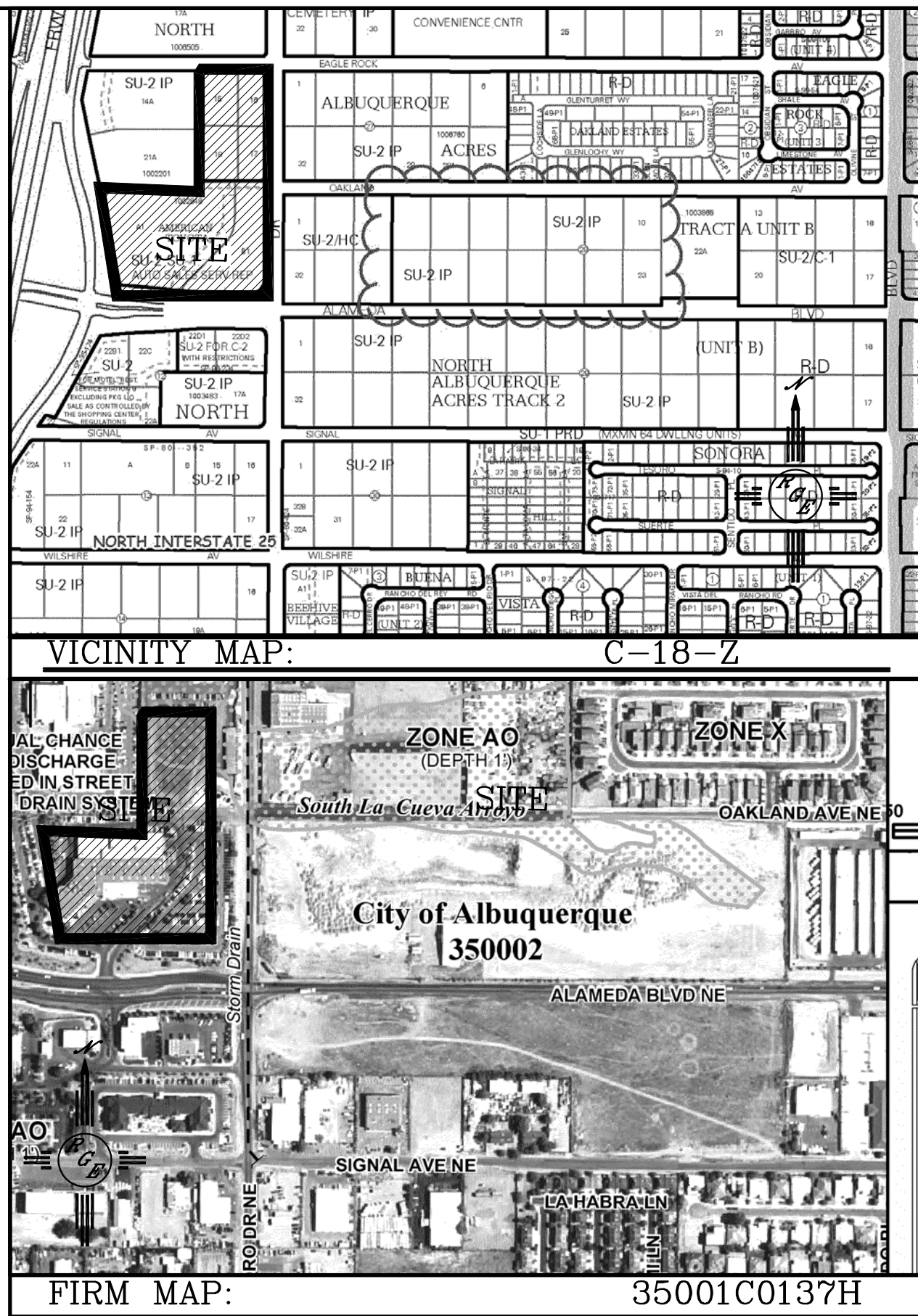
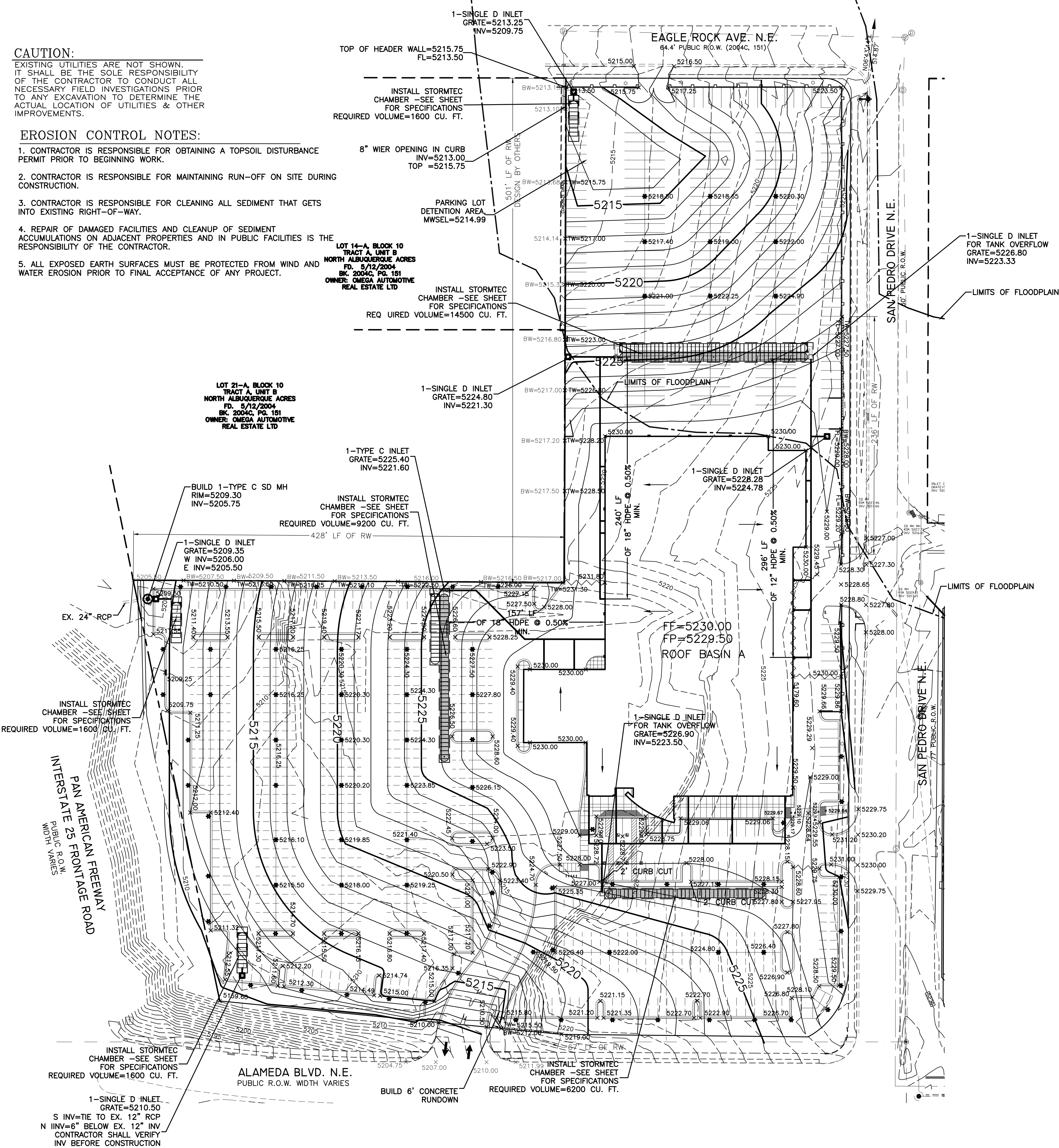


CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL LANDSCAPE MEDIANS WILL BE DEPRESSED 8" FROM FLOW LINE AND 1' CURB OPENING PROVIDED ON THE HIGH SIDE, FOR WATER QUALITY.

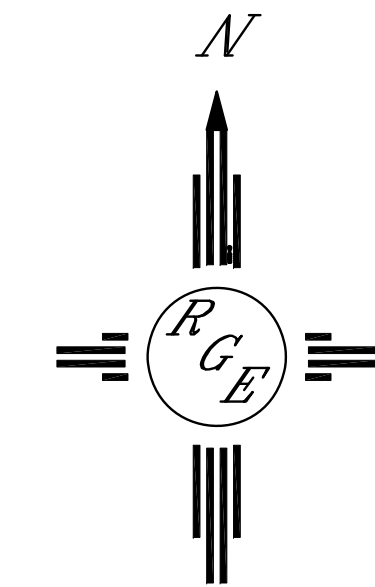
LEGEND

- 5414--- EXISTING CONTOUR
- 5415--- EXISTING INDEX CONTOUR
- 5414--- PROPOSED CONTOUR
- 5415--- PROPOSED INDEX CONTOUR
- 5415--- SLOPE TIE
- 5415--- EXISTING SPOT ELEVATION
- 5415--- PROPOSED SPOT ELEVATION
- 5415--- BOUNDARY
- 5415--- CENTERLINE
- 5415--- RIGHT-OF-WAY
- 5415--- PROPOSED CURB AND GUTTER
- 5415--- EXISTING CURB AND GUTTER
- 5415--- PROPOSED SIDEWALK
- 5415--- PROPOSED SETBACK
- 5415--- PROPOSED LOT LINE
- 5415--- PROPOSED SCREEN WALL
- 5415--- PROPOSED RETAINING WALL
- 5415--- LIMITS OF FLOODPLAIN

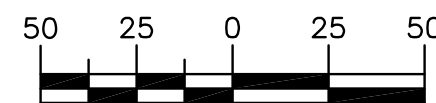
ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL 	AMERICAN TOYOTA		DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN		DATE 3-27-15
 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #		21403-LAYOUT-1-25-14
	JOB #		21403



GRAPHIC SCALE



SCALE: 1"=50'