Cherne, Curtis

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

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



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 equest 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

V _ +

Sincerely,

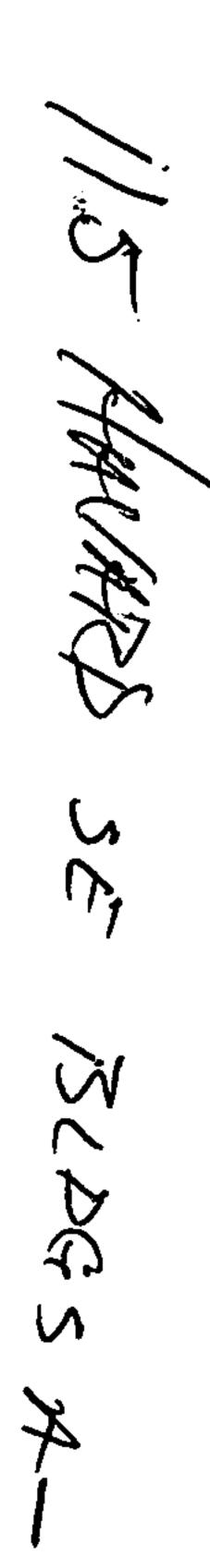
Timothy E. Sims

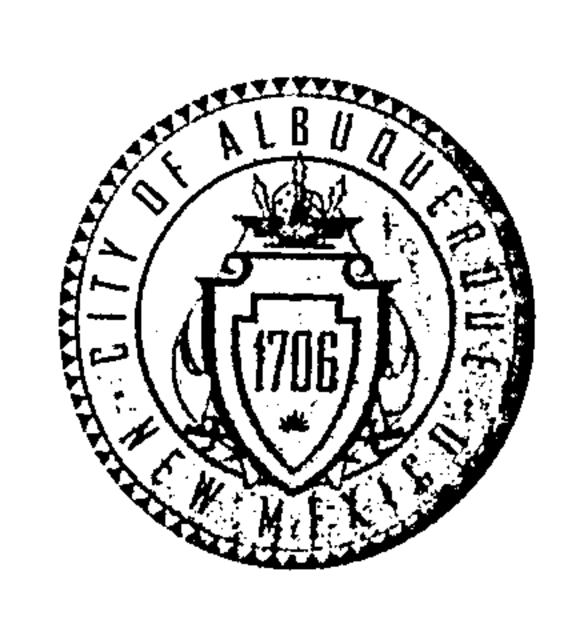
www.cabq.gov

Plan Checker, Hydrology

Development and Building Services

C: File C.o. Clerk





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.

NM 87103

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?

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

www.cabq.gov

Timothy E. Sims

Plan Checker, Hydrology

Development and Building Services

C: File

Sincerely

RECEIVED

JUL 0 8 2008

HYDROLOGY
SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

	12-16 12000
PROJECT TITLE: BRICKLIGHT COURTYARDS	ZONE MAP/DRG. FILE #:K=15
DRB #: 1004927	WORK ORDER#:
LEGAL DESCRIPTION: LOTS 6-10 AND 17-21. BLOCK 1.	UNIVERSITY HEIGHTS
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:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: MULLEN HELLER ARCHITECTURE, P ADDRESS: 1015 TIJERAS AVE. NW STE 220 CITY, STATE: ALBUQUERQUE. NM	C CONTACT: DOUG HELLER PHONE: 268-4144 ZIP CODE: 87102
SURVEYOR:	CONTACT:
ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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VAS A PRE-DESIGN CONFERENCE ATTENDED: _X YES NO COPY PROVIDED	JUL 0 1 2008 HYDROLOGY SECTION:
ATE SUBMITTED: 7-1-08 BY: Bil	16 Om Carty

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 note 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.



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:

Sincerely,

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.

Albuquerque

New Mexico 87103

www.cabq.gov

NiløÆ. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning/Department

c: Engineer

after visite visit

Hydrology file

CO Clerk

Albuquerque - Making History 1706-2006

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NSF.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Bricklight Courtyards Project No. 1004927	ZONE MAP/DRG. FILE #: <u>K=15-Z</u>
DRB #: <u>06DRB-01632</u>	WORK ORDER#: <u>509182</u>
LEON DECORDED TION Lot 47 A Lot Lot	
LEGAL DESCRIPTION: Lot 17-A University Heights	
CITY ADDRESS: 115 Harvard Drive SE., Albuquerque, NM 87106	
ENGINEEDING EIDM: 1 arm, Dood 9 Accodetec	CONTACT: Billy McCarty
ENGINEERING FIRM: Larry Read & Associates ADDRESS: 2420 Midtown Block NE Suite C	
ADDRESS: 2430 Midtown Place, NE Suite C.	ZIP CODE: 87107
CITY, STATE:_Alb _{uquerque} _NM	
OWNER: Harvard Mall Partners	CONTACT: Allen Lewis
ADDRESS: P.o. Box 1404	
CITY, STATE: Albuquerque. NM	
ARCHITECT:Mullen Heller Architecture	CONTACT:_Doug_Heller
ADDRESS: 924 Park Avenue SW, Suite B	
CITY, STATE: Albuquerque, NM	
SURVEYOR: WayJohn Surveying	CONTACT:
ADDRESS 330 Louisiana Boulevard NE	PHONE: 505-255-2052
CITY, STATE:_Albuquerque, NM	ZIP CODE:_ <u>87108</u>
•	
CONTRACTOR: Enterprise Builder Corporation	CONTACT: Damian Chimenti
ADDRESS: 2732 Vasser Place NE Suite E	
CITY, STATE:_Albuquerque.NM	ZIP CODE:_ <u>87107</u>
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Anthony Lopez - 4th Floor, CoA	
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_ <u>V</u> _ NO	HELLER NO. 2827 SECTION
COPY PROVIDED	1 \ 180. 20K/ / 1 3E
DATE SUBMITTED: 6/24/08	Heller (Richard)
DATE SUDIVILLEDBY: Doug!	

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- 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 heroin 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.

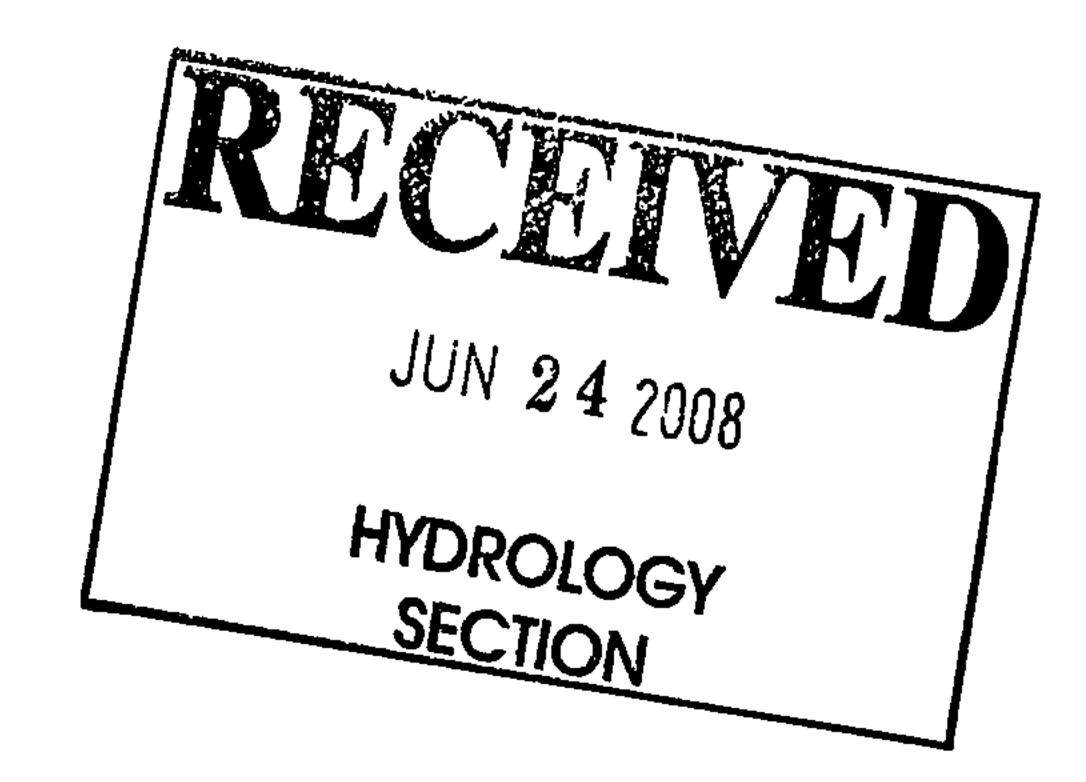
Please feel free to contact me if you have any questions.

Since fell Mother Heller Anchitecture PC

DOUGLAS

Douglas Holle 2827

Attachment: DRR Motoroved Site Plan







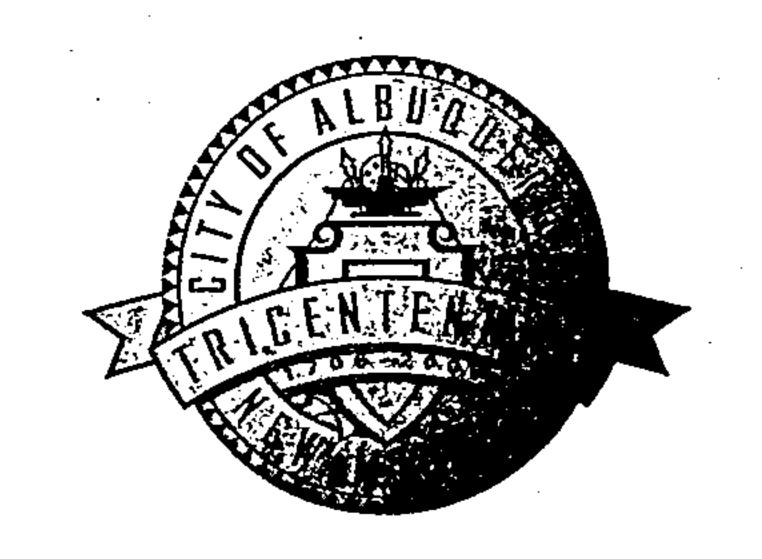
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

DRB #: 1004927 EPC#: WORK ORDER: LEGAL DESCRIPTION: LOTS 6-10 AND 17-21, BLOCK 1, UNIVERSITY HE CITY ADDRESS: ENGINEERING FIRM: LARRY READ AND ASSOCIATES, INC. ADDRESS: 2430 MIDTOWN PL, NE, STE C PHONE; CITY, STATE: ALBUQUERQUE, NM. ZIP COD OWNER: CONTAC ADDRESS: PHONE; CITY, STATE: MULLEN HELLER ARCHITECTURE, PC ADDRESS: 1015 TIJERAS AVE, NW STE 220 PHONE; CITY, STATE: ALBUQUERQUE, NM. ZIP COD SURVEYOR: CONTAC ADDRESS: 1015 TIJERAS AVE, NW STE 220 PHONE; CITY, STATE: CONTAC ADDRESS: PHONE; CITY, STATE: ZIP COD CONTRACTOR: CONTAC ADDRESS: PHONE; CITY, STATE: ZIP COD CONTRACTOR: CONTAC ADDRESS: PHONE; CITY, STATE: ZIP COD CONTRACTOR: SIA / FINAN DRAINAGE PLAN 1* SUBMITTAL, REQUIRES TCL or equal X DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN EROSION CONTROL PLAN	KIKOS
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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, F.E.

Senior Engineer
Hydrology Section

Development and Building Services

www.cabq.gov

cc.

file

(K16-D5)



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

Jeremy Hoover/P.E

New Mexico 87103 Senior Engineer

Hydrology Section

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cc: file (K16-D5)