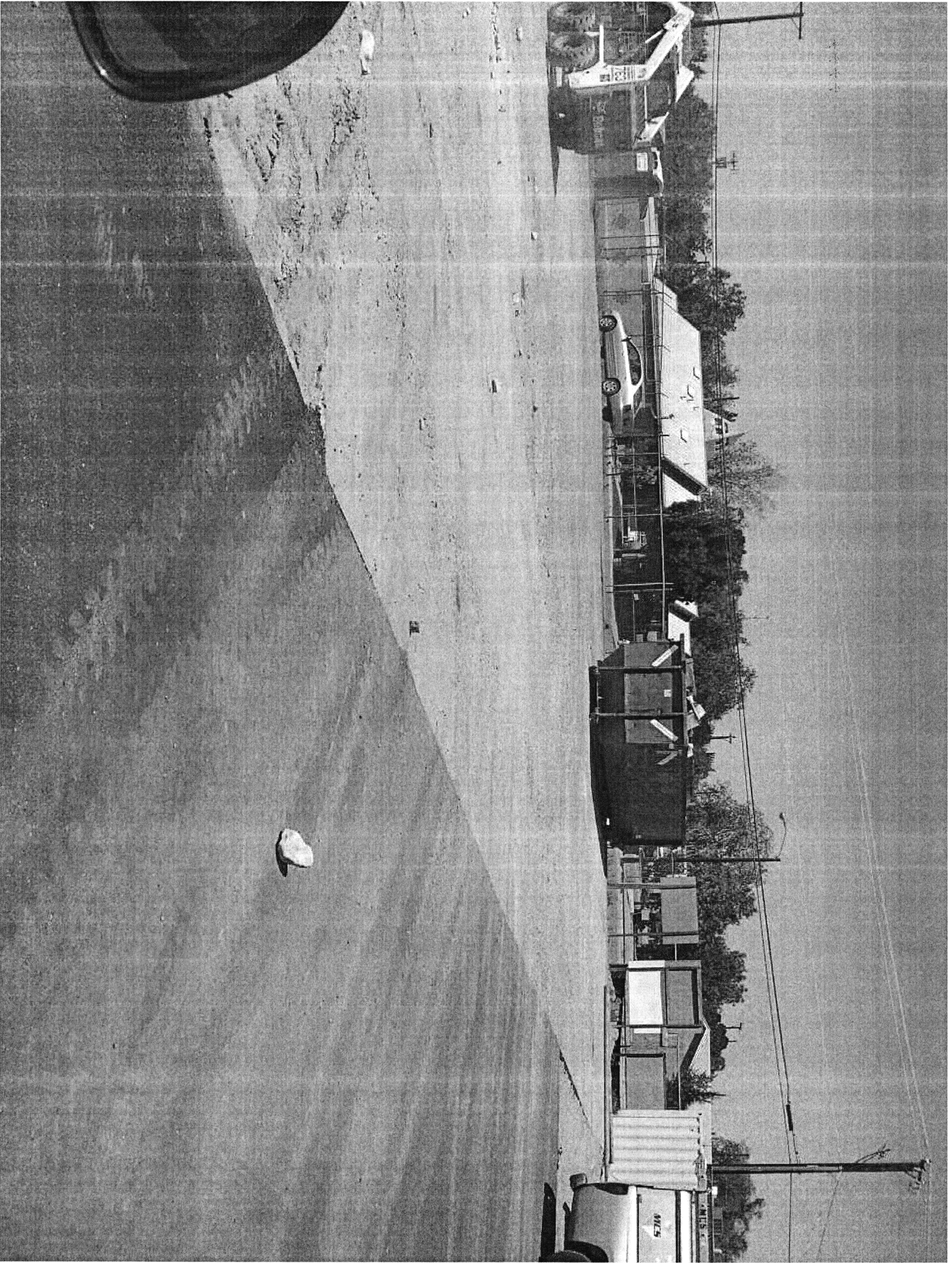
Very truly yours,
Dekker/Perich/Sabatini Ltd.

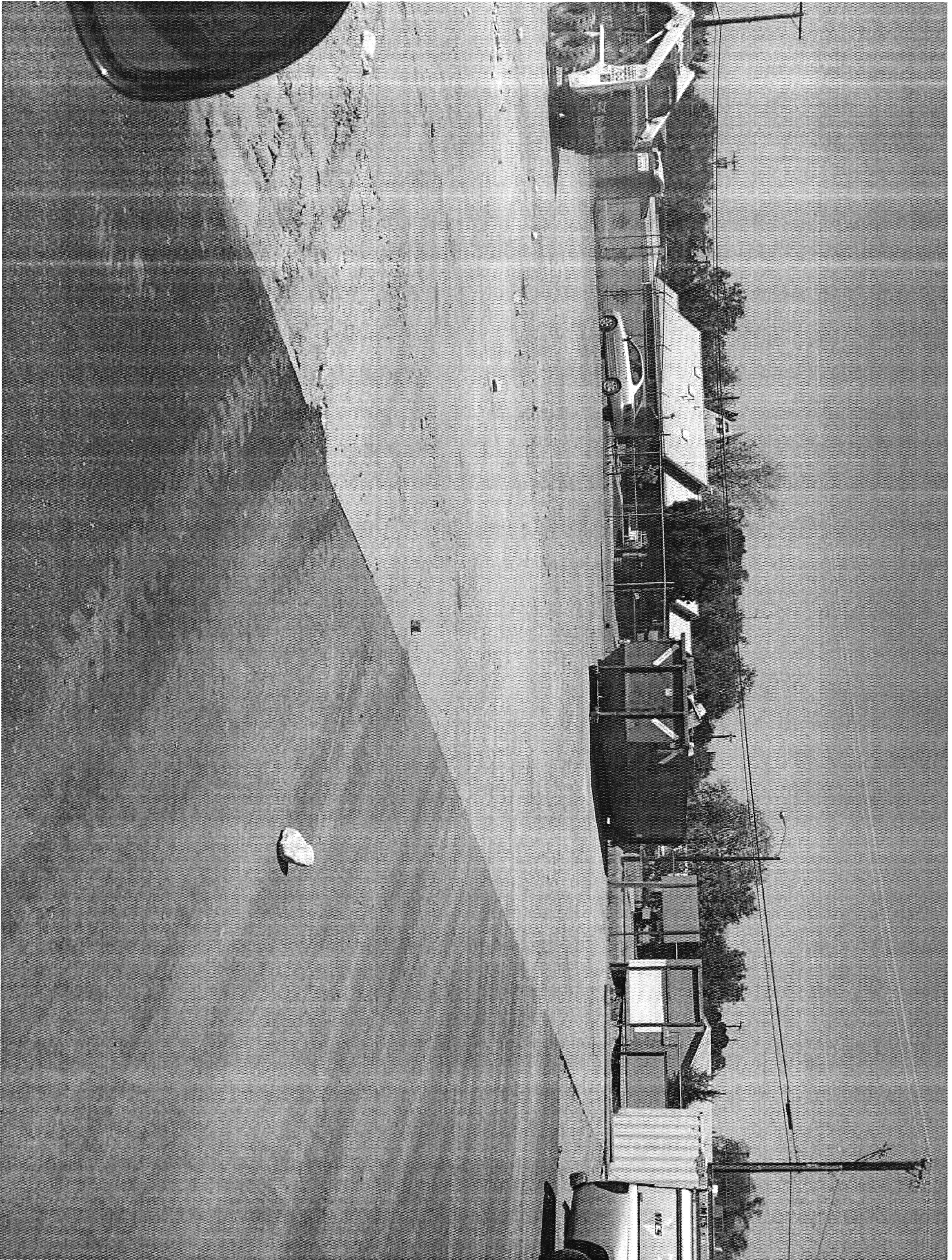


Christopher R. Gunning AIA, LEED AP
Principal
Cc: File



7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org





Metro, Kristal D.

From: Metro, Kristal D.
Sent: Wednesday, September 02, 2009 11:21 AM
To: 'ForstSurv@aol.com'
Subject: RE: DRB Project # 1007796 (H13-D023)

Terese,

The issue of the additional sidewalk easement did not come up at DRB because the existing sidewalk is located within public right of way / sidewalk easement. The proposed sidewalk for the Accion NM Regional Headquarters will require an additional sidewalk easement. I have reviewed your attached drawing and agree with the proposed layout of the sidewalk easement. Once the plat has been recorded, please provide a copy for my files.

Thank you,
Kristal Metro, City of Albuquerque Transportation Development

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Monday, August 31, 2009 11:11 AM
To: Metro, Kristal D.
Subject: DRB Project # 1007796

Kristal,

I am attaching a pdf with a proposed sidewalk easement (within Tract 2 and the adjacent drainage easement) added. A sidewalk easement was not a Transportation requirement at the August 26 DRB hearing but was requested by you in a letter to the architect, Christopher Gunning, Dekker Perich Sabatini, in a letter dated August 17, 2009 (Re: Accion New Mexico Regional Headquarters, 2000 Zearing Avenue NW, Traffic Circulation Layout).

You did sign the mylar at the hearing but I will ask for your initial / date when I bring the plat in for final signatures. Prior to coming in I will obtain initial /date of the owner to show their approval of the additional easement. The plat was delegated to Engineering and Planning. Engineering has now dropped objection to the replat and is willing to sign the replat as presented. Planning had no objections to the plat but could not sign before AMAFCA signature. We are making no changes to the lot lines and all easements -- drainage, access and refuse enclosure -- will remain.

Please review the attached and let me know if this meets with your approval.

Terese Forstbauer

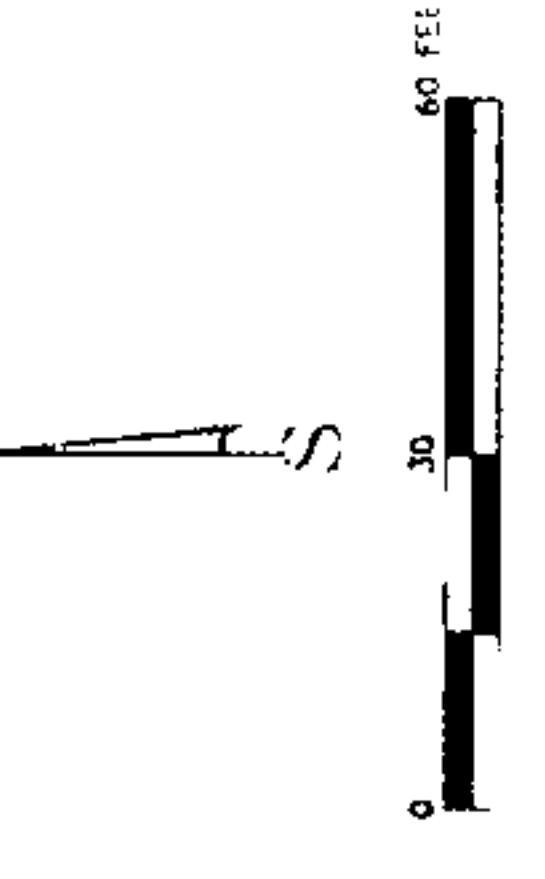
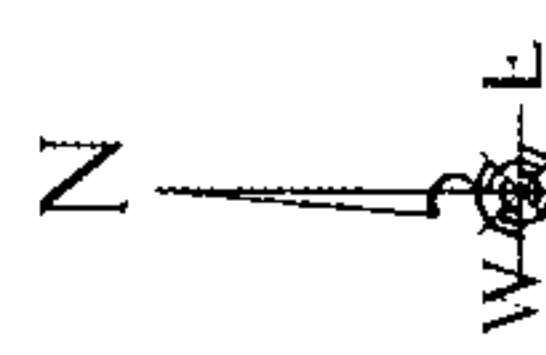
Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

Tracts 1 & 2
Lands of Accion New Mexico

being a replat of

Tract 2, Lands of McClain and
Tract A-3, Lands of William Andrew McCord
Projected Section 18, T.10N., R.3E., N.M.P.M.
Town of Albuquerque
City of Albuquerque
Bernalillo County, New Mexico
August 2009

Albuquerque Central Survey Monument "6-H13" Geographic Position
(NAD 83)
N.M. State Plane Coordinates (Central Zone)
Northing = 1,495,058.484
Easting = 1,514,348.572
Ground-to-Grid Factor = 0.995684701
delta north = -0.0043276"
NAVD 1988 Elevation = 4963.168



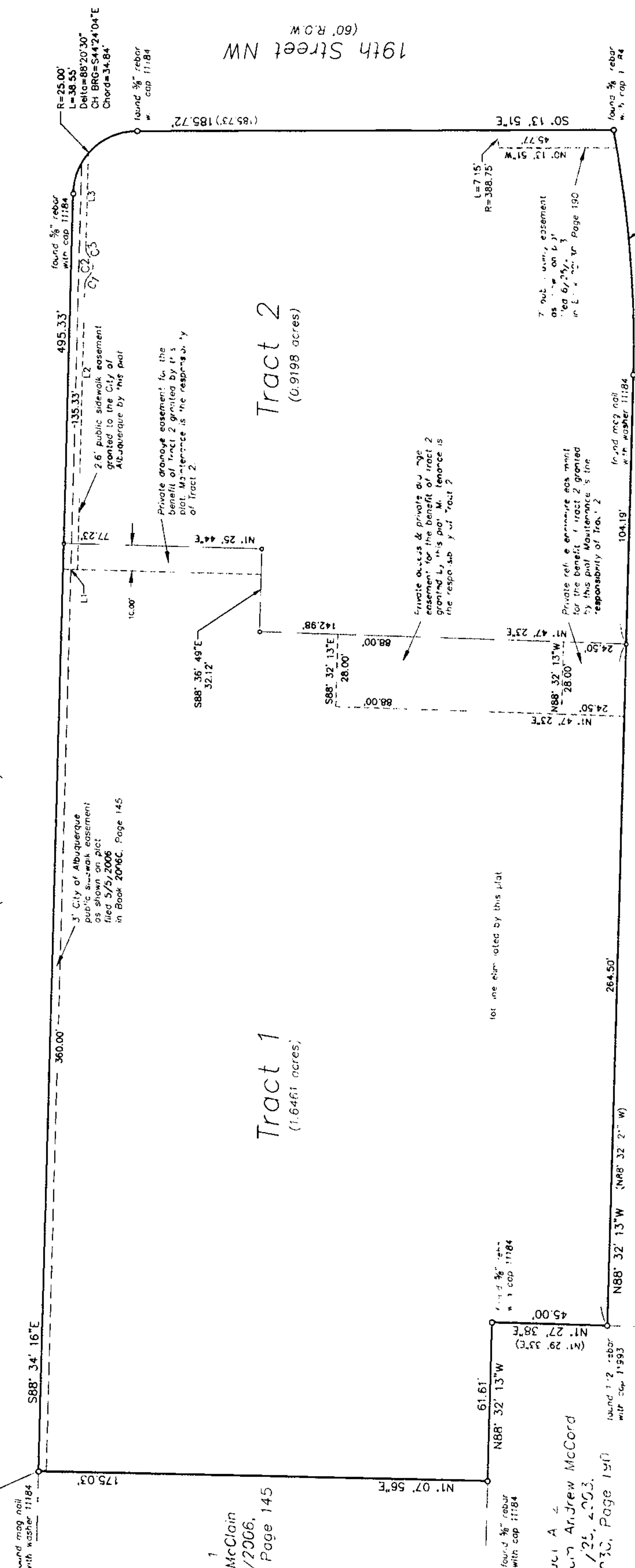
20th Street NW

19th Street NW

Zearing Avenue NW
(R.O.W width varies)

21st Street NW

18th Street NW

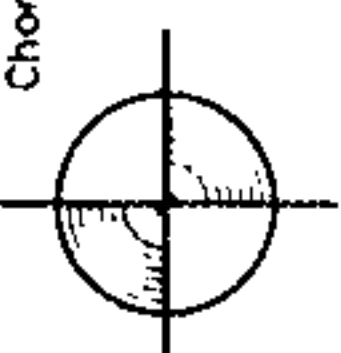


UNDIVIDED
Tract 340A-1C
M.R.G.C.D. Property Map No 35

Line Table			
Line No	Length	Bearing	Remarks
1	5.61	N 1° 27' 35" E	As shown on plat
2	50.72	N 88° 32' 13" W	As shown on plat

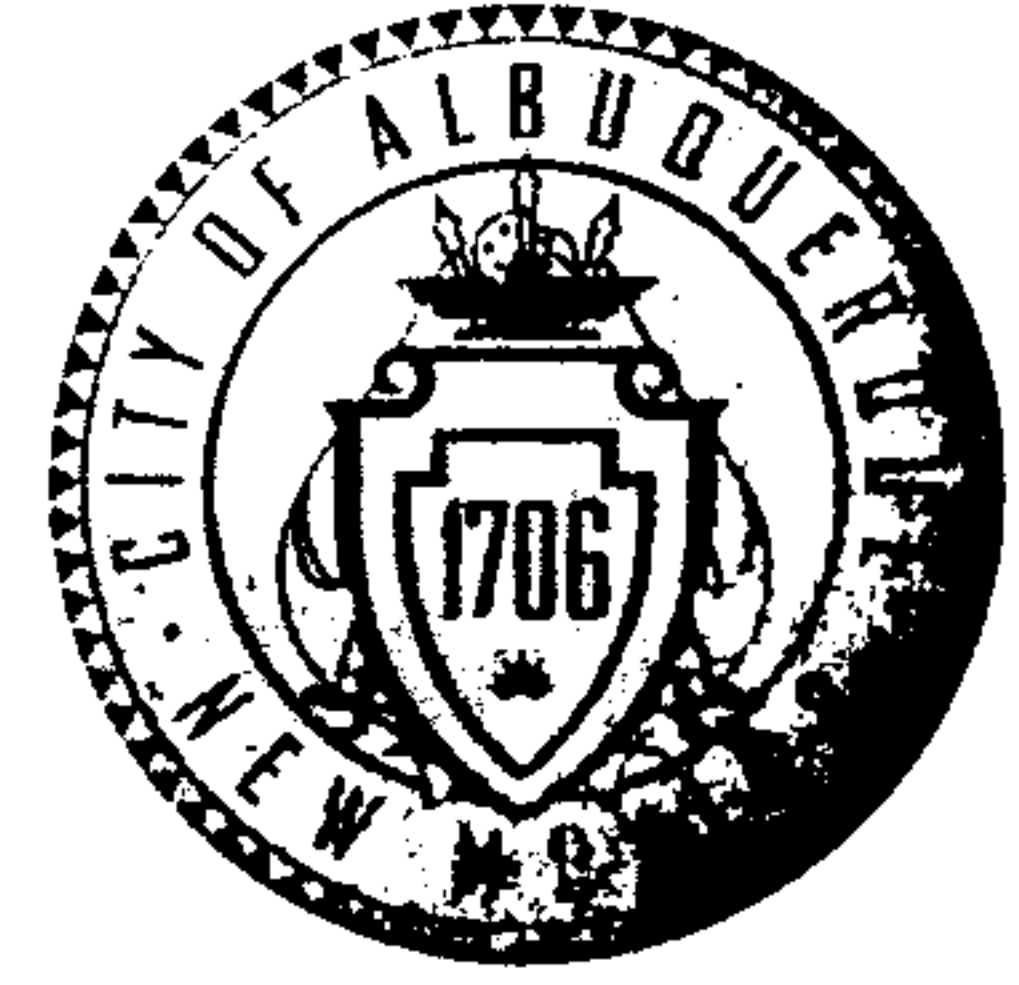
Curve Table			
Curve No	Length	Bearing	Remarks
1	3.1	N 88° 32' 13" W	As shown on plat
2	9.30	N 88° 32' 13" W	As shown on plat
3	3.1	N 88° 32' 13" W	As shown on plat

R=433.75'
L=95.27' (95.26')
Delta=123.507° (123.502°)
CH BRG=S85°10'3"W (S85°10'08"W)
Chord=95.08' (95.07')



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard N.E.
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

CITY OF ALBUQUERQUE



October 1, 2009

Christopher Gunning, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Accion New Mexico Regional Headquarters, 2000 Zearing Ave NW,
Traffic Circulation Layout
Architect's Stamp dated 09-24-09 (H13-D023)

Dear Mr. Gunning,

The TCL submittal received 09-25-09 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: ALLION REGIONAL HEADQUARTERS ZONE MAP: H-13/D023
DRB#: N/A EPC#: N/A WORK ORDER#: 0

LEGAL DESCRIPTION: PLEASE SEE SITE PLAN
CITY ADDRESS: 2000 ZEARING AVE. NW

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE
ADDRESS: 128 MONROE ST. NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87103

OWNER: ALLION CONTACT: LYNN TROJAHN
ADDRESS: 20 FIRST PLAZA NW SUITE 417 PHONE: 243-8844
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87107

ARCHITECT: DEKKER/PERKH/SABATINI CONTACT: KEVIN KOECHER
ADDRESS: 7601 JEFFERSON NE SUITE 100 PHONE: 761-9700
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: FORSTBAUER SURVEYING LLC CONTACT: TERESE FORSTBAUER
ADDRESS: 4116 LOMAS BLVD. NE PHONE: 268-2112
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

CONTRACTOR: RICHARDSON & RICHARDSON CONTACT: BOB PETERSON
ADDRESS: P.O. BOX 36627 PHONE: 881-2268
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87176

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 (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

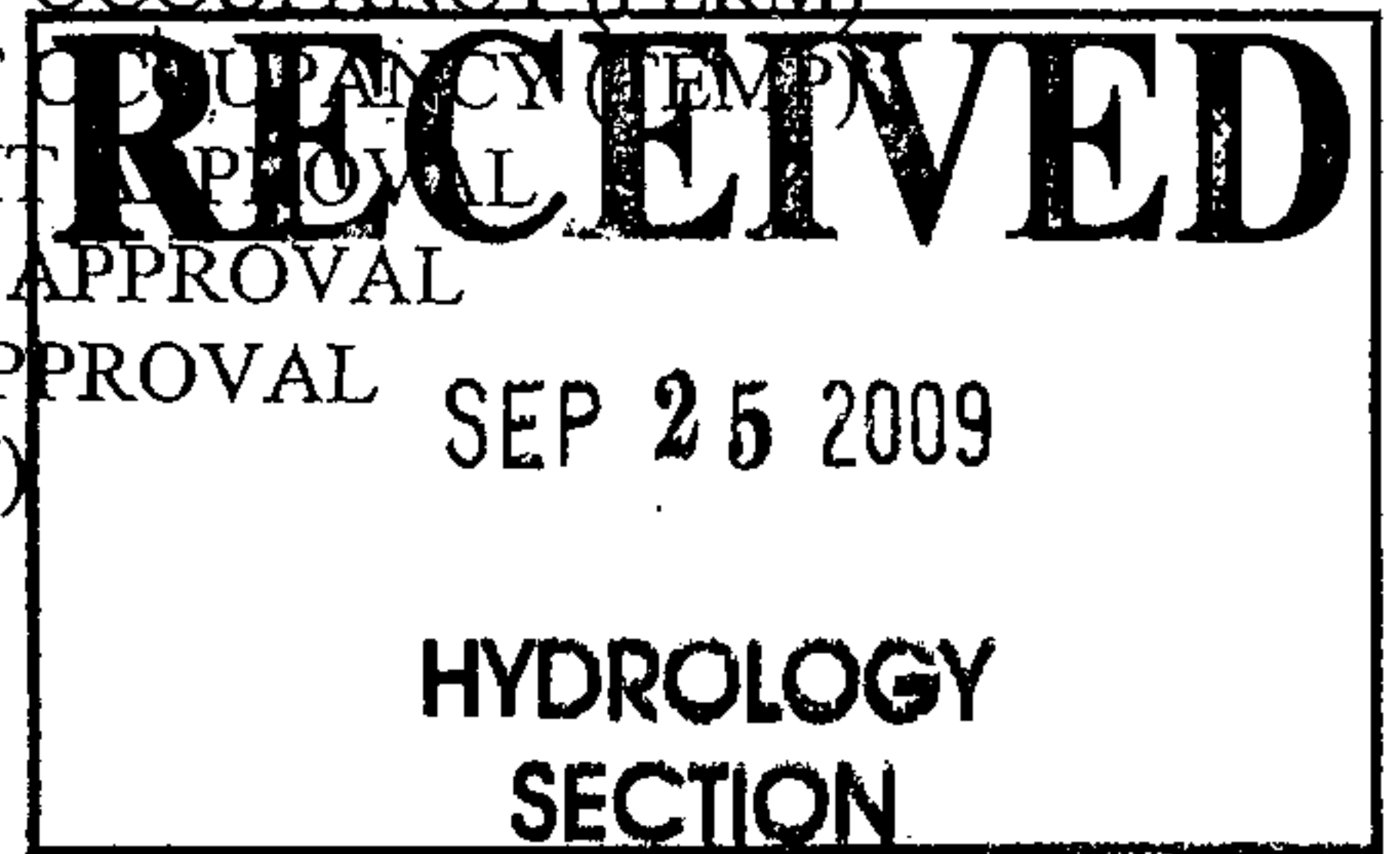
☒ YES
☐ NO

PROVIDED IN COPY PROVIDED
PREVIOUS SUBMITTAL

DATE SUBMITTED: SEPT. 25, 2009 BY: K. K.

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.



Rudy, take pictures of our compliant area
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: ACCION NM ZONE MAP/DRG. FILE H-13 - D 23
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Easterly portion of TRACT 2 LANDS OF McCLAIN
CITY ADDRESS: ZEARING AVE NE

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Genny Donart
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: ACCION NM CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: DPS Architects CONTACT: Chris Gunning
ADDRESS: 7601 Jefferson. NE PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYING FIRM: Albuquerque Surveying Co., Inc. LICENSED SURVEYOR: Vladimir Jirik
ADDRESS: _____ PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: _____

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
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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 (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) S.O. # 19

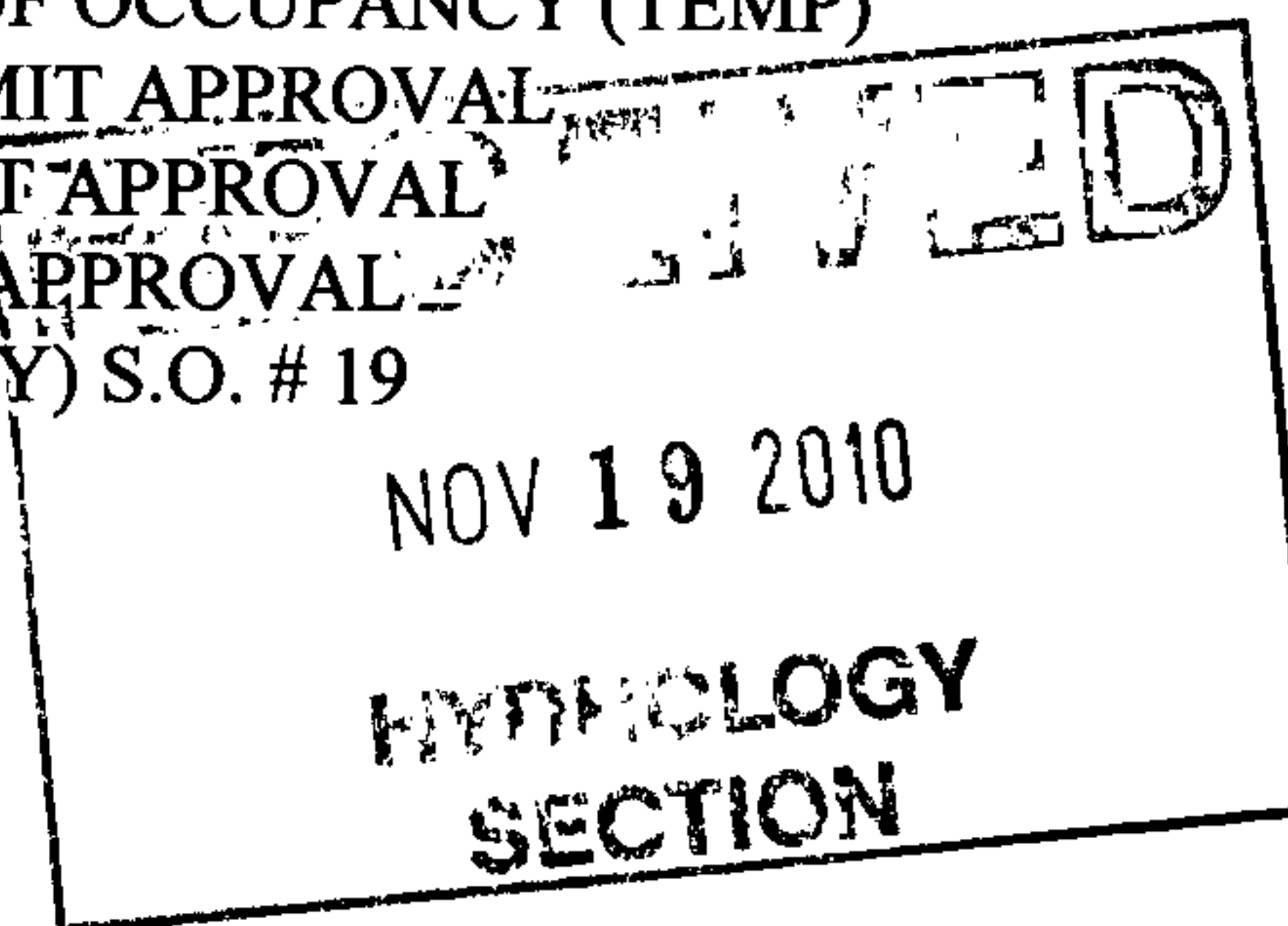
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: ISAACSON & ARFMAN: Genny Donart DATE: November 18, 2010

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



November 22, 2010

Genny Donart, P.E.
Isaacson & Arfman, PA
128 Monroe NE
Albuquerque, NM 87108

Re: Acxcion NM Zearing Ave.
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 7/28/09 (H-13/D023)
Certification dated: 11/18/10

Dear Ms. Donart

Based upon the information provided in the Certification received 11-19-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3977.

Albuquerque

Sincerely,

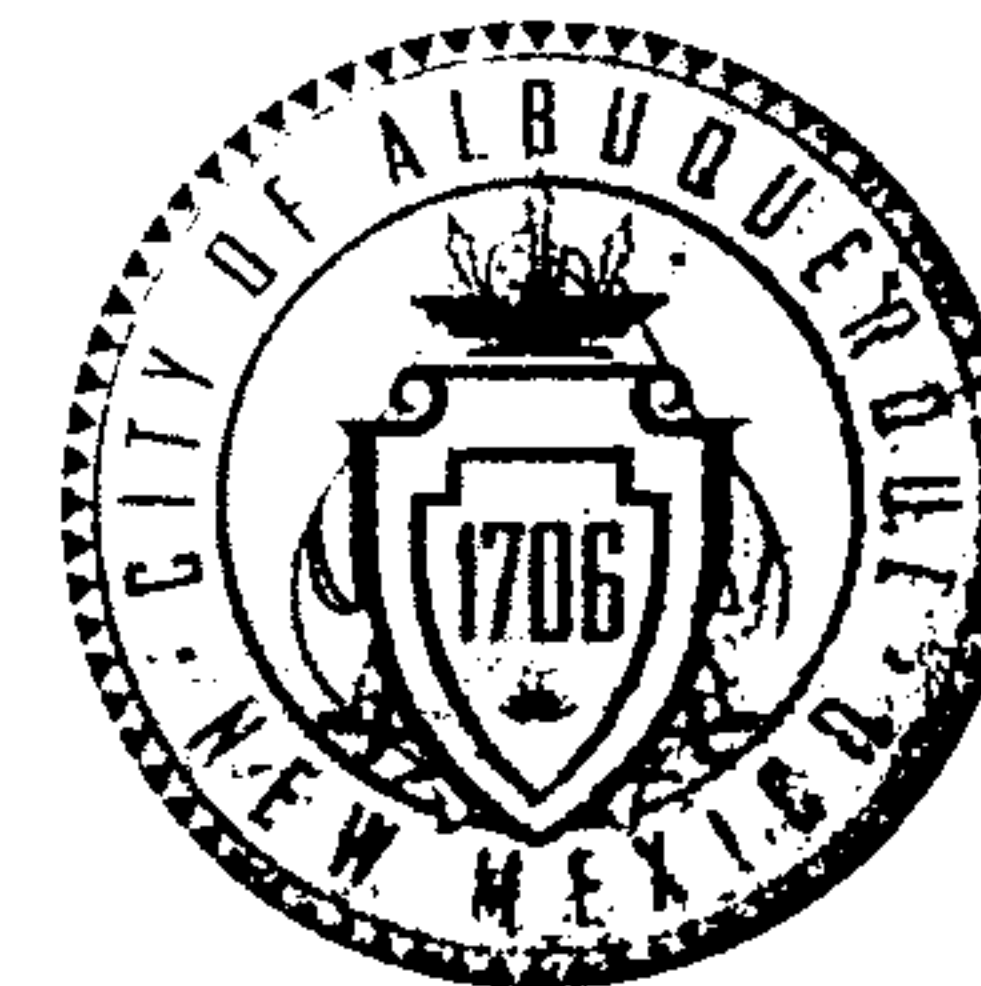
NM 87103

Rudy E. Rael,
Plan Checker—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

CITY OF ALBUQUERQUE



August 4, 2009

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

Re: ACCION NM Grading and Drainage Plan
Engineer's Stamp date 7-28-09 (H13/D023)

Dear Mr. McGee,

Based upon the information provided in your submittal received 7-30-09, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

Albuquerque

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

NM 87103

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: ACCION NM ZONE MAP/DRG. FILE H-13 - D 23
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Easterly portion of TRACT 2 LANDS OF McCLAIN
CITY ADDRESS: ZEARING AVE NE

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Scott M. McGee
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: ACCION NM CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: DPS Architects CONTACT: Chris Gunning
ADDRESS: 7601 Jefferson. NE PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYING FIRM: H M C G LICENSED SURVEYOR: Chuck Cala
ADDRESS: _____ PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

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

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
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☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
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CHECK TYPE OF APPROVAL SOUGHT:

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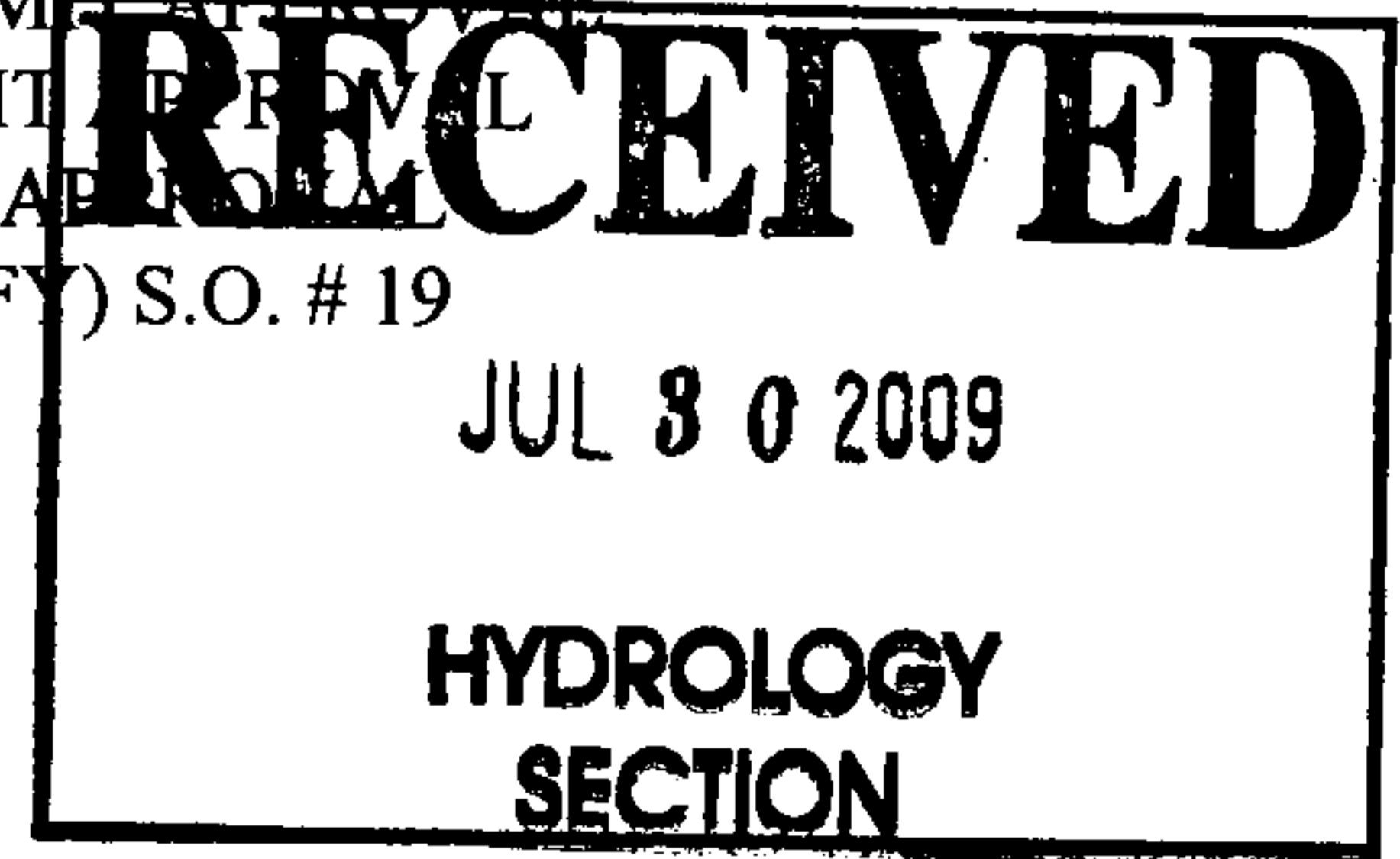
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: ISAACSON & ARFMAN: Scott McGee DATE: July 29, 2009

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



RESUBMITTAL



Cherne, Curtis

From: Bingham, Brad L.
Sent: Tuesday, July 28, 2009 1:47 PM
To: 'Bryan Bobrick'; Cherne, Curtis
Cc: 'Scott McGee'
Subject: RE: From Bryan at Isaacson & Arfman - regarding ACCION NM (H13/D023)

Typically, if there are stubouts to adjoining properties, it is because it is expected that those properties pond and hook up to the stubs. Otherwise, everyone will just drain into the street and the City would put in enough inlets to get the runoff into the pipe. Is the pipe in Zearing draining into the Alameda Lateral? This lateral does not have capacity for fully developed discharge. Ok, that all being said, I understand there was once some kind of development on this site. So whatever runoff that old development was generating should be adhered to. Please give me as much ponding as you can. It looks like the abandoned spur is self contained and you can use the parking lot end islands as well to remove these sub-basins from the runoff calcs altogether. Let me know if this will still not let the site work out we can discuss further.

From: Bryan Bobrick [mailto:bryanb@iacivil.com]
Sent: Tuesday, July 28, 2009 1:16 PM
To: Bingham, Brad L.
Cc: 'Scott McGee'
Subject: FW: From Bryan at Isaacson & Arfman - regarding ACCION NM (H13/D023)

Brad – would it be possible for you to take a look at our submittal in your file for ACCION NM (H13/D023) with regards to our proposed response to Curtis's review comments below.

Our client has finalized their site plan and we want to make sure our response will be enough clarification – especially #2 in regards to possible ponding requirements.

THANKS

Bryan

Bryan J. Bobrick
Project Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
Fax: (505) 268-2632
bryanb@iacivil.com

From: Bryan Bobrick [mailto:bryanb@iacivil.com]
Sent: Tuesday, July 28, 2009 10:27 AM

8/3/2009

To: 'CCherne@CABQ.gov'
Cc: 'Scott McGee'
Subject: From Bryan at Isaacson & Arfman - regarding ACCION NM (H13/D023)

Morning Curtis

I am hoping to get some clarification of the review comments you sent dated July 14, 2009 for ACCION NM (H13/D023). You had three comments:

1. "The FF should be 1' above the BFE"
 - a. On the PROJECT DATA section of the plan, we indicate that the 1929 datum was used as provided by the surveyor. The 1929 base flood elevation is 4956 per the FIRM Map. Our proposed FF elevation of 4959.2 is approximately 3' above the BFE.
2. "Developing properties in this area are detaining runoff to 0.25 cfs/ac"
 - a. From my research, I found one plan by Weiss Engineering dated 1984 with the restricted flow rate. Then, in 1991, a 30" dia. storm drain was installed within Zearing Ave. with stub outs to the adjacent properties. I was under the impression that the site could discharge developed flow to the storm drain system. Although I obtained copies of the COA plans for the storm drain, I was not able to ascertain the design Q or the current allowable discharge per acre.
3. "The survey indicates there is not a sidewalk in the location of the proposed east sidewalk culvert on Zearing Ave."
 - a. That is correct – the site plan calls for the installation of a public walk along Zearing and although it is shown lightly on our grading plan, it had not been identified. We will add a keyed note indicating the walk is to be constructed per COA standards.

Please let me know if the above responses take care of the three issues. If so, we can add the keyed note (item 3) and re-submit for approval. If not, any clarification you can provide would be appreciated.

Thanks

Bryan

Bryan J. Bobrick
Project Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
bryanb@iacivil.com

8/3/2009

CALCULATIONS: ACCION NM : July 29, 2009

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE:	40069	SF	=	0.9
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100-year, 6-hour

HISTORIC FLOWS:**DEVELOPED FLOWS:****EXCESS PRECIP:**

	Treatment SF	%
Area A =	0	0%
Area B =	0	0%
Area C =	20035	50%
Area D =	20035	50%
Total Area =	40069	100%

	Treatment SF	%
Area A =	0	0%
Area B =	4007	10%
Area C =	8014	20%
Area D =	28048	70%
Total Area =	40069	100%

Precip. Zone	2
$E_A = 0.53$	
$E_B = 0.78$	
$E_C = 1.13$	
$E_D = 2.12$	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E =	1.63 in.	Developed E =	1.79 in.
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On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$

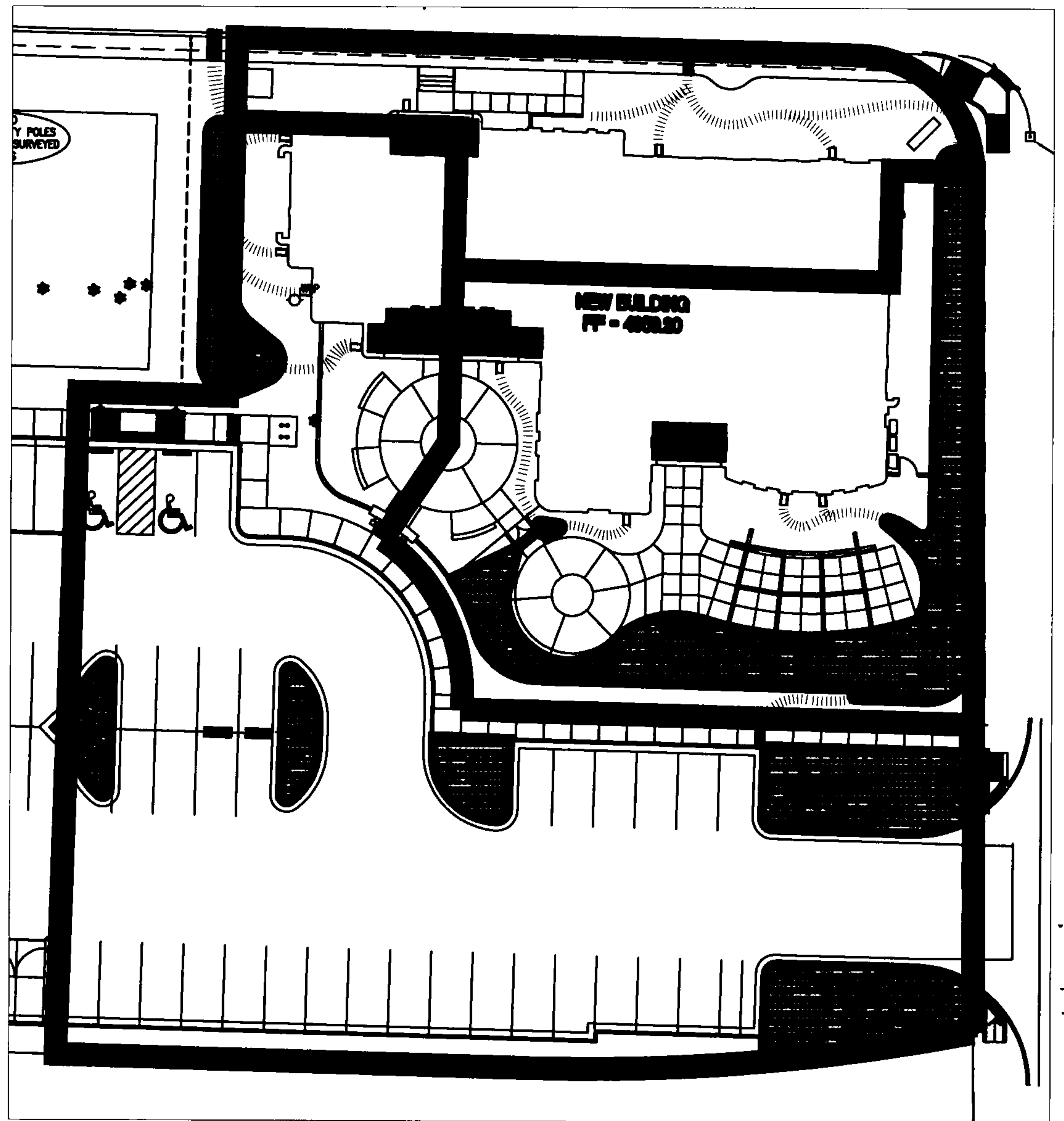
Historic V_{360} =	5426 CF	Developed V_{360} =	5970 CF
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On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

For Precipitation Zone 2

$Q_{pA} =$	1.56	$Q_{pC} =$	3.14
$Q_{pB} =$	2.28	$Q_{pD} =$	4.70

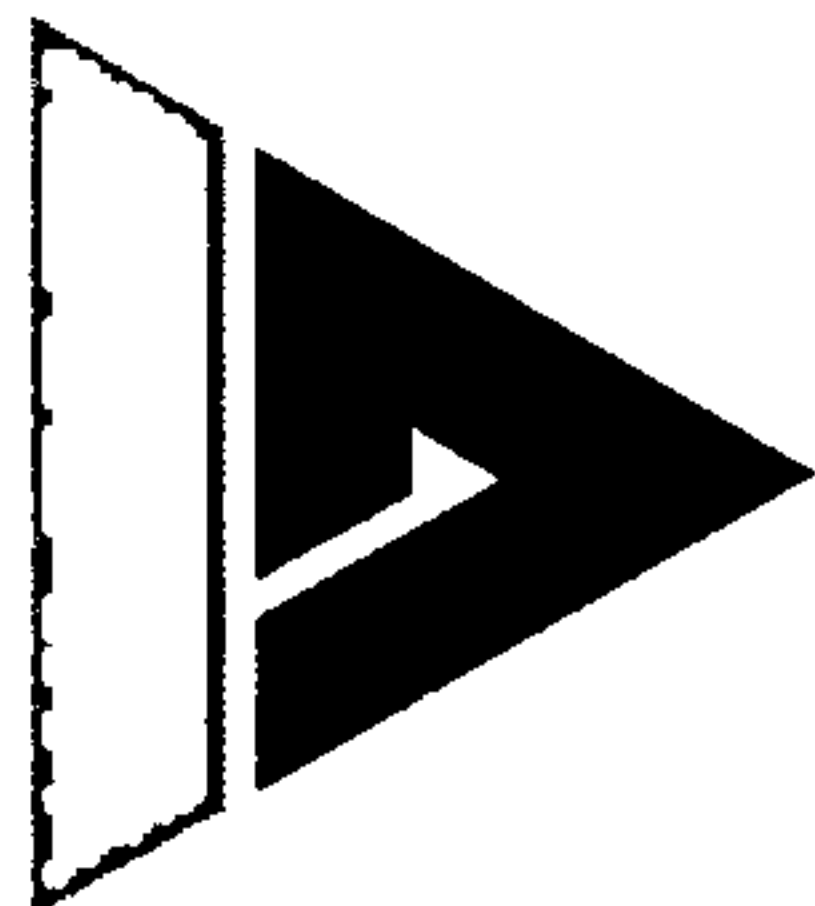
Historic Q_p =	3.6 CFS	Developed Q_p =	3.8 CFS
------------------	---------	-------------------	---------



POND: WEST		
Contour	Area	Volume
4957.00	530	
4956.50	145	169 CF
TOTAL VOL.		169 CF

POND: COURTYARD		
Contour	Area	Volume
4958.50	2320	
4958.00	1300	905 CF
4957.50	282	396 CF
TOTAL VOL.		1301 CF

LANDSCAPED ISLANDS		
Contour	Area	Volume
4959.00	1475	
4958.50	475	488 CF
TOTAL VOL.		488 CF



Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Scott M. McGee, PE · Åsa Nilsson-Weber, PE

July 29, 2009

Mr. Brad Bingham
City Hydrologist
600 2nd Street NW
Albuquerque, NM 87102

RE: ACCION NM (H13/D023)

Dear Brad,

Included with this letter are two copies of the revised drainage and grading plan for the ACCION NM project located near Rio Grande Blvd. and I-40. Revisions were made to address the review comments by Curtis Cherne, PE dated July 14, 2009 and your e-mailed comments as follows:

- Nº*
1. Regarding the FF relation to the base flood elevation: on the PROJECT DATA section of the plan, we indicate that the 1929 datum was used as provided by the surveyor. The 1929 base flood elevation is 4956 per the FIRM Map of the same datum. Our proposed FF elevation of 4959.2 is approximately 3' above the BFE.
 2. Regarding detention and run-off reduction: the site has been fully developed in the past (see attached bird's eye photo for historic development) with approx. 50% of the site paved and 50% compacted dirt or gravel. There are no indications of historic ponds either in the photo or on the topographic survey (attached). The historic $Q = 3.6$ cfs, $V = 5426$ cf.

I have revised the calculations to reference the actual proposed construction of 70% impervious (I used the maximum 85% impervious for the previous submittal) with the results being $Q = 3.8$ cfs, $V = 5970$. The difference between historic and proposed is increase of 0.2 cfs and 550 cf.

I have designed an additional pond on the west side of the building and called for the depression of the main landscape islands. The total volume provided will be approximately 1950 cf which reduces the 100-yr discharge volume to 4000 cf.

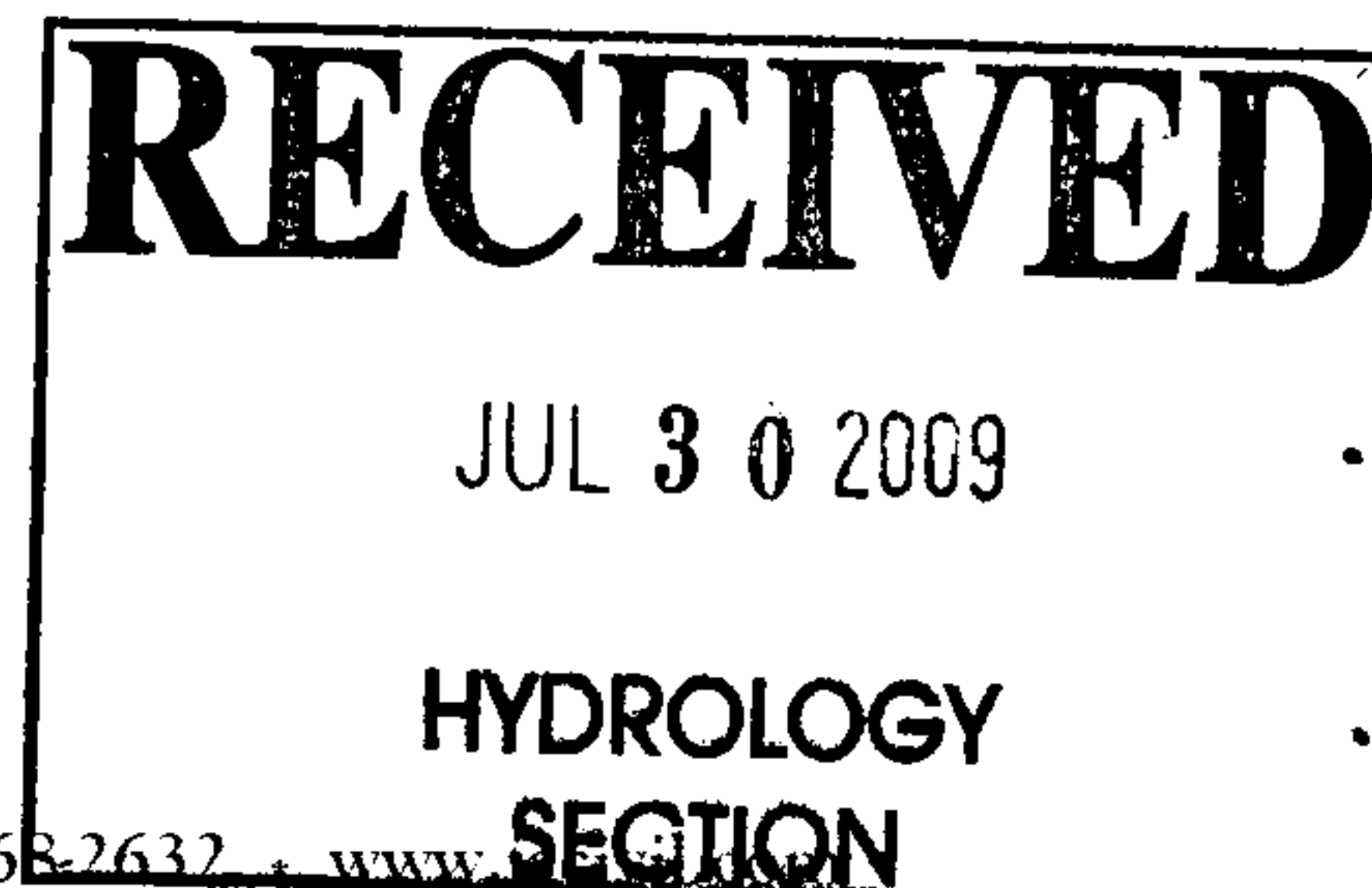
3. The proposed sidewalk along Zearing Ave. has been darkened to clarify.

I appreciate your assistance with this. Please don't hesitate to call me with any questions or comments.

Sincerely,
ISAACSON & ARFMAN P.A.

Scott M McGee

Scott M. McGee, PE
SMM / bjb - Attachments



CITY OF ALBUQUERQUE



September 8, 2010

Genevieve L. Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

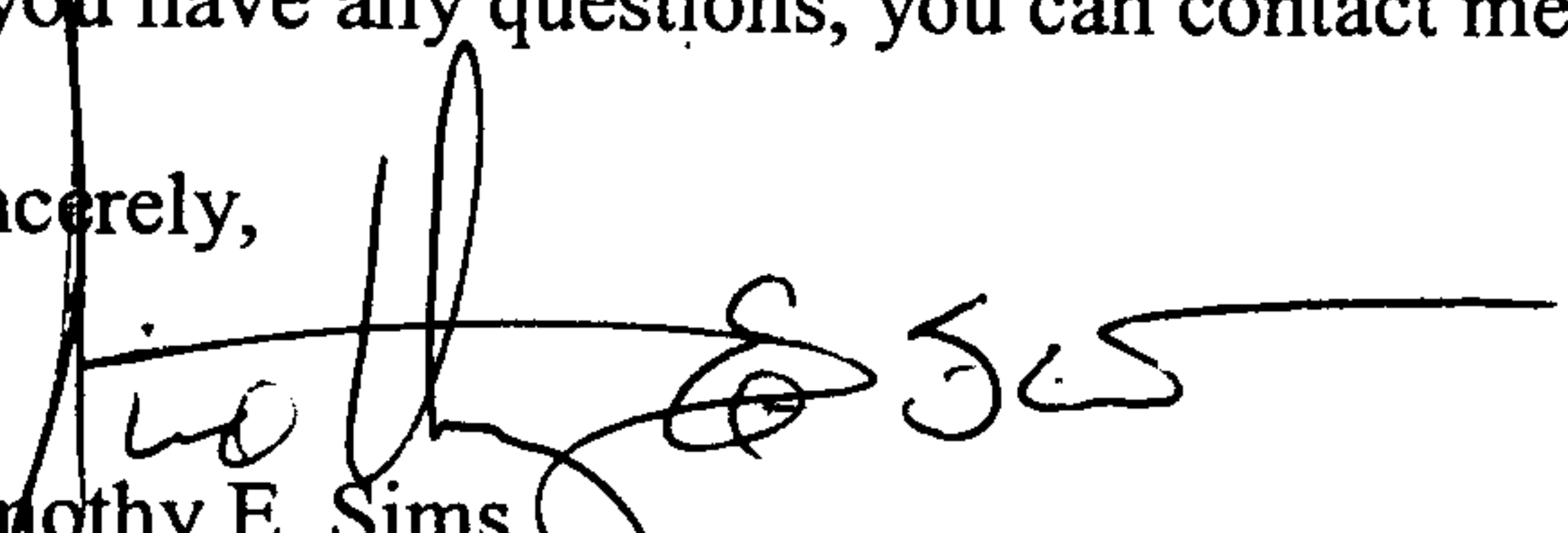
**Re: ACCCION NM, 2000 Zearing Ave NW,
Request for 90-Day Temporary C.O.—Approved
Engineer's Stamp dated: 07/28/09 (H-13/D023)
Certification dated: 09-01-10**

Dear Mrs. Donart,

Based upon the information provided in your submittal received 9-01-10, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,


Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

H-13/D023

PROJECT TITLE: ACCION NM ZONE MAP/DRG. FILE: H-13-D23
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Easterly portion of TRACT 2 LANDS OF McCLAIN
CITY ADDRESS: ZEARING AVE NE

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Genny Donart
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: ACCION NM CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: DPS Architects CONTACT: Chris Gunning
ADDRESS: 7601 Jefferson. NE PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYING FIRM: Albuquerque Surveying Co., Inc. LICENSED SURVEYOR: Vladimir Jirik
ADDRESS: _____ PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: _____

CONTRACTOR: RICHARDSON & Richardson CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

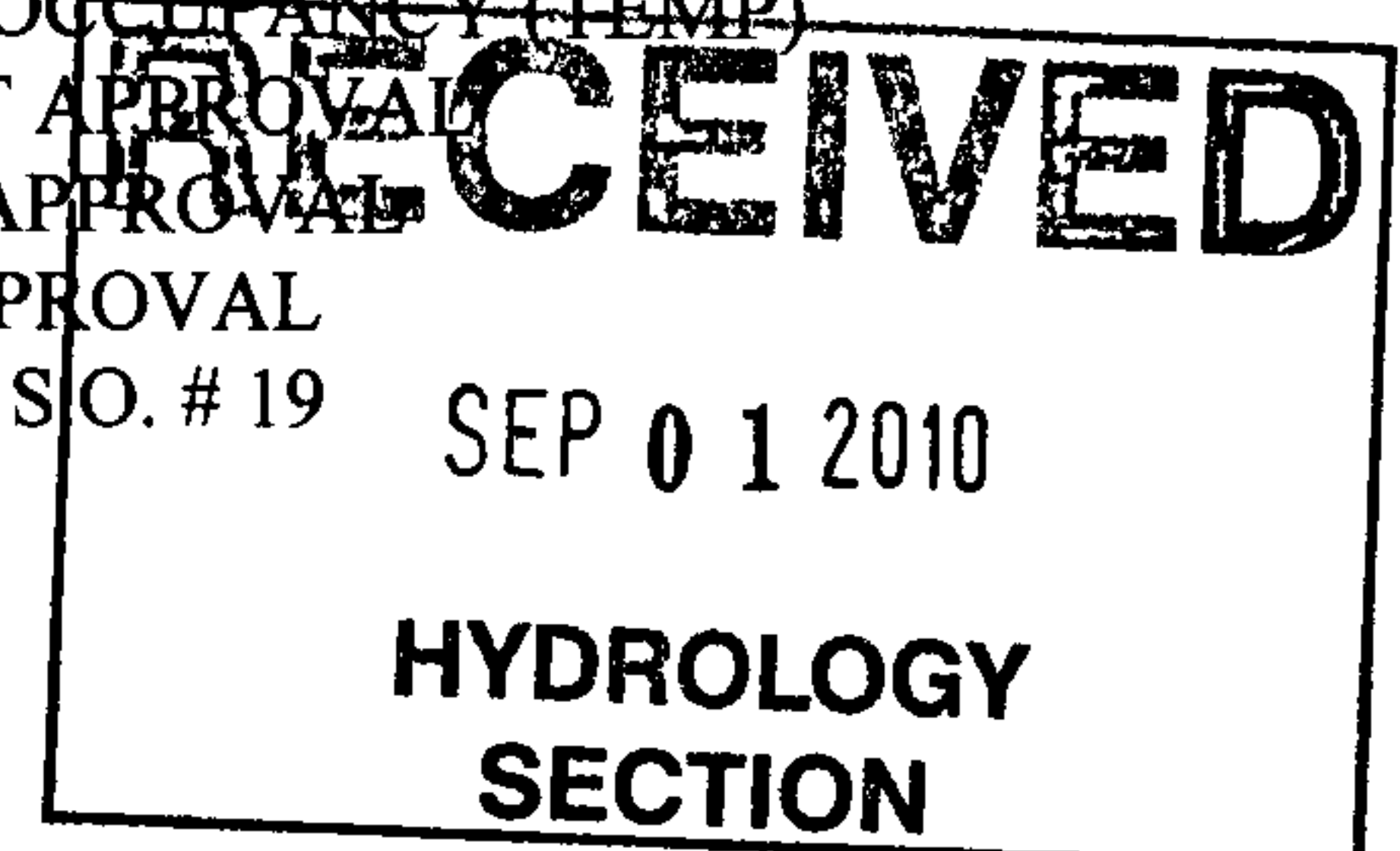
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
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☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY) **TEMP**
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) S.O. # 19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: ISAACSON & ARFMAN: Genny Donart DATE: September 1, 2010

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



November 10, 2009

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

Re: LOMR requirement for ACCION Bldg, (H13/D23)

Dear Mr. Arfman,

This letter is in response to your request for the City's requirement for a LOMR for the above referenced project. The City will not require a LOMR as a condition of Building Permit approval. This will be an option for your client. Your design for this building adheres to the City Flood Hazard Ordinance by elevating 1 foot above the floodplain. Your certification of the project will be the final task I need to ensure that is in compliance.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
City Floodplain Administrator

C: file

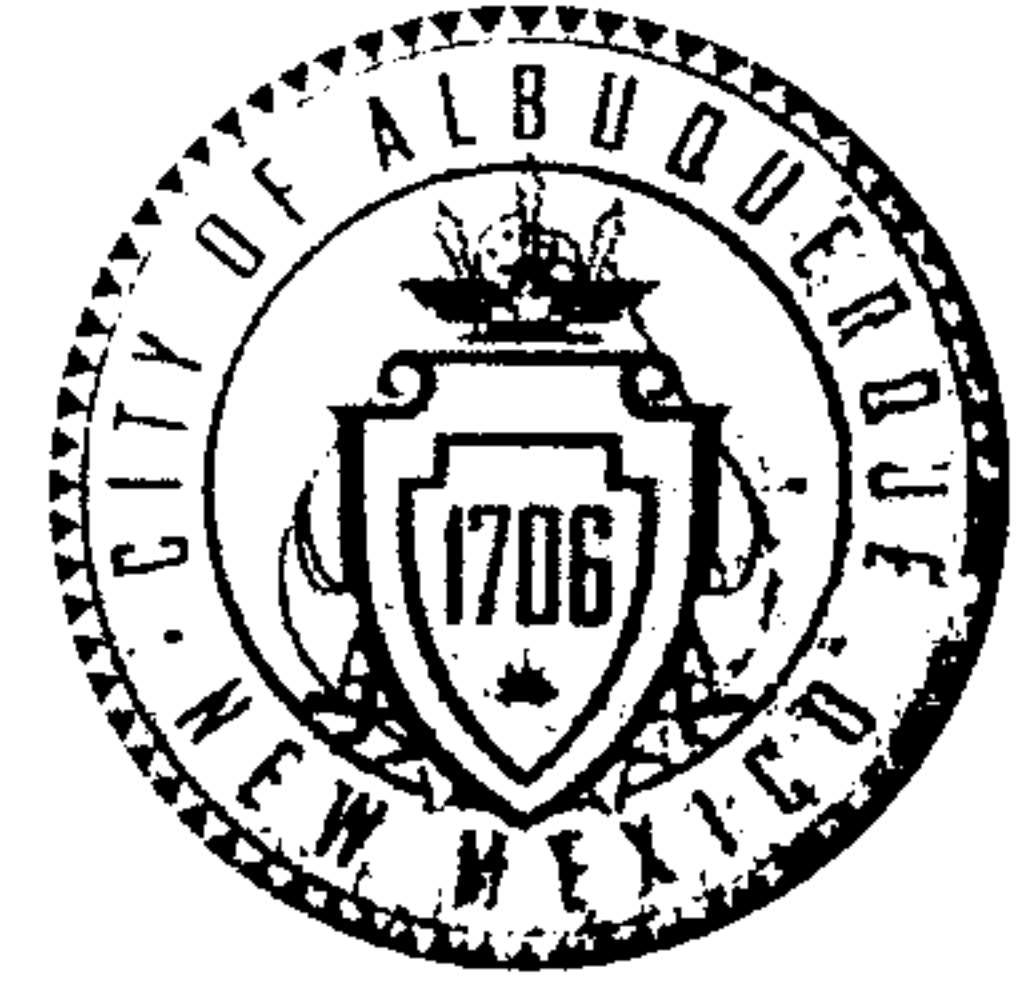
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



August 17, 2009

Christopher Gunning, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Accion New Mexico Regional Headquarters, 2000 Zearing Ave NW,
Traffic Circulation Layout
Architect's Stamp dated 07-28-09 (H13-D023)**

Dear Mr. Gunning,

Based upon the information provided in your submittal received 08-13-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. The public sidewalk along Zearing Avenue NW is partially outside of the right of way. A public sidewalk easement is required.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: ACCION REGIONAL HEADQUARTERS ZONE MAP: H-13/DOZ 3
DRB#: N/A EPC#: N/A WORK ORDER#: Ø

LEGAL DESCRIPTION: PLEASE SEE SITE PLAN
CITY ADDRESS: 2000 ZERRING AVE. NW

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE
ADDRESS: 128 MONROE ST. NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: ACCION CONTACT: LYNN TEOSAHN
ADDRESS: 20 FIRST PLAZA NW SUITE 417 PHONE: 243-8844
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

ARCHITECT: DEKKER/PERKH/SABATINI CONTACT: KEVIN KOECHUR
ADDRESS: 7601 JEFFERSON NE SUITE 100 PHONE: 761-9700
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: FORSTBAUER SURVEYING LLC CONTACT: TERESE FORSTBAUER
ADDRESS: 4116 LOMAS BLVD. NE PHONE: 268-2112
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

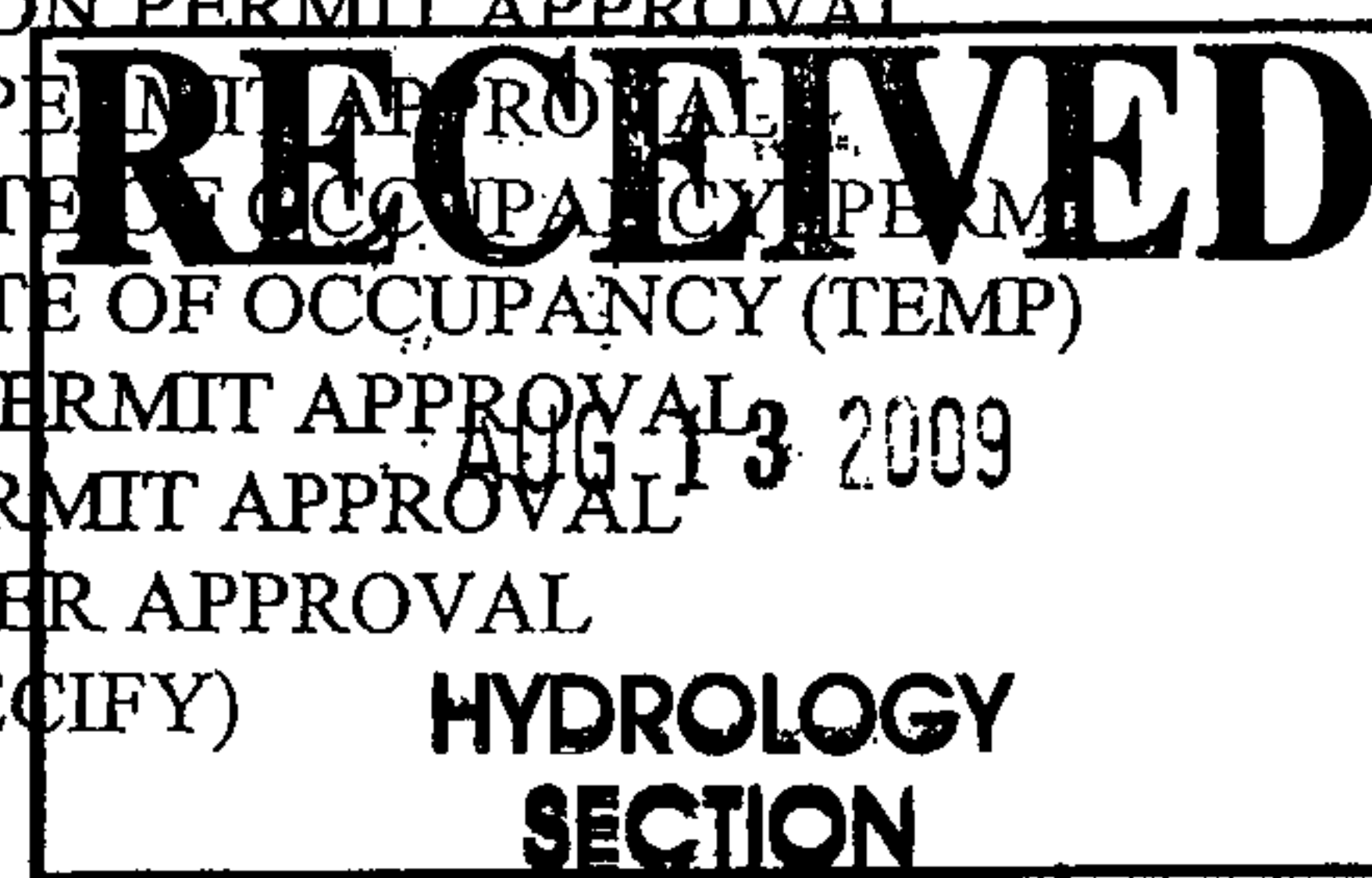
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ 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 (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 AUGUST 13

DATE SUBMITTED: 2009 BY: KEVIN KOECHUR

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.

August 13, 2009

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Accion Regional Headquarters
2000 Zearing Ave. NW
Total Acreage – 1.25
Zone – S-MI
Submittal - TCL for Building Permit

To Whom It May Concern:

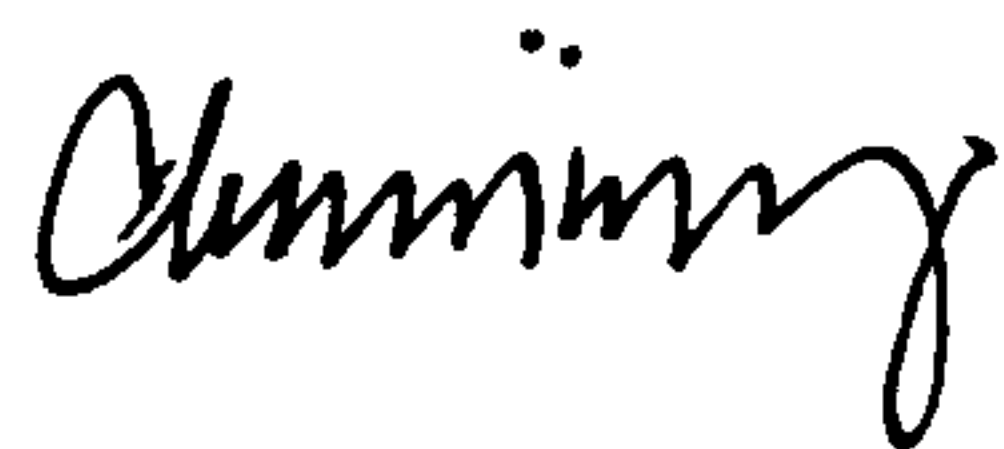
I Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, respectfully request approval of the attached Traffic Circulation Plan dated July 28, 2009 for Building Permit. Attached is a copy of the site plan that was inserted into the Building Permit sets for review by the City of Albuquerque. Also attached is a copy of the site plan that was marked up during the pre-design conference that took place on June 5, 2009 for your reference. Changes were made to the site plan since that initial conference because of implementation of design comments by Solid Waste and moving the building closer to the Zearing Ave. & 19th St. intersection.

The information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

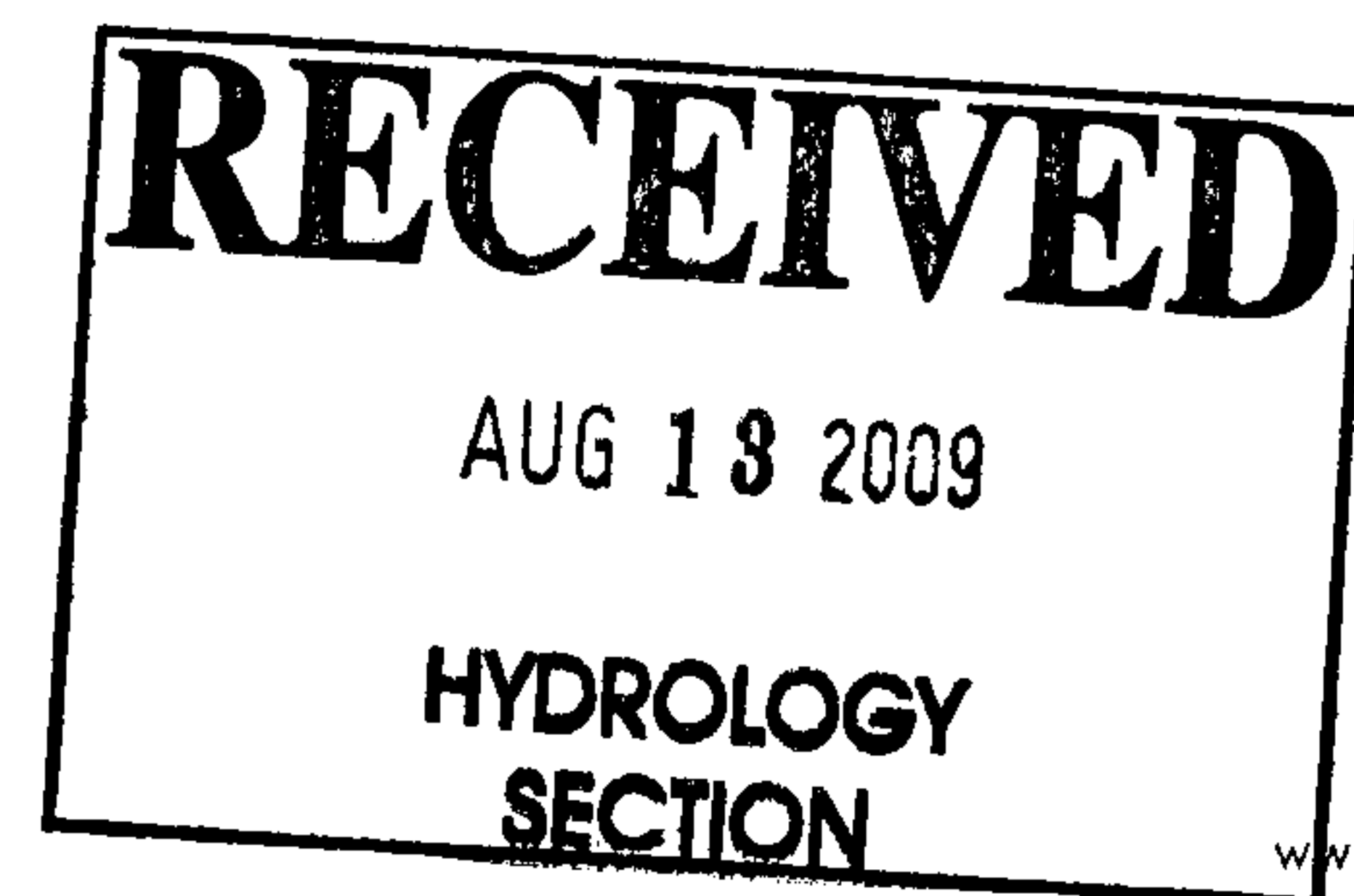
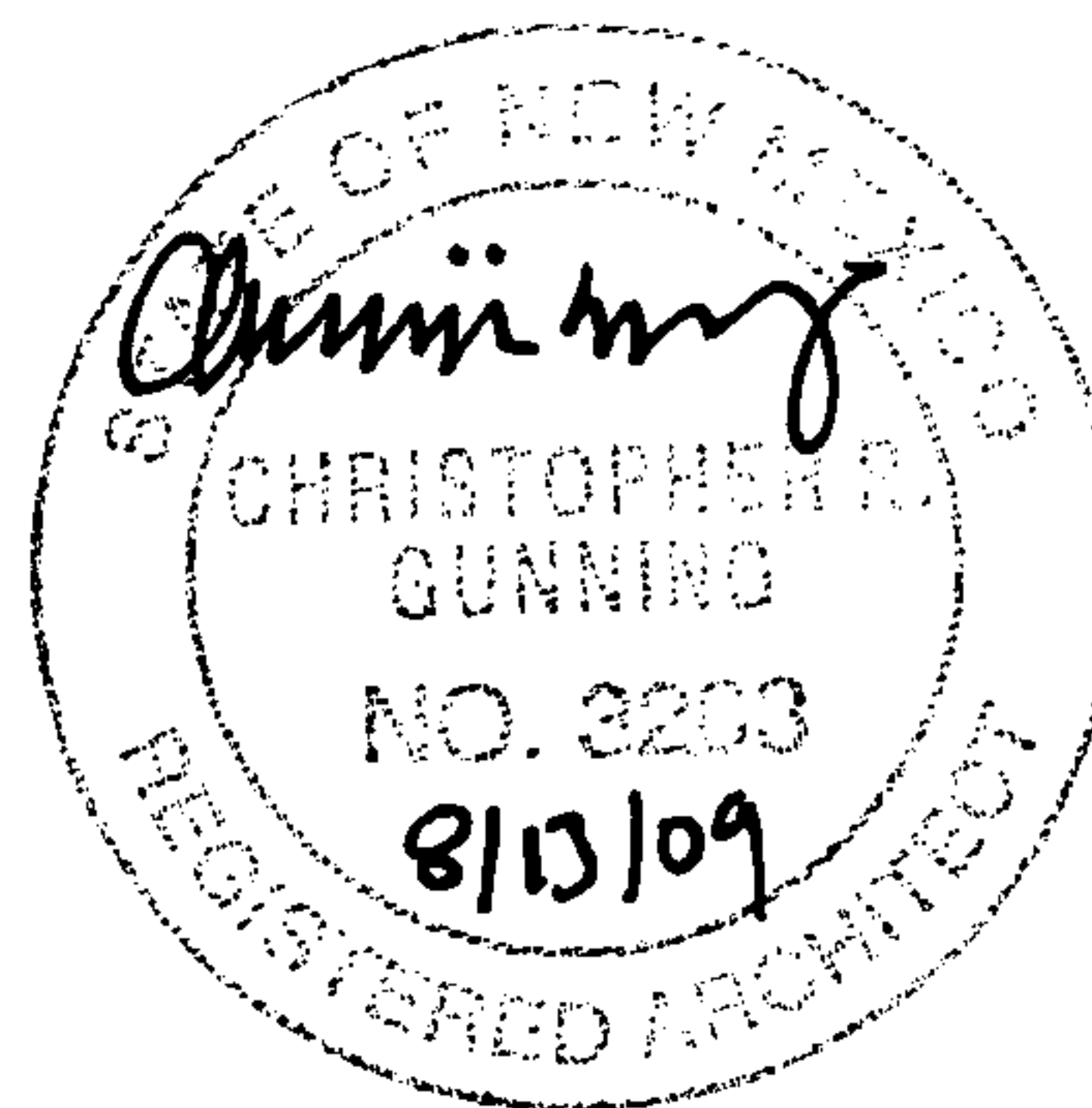
If you have any questions, please feel free to contact myself or Kevin Kofchur at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

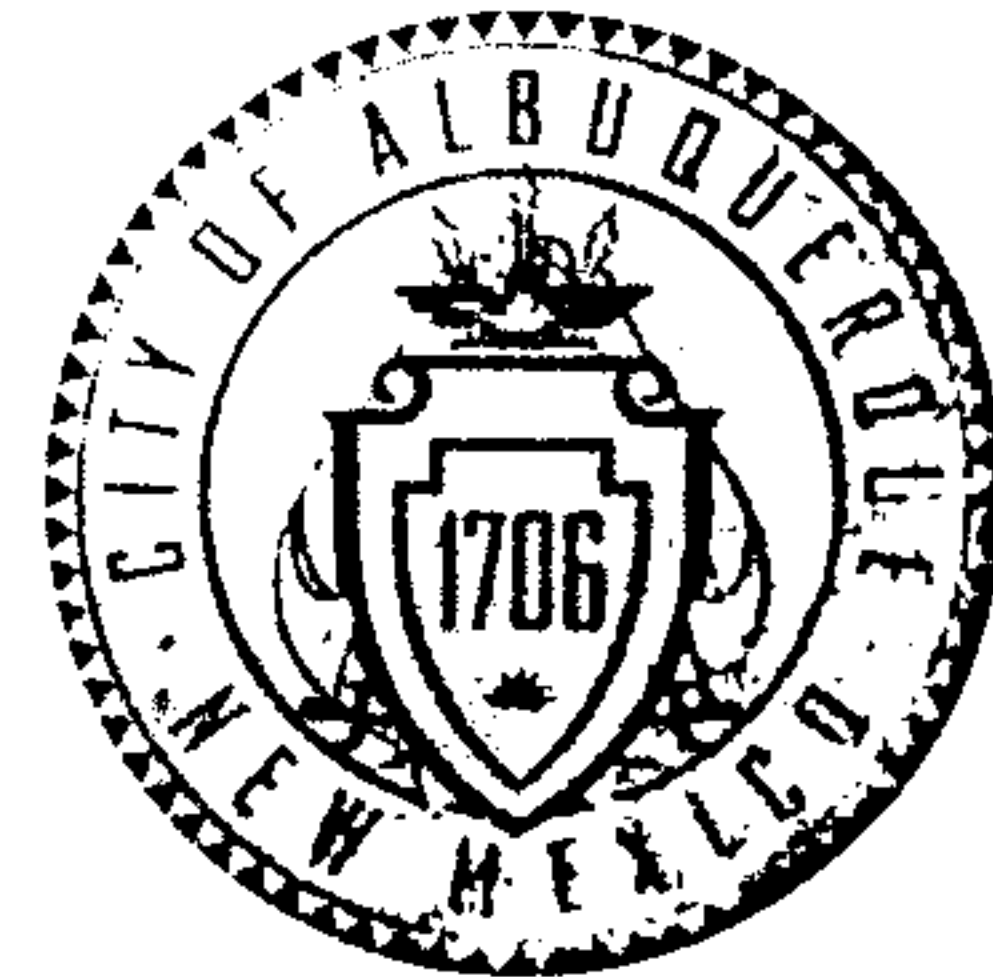


Christopher R. Gunning AIA, LEED
Principal



7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

CITY OF ALBUQUERQUE



July 14, 2009

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

Re: ACCION NM Grading and Drainage Plan
Engineer's Stamp date 7-1-09 (H13/D023)

Dear Mr. McGee,

Based upon the information provided in your submittal received 7-1-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- The Finished Floor of the building should be 1 foot above the BFE.
- Developing properties in this area are detaining runoff to 0.25 cfs/ac.
- The survey indicates there is not a sidewalk in the location of the proposed east sidewalk culvert on Zearing Ave.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

40031



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

APR 16 1984

April 11, 1984

Mr. Jeffrey Mortensen
Tom Mann & Associates, Inc.
811 Dallas NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR PAXTON LUMBER COMPANY (J13-D17) RECEIVED
MARCH 26, 1984

Dear Jeff:

The above referenced plan, dated March 26, 1984, is hereby approved.

Please attach a copy of this plan to the construction set prior to issuance of the building permit.

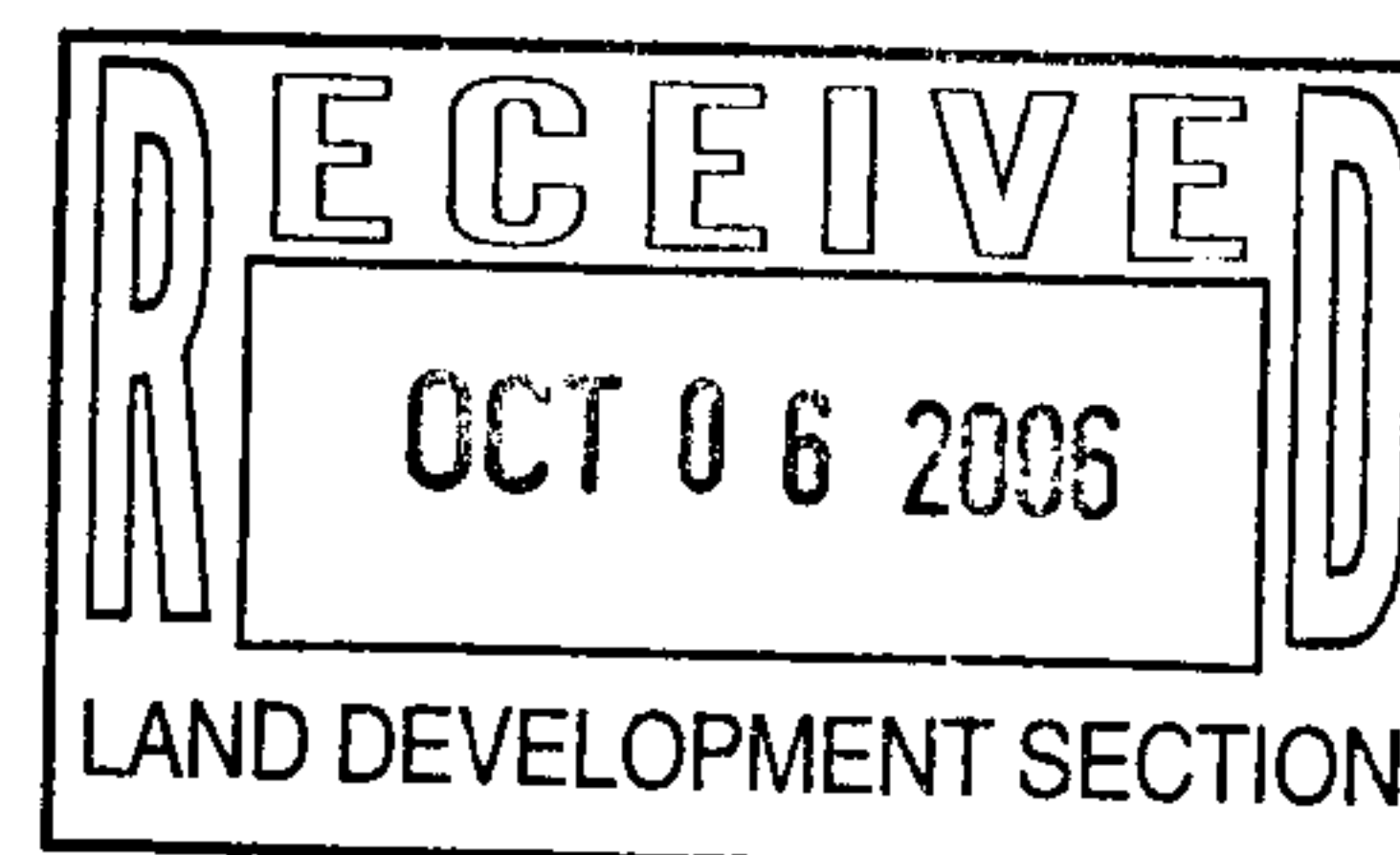
If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

XC: Doyle Seymour



MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



40031

HYDROLOGY SECTION PROJ. NO. J-13 DATE: 12/20/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Paxton's Lumber Co.

WHO	REPRESENTING
ATTENDANCE: <u>Andre Houle</u>	_____
<u>Billy Goolsby</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: ① Drainage Plan per DPM.
A. Existing Grading to show drainage
Patterns.
B. Proposed drainage patterns & quantities.
② Free discharge allowed if drainage
pattern remains same. If pattern is different,
analysis required to justify.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: ALH
TITLE: CTS, Inc
DATE: 12-20-83

SIGNED: Billy Goolsby
TITLE: CE/Hydrologist
DATE: 12/20/83