

GRADING/PAVING PLAN

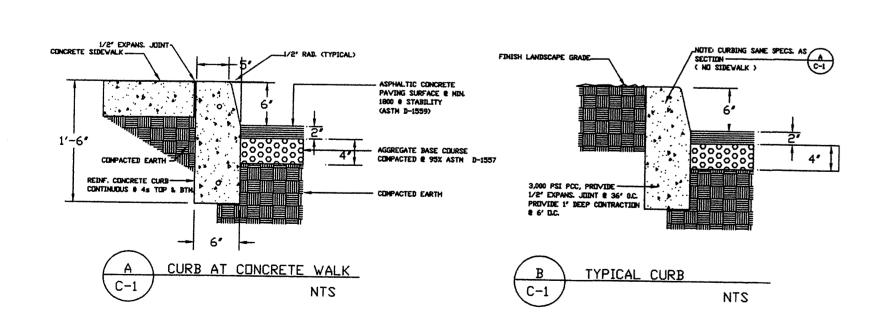
THE FOLLOWING ITEMS CONCERNING LOT 1 SUNVILLAGE ADDITION (801 LOCUST RD. N.E.) ARE CONTAINED HEREON:

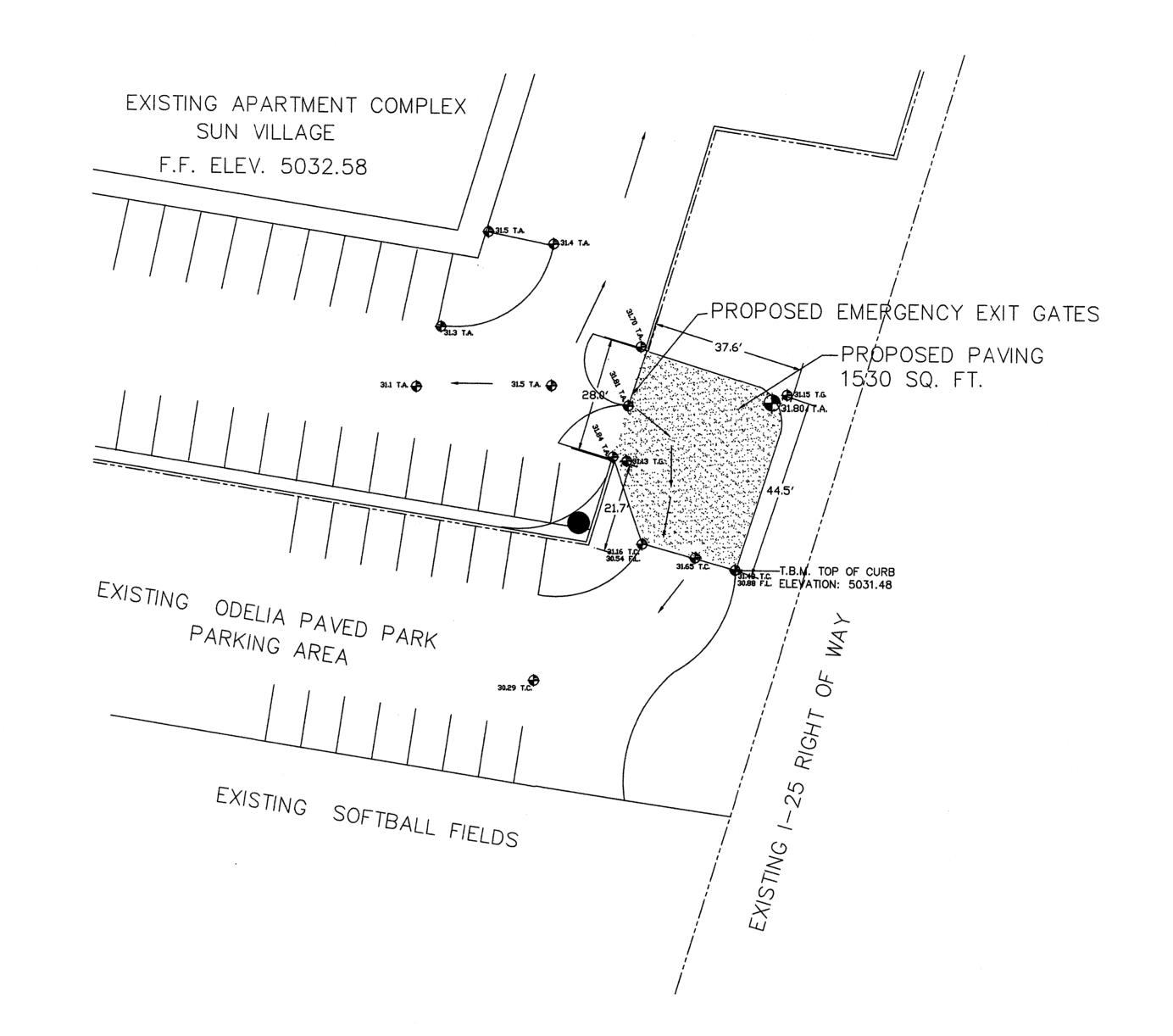
EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 17.03 ACRES AND IS LOCATED NORTH OF ODELIA RD. N.E. AND JUST NORTH OF THE ODELIA SOFT BALL PARK COMPLEX.CURRENTLY THE SITE CONSISTS OF NUMEROUS APARTMENT BUILDINGS ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. AS SHOWN BY THE FLOOD INSURANCE RATE MAP, PANEL 0332D, DATED SEPTEMBER 20, 1996, THE SITE LIES WITHIN AN A0-1' FLOOD ZONE. IMPROVEMENTS DO NOT INCLUDE ANY BUILDINGS.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/PAVING PLAN, THE PROPOSED PROJECT WILL CONSIST OF A 28' FOOT OPENING AT THE FAR SOUTHEAST CORNER OF THE PROPERTY ALONG WITH ABOUT 1530 SQ. FT. OF ASPHALT PAVING. THE OPENING WILL SERVE AS AN EMERGENCY EXIT FOR THE FIRE DEPARTMENT. TWO 14'-6" ROD IRON GATES WILL BE INSTALLED TO KEEP VEHICULAR TRAFFIC FROM ENTERING OR EXITING THE PROPERTY. BOTH THE FIRE DEPARTMENT AND PARKS AND RECREATION DEPARTMENT HAVE APPROVED THE EXIT POINT. NO CALCULATIONS HAVE BEEN PROVIDED BECAUSE OF THE SMALL AMOUT OF PROPOSED PAVING TAKING PLACE. ALL THE NEW DEVELOPED RUN-OFF WILL BE ROUTED TO THE ODELIA POND. NO RUN-OFF FROM THE APARTMENT COMPLEX WILL EXIT THROUGH THE PROPOSED OPENING.





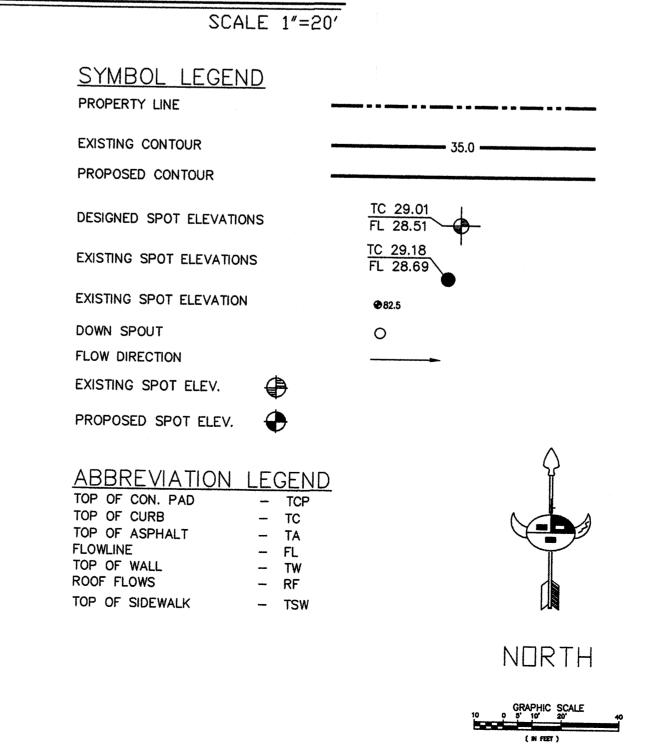
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GRADING/PAVING PLAN

EROSION CONTROL MEASURES

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- 2. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- 3. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



LEGAL DESCRIPTION

A MANAGEMENT OF THE PROPERTY O

LOT 1 SUNVILLAGE ADDITION
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO
ZONE ATLAS PAGE J-15, FIRM PANEL 0332D
BENCHMARK

BENCHMARK: FINISH FLOOR OF ADJACENT BUILDING ELEVATION: 5032.58

T.B.M.: TOP OF CURB AS SHOWN ON PLAN DRAWING ELEVATION: 5031.48

Project Name
SUN VALLEY APAR
301 LOCUST ST

JUNE 2003

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ADIN

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REVISIONS

SHEET NO.

