



May 27, 1998

Steve Morrow, P.E.
Brasher & Lorenz
2201 San Pedro NE
Bldg 1 - Suite 210
Albuquerque, NM 87110

**RE: PARADISE HILLS LITTLE LEAGUE ASSOCIATION PARKING (B10-D3B).
GRADING PLAN FOR GRADING PERMIT APPROVAL. ENGINEER'S STAMP
DATED APRIL 28, 1998.**

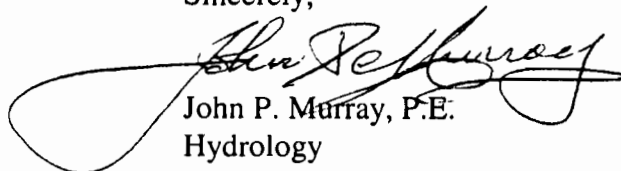
Dear Mr. Morrow:

Based on the information provided on your May 21, 1998 submittal, the above referenced project is approved for Grading Permit.

Prior to Certificate of Occupancy, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984. Play Ball!

Sincerely,



John P. Murray, P.E.
Hydrology

C: ~~Andrew Garcia~~
✓ File

Good for You, Albuquerque!



LEGEND

- 5492 EXISTING CONTOUR ELEVATION
- 85.5 x EXISTING SPOT ELEVATION
- 85 PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 85.5 + PROPOSED SPOT ELEVATION
- ← DIRECTION OF FLOW
- DRAINAGE SWALE
- EXISTING CHAIN LINK FENCE

TRACT 2-1
LAS VENTANAS
DETENTION DAM
SITE

TRACT 2-1
LAS VENTANAS
DETENTION DAM
SITE

20' TEMPORARY
CONSTRUCTION
EASEMENT

FIRM PANEL NO. 35001C0103 D AND C0104 D

1"=500'

B-10

LOCATION MAP

1"=750'

DRAINAGE PLAN

SCOPE:

Pursuant to Bernalillo County Ordinance No. 90-6, Section 11.E., the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A gravel parking lot is proposed on the property, together with associated access and landscaping improvements.

EXISTING CONDITIONS:

Presently the 2.48 acre site is undeveloped. The site is bounded on the north, east, and west by the Las Ventanas Detention Dam, on the south by the Park site and Tract K-1. The site is well-vegetated with native grasses, shrubs and landscaping. The site topography slopes from west to east at approximately 3 percent. Off-site flows enter the site from the west (Tract I, Tract K, Tract Z, and the Park site.) Tract I is a small off-site basin which flows through the northern portion of the site. Tract K, Tract Z, and Park site are small off-site basin which sheet flows through the site. There is existing perimeter fencing around the lot. No flows impact the property from the south. As shown by the attached Floodway Map, this site does not lie within a 100 year FIRM mapped flood hazard zone.

PROPOSED CONDITIONS:

As shown on the Plan, the site is proposed as a gravel parking lot. Since there will be no discharge allow a retention pond will be constructed in the southeast corner of the lot. Once the construction of the Las Ventanas Detention Dam, flow will impact the site. On-site flows will drain via swales, and discharge into the proposed retention pond with an emergency spillway. Care will be taken not to direct concentrated flows at downstream properties. Access will be taken by the proposed gravel drive to an existing Chaparral Road. No structure is proposed by this plan.

CALCULATIONS:

The calculations shown hereon define the 100-year/6-hour design storm falling within the project area under existing and developed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol. 2", revision, 1997.

| HYDROLOGY - HYMO | | | | | | | | | |
|----------------------|-----------|-----------------------|---|---|----------------|------|------|-------|--|
| Precipitation Zone 1 | | | | | P360 = 2.20 in | | | | |
| Basin | Basin | Land Treatment (acre) | | | Ew | V100 | Q100 | | |
| | area (Ac) | A | B | C | D | (in) | (cf) | (cfs) | |
| Existing Conditions | | | | | | | | | |
| SITE | 2.48 | 2.48 | | | | 0.44 | 0.09 | 3.20 | |
| Tract I | 0.81 | 0.81 | | | | 0.44 | 0.03 | 1.04 | |
| Tract K | 3.90 | 3.90 | | | | 0.44 | 0.14 | 5.03 | |
| Tract Z | 3.46 | 3.46 | | | | 0.44 | 0.13 | 4.46 | |
| Park Site | 1.21 | 1.21 | | | | 0.44 | 0.04 | 1.56 | |
| Total | | | | | | | | 15.29 | |
| Interim Conditions | | | | | | | | | |
| SITE | 2.48 | 0.48 | | | 2.00 | 0.88 | 0.18 | 6.36 | |
| Tract Z | 2.83 | 2.83 | | | | 0.44 | 0.10 | 3.65 | |
| Total | | | | | | | | 10.01 | |
| Developed Conditions | | | | | | | | | |
| SITE | 2.48 | 0.48 | | | 2.00 | 0.88 | 0.18 | 6.36 | |
| Total | | | | | | | | 6.36 | |

PROPERTY ADDRESS

Chaparral Road NW

LEGAL DESCRIPTION

Tract K-1, Ventana Ranch

PROJECT BENCHMARK

COA BM NO. 5-B10: A square chisled on top of curb at the NNE curb return at the intersection of La Paz Drive and Chaparral Circle. Elev. 5380.19

SURVEY

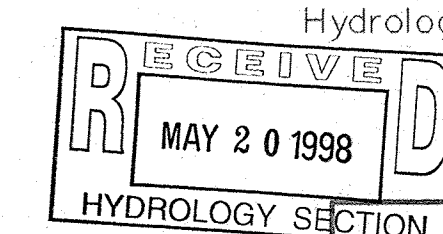
Topographic map digitized from Bohannon-Huston, Inc. Dated August, 1995

I, Steven K. Morrow, hereby certify that I personally inspected the site shown on this plan on April 9, 1998, and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

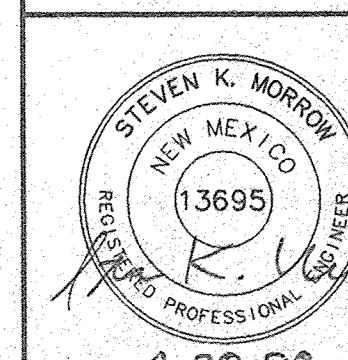
APPROVED FOR GRADING BY:

Hydrology, City of Albuquerque

Date



PARADISE HILLS LITTLE
LEAGUE ASSOCIATION PARKING
GRADING & DRAINAGE PLAN



BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

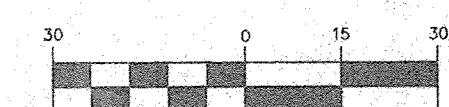
DRAWN BY: MDT

DATE: APRIL, 1998

CHECKED BY: S.K.M.

SHEET 1 OF 1

FILE: 8013-PKG.DWG



1 inch = 30 ft

LEGEND

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TRACT K
VENTANA RANCH

PARK SITE

FIRM PANEL NO. 35001C0103 D AND C0104 D

1"=500'

B-10

LOCATION MAP

1"=750'

ZONE X

SITE

BERNALILLO COUNTY
UNINCORPORATED AREAS
350001

CORPORATE LIMITS

SU-1 PRO -FAR 0.5

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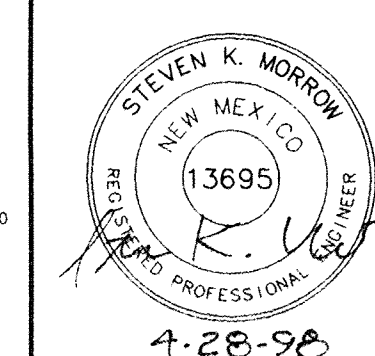
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Date

PARADISE HILLS LITTLE
LEAGUE ASSOCIATION PARKING
GRADING & DRAINAGE PLAN



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DRAWN BY: MDT DATE: APRIL, 1998
CHECKED BY: S.K.M.
FILE: 8013-PKG.DWG SHEET 1 OF 1

