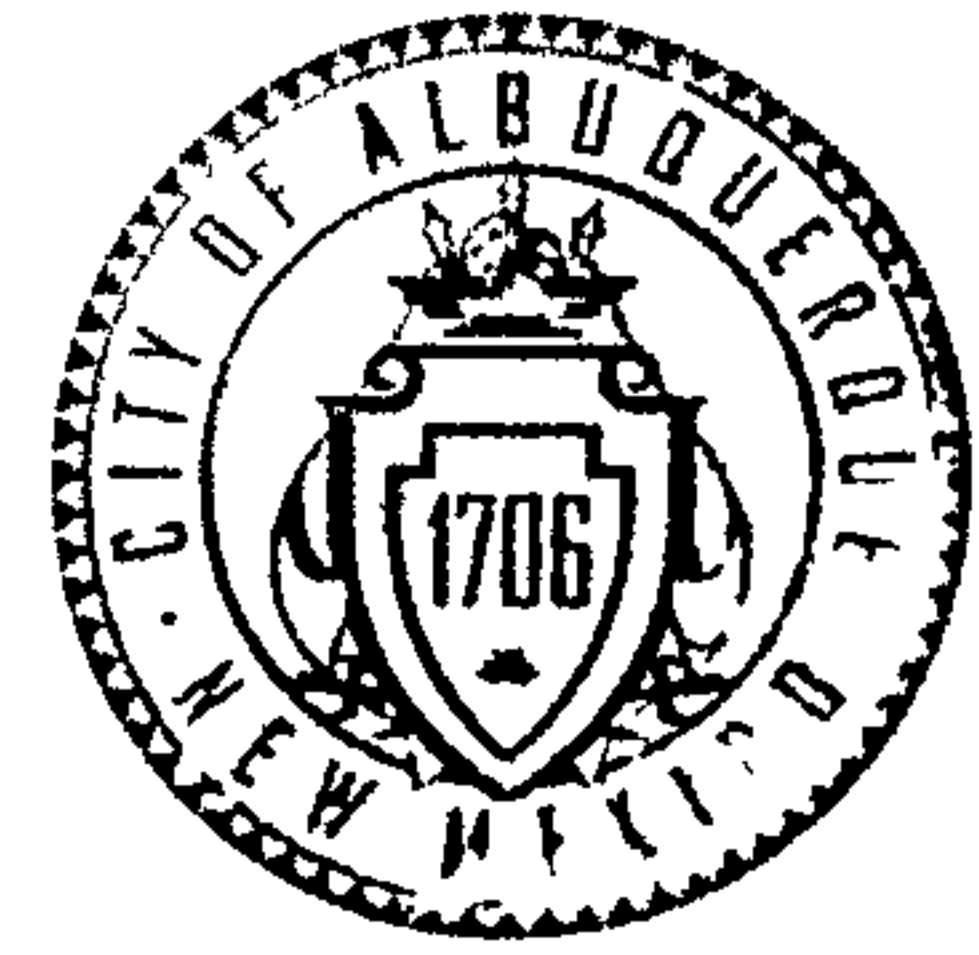


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

November 28, 2012

Kent S. Freier, P.E.  
Molzen-Corbin  
2701 Miles Road SE  
Albuquerque, NM 87106

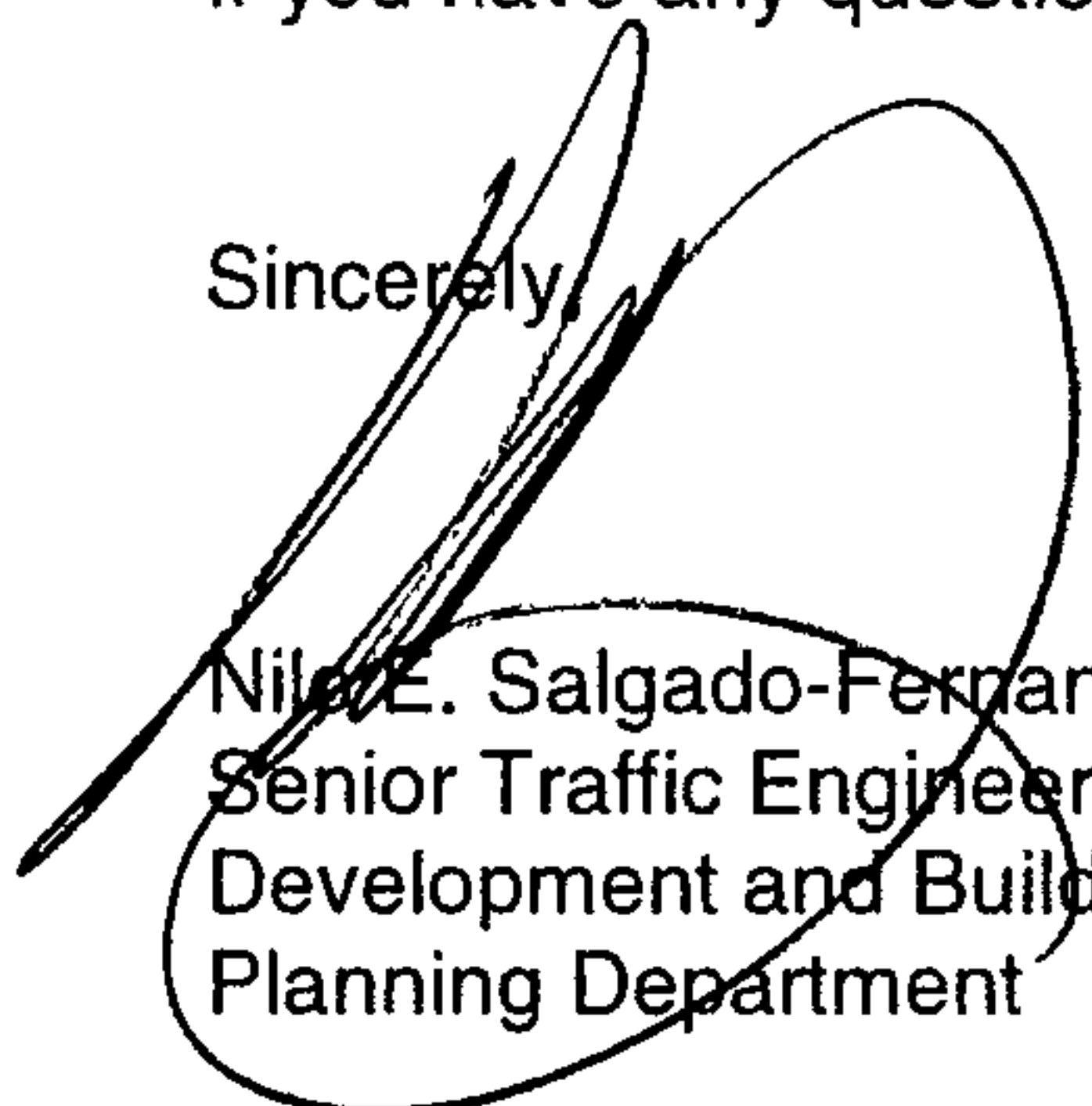
Re: Certification for Permanent Certificate of Occupancy (C.O.)  
Fire Station No. 7 [K-11/D079]  
5701 Central NW  
Architect's Stamp Dated 11/27/12

Dear Mr. Freier:

Based upon the information provided in your submittal received 11-27-12, 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](http://www.cabq.gov)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 1-28-03)

PROJECT TITLE: Fire Station No 7 ZONE MAP/DRG. FILE #: K-11 **10079**  
DRB#: 11DRB-70170, 70171 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tracts C-8, 1 and 4, Town of Atrisco Grant Airport Unit (C-8) and Lavaland Addition (1 and 4)  
CITY ADDRESS: 5701 Central Ave NW

ENGINEERING FIRM: Molzen-Corbin CONTACT: Mike Provine  
ADDRESS: 2701 Miles Road SE PHONE: 242-5700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

OWNER: COA DMD-CIP CONTACT: Stephen James, RA  
ADDRESS: P.O. Box 1293 PHONE: 768-3857  
CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Dekker/Perich/Sabatini CONTACT: Chris Gunning  
ADDRESS: 7601 Jefferson NE PHONE: 761-9700  
CITY STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Bear Company & Assoc CONTACT: Michael E. Beyer, LS  
ADDRESS: 19 Spring Ct PHONE: 281 4519  
CITY, STATE: Edgewood, NM ZIP CODE: 87105

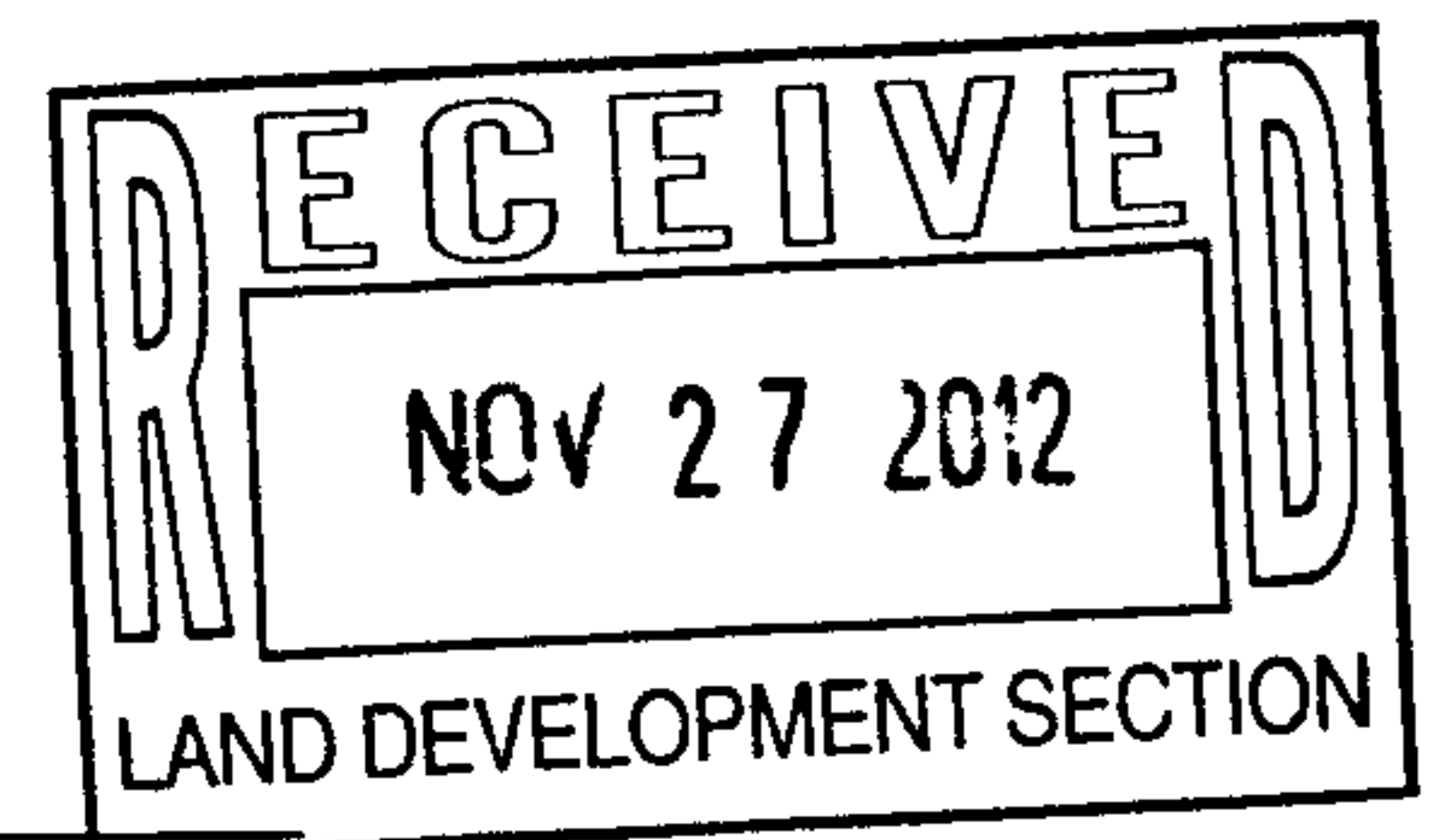
CONTRACTOR: Lockwood Construction Co. CONTACT: Mike Sanchez  
ADDRESS: P.O. Box 4037 PHONE: 982-1861  
CITY, STATE: Santa Fe, NM ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL,  
☐ **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING AND 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: 11-26-12 BY: Mike Provine, PE



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

# MOLZENCORBIN

November 26, 2012

City of Albuquerque  
Planning Department  
Development and Building Services  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**RE: City of Albuquerque  
Fire Station No. 7 – 5701 Central Avenue NW  
Traffic Circulation (TCL) Certification**

DPS111-12

To Whom It May Concern:

I, Kent S. Freier, NMPE 8182, of the firm Molzen Corbin, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved and building permit issued for the project (Building Permit No.201192809). The entrances, exits, and parking facilities have been constructed in accordance with the drawings included in the building permit set and as shown on the approved Traffic Circulation Layout.

I further certify that I have personally visited the project site on November 21, 2012 and have determined by visual inspection that the record drawing information provided by Lockwood Construction Co. is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

There are no known deficiencies or corrections that have not been addressed by the Contractor, Lockwood Construction Co., concerning the TCL.

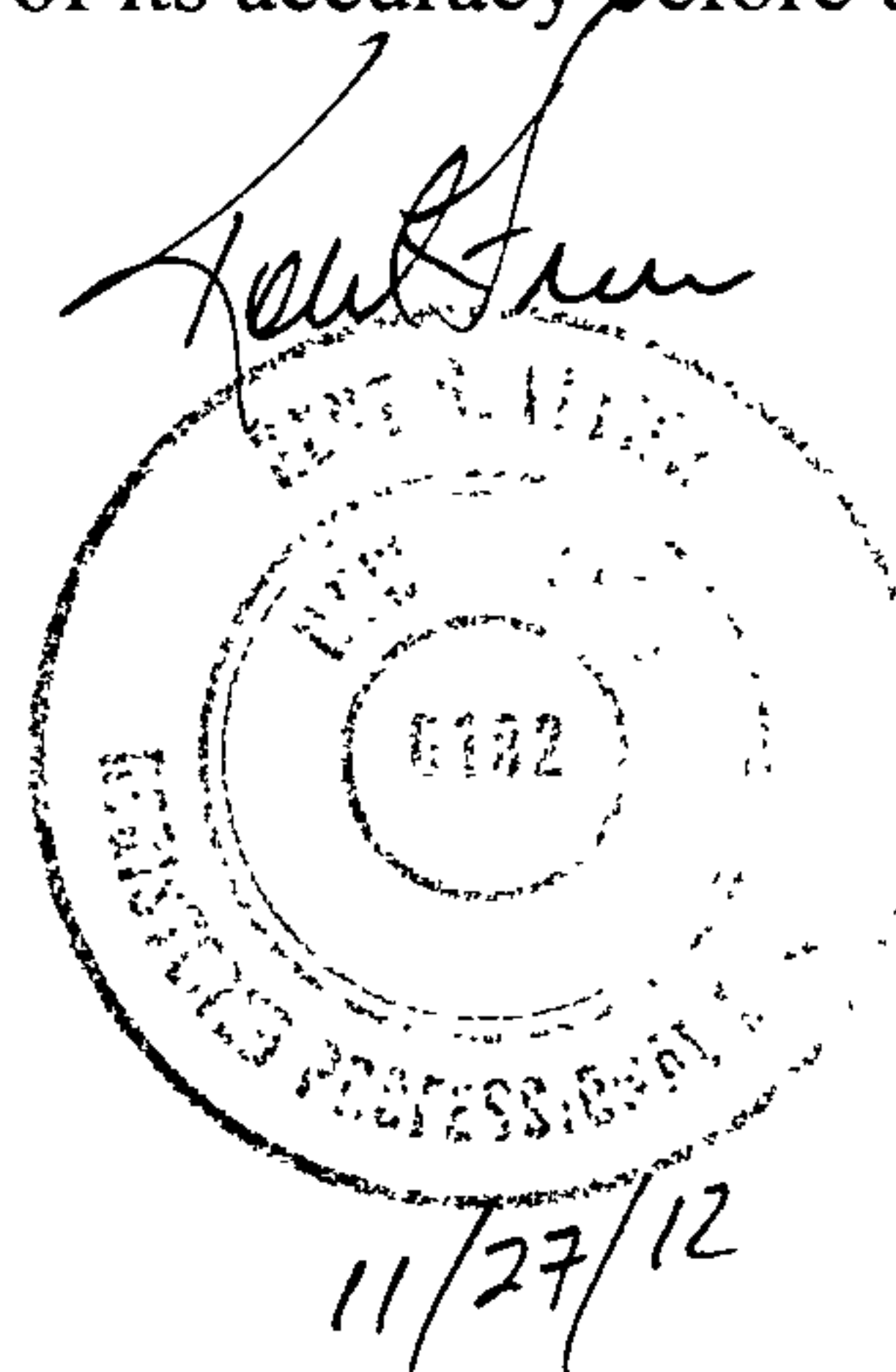
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Submitted,

MOLZEN CORBIN



Kent S. Freier, P.E.



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 1-28-03)

PROJECT TITLE: Fire Station No. 7 ZONE MAP/DRG. FILE #: K-11 10079  
DRB#: 11DRB-70170, 70171 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tracts C-8, 1 and 4, Town of Atrisco Grant Airport Unit (C-8) and Lavaland Addition (1 and 4)  
CITY ADDRESS: 5701 Central Ave NW

ENGINEERING FIRM: Molzen-Corbin CONTACT: Mike Provine  
ADDRESS: 2701 Miles Road SE PHONE: 242-5700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

OWNER: COA DMD-CIP CONTACT: Stephen James, RA  
ADDRESS: P.O. Box 1293 PHONE: 768-3857  
CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Dekker/Perich/Sabatini CONTACT: Chris Gunning  
ADDRESS: 7601 Jefferson NE PHONE: 761-9700  
CITY STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Santiago Romero Jr. & Associates, Inc. CONTACT: Santiago Romero  
ADDRESS: 8708 Brandywine Rd NE PHONE: 884-5119  
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

*with down  
11-10-12*

**CHECK TYPE OF SUBMITTAL:**  
☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1st SUBMITTAL,  
REQUIRES TCL or equal  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING AND 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

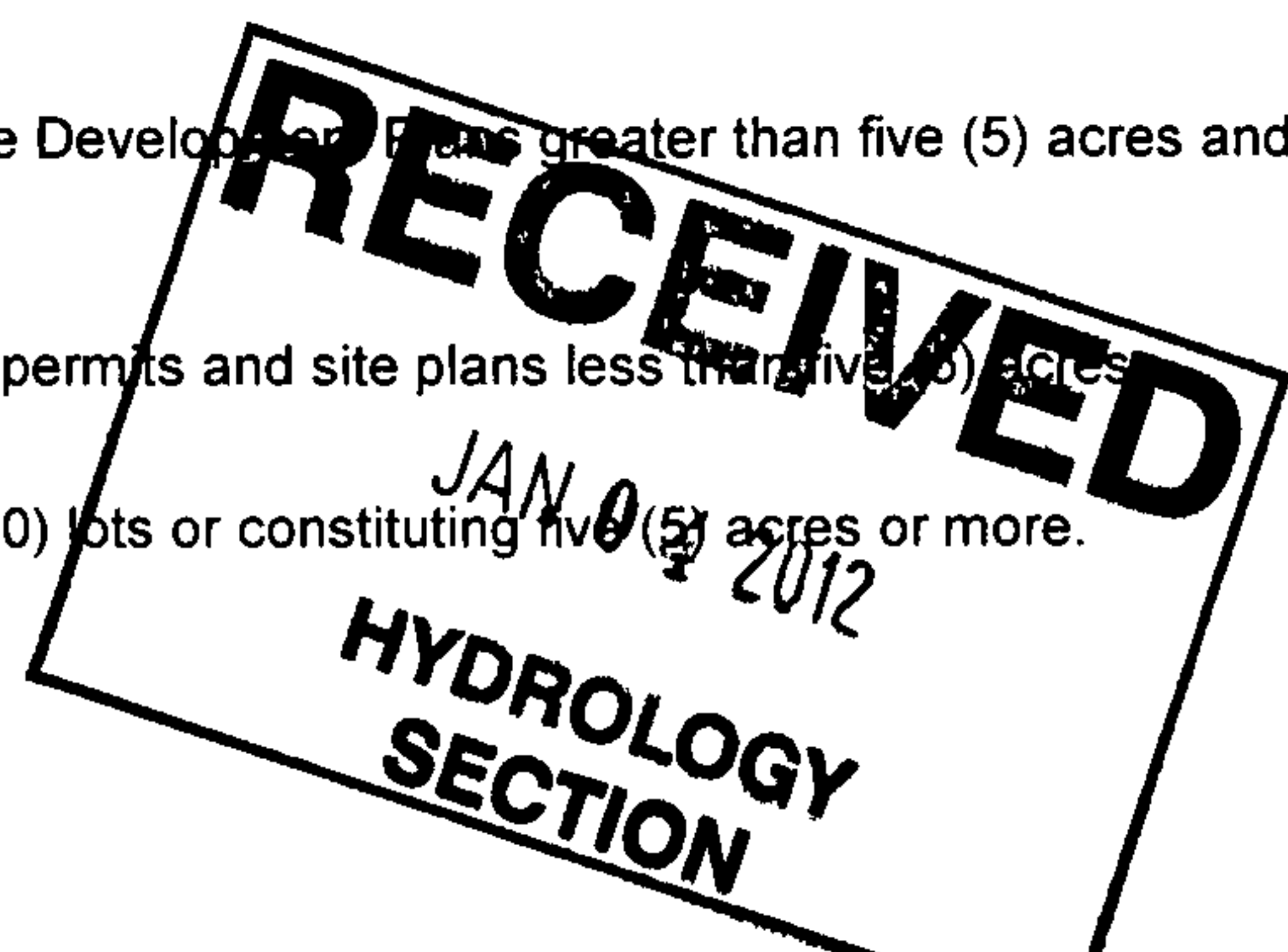
**CHECK TYPE OF APPROVAL SOUGHT:**  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE 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: 1-4-12 BY: MLR Mike Provine

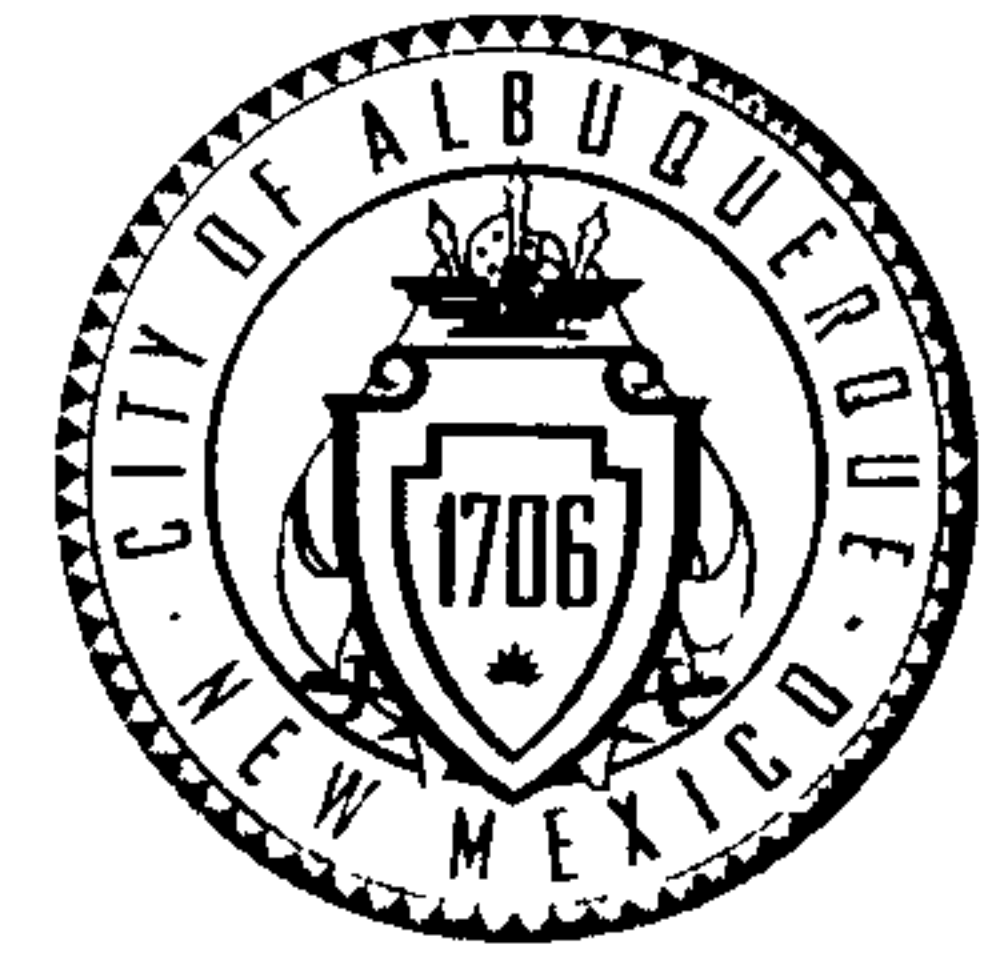
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# CITY OF ALBUQUERQUE



January 17, 2012

John M. Provine, P.E.  
Molzen-Corbin  
2701 Miles Rd SE  
Albuquerque, NM 87106

**Re: Fire Station No. 7, Grading and Drainage Plan**  
**Engineer's Stamp dated 01-10-12 (K11/D079)**

Dear Mr. Provine,

Based upon the information provided in your submittal received 01-10-12, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing  $\frac{3}{4}$  of an acre or more.

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

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

Sincerely,

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

Copy: e-mail

2011 9-28-10

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 1-28-03)

PROJECT TITLE: Fire Station No. 7 ZONE MAP/DRG. FILE #: K-11  
DRB#: 11DRB-70170, 70171 EPC#: 1079 WORK ORDER#:

LEGAL DESCRIPTION: Tracts C-8, 1 and 4, Town of Atrisco Grant Airport Unit (C-8) and Lavaland Addition (1 and 4)  
CITY ADDRESS: 5701 Central Ave NW

ENGINEERING FIRM: Molzen-Corbin CONTACT: Mike Provine  
ADDRESS: 2701 Miles Road SE PHONE: 242-5700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106  
*mprovine@molzen-corbin.com*

OWNER: COA DMD-CIP CONTACT: Stephen James, RA  
ADDRESS: P.O. Box 1293 PHONE: 768-3857  
CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Dekker/Perich/Sabatini CONTACT: Chris Gunning  
ADDRESS: 7601 Jefferson NE PHONE: 761-9700  
CITY STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Santiago Romero Jr. & Associates, Inc. CONTACT: Santiago Romero  
ADDRESS: 8708 Brandywine Rd NE PHONE: 884-5119  
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

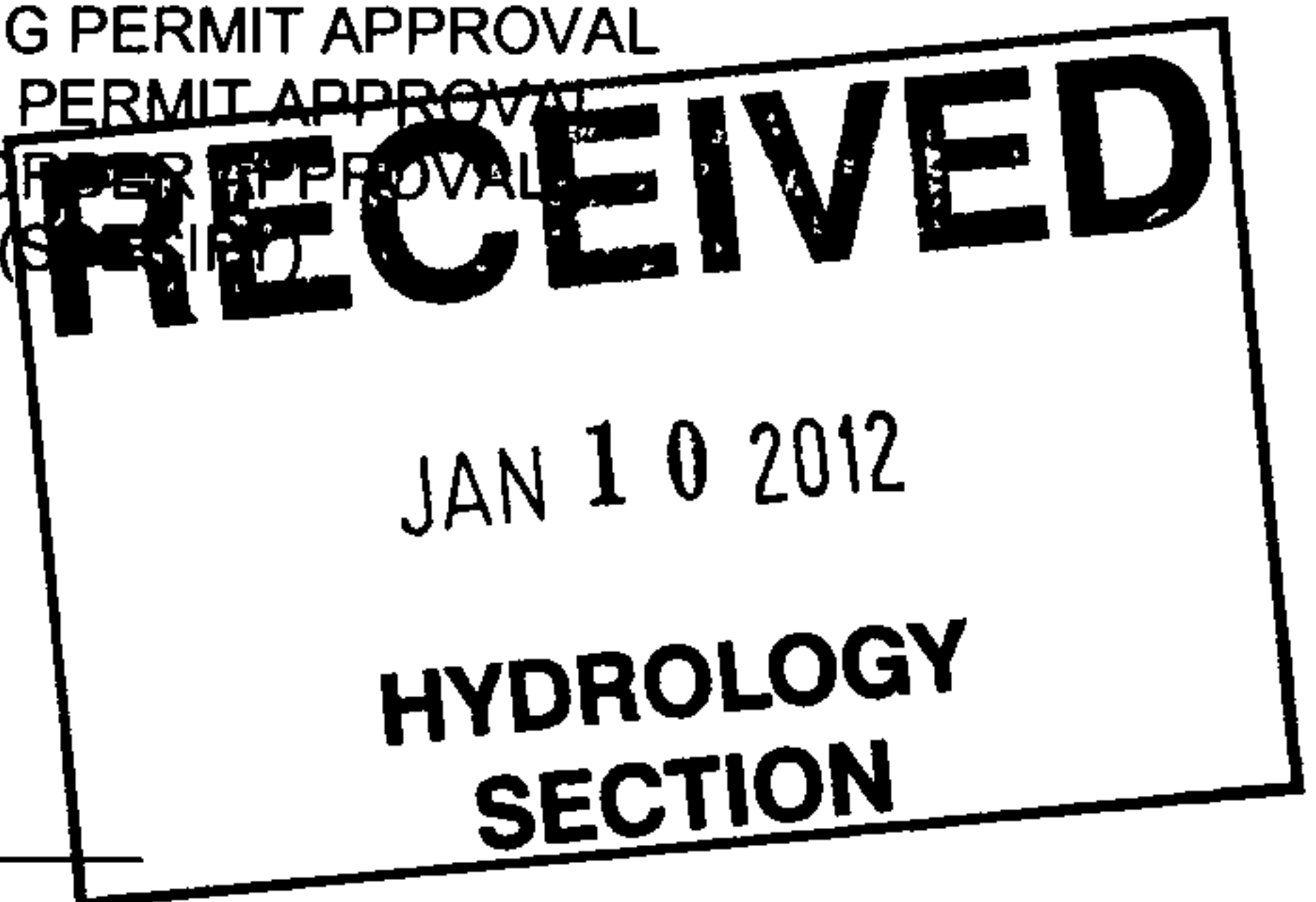
CONTRACTOR:  CONTACT:   
ADDRESS:  PHONE:   
CITY, STATE:  ZIP CODE:

CHECK TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL,  
**REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING AND 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 PERMIT APPROVAL  
☐ OTHER (S. DEV. PLAN)

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

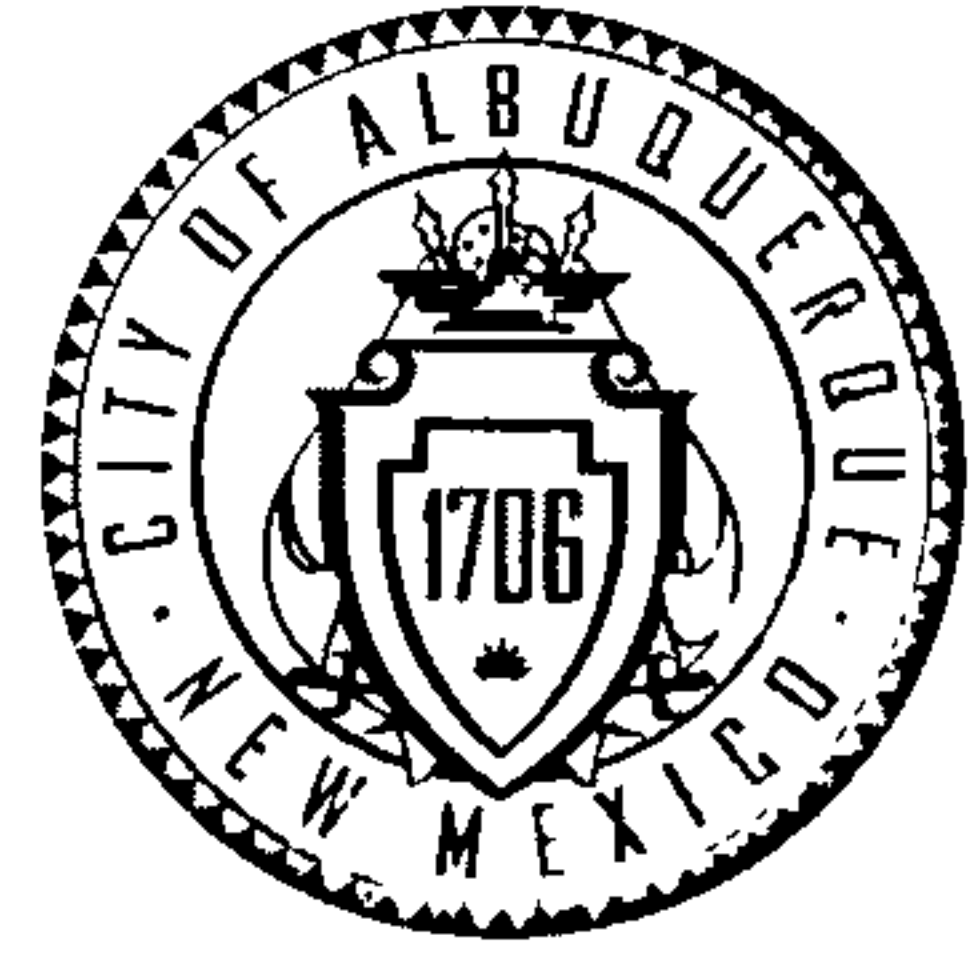
DATE SUBMITTED: 1-10-12 BY: WLR



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:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
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# CITY OF ALBUQUERQUE



December 11, 2012

John M. Provine, P.E.  
**Molzen-Corbin**  
2701 Miles Rd SE  
Albuquerque, NM 87106

**Re: Fire Station No. 7, 5701 Central Ave NE**  
**Request for Permanent C.O. –Accepted**  
**Engineer's Stamp dated: 1-10-12, (K11D079)**  
**Certification dated: 12-10-12**

Dear Mr. Provine,

Based upon the information provided in the Certification received 11-30-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Development and Building Services

C: CO Clerk—Katrina Sigala  
E-mail

# CITY OF ALBUQUERQUE



December 15, 2011

John M. Provine, P.E.  
Molzen-Corbin  
2701 Miles Rd SE  
Albuquerque, NM 87106

**Re: Fire Station No. 7, Grading and Drainage Plan**

**Engineer's Stamp dated 12-5-11 (K11/D079)**

Dear Mr. Provine,

Based upon the information provided in your submittal received 12-9-11, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

Prior to Building Permit approval:

- Additional details/grades will be required including: TW/BW, spot elevations in the parking and drive areas, direction of roof flows, etc.
- Verify you have cover over the 18" storm drain under the east drive.
- It is beneficial to see existing spot elevations around the perimeter.

PO Box 1293

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

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

Copy: e-mail



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 1-28-03)

PROJECT TITLE: Fire Station No. 7 ZONE MAP/DRG. FILE #: K-11 10079  
DRB#: 11DRB-70170, 70171 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tracts C-8, 1 and 4, Town of Atrisco Grant Airport Unit (C-8) and Lavaland Addition (1 and 4)  
CITY ADDRESS: 5701 Central Ave NW

ENGINEERING FIRM: Molzen-Corbin CONTACT: Mike Provine  
ADDRESS: 2701 Miles Road SE PHONE: 242-5700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

OWNER: COA DMD-CIP CONTACT: Stephen James, RA  
ADDRESS: P.O. Box 1293 PHONE: 768-3857  
CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Dekker/Perich/Sabatini CONTACT: Chris Gunning  
ADDRESS: 7601 Jefferson NE PHONE: 761-9700  
CITY STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Santiago Romero Jr. & Associates, Inc. CONTACT: Santiago Romero  
ADDRESS: 8708 Brandywine Rd NE PHONE: 884-5119  
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

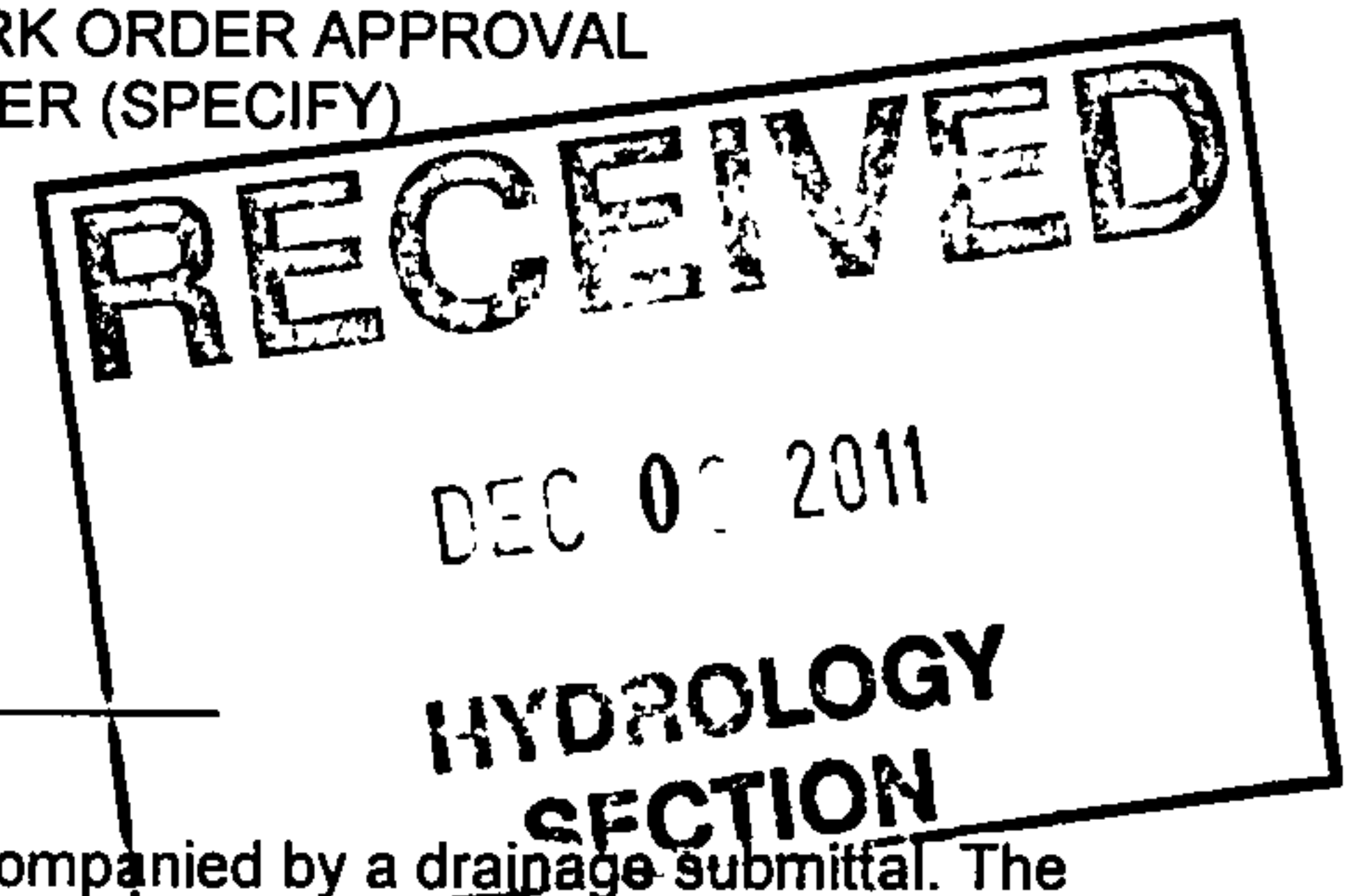
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL,  
REQUIRES TCL or equal  
☐ DRAINAGE PLAN RESUBMITTAL  
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☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
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☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:  
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 12/6/11 BY: Mike Provine



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:

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# CITY OF ALBUQUERQUE



January 3, 2012

John M. Provine, P.E.  
Molzen-Corbin  
2701 Miles Rd SE  
Albuquerque, NM 87106

**Re: Fire Station No. 7, Grading and Drainage Plan**

**Engineer's Stamp dated 12-19-11 (K11/D079)**

Dear Mr. Provine,

Based upon the information provided in your submittal received 12-19-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide a narrative, drainage calculations and Flood Zone information.
- The items to be built by Work Order (infrastructure List items), should have a note similar to "to be constructed by Work Order".
- Add TW/BW elevations for the retaining wall east of the building.
- Hydrology approved a 2' wide sidewalk culvert on 57<sup>th</sup> St, at DRB. The capacity of these culverts is approximately 1.8 cfs/linear foot, limited by the entrance condition. What is the proposed flow to the sidewalk culvert and is it the correct size?

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

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

Copy: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(Rev. 1-28-03)

PROJECT TITLE: Fire Station No. 7 ZONE MAP/DRG. FILE #: K-11 / 10079  
DRB#: 11DRB-70170, 70171 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tracts C-8, 1 and 4, Town of Atrisco Grant Airport Unit (C-8) and Lavaland Addition (1 and 4)  
CITY ADDRESS: 5701 Central Ave NW

ENGINEERING FIRM: Molzen-Corbin CONTACT: Mike Provine  
ADDRESS: 2701 Miles Road SE PHONE: 242-5700  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

OWNER: COA DMD-CIP CONTACT: Stephen James, RA  
ADDRESS: P.O. Box 1293 PHONE: 768-3857  
CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Dekker/Perich/Sabatini CONTACT: Chris Gunning  
ADDRESS: 7601 Jefferson NE PHONE: 761-9700  
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SURVEYOR: Santiago Romero Jr. & Associates, Inc. CONTACT: Santiago Romero  
ADDRESS: 8708 Brandywine Rd NE PHONE: 884-5119  
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
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CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:  
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REQUIRES TCL or equal  
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☒ GRADING PLAN  
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☐ CLOMR/LOMR  
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☐ OTHER

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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 12-19-11 BY: U/L R

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.

