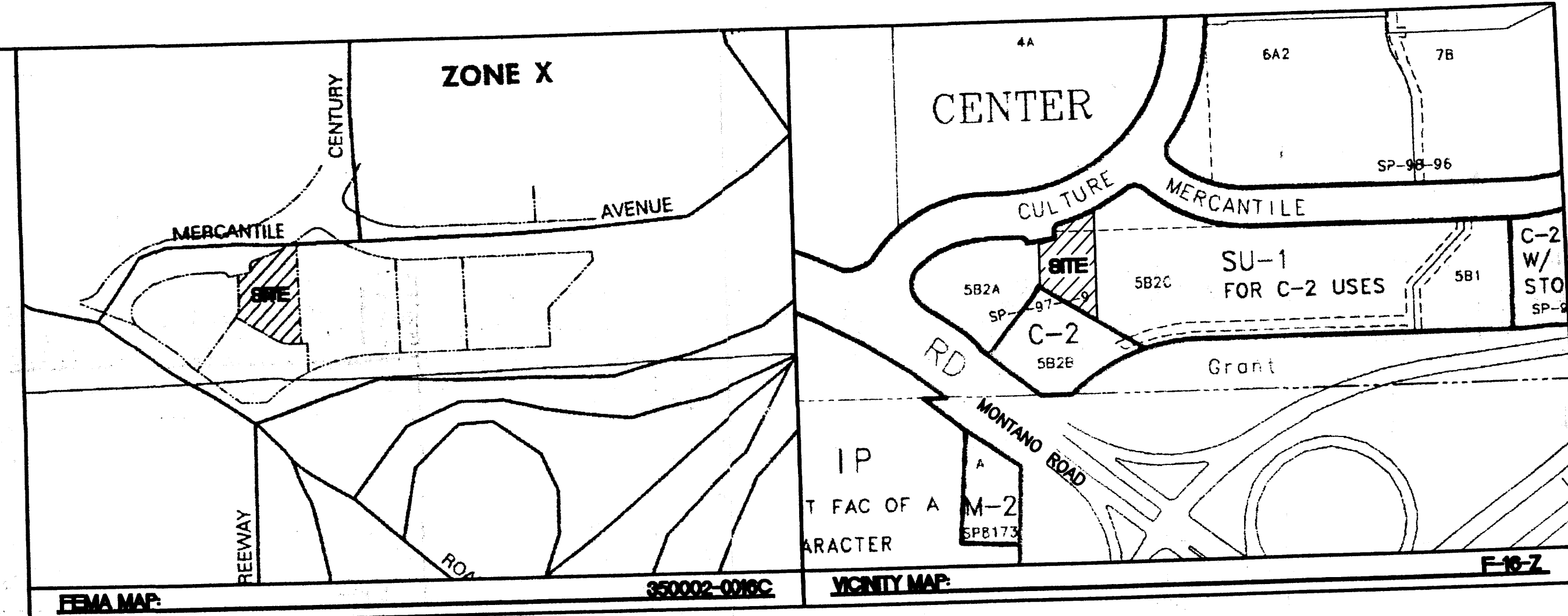


- LEGEND**
- ===== EXISTING CURB & GUTTER
 - ===== PROPOSED HEADER CURB
 - BOUNDARY LINE
 - ===== RETAINING WALL
 - ===== PROPOSED SIDEWALK
 - EX. 36" RCP
 - EXISTING STORM SEWER
 - 8" PVC
 - PROPOSED STORM SEWER
 - WATER SURFACE ELEVATION
 - ⊙ EXISTING STORM SEWER MH
 - ⊙ PROPOSED STORM SEWER MH
 - PROPOSED DROP INLET



- EROSION CONTROL PLAN NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

TEMPORARY BENCHMARK
 STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE
 RIM=5089.22

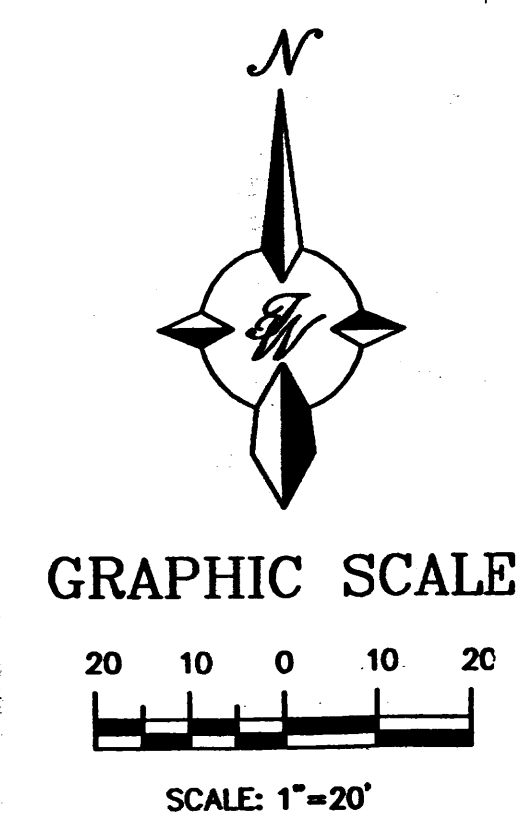
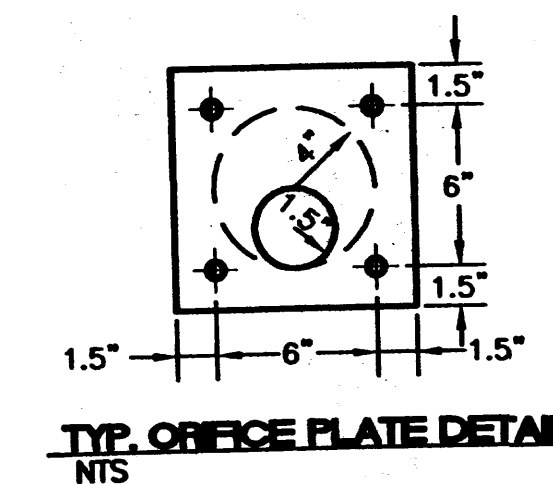
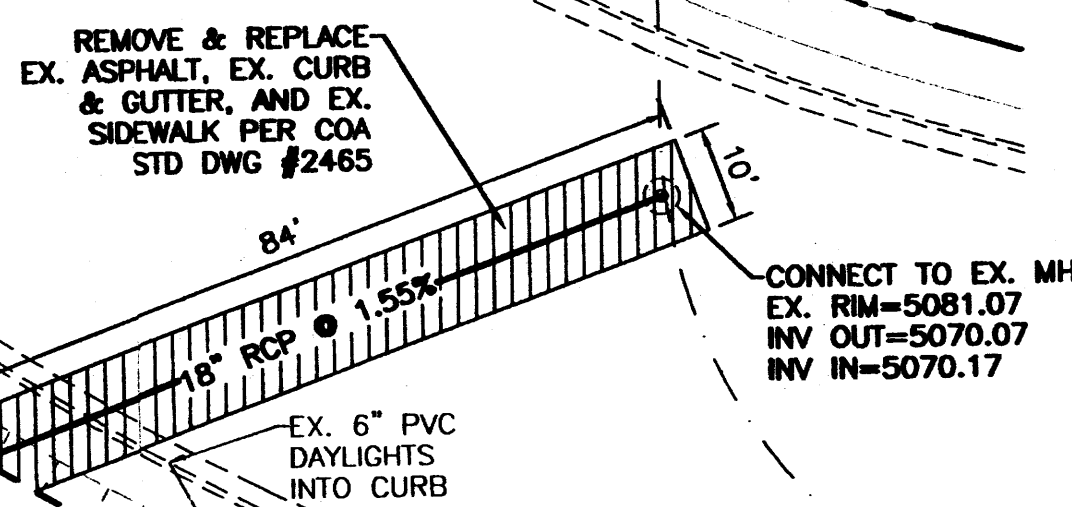
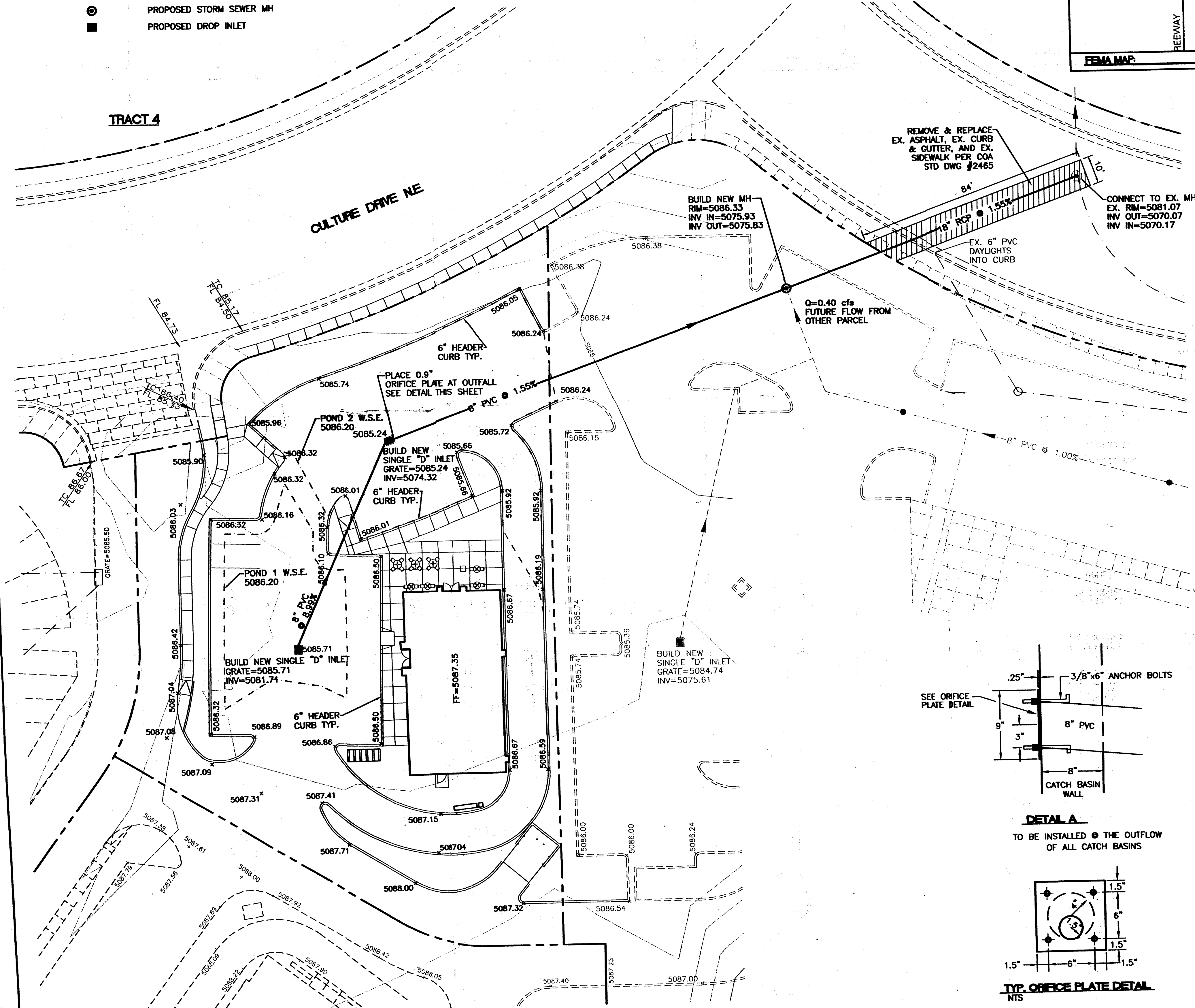
ACS BENCHMARK
 ACS Z-F16: STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
 Y=1504671.78
 X=380920.06
 ELEV.= 5062.02'

- GENERAL NOTES:**
- CROSS DRAINAGE EASEMENT GRANTED BY PLAT FILED JANUARY 8, 1997, VOL. 97C, FOLIO 12.
 - ALL WHEELCHAIR RAMPS TO BE BUILT PER COA STD DWG #2441.
 - ALL 6" HEADER CURB AND GUTTER TO BE BUILT PER COA STD DWG #2415.
 - ALL TEMPORARY ASPHALT CURB TO BE BUILT PER COA STD DWG #2415.
 - BUILD TYPE "D" DROP INLET PER COA STD DWG #2206.

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

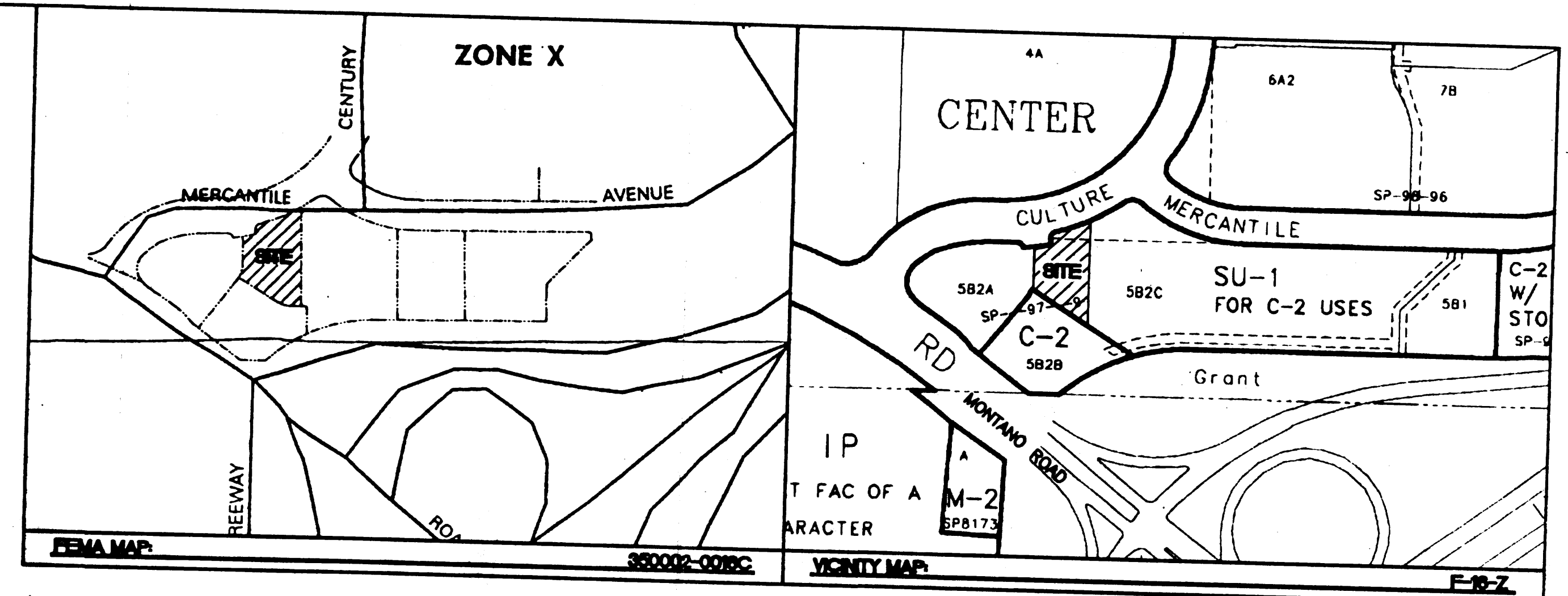
APPROVAL	NAME	DATE
INSPECTOR	CONSPR	12/10/01

	PANDA EXPRESS RENAISSANCE CENTER	DRAWN BY: BDG
	GRADING AND DRAINAGE PLAN	DATE: 02-09-01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	20550VGR.DWG
		SHEET # 6 OF 8
		JOB # 200055



LEGEND

- ===== EXISTING CURB & GUTTER
- ===== PROPOSED HEADER CURB
- BOUNDARY LINE
- ===== RETAINING WALL
- ===== PROPOSED SIDEWALK
- EX. 36" RCP ----- EXISTING STORM SEWER
- 8" PVC ----- PROPOSED STORM SEWER
- WATER SURFACE ELEVATION
- ⊙ EXISTING STORM SEWER MH
- ⊙ PROPOSED STORM SEWER MH
- PROPOSED DROP INLET



EROSION CONTROL PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.

TEMPORARY BENCHMARK

STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE
RIM=5089.22

ACS BENCHMARK

ACS 2-F16; STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANA ROAD N.E.
Y=150471.78
X=360920.06
ELEV.= 5062.02'

GENERAL NOTES

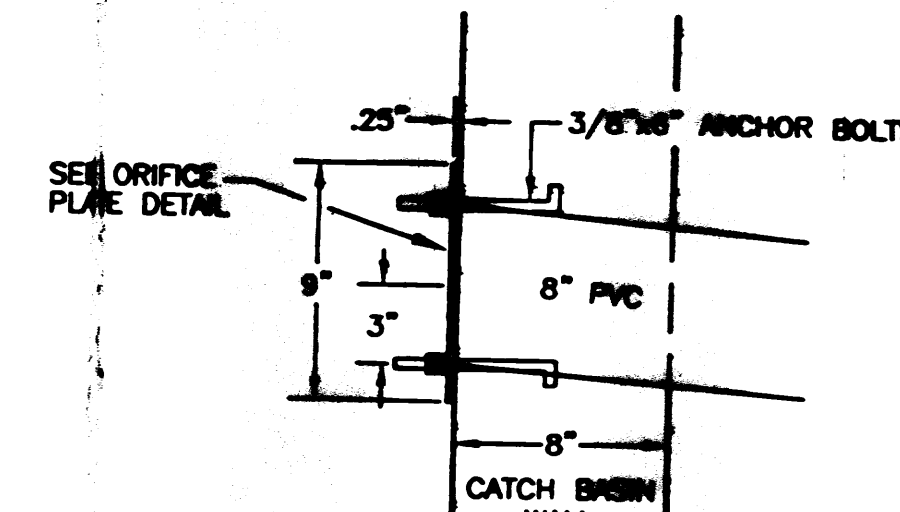
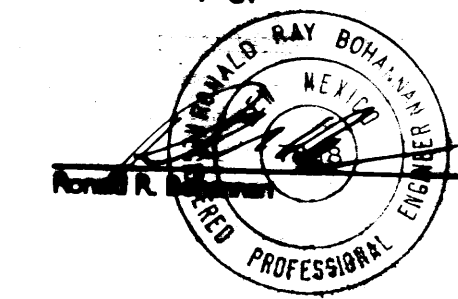
1. ALL SPOT ELEVATIONS SHOWN ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
2. CROSS DRAINAGE EASEMENT GRANTED BY PLAT FILED JANUARY 8, 1997, VOL. 97C, FOLIO 12.
3. ALL WHEELCHAIR RAMPS TO BE BUILT PER COA STD DWG #2441.
4. ALL 8" HEADER CURB AND GUTTER TO BE BUILT PER COA STD DWG #2415.
5. ALL TEMPORARY ASPHALT CURB TO BE BUILT PER COA STD DWG #2415.
6. BUILD TYPE "D" DROP INLET PER COA STD DWG #2206.

NOTICE TO CONTRACTORS

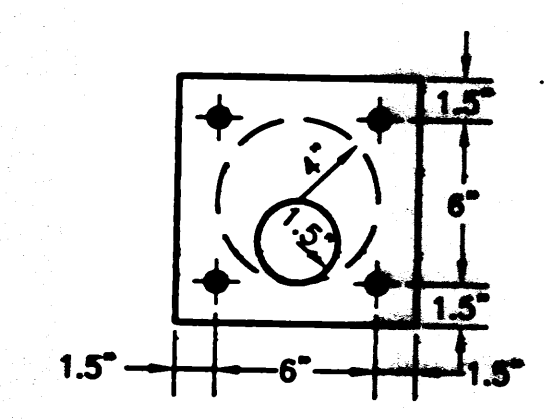
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7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 10/12/01. Survey information was supplied by J. J. J. Co., Inc. in accordance with normal surveying practices.

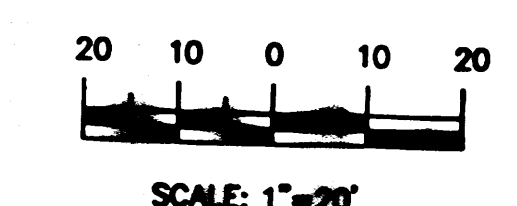


DETAIL A
TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS



DETAIL B: OFFICE PLAN

GRAPHIC SCALE

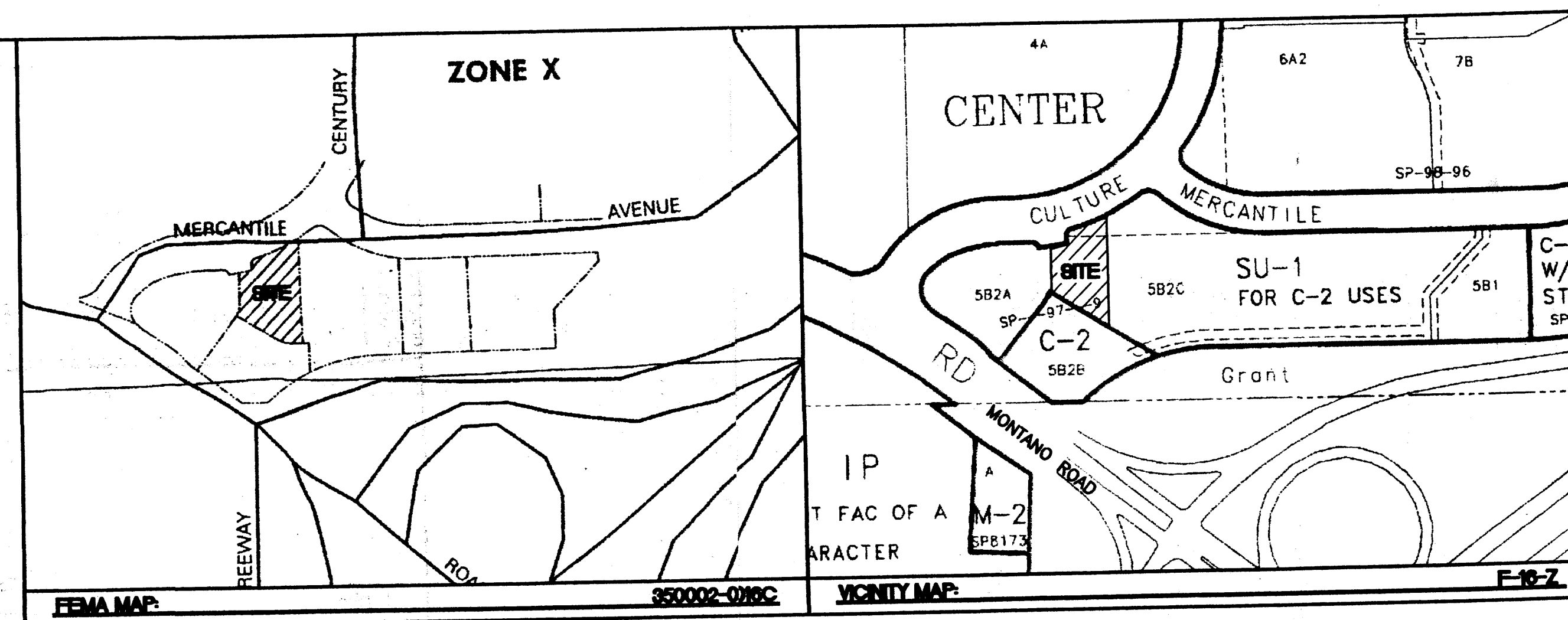


NO.	DATE	REVISIONS
1	10/12/01	ISSUED LOT LINES AND ACRES

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNON P.E. 7868</p>	<p>PANDA EXPRESS RENAISSANCE CENTER</p> <p>GRADING AND DRAINAGE PLAN</p> <p>TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100</p>	<p>DRAWN BY BOC</p> <p>DATE 10/12/01</p> <p>2183GR-PAND.DWG</p> <p>SHEET # 6 OF 8</p> <p>JOB # 200055</p>
----------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------

LEGEND

- ===== EXISTING CURB & GUTTER
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STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE
RIM=5089.22

ACS BENCHMARK

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Y=1504871.78
X=390920.06
ELEV.= 5062.02'

GENERAL NOTES:

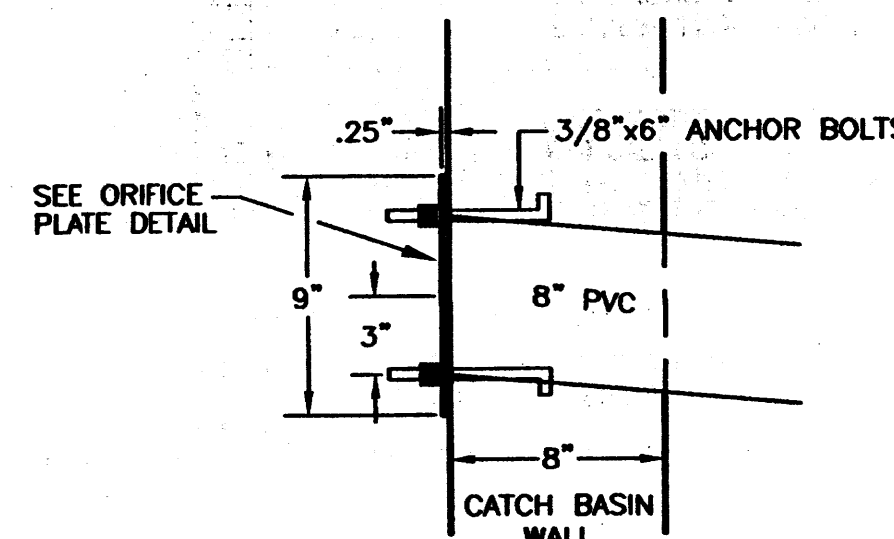
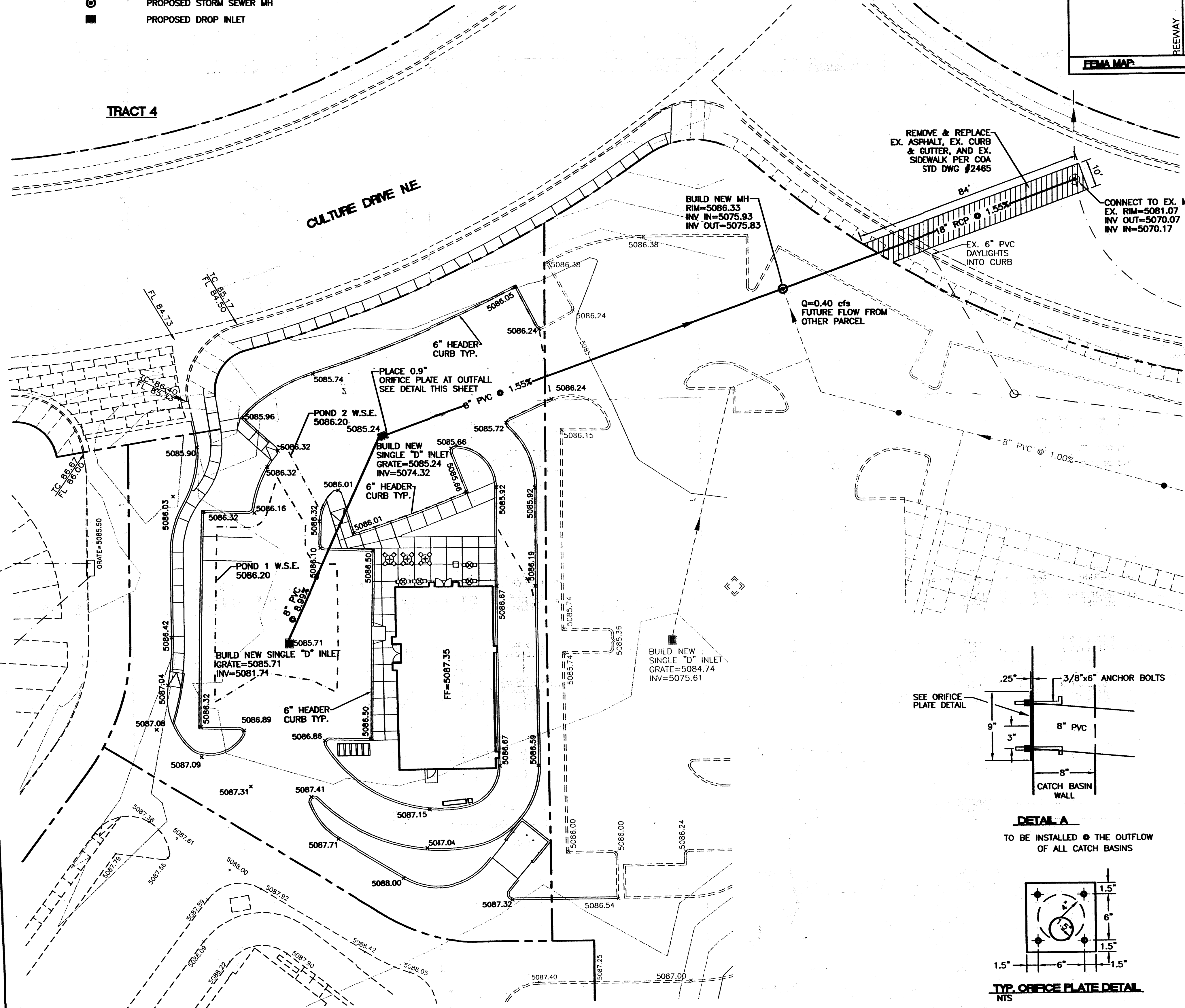
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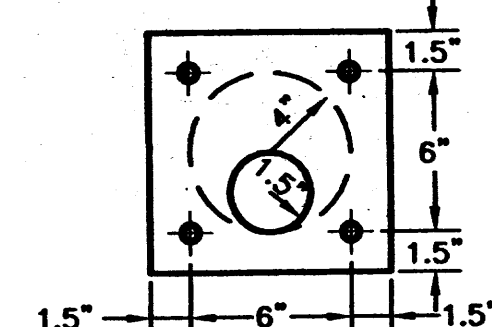
APPROVAL	NAME	DATE
INSPECTOR	<i>Col. S. D. Miller</i>	12/10/01

	ENGINEER'S SEAL	PANDA EXPRESS RENAISSANCE CENTER	DATE 02-09-01
		GRADING AND DRAINAGE PLAN	20550VGR.DWG
		TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 6 OF 8
			JOB # 200055



DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS



NTS

