

# CITY OF ALBUQUERQUE



April 27, 2009

Philip W. Clark, P.E.  
Clark Consulting Engineers  
19 Ryan Road  
Edgewood, NM 87015

**Re: Eagle Rock Commons Bldg B, 5501 Eagle Rock NE,  
(C-18/42A) Approval of Permanent Certificate of Occupancy,  
Engineer's Stamp Dated: 12-26-07  
Engineer's Certification Date: 4-20-09**

Dear Mr. Clark,

PO Box 1293

Based upon the information provided 4/01/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims  
Plan Checker-Hydrology, Planning Dept  
Development and Building Services

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

C: CO Clerk—Katrina Sigala  
file

# **DRAINAGE AND TRANSPORTATION INFORMATION SHEET** (REV 01/06 - KDM)

PROJECT TITLE: Eagle Rock Commons ZONE MAP: C-18/003741  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: 5501 Eagle Rock NE  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Clark Consulting Engineers

ADDRESS: 19 Ryan Road

CITY, STATE: Edgewood, NM

CONTACT: Phil

PHONE: 281-2444 & FAX

ZIP CODE: 87015

OWNER: JD - Sixty One

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: John

PHONE: 507-1821

ZIP CODE: \_\_\_\_\_

ARCHITECT: Core Ltd

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: Dave H.

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

SURVEYING FIRM: Terrametrics of New Mexico

ADDRESS: PO Box 30192

CITY, STATE: Albuquerque NM

LICENSED SURVEYOR: Phil Turner

PHONE: 379-4301

ZIP CODE: 87190

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN 1" 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

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ WORK ORDER APPROVAL

☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☐ NO

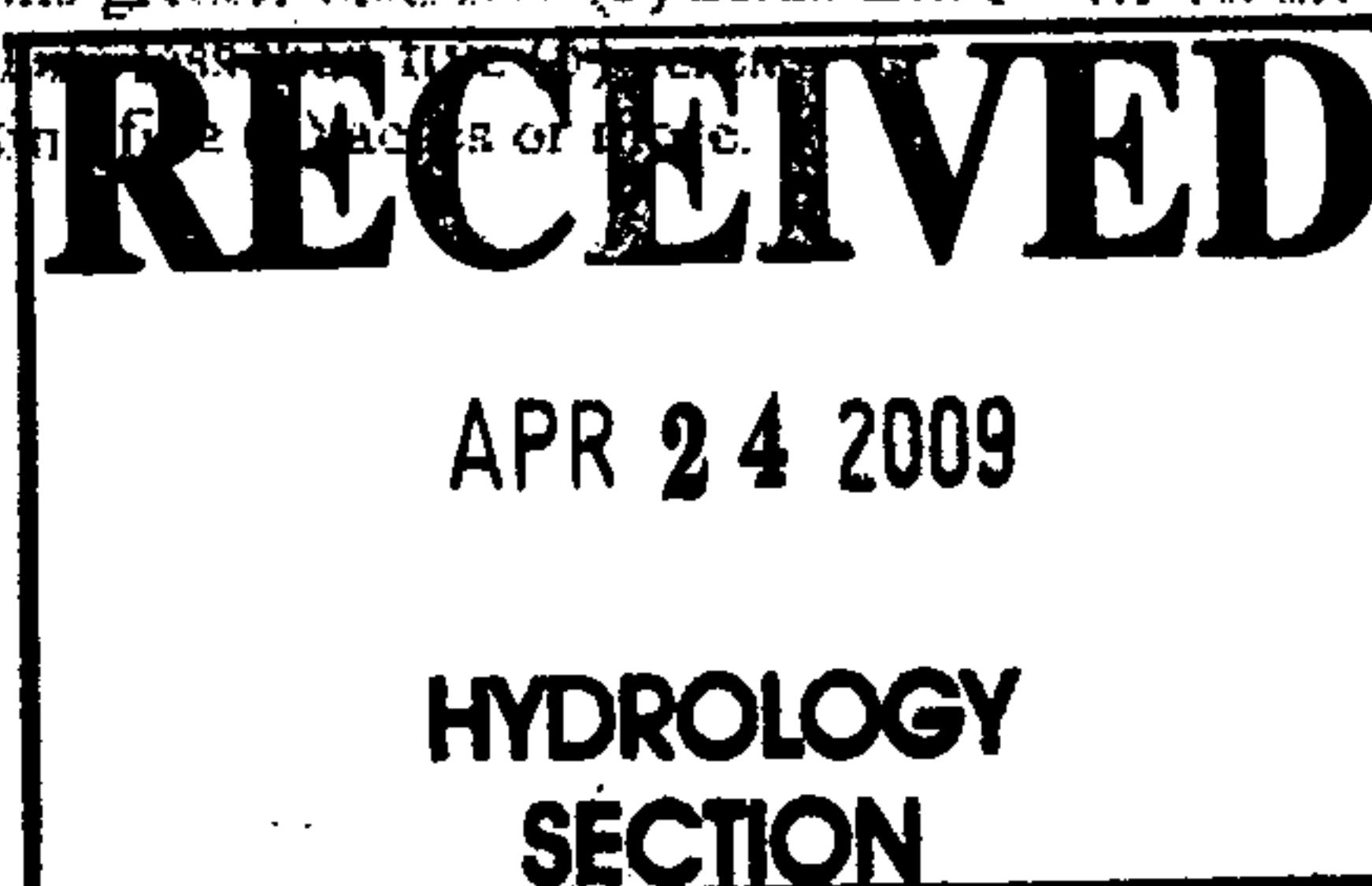
☐ COPY PROVIDED

DATE SUBMITTED: 4/24/09

BY: Phil

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



**C Clark Consulting Engineers**

19 Ryan Road

Edgewood, New Mexico 87015

Tele: (505) 281-2444

E-Mail ccealbq@aol.com

SHEET 1 OF 2

Fax: (505) 281-2444

**CALCULATIONS**

Revised 4/10/09 *mc*  
 DATE: 12/18/07  
 PROJECT: The Commons  
 @ Eagle Rock  
*mc*

**DESIGN CRITERIA**

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM)  
 REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO

DISCHARGE RATE:  $Q = Q_{PEAK} \times AREA$ , "Peak Discharge Rates For Small Watersheds"

VOLUMETRIC DISCHARGE:  $VOLUME = E_{Weighted} \times AREA$

P100 = 2.60 Inches, Zone 3 Time of Concentration,  $T_C = 10$  Minutes

DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

**EXISTING CONDITIONS - PER LOT**

LOT AREA = 0.88 ACRES, WHERE EXCESS PRECIP. 'A' = 0.66 in. [0.19]

PEAK DISCHARGE,  $Q_{100} = 1.7$  CFS [0.5], WHERE UNIT PEAK DISCHARGE 'A' = 1.87 CFS/AC. [0.58]

THEREFORE:  $VOLUME_{100} = 2108$  CF [607]

**DEVELOPED CONDITIONS**

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE  
 FOR STUDY AREA

	AREA	LAND TREATM'T	$Q_{Peak}$	E
UNDEVELOPED	--- Ac.	A	1.87 [0.58]	0.66 [0.19]
LANDSCAPING - POND	0.13 Ac. (15%)	B	2.60 [1.19]	0.92 [0.36]
COMPACTED SOIL & Slopes >	--- Ac. (0%)	C	3.45 [2.00]	1.29 [0.62]
ROOF - PAVEMENT	0.75 Ac. (85%)	D	5.02 [3.39]	2.36 [1.50]
	0.88 Ac.			

THEREFORE:  $E_{Weighted} = 2.14$  in. [1.33] &

$Q_{100} = 4.1$  CFS

$Q_{10} = 2.7$  CFS

$VOLUME_{100} = 6836$  CF

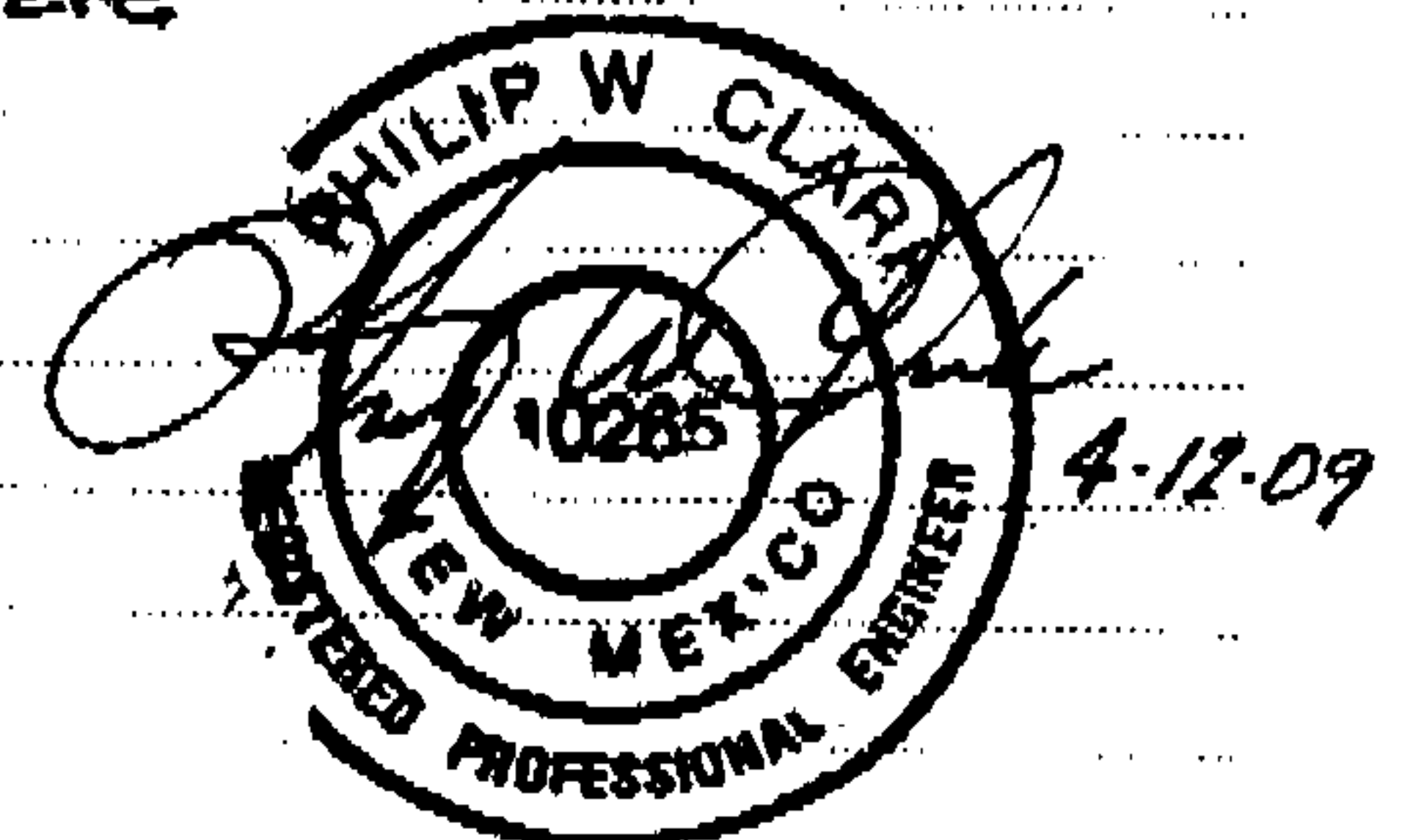
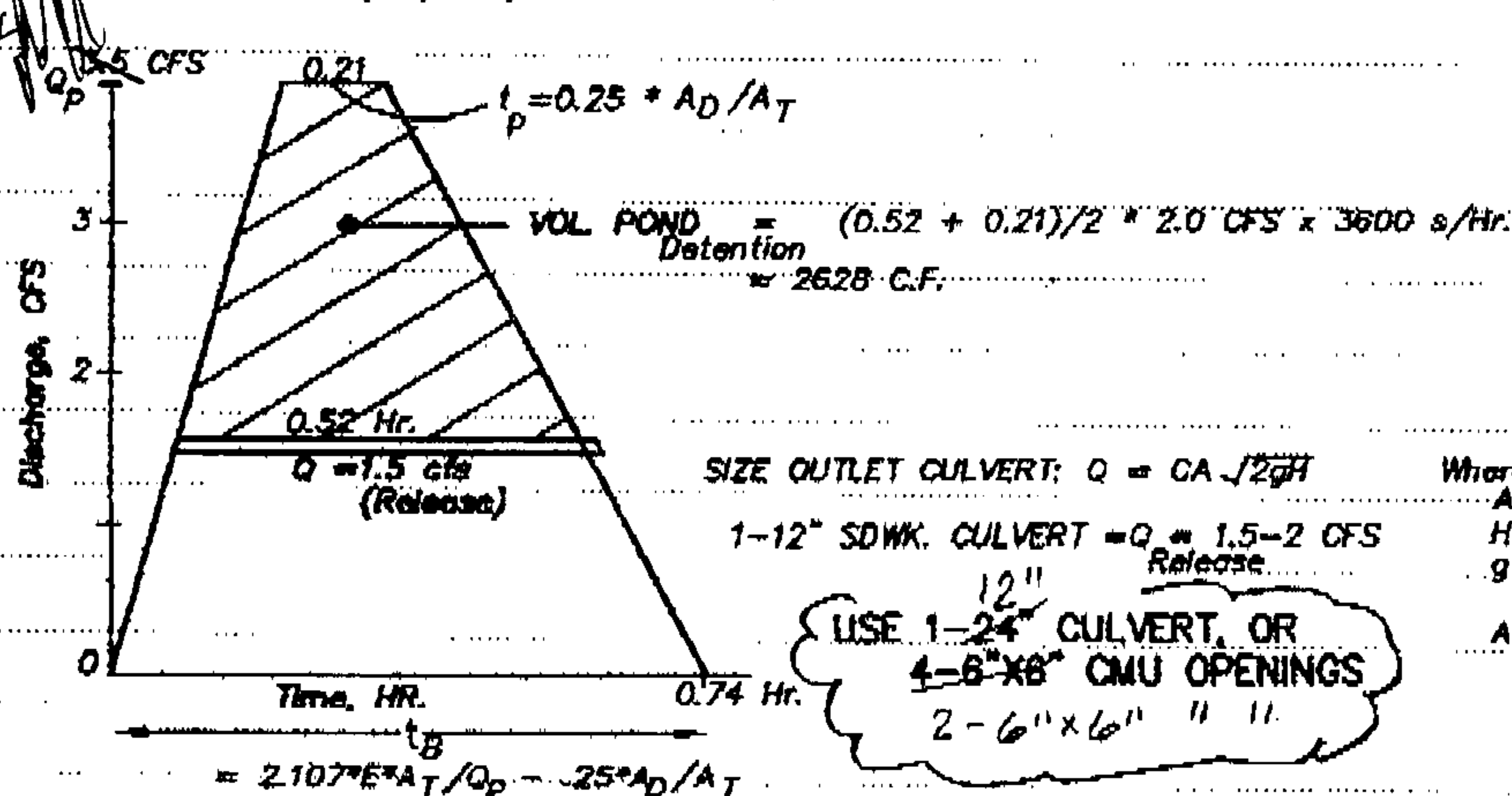
$VOLUME_{10} = 4248$  CF

THEREFORE: UNIT DISCH. = 4.65 CFS (100-YR.) per Acre

**BASIN A****DETERMINE POND SIZE**

DETENTION POND PER HYDROGRAPH & DPM, Section A.8

STORAGE VOLUME (Required) = VOLUME AREA ABOVE ALLOWABLE RELEASE



Designing to Shape the Future



**C Clark Consulting Engineers**

19 Ryan Road

Edgewood, New Mexico 87015

E-Mail ccaalbq@aol.com

SHEET 2 OF 2

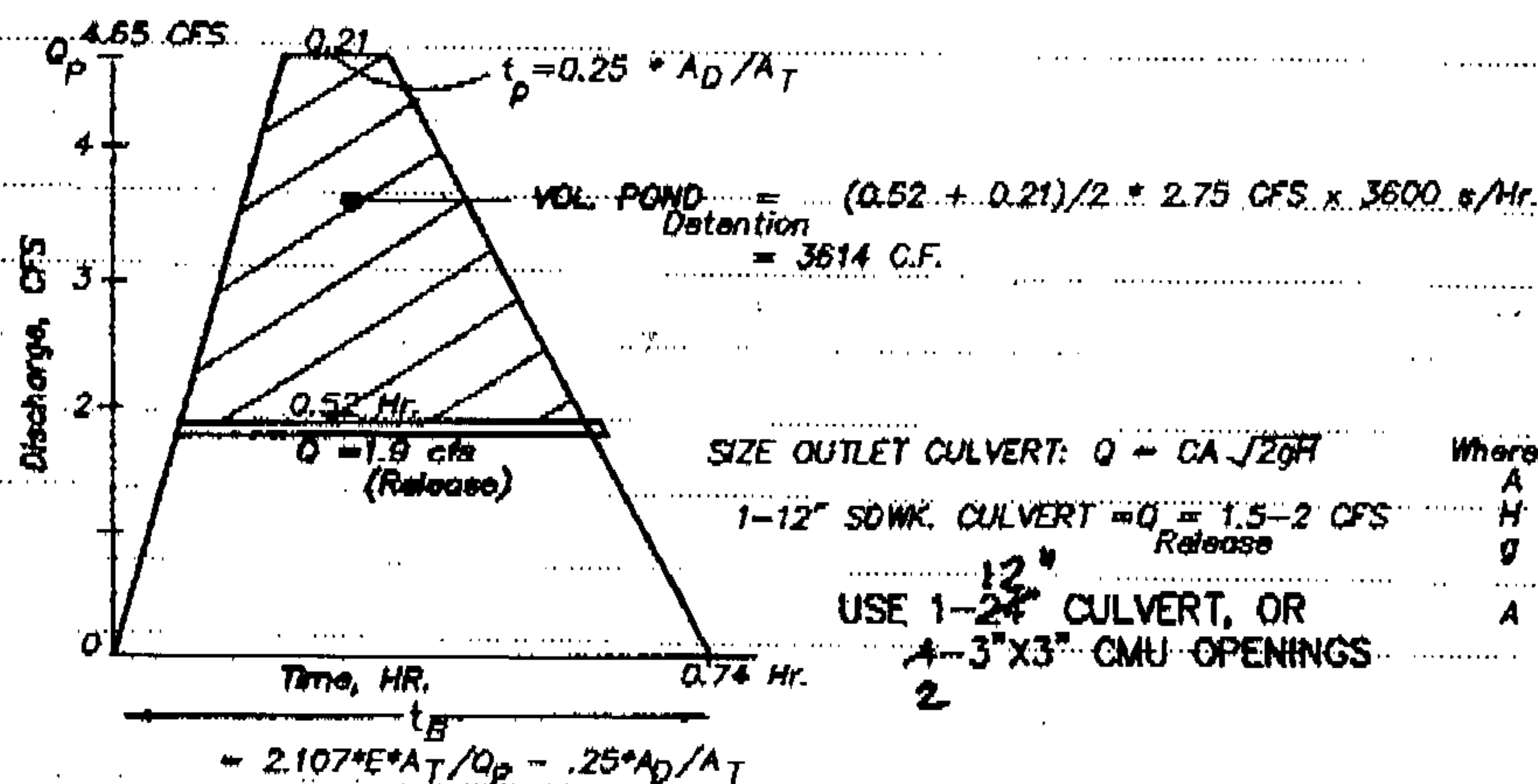
Tele: (505) 281-2444

Fax: (505) 281-2444

**CALCULATIONS**DATE: 12/18/07PROJECT: The Commons  
On a**BASIN B****DETERMINE POND SIZE**

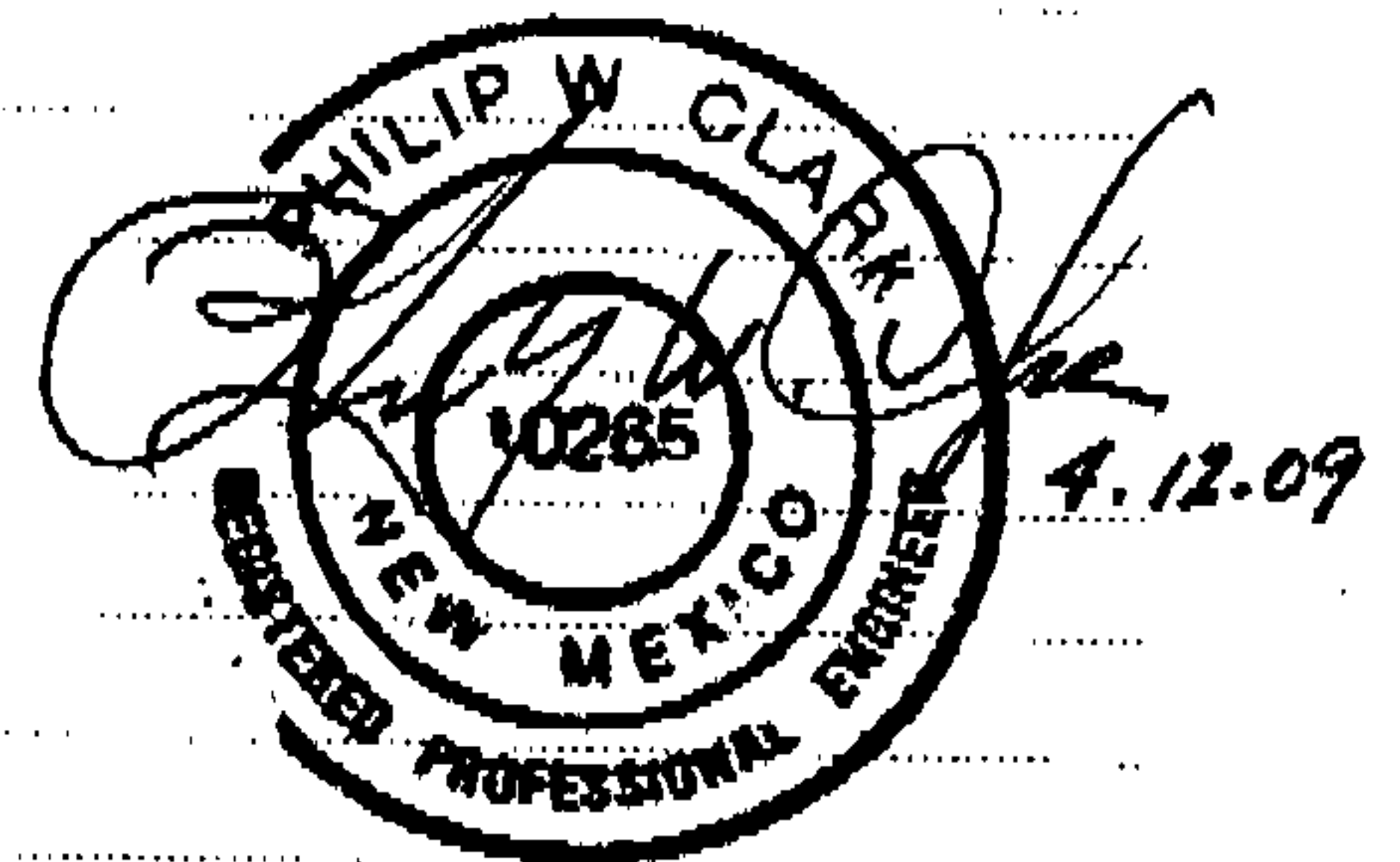
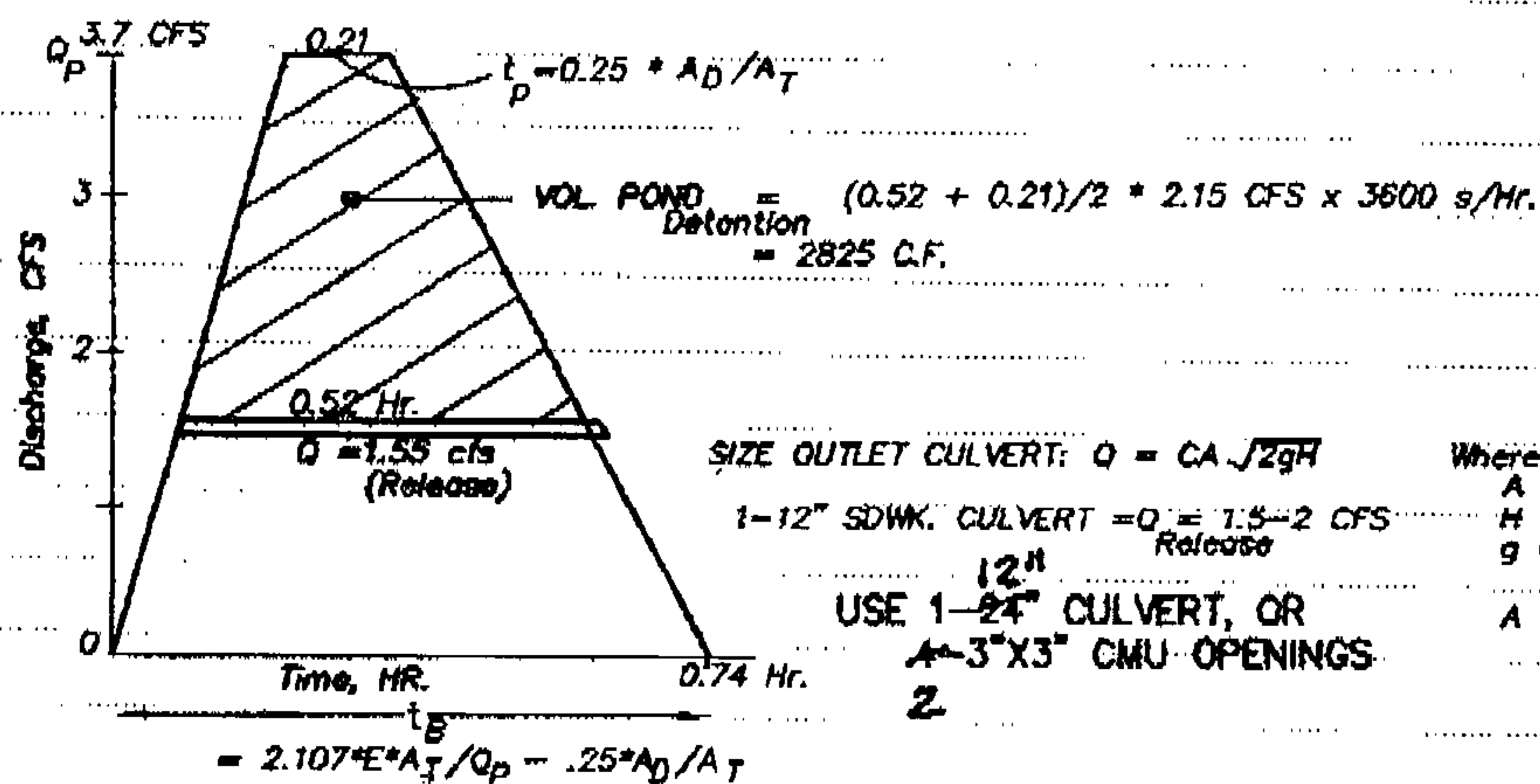
DETENTION POND PER HYDROGRAPH &amp; DPM, Section A.8

STORAGE VOLUME (Required) = VOLUME AREA ABOVE ALLOWABLE RELEASE

**BASIN C****DETERMINE POND SIZE**

DETENTION POND PER HYDROGRAPH &amp; DPM, Section A.8

STORAGE VOLUME (Required) = VOLUME AREA ABOVE ALLOWABLE RELEASE



Designing to Shape the Future

# CITY OF ALBUQUERQUE



April 6, 2009

Philip W. Clark, P.E.  
Clark Consulting Engineers  
19 Ryan Road  
Edgewood, NM 87015

**Re: Eagle Rock Commons Building B, 5501-B Eagle Rock NE,  
Reject of Request for Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 12-26-07, (C-18/D037H)  
Certification dated 04/02/2009**

Dear Mr. Clark,

PO Box 1293

Based upon the information provided on 4/02/2009, the above referenced certification **can not** be approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

All constructed sidewalk culverts will need to be inspected and approved by Duane Schmitz prior to Temporary Certificate of Occupancy approval.

NM 87103

Prior to Building B's Permanent Certificate of Occupancy the following items will need to be completed:

www.cabq.gov

- The handrail around the western most retention pond will need to be constructed. The rock lining must also be completed.
- The pond volume south of Building D will need to be certified. After a site visit the spot elevations on the plan do not reflect the as-built conditions.

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

Sincerely,

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

C: File

# CITY OF ALBUQUERQUE



January 18, 2008

Philip W. Clark, P.E.  
Clark Consulting Engineers  
19 Ryan Road  
Edgewood, NM 87015

Re: The Commons @ Eagle Rock, Lots 27, 28, & 29, Grading and Drainage Plan  
Engineer's Stamp dated 12-26-07 (C-18/D037H)

Mr. Clark:

Based upon the information provided in your submittal received 12-27-07, 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.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Be advised that no Certificate of Occupancy, Temporary or Permanent, will be issued prior to an inspection and approval of the sidewalk culvert by Storm Drain Maintenance Department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

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

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please, send a copy of the SWPPP on a CD in .pdf format to the following address:

Department of Municipal Development  
Storm Drainage Division  
P.O. Box 1293, One Civic Plaza, Rm. 301  
Attn: Kathy Verhage  
Albuquerque, NM 87103

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 or 768-3645.

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

Sincerely,

Timothy Sims  
Plan Checker - Hydrology, Planning Dept.  
Development and Building Services

Cc: Bradley Bingham  
Duane Schmitz, DMD Street / Storm Maintenance  
Antoinette Baldonado, Construction Services  
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

# CITY OF ALBUQUERQUE



November 21, 2007

Philip W. Clark, P.E.  
Clark Consulting Engineers  
19 Ryan Rd  
Edgewood, NM 87015

**Re: The Commons @ Eagle Rock, North Albuquerque Acres**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 10-31-07 (C18-D037H)**

Dear Mr. Clark,

P.O. Box 1293

Based upon the information provided in your submittal received 10-31-07, the above referenced plan is approved for Final Plat signoff by the City Engineer.

Albuquerque

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

New Mexico 87103

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

Sincerely,

Rudy E. Rael Associate Engineer  
Planning Department  
Development and Building Services

C: file



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

PROJECT TITLE: The Commons @ Eagle Rock ZONE MAP/DRG. FILE # C-18 / D037H  
DRB#: 1006922 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 27-29, BLK 9, Unit B, TRACT A  
CITY ADDRESS: NORTH ALBUQ. ACRES

ENGINEERING FIRM: Clark Consulting Engrs. CONTACT: Phil C  
ADDRESS: 19 Ryan Rd PHONE: 281-2444  
CITY, STATE: Edgewood NM ZIP CODE: 87015

OWNER: JD Sixty-One CONTACT: John S.  
ADDRESS: 5924 Anaheim Ave NE, Ste B PHONE: ~~281~~ 507-1921  
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Core Ltd. CONTACT: Dave H.  
ADDRESS: 5924 Anaheim NE, Ste A PHONE: \_\_\_\_\_  
CITY, STATE: Albuquerque, NM ZIP CODE: \_\_\_\_\_

SURVEYOR: Phil Turner CONTACT: Phil  
ADDRESS: 4175-A Montgomery NE PHONE: 379-4301  
CITY, STATE: Alb., NM ZIP CODE: 87109

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

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1<sup>st</sup> 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) \_\_\_\_\_

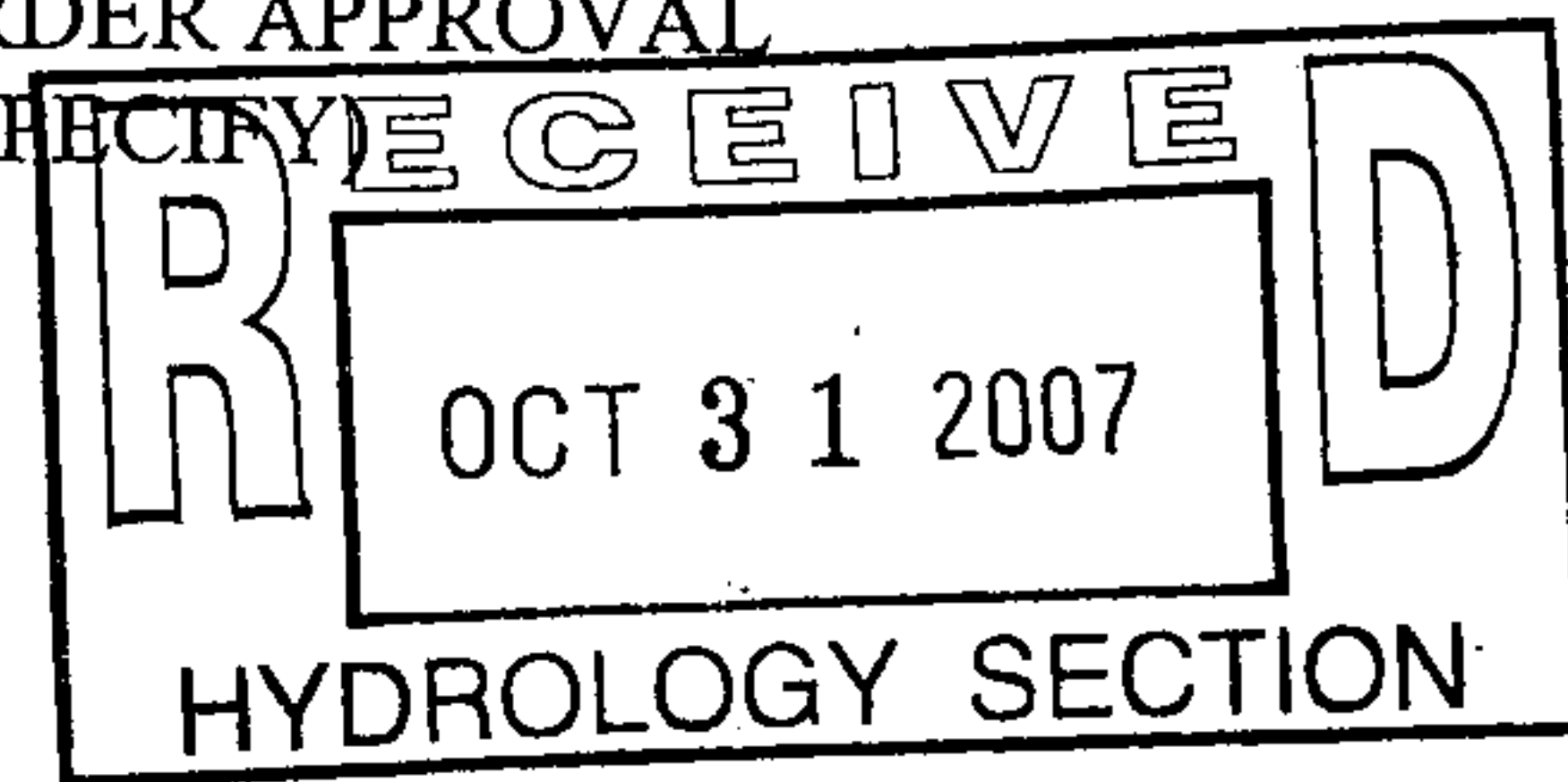
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES telecon  
☐ NO  
☐ COPY PROVIDED

50.0'



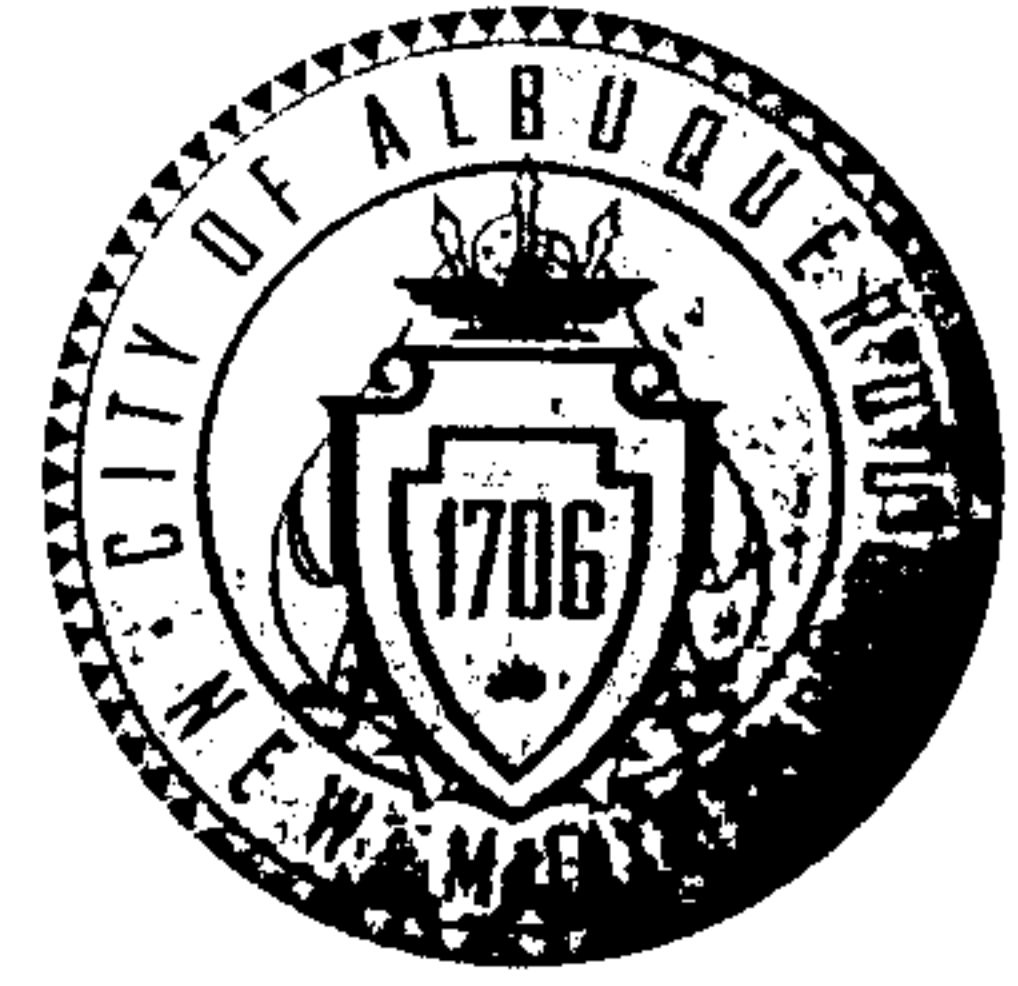
SUBMITTED BY: RC DATE: 10/31/07

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:

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.



# CITY OF ALBUQUERQUE



October 09, 2009

J. David Hickman, Architect  
Core, LTD Architecture  
5924 Anheim Ave. NE, Ste. A  
Albuquerque, NM 87113

**Re: Eagle Rock Commons,  
5501 Eagle Rock NE, Bldg A  
Certificate of Occupancy Transportation Development  
Engineer's Stamp dated 10-01-09 (C-18/D037H)**

Dear Mr. Hickman,

PO Box 1293

Albuquerque

NM 87103

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

Based upon the information provided in your submittal received 10-08-09, 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 924-3630.

Sincerely,

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

C: CO Clerk  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

*BLDG A'*

PROJECT TITLE: Eagle Rock Commons

ZONE MAP: C-18/D 037H

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

CITY ADDRESS: 5501 Eagle Rock NE

ENGINEERING FIRM: Clark Consulting Engineers

ADDRESS: 19 Ryan Road

CITY, STATE: Edgewood, NM

CONTACT: Phil

PHONE: 281-2444 & FAX

ZIP CODE: 87015

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: *Core, Ltd*

ADDRESS: 5924 Anaheim NE

CITY, STATE: 2

CONTACT: Dave H.

PHONE: 796-0894

ZIP CODE: 87113

SURVEYING FIRM: Terrametrics of New Mexico

ADDRESS: PO Box 30192

CITY, STATE: Albuquerque NM

LICENSED SURVEYOR: Phil Turner

PHONE: 379-4301

ZIP CODE: 87190

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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?*
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**RECEIVED**

OCT 8 2009

HYDROLOGY  
SECTION

BY: *Phil*

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/4/09

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:

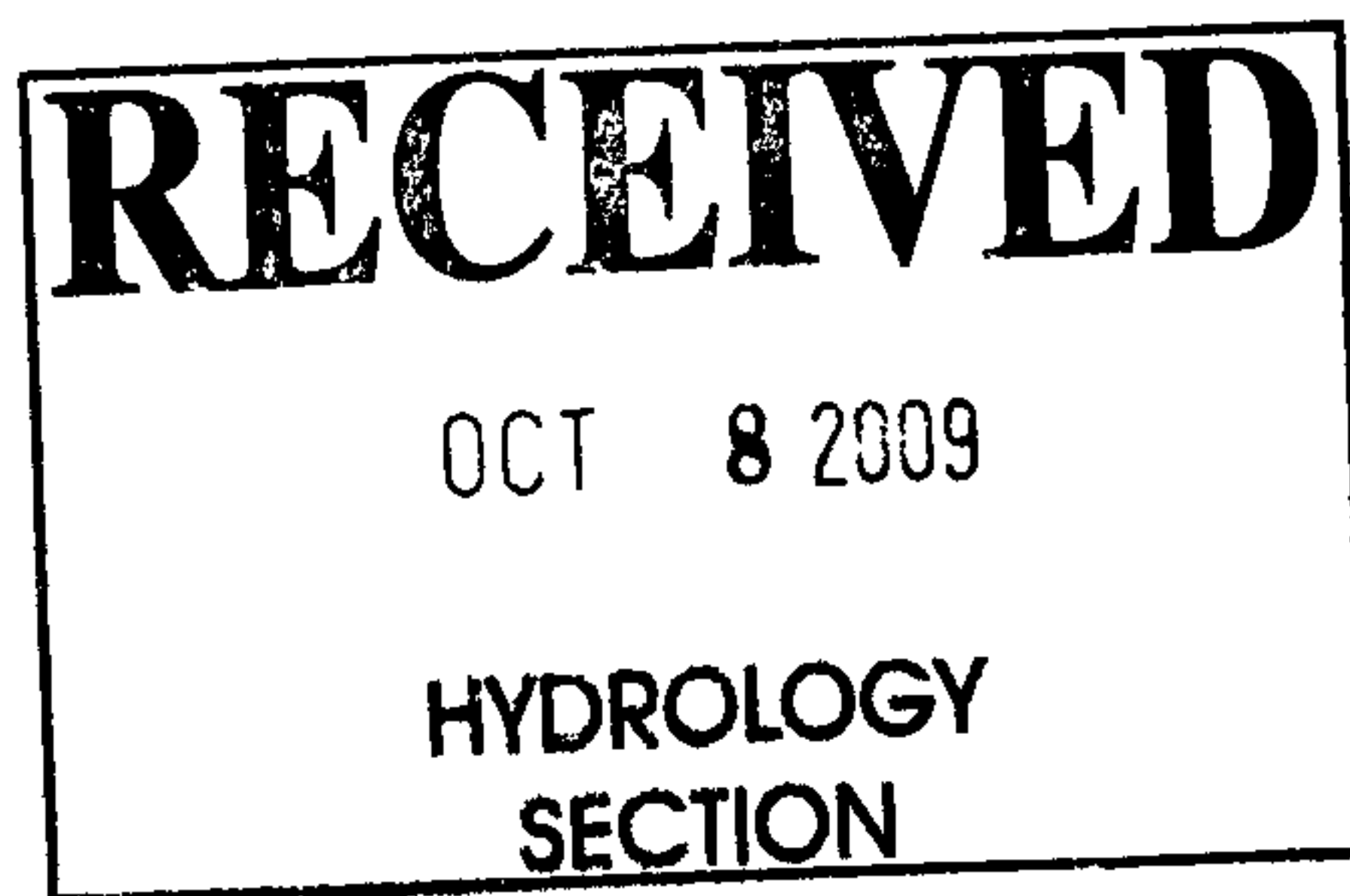
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

# CORE, Ltd Architecture

October 1, 2009

Kristal Metro, P.E  
Traffic Engineer  
Development and Building Services  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Certification Package for  
Application Number: 07 DRB 70351  
Eagle Rock Commons [1006922]  
Eagle Rock, NE, Albuquerque  
DRB Chairman signature date 11/20/07  
Plan dated 10/22/07  
Administrative Amendment



Dear Ms. Metro,

I am pleased to report to you that the work required by the approved DRB Site Development Plan, and the recently approved administrative amendment, has been completed for the above referenced project.

On September 30, 2009, I reviewed the project site to again verify that the work completed is in accordance with the DRB Site Development Plan as noted on the recent Administrative Amendment. I have found the work completed to be in full compliance with the DRB Site Development Plan as reflected on the included amended site plan.

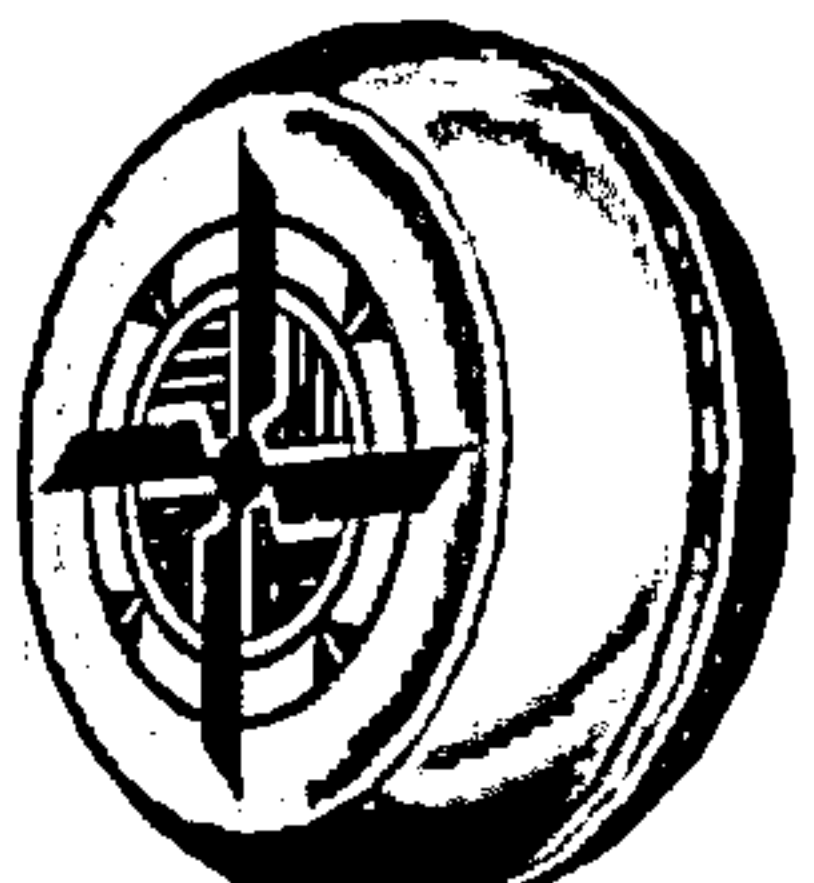
I do hereby certify that the project meets and conforms to these requirements and the design provided in the approved DRB Site Development Plan. I am including with this package a formal Traffic Certification and the approved amended DRB Site Plan.

We appreciate your assistance in the completion of this project, and formally request that a Shell Certificate of Occupancy be issued for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "David Hickman".

J. David Hickman, AIA  
Architect




**"Let's Make It Fun"**

5924 ANAHEIM AVE NE, SUITE A ALBUQUERQUE, NM P(505) 796-0894 F(505) 796-0896



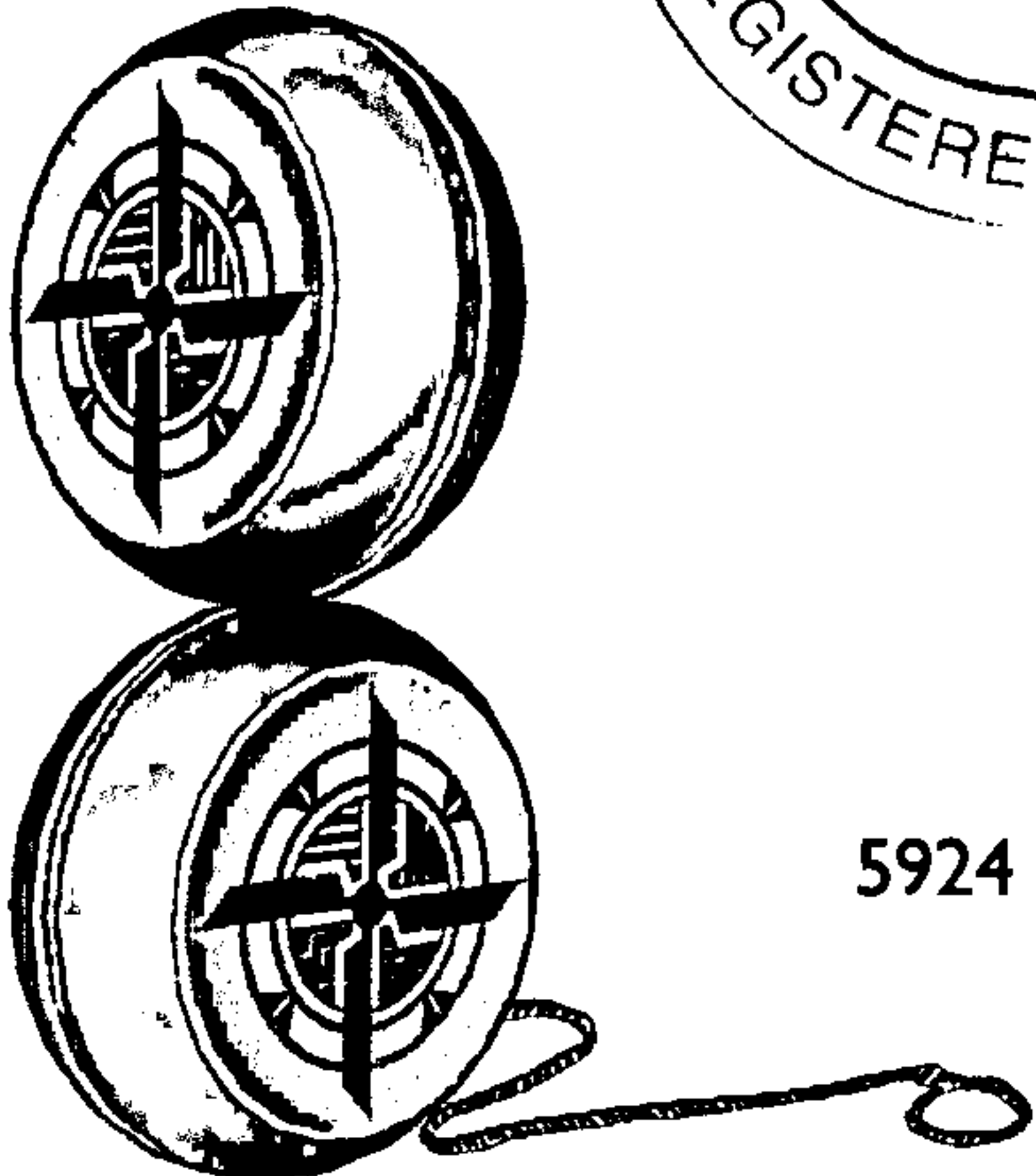
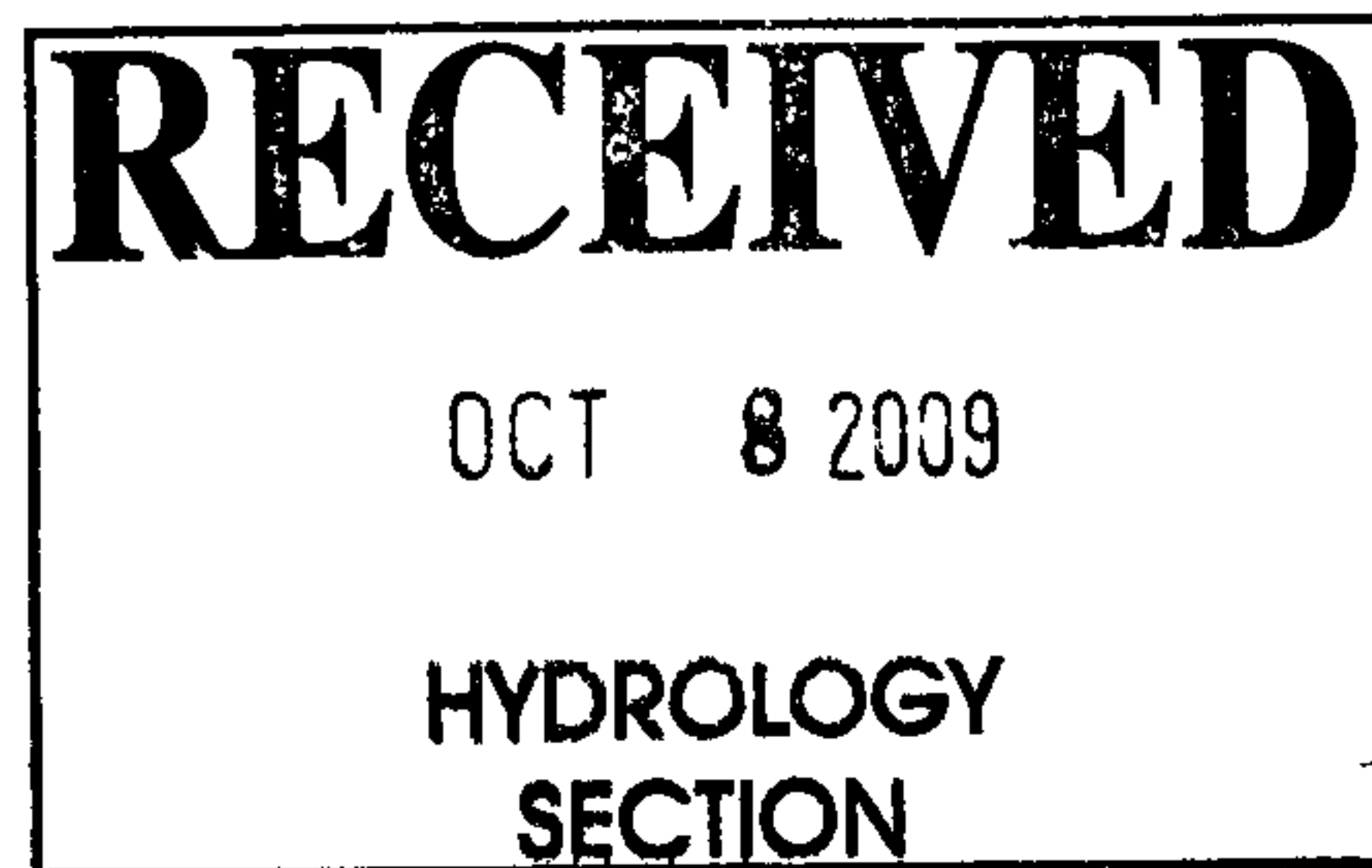
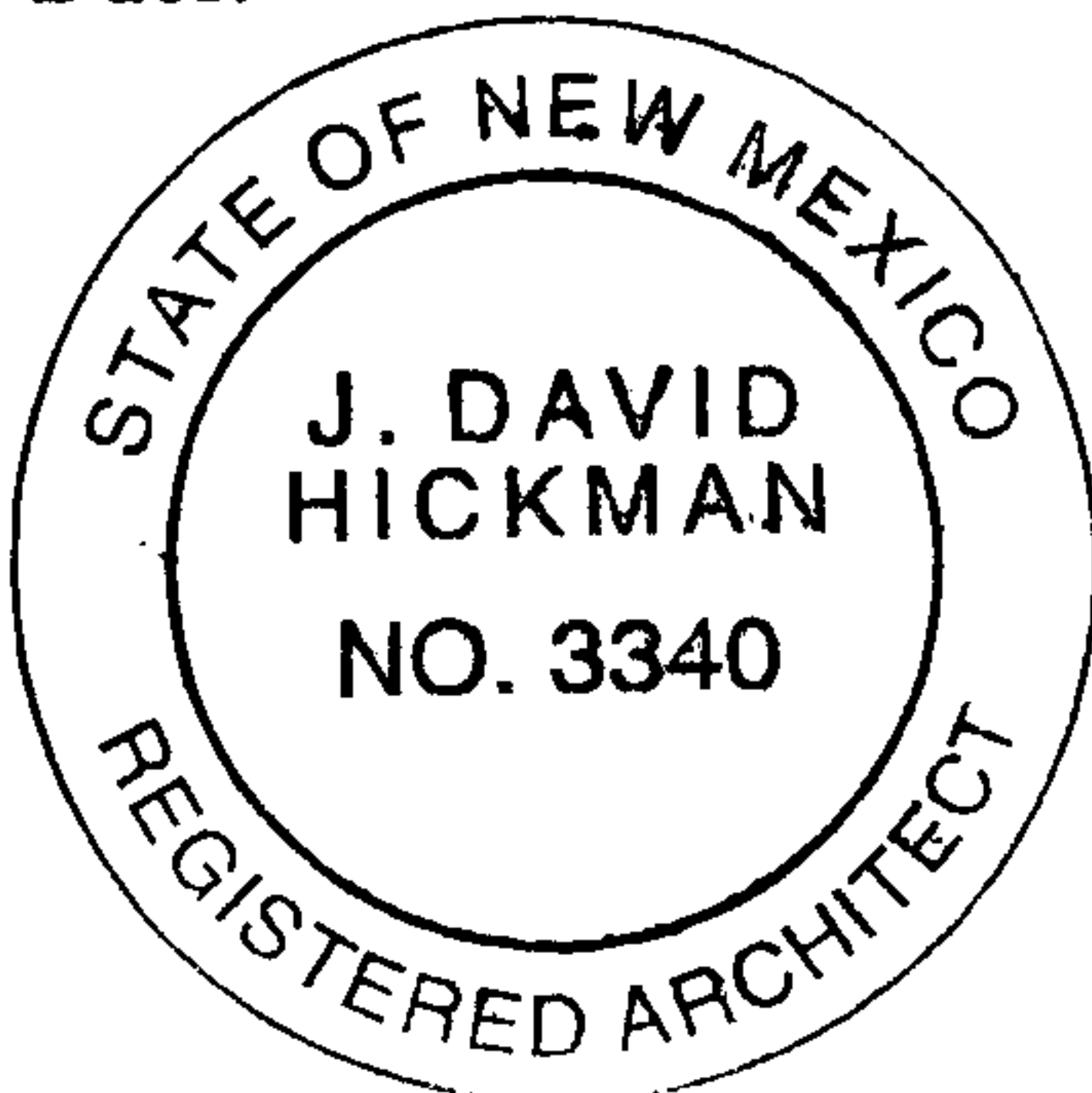
# CORE, Ltd Architecture

I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM CORE, LTD., HEREBY CERTIFY THAT THIS PROJECT, EAGLE ROCK COMMONS, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 11/20/07. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PHIL CLARK, A REGISTERED PROFESSIONAL ENGINEER WITH THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 30, 2009 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 CERTIFICATION OF OCCUPANCY.



J. David Hickman, AIA  
Architect

10/1/09  
Date:



**"Let's Make It Fun"**

5924 ANAHEIM AVE NE, SUITE A ALBUQUERQUE, NM P(505) 796-0894 F(505) 796-0896

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 8, 2009

J. David Hickman, Registered Architect,  
Core, LTD Architecture  
5924 Anaheim Ave. NE, Ste. A  
Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Eagle Rock Commons, [C-18 / D037H]  
5501 Eagle Rock NE  
Architect's Stamp Dated 04/08/09

Dear Mr. Hickman:

Based on the information provided on your submittal dated April 7, 2009, the above referenced project is approved for a 180-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Administrative Amendment (you'll need AA to phase the construction of Bldg.'s B,C, D & E, since it's zone SU-2) issue to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an **exact** copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 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 01/06 - KDM)

**BLDG A**

PROJECT TITLE: Eagle Rock Commons ZONE MAP: C-18/D 037H  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: 5501 Eagle Rock NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil  
 ADDRESS: 19 Ryan Road PHONE: 281-2444& FAX  
 CITY, STATE: Edgewood, NM ZIP CODE: 87015

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

*\* Certifying* ARCHITECT: Core, Ltd CONTACT: Dave H.  
 ADDRESS: 5924 Anaheim NE PHONE: 796-0894  
 CITY, STATE: 2 ZIP CODE: 87113

SURVEYING FIRM: Terrametrics of New Mexico LICENSED SURVEYOR: Phil Turner  
 ADDRESS: PO Box 30192 PHONE: 379-4301  
 CITY, STATE: Albuquerque NM ZIP CODE: 87190

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

TYPE OF SUBMITTAL: <input type="checkbox"/> DRAINAGE REPORT <input type="checkbox"/> DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL <input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL <input type="checkbox"/> CONCEPTUAL G & D PLAN <input type="checkbox"/> GRADING PLAN <input type="checkbox"/> EROSION CONTROL PLAN <input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY) <input type="checkbox"/> CLOMR/LOMR <input checked="" type="checkbox"/> <i>* X</i> TRAFFIC CIRCULATION LAYOUT <input checked="" type="checkbox"/> <i>* X</i> ENGINEER'S CERT (TCL) <input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN) <input type="checkbox"/> OTHER (SPECIFY) _____	CHECK TYPE OF APPROVAL SOUGHT: <input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE <input type="checkbox"/> PRELIMINARY PLAT APPROVAL <input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL <input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL <input type="checkbox"/> SECTOR PLAN APPROVAL <input type="checkbox"/> FINAL PLAT APPROVAL <input type="checkbox"/> FOUNDATION PERMIT APPROVAL <input type="checkbox"/> BUILDING PERMIT APPROVAL <input checked="" type="checkbox"/> <i>X</i> CERTIFICATE OF OCCUPANCY <input type="checkbox"/> GRADING PERMIT APPROVAL <input type="checkbox"/> PAVING PERMIT APPROVAL <input type="checkbox"/> WORK ORDER APPROVAL <input checked="" type="checkbox"/> <i>X</i> OTHER (SPECIFY) <u>or Temporary</u>
--	---

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

DATE SUBMITTED: 4/4/09 BY: [Signature]

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.

HYDROLOGY SECTION  
APR 07 2009



# CORE, Ltd Architecture

April 7, 2009

Kristal Metro, P.E  
Traffic Engineer  
Development and Building Services  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Certification Package for  
Application Number: 07 DRB 70351  
Eagle Rock Commons [1006922]  
Eagle Rock, NE, Albuquerque  
DRB Chairman signature date 11/20/07  
Plan dated 10/22/07

Dear Ms. Metro,

I am pleased to report to you that the work required by the approved DRB Site Development Plan has been completed for the above referenced project.

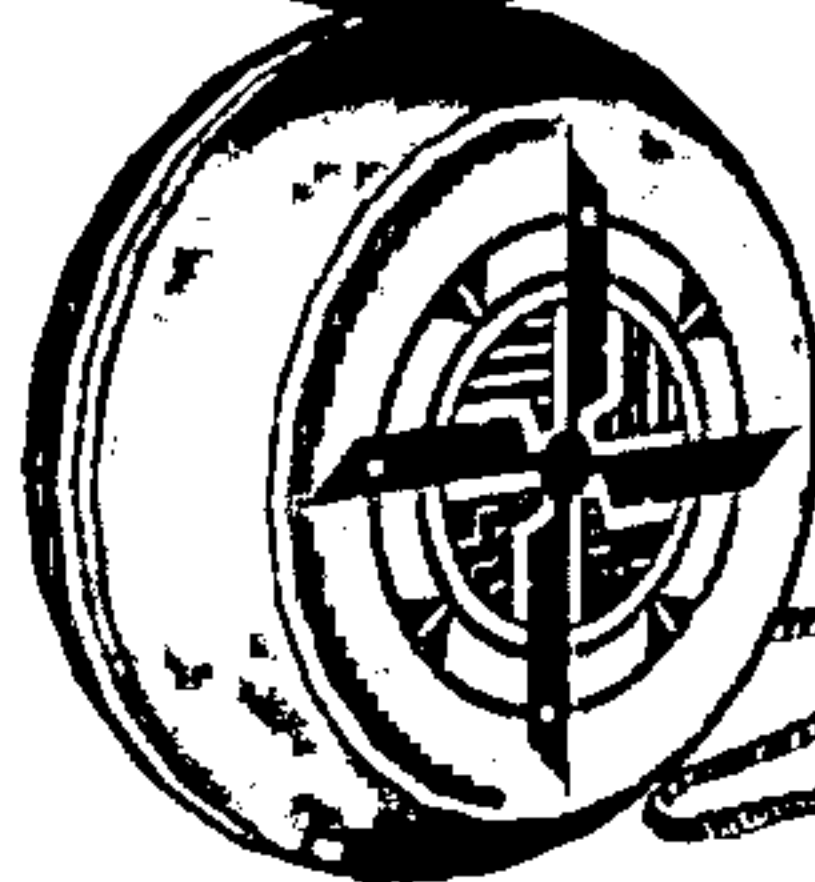
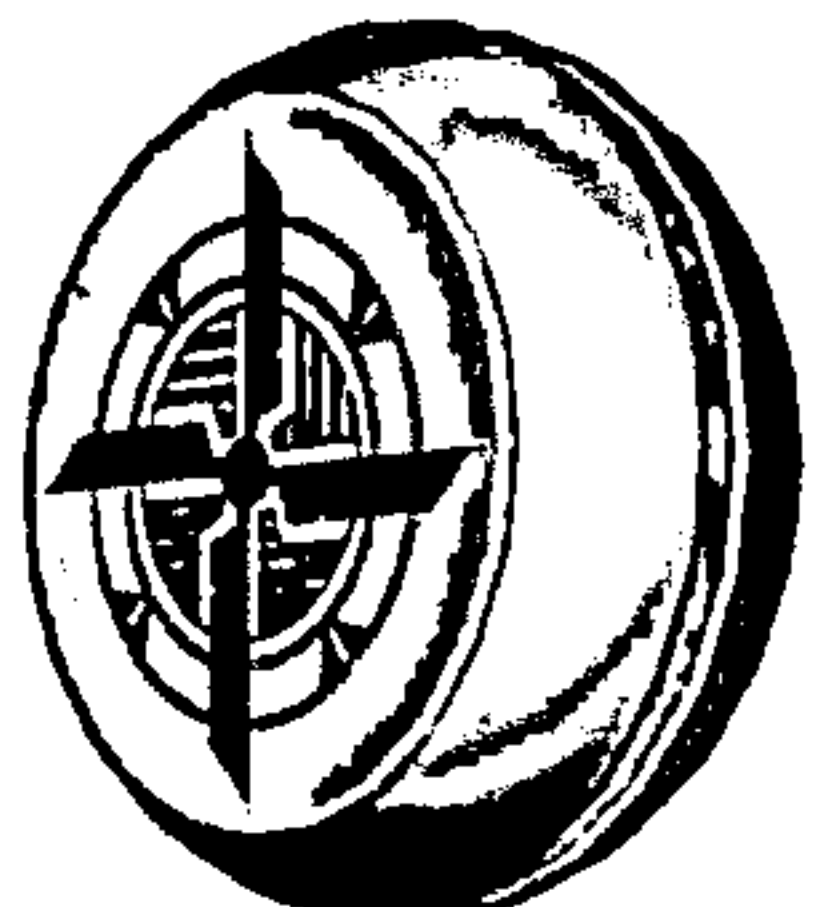
On April 3, 2009, I reviewed the completed parking lot and concrete flat work in and around Building "A" extending east to the eastern edge of the future Building "D" as noted on the DRB Site Development Plan, and I have found the work completed to be in full compliance with the DRB Site Development Plan.

I do hereby certify that the project meets and conforms to these requirements and the design provided in the approved DRB Site Development Plan. I am including with this package a formal Traffic Certification, the approved DRB Site Plan, a copy of the Drainage Information Sheet, and a copy of the original hydrology approval letter dated January 18, 2008.

We appreciate your assistance in the completion of this project, and formally request that a Shell Certificate of Occupancy be issued for this project.

Sincerely,

  
J. David Hickman, AIA  
Architect

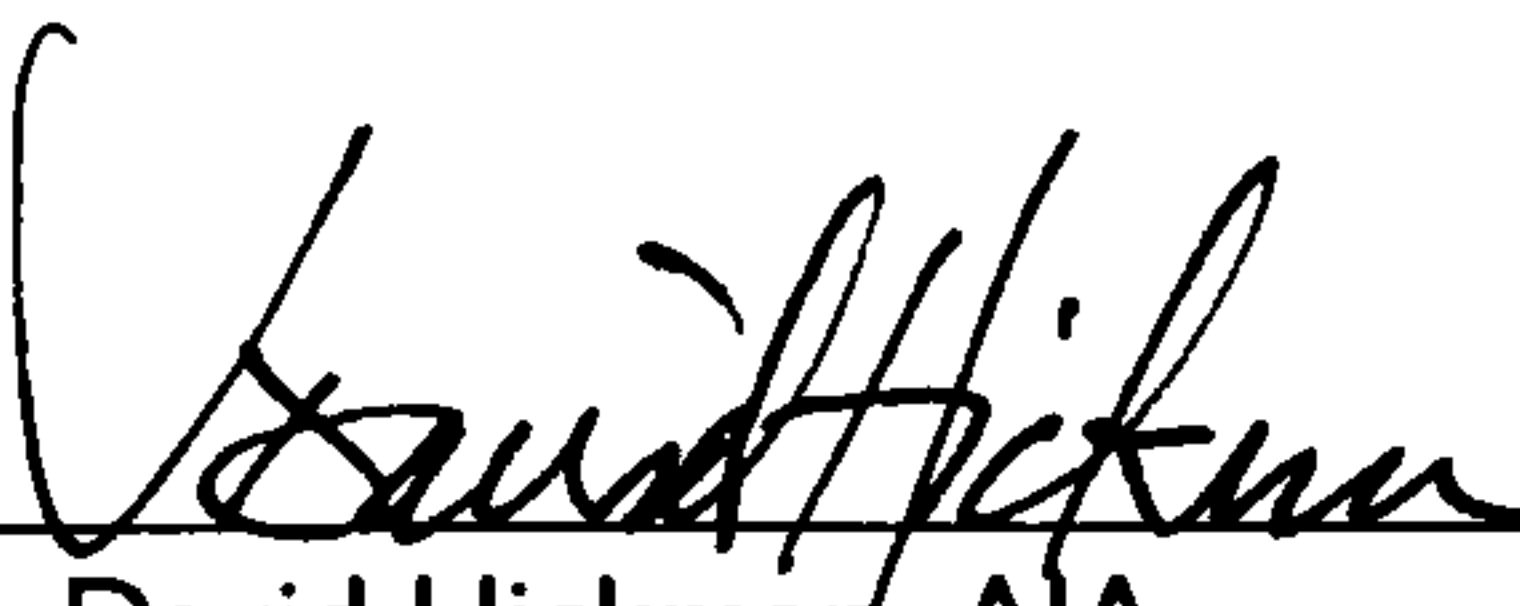


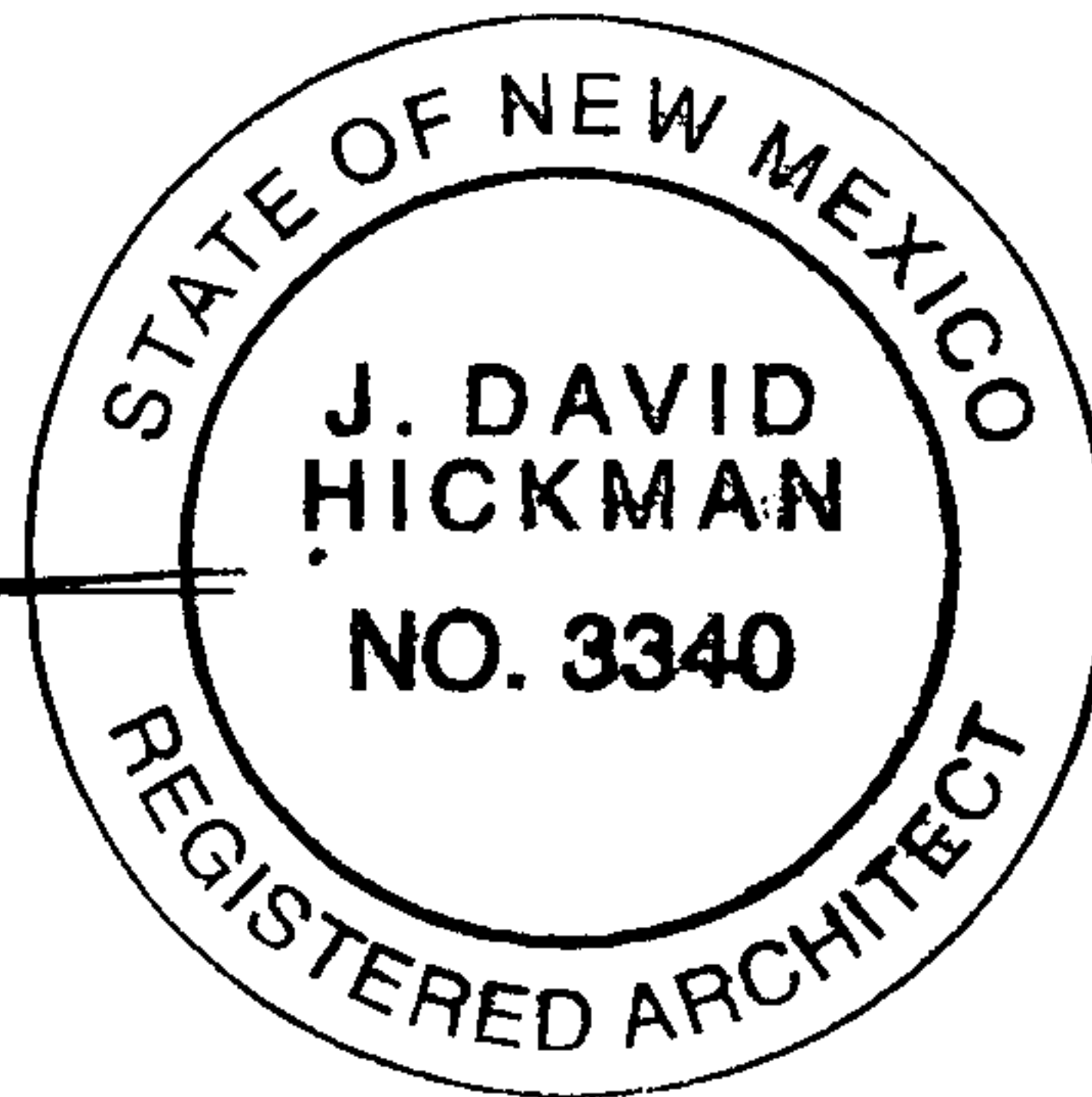
**"Let's Make It Fun"**


5924 ANAHEIM AVE NE, SUITE A ALBUQUERQUE, NM P(505) 796-0894 F(505) 796-0896

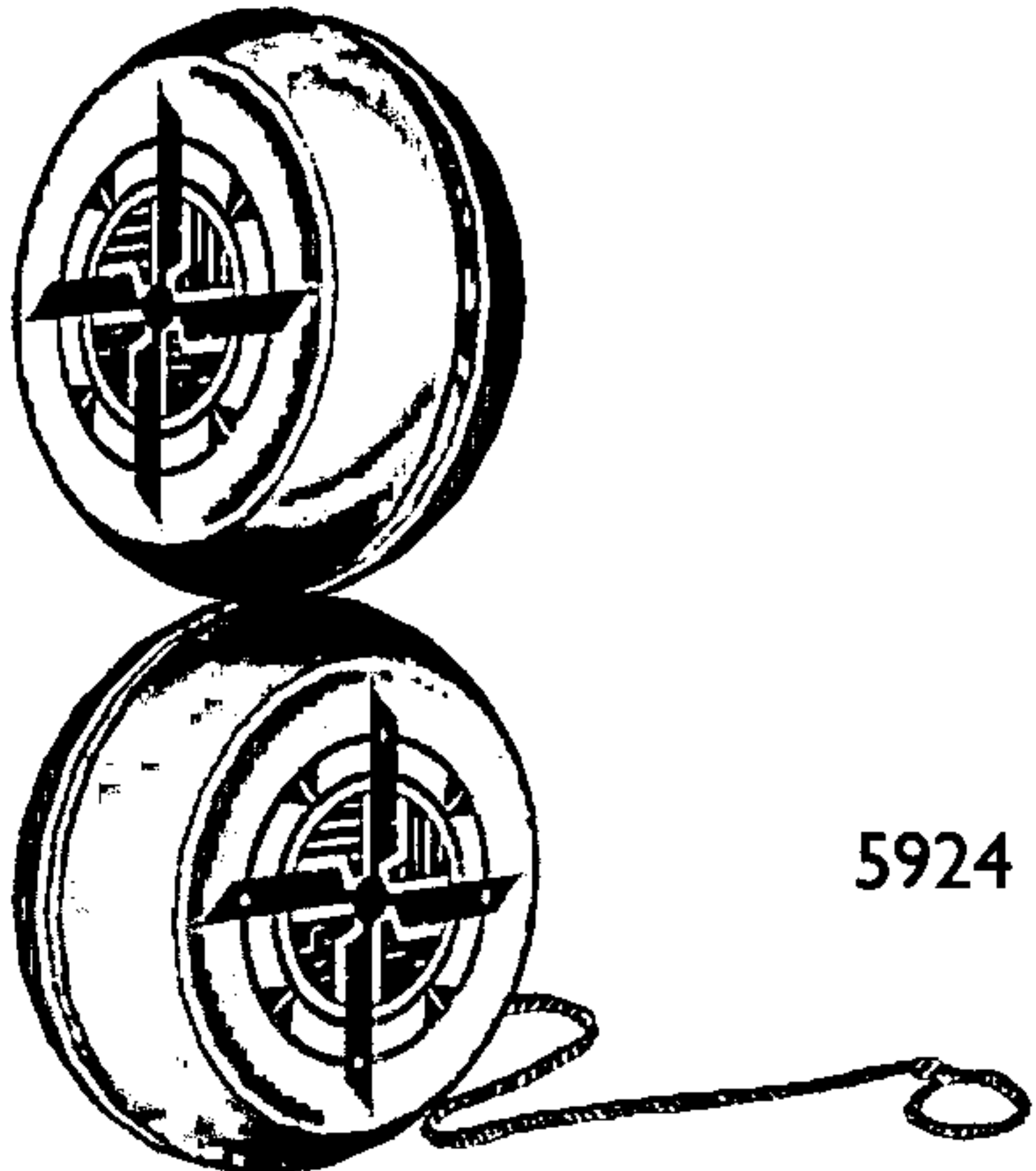
# CORE, Ltd Architecture

I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM CORE, LTD., HEREBY CERTIFY THAT THIS PROJECT, EAGLE ROCK COMMONS, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 11/20/07. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PHIL CLARK, A REGISTERED PROFESSIONAL ENGINEER WITH THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 3, 2009 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 CERTIFICATION OF OCCUPANCY.

  
J. David Hickman, AIA  
Architect

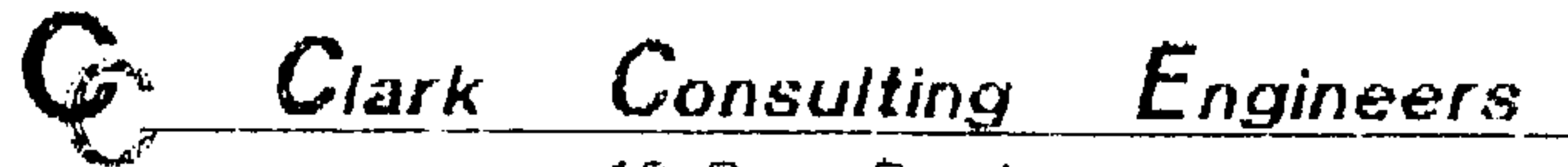


  
Date:



**"Let's Make It Fun"**

5924 ANAHEIM AVE NE, SUITE A ALBUQUERQUE, NM P(505) 796-0894 F(505) 796-0896



19 Ryan Road  
Edgewood, New Mexico 87015  
E-Mail: ccealbq@aol.com

Tele: (505) 281-2444

Fax: (505) 281-2444

April 2, 2009

Kristal Metro, P.E.  
Traffic Engineer – Planning Dept.  
City of Albuquerque  
600 2nd St. NW  
Albuquerque, NM 87102

RE: Traffic Circulation Layout @ 5501 Eagle Rock Avenue NE – Eagle Rock Commons  
Zone Map C-18, D037H

Dear Ms. Metro:

Based on a field inspection conducted on 3-31-09, the traffic circulation improvements / layout as constructed for Building 'B' and the remaining parking lot and flatwork easterly up to hydrological Basin 'C', as indicated on the approved Grading & Drainage Plan / Site Plan, appear to conform to and meet typical current COA traffic criteria.

Should you have any questions, as always please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Philip W. Clark', is written over a circular professional engineer's seal. The seal contains the text 'PHILIP W. CLARK', '10285', 'NEW MEXICO', and 'REGISTERED PROFESSIONAL ENGINEER'. To the right of the seal is the handwritten date '4/2/09'.

Philip W. Clark, P.E.  
Clark Consulting Engineers

C: John Schiffer, owner