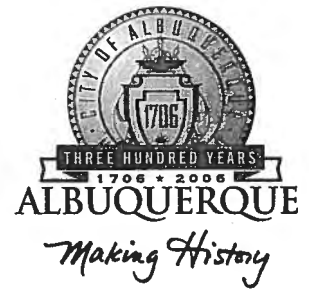


CITY OF ALBUQUERQUE



December 15, 2004

Greg Krenik, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Benjamin Place Subdivision Drainage Report
Engineer's Stamp dated 12-14-04, (B20/D18)

Dear Mrs. Niese,

Based upon the information provided in your submittal dated 12-14-04, the above referenced report is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough 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 (Charles Caruso).

If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: Chuck Caruso, DMD
file

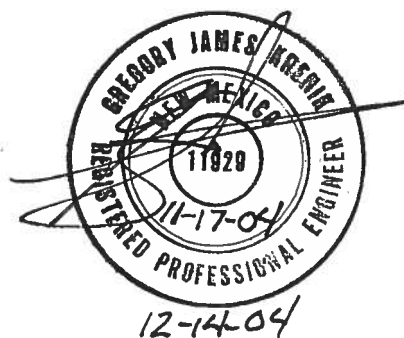
DRAINAGE REPORT

for

Benjamin Place Subdivision

Prepared By

*Gregory J. Krenik, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199*



November 2004

TABLE OF CONTENTS

- I. *Introduction*
- II. *Existing Conditions*
- III. *Proposed Drainage Plan*

LIST OF EXHIBITS

- *Zone Atlas Map, B20*
- *FIRM Map 133*
- *Benjamin Place Calculations*
- *Benjamin Place Grading and Drainage Plan*
- *Basin Map*
- *FAAMP Excerpts*

INTRODUCTION

This report is being submitted for Grading and Drainage approval.

Please see the enclosed Zone Atlas Map, B-20. The proposed Benjamin Place Subdivision is located on Lots 27 and 28 on Glendale Avenue between Ventura Street and Barstow Street. The project covers 2.0 acres and will be developed into 6 single family home lots.

EXISTING CONDITIONS

Currently, the site is vacant and covered in native vegetation. The site is not in the 100 year flood plain per FIRM Map 133. The zoning is R-D 3 DU/AC. The site is within the Final Albuquerque Acres Master Plan (FAAMP) done in October 1998 by Resource Technology.

Portions of Lots 26 through 22 (Basin B) are draining to this site at the east side. Half of Lots 7 through 11 (Basin C) are draining to this site at the NE corner. Basin Area B is 4.23 acres and Basin area C is 2.7809 acres. The on-site two lots are based on developed flow, and the remaining ones are based on undeveloped flow. The land treatments for both conditions are based on those established by FAAMP. Please see the enclosed Basin Map calculations, and AHYMO run.

The middle of the site is depressed. The drainage flows from east to west. A wall on the west side causes the water to pond on-site. Glendale has temporary pavement from Ventura Street to Barstow Street.

PROPOSED DRAINAGE PLAN

Please see the enclosed Grading and Drainage Plan. Six lots are being proposed for this subdivision.

Off-site Basin B (4.23 acre) discharges 13.94cfs developed to this site. Offsite Basin C (2.7809 ac) discharges 9.17 cfs developed to this site. Basin A is 2.0 acres and produces 7.32 cfs for the 100 year storm. Per FAAMP, this site is within El Camino Basin 203.3, and the allowable discharge rate is 3.406 cfs/ac. As a result, the total allowable discharge for Basin A is 6.81 cfs. The additional 0.51 cfs that this site will discharge is insignificant. Please see the enclosed AHYMO run.

Totaling Basins B & C for 23.11 cfs, this flow is to pass through the site. Existing conditions should have an opening somewhere along the west property line but site visits have determined there is not a pass through in this wall and all runoff is ponding on this site. The owner of Lot 29 needs to provide this opening since he is the one who blocked the flow when they constructed the wall along the west property line. There seems to be recent fill along the west property line / wall. I do not know who did this fill. If there was an opening, it has been buried.

Per the FAAMP, an 84 inch storm drain is ultimately to be installed in Glendale between Ventura Street and Barstow Street. This project will Financially Guarantee the portion of storm drain from the west to east property lines of this site. However, the storm drain will be installed in the future once the storm drain from our site to Barstow is installed. As a result, a temporary retention pond will be installed in Lot 6-P1 of this site until the storm drain in Glendale is constructed. This pond will retain onsite flow but allow the offsite flows to pass through.

As part of the requirements for this subdivision, a storm drain with HGL calculations and road design from Barstow Street to Ventura Street will be submitted for this subdivision along with the Work Order drawings. Please note the storm drain in Glendale will be installed once the storm drain to the west is installed.