

M.R.G.C.D. CONTRACT NO. 162-2022
USBR CONTRACT NO. 22-LM-4L-125520
M.R.G.C.D. MAP 22
TRACT NO. LOT 2A1, PLAT OF LOTS 1A, 2A1
AND 2B1 NORTHEAST PORTION OF BLACK RANCH
SECTION 8, T11N, R3E

CORRALES ACEQUIA
STATION 274+60±
ROW OWNERSHIP EASEMENT
ROW WIDTH 70' = 35'L & 35'R

**MIDDLE RIO GRANDE PROJECT
LICENSE AGREEMENT**

LICENSE TO INSTALL AND MAINTAIN A BURIED 24" Ø STORM WATER OUTFALL INTO THE CORRALES ACEQUIA RIGHT-OF-WAY TO SERVE LOT 2A1, PLAT OF LOTS 1A, 2A1, AND 2B1 NORTHEAST PORTION OF BLACK RANCH, IN THE CARE OF CURRENT OWNERS, ITS ASSIGNS, AND/OR SUCCESSORS.

This License Agreement is made and entered into this 12th day of October, 2022 by and between the Middle Rio Grande Conservancy District, (the District), the United States Department of the Interior, Bureau of Reclamation (Reclamation) and LOT 2A1, PLAT OF LOTS 1A, 2A1, AND 2B1 NORTHEAST PORTION OF BLACK RANCH, IN THE CARE OF CURRENT OWNERS, ITS ASSISGNS, AND/OR SUCCESSORS, (the Licensee).

WHEREAS, the right-of-way is held for the Middle Rio Grande Project's (Project) CORRALES ACEQUIA ("the property"), in easement and the District operates and maintains the property as an integral part of the Project's works and property; and

WHEREAS, the Licensee has requested permission from the District and Reclamation, to the extent of the Districts and Reclamations property interest, to utilize the property in a manner more particularly specified herein for a period of fifty (50) years beginning on the date of execution of this agreement; and

WHEREAS, the District and the Reclamation are willing to agree, to use of the property and encroachment upon the property pursuant to the conditions more particularly specified herein; and

NOW THEREFORE, the District and Reclamation agree to use of, and encroachment upon the property by the Licensee only to the extent and for the purpose set forth below:

SPECIAL STIPULATIONS

1. Licensee shall INSTALL AND MAINTAIN A BURIED 24" Ø STORM WATER OUTFALL INTO THE CORRALES ACEQUIA RIGHT-OF-WAY, hereinafter referred to as "the installation", across the property which will serve LOT 2A1, PLAT OF LOTS 1A, 2A1, AND 2B1 NORTHEAST PORTION OF BLACK RANCH, MRGCD Map 22, Station 274+60±. The District and Reclamation agrees to the installation set forth in this paragraph only pursuant to the guidelines shown on attachment(s) DRAINAGE AND GRADING PLAN attached hereto, and any and all other attached drawings and/or specifications which by this reference are made a part of this License Agreement.

2. Licensee shall submit as-built drawings to the District within 60 days of the completion of the installation. The installation as-built drawings shall become the official drawings of record for the purpose of this License.

GENERAL STIPULATIONS

1. As consideration for the license herein granted prior to the execution of this agreement, Licensee has paid a non-refundable sum of **Two-hundred dollars (\$200.00)** based on a fee amount for issuing and administering the License by the District and Reclamation, for minimal engineering, outgrant appraisal, and environmental reviews, and for inspection of construction. When total charges are not known in advance due to extraordinary inspections, environmental considerations, or other requirements yet to be determined, an estimated amount will be paid in advance after billing, subject to later adjustment, as required, or billing of total fees and charges will be made at the completion of the job.

2. This License shall be null and void if the installation and/or construction of the work set forth in paragraph 1 of Special Stipulations and the attached drawings and specifications is not complete within **one (1) year** from the date of execution of this Agreement.

3. If the work is to be performed by a private contractor, the Licensee is responsible for ensuring that the private contractor obtain a Special Use License from the District prior to construction.

4. The Licensee shall, at its own expense, locate, install, construct, maintain and/or repair any structures, accessories, or any installation permitted by this License and shall, at its own expense, bear all costs incurred by reason of the exercise of the privilege conferred by this License. Maintenance responsibilities include, but are not limited to, cleaning of debris, silt, weeds and other obstructions inside road culvert crossings and around the inlet and outlet ends of road culvert crossings or under bridge crossings.

5. 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 Project works, or to interfere in any manner whatsoever with the construction, operation, maintenance and functions of the District or the Reclamation. Should the installation permitted under this License become damaged or require removal, relocation, or protection as a result of District operation and maintenance of the property, the Licensee shall, at its own expense, repair, remove, relocate, or protect the installation.

6. The Licensee shall be liable for any and all bodily injuries and or damages, to the property of the District and the property interest of the Reclamation or the property of the Licensee or any third party or parties arising from or by reason of the existence, construction, maintenance, repair, condition or use of any structures, accessories or encroachments authorized by this License or by the exercise of the privilege conferred by this License. In addition, the Licensee agrees to indemnify and hold harmless the District and Reclamation, their agents and employees from any and all claims, demands, actions, or suits of any nature by any third party that may arise as a result of Licensees negligent use of this License.

7. Where the property that is the subject of this License is held for the Project other than as a fee simple estate, the Licensee shall be solely responsible for ascertaining whether the installation will encroach upon property belonging to other entities or persons other than the District and/or Reclamation and for obtaining any additional permission or licenses that may be required from property owners other than the District. The Licensee shall obtain the requisite permission prior to the use of or encroachment upon the property.

8. By this License, the District/Reclamation does not warrant its easement interest. This License serves solely to define the conditions pursuant to which the Licensee will be permitted to encroach upon the property as evidenced by existing records and as defined by this License.

9. This License shall be revocable by the District and/or Reclamation, upon thirty (30) days written notice to the Licensee if the District determines that the continuation of this License is detrimental to the interest of the Project. Upon such revocation, all structures, accessories, and installations shall be removed by the Licensee without delay at the expense of the Licensee. Any rights that the Licensee may have under this License shall terminate immediately upon receipt of written notice of revocation. Revocation shall not release the Licensee from any liability or obligation, whether of indemnity or otherwise, that may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at: PANDA RESTAURANT GROUP, INC., 1683 WALNUT GROVE AVENUE, ROSEMEAD, CALIFORNIA 91770, PHONE: (616) 819-7673.

10. If, at any time, the Licensee shall, in the judgment of the District or Reclamation, fail to properly perform any of the terms, obligations or covenants under this agreement, the District and/or Reclamation may, at their option, perform or have performed such work as it deems necessary for the safe operation of the works of the Project, or to protect the property of the District and/or Reclamation or any third party, or the public. In such event, Licensee agrees to pay any and all costs incurred by the District and/or Reclamation in the performance of such work, including costs related to the supervision of the work. Payment shall be made by the Licensee within thirty (30) days after a bill is rendered.

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

12. 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.

13. The provisions of this agreement shall inure 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 access / encroachment in a manner which will increase the burden of the encroachment on the property. This License shall not be assignable by the Licensee without prior written approval from the District and Reclamation.

14. All work to be done within the property must be approved by the District prior to commencing work, and shall be closely coordinated with the District's Engineering Department and appropriate field offices, **Phone: (505) 247-0234.**

15. Licensee shall not perform work on the property or upon structures belonging to, or operated by the District between March 1 and October 31 inclusive. However, the District may permit work if the Licensee demonstrates to the District, prior to commencing work, that the work will not interfere with the District operations and maintenance of the property.

16. The Licensee, its employees, agents, contractors or subcontractors shall not store equipment, materials and/or debris on the property which may interfere with operations and maintenance of the property and shall not service vehicles or equipment on the property.

17. Seeding of disturbed areas within the right-of-way is required per District seeding specifications and must meet the satisfaction of the District staff.

18. Licensee shall meet all obligations under the environmental compliance documents for the installation and construction. Licensee will coordinate all work under these obligations with Reclamation and the District.

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

APPROVED:

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

 DATE: 10-12-22
Jason M. Casuga P.E., Chief Executive Officer/Chief Engineer

IN WITNESS WHEREOF, the Licensee, intending to be legally bound has caused their proper and duly authorized officers to accept this License Agreement as of the date below.

ACCEPTED:

LICENSEE – LOT 2A1, PLAT OF LOTS 1A, 2A1, AND 2B1 NORTHEAST PORTION OF BLACK RANCH, IN THE CARE OF CURRENT OWNERS

DEREK KNIGHT, EXECUTIVE DIRECTOR
PRINT NAME AND TITLE OF SIGNATORY

  9/9/2022
SIGNATURE DATE

ACKNOWLEDGMENT OF THE LICENSEE

State of)
)ss.
County of)

On the _____ day of _____, 20____, the above noted Licensee 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the
State of
Residing at
My commission expires:

PLEASE SEE ATTACHED.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 9/9/22 before me, Yunyi Lu, Notary Public
(insert name and title of the officer)

personally appeared Derek Knight,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

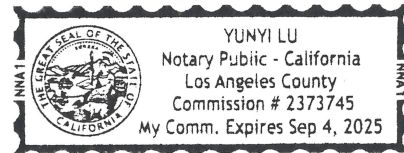
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

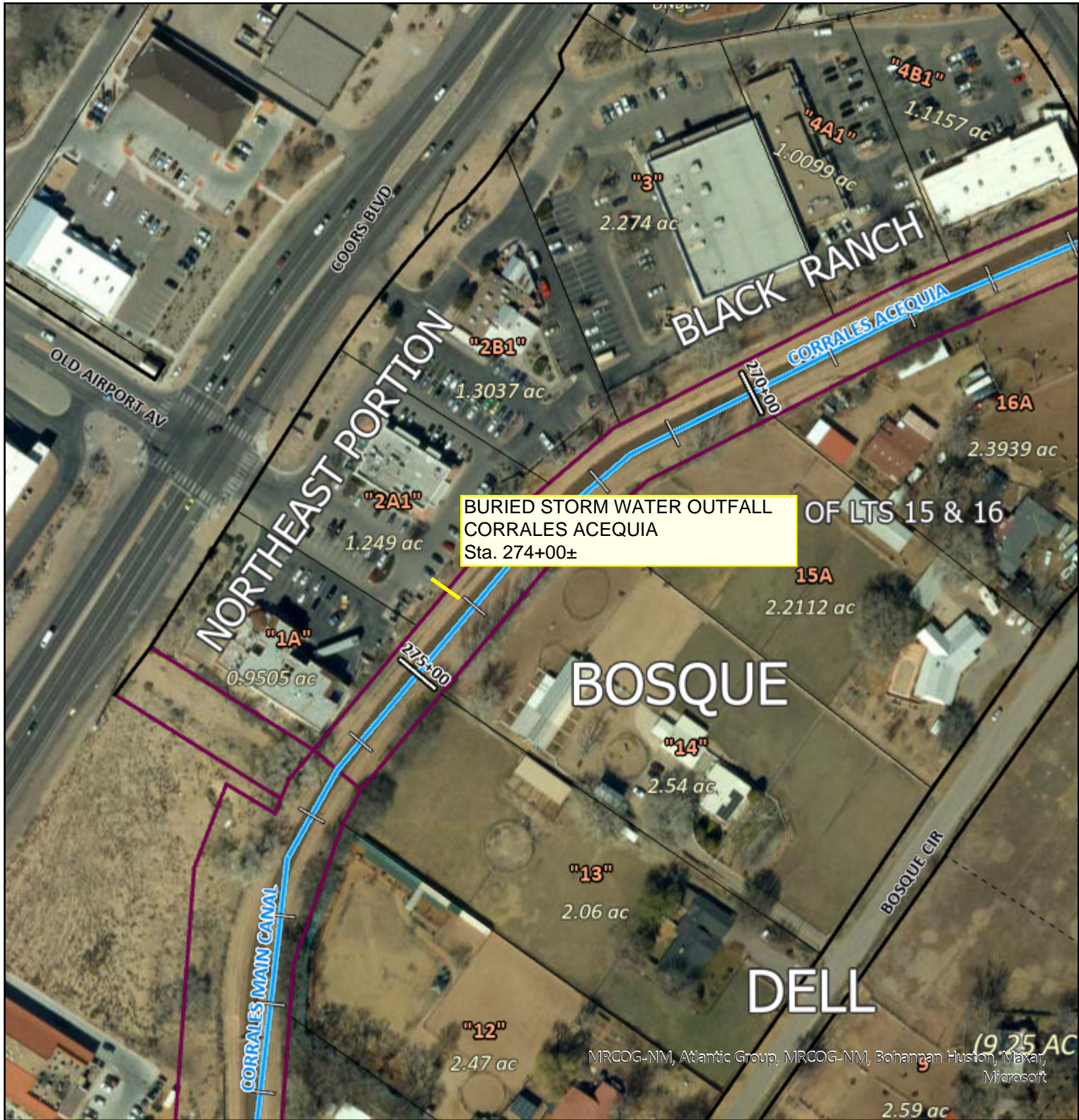
WITNESS my hand and official seal.

Signature

Yunyi Lu

(Seal)



















BURIED STORM WATER OUTFALL
CORRALES ACEQUIA
Sta. 274+00±



Date: 8/11/2022


Exhibit Map


 1 inch = 188 feet
 This map is for reference purposes only.

 MRGCD Licenses	 MRGCD Cadastre Surveys
Facility Network	 MRGCD Ownership
 Drain	 MRGCD Map Index
 Other	 MRGCD Jurisdictional Boundary
MRGCD Cadastre Lines	 New Mexico Incorporated Places
 Lot Lines	 New Mexico Indian Lands
 Combined Lots	
 MRGCD ROW	
 Public ROW	

UTM MAP

162-2022

Name: 

Zone:

Easting:

Northing:



TO: Middle Rio Grande Conservancy District (MRGCD)

FROM: RTM Engineering Consultants

DATE: August 2, 2022

RE: PANDA EXPRESS – Coors Boulevard Request Letter

The proposed project is the redevelopment of a site located at the intersection of Coors Boulevard NW and Old Airport Road into a Panda Express Restaurant. Upon review from various municipalities, it was determined that the drainage system in place was undersized and does not function properly. As part of the redevelopment, a new underground storm drain system is being proposed.

The current drainage system collects water through area drains and conveys the storm water through an underground pipe. The pipe discharges the water to a storm structure located on the adjacent property to the southwest which then releases it via surface flow into the Corrales Lateral. This system was meant to handle the 100-year event covering not only the proposed project site but the property to the southwest and northeast, roughly 3.25 ac in total. As is, the system is not functioning properly. The surface runoff to the Corrales Lateral appears to have washed out in the past and is a maintenance concern per AMAFCA.

The proposed system will collect runoff in the same collection points as before, meaning drainage patterns of the neighboring property will not be impacted. Unlike the previous system, an underground detention system will be put into place on-site. This system will add underground storage of stormwater, a controlled release rate and include water quality measures. The existing storm drain pipes will be abandoned per plan and the detention discharge and overflow will be rerouted directly into the Corrales Lateral. Draining directly into the lateral will eliminate the issues that the existing system was having.

The “Drainage and Grading Plan” which shows the proposed design and infrastructure to be added has received conditional approval from the MRGCD and AMAFCA engineering departments as of July 29, 2022.

If you have any further questions or comments, please feel free to contact me.

Regards,

Andres Ramirez

Office: 949-453-0111

Direct: 657-291-8881

Andres.Ramirez@rtmec.com

24361 El Toro Road | Suite 230 | Laguna Woods, CA 92637



National resources delivered locally

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH, AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (L) 07 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W., THENCE SOUTH 57 DEG. 19'43" E., A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 19'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES AREOLA CANAL, THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'00" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'00" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.62 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.59 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 18'46" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.88 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH; THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'45" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET (A DISTANCE OF 43.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'53" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH

EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MSC. 780A, PAGE 676 AS DOCUMENT NUMBER 89-81278, RECORDS OF BERNALILLO COUNTY, NEW MEX

BASIS OF ELEVATIONS

NAVD 88

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N34°50'06"E.

BENCHMARKS

SITE BENCH MARK 1:
NEW MEXICO STATE HIGHWAY CONTROL STATION "NM48-N12" DATA
FOUND STANDARD BRASS DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,973.229 US SURVEY FEET EASTING: 1,521,354.471 US SURVEY FEET
ELEV. = 5,026.132 US SURVEY FEET (NAVD 1988)
SITE BENCH MARK 2:
AGRS STATION "8-B14 2003" DATA
FOUND STANDARD 3/4" INCH ALUMINUM DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,802.961 US SURVEY FEET EASTING: 1,521,086.792 US SURVEY FEET
ELEV. = 5,025.398 US SURVEY FEET (NAVD 1988)

FLOODPLAIN STATEMENT

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MARP PANEL 109 OR 825, MAP NO. 3001C0109H, MAP REVISED DATE 08/19/2021, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

DRAINAGE CONDITIONS

1. EXISTING
THE EXISTING SITE IS A DEVELOPED LOT BORDERED BY COORS BLVD. AND THE CORRALES LATERAL. THE SITE CURRENTLY DRAINS DRAIN TO THE SOUTH EAST AND IS COLLECTS BY TWO AREA DRAINS. THESE AREA DRAINS ARE CONNECTED TO AN UNDERGROUND STORM DRAIN SYSTEM THAT DISCHARGES TO A CONCRETE CHANNEL WHICH EVENTUALLY DRAINS TO THE CORRALES CANAL.
EXISTING CONDITIONS SHOWN ARE PER SURVEY OF ACTUAL CONDITIONS AND THE COTTONWOOD VILLAGE GRADING AND DRAINAGE PLAN PREPARED BY DMG CONSULTING ENGINEERS DATED 10/95

2. PROPOSED
THE PROPOSED SITE WILL MAINTAIN THE SAME SOUTH EAST DRAINAGE PATTERN AS THE EXISTING SITE. HOWEVER AFTER REVIEW, IT WAS DETERMINED THAT THE CURRENT STORM DRAIN SYSTEM OUTLET IS NOT FUNCTIONING IN AN ACCEPTABLE MANNER. THE PROPOSED SYSTEM IS AN UNDERGROUND DETENTION SYSTEM, CONSISTING OF TWO CHAMBERS, THAT DIRECTLY DISCHARGES INTO THE CORRALES LATERAL. A RESTRICTOR STRUCTURE AND OVERFLOW STRUCTURE. THE PROPOSED UNDERGROUND DETENTION SYSTEM ADDRESSES THE WATER QUALITY, STORAGE AND OUTLET REQUIREMENTS FOR ALL THREE LOTS

100-Year Detention Volume Required

Requirements: Detention Volume Required for the 100-year event
Allowable Release Rate = 5.07 CFS

Method: Rational

Watershed Area: 2.92 Acres (impervious)
0.32 Acres (pervious)
3.24 Acres (total)

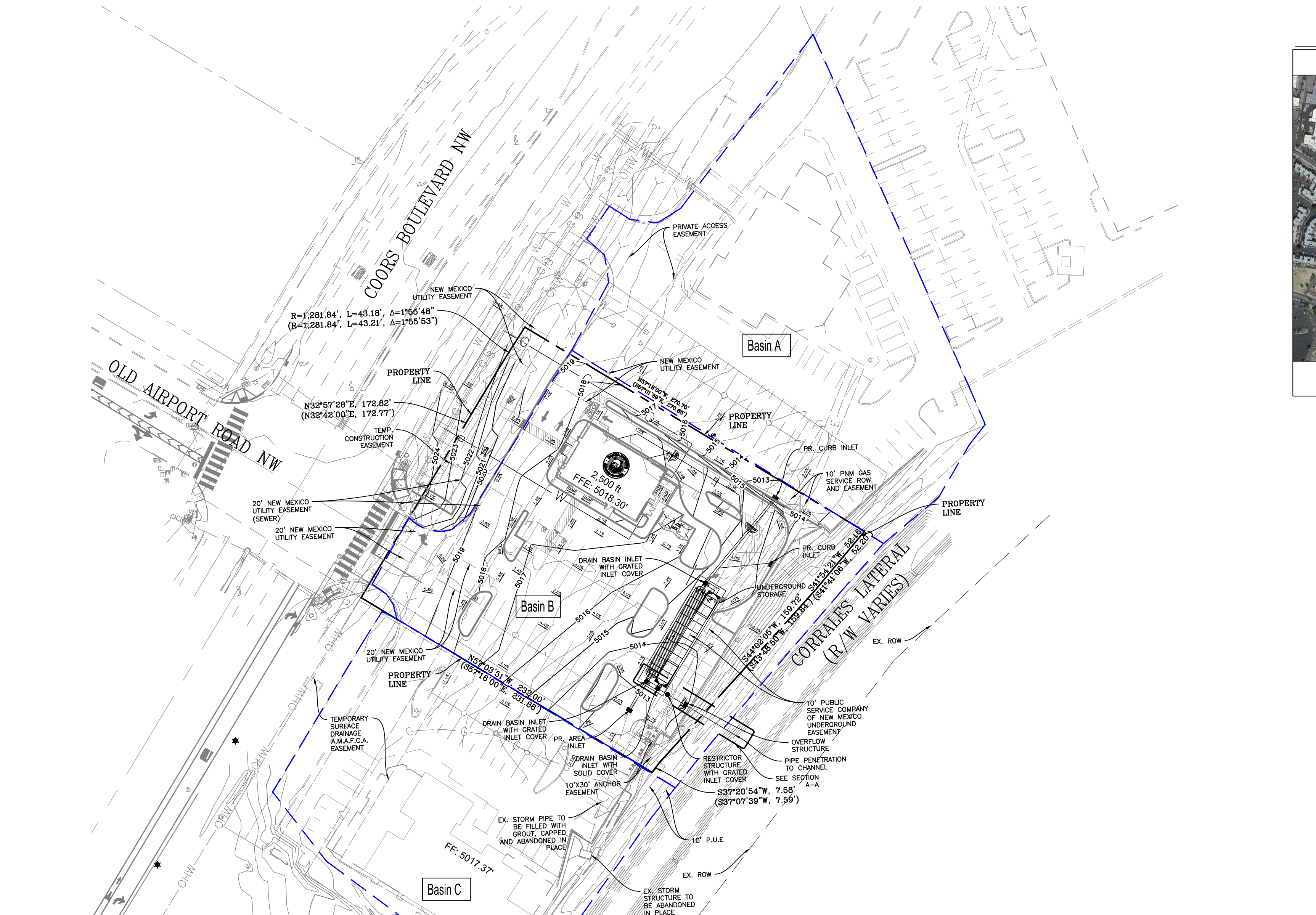
Runoff Coefficients (C):
Runoff Coefficient (C_{comp}) 0.87

Release Rate (Q_{out}):
Max Allow Rel Rate 5.07 cfs

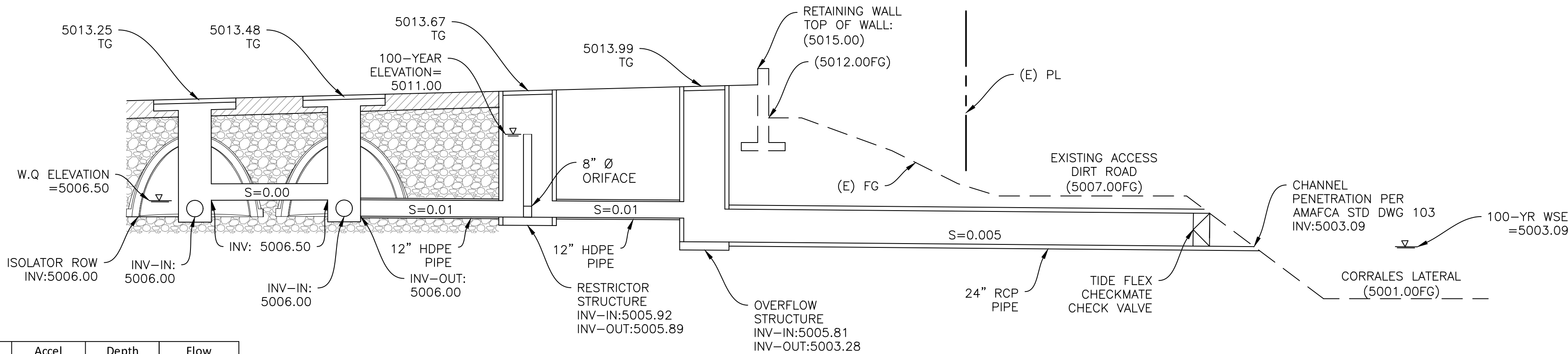
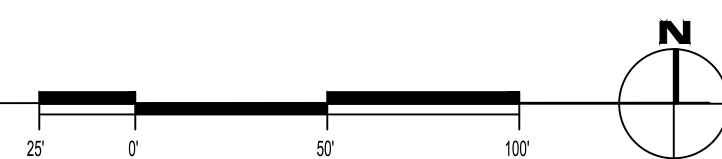
Total Required Storage Volume

Storm Duration t	Rainfall Intensity I 100-yr (in/hr)	Pond Inflow Q _{in} -CIA cfs	Storage Rate Q _{in} -Q _{out} cf	Required Storage cf	Required Storage ac-ft
0.08	6.46	18.21	13.14	3942	0.09
0.17	4.91	13.84	8.77	5262	0.12
0.20	4.58	12.91	7.84	5645	0.13
0.25	4.08	11.50	6.43	5788	0.13
0.50	2.74	7.72	2.65	4776	0.11
1.00	1.69	4.76	-0.31	-1102	-0.03
2.00	0.96	2.71	-2.36	-17020	-0.39
3.00	0.67	1.89	-3.18	-34359	-0.79
6.00	0.36	1.01	-4.06	-87593	-2.01

100-Yr Required Storage Volume = 5788 cf



DRAINAGE AND GRADING PLAN



CROSS SECTION A-A

(1" = 5')

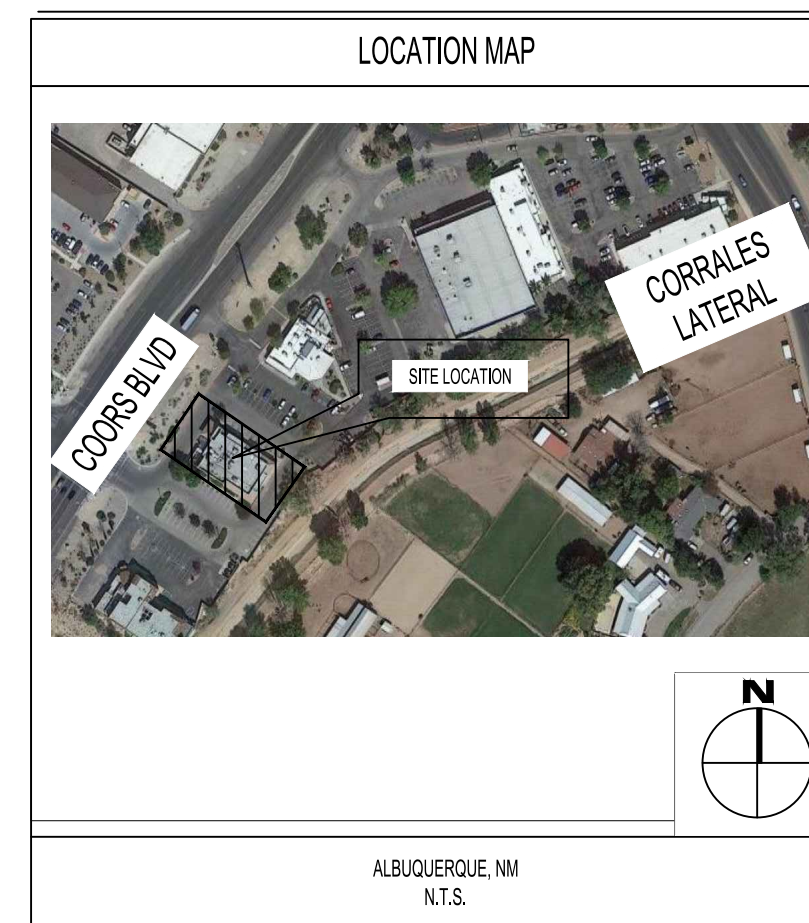
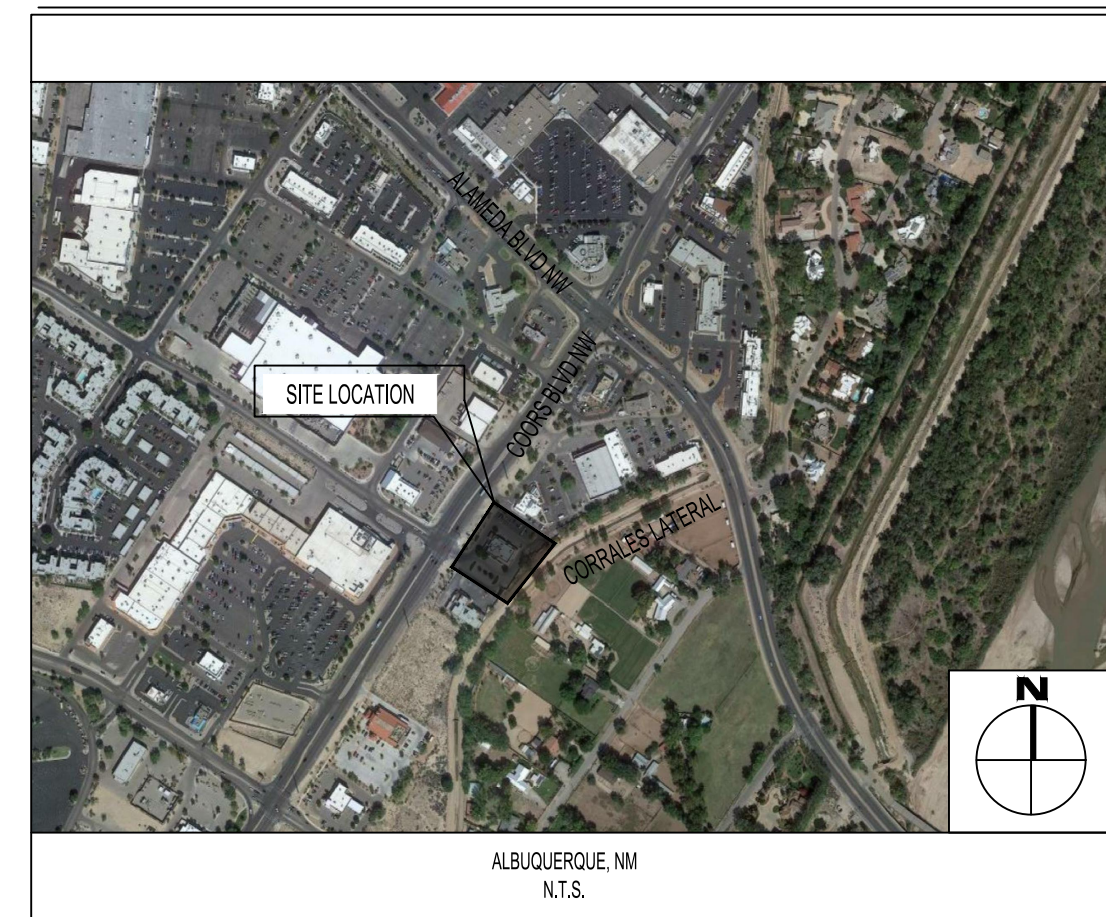
Storm Event	Max Release Rate Q _{in} cfs	Discharge Coeff C _d	Orifice Dia D in	Orifice Dia D ft	Orifice Area A sf	Accel Due to Gravity g ft/s ²	Depth h ft	Flow Rate Q cfs
100-yr	5.07	0.6	8	0.667	0.349	32.2	5.00	3.76

PROPOSED SITE									
Basin	Area AC	Land Treatment A (C=0.34) AC	Land Treatment B (C=0.47) %	Land Treatment C (C=0.63) AC	Land Treatment D (C=0.9) %	C	I (in/hr)	100-Year, 12-min Flow Q _c -CIA (CFS)	
Basin A	1.15	0	0	0	0	0.12	10	1.04	90
Basin B	1.21	0	0	0	0	0.18	15	1.03	85
Basin C	0.88	0	0	0	0	0.09	10	0.79	90
Total=	3.24								12.88

Max. Allowable Discharge = 5.07 CFS
Required Storage Volume = 5,788 CF

Water Quality Volume = 0.26 x 1.03 x 43,560 / 12 = 972 CF
Isolator Row Volume = 6,012 CF / 2 = 3,006 CF
Required Water Quality Volume Met at Elevation 5006.5 with culm. Volume of 975 CF

Max. 100-year Discharge = 3.76 CFS
Total Volume Provided = 6,012 CF



NOTES

- STORM DRAINS THAT ARE TO BE ABANDONED ARE TO BE FILLED WITH GROUT AND CAPPED. ALTERNATE METHODS OF ABANDONMENT ARE TO BE APPROVED BY THE CITY OF ALBUQUERQUE AND AMAFCA.

CONCLUSION

THE PROPOSED GRADING AND DRAINAGE SYSTEM ARE SIGNIFICANT IMPROVEMENTS TO THE DRAINAGE THE CURRENT SITE IS EXPERIENCING. THE UNDERGROUND DETENTION SYSTEM IS SIZED TO SMOOTHLY HANDLE THE 100-YEAR STORM AND THE OVERFLOW STRUCTURE WILL MINIMIZE PONDING IN CASE THE SYSTEM EVER GETS CLOGGED. WITH THE IMPLEMENTATION OF THE IMPROVEMENTS PRESENTED HEREON, WE ARE REQUESTING THAT THIS PLAN BE APPROVED.



EXPIRES 12-31-2023



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

NO.	DATE	DESCRIPTION

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756-4180
www.rtmec.com
OH Certificate of Authority: 05046



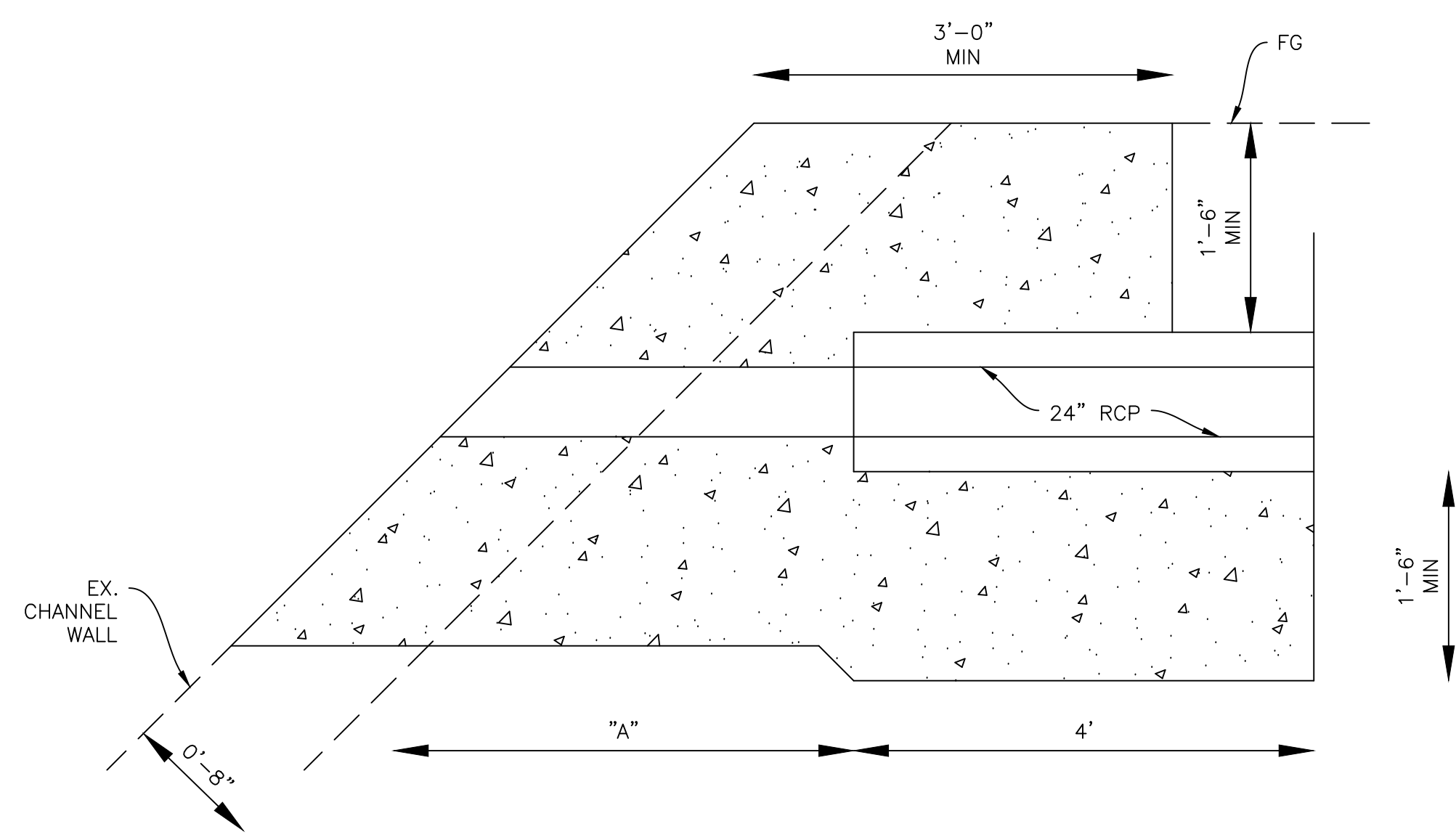
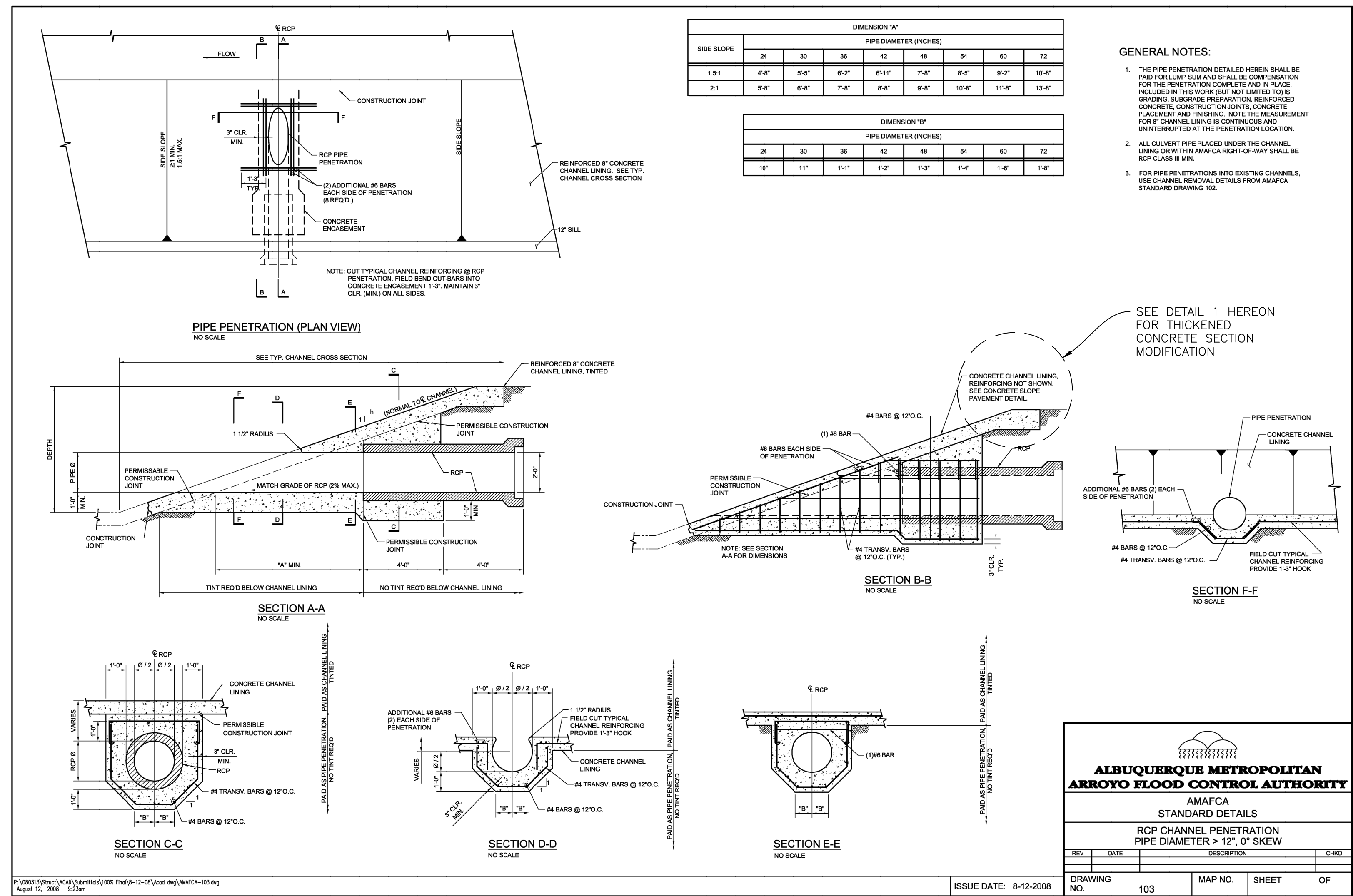
HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

GRADING AND DRAINAGE PLAN

1.0



- NOTES:**
- MODIFICATION DETAIL TO ONLY BE REFERENCED FOR THE THICKENED CONCRETE SECTION. ALL OTHER NOTES, DIMENSIONS, REQUIREMENTS, SPECIFICATIONS ETC. ARE TO BE PER AMAFCA STANDARD 103.
 - MODIFICATION OF STANDARD 103 TO BE APPROVED BY AMAFCA PRIOR TO CONSTRUCTION AND IS SUSCEPTIBLE TO CHANGE PENDING REVIEW.

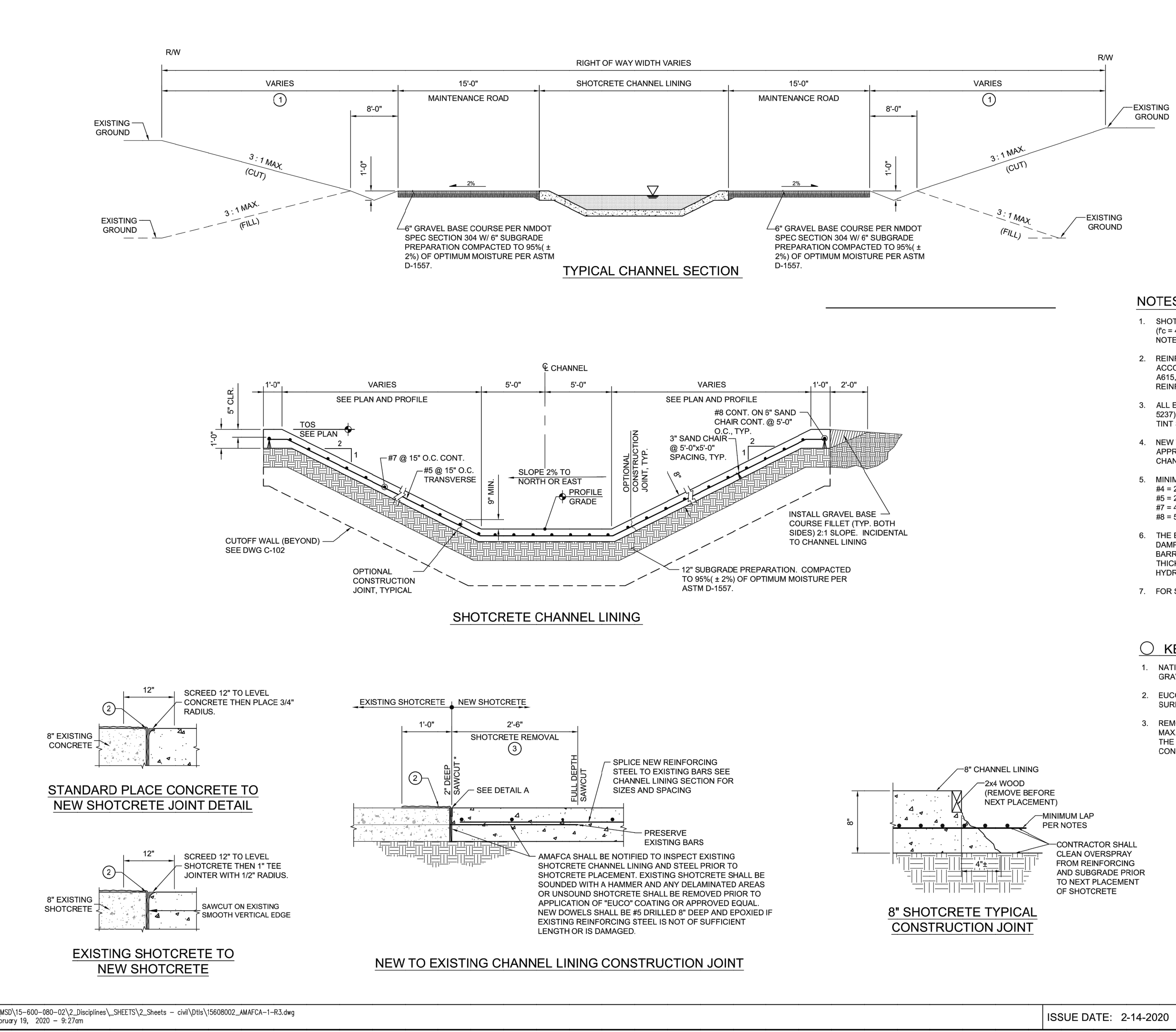
1 MODIFIED THICKENED CONCRETE SECTION NTS

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
AMAFCA STANDARD DETAILS
 RCP CHANNEL PENETRATION
 PIPE DIAMETER > 12", 0° SKEW

REV	DATE	DESCRIPTION	CHKD

DRAWING NO. 103 MAP NO. SHEET OF

ISSUE DATE: 8-12-2008



- NOTES FOR SHOTCRETE CHANNEL CONSTRUCTION**
- SHOTCRETE: CONCRETE SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS (FC-400) MINIMUM. 3/4" CHAMFER ON ALL EXPOSED FORMED EDGES UNLESS NOTED OTHERWISE.
 - REINFORCING STEEL: STEEL REINFORCEMENT AND PLACEMENT SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND SHALL CONFORM TO ASTM A615, GRADE 60. ALL LAP SPICES SHALL BE CLASS "B" UNLESS NOTED OTHERWISE. REINFORCING STEEL SHALL BE INCIDENTAL TO CONCRETE BID ITEMS.
 - ALL EXPOSED CONCRETE SHALL BE TINTED WITH SAN DIEGO BUFF (DAVIS COLOR 5207) AT THE REDUCED DOSEAGE OF 1.8 LB PER BAG OF CEMENT, OR APPROVED EQUAL. TINT SHALL BE INCIDENTAL TO THE COST OF THE RESPECTIVE CONCRETE.
 - NEW TO EXISTING CHANNEL CONSTRUCTION: EUCO ARC LITHIUM NITRATE OR APPROVED EQUAL TREATMENT IS REQUIRED FOR ANY EXISTING CONCRETE CHANNELS. SEE DETAILS FOR INSTALLATION REQUIREMENTS, THIS SHEET.
 - MINIMUM REBAR LAP LENGTH (CLASS B LAPS):
 #4 = 25"
 #5 = 28"
 #7 = 43"
 #8 = 54"
 - THE EARTH SIDE OF SILL WALLS SHALL BE WATERPROOFED AT IRRIGATED AREAS AND DAMP PROOFED AT ALL OTHER AREAS. WATERPROOFING SHALL BE CONWRAP BARRIER CS-212 AS MANUFACTURED BY CONCRETE SEALANTS, INC. (MEMBRANE THICKNESS 0.100 INCHES MINIMUM) OR APPROVED EQUAL. DAMP PROOFING SHALL BE HYDROCODE 7000 OR APPROVED EQUAL.
 - FOR SILL WALL AND CUTOFF WALL DETAILS SEE SHEET C-102.

- KEYED NOTES**
- NATIVE RE-VEGETATION: SEE CITY OF ALBUQUERQUE SPECIFICATION SECTION 1012. GRAVEL MULCH IS REQUIRED FOR SLOPES GREATER THAN 30%.
 - EUCO ARC LITHIUM NITRATE COATING OR APPROVED EQUAL APPLIED TO VERTICAL SURFACE AND 12" OF TOP SURFACE OF EXISTING CONCRETE TO REMAIN.
 - REMOVAL OF CONCRETE ADJACENT TO THE 2" SAWCUT WILL BE WITH A 30 LB. MAX. PNEUMATIC HAMMER. IN THE EVENT OF DAMAGE TO THE CONCRETE TO REMAIN, THE CONTRACTOR SHALL RE-SAW THE 2" JOINT AND REMOVE AND REPLACE THAT CONCRETE AT NO COST.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
AMAFCA STANDARD DETAILS
 SHOTCRETE CHANNEL STRUCTURE SECTIONS AND DETAILS

REV	DATE	DESCRIPTION	CHKD

DRAWING NO. C-102S MAP NO. SHEET OF

ISSUE DATE: 2-14-2020



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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

NO.	DATE

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582

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 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS
 10126 COORS BOULEVARD
 ALBUQUERQUE, NM 87114

GRADING AND DRAINAGE PLAN DETAILS
 1.1

RECEIPTS

Year/Bill	2023 23582	Payment	Effective Date	07/18/2022
Category	02 Misc Cash Receipts		Entry Date/Time	07/18/2022 09:42
Receipt	23582		Clerk	cristian
Amount	200.00		Department	110 ACCOUNTING
Batch	6248		Source	Payment Entry
Transaction	25001		GL Eff. Date	07/18/2022
Customer			Posted Date	
Property Code			Yr/Per/Jnl	2023 01
Web Transaction? N			Batch Status:	In Proof/Initial
External Batch			Reversal Status:	Not Reversed Voided? N
Reference			Reason	
Comment	LIC#162-2022		Paid By Ref	ABELN ERIC

Seq.	Pmt. Method	Check/Card	Deposited	Paid By	Pay Date
	Total Amount	Applied Amount			Clear Date
1	CREDIT CARD 200.00	VISA#08171D 200.00	071822212		07/18/2022

Line	Charge	Description	Principal Paid	Interest Paid
1	06	LICENSE APPLICATION	200.00	0.00

Inst.	Principal Paid	Interest Paid
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No Installment detail records exist.

To: John D. Cater, PhD, RPA
From: Liza Yazzie, Realty Specialist
Subject: Sec 106 Review – Reclamation/MRGCD Joint license
Date: September 14, 2022

Proposed Action: Reclamation/MRGCD proposes to issue joint licenses to multiple entities to install and maintain facilities across the identified right of ways:

BOR Contract: 22-LM-4L-125520
MRGCD Contract: 162-2022
Location: MRGCD Map 22, Section 8, T.11N, R3E., NMPM
Area of Disturbance: Corrales Acequia
Work area: License to install and maintain a buried 24" Ø storm water outfall into Corrales Acequia Right-of-Way to serve lot 2A1, plat of lots 1A, 2A1, and 2B1 northeast portion of Black Ranch, in the care of current owners, its assigns, and/or successors.
U.S. interests: Easement

Findings of ARMS review:

In order for the projects to comply with Section 106 of the National Historic Preservation Act of 1966, the Albuquerque Area Office of the Bureau of Reclamation (Reclamation) conducted a review in the Archaeological Records Management Section (ARMS) with the following findings:

No archaeological resources and no recorded sites within the proposed project sites.

No cultural resources were identified. It was determined the proposed actions would have no effect to cultural resources.

If cultural resources are encountered during site constructions or drilling activities, work will cease, and the Reclamation Archaeologist will be notified immediately.

JOHN
CATER

Digitally signed by JOHN
CATER
Date: 2022.09.14
11:18:36 -06'00'

John D. Cater, PhD, RPA
Albuquerque Area Office
Bureau of Reclamation

Date