

CITY OF ALBUQUERQUE



October 1, 2007

Lyle Losack, P.E.
Quick Draw Engineering, LLC.
PO Box 729
Corrales, NM 87048

**Re: Vail Apartments, 3413 & 3417 Vail Ave SE.,
Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/30/06 (L-16/D038)
Certification dated 09/24/07**

Based upon the information provided in your submittal received 10/01/07, the above referenced certification is approved by hydrology for release of Certificate of Occupancy.

P.O. Box 1293

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

Albuquerque

Sincerely,

Timothy Sims

New Mexico 87103

Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: CO Clerk
File L-16/D038

CITY OF ALBUQUERQUE



September 7, 2007

Lyle Losack, P.E.
Quick Draw Engineering, LLC.
PO Box 729
Corrales, NM 87048

**Re: Vail Apartments, 3413 & 3417 Vail Ave SE.,
Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/30/06 (L-16/D038)
Certification dated 09/05/07**

Based upon the information provided in your submittal received 9/06/07, the above referenced certification cannot be approved until the following comments are addressed:

P.O. Box 1293

1. All certifications require as built elevations, per the DPM. The as built elevations will need to reflect the current conditions of the site.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: File L-16/D038

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Vail Ap ZONE MAP: L-16-71D038
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: BLK 13, LOT 17, House's Replat Lamb Heights ADDN
CITY ADDRESS: 3413 E 34th Ave. SE

ENGINEERING FIRM: Quik Draw CONTACT: Lyle Cosack
ADDRESS: 309 Paseo De Dulce Ana PHONE: 505-448-8389
CITY, STATE: Corrales, New Mexico ZIP CODE: _____

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

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

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

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

TYPE OF SUBMITTAL:

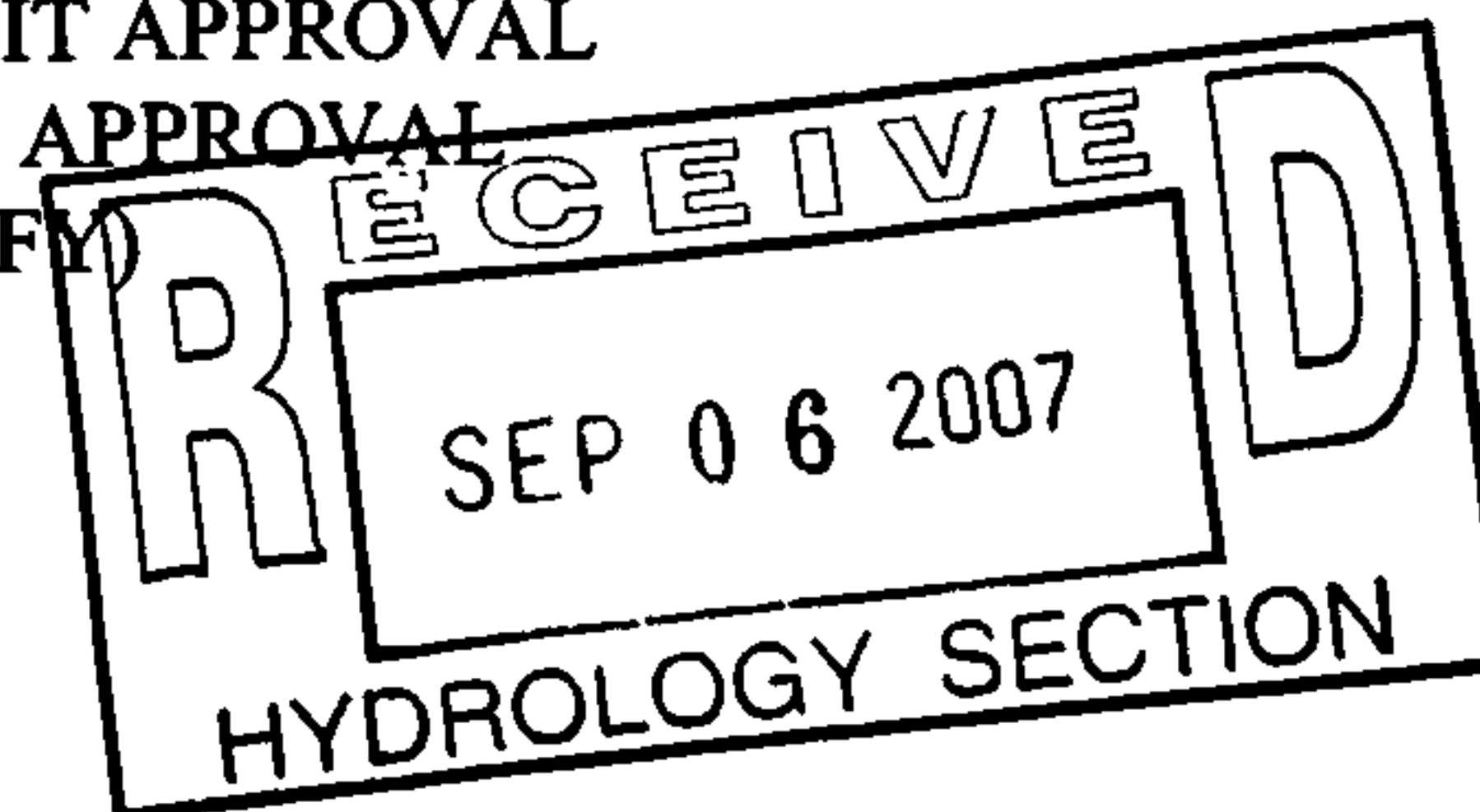
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

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

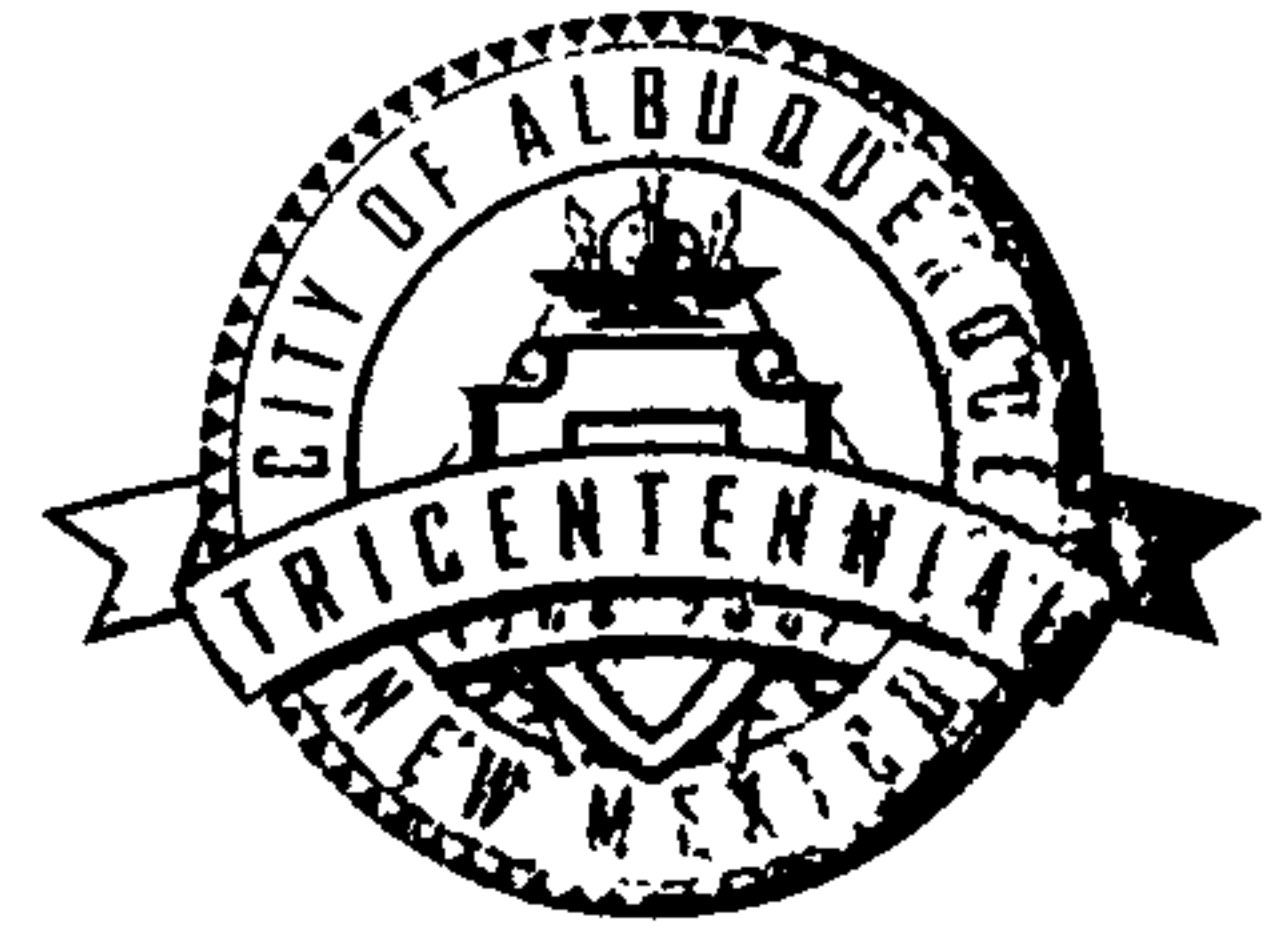


DATE SUBMITTED: 9-6-07 BY: Stephen Topig

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.

CITY OF ALBUQUERQUE



November 30, 2006

Lyle C. Losack, P.E.
Quickdraw Engineering, LLC
P.O. Box 729
Corrales, NM 87048

**Re: Vail Apartments, lots 16 & 17, Block 13 Knob Hill Heights Addn., Grading
and Drainage Plan**

Engineer's Stamp dated 11-30-06 (L16/D38)

Dear Mr. Losack,

Based upon the information provided in your submittal received 11-28-06, 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.

Also, 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 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: file

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

PROJECT TITLE: VAIL APTS ZONE MAP/DRG. FILE # L-16 / D38
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 16 & 17 Block 13 KNOB HILL HTS, Addn.
CITY ADDRESS: 3413 & 3417 VAIL AVE SE

ENGINEERING FIRM: Quickdraw ENGR. LLC
ADDRESS: PO Box 729
CITY, STATE: Corrales, NM

CONTACT: Lyle Losack, PE
PHONE: 898-0389
ZIP CODE: 87048

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: A3L
ADDRESS: 7200 AVENIDA LA COSTA NE
CITY, STATE: ALBU, NM 87109

CONTACT: Gray Taylor
PHONE: 385-0981 - 821-6821
ZIP CODE: 87109

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) _____

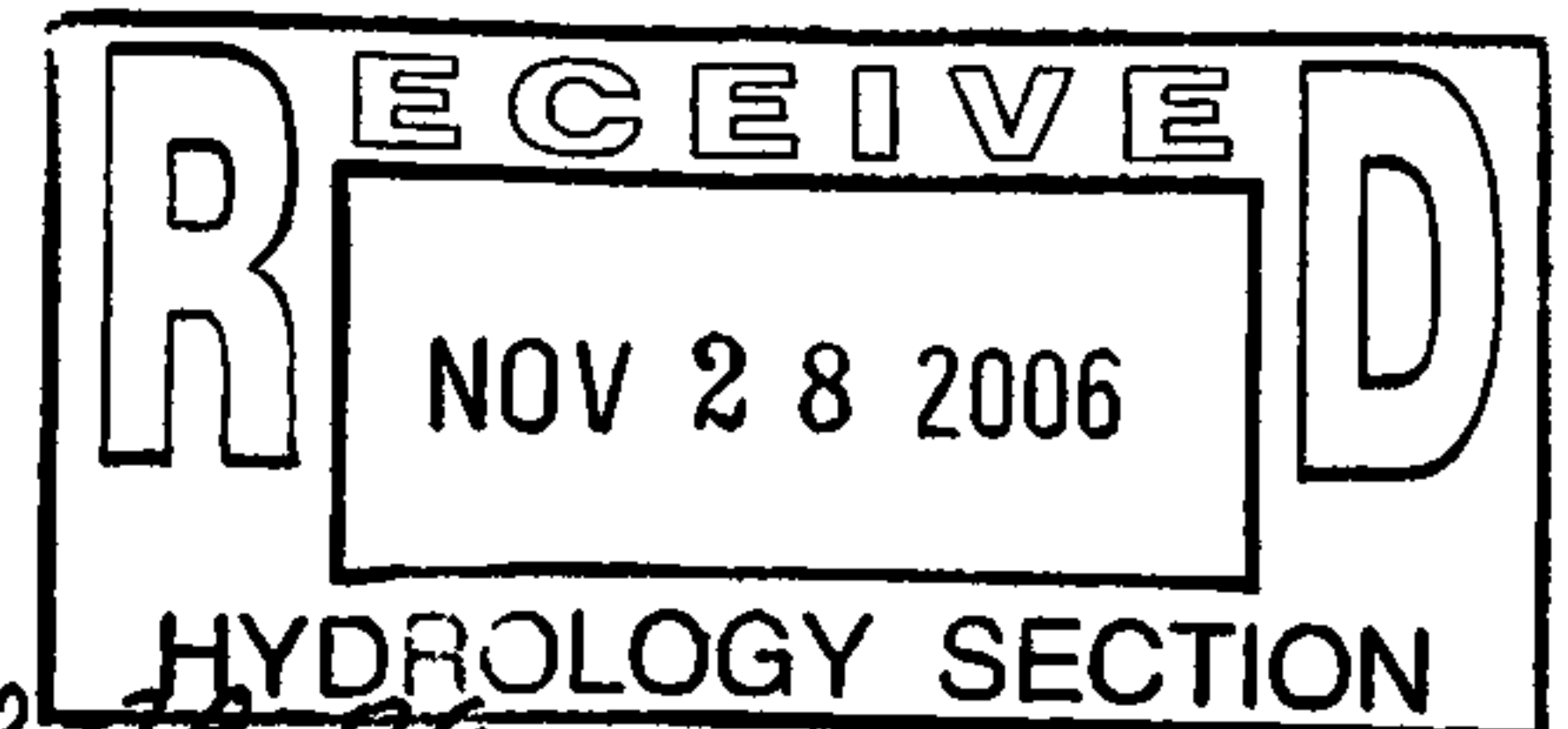
CHECK TYPE OF APPROVAL SOUGHT:

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☐ 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

SUBMITTED BY: Quickdraw ENGR. DATE: 10-28-06



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



**Planning Department
Transportation Development Services Section**

September 4, 2007

Lyle Losack, P.E.
QuikDraw Engineering L.L.C.
Post Office Box 729
Corrales, NM 87048

Re: Certification Submittal for Final Building Certificate of Occupancy for
Vail Apartments, [L-16 / D38]
3413 & 3417 Vail Avenue SE
Engineer's Stamp Dated 08/30/07

P.O. Box 1293

Dear Mr. Losack:

Albuquerque

The TCL / Letter of Certification submitted on August 31, 2007 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


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

c: Engineer
Hydrology file
CO Clerk



QuikDraw
Engineering, L.L.C.
Post Office Box 729
Corrales, New Mexico 87048
505-898-0389WK 505-8970389FAX
quikdrawengr@aol.com

TRAFFIC CERTIFICATION

I, Lyle C. Losack, NMPE OR NMRA 149256, OF THE FIRM QuikDraw Eng. LLC HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 12/14/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY _____ OF THE FIRM _____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/30/07 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 C.G.

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

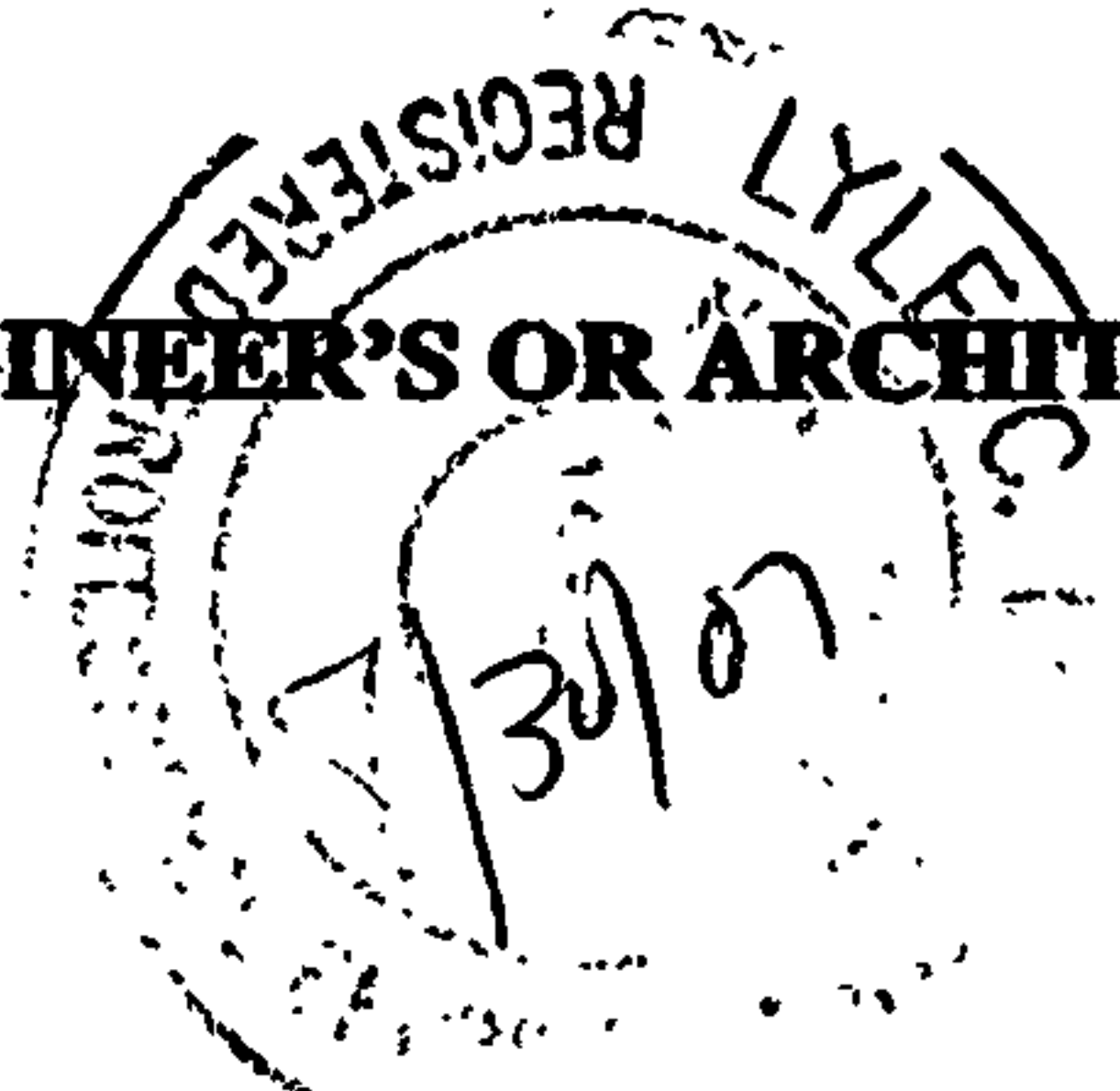
(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH.)

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.

Lyle C. Losack PE
Signature of Engineer or Architect

8/30/07
Date

ENGINEER'S OR ARCHITECT'S STAMP



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Vail Apartments ZONE MAP: L-16-2/D036
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1617 BK 13 Replat Knob Heights ADDN.
CITY ADDRESS: 3413, 3417 Vail AVP SE

ENGINEERING FIRM: Quik Draw Engineering CONTACT: Lyk Cosgrove
ADDRESS: 309 Paseo de Delcelina PHONE: 608-0389
CITY, STATE: Corrales, New Mexico ZIP CODE: 87048

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

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

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

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

TYPE OF SUBMITTAL:

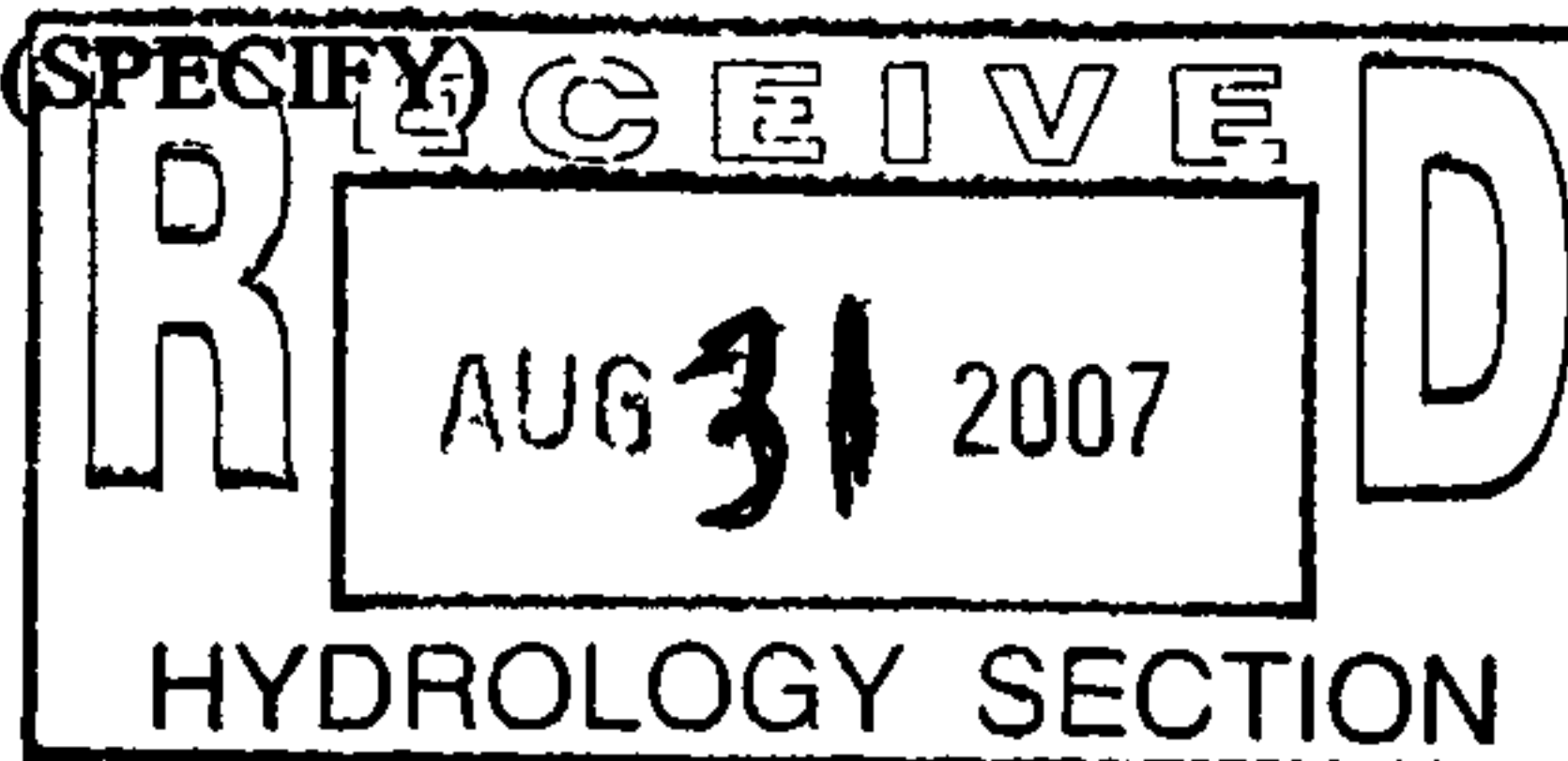
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

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: 8/30/07 BY: _____

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

CITY OF ALBUQUERQUE



November 14, 2006

Lyle Losack, P.E.
Quik Draw
P.O. Box 729
Corrales, NM 82048

Re: Vail Apartments, 3413 and 3417 Vail Avenue SE, Traffic Circulation Layout
Engineer's Stamp dated 11-30-06 (L16-D38)

Dear Mr. Losack,

The TCL submittal received 12-14-06 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.**

P.O. 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

New Mexico 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.
Senior Engineer, Planning Dept.
Development and Building Services

cc: file

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

PROJECT TITLE: VAIL APTS ZONE MAP/DRG. FILE # L-16/D38
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 3413 & 3417 VAIL SE

ENGINEERING FIRM: QUICKDRAW ENGR CONTACT: Lyle Losack
ADDRESS: PO Box 729 PHONE: 898 0389
CITY, STATE: Corvallis NM 87048 ZIP CODE: 87048

OWNER: ANNAK TIRYATI CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

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

CONTRACTOR: A3L CONTACT: GARY TAYLOR
ADDRESS: 7200 AVENIDA LA COSTA NE PHONE: 385-0981
CITY, STATE: ALBUQUERQUE NM 87109 ZIP CODE: 87109

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
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☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

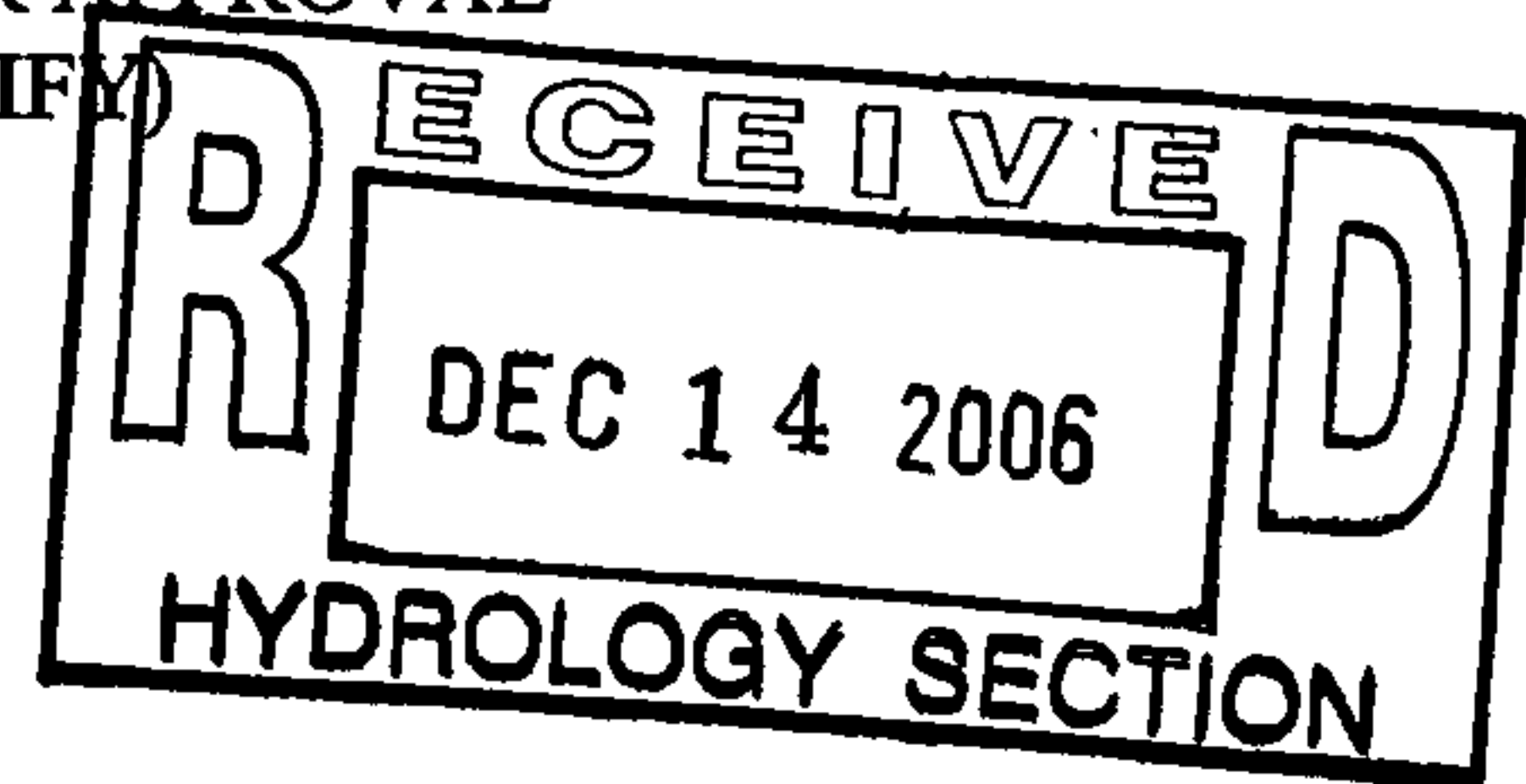
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☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: GARY TAYLOR DATE: _____



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.

RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between Ahmet Tiryaki & Martha Tiryaki, his wife owner of Lot 16, City of Albuquerque, County of Bernalillo, State of New Mexico, and of Ahmet Tiryaki & Martha Tiryaki, his wife owner of Lot 17, City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

3413 Vail SE, Albuquerque NM, further described as Lot 16, Block 13 of Knob Heights, a subdivision of Albuquerque, NM (hereinafter referred to as Lot 16) and 3417 Vail SE, Albuquerque, NM, further described as Lot 17, Block 13 of Knob Heights, a subdivision of Albuquerque, NM (hereinafter referred to as Lot 17).

The parties desire to create a common access easement between the above-described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore agree as follows.

An easement for a common access in favor of Lot 16, owned by Ahmet & Martha Tiryaki, is created over the front 51 feet of Lot 17, owned by Ahmet & Martha Tiryaki and an easement for a common access in favor of Lot 17, owned by Ahmet & Martha Tiryaki, is created over the front 51 feet of Lot 16, owned by Ahmet & Martha Tiryaki for the purpose of creating a common access for the benefit of both of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas are the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:



Mary Herrera

Bern. Co. EASE

R 11.00

2006179507
6567071
Page: 1 of 2
11/30/2006 10:43A
Bk-A127 Pg-9013

ACKNOWLEDGED:

October____, 2006

Ahmet Tiryaki & Martha Tiryaki

WITNESSED:

**STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)**

On this_____day of_____, 20____, before me personally appeared____
&_____, and to me known to be the persons
described in and who executed the foregoing instrument, and acknowledged that he (or
they) executed the same as his (or their) free act and deed.

Notary 1st Party

My Commission Expires

ACKNOWLEDGED:

October 25, 2006

Ahmet Tiryaki & Martha Tiryaki

Martha Tiryaki

WITNESSED:

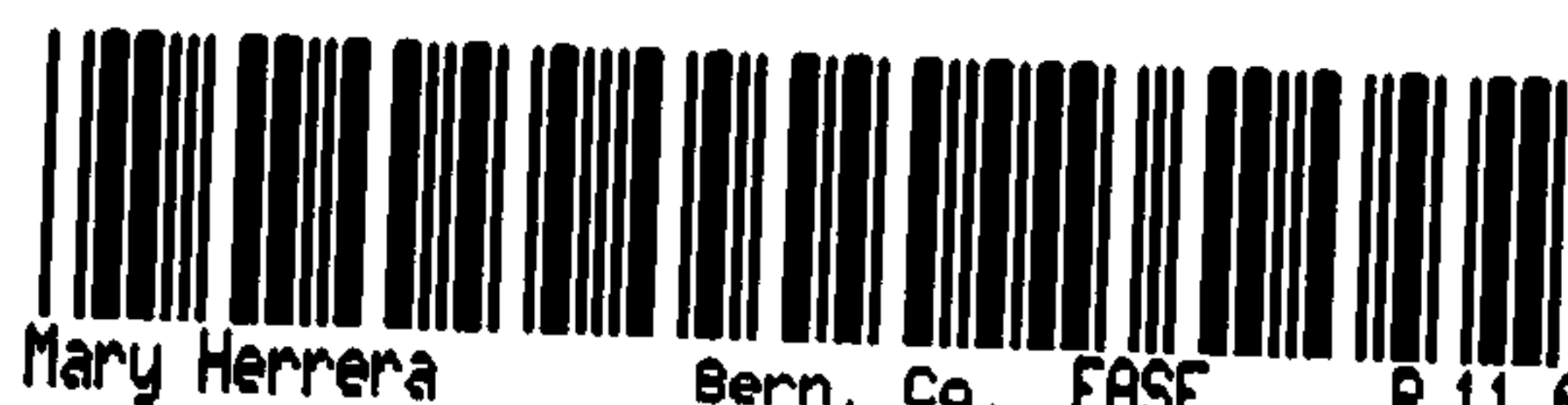
STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

On this 25th day of OCTOBER, 2006, before me personally appeared____
AHMET TIRYAKI & MARTHA TIRYAKI and to me known to be the person described in
and who executed the foregoing instrument, and acknowledged that he (or they) executed
the same as his (or their) free act and deed.

Diana Adams
Notary 2nd Party

My Commission Expires: 1-5-08



2006179507
6567071
Page: 2 of 2
11/30/2006 10:43A
BK-A127 Pg-9013

CITY OF ALBUQUERQUE



October 10, 2006

Lyle Losack, PE
Quick Draw Engineering
PO Box 729
Corrales, NM 87048

**Re: 3413 & 3417 Vail Ave, Vail Apartments, Traffic Circulation Layout,
~~Engineer's~~ Architect's Stamp dated 09-26-06 (L16-D38r)**

Dear Mr. Losack,

Based upon the information provided in your submittal received 10-03-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A copy of the cross lot access easement is needed prior to TCL approval. If the cross lot access easement is not an option, the parking for lot 17 will need to be redesigned. The handicapped access aisle needs to be to the right side of the stall; however, if this easement is filed the parking can stand as is.
2. Indicate on the plan where the existing and proposed drive-pad, sidewalk, and curb and gutter are located. The detail that was provided is insufficient. The City of Albuquerque Standard Specifications should be called out for this work.
3. The area where the sidewalk is being removed will need to be replaced with four foot sidewalk, per the Devolvment Process Manual, Section 6, Chapter 23, Part 17.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal Metro, P.E.
Senior Engineer
Development and Building Services
C: file

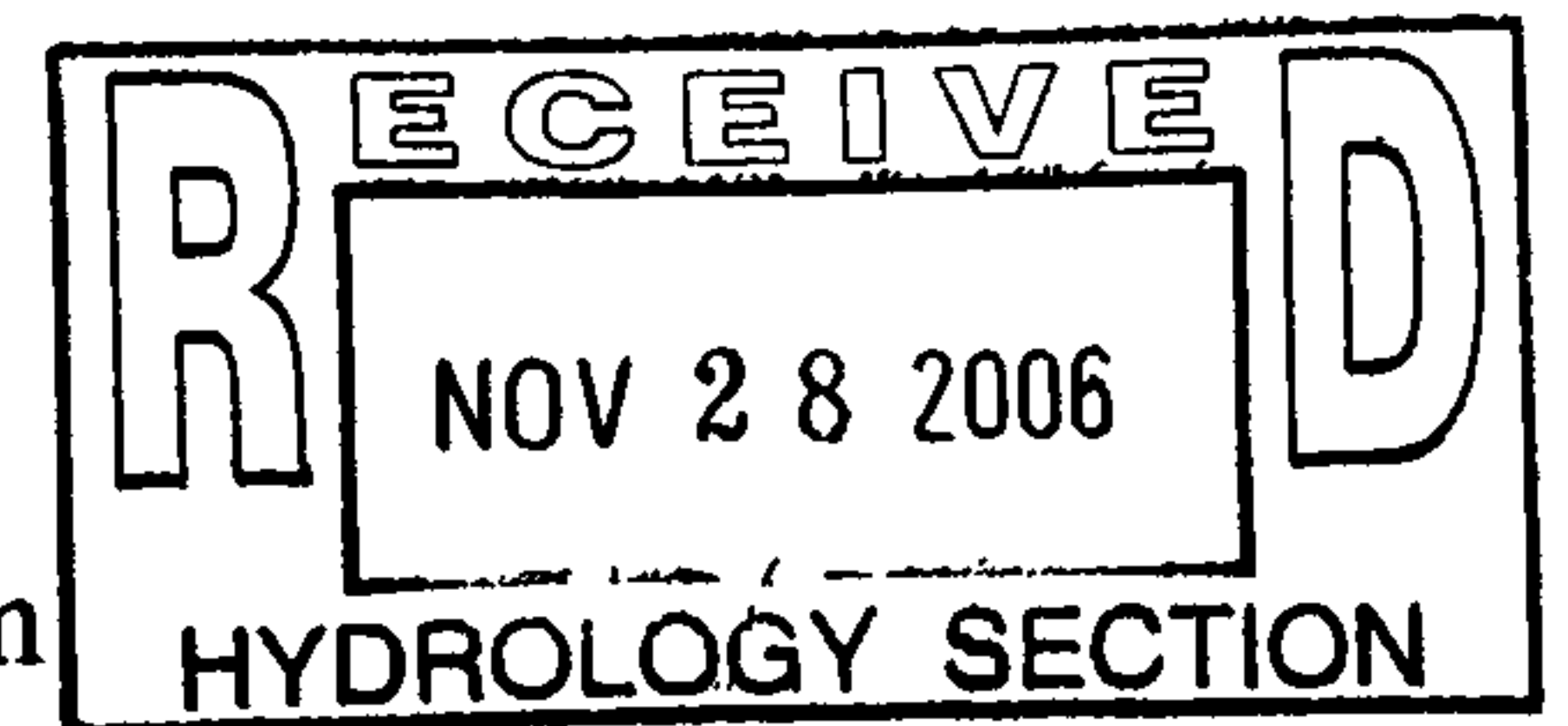
DRAINAGE REPORT


FOR

VAIL FOURPLEX

Prepared By:

QuikDraw Engineering, LLC
Post Office Box 729
Corrales, New Mexico 87048
Ph: 505-898-0389
FAX: 505-897-0389 FAX
E-Mail: quikdrawengr@aol.com





Lyle C. Losack, P.E.

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3. Design Criteria/Land Treatments 1
4. Drainage Management Plan 2
5. Conclusion 2

Appendix A

Zone Atlas Maps 1

Firm Map 1

Appendix B

Existing Condition Calculations

Developed Condition Calculations

Appendix C

Free Discharge Calculations

Plates

Grading Plan 2 of 2

1. Purpose and Scope

This parcel is proposed to be developed as Vail Fourplex.

This report presents a drainage management plan for approval by the City of Albuquerque in order that the subsequent development may proceed.

1. Site Description/Existing Drainage Conditions

This site is located North of Vail on the North side of Gibson Blvd. The topography in this area slopes approximately 1% to the South . There are no existing offsite flows that impact this site. Drainage from Vail Ave. intercepts flows from the North and directs flows to existing curb and gutter located to the

East of the property

1. Design Criteria/Land Treatments

The drainage plan presented in this report has been prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual (DPM).

Rainfall intensities per this report are as follows:

Zone	P ₆₀	P ₃₆₀	P ₁₄₄₀
1	1.87	2.20	2.66

Land Treatment (DPM Pg 22-11) Multiple Unit Attached

Treatment Type	A	B	C	D
Existing	95	5	0	0
Developed	0	0	10	90

Total drainage area for the Vail Fourplex is .28 acres.

1. Drainage Management Plan

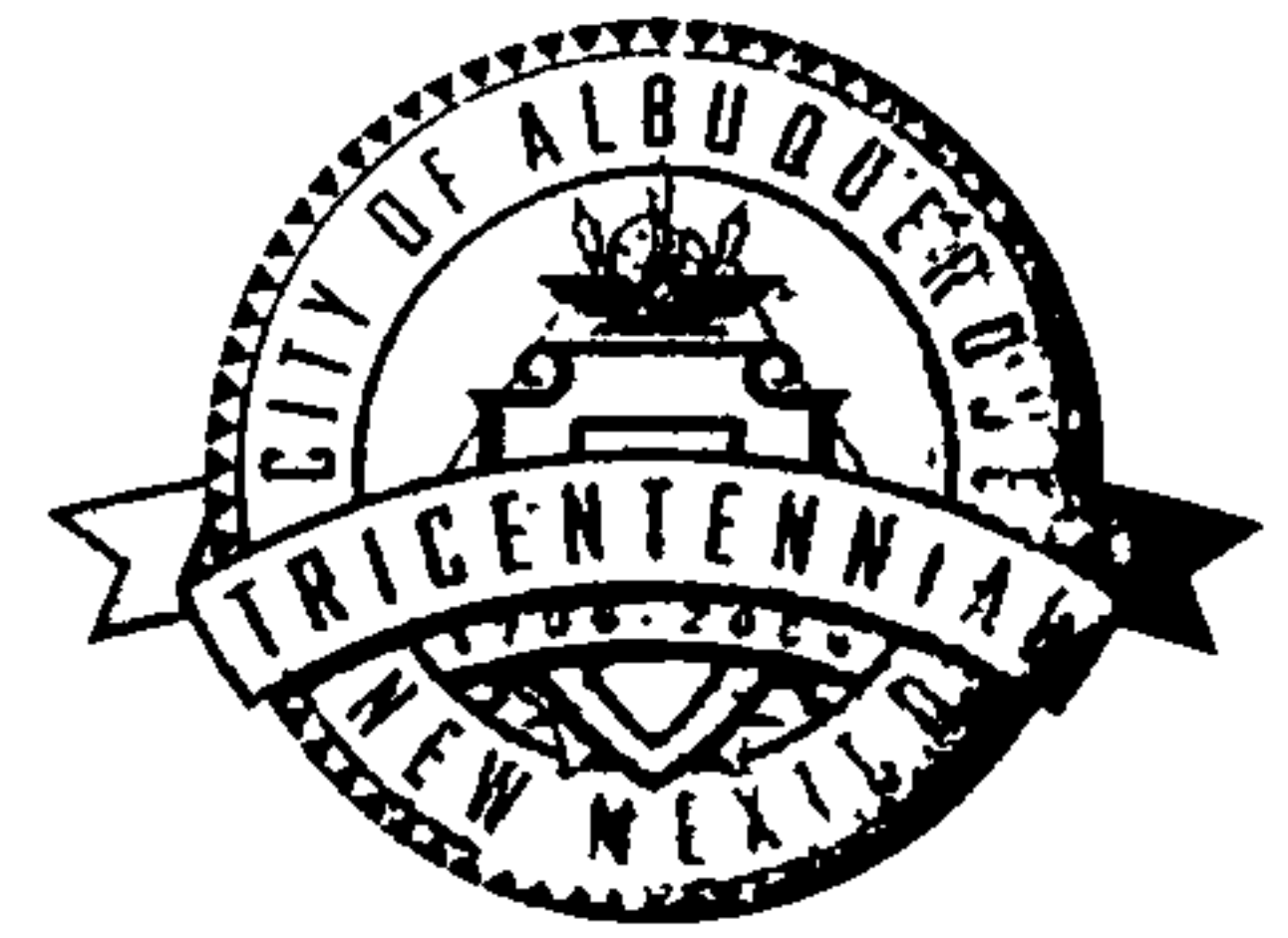
The existing flow of this parcel is .19 cfs per lot . The developed flow will be .60 cfs per lot . An increase of .41cfs per lot.

It is the intent to discharge flows on site in the parking lot onto the existing curb and gutter and to the storm drain system downstream .

1. Conclusion

Per the overall plan, no adverse downstream impact will result from this development.

CITY OF ALBUQUERQUE



November 1, 2006

Lyle C. Losack, P.E.
Quickdraw Engineering, LLC
P.O. Box 729
Corrales, NM 87048

**Re: Vail Apartments, 3413 and 3417 Vail Ave SE, Grading and Drainage Plan
Engineer's Stamp dated 11-1-06 (L16/D38)**

Dear Mr. Losack,

Based upon the information provided in your submittal received 10-20-06, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

When submitting for Building permit please address the following comments:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- There is no City requirement for permanent retention ponding in this part of Albuquerque. Some water may be harvested in landscaped areas, but retention ponding will not be approved.
- The land treatments used were incorrect. Please review the DPM, correct the land treatments and update the calculations.
- Show the driveways, parking lot and other paved areas. Provide a legend for these areas.
- Provide elevation information in the depressed areas and in Vail Rd.
- Show direction of roof flows.
- Provide a North arrow.

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

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: VAIL APTS ZONE MAP/DRG. FILE #: L16/D38
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 3413 and 3417 Vail Ave SE

ENGINEERING FIRM: QUIKDRAW ENGR. LLC.
ADDRESS: PO Box 729
CITY, STATE: CORRALES, NM

CONTACT: LYLE LOSACK, PE
PHONE: 898-0389
ZIP CODE: 87048

OWNER: AHMET TIRYAKI
ADDRESS: 1815 CAGUA NE
CITY, STATE: ALB.

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: A3L
ADDRESS: 7200 AVENIDA LA COSTA NE
CITY, STATE: ALBU.

CONTACT: GARY TAYLOR
PHONE: 385-0981
ZIP CODE: 87109

CHECK TYPE OF SUBMITTAL: 9/26/06
Verbal Review

CHECK TYPE OF APPROVAL SOUGHT:

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

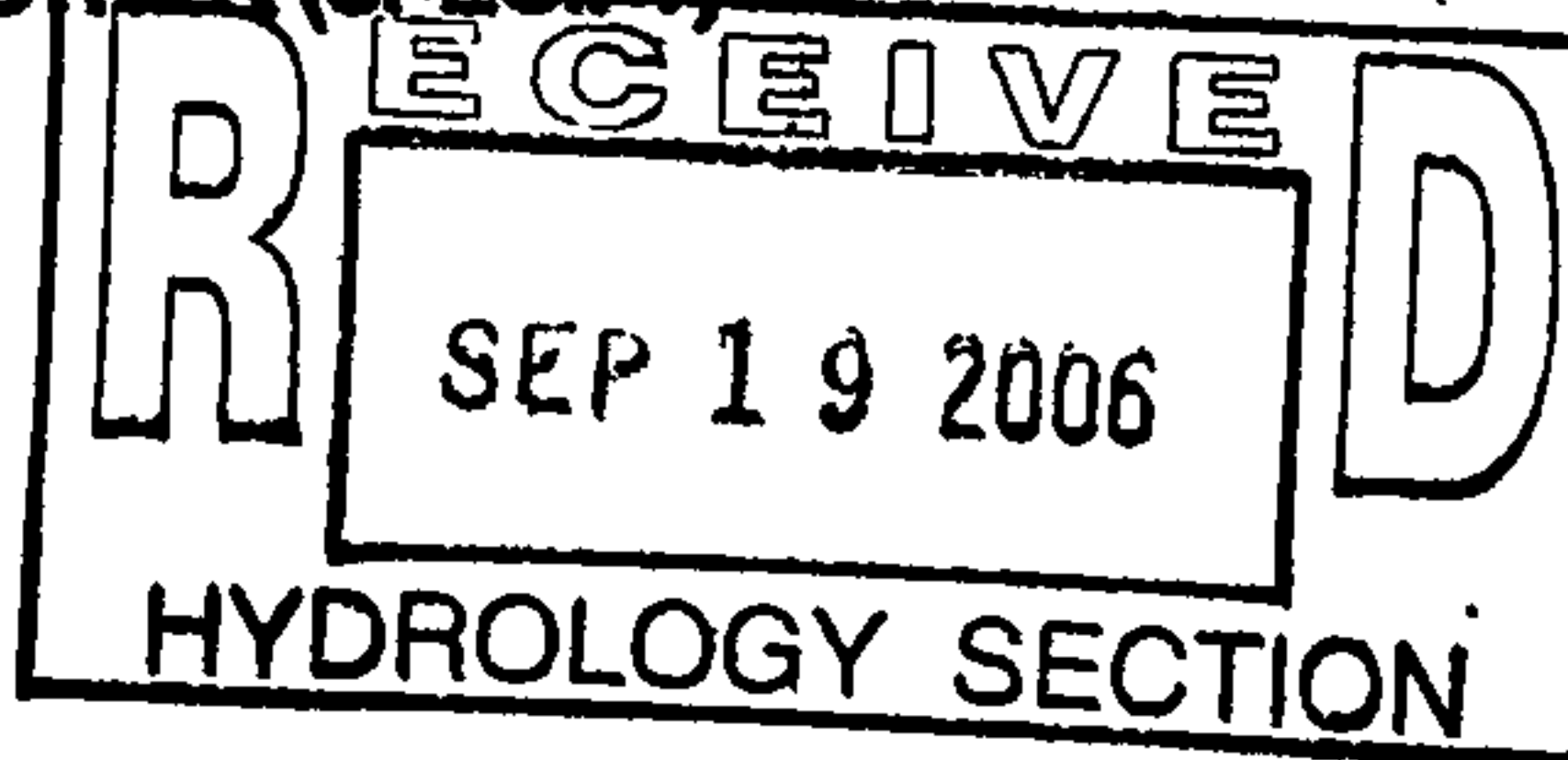
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☒ CERTIFICATE OF OCCUPANCY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

No Vicinity Map!

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: JOSE Esquivel BY: 9/19/06



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.

- ✓ VICINITY MAP ✓
- ✓ PARKING CALCULATION ✓
- ✓ DATE STAMP ✓
- ✓ COA Specs #5

9/26/06
Mtg w/ Contractor (Gary Taylor)
and Owner (Ahmet Tiriyaki)
to discuss the comments: *WJ*

- ✓ ADA ~~PLAN~~ ~~STALL~~ ~~NOT~~ NOW CONFIRMING Access Aisle NEEDS
TO BE on the Left - may need to back in
provide it 6' SIDEWALK along VAIL AVE. PL → PL

- ✓ LABEL DRIVE PAD WIDTHS. / PROVIDE the distance between the
TWO.
is there a CROSS ACCESS AGREEMENT

~~ADD~~ Build NOTE for DRIVE PAD

Drivepad needs build notes:

- ✓ → Remove ^{10' of} existing drivepad and replace w/ std c'g & SW
per City Std 2415B and 2430

~~existing drivepad~~

- Build 10' of new drivepad per City Std 2425

- ✓ Copy of cross lot access esmt
- ✓ Access aisle should be to the right of the HC space
- ✓ Internal SW should be 6' in width
- ✓ Distance to the nearest drivapads on each adjacent lot
- ✓ Verify that landscaping will not interfere w/ sight distance

Our records show existing structures on this site - please
clarify if a removal note will be necessary for
all existing structures not to remain

Provide addn'l detail for how you will achieve ADA
compliance. - per your current info, a portion
of the existing SW will be removed w/ this project

→ Refuse - cuts to street