

## Cherne, Curtis

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**To:** Lopez, Anthony C.  
**Cc:** Billy McCarty (beamdesigns@qwest.net)  
**Subject:** FW: Corrected Bricklight Alley Final Inspection (CPN 509182)

Anthony,

The temporary paving of the alley is acceptable because it does not appear that drainage will leave the ROW. As stated below, permanent paving in the future will have to fix this.

Curtis Cherne, P.E.  
Senior Engineer  
Development and Building Services  
Planning Department, COA  
924-3695

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**From:** Billy McCarty [mailto:beamdesigns@qwest.net]  
**Sent:** Tuesday, January 20, 2009 8:11 AM  
**To:** Lopez, Anthony C.; Cherne, Curtis  
**Cc:** Mike Salvador; Ray Lucero  
**Subject:** Corrected Bricklight Alley Final Inspection (CPN 509182)

On Wednesday, January 14, Anthony Lopez, Arlene Sandoval, Mike Salvador, Ray Lucero, and I attended the Final Inspection for the temporary paving and bollards within the south half of the alley improvements. The only concerns were a possible low point in the flow line at approximately Station 15+80 and who was going to maintain it since it is "temporary paving."

On Friday January 16, Curtis Cherne and I revisited the site with the as-built survey information and determined that there will be approximately 0.1' of standing water at this location. Curtis was concerned about the asphalt to valley gutter joint at Station 14+50+/- . I took a picture of the joint and Curtis and I met with Anthony Lopez to discuss the joint and drainage.

We concluded that the joint was satisfactory since it is outside the wheel path. The depth of the inverted section is sufficient to contain the runoff and direct it to Silver without diverting the runoff toward the building to the west. Therefore, although it is not ideal, Curtis recommended accepting the paving job since it is "temporary." Permanent paving in the future will have to fix this drainage. Once this Work Order is accepted, the one year warranty will begin and then COA will take over the maintenance.

Curtis,

Please verify that you agree with the findings above and forward your recommendation for acceptance to Anthony so we can proceed with closing out this Work Order.

Thank you,  
Billy O. McCarty, P.E.  
BEAM Designs  
855 Polaris Blvd, SE  
Rio Rancho, NM 87124  
(p) 505-235-9588  
(f) 505 994-3952  
email: beamdesigns@qwest.net

1/20/2009

# CITY OF ALBUQUERQUE



July 8, 2008

Billy O. McCarty, P.E.  
**Larry Read & Associates**  
855 Polaris Blvd. SE  
Rio Rancho, NM 87124

**Re: Bricklight Courtyards, Lots 6-10 & 17-21, 115 Harvard SE Bldgs. A-D**  
**request for Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 6/06/07 (K-16/D005)**  
**Certification dated 7/08/08**

Mr. McMarty,

PO Box 1293

Based upon the information provided in your submittal received 7/08/08, 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

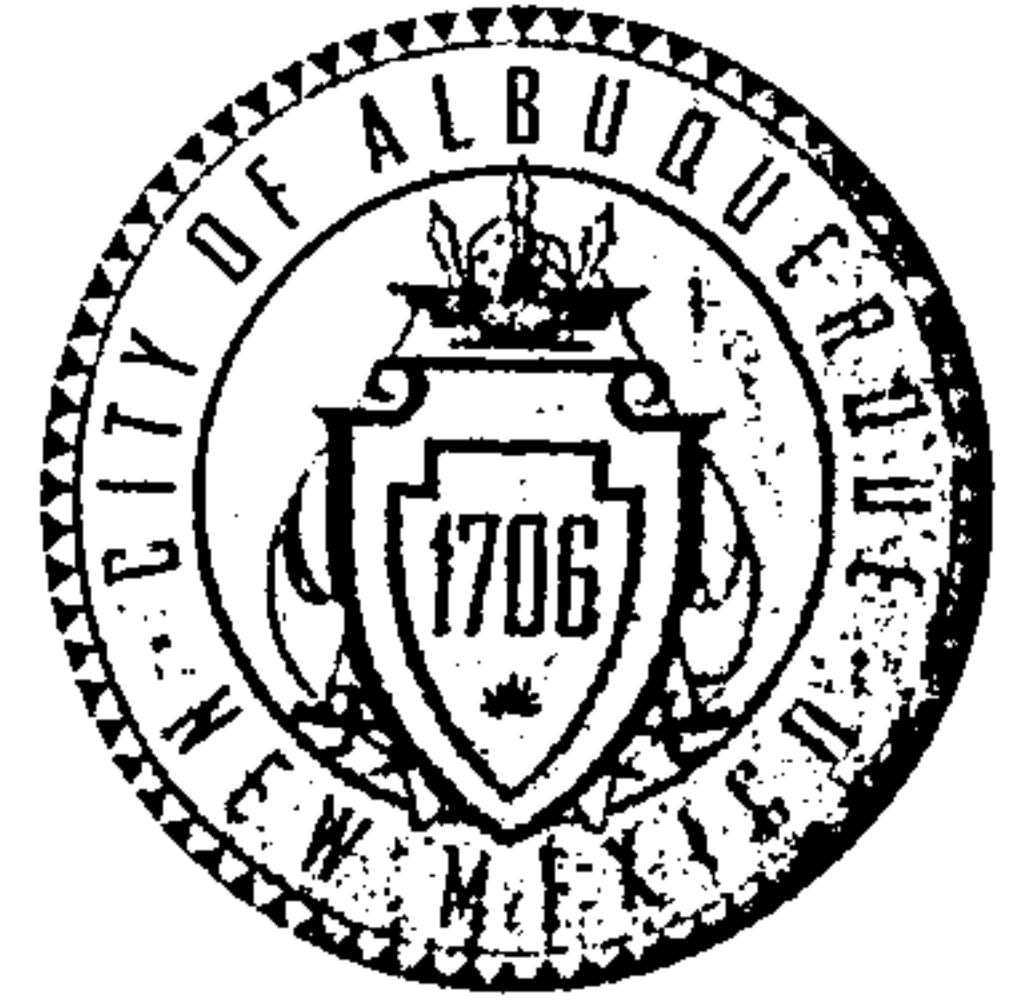
Sincerely,

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

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

C: File  
C.O. Clerk

# CITY OF ALBUQUERQUE



July 3, 2008

Billy O. McCarty, P.E.  
**Larry Read & Associates**  
855 Polaris Blvd. SE  
Rio Rancho, NM 87124

**Re: Bricklight Courtyards, Lots 6-10 & 17-21,  
Reject of Request for Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 6/06/07 (K-16/D005)  
Certification dated 7/01/08**

Mr. McMarty,

PO Box 1293

Based upon the information provided in your submittal received 7/01/08, the above referenced certification cannot be approved until the following comments are addressed:

Albuquerque

1. Specify the building addresses that are to be certified with this submittal.
2. Which area are you certifying? Please cloud or indicate which portion is to be certified. Is lots 6-10 a part of this certification; if so, what are the as constructed elevations in this area?

NM 87103

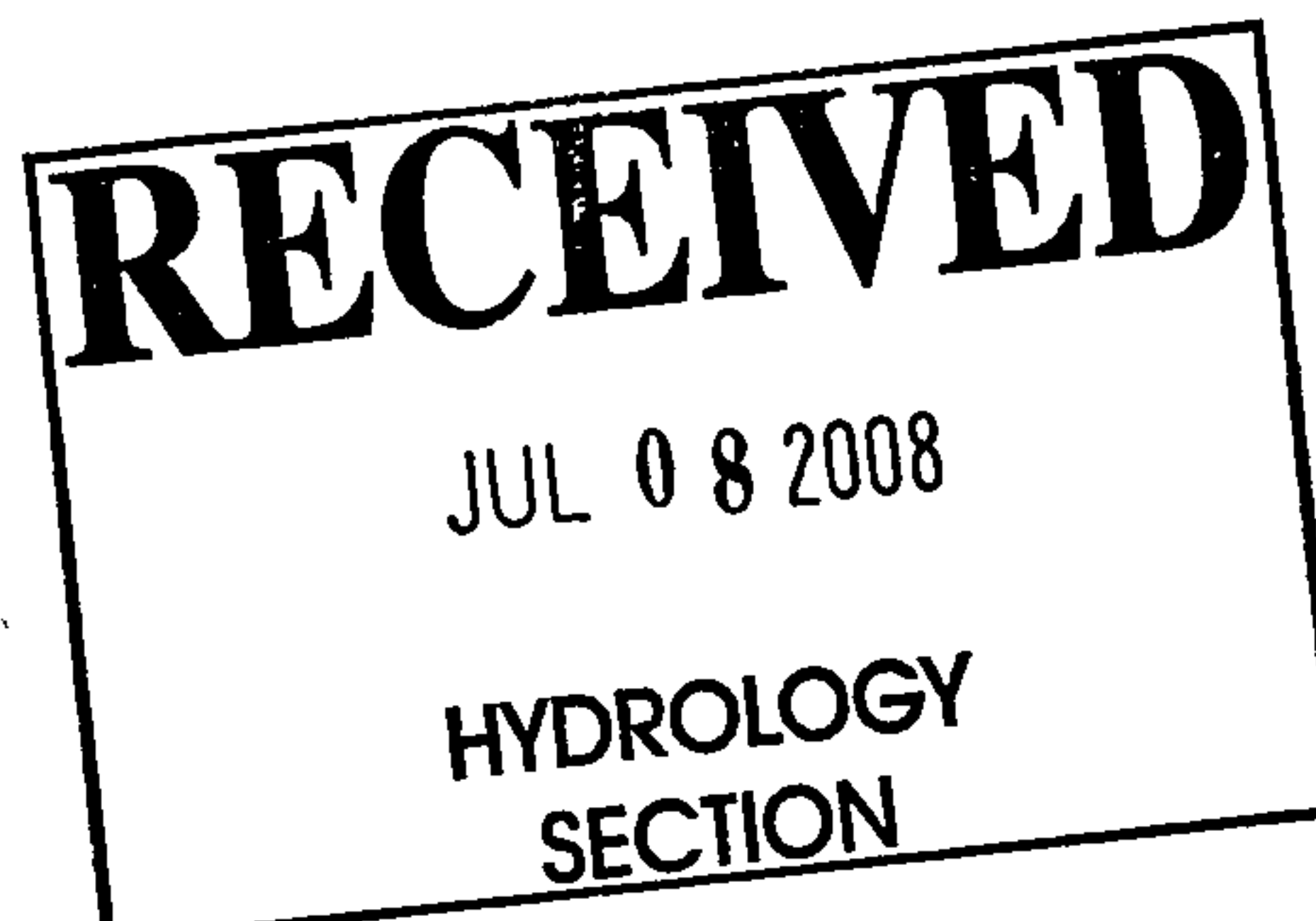
[www.cabq.gov](http://www.cabq.gov)

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



115  
HARRIS  
SE  
ISLDS  
A-1  
D



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

12-16/2005

PROJECT TITLE: BRICKLIGHT COURTYARDS

ZONE MAP/DRG. FILE # K-16

DRB #: 1004927

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: LOTS 6-10 AND 17-21, BLOCK 1, UNIVERSITY HEIGHTS

CITY ADDRESS:

ENGINEERING FIRM: LARRY READ AND ASSOCIATES, INC.

ADDRESS: 2430 MIDTOWN PL. NE. STE C

CITY, STATE: ALBUQUERQUE, NM

CONTACT: BILLY MCCARTY

PHONE: 235-9855

ZIP CODE: 87107

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT: MULLEN HELLER ARCHITECTURE, PC

ADDRESS: 1015 TIJERAS AVE. NW STE 220

CITY, STATE: ALBUQUERQUE, NM

CONTACT: DOUG HELLER

PHONE: 268-4144

ZIP CODE: 87102

SURVEYOR:

ADDRESS

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

## CHECK TYPE OF SUBMITTAL:

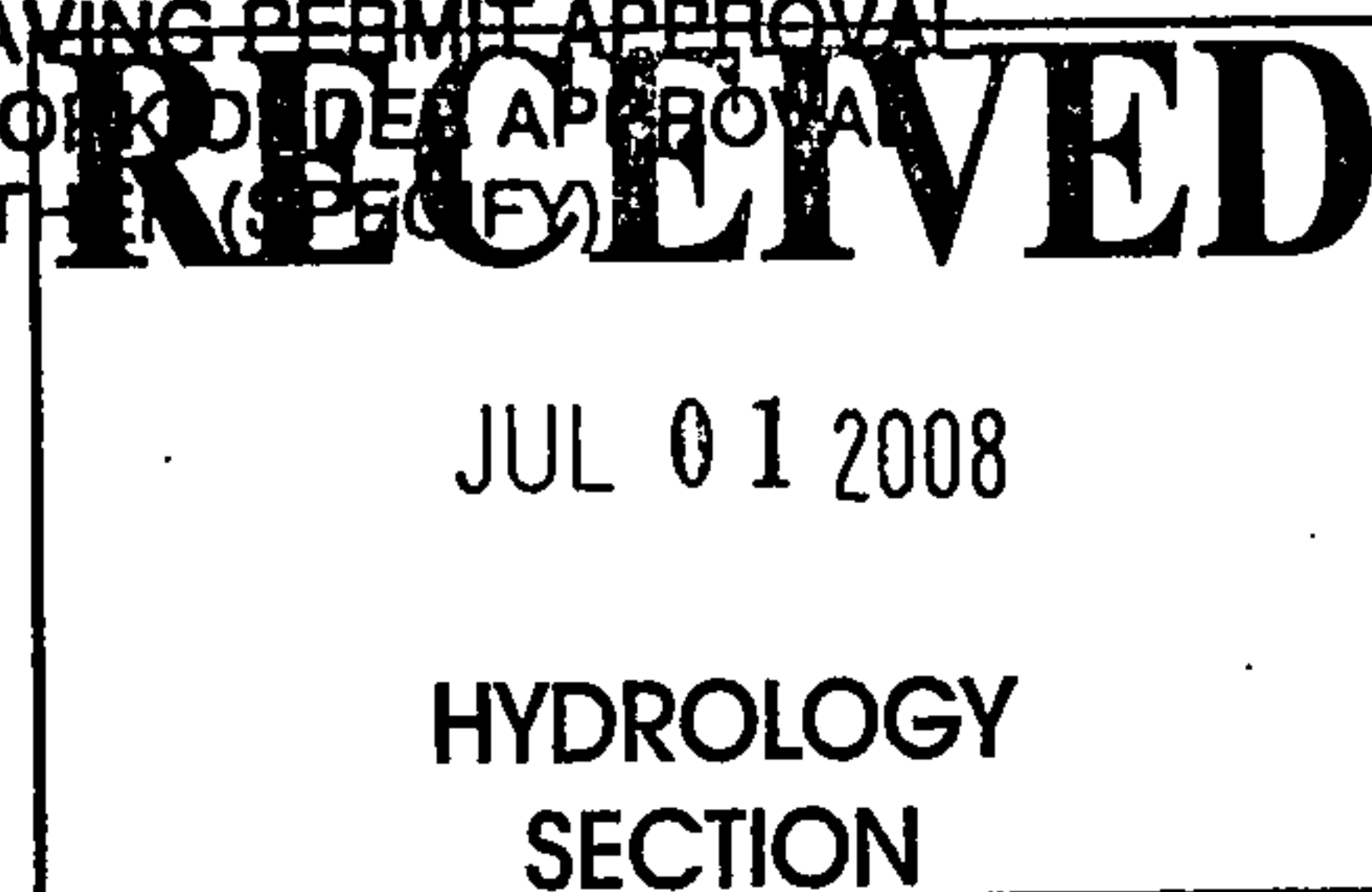
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 7-1-08

BY: Billy McCarty

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

June 25, 2008

John Douglas Heller, Registered Architect  
924 Park Avenue SW, Ste. B  
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Bricklight Courtyards , [K-16 / D005]  
115 Harvard Drive SE  
Architect's Stamp Dated 06/24/08

P.O. Box 1293

Dear Mr. Heller:

Albuquerque

The TCL / Letter of Certification submitted on June 24, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

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

c: Engineer  
Hydrology file  
CO Clerk

*9/12/08 - Bldg - intake note 12 - remain see DRB  
- site visit needed  
File*

DRB: 1004927

NSF.

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

12-16/2005

PROJECT TITLE: Bricklight Courtyards Project No. 1004927 ZONE MAP/DRG. FILE #: K-15-Z  
DRB #: 06DRB-01632 EPC#: 06EPC-00777 WORK ORDER#: 509182

LEGAL DESCRIPTION: Lot 17-A University Heights  
CITY ADDRESS: 115 Harvard Drive SE., Albuquerque, NM 87106

ENGINEERING FIRM: Larry Read & Associates  
ADDRESS: 2430 Midtown Place, NE Suite C  
CITY, STATE: Albuquerque, NM

CONTACT: Billy McCarty  
PHONE: 505-235-9588  
ZIP CODE: 87107

OWNER: Harvard Mall Partners  
ADDRESS: P.O. Box 1404  
CITY, STATE: Albuquerque, NM

CONTACT: Allen Lewis  
PHONE: 505-842-9113  
ZIP CODE: 87103

ARCHITECT: Mullen Heller Architecture  
ADDRESS: 924 Park Avenue SW, Suite B  
CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller  
PHONE: 505-268-4144  
ZIP CODE: 87102

SURVEYOR: WayJohn Surveying  
ADDRESS: 330 Louisiana Boulevard NE  
CITY, STATE: Albuquerque, NM

CONTACT: \_\_\_\_\_  
PHONE: 505-255-2052  
ZIP CODE: 87108

CONTRACTOR: Enterprise Builder Corporation  
ADDRESS: 2732 Vasser Place NE Suite E  
CITY, STATE: Albuquerque, NM

CONTACT: Damian Chimenti  
PHONE: 505-857-0050  
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

*Anthony Lopez - 4<sup>th</sup> Floor Co A*

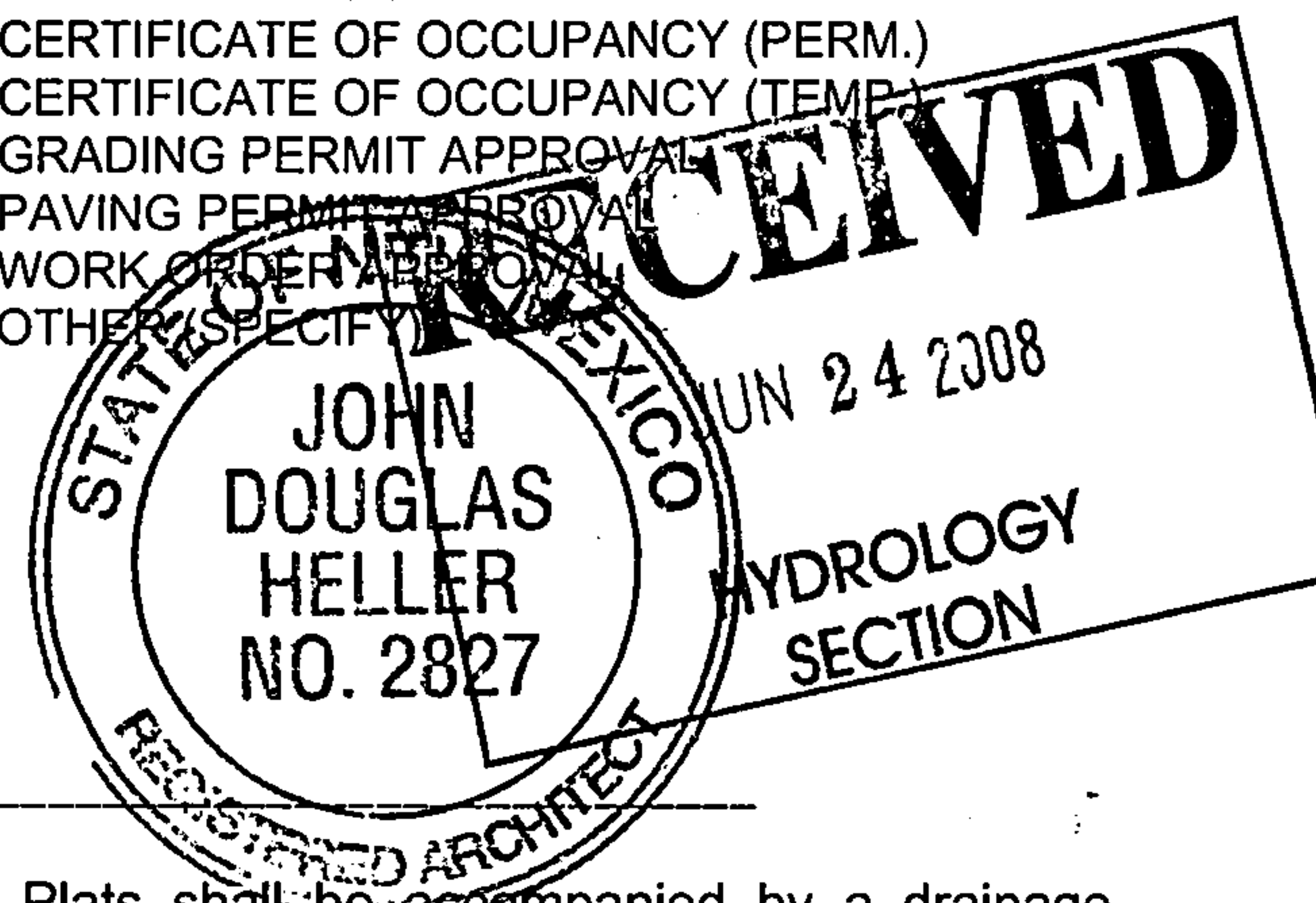
CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ 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: 6/24/08 BY: Doug Heller



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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



June 24, 2008

Mr. Nilo Salgado-Fernandez, PE  
Senior Engineer, Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: **Permanent Certificate of Occupancy for Bricklight Courtyards**  
**115 Harvard Drive SE**

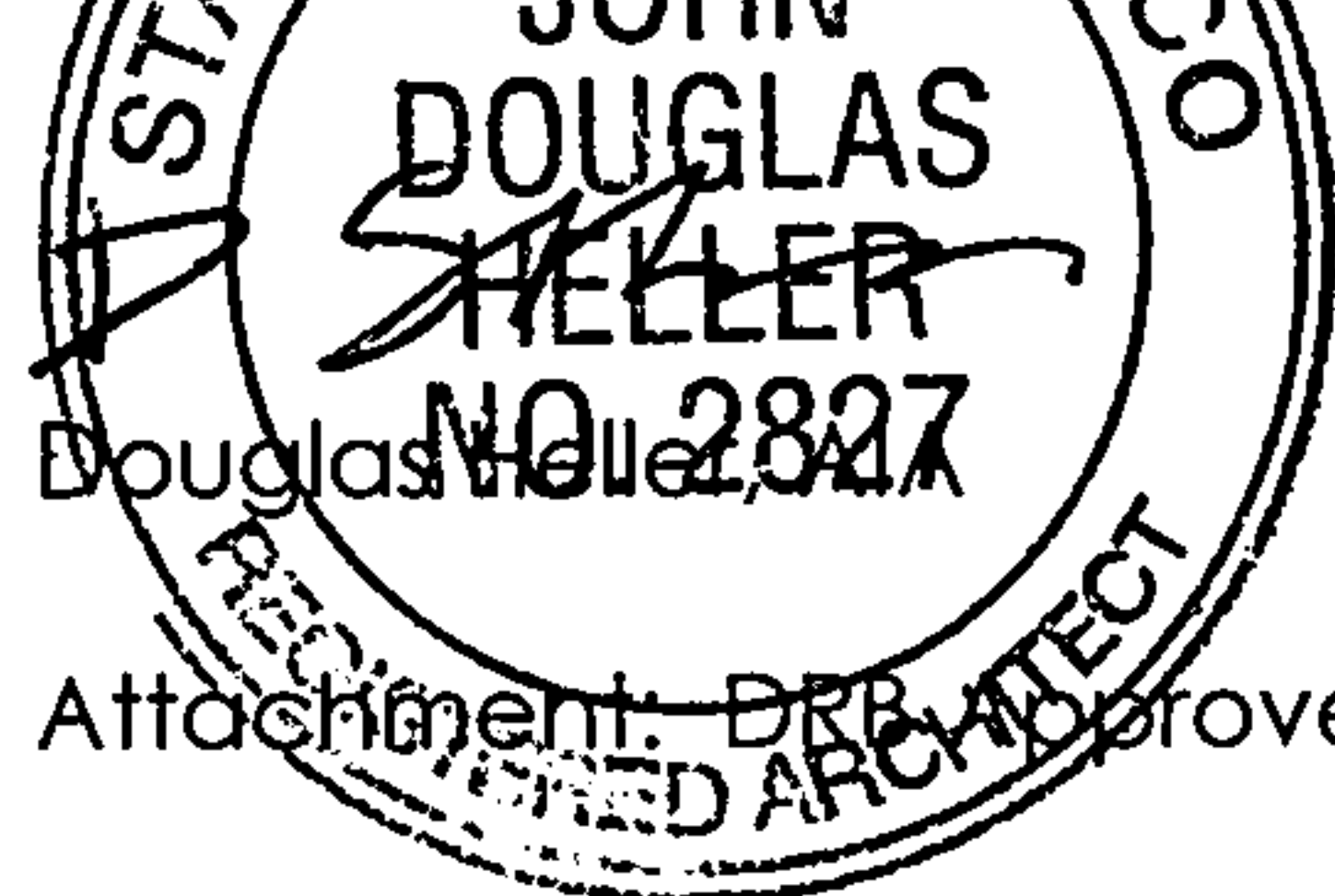
Dear Nilo:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated August 17, 2006. I further certify that I have personally visited the project site on June 20, 2008 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 Engineer's Certification (DRB Approved Site Plan) for Permanent Certificate of Occupancy.

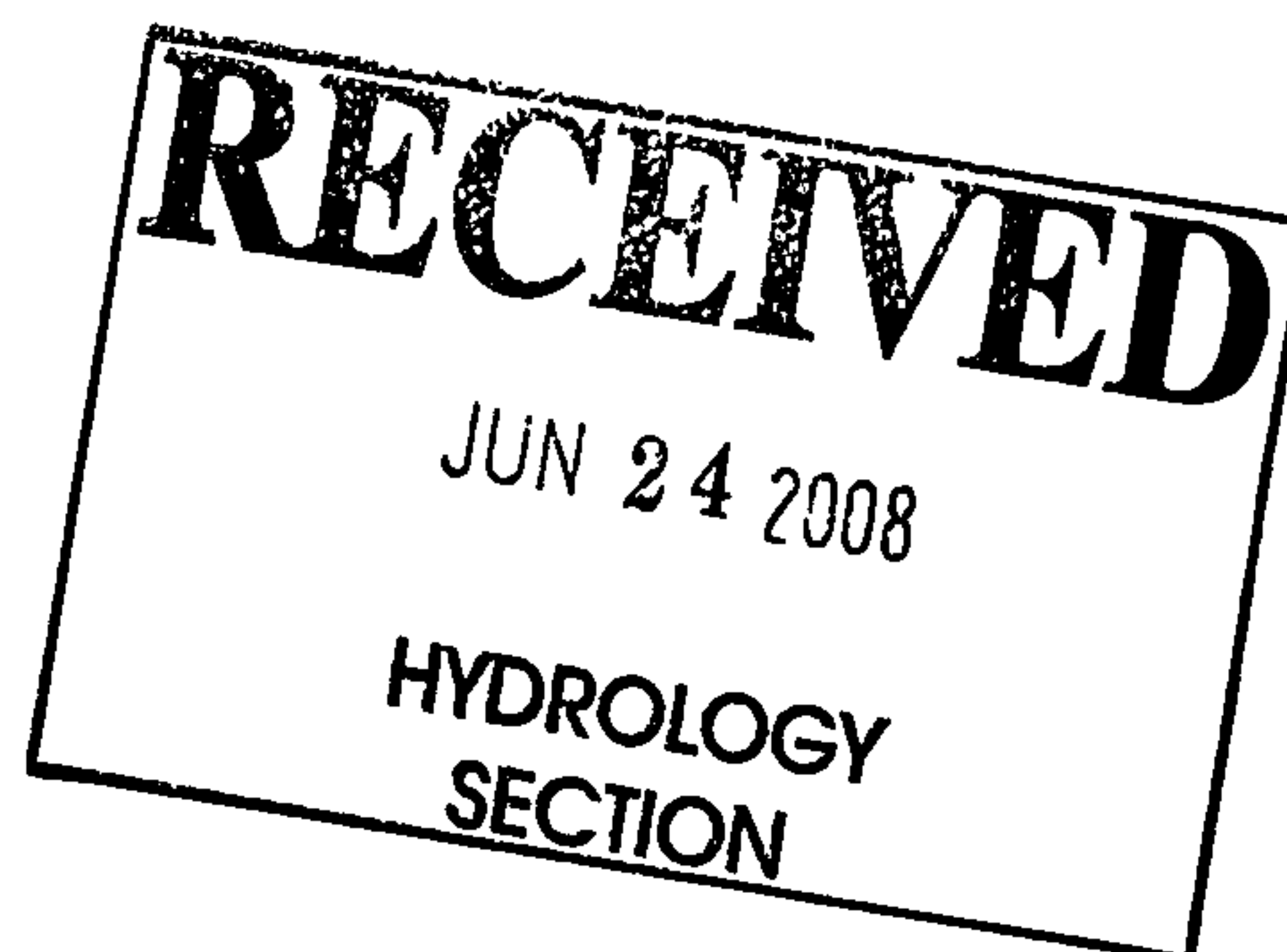
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.

Sincerely,  
Mullen Heller Architecture PC



Attachment: DRB Approved Site Plan



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: **BRICKLIGHT COURTYARDS**

ZONE MAP/DRG. FILE # **K-14/D005**

DRB #: **1004927**

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: **LOTS 6-10 AND 17-21, BLOCK 1, UNIVERSITY HEIGHTS**

CITY ADDRESS:

ENGINEERING FIRM: **LARRY READ AND ASSOCIATES, INC.**

ADDRESS: **2430 MIDTOWN PL. NE, STE C**

CITY, STATE: **ALBUQUERQUE, NM**

CONTACT: **BILLY MCCARTY**

PHONE: **345-0620**

ZIP CODE: **87107**

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT: **MULLEN HELLER ARCHITECTURE, PC**

ADDRESS: **1015 TIJERAS AVE. NW STE 220**

CITY, STATE: **ALBUQUERQUE, NM**

CONTACT: **DOUG HELLER**

PHONE: **268-4144**

ZIP CODE: **87102**

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

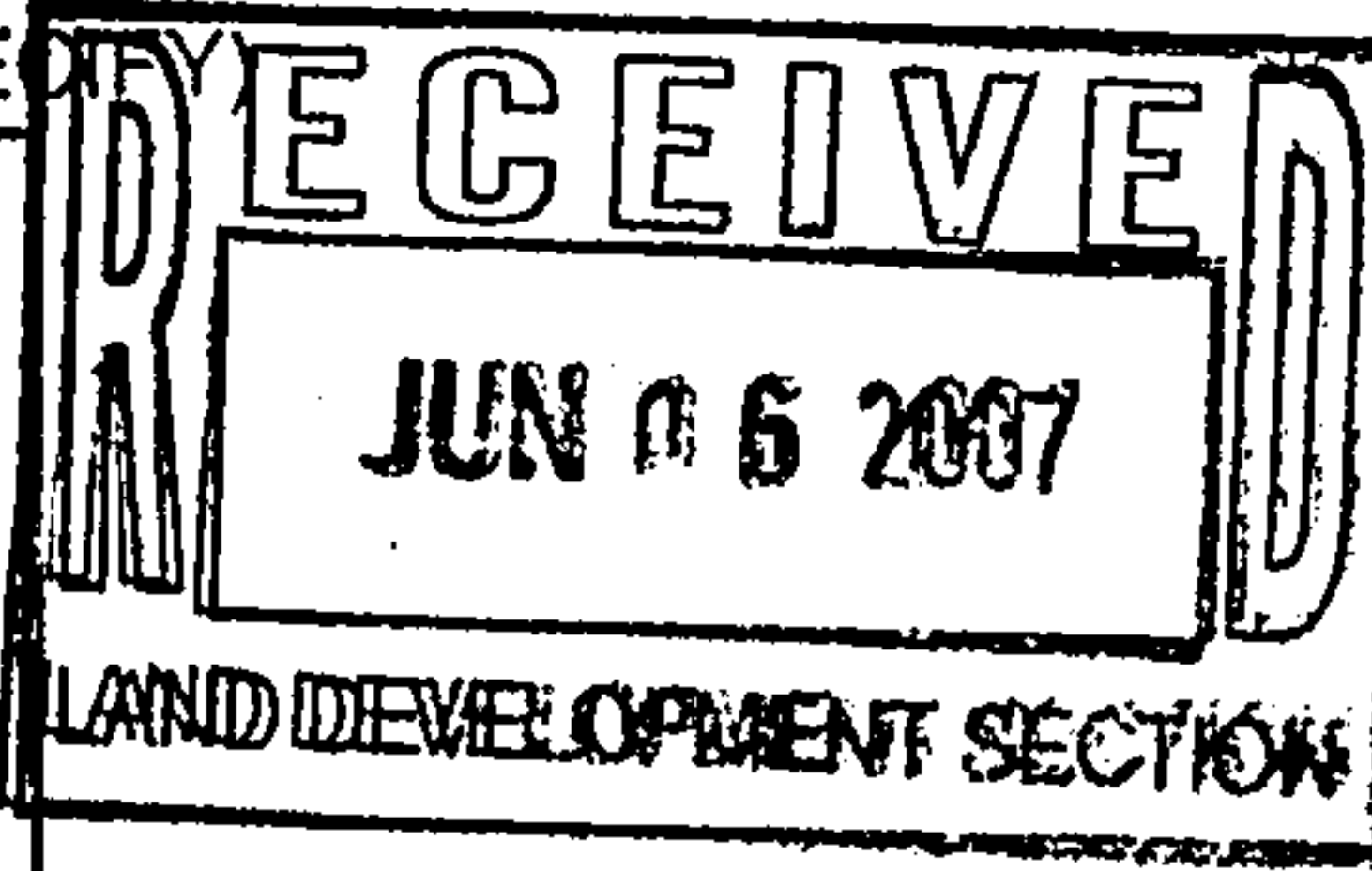
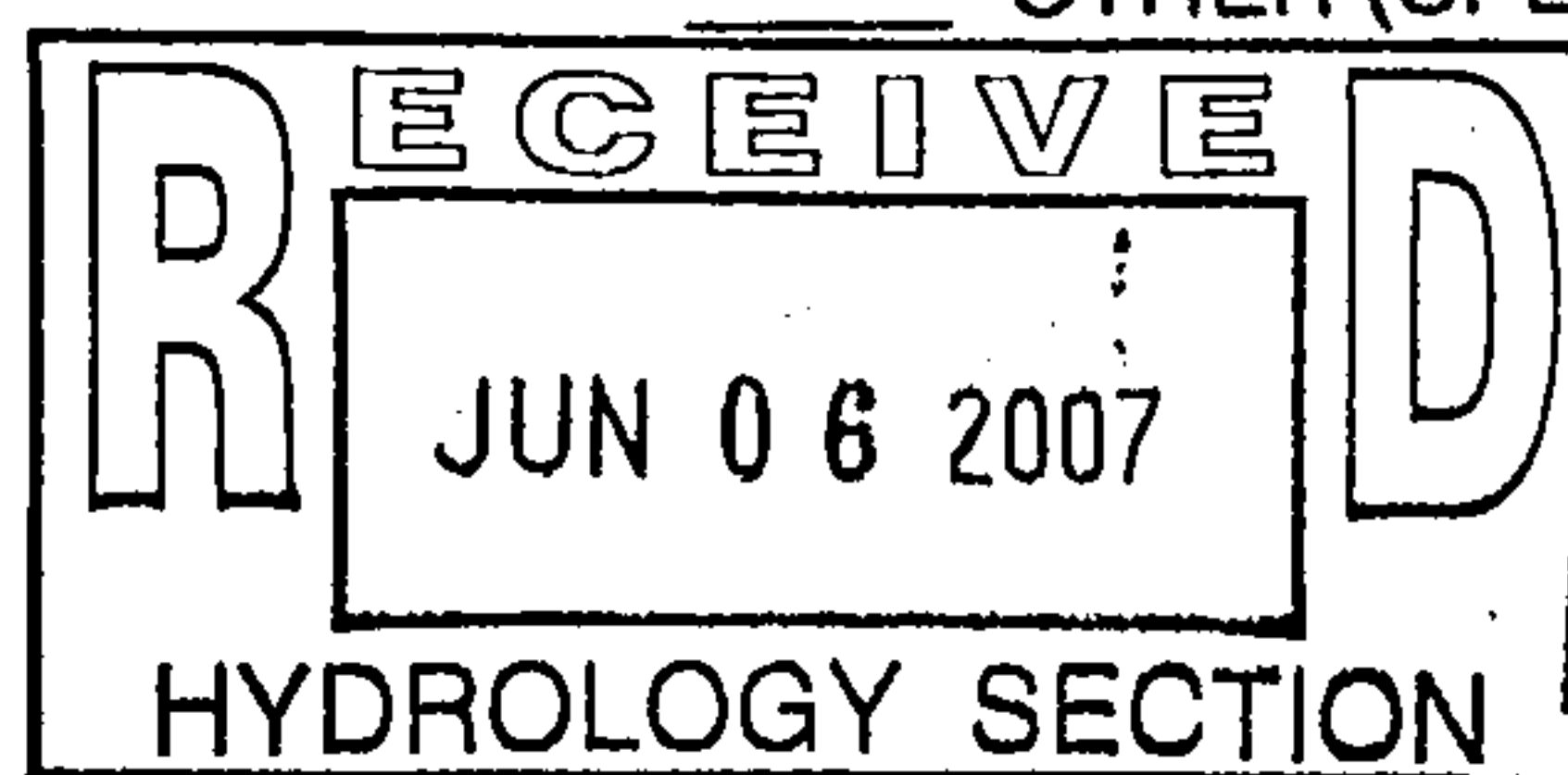
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: **6-6-07**

BY: **Billy O'Malley**

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

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# CITY OF ALBUQUERQUE



May 22, 2007

Billy O. McCarty, P.E.  
Larry Reed & Associates, Inc  
2430-C Midtown Place NE  
Albuquerque, NM 87107

Re: Bricklight Courtyards, Engineer's Stamp dated 5-22-07 (K16-D5)  
Lots 6 – 10 and 17 –21, Block 1 of University Heights.

Dear Mr. McCarty,

Based on the information contained in your submittal received on May 15, 2007, the above referenced plan is approved for Building Permit as well as Final Platting action by the DRB. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

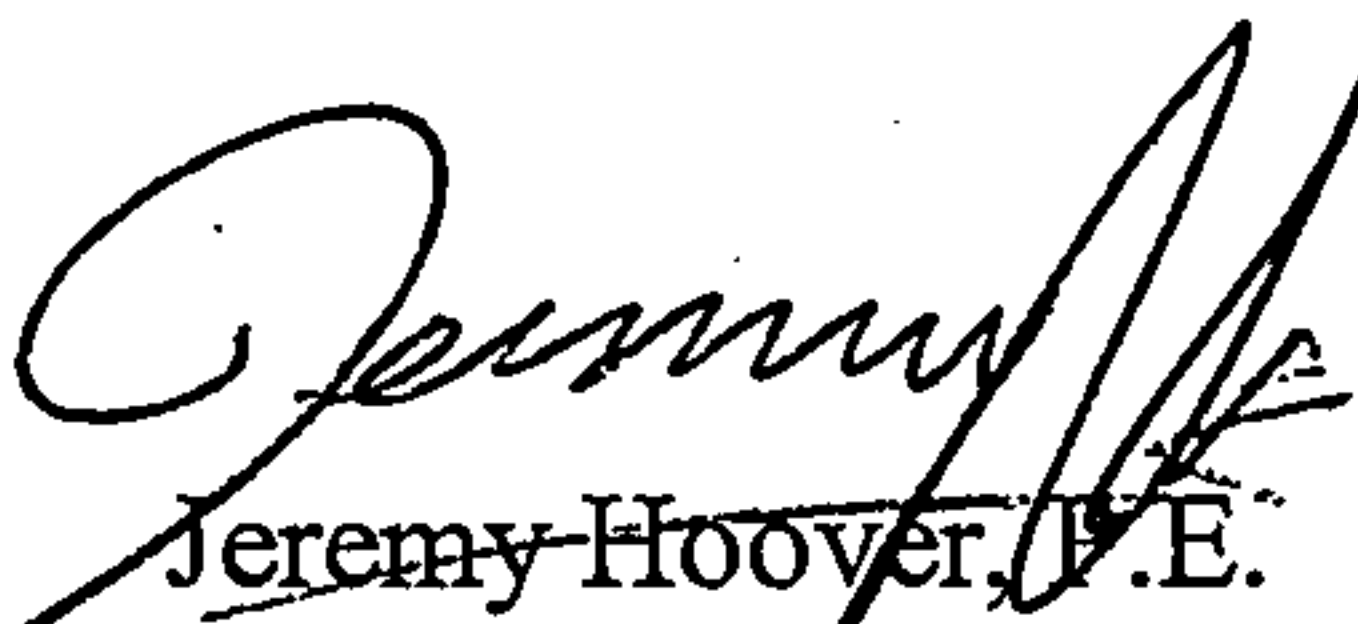
P.O. Box 1293

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Albuquerque

New Mexico 87103

  
Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

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

cc: file (K16-D5)

# CITY OF ALBUQUERQUE



June 14, 2007

Billy O. McCarty, P.E.  
Larry Reed & Associates, Inc  
2430-C Midtown Place NE  
Albuquerque, NM 87107

Re: Bricklight Courtyards, Engineer's Stamp dated 6-6-07 (K16-D5)  
Lots 6 – 10 and 17 – 21, Block 1 of University Heights.

Dear Mr. McCarty,

Based on the information contained in your submittal received on May 15, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

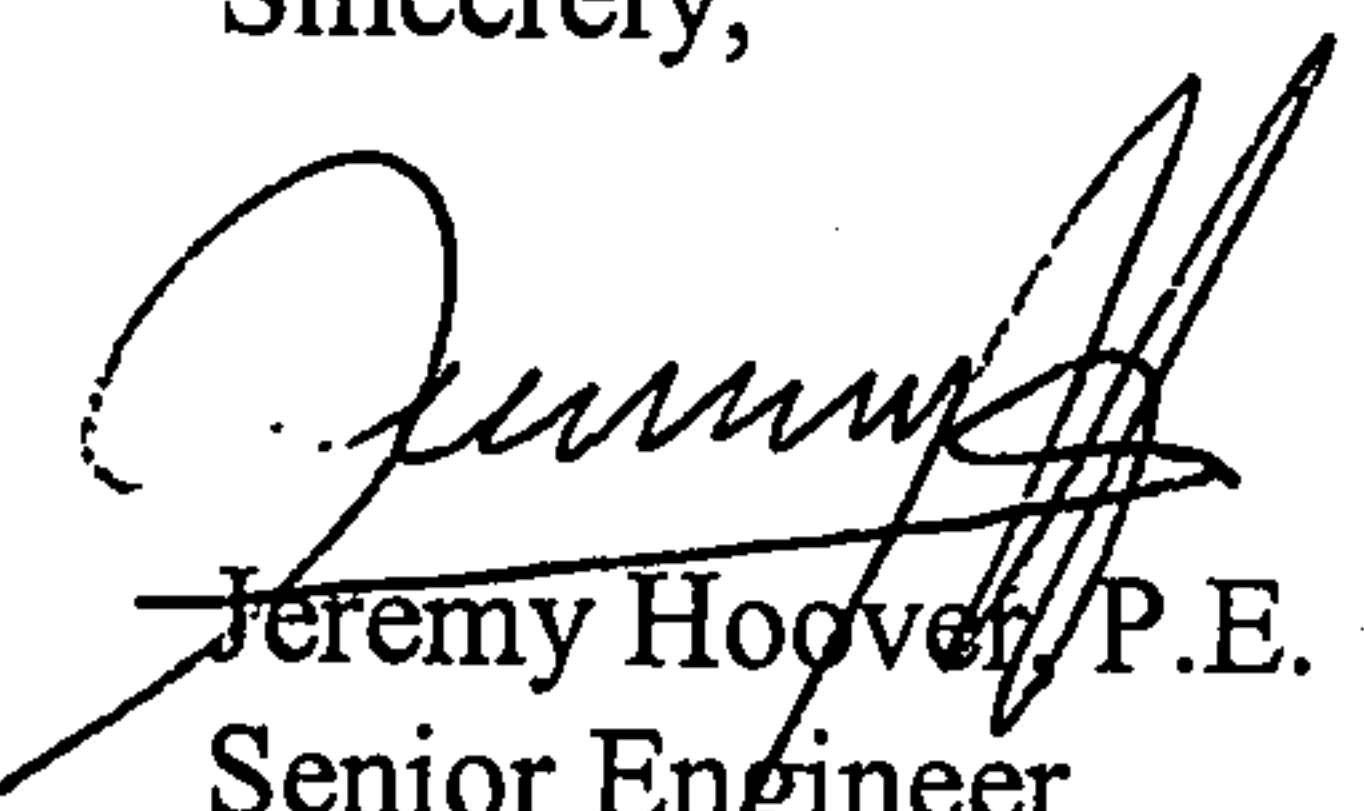
P.O. Box 1293

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Albuquerque

New Mexico 87103

  
Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

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

cc: file (K16-D5)