

CITY OF ALBUQUERQUE



January 3, 2007

Martin J. Garcia, P.E.
ABQ Engineering
6739 Academy NE, Suite 130
Albuquerque, NM 87109

Re: Hacienda Martinez
3721 NM 528
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 01/24/2006 (A-14/D3E1)
Certification dated 1/2/2007

Based upon the information provided in your submittal received 1/2/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

C: Katrina Sigala
File

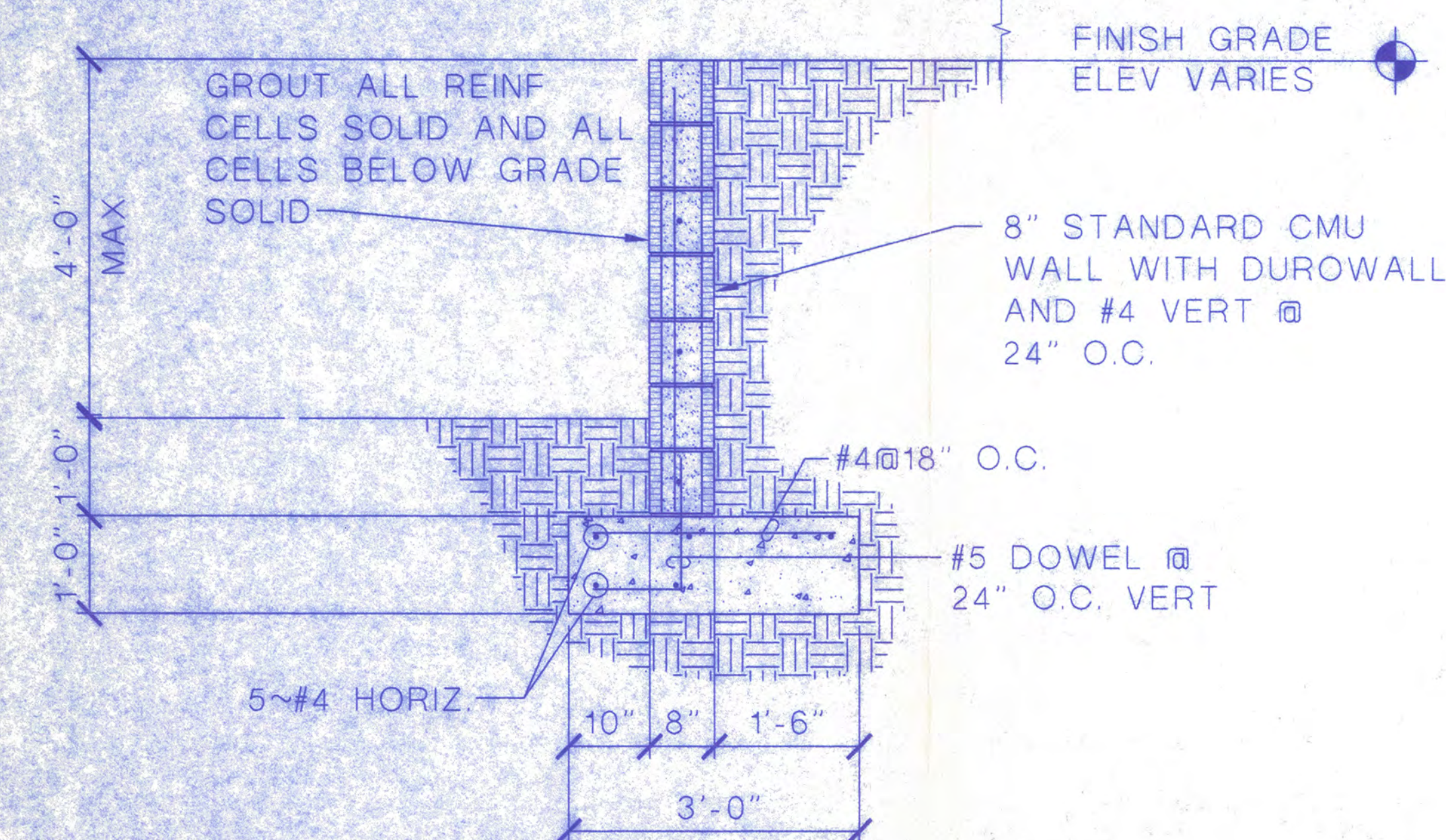


Tract C-3-A1-A-A, Seven Bar Ranch, Albuquerque, Bernalillo County New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

DRAINAGE CALCULATIONS

Martinez Design - Office Park
Hydrology Calculations
 DPM - Section 22.2
 Volume 2, January 1993

Precipitation Zone	1			
100 Year Storm Depth, P (360)	2.2			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37
Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "D" (Roof)		0.00	0.17	0.85
Type "C" (Unpaved Roadway)		0.00	0.20	0.00
Type "B" (Irigated Lawns)		0.00	0.20	0.15
Type "A" (Undeveloped)		1.00	0.43	0.00
Total (Acres)		1.00	1.00	1.00
Excess Precipitation(in)		0.44	0.88	1.78
Volume (100) of		1697.20	3194.76	6443.25
Volume (10) of		1070.12	2140.49	4316.98
Q (100), cfs		1.29	2.32	4.02
Q (10), cfs		0.86	1.56	2.69



RETAINING WALL DETAIL

$$3/4'' = 1'-0''$$

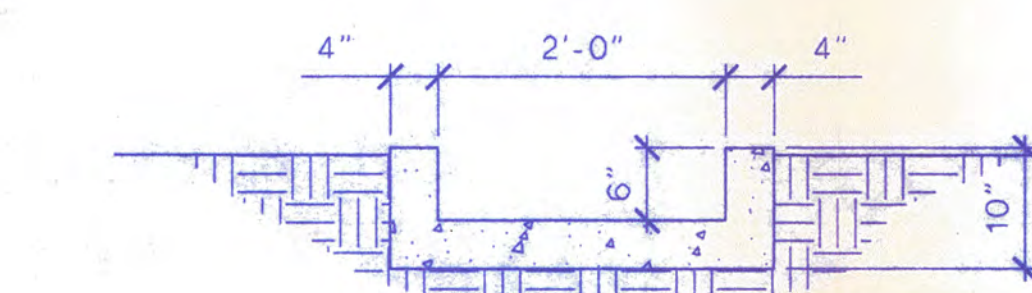

THIS DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL IS FOR TRACT C-3-A1-A SEVEN BAR RANCH LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD DRIVE AND NM 528 ON THE WEST SIDE OF ALBUQUERQUE. THE DEVELOPMENT AS PROPOSED WILL CONSTRUCT A 7350 SQUARE FOOT BUILDING WITHIN A 1 ACRE TRACT. THE GRADING AND DRAINAGE PLAN WILL COMPLY WITH REQUIREMENTS ESTABLISHED FOR THIS SITE BY SAD 223 AND A MASTER DRAINAGE PLAN PREPARED BY EASTERLING AND ASSOCIATES WHICH REQUIRES DIRECTING THE FLOWS TO A DOWNSTREAM POND, THEN TO THE CABEZON CHANNEL.

THE SITE CURRENTLY SLOPES FROM NORTHWEST TO SOUTHEAST, AND THE GRADING PLAN FOLLOWS THE HISTORIC PATTERN BY DRAINING INTO THE EXISTING ASPHALT CHANNEL THAT IS ALONG THE NORTH SIDE OF NM 528. THE FLOWS FROM THE ADJACENT PROPERTY TO THE WEST CURRENTLY CROSS THE SOUTHWESTERN PORTION OF THIS PROPERTY WITH THE CONSTRUCTION OF THE RETAINING WALL SHOWN ALONG THE WEST PROPERTY BOUNDARY, THE FLOWS WILL BE DIRECTED SOUTH TO THE CHANNEL AND NOT BE ALLOWED TO ENTER THE PROPERTY. THE WALL AS SHOWN WILL BE BUILT APPROXIMATELY 6 INCHES HIGHER THAN THE ADJACENT PROPERTY.

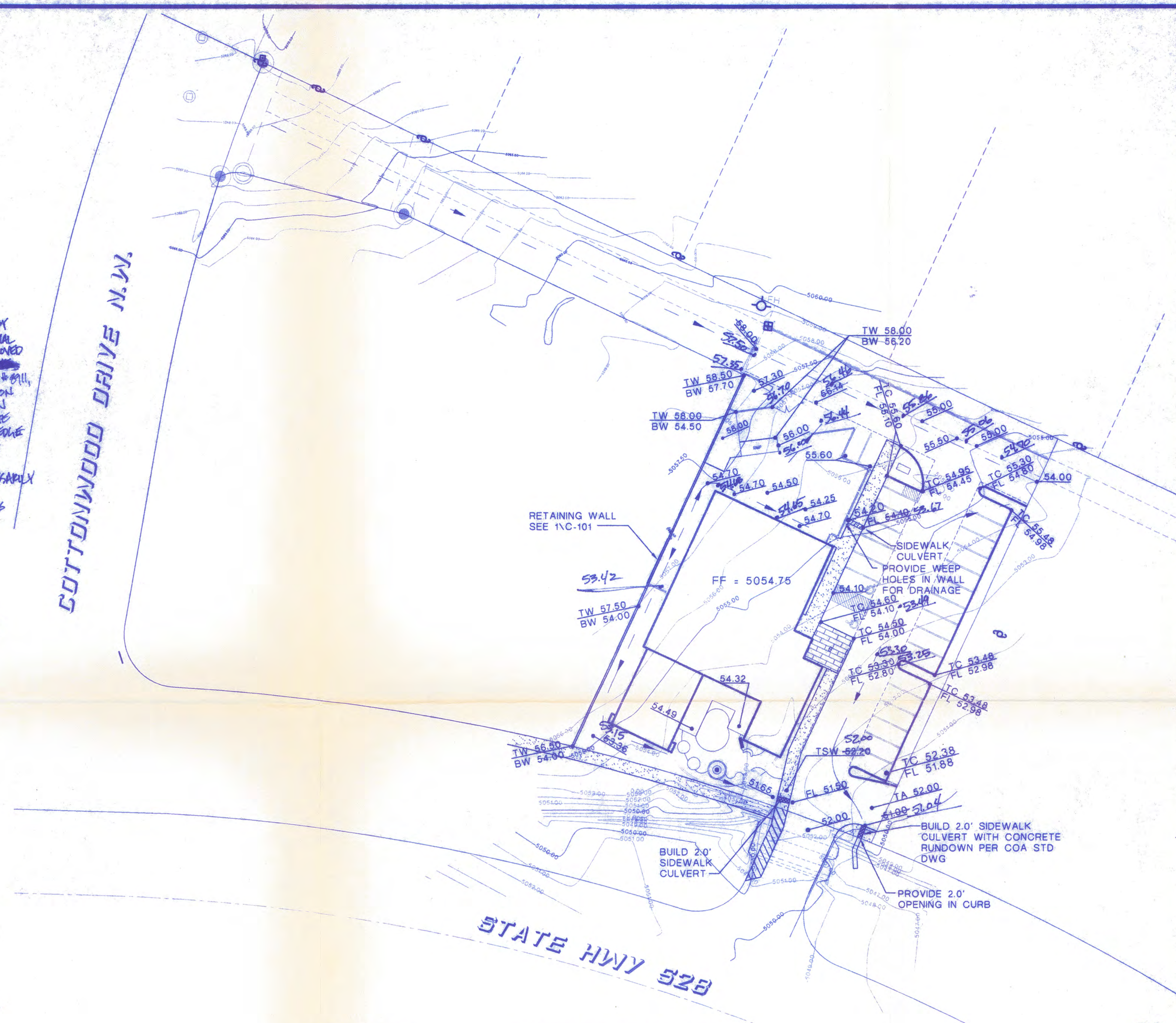
THE EXISTING FLOWS FROM THE SITE ARE 1.29 CFS, AND THE DEVELOPED FLOWS ARE 4.02 CFS. THE SITE IS NOT WITHIN A 100YR FLOODPLAIN.

I, MARTIN J. GARCIA, NINTE 11767, OF THE FIRM ABC ENGINEERING, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN OBSERVED AND WILL BEAM IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 24, 2006. THE RECORD INFORMATION IS [REDACTED] [REDACTED] HAS BEEN OBTAINED BY DEVID R. VAIL NINTE 87611. FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 28, 2006 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 ACCURACY.

THE PRECEDED INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE 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.



RUNDOWN DETAIL

$$\frac{3}{4}'' = 1'-0''$$


BENCHMARK



A.C.S. NM-448-N12
Y = 1,528,910.94'
X = 381,108.54'
Elevation = 5,023.41'

ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.

MARTIN J. GARCIA, N.M.P.E. # 11767

LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
TA	TOP OF ASPHALT
FL	FLOW LINE
TC	TOP OF CURB
 53.36	PROPOSED SPOT ELEVATION
	SEWAGE

[illegible]

GRADING PLAN

C-101

SHEET of

ENGINEERING STAMP



OFFICE BUILDING
3721 S.R. 528
ALBUQUERQUE, NM

ABQ
ENGINEERING, INC.

6739 Academy Rd., NE
Suite 130
Albuquerque, NM 87109
505-255-7802

•Engineers • Planners
•Construction Services