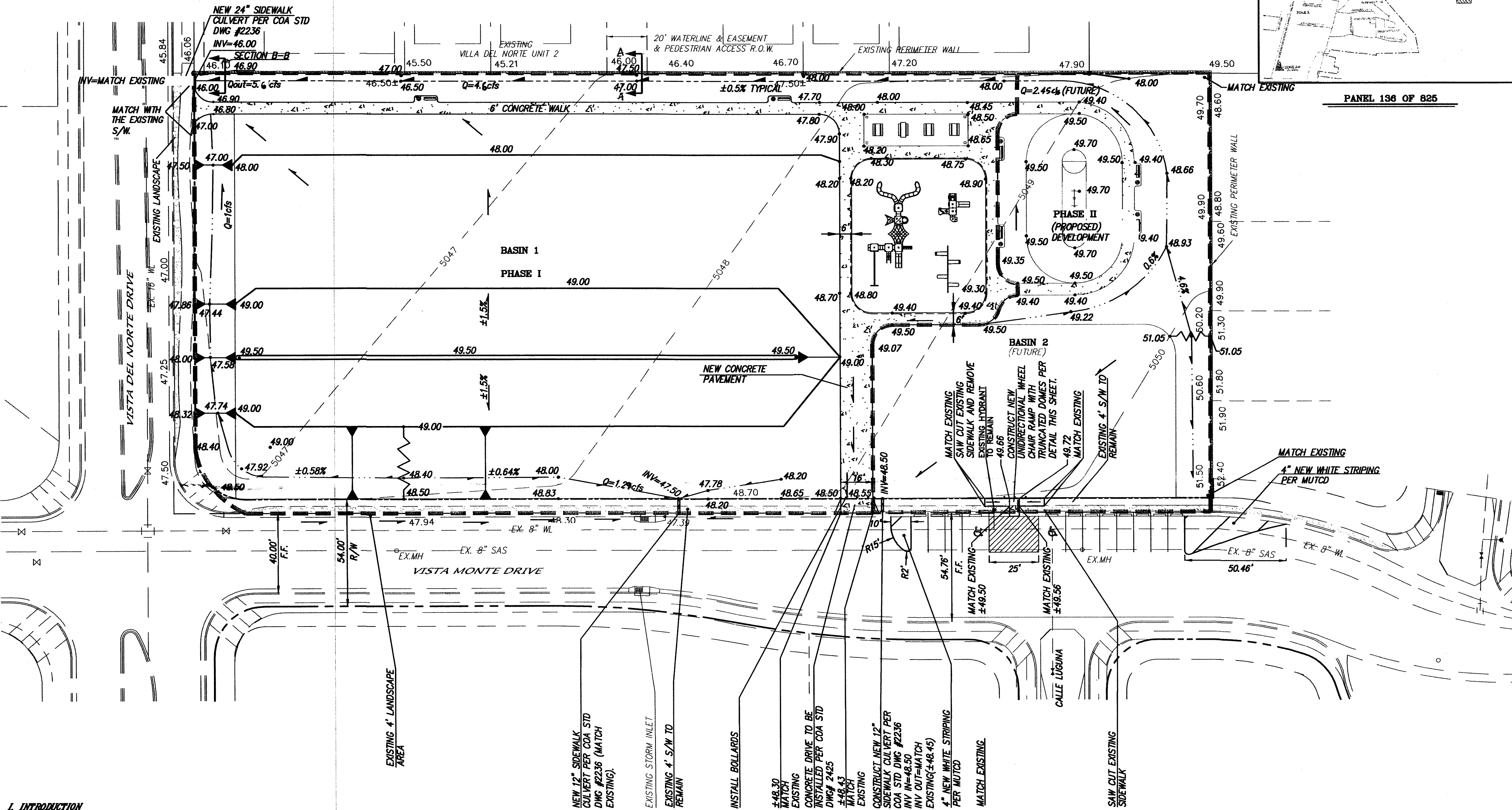




VICINITY MAP

LEGAL DESCRIPTION

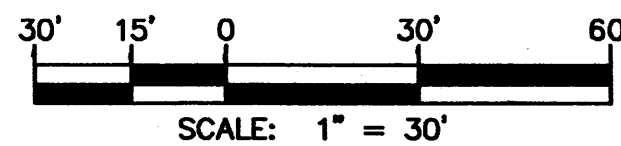
TRACT Y, VILLA DEL NORTE

NOTES

1. TRANSITION NEW PEDESTRIAN PATHS TO MATCH EXISTING AT STREET RIGHT-OF-WAYS (MAX. SLOPE=5.00%)

LEGEND

- EXISTING STORM INLET
- EXISTING WL VALVE
- EXISTING SAS MH
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING PERIMETER WALL
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- FLOW ARROW
- PROPOSED SWALE
- PROPOSED SIDEWALK CULVERT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WATER BREAK
- PROPOSED PROPERTY LINE
- PROPOSED BASIN BOUNDARY



I. INTRODUCTION

Plans call for the development of a new public park to be developed on a currently vacant, approximately 2.5 acre, site located at the NE corner of Vista del Norte Drive & Vista Monte Drive within the Vista del Norte Development - refer to vicinity map.

II. EXISTING DRAINAGE CONDITIONS

The proposed park site has previously been rough graded resulting in an approximate 1.00% slope which falls from the southeast to the northwest. Homes exist along the eastern and northern boundaries of the site. Two existing, fully developed City Streets, Vista del Norte Drive and Vista Monte Drive front the site on the west and south respectively. No off-site runoff currently impacts this site, and the site is not within a FEMA designated Flood plain.

Storm runoff generated from this site sheet flows to the Northwest where it ultimately enters the Vista del Norte Drive right of way drive. Once the roadway, flows are routed to the north to existing drop inlets located along Vista del Norte just upstream of the Villa del Valle intersection. Calculations indicate that in a 100-year, 6 hour storm event, A total of 4.4 cfs would enter Vista del Norte Drive from this site.

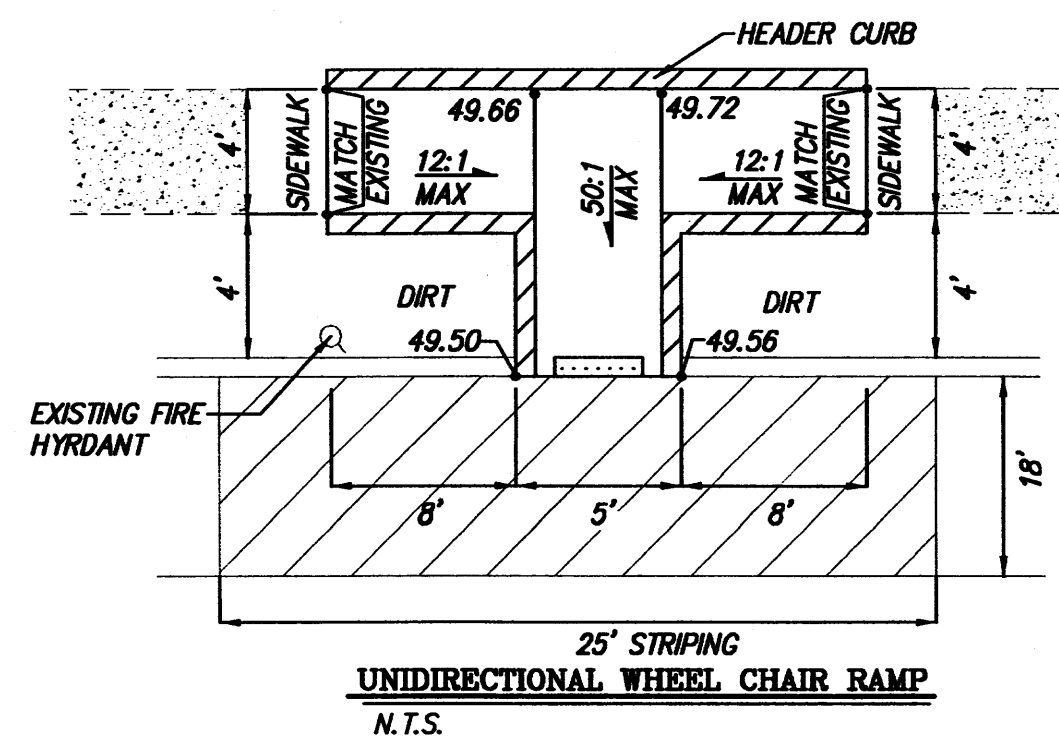
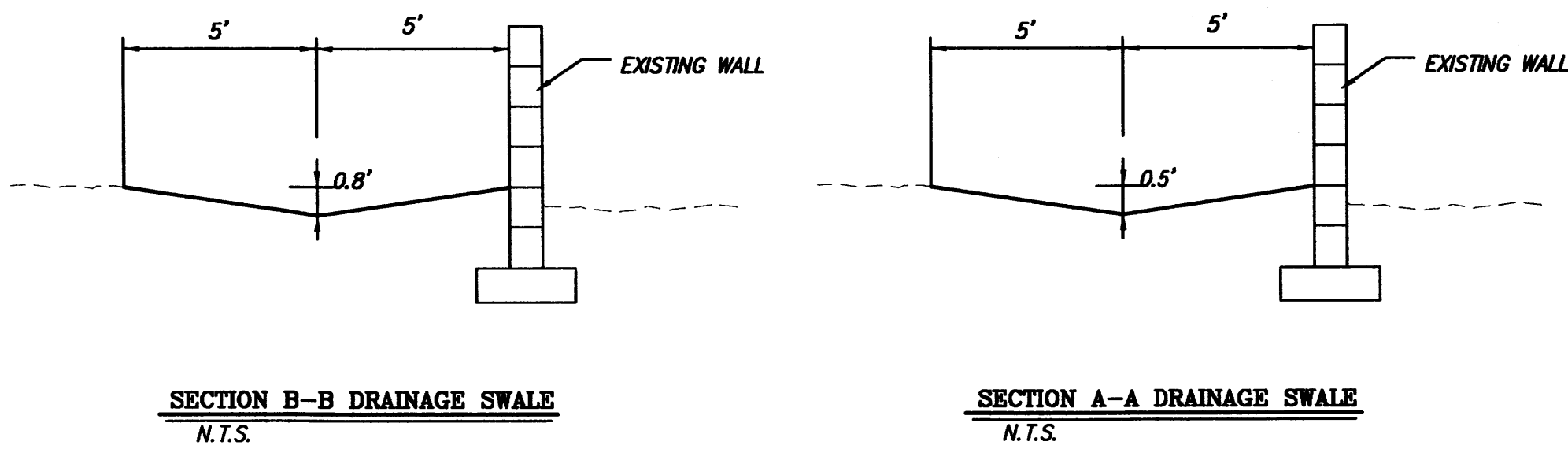
III. PROPOSED CONDITIONS

The total developed conditions flow from this site is 4.4 cfs. The grading and drainage plan for the new development proposes to split the site into 2 basins. According to the individual basin flows generated within the site during the 100-year storm are 4.4 cfs for Basin 1, of which approximately 1.2 cfs will be discharged on to the Vista Monte Drive with the help of swale around the soccer field and sidewalk culvert as shown on the plan and ultimately into the existing inlet. Remaining 3.04 cfs combines with the Basin 2 (Future Development) Runoff of 2.45 cfs and run along the swale on north property line and ultimately discharged into the Vista del Norte Drive with the help of 24" sidewalk culvert, and ultimately to existing drop inlets located along Vista del Norte just upstream of the Villa del Valle intersection.

IV. SUMMARY

With the development of this site in the manner presented, the volume of the storm runoff from the site is reduced, which ensures that there will be no adverse impacts down stream.

SEE CALC FOR CORRECT VALUES



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TITLE: GRADING PLAN BERNARDO TRAILS CITY PARK AT VISTA DEL NORTE			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-16	1	2
DESIGNED BY: DMG DRAWN BY: SV CHECKED BY: DMG		DATE: 8/03 DATE: 8/03 DATE: 8/03	
F:\A05JOBS\A5042 Vista del Norte Park\GRADING\5042GD3A.dwg\02-27-07 SV CAR RDQ DLH			
MAR 12 2007 HYDROLOGY SECTION			