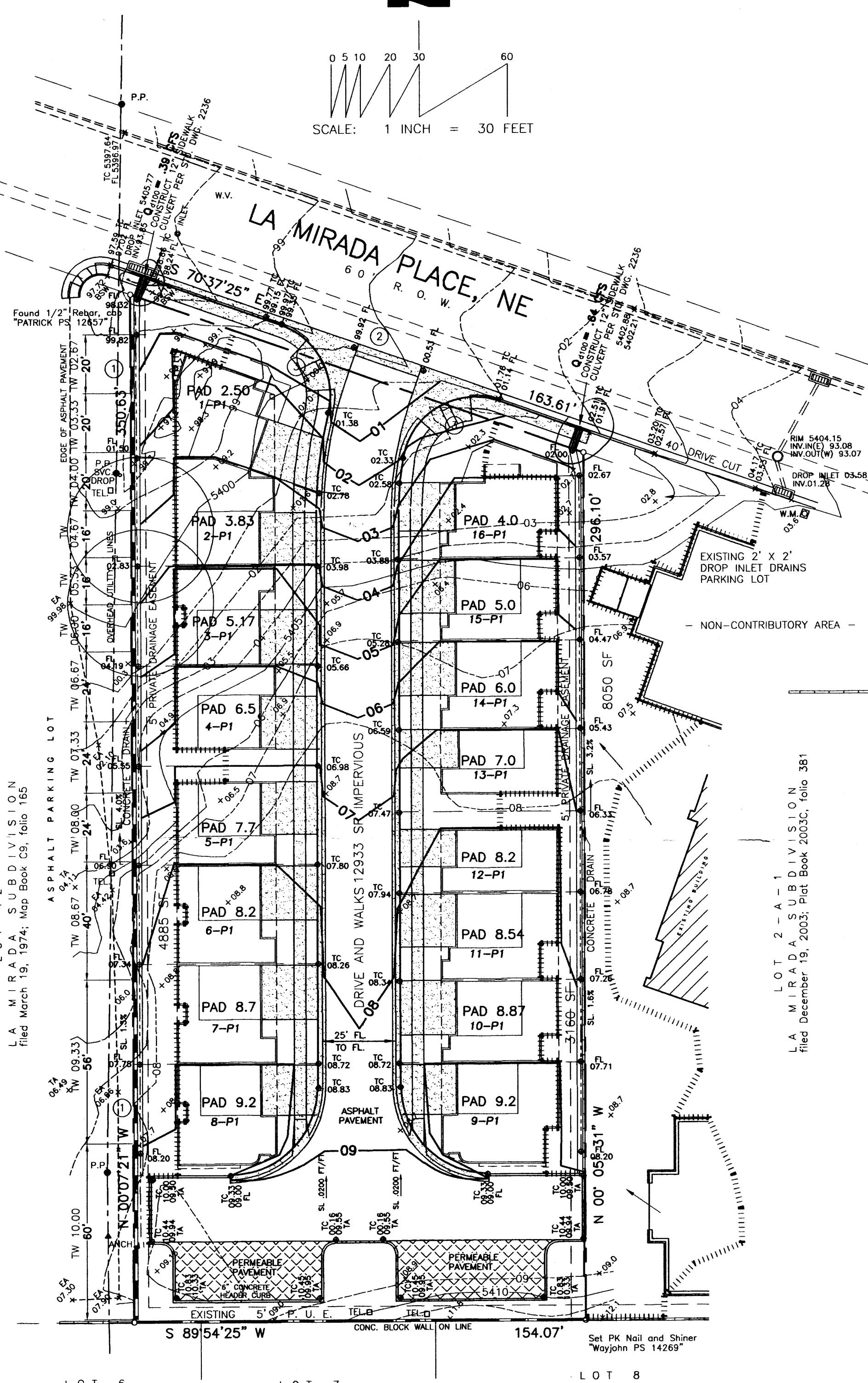
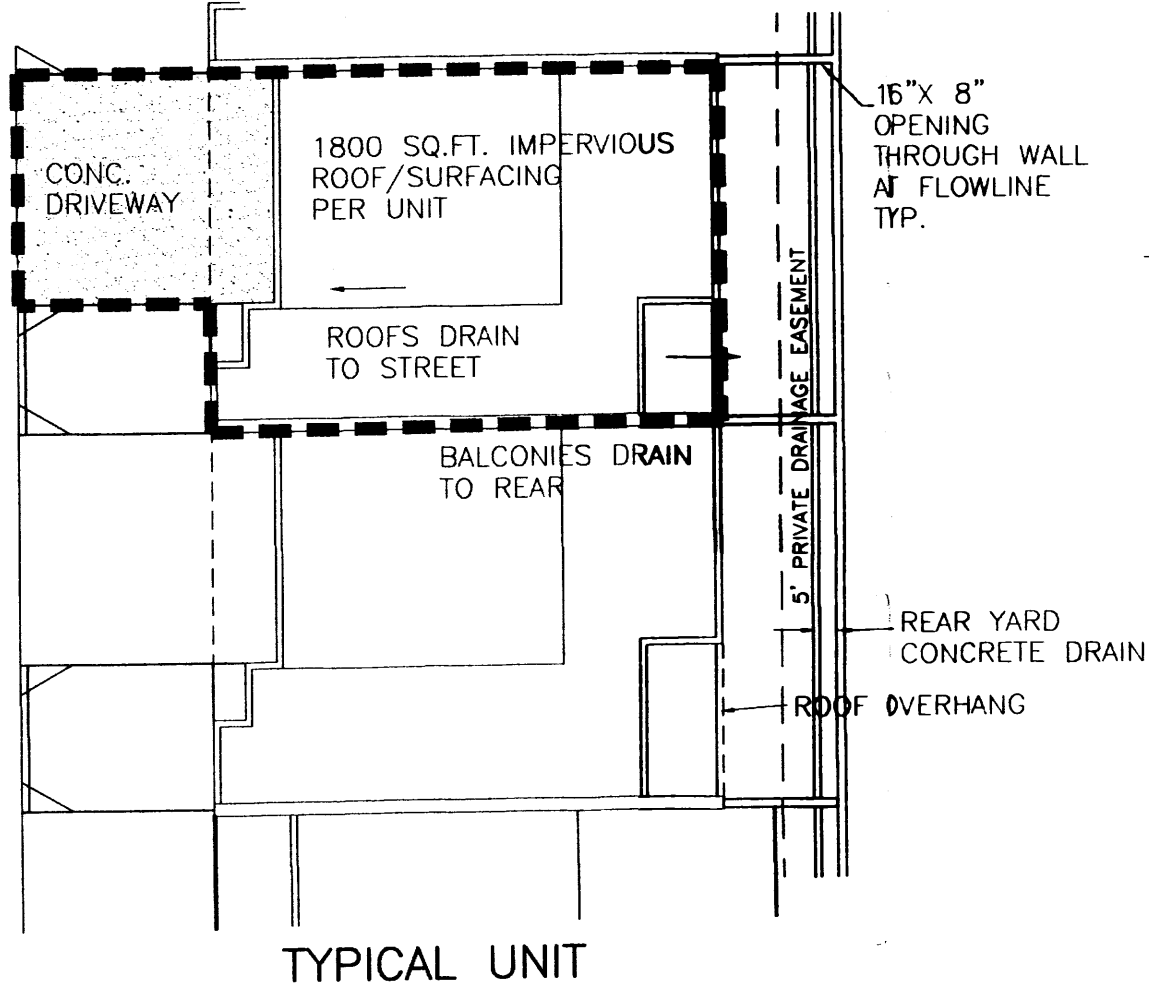
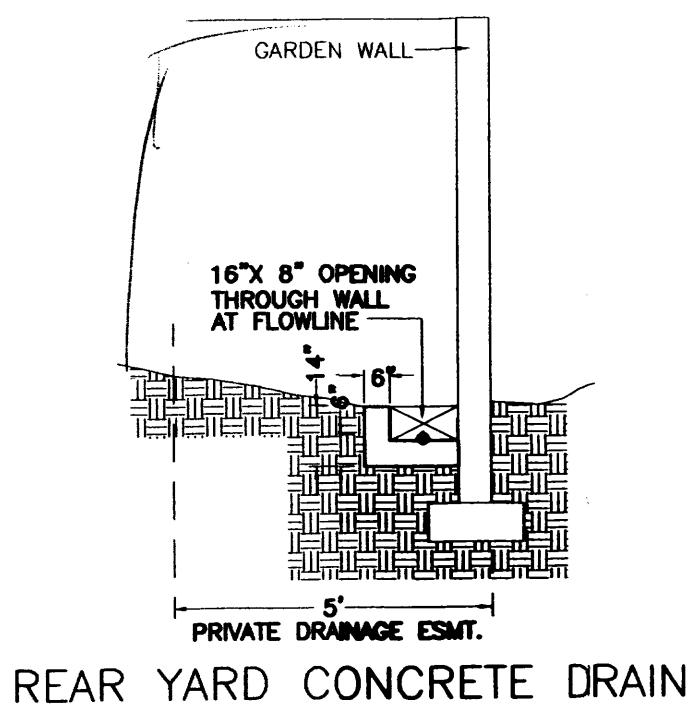
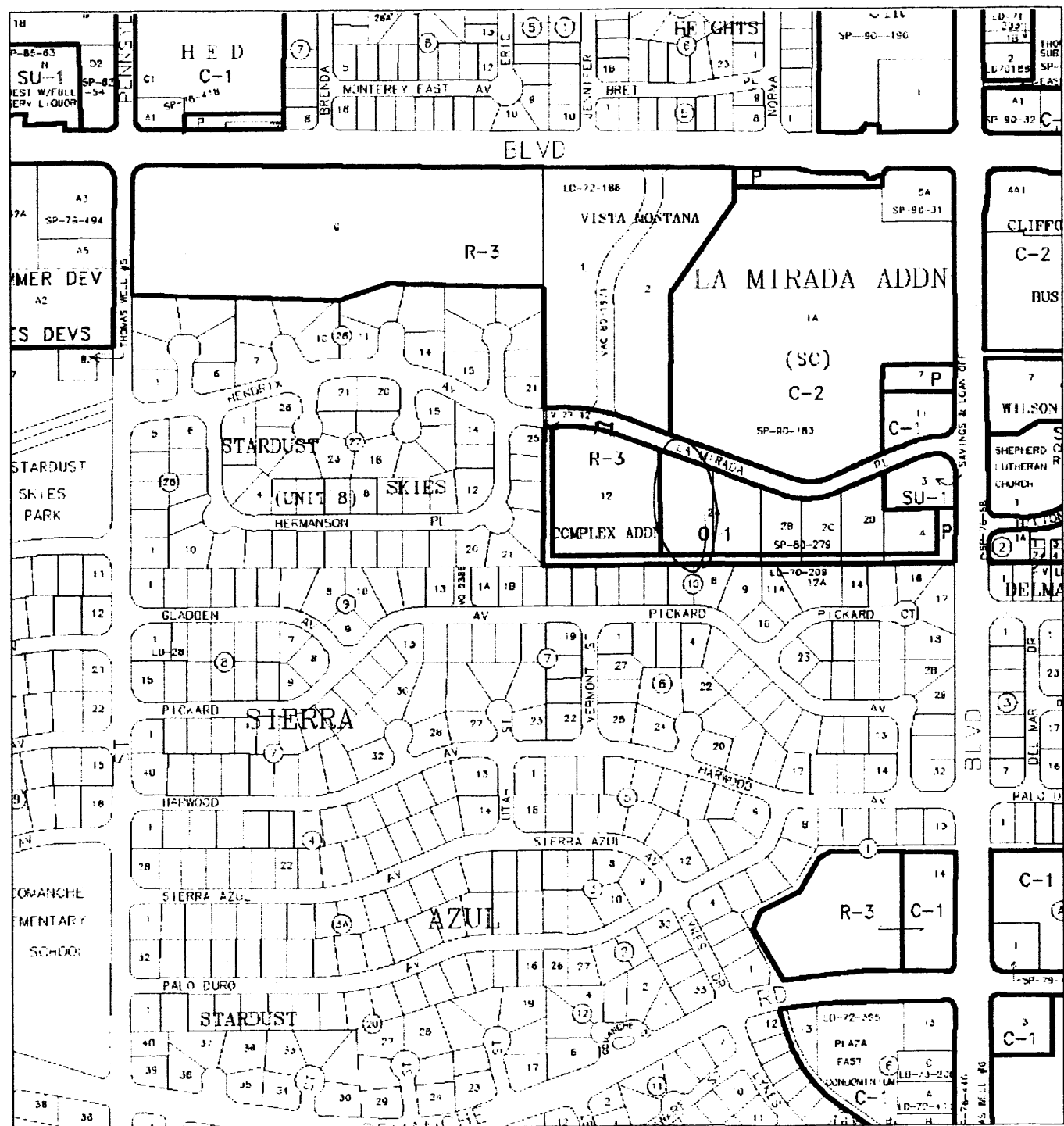


VICINITY MAP (G-19)



LEGEND:

- WM WATER METER
- ES ELECTRIC SERVICE RISER
- SS SANITARY SEWER CLEANOUTS
- TR TELEPHONE RISER
- FH FIRE HYDRANT
- MH SANITARY SEWER MANHOLE
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- LP LIGHT POLE
- SPOT ELEVATION
- UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
- TC TOP OF CURB
- FL FLOWLINE
- BW BACK OF SIDEWALK
- EC EDGE OF CONCRETE
- RETAINING WALL
- GARDEN WALL
- EXISTING CONTOURS @ 1 FT. INTERVALS
- EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- PROPOSED CONTOURS @ 1.0' INTERVALS
- PROPOSED SPOT ELEVATION

LEGAL DESCRIPTION / FLOOD NOTE

Lot numbered Two-A-Two (2-A-2), La Mirada Subdivision, as the same is shown and designated on the Plat entitled "Plat of Lots 2-A-1 and 2-A-2 La Mirada Subdivision, Albuquerque, Bernalillo County, New Mexico, a Replat of Lot 2-A, La Mirada Subdivision, within Section 6, T. 10 N., R. 4 E., N.M.P.M.," filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, Page 381. The above described property is located within Zone "X (No flood hazard)". Community Panel No. 350002 0143 F, dated September 26, 2008, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING. CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION. SITE IS SUBJECT TO NPDES SWPPP REQUIREMENTS (> 1 ACRE). ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

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- Owner shall be responsible for maintenance of sidewalk culverts and shall ensure proper operation of culverts at all times.

APPROVALS FOR	NAME	DATE	TITLE OF PROJECT
DESIGN:			LA MIRADA TOWNHOMES UNIT 1
CITY HYDROLOGY			
CONSTRUCTION:			
CONSTRUCTION ENGINEER			
ACCEPTANCE:			
CONSTRUCTION INSPECTOR			

ONSITE HYDROLOGY

DRAINAGE DATA							
THIS SITE LIES WITHIN PRECIPITATION ZONE 3							
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. Ft.)	Rate (cfs)
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		B	37,386	0.92	2.60	2,866.3	2.23
		C	12,460	1.29	3.45	1,339.5	0.99
		D	0	2.36	5.02	0.0	0.00
EXISTING	10	A	0	0.19	0.58	0.0	0.00
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		C	12,460	0.62	2.00	643.8	0.57
		D	0	1.5	3.39	0.0	0.00
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	9,333	0.92	2.60	715.5	0.56
		C	0	1.29	3.45	0.0	0.00
		D	40,513	2.36	5.02	7,967.6	4.67
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	9,333	0.36	1.19	280.0	0.25
		C	0	0.62	2.00	0.0	0.00
		D	40,513	1.5	3.39	5,064.1	3.15
TOTAL (EXT)	100					4,205.7	3.2
TOTAL (DEV)	100					1,785.3	1.6
	10					8,683.1	5.2
						5,344.1	3.4

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

THERE IS DISCERNIBLE EVIDENCE OF OFFSITE FLOWS ENTERING THIS SITE FROM THE EAST. THAT AREA HAS BEEN DELINEATED ON THIS PLAN AND IS APPROXIMATELY 8050 S.F., ABOUT 10% OF WHICH IS IMPERVIOUS. INCIDENTAL FLOWS ARE TO BE INTERCEPTED BY A ROCK-LINED SWALE IN A PLATTED 5' DRAINAGE EASEMENT FOLLOWING THE EAST LINE AND ARE TO BE DIRECTED TO AN OUTFALL TO LA MIRADA PLACE THROUGH A SIDEWALK DRAIN CULVERT. THIS SITE IS HIGHER THAN THE ADJOINING PROPERTY TO THE WEST AND ADJOINING PUBLIC RIGHT-OF-WAY. FOR THE PURPOSE OF EXISTING DRAINAGE CALCULATIONS, 25% OF THIS SITE IS CONSIDERED COMPACTED BY VEHICULAR ACTIVITY OR IS GREATER THAN 10% SLOPE. SUBAREAS DRAINING TO SIDEWALK CULVERTS WERE CONSIDERED TREATMENT "C".

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

- RETAINING WALL CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
- NEW PRIVATE DRIVEWAY ENTRANCE PER COA STD. DWG. 2426
- CONSTRUCT NEW CURB RAMPS AT EACH SIDE OF NEW PRIVATE DRIVEWAY

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

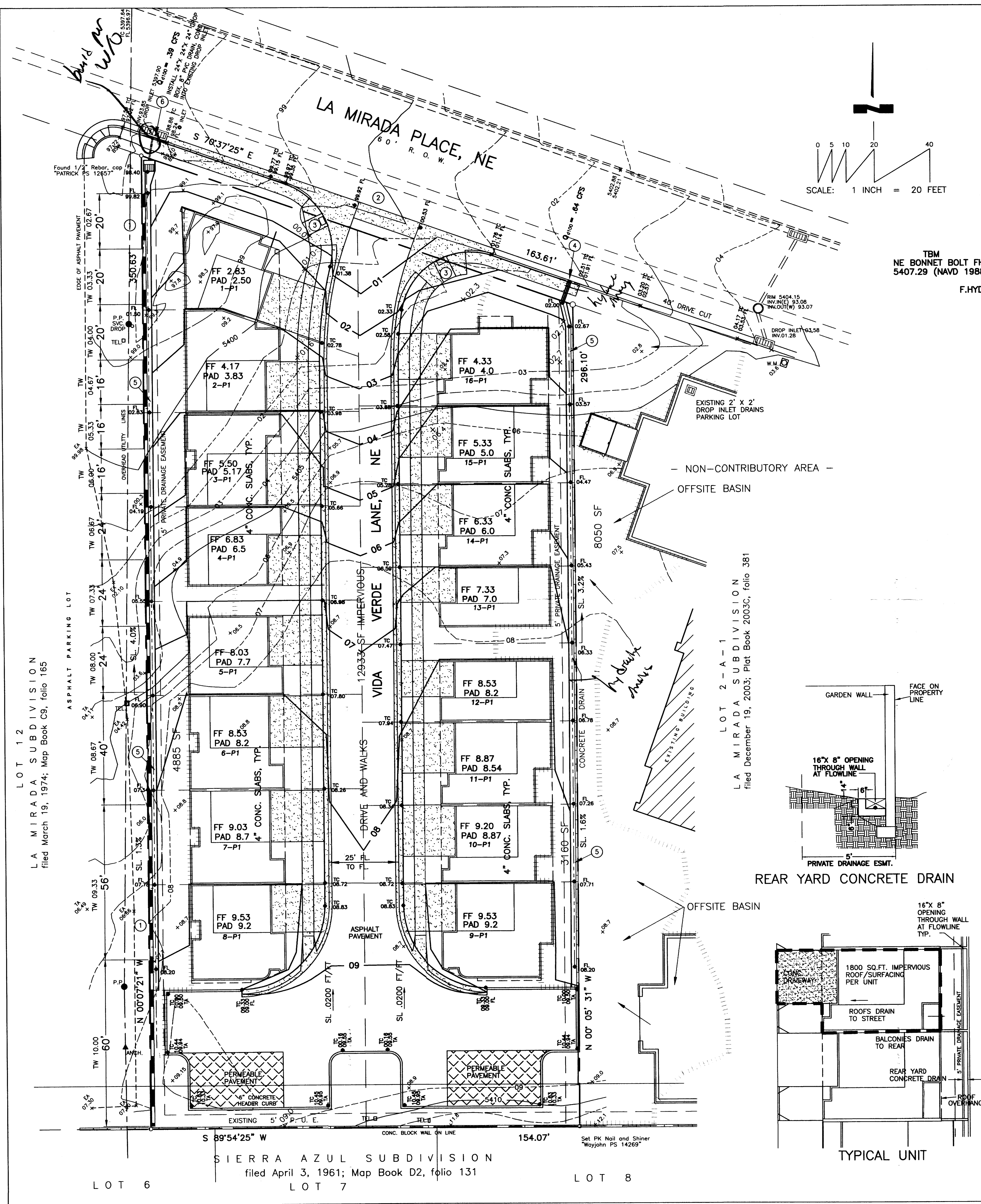
SURVEYOR'S CERTIFICATION

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 8, 2010, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

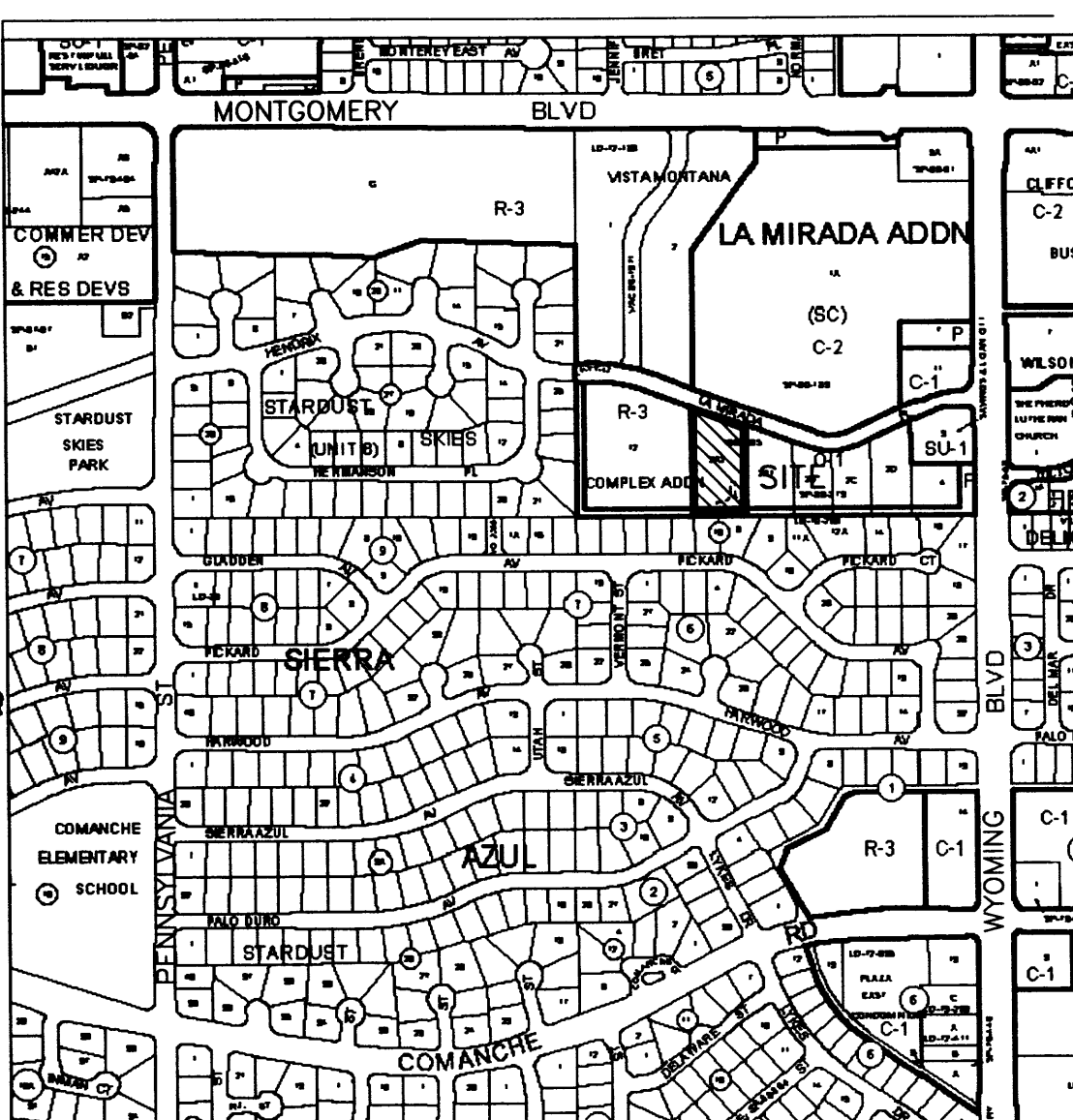
THOMAS D. JOHNSTON, NMPE NO. 17158

TCC 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
Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX	Zone Map G-19
Sheet 3	Of 3

RECEIVED
MAY 25 2010
HYDROLOGY SECTION



VICINITY MAP (G-19)



ONSITE HYDROLOGY

DRAINAGE DATA									
THIS SITE LIES WITHIN PRECIPITATION ZONE 3									
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-8 (cfs/ac)	Volume (cu. ft.)	Rate (cfs)		
EXISTING	100	A	0	0.66	1.87	0.0	0.00		
		B	37,386	0.92	2.60	2,866.3	2.23		
		C	12,460	1.29	3.45	1,339.5	0.98		
		D	0	2.36	5.02	0.0	0.00		
EXISTING	10	A	0	0.19	0.58	0.0	0.00		
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		C	12,460	0.62	2.00	643.8	0.57		
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	10					1,765.3	1.6		
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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

THERE IS DISCERNIBLE EVIDENCE OF OFFSITE FLOWS ENTERING THIS SITE FROM THE EAST. THAT AREA HAS BEEN DELINEATED ON THIS PLAN AND IS APPROXIMATELY 8050 S.F., ABOUT 10% OF WHICH IS IMPERVIOUS. INCIDENTAL FLOWS ARE TO BE INTERCEPTED BY A 24" CONCRETE CHANNEL SWALE IN A PLATTED 5' DRAINAGE EASEMENT FOLLOWING THE EAST LINE AND ARE TO BE DIRECTED TO AN OUTFALL TO LA MIRADA PLACE THROUGH THE SIDEWALK DRAIN CULVERT. THIS SITE IS HIGHER THAN THE ADJOINING PROPERTY TO THE WEST AND ADJOINING PUBLIC RIGHT-OF-WAY. FOR THE PURPOSE OF EXISTING DRAINAGE CALCULATIONS, 25% OF THIS SITE IS CONSIDERED COMPACTED BY VEHICULAR ACTIVITY OR IS GREATER THAN 10% SLOPE. SUBAREAS DRAINING TO SIDEWALK CULVERTS WERE CONSIDERED TREATMENT "C".

DRAINAGE NOTES:

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KEYED NOTES

- RETAINING WALL CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
- NEW PRIVATE DRIVEWAY ENTRANCE PER COA STD. DWG. 2426
- CONSTRUCT NEW CURB RAMPS AT EACH SIDE OF NEW PRIVATE DRIVEWAY PER COA STD. DWG. 2441 CASE II
- INSTALL 12" SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD. DWG. 2236
- CONSTRUCT REAR YARD CONCRETE DRAIN CHANNEL AS DETAILED ON THIS SHEET
- 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, LA MIRADA TOWNHOMES, UNIT 1

SURVEYOR'S CERTIFICATION

I, 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

TCC 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 -

City Project No. 719882

Zone Map G-19

Sheet 3 of 8



LEGEND:

- WM WATER METER
- ES ELECTRIC SERVICE RISER
- SC SANITARY SEWER CLEANOUTS
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- EXISTING CONTOURS @ 1 FT. INTERVALS
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LEGAL DESCRIPTION / FLOOD NOTE

Lot numbered Two-A-Two (2-A-2), La Mirada Subdivision, as the same is shown and designated on the Plat entitled "Plat of Lots 2-A-1 and 2-A-2 La Mirada Subdivision, Albuquerque, Bernalillo County, New Mexico, a Replat of Lot 2-A, La Mirada Subdivision, within Section 6, T. 10 N., R. 4 E., N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, Page 381. The above described property is located within Zone "X" (No flood hazard)", Community Panel No. 350002 0143 F, dated September 26, 2008, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

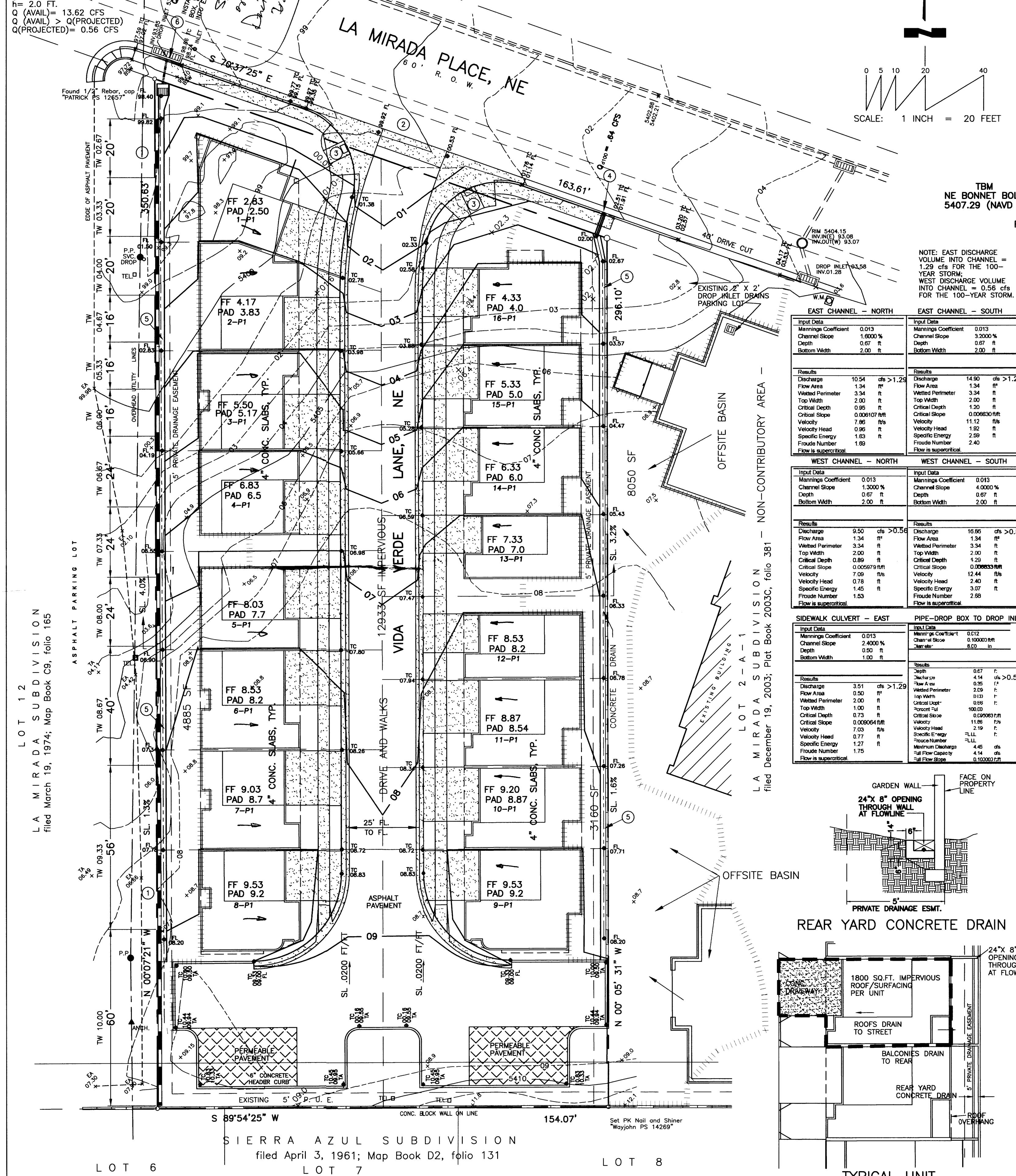
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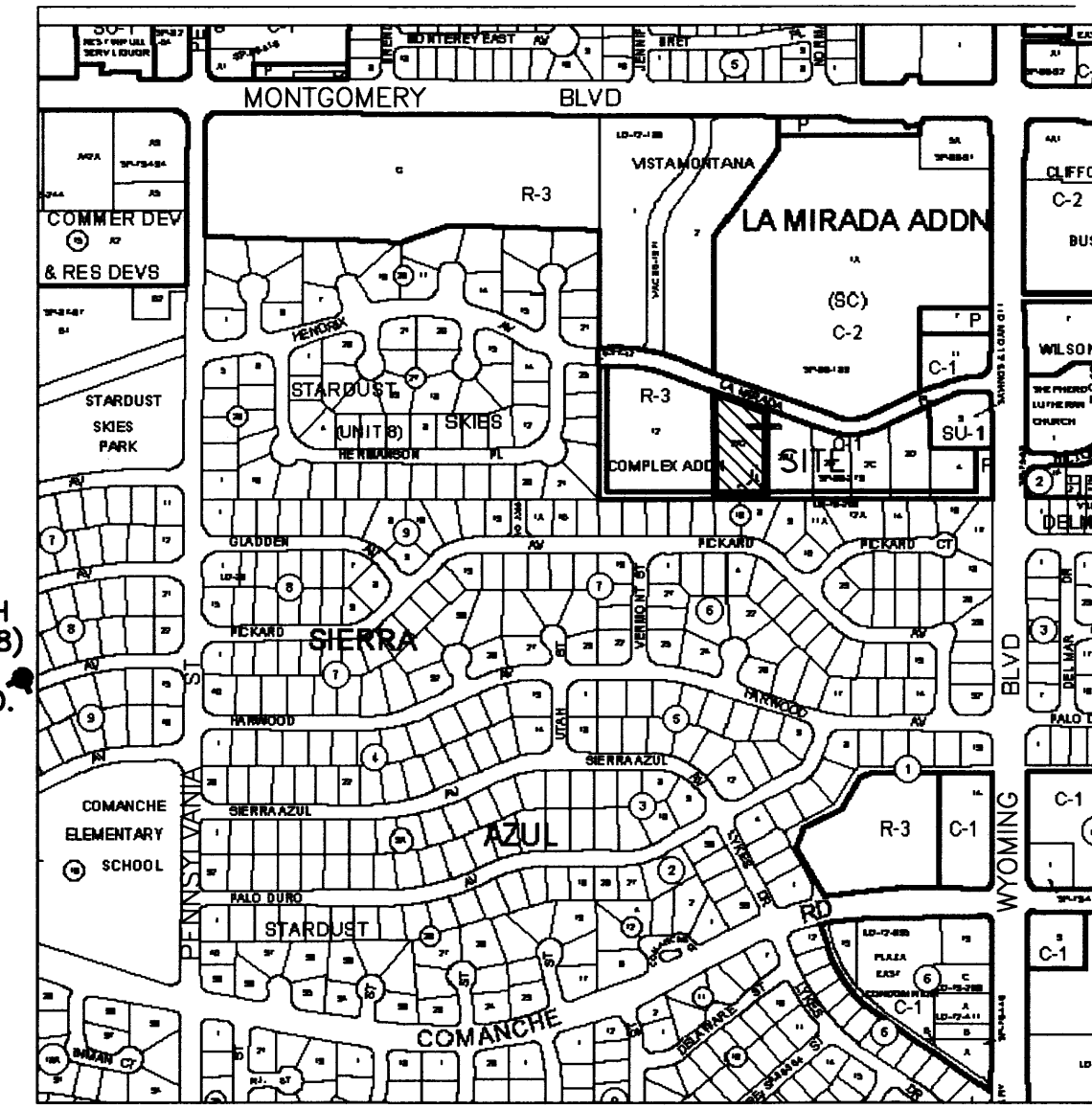
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APPROVALS FOR	NAME	DATE	TITLE OF PROJECT
DESIGN:			LA MIRADA TOWNHOMES UNIT 1
CITY HYDROLOGY			
CONSTRUCTION:			
CONSTRUCTION ENGINEER			
ACCEPTANCE:			
CONSTRUCTION INSPECTOR			
			PROJECT NO. ZONE ATLAS SHEET 1 OF 1 G-19

DROP INLET CAPACITY
CALCULATION:
A= 2.0 SQ.FT.
USE ORIFICE EQUATION
 $Q = CA\sqrt{2gh}$
C= 0.60
A= 2.0 SQ.FT.
g= 32.2 FT/S²
h= 2.0 FT.
Q (AVAIL)= 13.62 CFS
Q (AVAIL) > Q (PROJECTED)
Q (PROJECTED)= 0.56 CFS



VICINITY MAP (G-19)



ONSITE HYDROLOGY

DRAINAGE DATA							
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- 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, LA MIRADA TOWNHOUSES, UNIT 1

SURVEYOR'S CERTIFICATION

I, 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

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

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: LA MIRADA TOWNHOUSES
GRADING AND DRAINAGE PLAN**

Design Review Committee City Engineer Approval

- FOR INFORMATION ONLY -

City Project No. 719882 Zone Map G-19 Sheet 3 of 8

LEGEND:

- WM WATER METER
- ES ELECTRIC SERVICE RISER
- SS SANITARY SEWER CLEANOUTS
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LEGAL DESCRIPTION / FLOOD NOTE

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The above described property is located within Zone "X" (No flood hazard)", Community Panel No. 350002 0143 G, dated September 26, 2008, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

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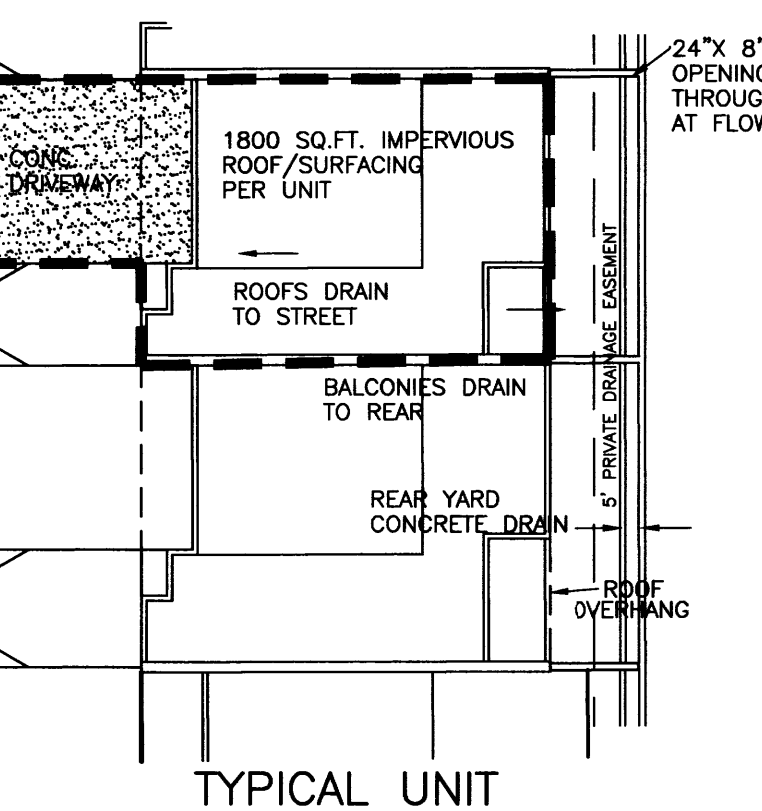
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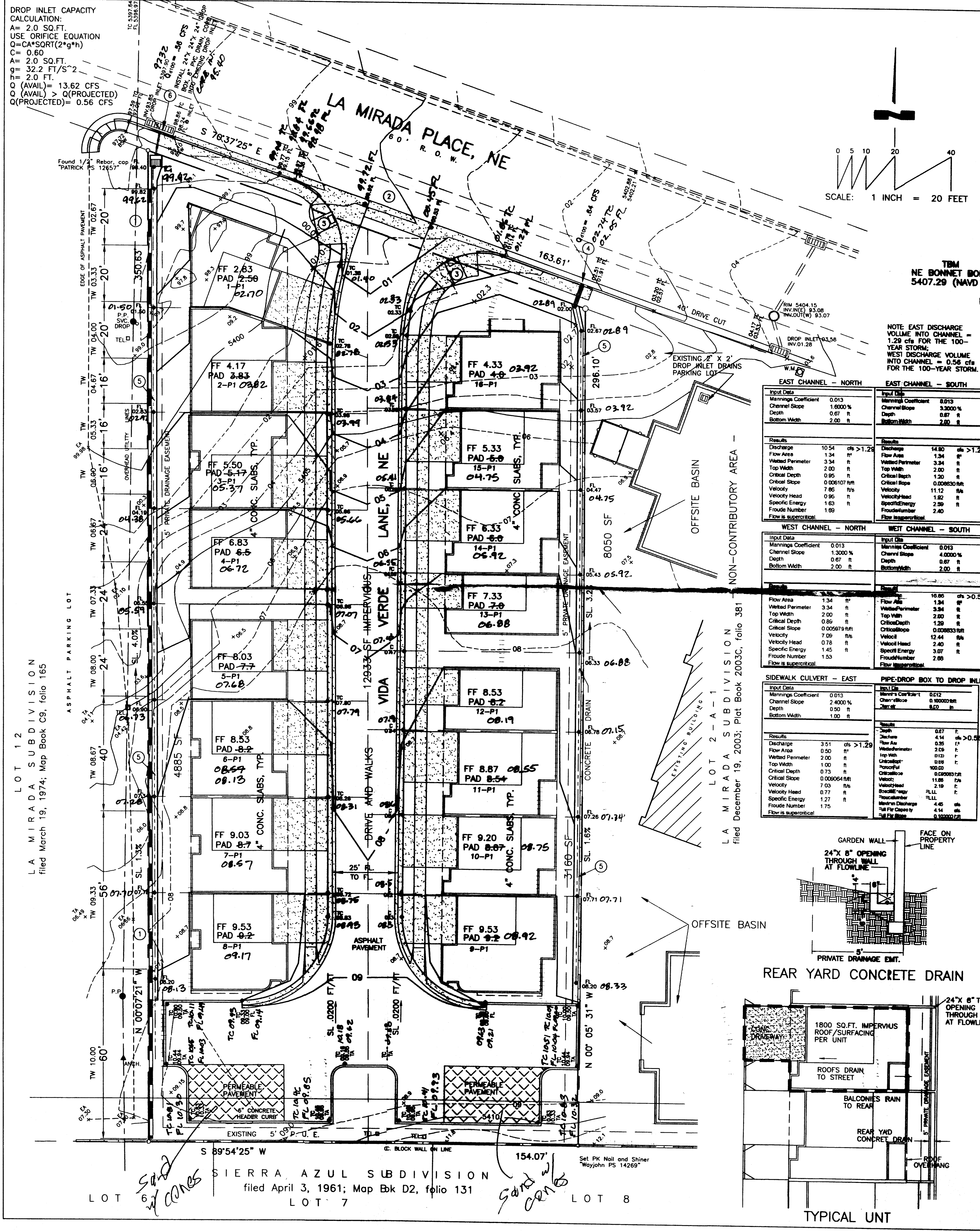
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APPROVALS FOR	NAME	DATE	TITLE OF PROJECT
DESIGN: CITY HYDROLOGY			LA MIRADA TOWNHOUSES UNIT 1
CONSTRUCTION: CONSTRUCTION ENGINEER			
ACCEPTANCE: CONSTRUCTION INSPECTOR			PROJECT NO. ZONE ATLAS SHEET 1 OF 1 G-19

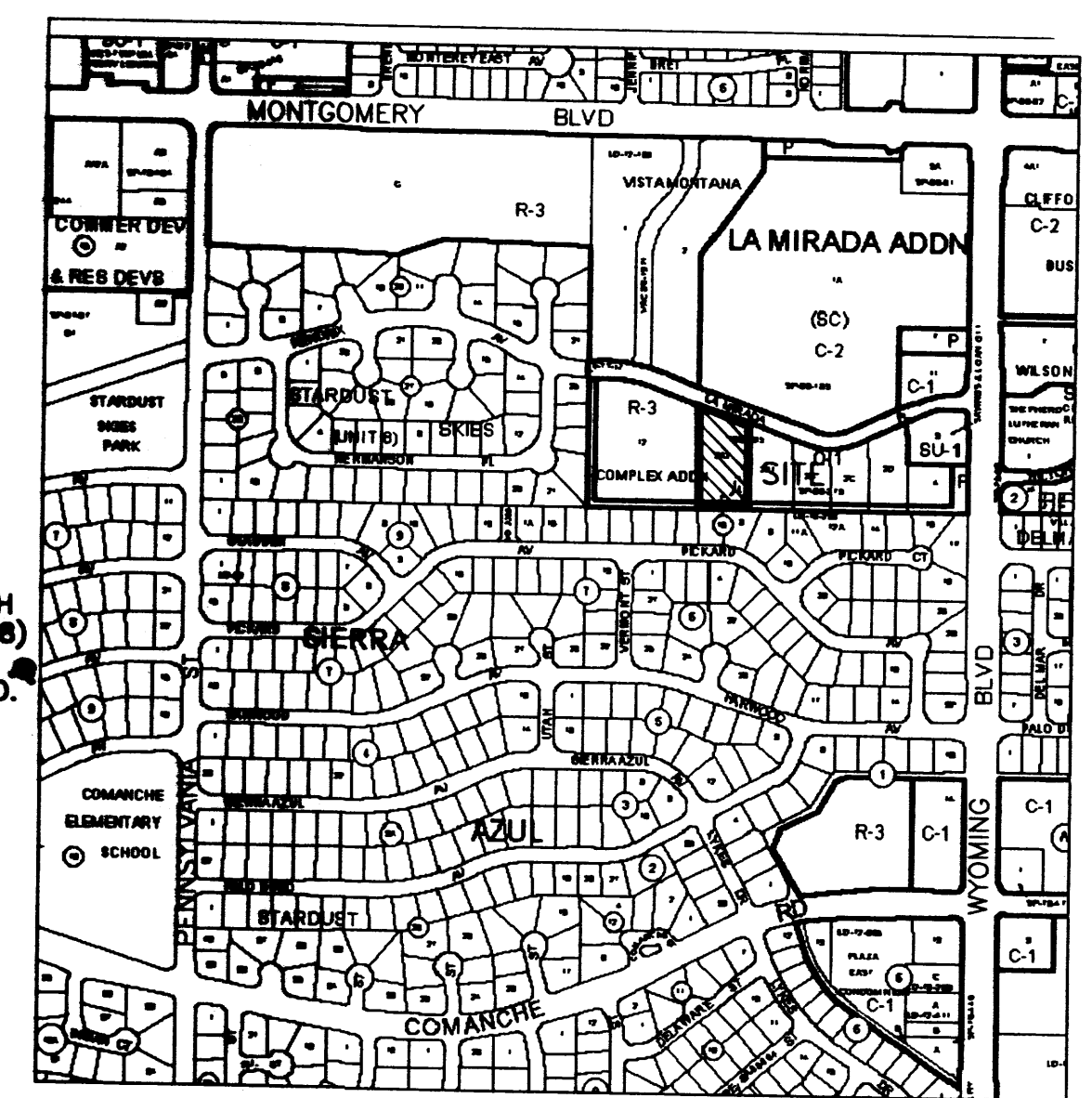
REAR YARD CONCRETE DRAIN



TYPICAL UNIT



VICINITY MAP (G-19)



ONSITE HYDROLOGY

DRAINAGE DATA		THIS SITE LIES WITHIN PRECIPITATION ZONE		3							
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-B (cfs/ft)	Volume (cu. ft.)	Rate (cfs)				
EXISTING	100	A	0	0.86	1.87	0.0	0.00	AS-BUILT INFORMATION	NO. OF CONDUCTOR	720	720
		B	37,386	0.82	2.80	2,865.3	2.23				
		C	12,460	1.29	3.45	1,336.5	0.99				
		D	0	2.36	5.02	0.00	0.00				
EXISTING	10	A	0	0.19	0.58	0.0	0.00	BENCH MARK IS	720	720	720
		B	37,386	0.36	1.19	1,121.6	0.57				
		C	12,460	0.62	2.00	843.8	0.57				
		D	0	1.5	3.39	0.0	0.00				
DEVELOPED	100	A	0	0.86	1.87	0.0	0.00	BENCH MARK IS	720	720	720
		B	9,333	0.82	2.80	715.5	0.56				
		C	0	1.29	3.45	0.0	0.00				
		D	40,513	2.36	5.02	7,967.6	4.67				
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00	BENCH MARK IS	720	720	720
		B	9,333	0.36	1.19	280.0	0.25				
		C	0	0.62	2.00	0.0	0.00				
		D	40,513	1.5	3.39	5,064.1	3.15				
TOTAL (EXT)	100					4,205.7	3.2				
	10					1,766.3	1.6				
TOTAL (DEV)	100					8,663.1	5.2				
	10					5,344.1	3.4				

INCH MARK	S STA. "13.19" ACS	ed to top of conc.drop inlet.	forming Blvd. & Montgomery Blvd., NE (D 88)	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720
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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 "M" 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

THERE IS DISCERNIBLE EVIDENCE OF OFFSITE FLOWS ENTERING THIS SITE FROM THE EAST. THAT AREA HAS BEEN DELINEATED ON THIS PLAN AND IS APPROXIMATELY 8050 S.F., ABOUT 10% OF WHICH IS IMPERVIOUS. INCIDENTAL FLOWS ARE TO BE INTERCEPTED BY A 24" CONCRETE CHANNEL SWALE IN A PLATED 5' DRAINAGE EASEMENT FOLLOWING THE EAST LINE AND ARE TO BE DIRECTED TO AN OUTFALL TO LA MIRADA PLACE THROUGH A SIDEWALK DRAIN CULVERT. THIS SITE IS HIGHER THAN THE ADJOINING PROPERTY TO THE WEST AND ADJOINING PUBLIC RIGHT-OF-WAY. FOR THE PURPOSE OF EXISTING DRAINAGE CALCULATIONS, 25% OF THIS SITE IS CONSIDERED COMPACTED BY VEHICULAR ACTIVITY OR GREATER THAN 10% SLOPE. SUBAREAS DRAINING TO SIDEWALK CULVERTS WERE CONSIDERED TREATMENT "C".

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

- RETAINING WALL CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
- NEW PRIVATE DRIVEWAY ENTRANCE PER COA STD. DWG. 2426
- CONSTRUCT NEW CURB RAMPS AT EACH SIDE OF NEW PRIVATE DRIVEWAY PER COA STD. DWG. 2441 CASE II
- INSTALL 12" SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD. DWG. 2236
- CONSTRUCT REAR YARD CONCRETE DRAIN CHANNEL AS DETAILED ON THIS SHEET
- 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, LA MIRADA TOWNHOMES, UNIT 1

SURVEYOR'S CERTIFICATION

I, 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

LEGAL DESCRIPTION / FLOOD NOTE

Lot numbered Two-A-Two (2-A-2-A), La Mirada Subdivision, as the same is shown and designated on the Plat entitled "Plat of Lot 2-A-2-A, La Mirada Subdivision, Albuquerque, Bernalillo County, New Mexico, a Replat of Lot 2-A, La Mirada Subdivision, within Section 6, T. 10 N., R. 4 E., N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, Page 100.

The above described property is located within Zone "X" (No Flood Hazard)". Community Panel No. 350002 0143 G, dated September 26, 2008, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ON ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

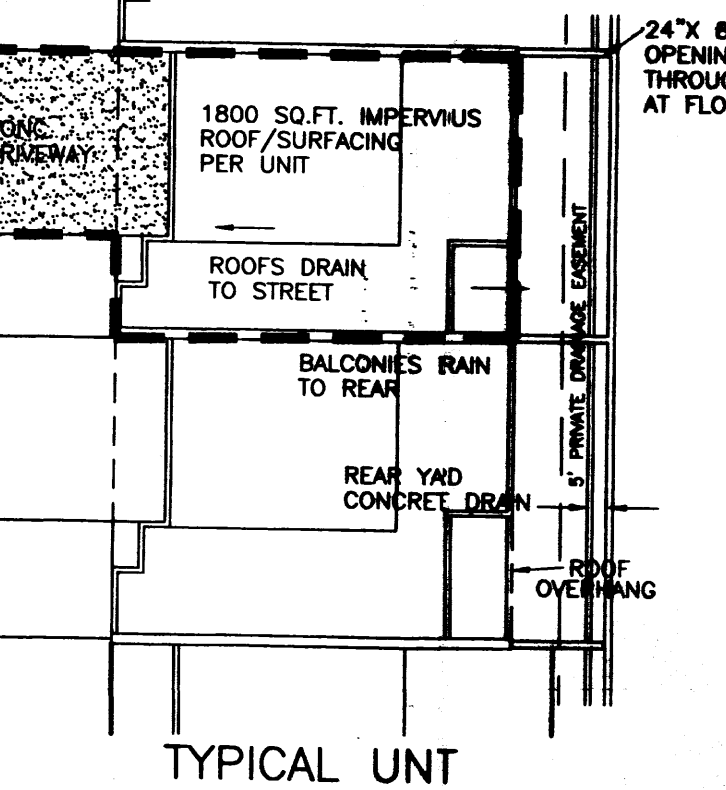
SITE IS SUBJECT TO NPDES SWPPP REQUIREMENTS (> 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

- An excavation/barriade permit will be required before beginning any work within the City of Albuquerque Right-of-way. An approved copy of these plans must be submitted at the time of application for these permits.
- All work detailed on these plans to be done, except as otherwise stated or provided hereon, will be constructed in accordance with "City of Albuquerque Interim Standard Specification for Public Works Construction, 1986", latest revision.
- Two working days prior to any excavation, the contractor must contact Line Locating Service, 280-1990, for location of existing utilities.
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DESIGN: CITY HYDROLOGY			LA MIRADA TOWNHOMES UNIT 1
CONSTRUCTION: CONSTRUCTION ENGINEER			
ACCEPTANCE: CONSTRUCTION INSPECTOR			
			PROJECT NO. ZONE ATLAS SHEET 1 OF 1 G-19

REAR YARD CONCRETE DRAIN



TYPICAL UNIT

TCO ENGINEERING, INC.
330 LOUISIANA BLVD. NE
286-7256 FAX 255-2867

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES GRADING AND DRAINAGE PLAN

Design Review Committee City Engineer Approval

Mo./Day/Yr. Mo./Day/Yr.

FOR INFORMATION ONLY

City Project No. 719882 Zone Map G-19 Sheet 3 of 8

RECEIVED
OCT - 8 2014
AND DEPARTMENT SECTION