CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

May 26, 2005

Larry Read, PE
LARRY READ & ASSOCIATES
4800 Juan Tabo Blvd. NE
Albuquerque, NM 87111

RE: ACEQUIA ESCONDIDO SUBDIVISION aka OSOFSKY SUBD. (H-13/D45)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 02/25/2003
Engineers Certification dated 02/19/2005

Dear Larry:

Based upon the information provided in your Engineer's Certification Submittal dated 05/26/2005, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept.- Hydrology
Development and Building Services

C: Marilyn Maldonado, COA# 723281
(File)

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: Oosofsky Subdivision ZONE MAP/DRG. FILE #: H-13/D45
DRB #: 1001876 EPC #: WORK ORDER#:

LEGAL DESCRIPTION: TRACT 323 & Parcel A MRGCD Map 35
CITY ADDRESS:

ENGINEERING FIRM: Larry Read & Associates, Inc. CONTACT: Larry Read
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

OWNER: William Osofsky CONTACT: Bill Ososfsky
ADDRESS: 2515 Zearing SW PHONE: 242-1799
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_X_ DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_XX_ ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEER'S CERTIFICATION(TCL)
_____ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
_____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
XX_ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D. APPROVAL
_____ S. DEV PLAN 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

RECEIVED
MAY 26 2005
HYDROLOGY SECTION

DATE SUBMITTED: May 17, 2005 BY: Larry D. Read, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: Oosofsky Subdivision ZONE MAP/DRG. FILE #: H-13/D45
DRB #: 1001876 EPC #: WORK ORDER#: Acequia Escondido 723281

LEGAL DESCRIPTION: TRACT 323 & Parcel A MRGCD Map 35
CITY ADDRESS:

ENGINEERING FIRM: Larry Read & Associates, Inc. CONTACT: Larry Read
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

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ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- X DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- XX ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERTIFICATION(TCL)
- ____ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

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- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- XX CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

N-Verbal
• Language on Drain. Cert reads for CO. Should be ROFG. Cert appvl data also incorrect

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED MAY 25 2005 HYDROLOGY SECTION

RECEIVED MAY 24 2005 HYDROLOGY SECTION

DATE SUBMITTED: May 17, 2005 BY: Larry D. Read, PE

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 28, 2003

Larry D. Read, PE
Larry Read & Associates
4800-C Juan Tabo NE
Albuquerque, NM 87111

Re: Osofsky Subdivision Drainage Report
Engineer's Stamp dated 2-28-03, (H13/D45)

Dear Mr. Read,

Based upon the information provided in your submittal dated 3-21-03, the above referenced report is approved for Preliminary Plat action by the DRB.

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

Sincerely,

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

C: file

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

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_____ PAVING PERMIT APPROVAL
_XX_ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

RECEIVED
MAR 21 2003
HYDROLOGY SECTION

DATE SUBMITTED: March 20, 2003 BY:

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

LARRY READ & ASSOCIATES, Inc.

Civil Engineers
Site • Drainage • Utility Design

MEMORANDUM

DATE: March 20, 2003

TO: Mr. Brad Bingham, P.E.
City of Albuquerque PWD-Hydrology

PROJECT: Osofsky Subdivision – Aspen Compound (Drainage File H13/D45)

Brad:

Attached is a copy of the executed License between Bill Osofsky and MRGCD, a copy of the plan for improvement of the Alameda Drain as approved by MRGCD, and a copy of the revised grading plan. The grading plan required revisions to gain MRGCD's approval notably the location and orientation of the pond. MRGCD wanted all of the land east of the drain either improved as roadway or left natural so we had to relocate the pond to the west side of the channel.

With regards to your previous comments dated December 31, 2002, I have thoroughly reviewed the drainage calculations and the water harvesting ponds were not included the proposed ponding volume – only the main pond on the south end of site. The revised pond shown on the attached grading plan provides a pond that is almost identical is size and depth to the one you reviewed in December. Since the new pond will function exactly as the previous pond configuration, I have not made any revisions to the drainage report.

If you have any questions or comments, please call.

Sincerely,
LARRY READ & ASSOCIATES, INC.

Larry D. Read, P.E.

4800 Juan Tabo Blvd. NE Suite C Albuquerque, New Mexico 87111 (505) 237-8421 FAX (505) 2378422

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
LICENSE AGREEMENT

LICENSE WITH WILLIAM OSOFSKY FOR USE OF THE ALAMEDA DRAIN FOR INSTALLATION OF CULVERT CROSSING AND DRAIN MODIFICATION

This License Agreement is made and entered into this 17 day of March, 2003, by and between the Middle Rio Grande Conservancy District ("District"), and WILLIAM OSOFSKY, ("Licensee").

WHEREAS, the District operates, maintains and controls and owns an easement for the ALAMEDA DRAIN ("the Easement"), as an integral part of the District's works; and

WHEREAS, William Osofsky is developing the Osofsky Subdivision and related Aspen Project ("the Project") and acknowledges the validity of the Easement;

WHEREAS, the Licensee has requested permission from the District, to the extent of the District's property interest, to utilize a small portion of the Easement in a manner more particularly described herein beginning on the date of execution of this Agreement and as reflected on the attached engineering plat map; and

WHEREAS, the District is willing to agree to the limited use of its Easement pursuant to the conditions more particularly specified herein; and

WHEREAS, Licensee is willing to continue to pay for all charges due and owing to the District or on the same basis they have been paid in the past;

NOW THEREFORE, a License for utilization for the District's Easement at the location indicated herein is hereby GRANTED to the Licensee, effective March 17 2003 only to the extent and for the purpose set forth below:

1. Licensee represents it has approval of the planned flood water run-off scheme for the Project more particularly shown on the attached Engineering Plat Map No. H-13 from all responsible agencies. The District approves the planned flood water run-off scheme subject to this License, and subject to the approval by the City of Albuquerque and all other agencies provided that the water run-off scheme is consistent with all regulations and laws defining flood water run-off requirements.

2. The District hereby agrees to permit Licensee or its assignee to modify and subsequently maintain a portion of the Alameda Drain shown and detailed on the attached engineering map, hereinafter referred to as ("Licensed Property"), from the date of approval of the plan by the City of Albuquerque through the completion of the project. The project will be designed to ensure minimal weed growth in the future, within and around the existing drain. Thereafter, Licensee agrees to require the Buyers of the Project's residential units

to join a homeowners' association, which will succeed to the duty to maintain the Licensed Property in perpetuity at homeowners association's cost. This obligation will run with the land. In the event the Licensed Property is not maintained pursuant to this License, the District reserves the right to terminate the License upon thirty (30) days notice and perform necessary work to meet the District's specifications at the Licensee's expense. The District shall have the right to approve the assignment to the homeowners' association. Such approval shall not be unreasonably withheld. Termination shall not release the licensee from any liability or obligation that may have attached, accrued or was accruing.

During construction, hge - M

3. Licensee agrees to maintain a minimum cover of three feet over all culvert crossings used for access to the Project. All damaged culvert crossings and culvert crossings removed and/or disturbed by Licensee shall be restored and/or replaced to the satisfaction of the District and must comply with the District's specifications. All salvageable culverts, irrigation gates, and other District property must be returned to the District.

4. Any work to be performed within the Licensed Property shall be closely coordinated with the District's Engineering Department and appropriate field office. No work is to be done within the Licensed Property between March 1 and October 31, provided however, work may be permitted by the District if it can be shown that the work will not interfere with the operations of the District. All work to be done within the Licensed Property must be approved by the District prior to commencing work.

5. The Licensee shall not store equipment, new materials or debris within the District's Licensed Property which interferes with the District's operations and maintenance of the District's property. The Licensee shall not service vehicles or equipment within the Licensed Property. Seeding is required by Licensee of disturbed areas within the District due to Licensee's activities per the District's specifications.

6. Beginning from the date of Approval, Licensee agrees through himself and/or the homeowners' association to obtain and keep in force a bond in the amount of $50,000, equal to the one year value of maintenance of the Licensed Property inclusive of weed control and structures repair and replacement and/or maintenance as calculated by the District. Such bond shall remain in effect during the term of this License. Failure to maintain this bond shall render this License null and void. Proof of such bond will be provided to the District March 1st of each year.

7. The privilege granted by this License shall not be exercised, nor shall any structure, accessory, or installation be constructed or maintained so as to obstruct in any manner the flow of water into or through the District's works so as to cause injury to the District, or to negatively interfere in any manner whatsoever with the construction, operation, maintenance and functions of the District.

8. Licensee and its assignees shall be liable for any and all bodily injuries and/or damages to the property of the District or the property of the Licensee or, subject to paragraphs 9 and 10, any third party or parties arising from or by reason of the use of any structures,

accessories or encroachments authorized by this License or by the exercise of the privilege conferred by this License. The Licensee shall defend, indemnify and hold harmless the District, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties arising from or by reason of the use of any structure, accessories or encroachments authorized by this License or by the exercise of the privilege conferred by this License, provided, however, to the extent, if at all, NMSA 1978, § 56-7-1 (1971) is applicable to this License, this agreement to indemnify shall not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of the giving of or the failure to give directions or instructions by the District or the agents or employees of the District, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. This License is not intended by any of the provisions of any part of the License to create in the public, or any member thereof, a third-party beneficiary or to authorize anyone not a party to the license to maintain a suit for wrongful death, bodily and/or personal injury to person, damage to property and/or any claim(s) whatsoever pursuant to the provisions of this License.

10. By entering into this Agreement, each party shall be responsible for liability arising from personal injury or damage to person or property occasioned by its own agents or employees in the performance of this License Agreement, subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act (NMSA 1978, § 41-4-1 *et seq*. (1981)) and any amendments thereto. This paragraph is intended only to define the liabilities as governed by common law or the New Mexico Tort Claims Act. The District and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and/or do not waive any limitations of liability pursuant to law. No provision in this License modifies and/or waives any provision of the New Mexico Tort Claims Act.

11. As consideration for the License herein granted prior to the execution of this Agreement, Licensee has paid a non-fundable one-time sum of Two Hundred dollars ($200.00) based on a fee amount for issuing and administering the License by the District. Licensee agrees to continue to pay all water service charges due and owing to the District.

12. If the District is required to bring suit in any court for the purposes of enforcing this Agreement or any provisions or portions thereof, the Licensee shall be liable for all costs and attorney's fees incurred by the District in connection with such suit.

13. The Licensee shall comply with all applicable laws, ordinances, rules and regulations enacted or promulgated by any federal, state, or local government body having jurisdiction over the real property for which the License is granted.

14. The provisions of this Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided however, that no such heir, executor, administrator, personal

representative, successor or assign of the Licensee shall have the right to use, alter, or modify the installation/encroachment in a manner which will increase the burden of the installation/encroachment on the Licensed Property.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

APPROVED:

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Chief Executive Officer DATE: 3-4-03

LICENSEE

WILLIAM OSOFSKY

DATE: 3-17-03

ACKNOWLEDGMENT OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

On the 4th day of March, 2003, Subhas Shah personally appeared before me, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the within and foregoing instrument as his/her free and voluntary act and did for the uses and purposes therein mentioned.

OFFICIAL SEAL
Anabel L. Gallegos
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/12/2003

Notary Public

ACKNOWLEDGMENT OF THE LICENSEE

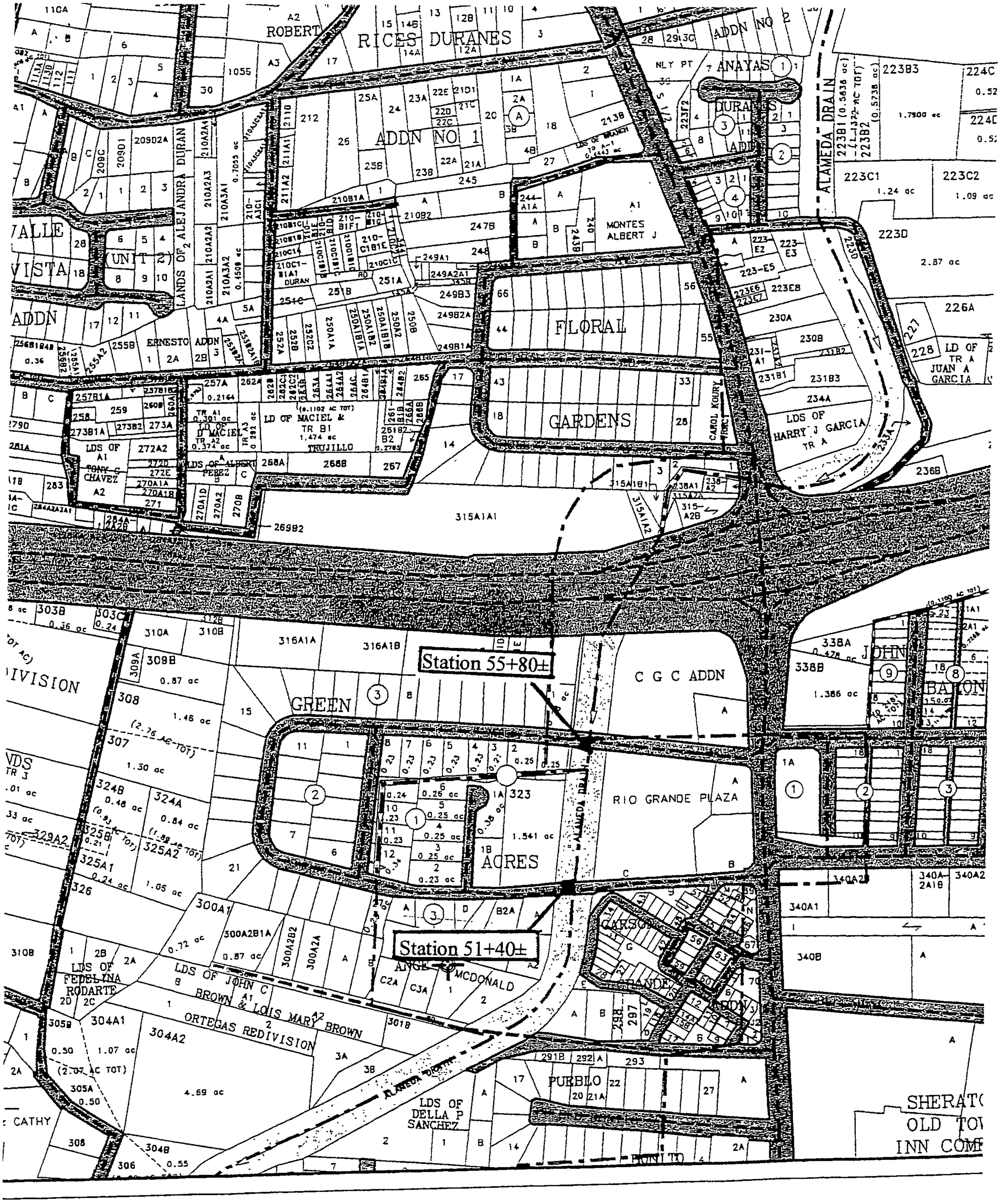
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

On the 17th day of March, 2003, William Osofsky personally appeared before me, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the within and foregoing instrument as his/her free and voluntary act and did for the uses and purposes therein mentioned.

Paula L. Creel
Notary Public

My Commission Expires:

12-11-2003


ROBERT
RICES DURANES
ADDN NO 1
ADDN NO 2
ANAYAS
ALAMEDA DRAIN
LANDS OF ALEJANDRA DURAN
VALLE VISTA (UNIT 2)
ADDN
ERNESTO ADDN
FLORAL
GARDENS
MONTES ALBERT J
LDS OF TONY C CHAVEZ A2
LDS OF A1 TONY C CHAVEZ
LD OF MACIEL & TR B1 1.474 ac TRUJILLO
LD OF D MACIEL TR A2 0.374 ac
LDS OF ALBERT PEREZ
LD OF TR A JUAN A GARCIA
LDS OF HARRY J GARCIA TR A
LDS OF FEDELINA RODARTE
LDS OF JOHN C BROWN & LOIS MARY BROWN
ORTEGAS REDIVISION
LDS OF DELLA P SANCHEZ
GREEN
C G C ADDN
RIO GRANDE PLAZA
ACRES
PUEBLO
ANGEL MCDONALD
Station 55+80±
Station 51+40±
315A1A1
269B2
CAROL KOURY
CARSON
SHERATON OLD TOWN INN COMPLEX

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 31, 2002

Larry D. Read, PE
Larry Read & Associates
4800-C Juan Tabo NE
Albuquerque, NM 87111

Re: Osofsky Subdivision Drainage Report
Engineer's Stamp dated 11-20-02, (H13/D45)

Dear Mr. Read,

Based upon the information provided in your submittal dated 11-25-02, the above referenced report cannot be approved for Preliminary Plat until the following comments are addressed.

- Ponding in the Alameda drain easement will require written concurrence from them.

- Water harvesting is allowed, even encouraged by the City. However, the pond must be sized as if there were no backyard ponds because there are no controls in place to prevent the homeowner from filling them in later.

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

Sincerely,

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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

H-13/D45

PROJECT TITLE: OSOFSKY SUBDIVISION ZONE MAP/DRG. FILE #: ~~H-13~~
DRB #: PENDING EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT 33? PARCEL A MRGCD MAP 35
CITY ADDRESS: 2515 ZEARING NW

ENGINEERING FIRM: LARRY READ ? ASSOC CONTACT: LARRY READ
ADDRESS: 4800 JUAN TABO NE SUITE C PHONE: 237-8425
CITY, STATE: ALB, NM ZIP CODE: 87111

OWNER: WILLIAM OSOFSKY CONTACT: BILL OSOFSKY
ADDRESS: 2515 ZEARING NW PHONE: 292-1799
CITY, STATE: ALB, NM ZIP CODE: ~~87102~~ 87102

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS PHONE:
CITY, STATE: ZIP CODE:

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WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED
NOV 25 2002
HYDROLOGY SECTION

DATE SUBMITTED: 11/21/02 BY:

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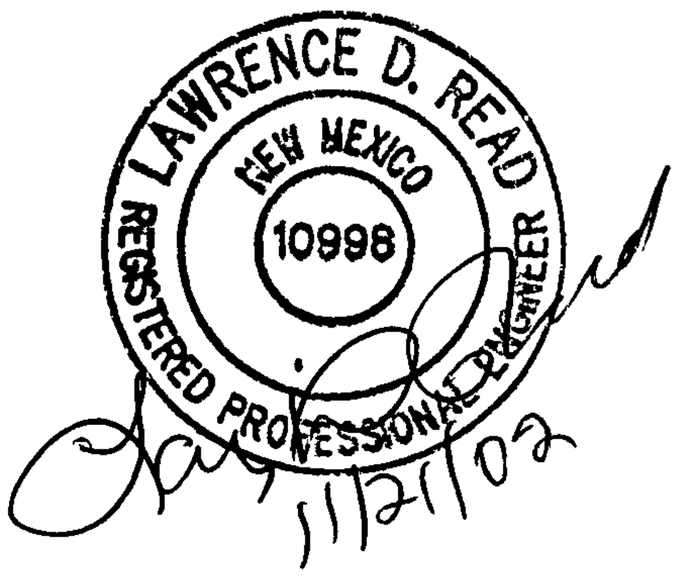
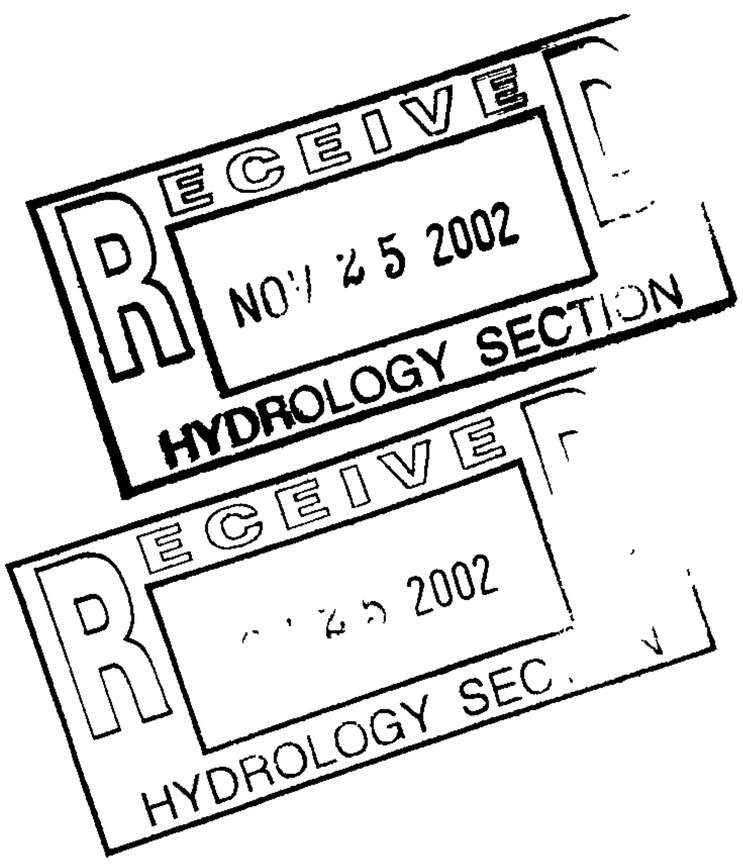
DRAINAGE REPORT

for

OSOFSKY SUBDIVISION
TRACT 323 AND PARCEL A, MRGCD MAP 35
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

November 11, 2002





Prepared by
Larry D. Read, P.E.
4800-C Juan Tabo Blvd., N.E.
Albuquerque, New Mexico 87113
(505) 237-8421

TABLE OF CONTENTS

DRAINAGE REPORT
for
OSOFSKY SUBDIVISION
TRACT 323 AND PARCEL A, MRGCD MAP 35
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

November 11, 2002

LOCATION & DESCRIPTION

The proposed site is located two blocks south of I-40 and west of Rio grande Boulevard as shown on **Exhibit 1**. The site is currently developed with a single story residence and detached garage on the south end of the property near Zearing Avenue. The detached garage and a portion of the existing residence will be removed as part the subdivision construction. The remainder of Tract 323 remains undeveloped but has been bladed to remove all native vegetation and consists of hard packed dirt and gravel. It is extremely flat with perimeter adobe and rock walls. The Alameda Lateral along with unimproved service roads on each side comprise most of Parcel A. The proposed development will consist of 10 single family residential lots within Tract 323, including the existing residence, and associated private street. The street will be a one way loop from Aspen Avenue with the entrance west of the Alameda Lateral and the exit on the east side of the lateral. Improvements to the Alameda Lateral will include extending the existing 10' diameter culvert approximately 110 feet north from its current end at Zearing Avenue and stabilizing the channel bottom and banks. These improvements will be coordinated and approved by MRGCD.

FLOODPLAIN STATUS

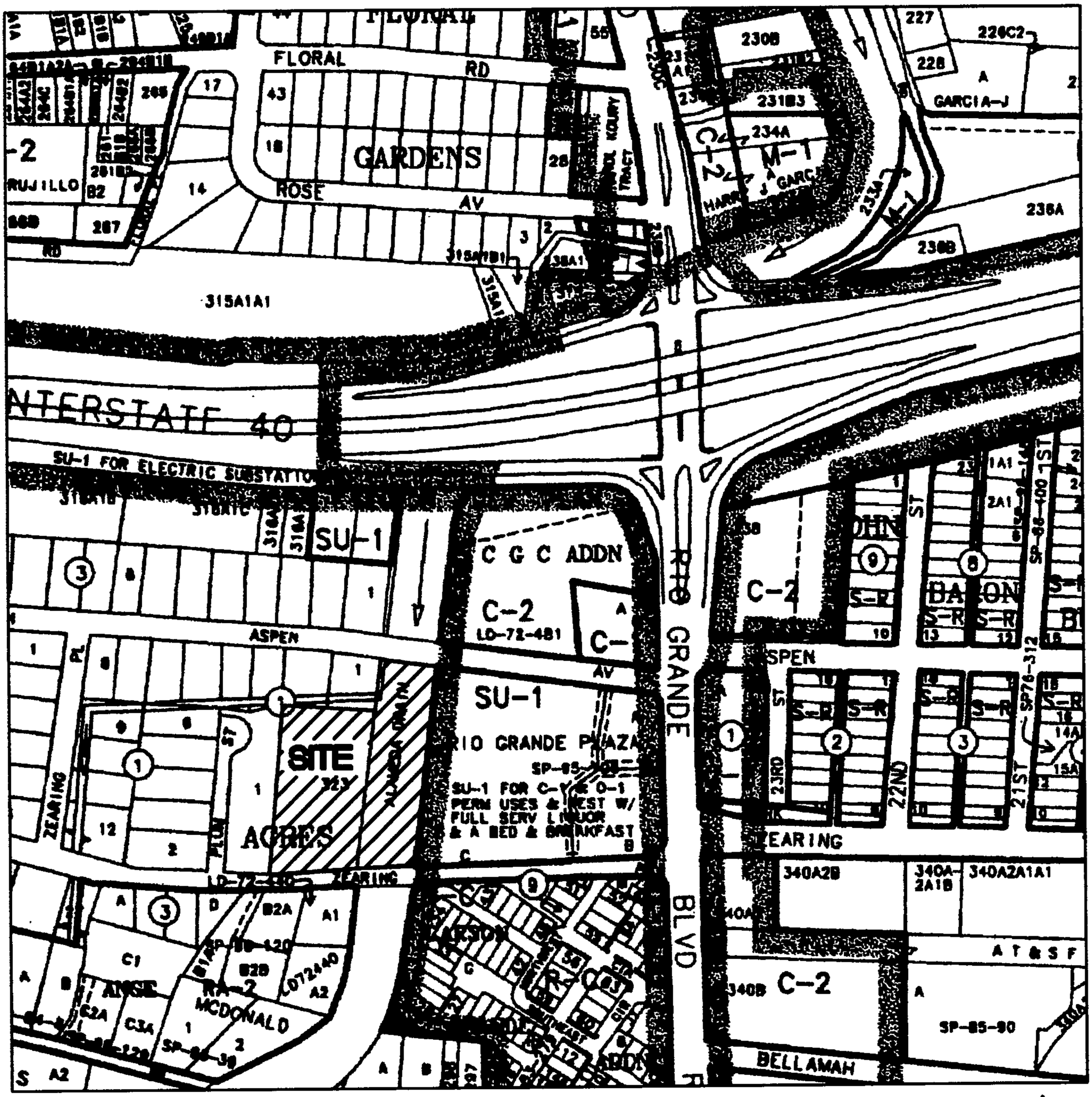
This property, as shown on FIRM Map Panel 35001C0331-D, effective September 20, 1996, is within Zone "X" (areas of 500-year floods; areas of 100-year floods with average depths of less than one foot (1') or with drainage areas less than one square mile; and areas protected from levees from the 100-year flood). A portion of this panel with the area designated on it is included on the **Grading and Drainage Plan** in a pocket at the end of this report.

METHODOLOGY

The hydrology for this project was analyzed using the 1997 release of the AHYMO computer modeling program as developed by AMAFCA. All procedures are in accordance with those shown in the June 1997 release of the City of Albuquerque Development Process Manual, Section 22.2.

PRECIPITATION

The 100-yr, 6-hour duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the City of Albuquerque Development Process Manual, Section 22.2. Tables within this section were used to establish the 1-hour, 6-hour precipitation, and 24-hour precipitation.



VICINITY MAP H-13

N.T.S.

EXHIBIT 1

EXISTING DRAINAGE CONDITIONS

The existing site is developed as described above in "Location and Description." The perimeter walls have raised footings to prevent offsite drainage from entering the site. Therefore, there are no offsite basins analyzed with this study. The site has minimal slope to the south and currently free discharges into the Alameda Lateral and onto Zearing Avenue, which in turn drains into the lateral. There is an 18" storm drain in Zearing Avenue which drains into lateral just below this site.

The property has been divided into two basins for developed conditions in order to check street capacities. However, since the entire property drains to the Alameda Lateral, the two basins are added together in the AHYMO analysis in **Appendix A** to determine the total runoff from this site. Basin 110.0 is a 1.43 acre portion of Tract 323 and includes the existing residence and hard packed earth. Therefore, it is analyzed as 45% "B", 40% "C", and 10% "D" for existing conditions Land Treatments. Similarly Basin 120.0 is the remaining 1.12 acres that contribute to the Alameda Lateral from this site. There is a small portion of this site that is within the channel of the Alameda Drain and therefore does not contribute to the sites runoff. This area has been removed from the properties total acreage in the analysis. Basin 120.0 has been analyzed as 50% "B" and 50% "C" due to the compacted nature of the site and service roads. The combined runoff from these two basins (7.17-cfs) has been used to determine the allowable discharge from this property.

DEVELOPED DRAINAGE CONDITIONS

The proposed development has been designed to drain the majority of the residences (Basin 110.0) to the private street. The street will convey the runoff east to the detention pond located just north of Zearing Avenue over the existing Alameda Lateral. The runoff from Basin 120.0 will be contained in the private street and curb and gutter along the Alameda Drain. It will combine with the runoff from Basin 110.0 and drain through the detention pond. The pond has been designed with a 1% bottom draining to a standard 4' diameter manhole with a beehive grate. These calculations are shown in **Table 1**. The grate will operate under orifice control and discharge into the 18" storm drain in Zearing Avenue and then into the Alameda Lateral. Water harvesting is shown in places where it is not practical to drain to the private street. However, drainage swales have been provided to drain these areas to the street before they will fill up to the pad elevation. Therefore, each residence is protected from the 100-year storm event. The pond is sized for 100% of the property to drain to it so the design is conservative as long as the water harvesting areas are maintained. Based on 100% of the site draining to the pond, the maximum 100-year storage depth will be 1.47' and the pond has 4:1 side slopes. Therefore, no fencing is required around the pond. The 10' culvert will be extended upstream past the private drive. Therefore, the proposed pond location does not create a conflict with the function of the lateral.

This development can be constructed according to the **Grading and Drainage Plan** without increasing the downstream runoff in the Alameda Lateral and will decrease the runoff in Zearing Avenue. Therefore, there will not be any adverse drainage effects to the surrounding properties as a result of this development.

POND VOLUME AND OUTLET STRUCTURE CALCULATIONS

ELEV	AREA (sq. ft.)	INC VOL (cu. ft.)	TOTAL VOL (cu. ft.)	TOTAL VOL (acre-ft.)	H (ft.)	Q/ORIFICE (cfs)	QWEIR (cfs)
0.00	0	0.00	0.00	0.0000	0.00	0.00	0.00
0.50	1,616	404	404	0.0093	0.50	4.09	7.11
1.00	1,964	895	1,299	0.0298	1.00	5.78	20.10
1.50	2,344	1,077	2,376	0.0545	1.50	7.08	36.93

$Qo = CA(2gH)^{0.5}$

$Q = CLH^{1.5}$

C_O	0.60
C_W	3.00
AREA (ft.)	1.20
LENGTH (ft.)	6.70
WEIR ELEV	0.00

MAXIMUM FLOW IN PRIVATE STREET

MANNING'S EQUATION FOR UNIFORM FLOW
IN TRAPEZOIDAL CHANNELS

INPUT

DEPTH (FT):	0.26
MANNING'S "n" VALUE:	0.017
BED SLOPE (FT/FT):	0.0050
BOTTOM WIDTH (FT):	20.00
SIDE SLOPE #1 (HORZ:VERT):	0.00
SIDE SLOPE #2 (HORZ:VERT):	0.00
CROWN--NEG. FOR INVERTED (FT):	0.20

OUTPUT

FLOW RATE (CFS):	5.50
CROSS SECT. AREA (SF):	3.12
TOP WIDTH (FT):	20.00
WETTED PERIMETER (FT):	20.52
HYDRAULIC RADIUS (FT):	0.15
VELOCITY (FPS):	1.77
FROUDE NUMBER:	0.79
ENERGY GRADE:	0.30

APPENDIX A

AHYMO INPUT
AHYMO SUMMARY OUTPUT
AHYMO DETAILED OUTPUT

AHYMO INPUT

```
*S******* 100 YEAR, 6 HOUR STORM (Section 22.2 Hydrology)
START                 0.00
RAINFALL              TYPE=1 RAIN QUARTER=0.0 RAIN ONE=2.01
                      RAIN SIX=2.35  RAIN DAY=2.75 DT=0.033333
*S*************************************************************
*S****************** EXISTING CONDITIONS ***********************
*S*************************************************************
*S BASIN 110.0
COMPUTE NM HYD        ID=1 HYD=110.0 DA=0.00224 SQ MI
                      %A= 0.00 %B= 45.00 %C= 40.00 %D= 10.00
                      TP=0.1333 RAINFALL=-1
PRINT HYD             ID=1 CODE=1
*S BASIN 120.0
COMPUTE NM HYD        ID=2 HYD=120.0 DA=0.00175 SQ MI
                      %A= 0.00 %B= 50.00 %C= 50.00 %D= 0.00
                      TP=0.1333 RAINFALL=-1
PRINT HYD             ID=2 CODE=1
ADD HYD               ID=3 HYD=100.0 ID I=1  ID II=2
PRINT HYD             ID=3 CODE=1
*S*************************************************************
*S****************** DEVELOPED CONDITIONS **********************
*S*************************************************************
*S BASIN 110.0
COMPUTE NM HYD        ID=1 HYD=110.0 DA=0.00224 SQ MI
                      %A= 0.00 %B= 21.90 %C= 21.90 %D= 56.20
                      TP=0.1333 RAINFALL=-1
PRINT HYD             ID=1 CODE=1
*S BASIN 120.0
COMPUTE NM HYD        ID=2 HYD=120.0 DA=0.00175 SQ MI
                      %A= 0.00 %B= 16.50 %C= 16.50 %D= 67.00
                      TP=0.1333 RAINFALL=-1
PRINT HYD             ID=2 CODE=1
ADD HYD               ID=3 HYD=100.0 ID I=1  ID II=2
PRINT HYD             ID=3 CODE=1
ROUTE RESERVOIR       ID=4  HYD=POND.1  INFLOW ID=3  CODE=10
                      OUTFLOW (CFS)     STORAGE (AC_FT)      ELEVATION
                           0.00              0.0000             0.00
                           4.09              0.0093             0.50
                           5.78              0.0298             1.00
                           7.08              0.0545             1.50
PRINT HYD             ID=4 CODE=1
FINISH
```

AHYMO SUMMARY OUTPUT

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - - VERSION: 1997.02d RUN DATE (MON/DAY/YR) =11/11/2002
INPUT FILE = C:\L-R\OSOFSKY\OS1.TXT USER NO.= AHYMO-I-9702c01000W41-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION	
*S******* 100 YEAR, 6 HOUR STORM (Section 22.2 Hydrology)											
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.350
*S**********											
*S********** EXISTING CONDITIONS **********											
*S**********											
*S BASIN 110.0											
COMPUTE NM HYD	110.00	-	1	.00224	4.15	.126	1.05162	1.500	2.894	PER IMP=	10.53
*S BASIN 120.0											
COMPUTE NM HYD	120.00	-	2	.00175	3.02	.087	.93667	1.500	2.700	PER IMP=	.00
ADD HYD	100.00	1& 2	3	.00399	7.17	.213	1.00111	1.500	2.809		
*S**********											
*S********** DEVELOPED CONDITIONS **********											
*S**********											
*S BASIN 110.0											
COMPUTE NM HYD	110.00	-	1	.00224	5.50	.191	1.59909	1.500	3.833	PER IMP=	56.20
*S BASIN 120.0											
COMPUTE NM HYD	120.00	-	2	.00175	4.54	.161	1.72639	1.500	4.052	PER IMP=	67.00
ADD HYD	100.00	1& 2	3	.00399	10.03	.352	1.65478	1.500	3.929		
ROUTE RESERVOIR	POND.1	3	4	.00399	7.01	.352	1.65478	1.600	2.744	AC-FT=	.053
FINISH											

AHYMO DETAILED OUTPUT

```
    AHYMO PROGRAM (AHYMO_97) -                          - Version:  1997.02d
         RUN DATE (MON/DAY/YR) = 11/11/2002
         START TIME (HR:MIN:SEC) = 09:36:10     USER NO.= AHYMO-I-9702c01000W41-AH
         INPUT FILE = C:\L-R\OSOFSKY\OS1.TXT

*S******* 100 YEAR, 6 HOUR STORM (Section 22.2 Hydrology)
START                0.00
RAINFALL             TYPE=1 RAIN QUARTER=0.0 RAIN ONE=2.01
                     RAIN SIX=2.35  RAIN DAY=2.75 DT=0.033333

                  COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                  DT =     .033333 HOURS       END TIME =     5.999940 HOURS
                     .0000   .0016   .0033   .0049   .0066   .0084   .0102
                     .0120   .0139   .0158   .0178   .0199   .0219   .0241
                     .0263   .0286   .0309   .0333   .0358   .0384   .0411
                     .0439   .0467   .0497   .0529   .0561   .0596   .0631
                     .0669   .0709   .0751   .0807   .0866   .0930   .1066
                     .1372   .1842   .2517   .3438   .4648   .6192   .8114
                    1.0459  1.2628  1.3536  1.4303  1.4985  1.5605  1.6176
                    1.6706  1.7202  1.7667  1.8104  1.8516  1.8906  1.9274
                    1.9624  1.9955  2.0269  2.0568  2.0851  2.0915  2.0976
                    2.1034  2.1088  2.1141  2.1191  2.1239  2.1285  2.1330
                    2.1373  2.1414  2.1455  2.1494  2.1532  2.1569  2.1604
                    2.1639  2.1673  2.1707  2.1739  2.1771  2.1802  2.1832
                    2.1862  2.1891  2.1920  2.1948  2.1975  2.2002  2.2028
                    2.2054  2.2080  2.2105  2.2130  2.2154  2.2178  2.2202
                    2.2225  2.2248  2.2271  2.2293  2.2315  2.2336  2.2358
                    2.2379  2.2400  2.2420  2.2440  2.2460  2.2480  2.2500
                    2.2519  2.2538  2.2557  2.2576  2.2594  2.2613  2.2631
                    2.2649  2.2666  2.2684  2.2701  2.2718  2.2736  2.2752
                    2.2769  2.2786  2.2802  2.2818  2.2834  2.2850  2.2866
                    2.2882  2.2897  2.2913  2.2928  2.2943  2.2958  2.2973
                    2.2988  2.3002  2.3017  2.3031  2.3046  2.3060  2.3074
                    2.3088  2.3102  2.3116  2.3129  2.3143  2.3156  2.3170
                    2.3183  2.3196  2.3209  2.3222  2.3235  2.3248  2.3261
                    2.3273  2.3286  2.3299  2.3311  2.3323  2.3336  2.3348
                    2.3360  2.3372  2.3384  2.3396  2.3408  2.3420  2.3431
                    2.3443  2.3454  2.3466  2.3477  2.3489  2.3500

*S*************************************************************************
*S***************** EXISTING CONDITIONS ***********************************
```

AHYMO DETAILED OUTPUT

```
*S*****************************************************************
*S BASIN 110.0
COMPUTE NM HYD       ID=1 HYD=110.0 DA=0.00224 SQ MI
                     %A= 0.00 %B= 45.00 %C= 40.00 %D= 10.00
                     TP=0.1333 RAINFALL=-1
     *****WARNING*****  SUM OF TREATMENT TYPES DOES NOT EQUAL 100 PERCENT OR TOTAL AREA


     K =   .072649HR    TP =   .133300HR    K/TP RATIO =   .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =   .93091    CFS   UNIT VOLUME =    .9862       B =   526.28      P60 = 2.0100
     AREA =      .000236 SQ MI    IA =    .10000 INCHES    INF =    .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033333


     K =   .120492HR    TP =   .133300HR    K/TP RATIO =   .903913     SHAPE CONSTANT, N =  3.919750
     UNIT PEAK =   5.2591    CFS   UNIT VOLUME =    .9978       B =   349.78      P60 = 2.0100
     AREA =      .002004 SQ MI    IA =    .42941 INCHES    INF =   1.05235 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033333

PRINT HYD            ID=1 CODE=1

                                PARTIAL HYDROGRAPH   110.00


    RUNOFF VOLUME =     1.05162 INCHES     =        .1256 ACRE-FEET
    PEAK DISCHARGE RATE =       4.15 CFS  AT   1.500 HOURS   BASIN AREA =   .0022 SQ. MI.



*S BASIN 120.0
COMPUTE NM HYD       ID=2 HYD=120.0 DA=0.00175 SQ MI
                     %A= 0.00 %B= 50.00 %C= 50.00 %D= 0.00
                     TP=0.1333 RAINFALL=-1

     K =   .119767HR    TP =   .133300HR    K/TP RATIO =   .898476     SHAPE CONSTANT, N =  3.944947
     UNIT PEAK =   4.6144    CFS   UNIT VOLUME =    .9976       B =   351.48      P60 = 2.0100
     AREA =      .001750 SQ MI    IA =    .42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033333

PRINT HYD            ID=2 CODE=1
```

AHYMO DETAILED OUTPUT

```
                                PARTIAL HYDROGRAPH   120.00


    RUNOFF VOLUME =       .93667 INCHES     =         .0874 ACRE-FEET
    PEAK DISCHARGE RATE =       3.02 CFS  AT    1.500 HOURS    BASIN AREA =    .0018 SQ. MI.


ADD HYD             ID=3 HYD=100.0 ID I=1  ID II=2
PRINT HYD           ID=3 CODE=1

                                PARTIAL HYDROGRAPH   100.00


    RUNOFF VOLUME =     1.00111 INCHES     =         .2130 ACRE-FEET
    PEAK DISCHARGE RATE =       7.17 CFS  AT    1.500 HOURS    BASIN AREA =    .0040 SQ. MI.


*S**************************************************************************
*S***************** DEVELOPED CONDITIONS ***********************************
*S**************************************************************************
*S BASIN 110.0
COMPUTE NM HYD      ID=1 HYD=110.0 DA=0.00224 SQ MI
                    %A= 0.00 %B= 21.90 %C= 21.90 %D= 56.20
                    TP=0.1333 RAINFALL=-1

     K =   .072649HR    TP =   .133300HR    K/TP RATIO =   .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =   4.9701    CFS   UNIT VOLUME =    .9969       B =   526.28      P60 = 2.0100
     AREA =      .001259 SQ MI    IA =    .10000 INCHES    INF =    .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033333


     K =   .119767HR    TP =   .133300HR    K/TP RATIO =   .898476     SHAPE CONSTANT, N =  3.944947
     UNIT PEAK =   2.5870    CFS   UNIT VOLUME =    .9951       B =   351.48      P60 = 2.0100
     AREA =      .000981 SQ MI    IA =    .42500 INCHES    INF =   1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033333

PRINT HYD           ID=1 CODE=1

                                PARTIAL HYDROGRAPH   110.00
```

AHYMO DETAILED OUTPUT

```
    RUNOFF VOLUME =      1.59909 INCHES      =         .1910 ACRE-FEET
    PEAK DISCHARGE RATE =        5.50 CFS  AT    1.500 HOURS    BASIN AREA =    .0022 SQ. MI.


*S BASIN 120.0
COMPUTE NM HYD       ID=2 HYD=120.0 DA=0.00175 SQ MI
                     %A= 0.00 %B= 16.50 %C= 16.50 %D= 67.00
                     TP=0.1333 RAINFALL=-1

     K =    .072649HR    TP =    .133300HR    K/TP RATIO =    .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =    4.6291    CFS   UNIT VOLUME =     .9969       B =    526.28      P60 = 2.0100
     AREA =       .001173 SQ MI    IA =     .10000 INCHES    INF =     .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .033333


     K =    .119767HR    TP =    .133300HR    K/TP RATIO =    .898476     SHAPE CONSTANT, N =  3.944947
     UNIT PEAK =    1.5227    CFS   UNIT VOLUME =     .9919       B =    351.48      P60 = 2.0100
     AREA =       .000578 SQ MI    IA =     .42500 INCHES    INF =    1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .033333

PRINT HYD            ID=2 CODE=1

                                  PARTIAL HYDROGRAPH   120.00

    RUNOFF VOLUME =      1.72639 INCHES      =         .1611 ACRE-FEET
    PEAK DISCHARGE RATE =        4.54 CFS  AT    1.500 HOURS    BASIN AREA =    .0018 SQ. MI.


ADD HYD              ID=3 HYD=100.0 ID I=1  ID II=2
PRINT HYD            ID=3 CODE=1

                                  PARTIAL HYDROGRAPH   100.00

    RUNOFF VOLUME =      1.65478 INCHES      =         .3521 ACRE-FEET
    PEAK DISCHARGE RATE =       10.03 CFS  AT    1.500 HOURS    BASIN AREA =    .0040 SQ. MI.
```

AHYMO DETAILED OUTPUT

ROUTE RESERVOIR ID=4 HYD=POND.1 INFLOW ID=3 CODE=10

OUTFLOW (CFS)	STORAGE (AC_FT)	ELEVATION
0.00	0.0000	0.00
4.09	0.0093	0.50
5.78	0.0298	1.00
7.08	0.0545	1.50

* * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	.00	.000	.00
.33	.00	.00	.000	.00
.67	.00	.00	.000	.00
1.00	.00	.00	.000	.00
1.33	2.41	.21	.004	1.74
1.67	5.21	1.38	.049	6.77
2.00	2.12	.28	.005	2.30
2.33	.48	.06	.001	.53
2.67	.19	.02	.000	.20
3.00	.09	.01	.000	.09
3.33	.06	.01	.000	.06
3.67	.05	.01	.000	.05
4.00	.04	.01	.000	.04
4.33	.04	.01	.000	.04
4.67	.04	.01	.000	.04
5.00	.04	.01	.000	.04
5.33	.04	.01	.000	.04
5.67	.05	.01	.000	.05
6.00	.05	.01	.000	.05
6.33	.01	.00	.000	.01

PEAK DISCHARGE = 7.006 CFS - PEAK OCCURS AT HOUR 1.60
MAXIMUM WATER SURFACE ELEVATION = 1.472
MAXIMUM STORAGE = .0531 AC-FT INCREMENTAL TIME= .033333HRS

PRINT HYD ID=4 CODE=1

HYDROGRAPH FROM AREA POND.1

```
    RUNOFF VOLUME =     1.65478 INCHES     =        .3521 ACRE-FEET
    PEAK DISCHARGE RATE =       7.01 CFS  AT   1.600 HOURS   BASIN AREA =    .0040 SQ. MI.


FINISH

    NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 09:36:10
```