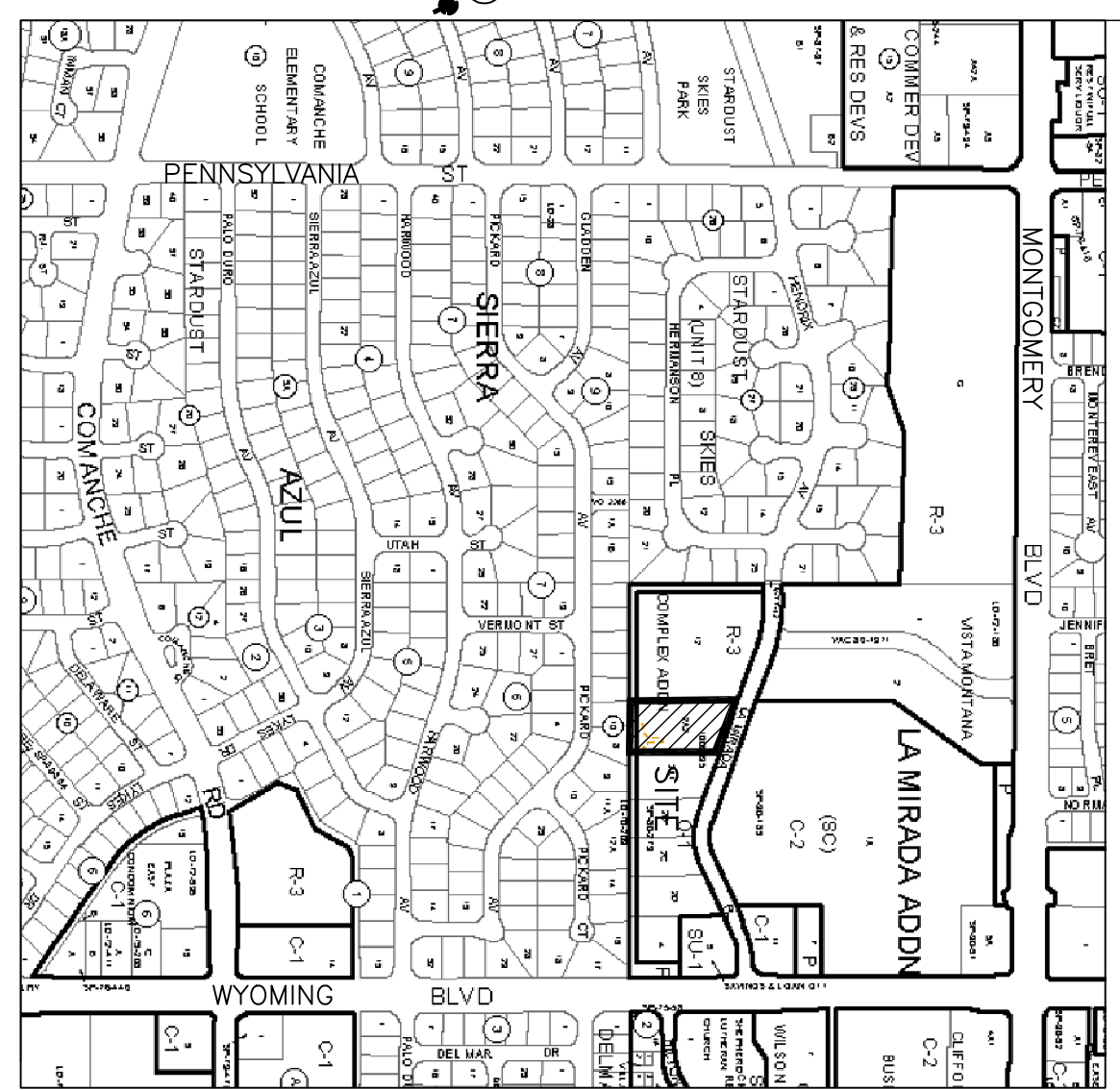


[illegible]

DRAINAGE DATA									
THIS SITE LIES WITHIN PRECIPITATION ZONE 3									
Runoff Table A-E	Precip. (in)	Area (sq ft)	Treatment Type	Return Period (Years)	Condition	100 Year Return	10 Year Return	5.2 Year Return	3.4 Year Return
EXISTING	0.66	0	A	0	0.66	0.00	0.00	0.00	0.00
	0.92	1,260	B	0	0.92	2,666.3	2,233	1,766.3	3.2
	1.29	1,260	C	0	1.29	3,445	3,039	2,406.1	1.6
	2.36	5,020	D	0	2.36	1,339.5	1,139.5	868.1	5.2
	0.00	0	E	0.00	0.00	0.00	0.00	0.00	0.00
EXISTING	0.19	0.58	A	0.19	0.19	1.121.6	1.02	0.81	0.64
	0.36	1.18	B	0.36	0.36	643.8	0.57	0.48	0.39
	0.62	2.00	C	0.62	0.62	3.00	0.00	0.00	0.00
	1.5	3.36	D	0	1.5	0.00	0.00	0.00	0.00
	0.66	0.66	E	0.00	0.00	0.00	0.00	0.00	0.00
DEVELOPED	0.92	1,260	A	0	0.92	716.5	0.56	0.40	0.32
	1.29	5,020	B	0	1.29	4,490	3,900	3,039	2.3
	2.36	12,460	C	0	2.36	7,907.6	6,807.6	5,244.1	4.0
	0.19	0.58	D	0.19	0.19	0.58	0.00	0.00	0.00
	0.36	1.18	E	0.36	0.36	280.0	0.00	0.00	0.00
DEVELOPED	0.66	0	A	0	0.66	0.00	0.00	0.00	0.00
	0.92	1,260	B	0	0.92	2,666.3	2,233	1,766.3	3.2
	1.29	1,260	C	0	1.29	3,445	3,039	2,406.1	1.6
	2.36	5,020	D	0	2.36	1,339.5	1,139.5	868.1	5.2
	0.00	0	E	0.00	0.00	0.00	0.00	0.00	0.00
DEVELOPED	0.19	0.58	A	0.19	0.19	1.121.6	1.02	0.81	0.64
	0.36	1.18	B	0.36	0.36	643.8	0.57	0.48	0.39
	0.62	2.00	C	0.62	0.62	3.00	0.00	0.00	0.00
	1.5	3.36	D	0	1.5	0.00	0.00	0.00	0.00
	0.66	0.66	E	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL (EXT)	100	40,513	1.5	3.36	5,064.1	4,205.7	3,631.1	2,806.7	3.2
TOTAL (DEV)	10	40,513	1.5	3.36	5,064.1	4,205.7	3,631.1	2,806.7	3.2
TOTAL (DEV)	10	40,513	1.5	3.36	5,064.1	4,205.7	3,631.1	2,806.7	3.2

DRAINAGE CONCEPT:

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA CONCRETE SIDEWALK CULVERTS TO LA MIRADA DRIVE NE. AN EXISTING 48" STORM DRAIN IN LA MIRADA CARRIES RUNOFF TO A DISCHARGE POINT INTO A CONCRETE-LINED CHANNEL ON THE WEST SIDE OF PENNSYLVANIA ST. NE, APPROXIMATELY 1/3 MILE WEST OF SITE.

OFFSITE FLOW INFORMATION

[illegible]

DRAINAGE NOTES:

- ROOF DRAINAGE IS CONVEYED TO PRIVATE DRIVE OR TO REAR YARDS AS DELINEATED AND AS SHOWN ON LOT DETAIL.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE OR FINISH SURFACES.

KEYED NOTES

1. REMAINING WALL CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
2. NEW PRIVATE DRIVEWAY ENTRANCE PER COA STD. DWG. 2426
3. CONSTRUCT NEW CURB RAMP AT EACH SIDE OF NEW PRIVATE DRIVEWAY PER COA STD. DWG. 2441 CASE II
4. INSTALL 12" SIDEWALK CURBWITH WITH STEEL PLATE TOP PER COA STD. DWG. 2236
5. CONSTRUCT REAR YARD CONCRETE DRAIN CHANNEL AS DETAILD ON THIS SHEET
6. CONSTRUCT SINGLE TYPE "C" DROP INLET PER COA STD. DWG 2205

SPECIFIC DRIVE AND INTERIOR CURB LAYOUT DETAILS AND DIMENSIONS
APPEAR ON SHEETS 5, 6 AND 7 OF PUBLIC IMPROVEMENT PLANS,
A MIRADA TOWNHOUSES, UNIT 1

SURVEYOR'S CERTIFICATION

THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158,
DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JUNE 29, 2013, AND THAT, AS OF
THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING
OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

TEC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval		
- FOR INFORMATION ONLY -		Last Design Update	
		Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	719882	Zone Map	G-19
		Sheet	3 OF 8

BENCH MARK	AS-BUILT INFORMATION
BENCH MARK IS ACS STA. "13_F19" ACS	NO CONTRACTOR WORK STAKED BY DATE
Aluminum disk epoxied to top of conc.drop inlet,	INSPECTOR'S ACCEPTANCE BY: DATE
NNW quadrant of Wyoming Blvd.& Montgomery Blvd., NE	FIELD VERIFICATION BY: DATE
ELEV. 5434.324 (NAVD 88)	DRAWINGS CORRECTED BY: DATE
X=1,550,358.414 Y=1,505,484.694 NM CENTRAL ZONE	
TBM: NE Bonnet bolt of fire hydrant on N. side of	MICRO-FILM INFORMATION
La Mirada Pl., NE, approx. 154' East of NE corner of	RECORDED BY: DATE
site. ELEV. 5407.29	RECORDED BY: DATE
	RECORDED BY: DATE

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