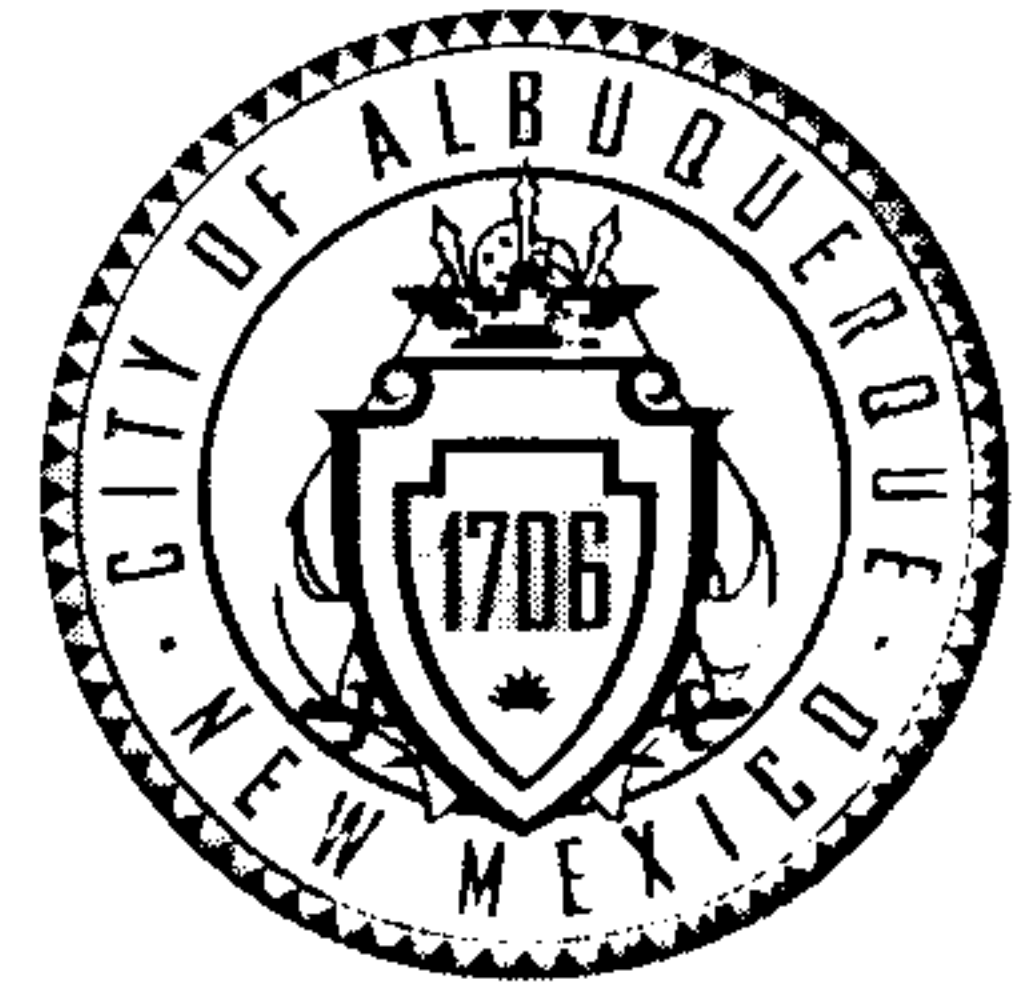


# CITY OF ALBUQUERQUE



October 13, 2014

Thomas D. Johnston, PS, P.E.  
TGC Engineering Inc.  
330 Louisiana Blvd NE  
Albuquerque, New Mexico 87108

**RE: La Mirada Townhomes  
Grading and Drainage Plan  
Engineers Stamp Date 8/2/13 (G19-D038A)  
Certification Date 8/18/14**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 10/8/2014, the above referenced Certification for La Mirada Townhomes is acceptable for Release of Financial Guarantee and building permit.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Department  
Development and Review Services

RR/CC  
C: File

## Rael, Rudy E.

---

**From:** Rodriguez, Jason T.  
**Sent:** Monday, October 13, 2014 8:45 AM  
**To:** Rael, Rudy E.  
**Subject:** FW: La Mirada Townhomes final inspection, Project No. 719882

-----Original Message-----

From: Rodriguez, Jason T.  
Sent: Wednesday, September 03, 2014 12:53 PM  
To: Thomas Johnston  
Cc: Hector Corral; [jtinman1636@aol.com](mailto:jtinman1636@aol.com); [ffcasale@yahoo.com](mailto:ffcasale@yahoo.com); Cadena, Kristopher; Rael, Jane E.  
Subject: RE: La Mirada Townhomes final inspection, Project No. 719882

Thank you for the photos the inlet penetration and the culvert are a pass.

Jason C.O.A Storm Maintenance

-----Original Message-----

From: Ortega, Reuben J. [<mailto:rjortega@abcwua.org>]  
Sent: Wednesday, September 03, 2014 12:44 PM  
To: Thomas Johnston  
Cc: Hector Corral; [jtinman1636@aol.com](mailto:jtinman1636@aol.com); [ffcasale@yahoo.com](mailto:ffcasale@yahoo.com); Cadena, Kristopher; Rael, Jane E.; Sandoval, Arlene R.; Rodriguez, Jason T.; Blair, Henry A.  
Subject: Re: La Mirada Townhomes final inspection, Project No. 719882

Thomas, I have visited the site, it is acceptable.

Thank you

Reuben Ortega  
Construction Inspection Supervisor  
Albuquerque Bernalillo County Water Utility Authority  
Mobile:(505) 917-2904  
Fax: (505) 924-3864

> On Sep 3, 2014, at 12:41 PM, "Thomas Johnston" <[thomas@wayjohn.com](mailto:thomas@wayjohn.com)> wrote:

>

> Good afternoon. I have been informed that the punch list items have been completed. I have inspected the site and it appears that the items have been satisfactorily completed. Please let me know when you have had a chance to inspect the site and approve it. Thank you for your time and have a great day!

>

> Regards,

> Thomas D. Johnston, PS, PE

> President, Wayjohn Surveying Inc.

> 330 Louisiana Boulevard, NE

> Albuquerque, NM 87108

> (505) 255-2052 Fax (505) 255-2887

> [www.wayjohn.com](http://www.wayjohn.com)

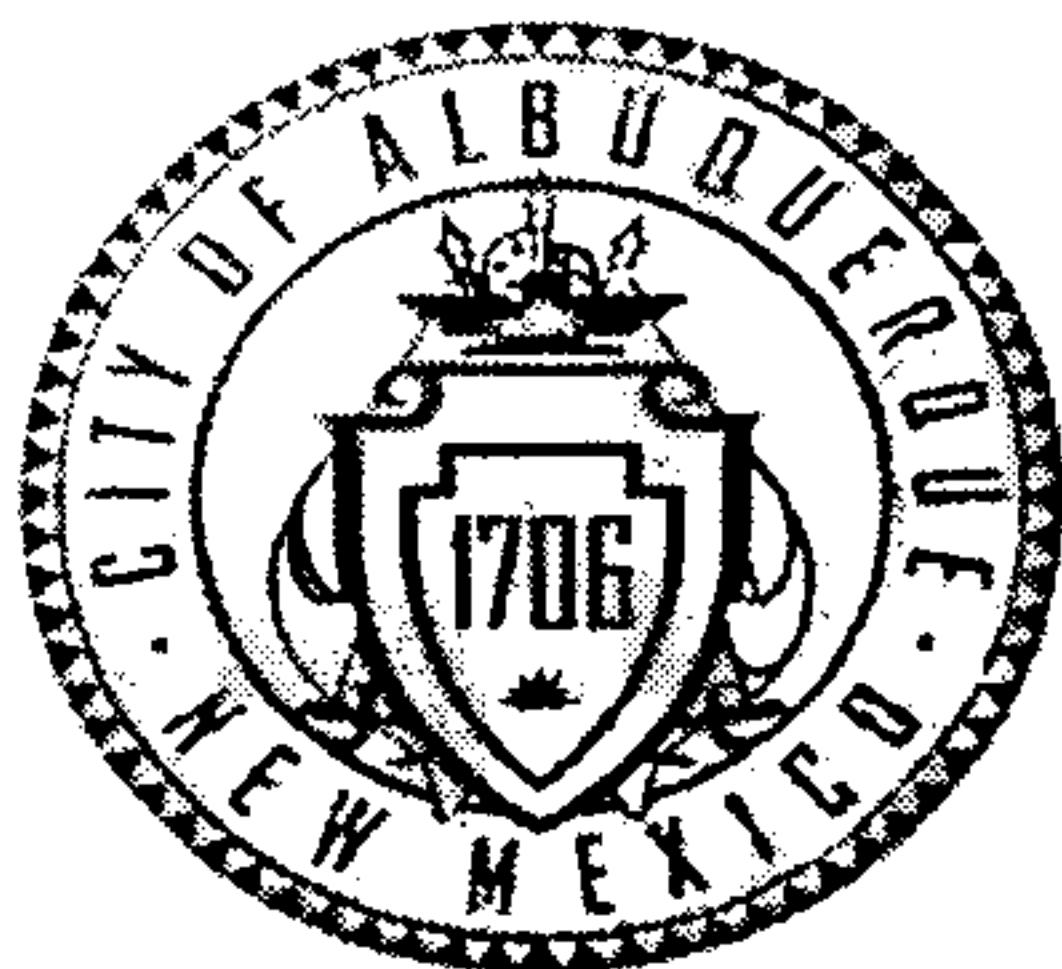
>

>> On 08/22/2014 11:04 AM, Thomas Johnston wrote:  
>> Good morning! I have attached the punch list from the final  
>> inspection today. Please let me know when all items are completed by  
>> responding to this email, and I and the City inspectors can make the final inspection.  
>> Thanks and have a great weekend!

>>  
>> Regards,  
>> Thomas D. Johnston, PS, PE  
>> President, Wayjohn Surveying Inc.  
>> 330 Louisiana Boulevard, NE  
>> Albuquerque, NM 87108  
>> (505) 255-2052 Fax (505) 255-2887  
>> [www.wayjohn.com](http://www.wayjohn.com)

>>  
>>> On 08/19/2014 10:48 AM, Thomas Johnston wrote:  
>>> Good morning! The final inspection for La Mirada Townhomes, Project No.  
>>> 719882, is scheduled for 9am, Friday, August 22. Please let me know  
>>> if you need any additional materials for the meeting. Thanks and  
>>> have a great day.

>>>  
>>> Regards,  
>>> Thomas D. Johnston, PS, PE  
>>> President, Wayjohn Surveying Inc.  
>>> 330 Louisiana Boulevard, NE  
>>> Albuquerque, NM 87108  
>>> (505) 255-2052 Fax (505) 255-2887  
>>> [www.wayjohn.com](http://www.wayjohn.com)  
>>>



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: La Mirada Townhomes Building Permit #: \_\_\_\_\_ City Drainage #: G19-D038 A

DRB#: 1003095 EPC#: \_\_\_\_\_ Work Order#: 719882

Legal Description: Lot 2-A-2-A, La Mirada Subdivision TBKA La Mirada Townhomes

City Address: Vacant La Mirada Place NE

Engineering Firm: TGC Engineering Inc. Contact: Thomas D. Johnston, PSPE

Address: 330 Louisiana Blvd NE Albuquerque NM 87108

Phone#: 505-266-7256 Fax#: 505-255-2887 E-mail: tgcengineering@aol.com

Owner: Frank Casale/James Seligman Contact: James Seligman

Address: PO Box 11518 Albuquerque NM 87192

Phone#: 505-463-1636 Fax#: \_\_\_\_\_ E-mail: tinman1636@gmail.com

Architect: Martha Papadopoulos Contact: \_\_\_\_\_

Address: PO Box 21417 Albuquerque NM 87154

Phone#: 505-296-7287 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Wayjohn Surveying Inc. Contact: Thomas D. Johnston, PSPE

Address: 330 Louisiana Blvd NE Albuquerque NM 87108

Phone#: 505-255-2052 Fax#: 505-255-2887 E-mail: thomas@wayjohn.com

Contractor: Laroc Construction Contact: Hector Corral

Address: PO Box 1556 Gallup NM 87305

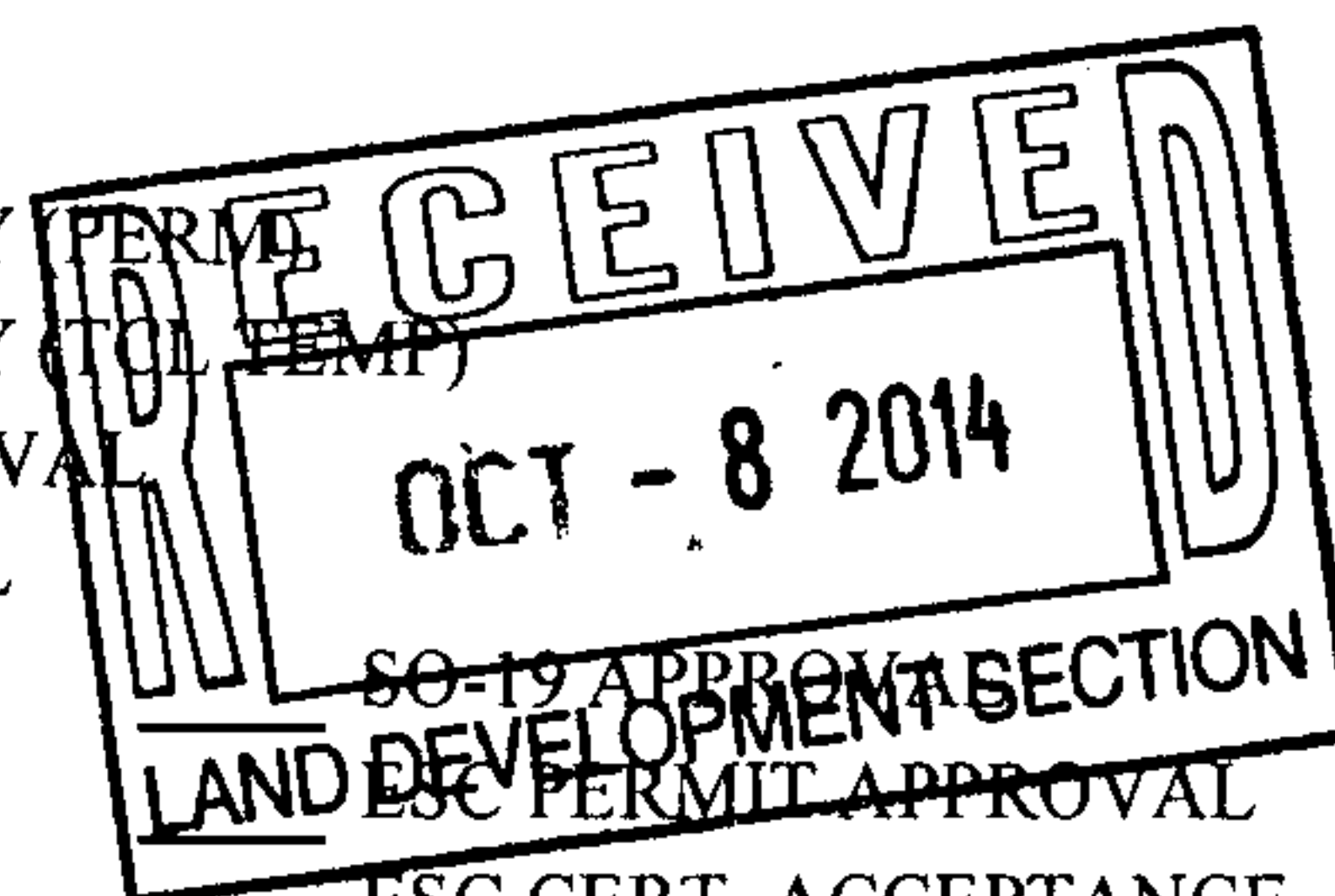
Phone#: 505-722-5631 Fax#: 505-722-4804 E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

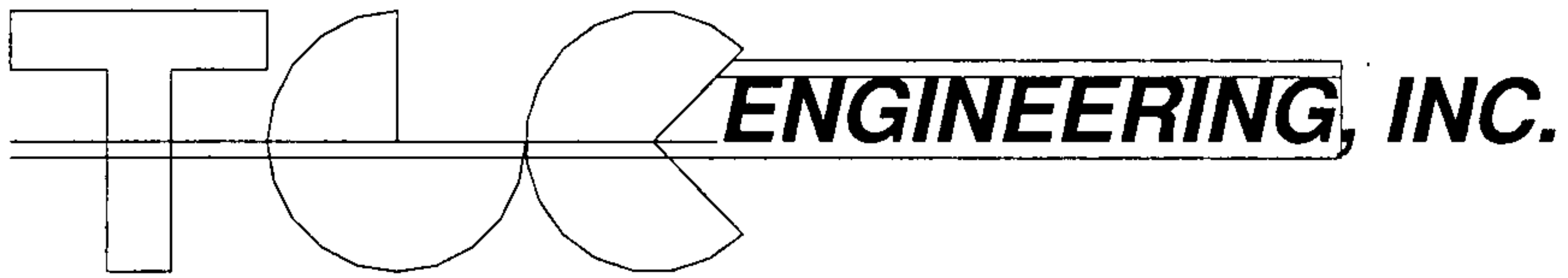
Yes ☒ No ☐ Copy Provided

DATE SUBMITTED: August 18, 2014

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



330 Louisiana Blvd., N.E.  
Albuquerque, NM 87108  
Phone: (505) 266-7256  
Fax: (505) 255-2887

August 18, 2014

Hydrology  
City of Albuquerque  
Development and Building Services  
PO Box 1293  
Albuquerque, NM 87103

RE: Final As-built, Grading and Drainage Plan, La Mirada Townhomes (G-19/D038A)  
DRC Project 719882

To Whom It May Concern:

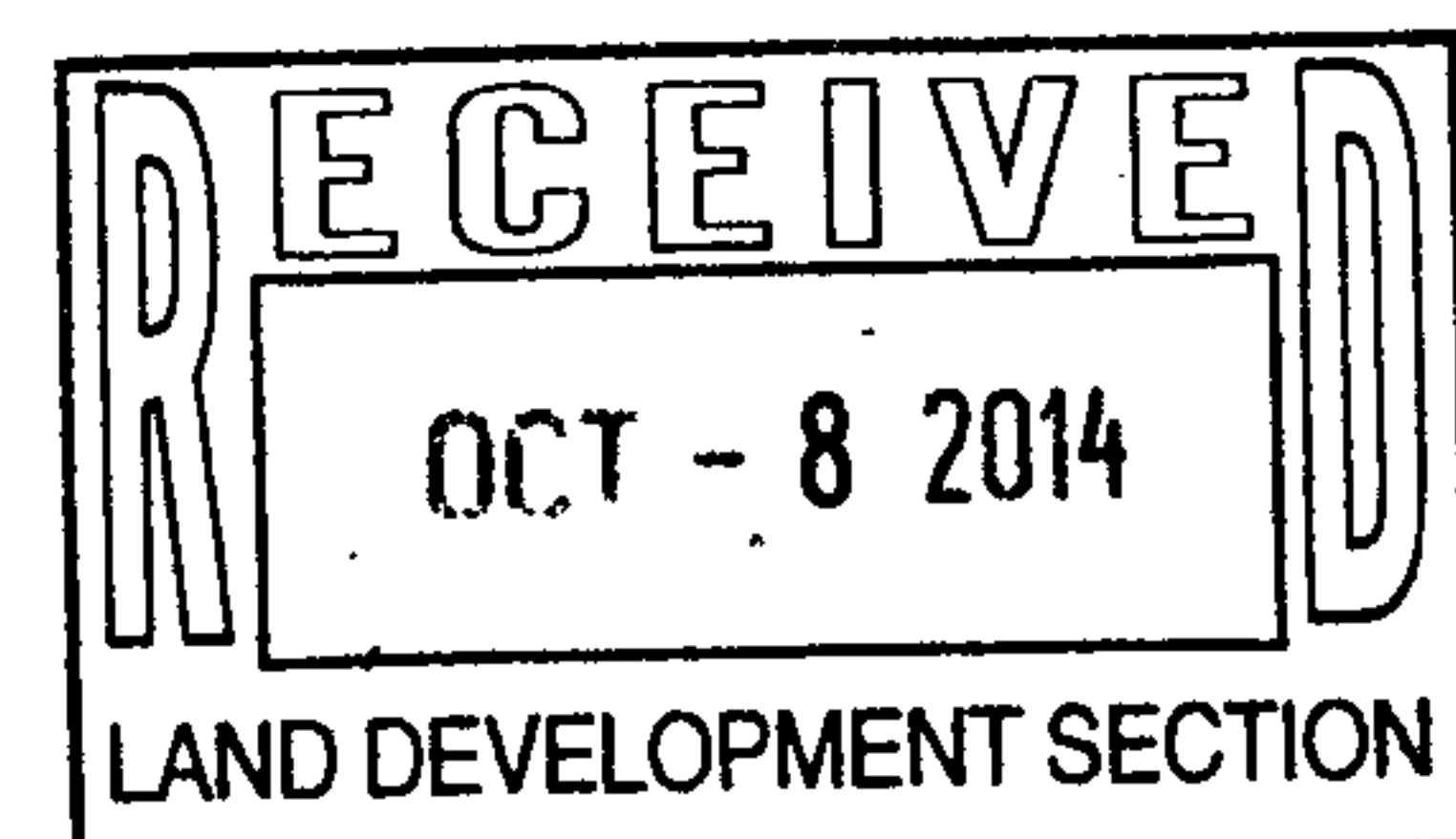
We have completed the as-built for Final Certificate of Occupancy for La Mirada Townhomes. I have attached the Engineer Certification for this project to this letter. Please see below.

If you have any questions regarding this grading and drainage plan, feel free to contact me at 266-7256.

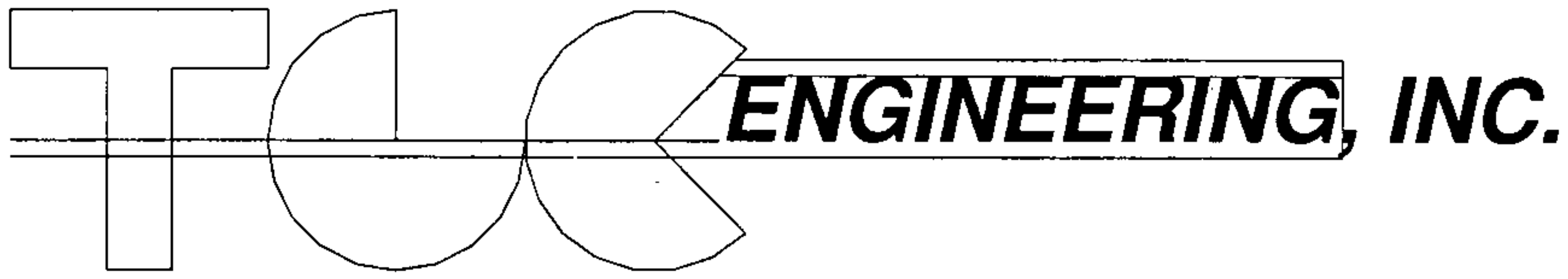
Sincerely,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a long horizontal stroke extending to the right.

Thomas D. Johnston, PS, PE  
TGC Engineering, Inc.







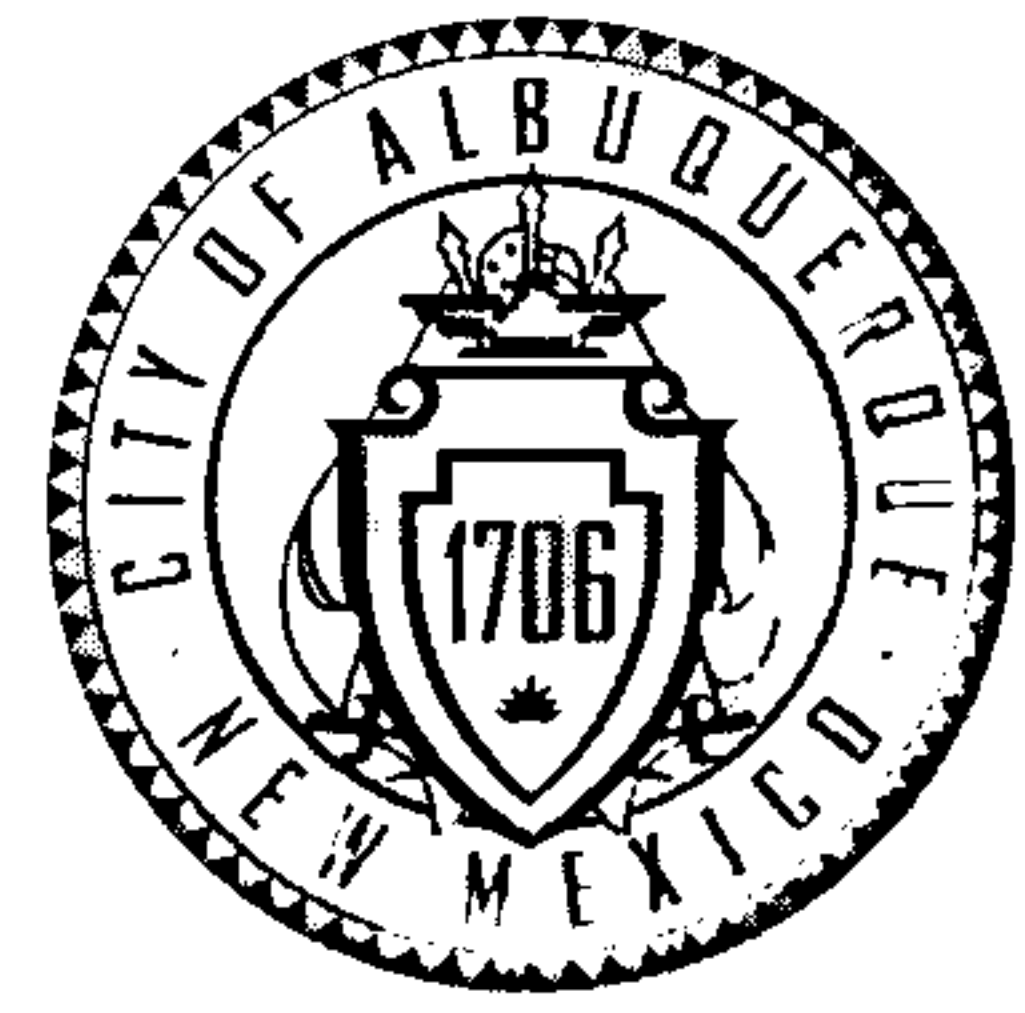
330 Louisiana Blvd., N.E.  
Albuquerque, NM 87108  
Phone: (505) 266-7256  
Fax: (505) 255-2887

### **DRAINAGE CERTIFICATE**

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated August 2, 2013. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on August 18, 2014 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 final Certificate of Occupancy. The record 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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



# CITY OF ALBUQUERQUE



August 16, 2013

Thomas Johnson, P.E.  
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**Re: La Mirada Townhomes  
Grading and Drainage Plan  
Engineer's Stamp Date 8/02/2013 (G19/D038A)**

Dear Mr. Johnson,

Based upon the information provided in your submittal received 8-12-13, the grading and Drainage Plan is approved for Preliminary Plat and Final Plat approval.

This project requires a Erosion and Sediment Control and National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing  $\frac{3}{4}$  of an acre or more. Please attach a copy of this 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.

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

Sincerely,

Shahab Biazar, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: e-mail



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LA MIRADA TOWNHOMES City Drainage #: G19/D038A  
DRB#: 1003095 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 2-A-2-A, LA MIRADA SUBD TBKA LA MIRADA TOWNHOMES  
City Address: LA MIRADA PLACE NE

Engineering Firm: TGC ENGINEERING INC. Contact: THOMAS JOHNSTON  
Address: 330 LOUISIANA BLVD NE ALBUQUERQUE NM 87108  
Phone#: 505.266.7256 Fax#: 505.255.2887 E-mail: TGCENGINEERING@AOL.COM

Owner: FRANK CASALE/JAMES SELIGMAN Contact: JAMES SELIGMAN  
Address: PO BOX 11518 ALBUQUERQUE NM 87192  
Phone#: 505.463-1636 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: MARTHA PAPADOPOULOUS Contact: \_\_\_\_\_  
Address: PO BOX 21417, ALBUQUERQUE NM 87154  
Phone#: 505.296-7287 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: WAYJOHN SURVEYING INC. Contact: THOMAS JOHNSTON  
Address: 330 LOUISIANA BLVD NE ALBUQUERQUE NM 87108  
Phone#: 505.255.2052 Fax#: 505.255.2887 E-mail: THOMAS@WAYJOHN.COM

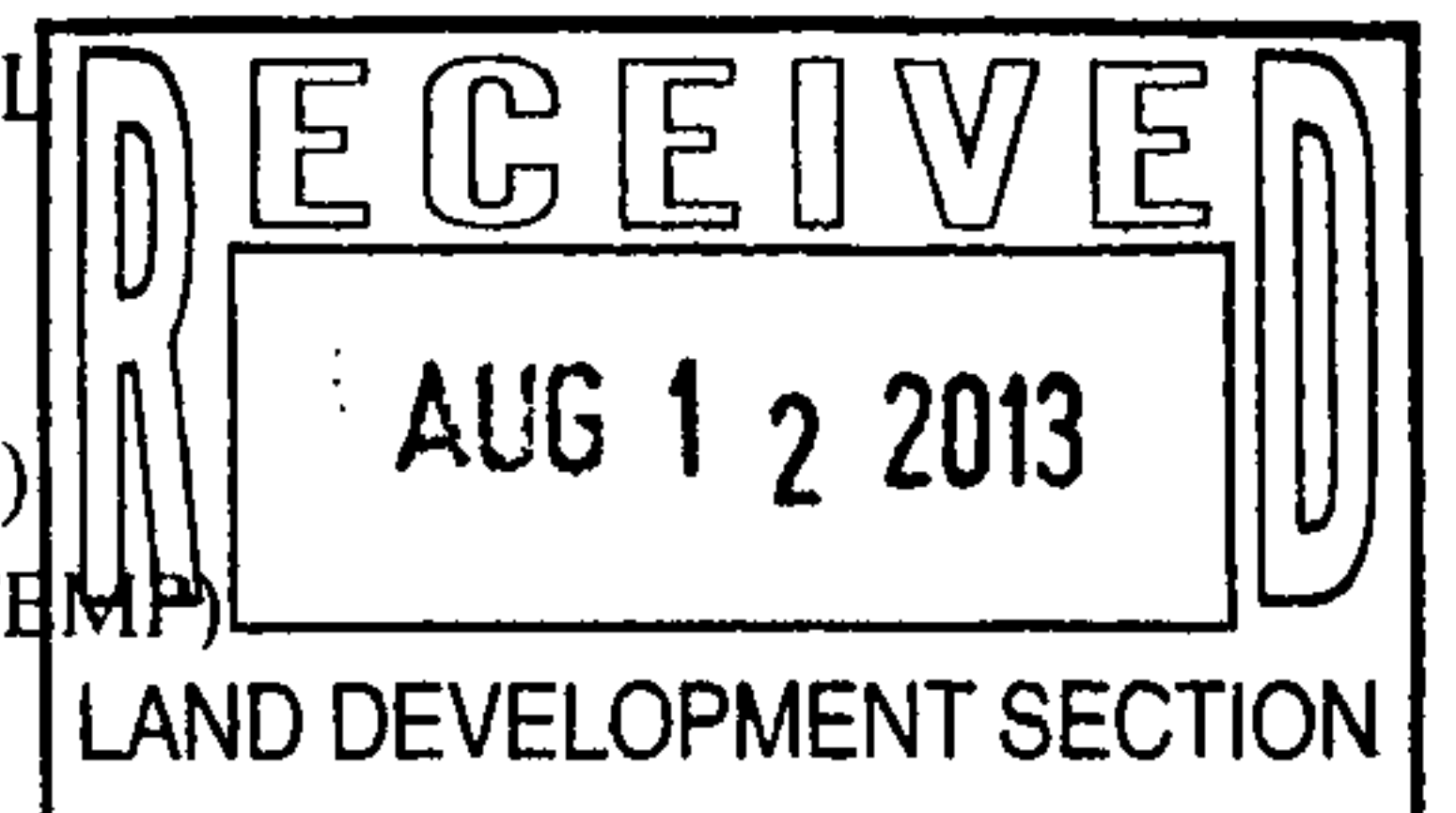
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_

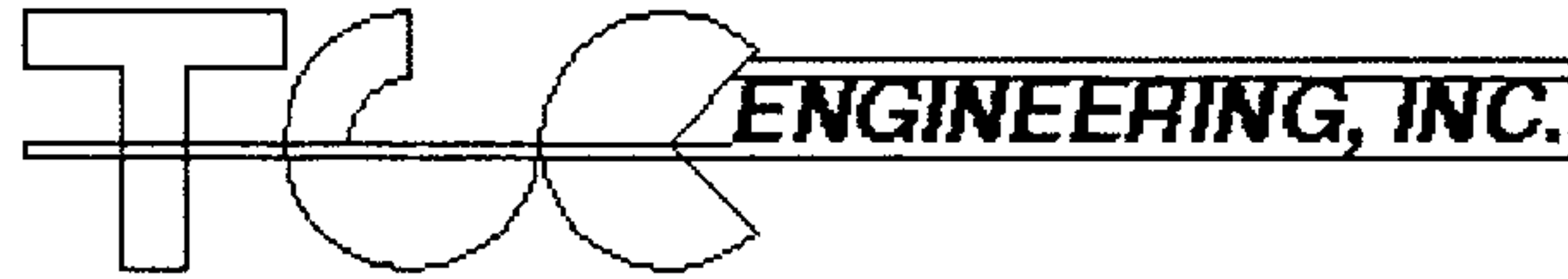


WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided  
DATE SUBMITTED: 8/02/13 By: [Signature]

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
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





**330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062**  
**(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com**

---

August 2, 2013

La Mirada Townhomes Drainage Submittal, Project No. 719882, DRB Project 1003095,  
G19/D038A

Shahab Biazar, PE  
Hydrology  
600 2<sup>nd</sup> Street NW  
Plaza Del Sol Building  
Albuquerque, NM 87102

Drainage Project No. G19/D038A

Dear Mr. Biazar:

Enclosed is the revised grading and drainage plan per your request at our meeting last week. In reference to the SWPPP submittal; I would like to request a variance for the SWPPP submittal until the grading plan is approved and the DRC project is approved. Preparing the SWPPP may delay the project further, past the three month plat extension that was granted last month. Thank you for your consideration in this matter.

The project coordinator and Engineer for this project is:

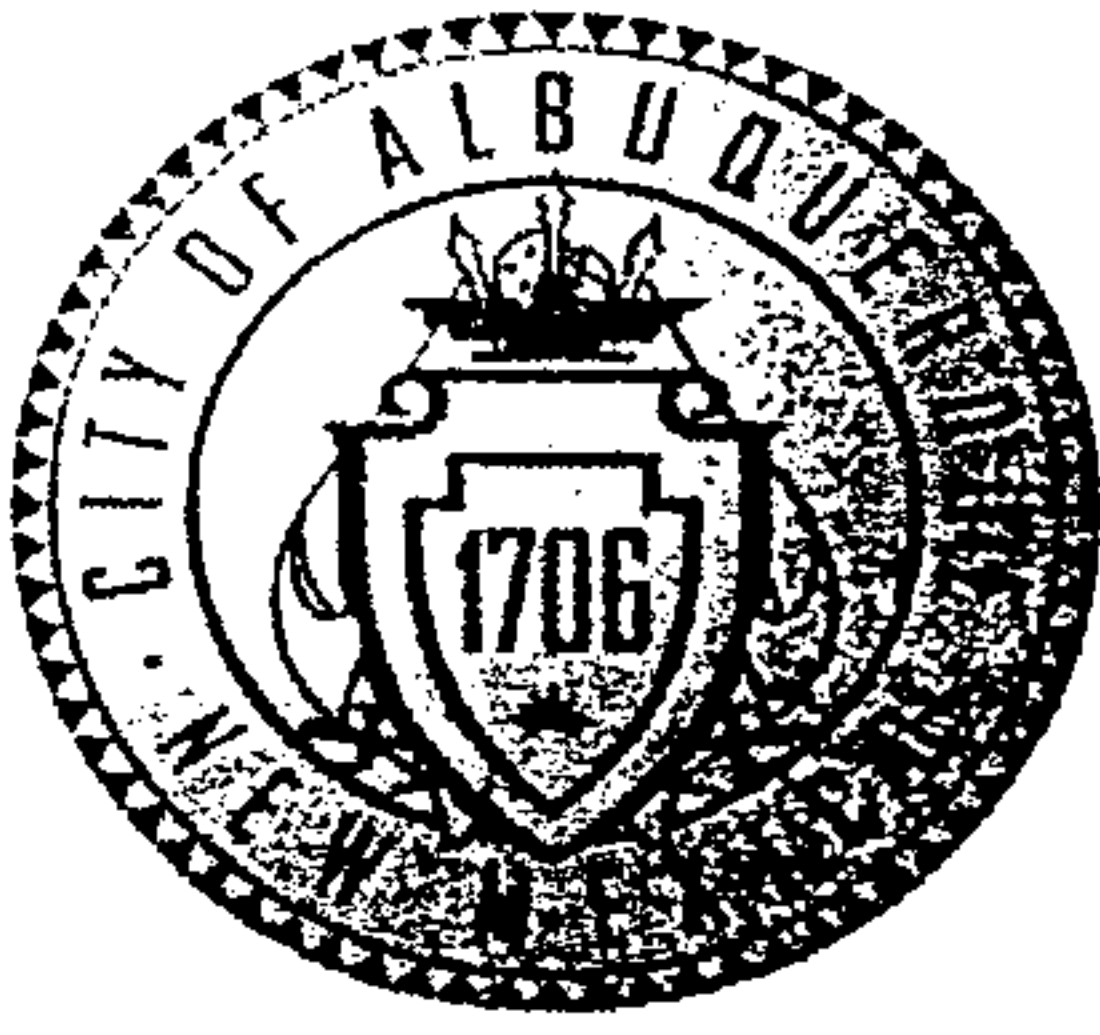
TGC Engineering, Inc.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108  
Attn: Thomas Johnston, PE, Project Engineer/George Rodriguez

If you have any questions, please feel free to contact me at 505-266-7256.

Regards,

A handwritten signature in black ink, appearing to be 'TJ', with a long horizontal line extending to the right.

Thomas Johnston, PE  
Project Engineer  
TGC Engineering, Inc.  
Attachments



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LA MIRADA TOWNHOMES City Drainage #: G19/D038A

DRB#: 1003095 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 2-A-2-A, LA MIRADA SUBD TRKA LA MIRADA TOWNHOMES

City Address: LA MIRADA PLACE NE

Engineering Firm: TGC ENGINEERING INC. Contact: THOMAS JOHNSTON

Address: 330 LOUISIANA BLVD NE ALBUQUERQUE NM 87108

Phone#: 505.266.7256 Fax#: 505.255.2887 E-mail: TGCENGINEERING@AOL.COM

Owner: FRANK CASALE/JAMES SELIGMAN Contact: JAMES SELIGMAN

Address: PO BOX 11518 ALBUQUERQUE NM 87192

Phone#: 505.463-1636 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: MARTHA PAPADOPOULOUS Contact: \_\_\_\_\_

Address: PO BOX 21417, ALBUQUERQUE NM 87154

Phone#: 505.296-7287 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: WAYJOHN SURVEYING INC. Contact: THOMAS JOHNSTON

Address: 330 LOUISIANA BLVD NE ALBUQUERQUE NM 87108

Phone#: 505.255.2052 Fax#: 505.255.2887 E-mail: THOMAS@WAYJOHN.COM

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No Copy Provided

DATE SUBMITTED: 07-12-13 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:

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# CITY OF ALBUQUERQUE



June 2, 2010

Thomas D. Johnston, P.E.  
TGC Engineering Inc.  
330 Louisiana Blvd NE  
Albuquerque, NM 87108

**Re: La Mirada Townhomes, Lot 2A2**  
**Drainage and Grading Plan**  
**Engineer's Stamp dated 5-21-2010 (G19/D038A)**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 5-25-2010, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board has approved the plan, please submit a mylar copy for my signature in order to obtain a Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Kathy Verhage).

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

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE, CFM  
City Hydrologist, Planning Dept.  
Development and Building Services

C: Kathy Verhage  
file



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: LA MIRADA TOWNHOMES ZONE MAP/DRG. FILE # G19/D038A  
 DRB#: 1003095 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 2.A.2, LA MIRADA SUBDIVISION  
 CITY ADDRESS: LA MIRADA PLACE, NE

ENGINEERING FIRM: TGC ENGINEERING INC.  
 ADDRESS: 330 LOUISIANA BLVD NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
 PHONE: 266-7256  
 ZIP CODE: 87108

OWNER: FRANK CASALE / JAMES SELIGMAN  
 ADDRESS: P O BOX 11518  
 CITY, STATE: ALBUQUERQUE NM


CONTACT: JAMES SELIGMAN  
 PHONE: 463-1636  
 ZIP CODE: 87192

ARCHITECT: MARTHA PAPADOPOULOUS  
 ADDRESS: P O BOX 21417  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
 PHONE: 296-7287  
 ZIP CODE: 87154

SURVEYOR: WAYJOHN SURVEYING INC.  
 ADDRESS: 330 LOUISIANA BLVD NE  
 CITY, STATE: \_\_\_\_\_

CONTACT: THOMAS D. JOHNSTON  
 PHONE: 255-2052  
 ZIP CODE: 87108

 PROFESSIONAL LICENSED SURVEYOR SIGNATURE	<u>NMPS 14269</u> LICENSE NO.	<u>5.25.10</u> DATE
---	----------------------------------	------------------------

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

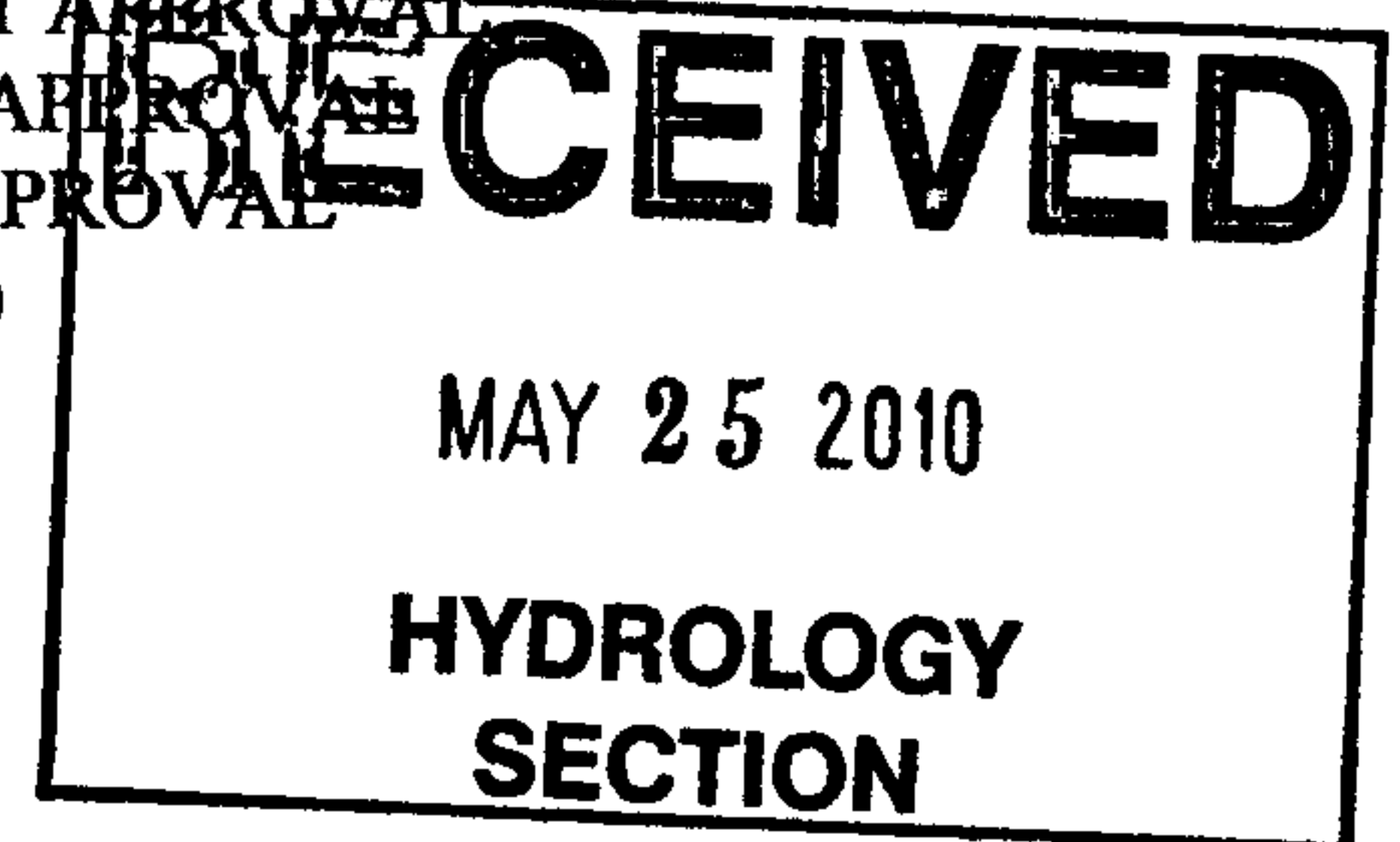
CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

- 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/ARCHITECT CERT (TCL)
  - ☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
  - ☐ OTHER

- 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

SUBMITTED BY: THOMAS D. JOHNSTON DATE: 5.25.10

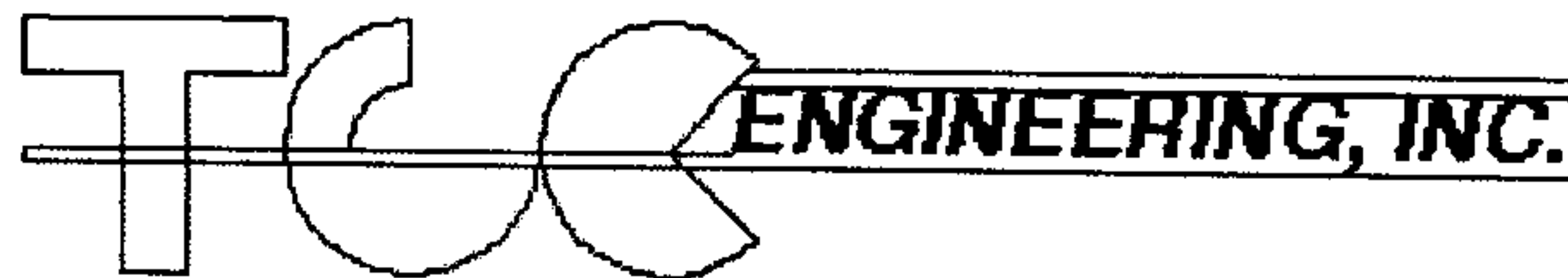


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on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



DRB PROJECT 1003095



330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062  
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING@aol.com

**Drainage Report for Lots 1-16 and Tract A, La Mirada Townhomes  
May 25, 2010**

**Existing Legal Description of subject property:**

Lot 2-A-2, La Mirada Subdivision, recorded December 19, 2003, in Plat Book 2003C, Page 381.

**Subject Location:**

The subject parcel is located on La Mirada Place, NE, between Wyoming Boulevard, NE and Pennsylvania Avenue, NE, south of Montgomery Boulevard, NE. (*Zone Atlas Page G-19-Z, Exhibit "A"*)

**Historic Conditions:**

The subject parcel was created in 2003 from a 2.5 acre parcel bounded by La Mirada Place, NE on the north, the existing residential subdivision Sierra Azul on the south, existing apartments on the west, and an existing office complex on the east. The historic flows across these parcels are generally from east to west, tending to the northwest corner of the subject parcel.

The parcel within this boundary is currently vacant.

**Existing Conditions:**

The adjacent developed parcel is designed to discharge all generated flows into La Mirada Place, NE. There are existing storm drain inlets located on La Mirada Place, NE to accept these flows. The subject parcel also receives storm water flows from the office complex to the east.

**Proposed Conditions:**

The existing zoning for the subject parcel is O-1, Office and Institutional Zone, with a Conditional Use Permit for planned residential. The subdivision will be completely developed by the same owners.

The general drainage concept for Lots 1-16 and Tract A shall be to free discharge all surface drainage to either the private road or the five foot private drainage easements located along the east and west lines of the proposed development. This drainage easement shall be shown on the plat. All drainage is to be intercepted by the existing storm drainage facilities within La Mirada Place, NE.

**Conclusions:**

Each proposed residential lot in the development of Lots 1 through 16 of La Mirada Townhomes shall be designed to free discharge into the five foot private drainage easement shown on the plat or to the private lane, with flows to be intercepted by storm drainage facilities located within La Mirada Place, NE.

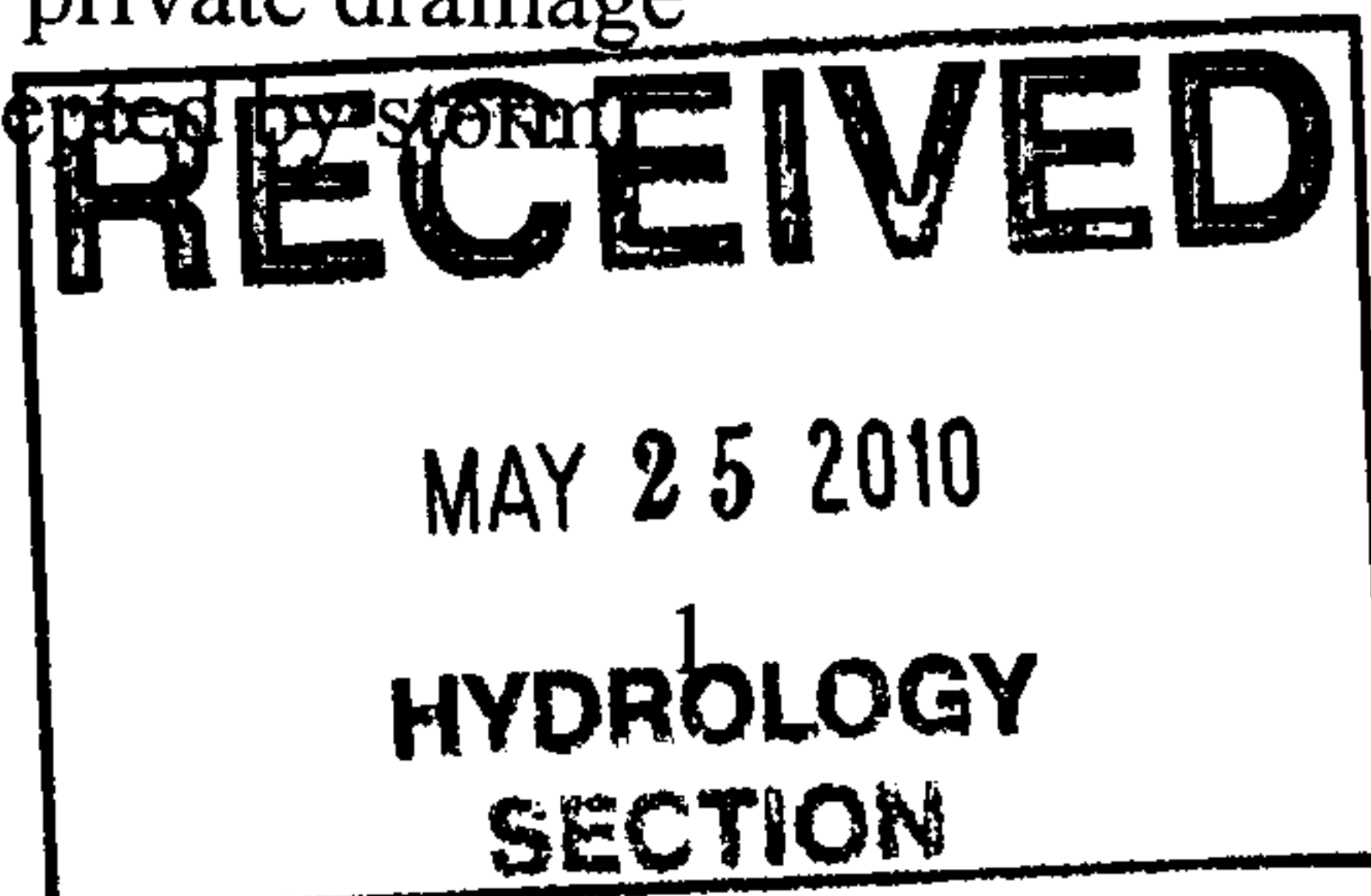
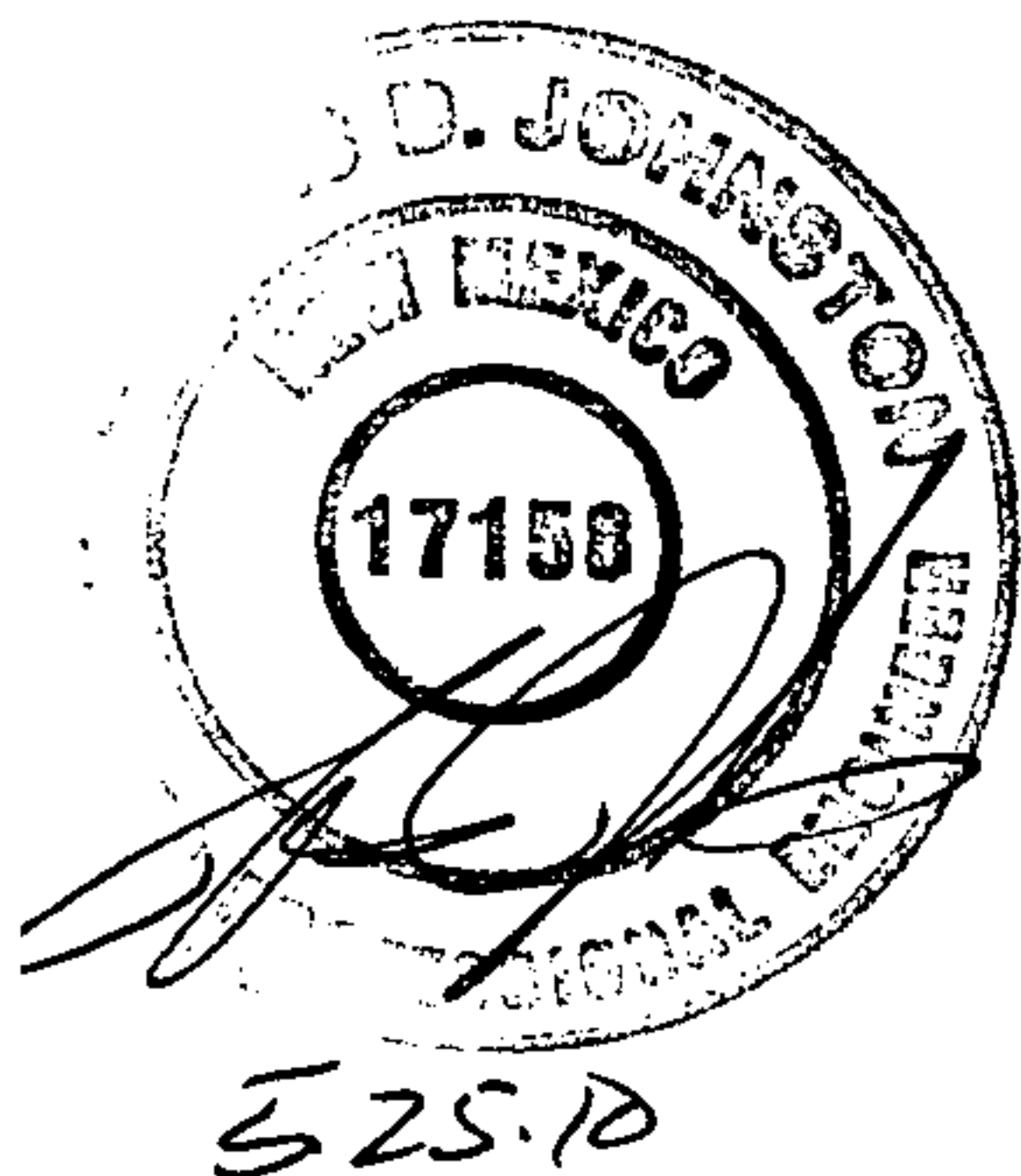
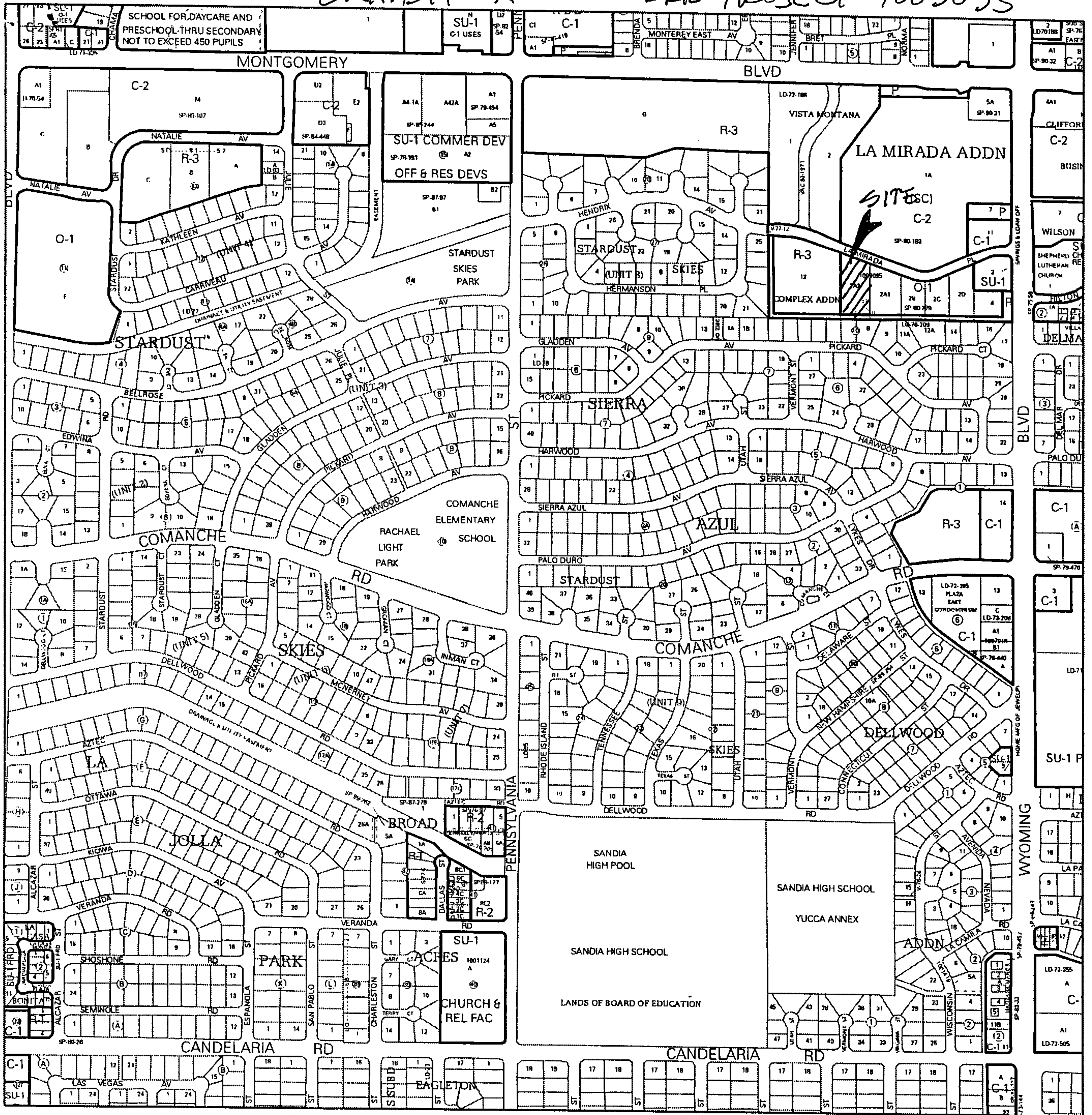


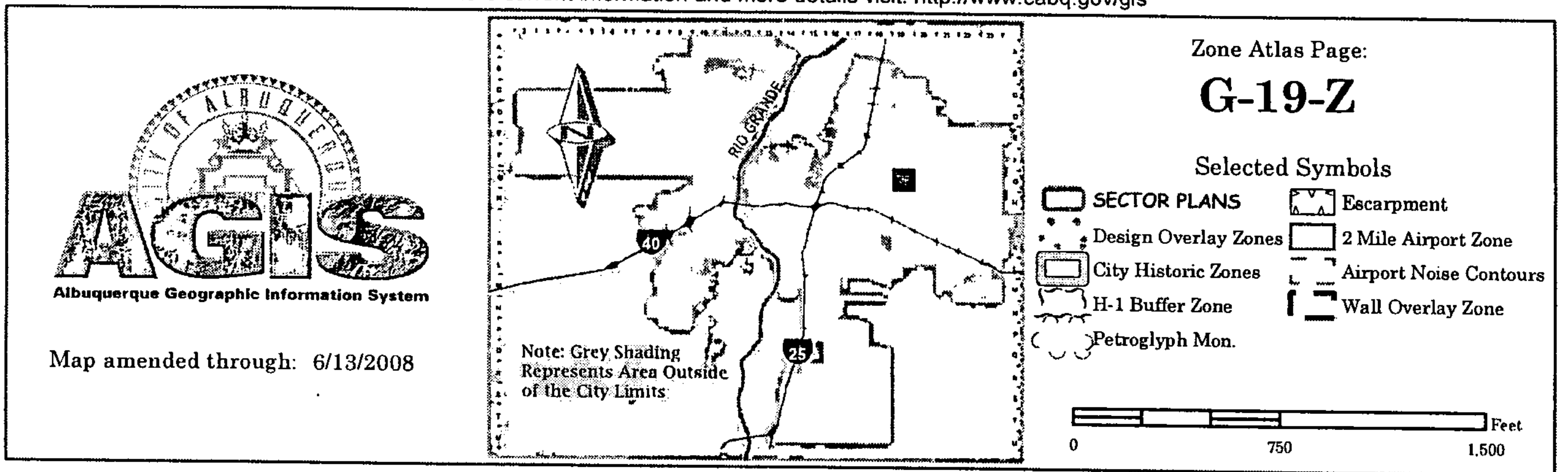


EXHIBIT 4A

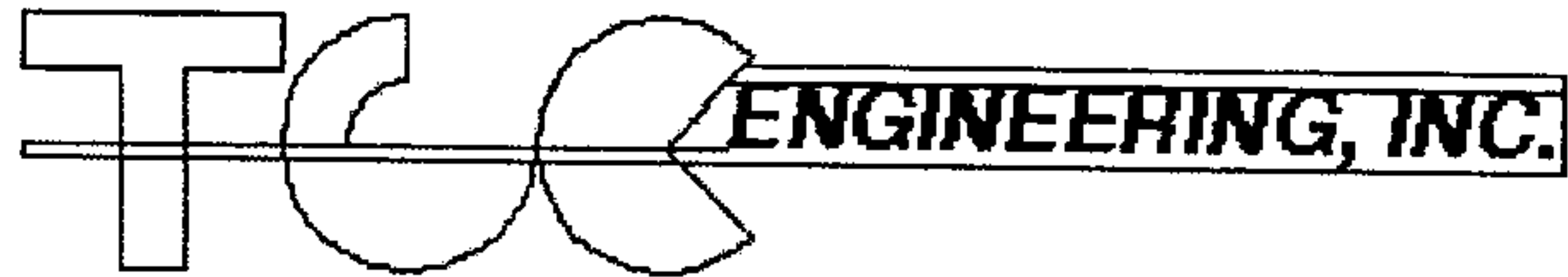
DRB PROJECT 1003095



For more current information and more details visit: <http://www.cabq.gov/gis>







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May 25, 2010**

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The parcel within this boundary is currently vacant.

**Existing Conditions:**

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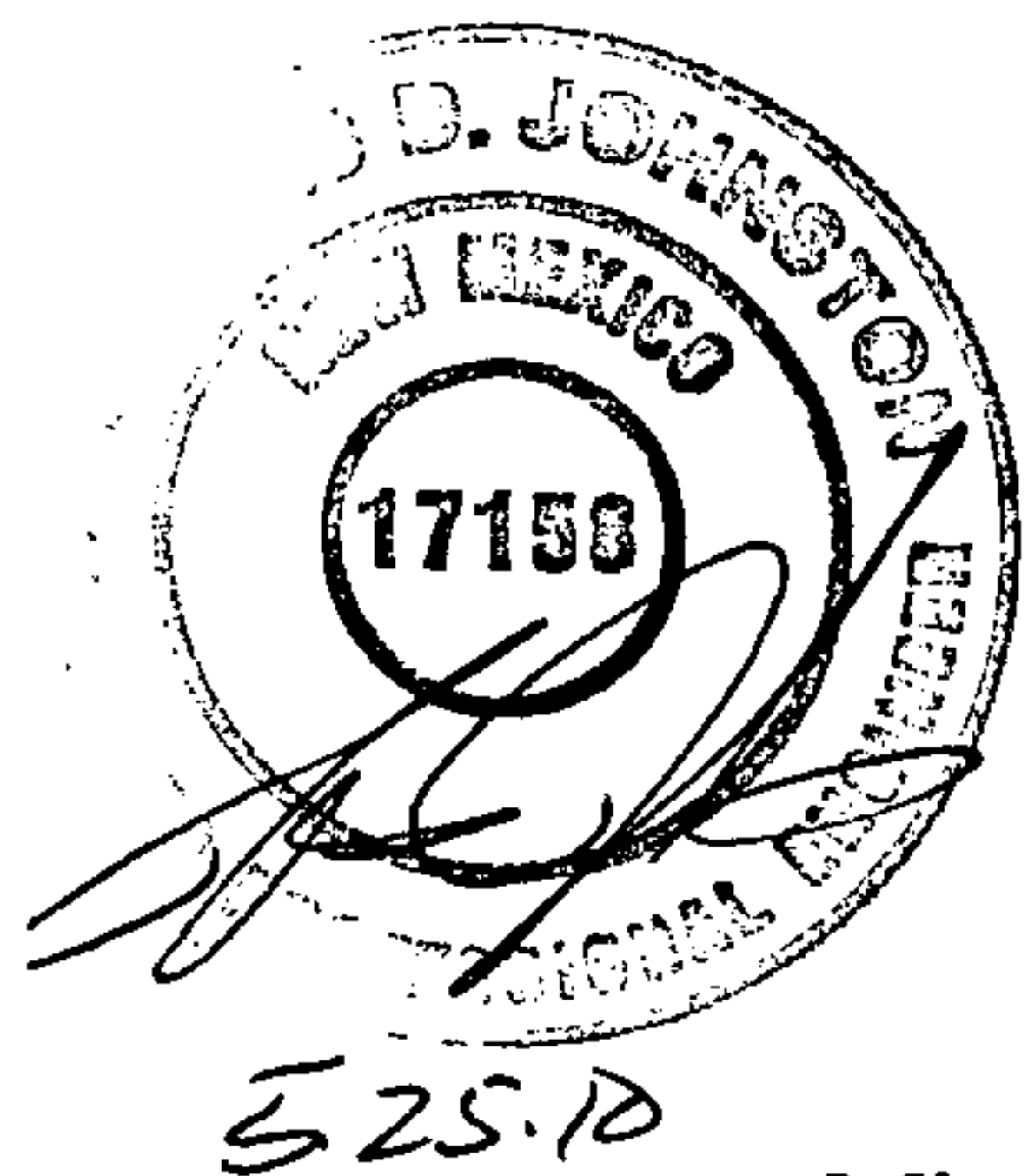
**Proposed Conditions:**

The existing zoning for the subject parcel is O-1, Office and Institutional Zone, with a Conditional Use Permit for planned residential. The subdivision will be completely developed by the same owners.

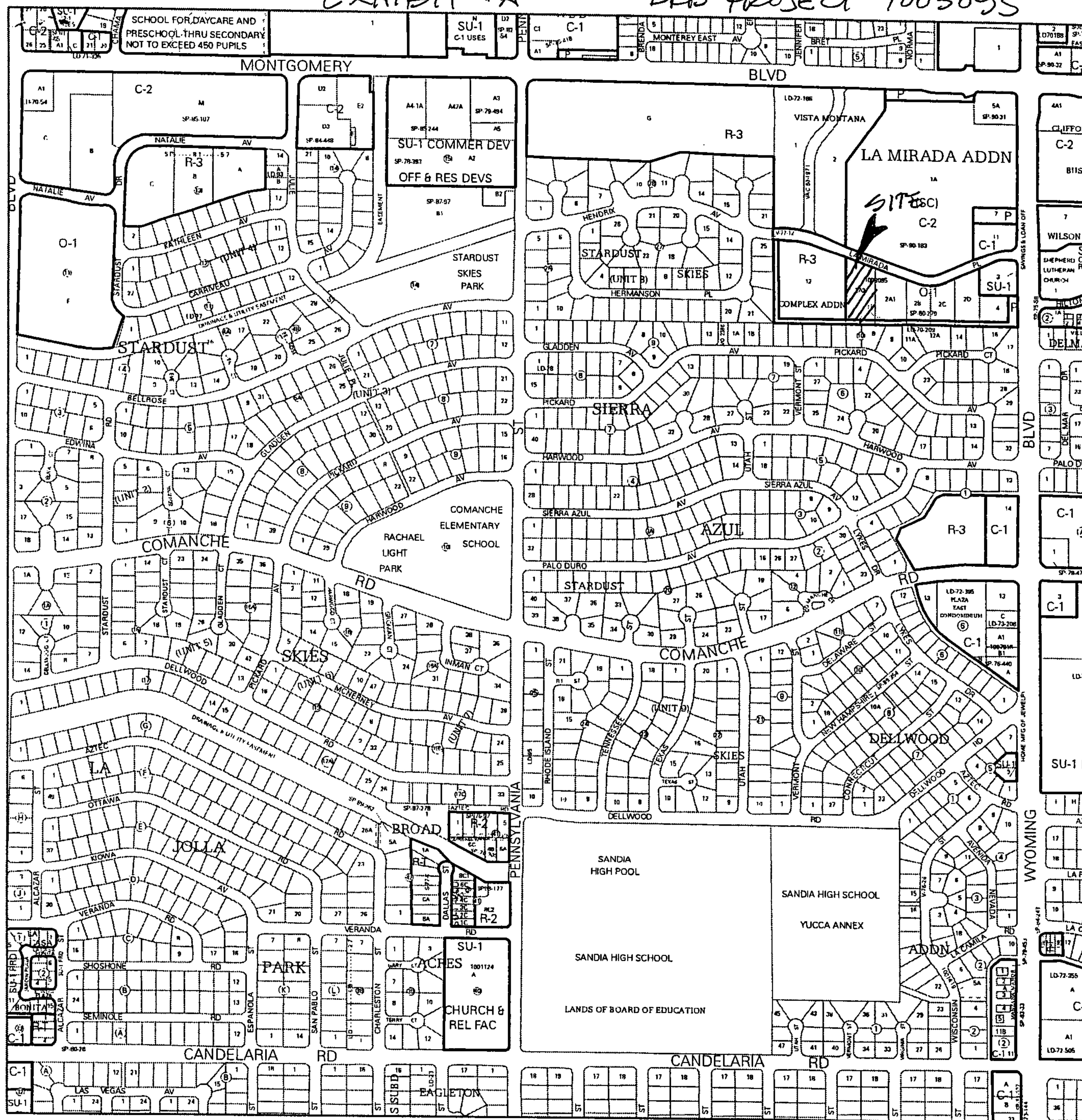
The general drainage concept for Lots 1-16 and Tract A shall be to free discharge all surface drainage to either the private road or the five foot private drainage easements located along the east and west lines of the proposed development. This drainage easement shall be shown on the plat. All drainage is to be intercepted by the existing storm drainage facilities within La Mirada Place, NE.

**Conclusions:**

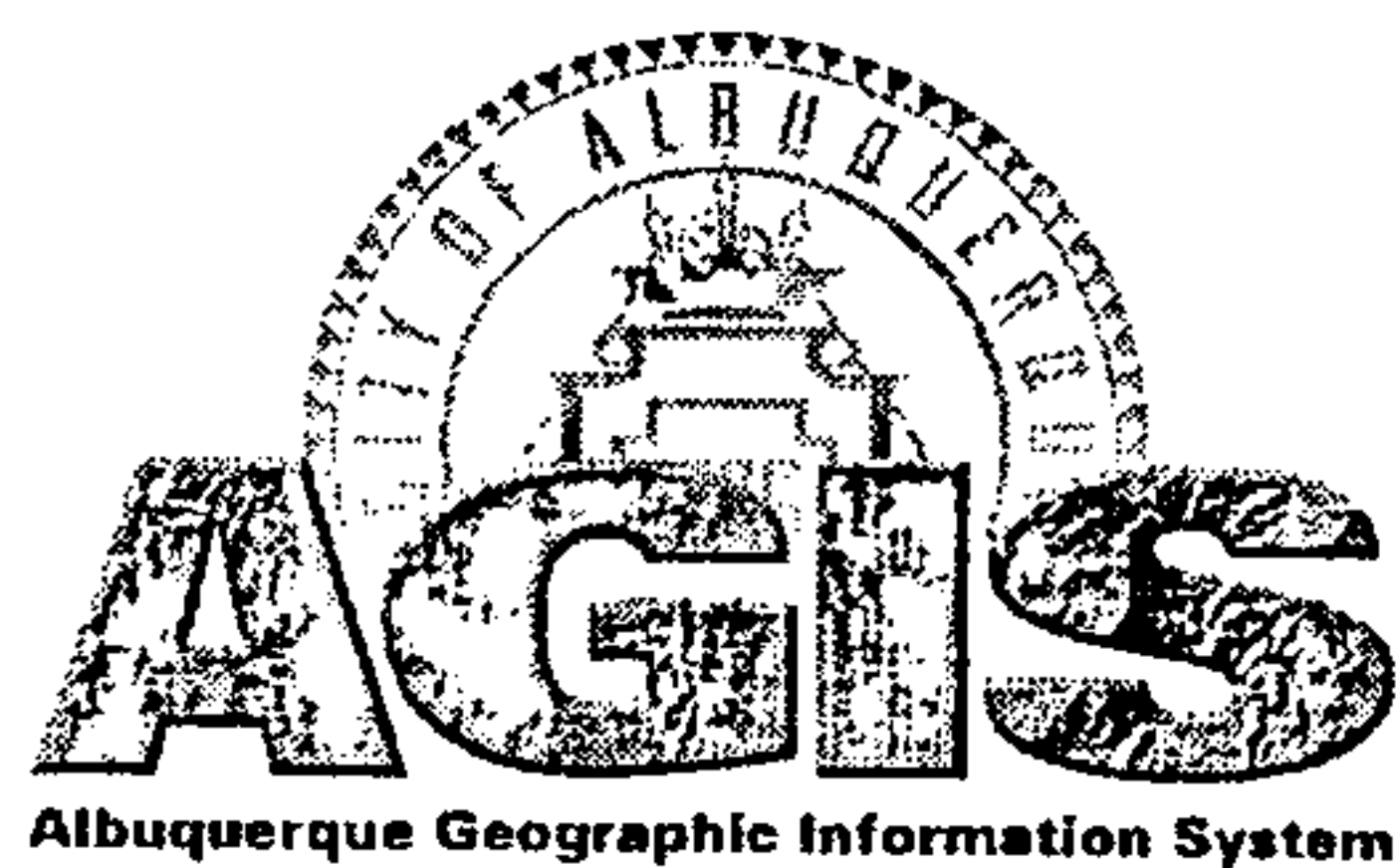
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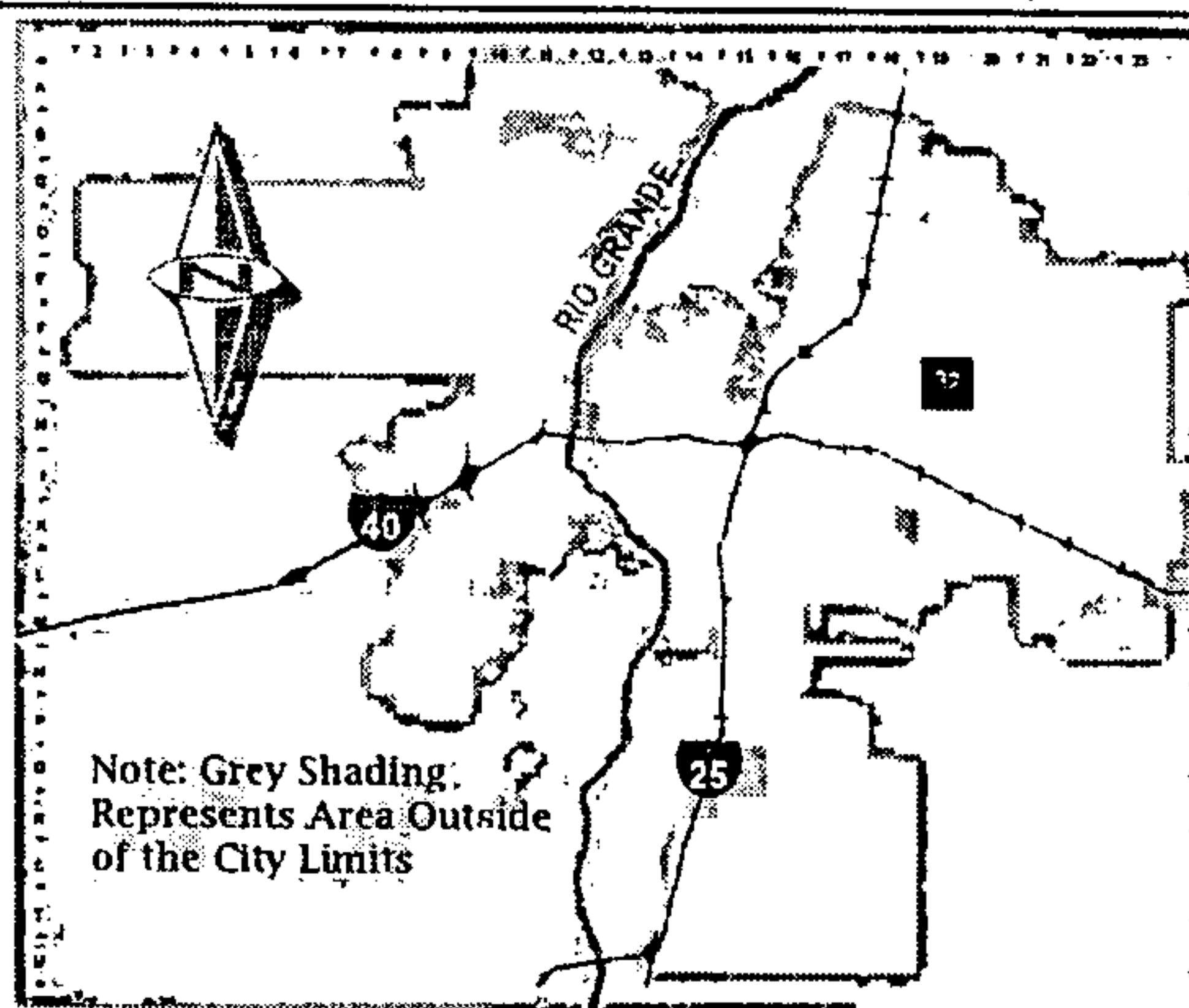




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008












Note: Grey Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:

**G-19-Z**

## Selected Symbols

-  **SECTOR PLANS**
 Escarpment
-  Design Overlay Zones
  2 Mile Airport Zone
-  City Historic Zones
  Airport Noise Contours
-  H-1 Buffer Zone
  Wall Overlay Zone
-  Petroglyph Mon.

