

TEMPORARY CONSTRUCTION EASEMENT NOTE:
ALL CONSTRUCTION ON LOT C-1 FALLS WITHIN A
TEMPORARY CONSTRUCTION EASEMENT
EFFECTIVE DECEMBER 01, 2024

CONSTRUCTION ACTIVITY:
REMOVAL OF EXISTING ASPHALT TO CONSTRUCT A PANDA
EXPRESS RESTAURANT WITH NEW CONCRETE
DRIVEWAYS AND PARKING STALLS.

PRE-CONSTRUCTION CONDITIONS:
LOT C-2 WAS ALL ASPHALT WITH NO EXISTING
STRUCTURES.

SEDIMENT TRAP NOTE:
REQUIRED STORAGE = 3,600 PER 1 ACRE =
3,600 CF / 0.87 ACRES = 3,132 CF
TRAP 1 = 562 SF ASSUMING 2.5 FT DEPTH = 1404 CF
TRAP 2 = 691 CF ASSUMING 2.5 FT DEPTH = 1728 CF
TOTAL PROVIDED STORAGE = 3,132 CF

MAINTENANCE NOTE:
PERIMETER CONTROL
1. REMOVE SEDIMENT BEFORE IT HAS
ACCUMULATED TO ONE-HALF OF THE
ABOVE-GROUND HEIGHT OF ANY PERIMETER
CONTROL; AND
2. AFTER A STORM EVENT, IF THERE IS EVIDENCE OF
STORMWATER CIRCUMVENTING OR
UNDERCUTTING THE PERIMETER CONTROL,
EXTEND CONTROLS AND/OR REPAIR UNDERCUT
AREAS TO FIX THE PROBLEM.
CONSTRUCTION ENTRANCE
1. IMPLEMENT ADDITIONAL TRACK-OUT CONTROLS
AS NECESSARY TO ENSURE THAT SEDIMENT
REMOVAL OCCURS PRIOR TO VEHICLE EXIT; AND
2. WHERE SEDIMENT HAS BEEN TRACKED-OUT FROM
YOUR SITE ONTO PAVED ROADS, SIDEWALKS, OR
OTHER PAVED AREAS OUTSIDE OF YOUR SITE,
REMOVE THE DEPOSITED SEDIMENT BY THE END
OF THE SAME BUSINESS DAY IN WHICH THE
TRACK-OUT OCCURS OR BY THE END OF THE NEXT
BUSINESS DAY IF TRACK-OUT OCCURS ON A
NON-BUSINESS DAY. REMOVE THE TRACK-OUT BY
SWEEPING, SHOVELING, OR VACUUMING THESE
SURFACES, OR BY USING OTHER SIMILARLY
EFFECTIVE MEANS OF SEDIMENT REMOVAL. YOU
ARE PROHIBITED FROM HOISING OR SWEEPING
TRACKED-OUT SEDIMENT INTO ANY
CONSTRUCTED OR NATURAL SITE DRAINAGE
FEATURE, STORM DRAIN INLET, OR RECEIVING
WATER.

SEDIMENT TRAP
1. REMOVE ACCUMULATED SEDIMENT TO MAINTAIN
AT LEAST ONE-HALF OF THE DESIGN CAPACITY
AND CONDUCT ALL OTHER APPROPRIATE
MAINTENANCE TO ENSURE THE BASIN OR
IMPOUNDMENT REMAINS IN EFFECTIVE
OPERATING CONDITION

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
WaB	Wink fine sandy loam, 0 to 5 percent slopes	28	1.1	100.0%
Totals for Area of Interest			1.1	100.0%



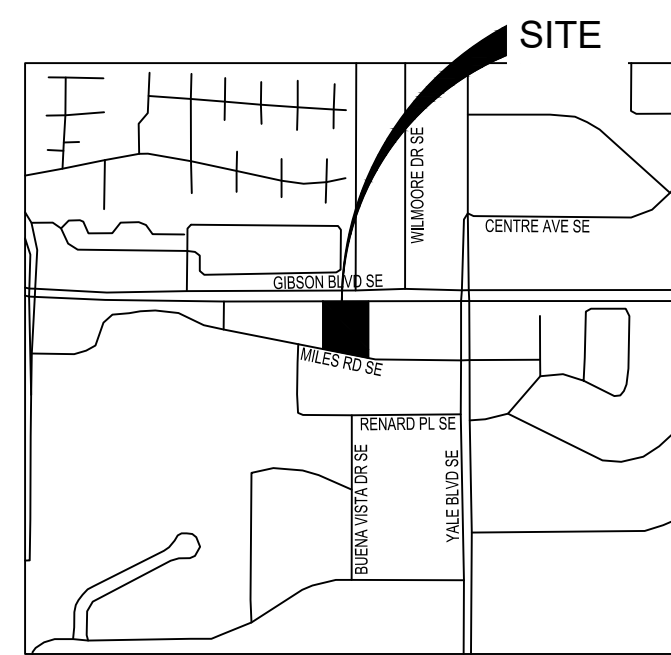
Report - Particle Size and Coarse Fragments									
Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico									
Map symbol and soil name	Horizon	Depth	Sand	Silt	Clay	Total fragments	Fragments 2-74 mm	Fragments 75-249 mm	Fragments 250-599 mm
			L-RV-H Pct	L-RV-H Pct	L-RV-H Pct	RV Pct	RV Pct	RV Pct	RV Pct
WaB-Wink fine sandy loam, 0 to 5 percent slopes									
Wink	H1	0-6	-71-	-17-	8-13- 18	10	8	2	-
	H2	6-60	-67-	-20-	8-13- 18	10	8	2	-

CONSTRUCTION SEQUENCE

1. INSTALL INITIAL EROSION & SEDIMENT CONTROL MEASURES.
2. CONSTRUCT MATERIAL STOCKPILES AND OTHER POLLUTION PREVENTION MEASURES.
3. DEMOLISH EXISTING SITE FEATURES.
4. CLEAR AND GRUB.
5. BEGIN ROUGH GRADING.
6. INSTALL UTILITIES.
7. CONSTRUCT BUILDING & PAVING.
8. STABILIZE ALL DISTURBED AREAS.
9. REMOVE EROSION AND SEDIMENT CONTROL MEASURES.

CONSTRUCTION NOTE:
DESIGN OF THE PANDA EXPRESS SITE, AS SHOWN IN THESE PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY AND SURROUNDING SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE. NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH DESIGN PRIOR TO ANY WORK DONE.

BM 24 -116
ALBUQUERQUE CONTROL STATION
LOCATION: 1-3/4" METALLIC DISK EPOXYED TO TOP OF CONCRETE CURB AT NINE INTERSECTION OF GIBSON BLVD SE & YALE BLVD SE. ELEVATION: 5191.306 (NAVD 88)



LOCATION MAP NOT TO SCALE

PROPOSED LEGEND

- TEMPORARY CONSTRUCTION EXIT
- FS INSTALL FILTER SOCK (SEE DETAIL SHEET)
- CONCRETE WASHOUT AREA
- LIMITS OF DISTURBANCE
- SF INSTALL SILT FENCE (SEE DETAIL SHEET)
- CONSTRUCTION STAGING AREA
- INSTALL DIVERSION DIKE (SEE DETAIL SHEET)
- CONSTRUCTION STAGING AREA

KEYNOTES

- 1 LIMITS OF LAND DISTURBANCE
- 2 INSTALL FILTREXX FILTER SOCK SEDIMENT PROTECTION OR APPROVED EQUAL - MAINTAIN THROUGHOUT CONSTRUCTION - FIELD ADJUST AS REQUIRED - SEE DETAIL SHEET (C06.1)
- 3 CONCRETE WASHOUT PER EPA STANDARDS - CONTRACTOR TO FIELD ADJUST LOCATION ONSITE AS NEEDED - SEE DETAIL SHEET (C06.1)
- 4 EXISTING GRAVEL AREA TO BE UTILIZED AS THE CONSTRUCTION ENTRANCE
- 5 INSTALL SILT FENCE - SEE DETAIL SHEET (C06.1)
- 6 STOCKPILE LOCATION
- 7 INSTALL DIVERSION DIKE - SEE DETAIL SHEET (C06.1)
- 8 STORMWATER DISCHARGE POINT
- 9 CONSTRUCTION STAGING AREA
- 10 SEDIMENT TRAP SEE DETAIL SHEET (C06.1)
- 11 PROVIDE AGGREGATE FOR ALL OFF SITE GRADING, SEE DETAIL SHEET (C06.1)

EROSION CONTROL NOTES

SEE SHEET C1.1 FOR EROSION CONTROL NOTES

GRADING INFORMATION

PROPERTY AREA = 33,020 SF / 0.76 AC
LIMITS OF DISTURBANCE = 38,086 SF / 0.87 AC
ONSITE DISTURBANCE = 33,020 SF / 0.76 AC
OFFSITE DISTURBANCE = 5,066 SF / 0.11 AC

BMP DESCRIPTION: SITE STABILIZATION

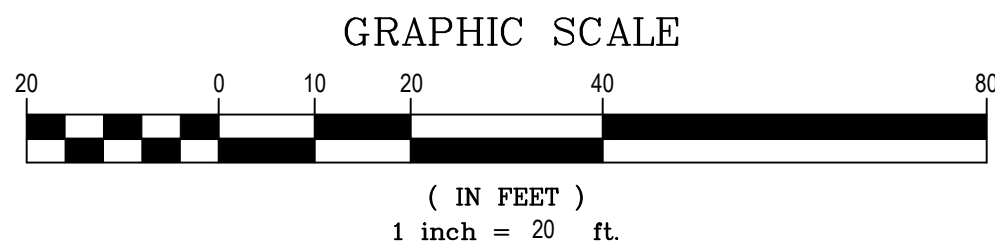
- ALL EXPOSED PORTIONS OF THE SITE SHALL BE STABILIZED THROUGH THE USE OF SEEDING AND MULCHING OR SOD, AND EROSION CONTROL BLANKETS SHALL BE INSTALLED AND MAINTAINED ON SLOPES 3:1 OR STEEPER. PROVIDE NORTH AMERICAN GREEN C125 OR APPROVED EQUAL, TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- UNIFORM VEGETATION MUST BE ESTABLISHED (70% OR MORE OF THE DENSITY OF COVERAGE THAT WAS PROVIDED BY VEGETATION PRIOR TO EARTH-DISTURBING ACTIVITIES). IMMEDIATELY AFTER SEEDING, A NON-VEGETATIVE EROSION CONTROL THAT PROVIDES COVER WHILE THE VEGETATION IS BECOMING ESTABLISHED SHALL BE INSTALLED.
- THE AREAS THAT ARE TO RECEIVE THIS TOPSOIL OVERLAY SHALL BE AS GRADED TO A UNIFORM SLOPE. THE FOLLOWING LIME, FERTILIZER, SEED AND MULCH APPLICATION RATES SHALL APPLY UNLESS A MODIFICATION TO THESE RATES IS OBTAINED THROUGH A SOIL ANALYSIS FROM AN APPROVED SOURCE:
LIME: EFFECTIVE NEUTRALIZING MATERIAL, 2000 POUNDS PER ACRE FERTILIZER:
 - AVAILABLE NITROGEN (N) = 90 POUNDS PER ACRE
 - AVAILABLE PHOSPHORIC ACID (PO) = 90 POUNDS PER ACRE
 - AVAILABLE SOLUBLE POTASH (KO) = 90 POUNDS PER ACRE
- SEEDING MIXTURE:
 - WHEAT, RYE OR OAT CEREAL GRAIN COVER STARTER = 90 POUNDS PER ACRE
 - TALL FESCUE = 50 POUNDS PER ACRE
 - PERENNIAL RYE GRASS = 75 POUNDS PER ACRE
- MULCH: 2 TONS PER ACRE

ALL SITE STABILIZATION PRACTICES TO REMAIN IN PLACE UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED.

INSTALLATION SCHEDULE:
• SEEDING AND MULCHING SHALL TAKE PLACE UPON COMPLETION OF PAVING AND GRADING OR AFTER 14 DAYS OF TEMPORARY INACTIVITY.
• COMPLETION OF STABILIZATION ACTIVITIES SHALL BE NO LATER THAN 14 CALENDAR DAYS AFTER THE INITIATION OF SOIL STABILIZATION MEASURE FOR DISTURBED AREAS LESS THAN OR EQUAL TO 5 ACRES AND IMMEDIATELY IN ANY AREAS OF EXPOSED SOIL WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED FOR DISTURBED AREAS GREATER THAN 5 ACRES.

MAINTENANCE AND INSPECTION:
N/A

RESPONSIBLE STAFF:
PROJECT MANAGER



FLOOD STATEMENT:
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0361 G, EFFECTIVE DATE SEPTEMBER 26, 2008.



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

4 CITY COMMENTS 03-13-25

ISSUE DATE:

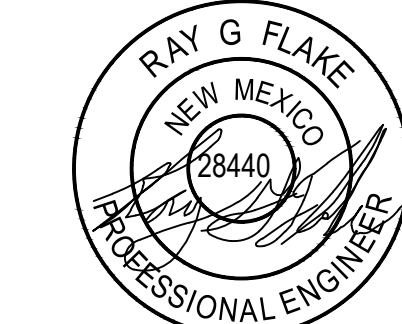
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3RD PERMIT/BID 07-22-24

DRAWN BY:

JRJ

PANDA PROJECT #: S8-25-D26003

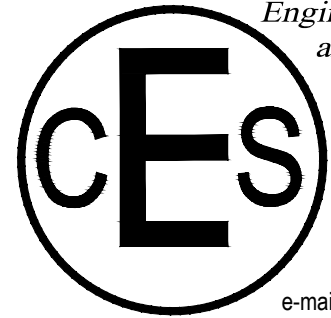
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03/17/2025

Civil Engineering Services

Engineering, Land Planning,
and Environmental



7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401

e-mail: ray@civilingineeringservices.net

PANDA EXPRESS

2040 GIBSON BLVD SE
ALBUQUERQUE, NM 87106

EROSION CONTROL

PLAN

C06.0

BMP DESCRIPTION: DIVERSION BERM AND/OR SWALE
 INSTALLATION SCHEDULE: PRIOR TO INITIATING CONSTRUCTION ACTIVITIES
 MAINTENANCE AND INSPECTION:
 SLOPES TO BE INSPECTED AFTER STORM EVENTS AND REPAIRED AS NECESSARY
 RESPONSIBLE STAFF: PROJECT MANAGER

BMP DESCRIPTION: TOPSOIL WILL BE STORED AND PRESERVED ON SITE. TOPSOIL SHOULD BE COVERED WITH A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHOULD BE STORED IN AN AREA WHERE TOPSOIL WILL BE PRESERVED WITH SEED, FERTILIZER AND STRAW WITHIN A MINIMUM OF 15 DAYS AFTER GRADING OPERATION HAS BEEN COMPLETED.

TEMPORARY

INSTALLATION SCHEDULE: PRIOR TO INITIATING CONSTRUCTION ACTIVITIES, AND AS NEEDED THROUGHOUT CONSTRUCTION

MAINTENANCE AND INSPECTION: TOPSOIL COVER TO BE INSPECTED WEEKLY AND AFTER STORM EVENT. TOPSOIL COVERS TO BE REPAIRED OR REPLACED AND EDGES OF COVER MUST BE RE-ANCHORED IF REQUIRED.

RESPONSIBLE STAFF: PROJECT MANAGER

BMP DESCRIPTION: SOIL WILL BE COMPACTED IN FILL AREAS AND BENEATH PAVED SURFACES AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.

PERMANENT

INSTALLATION SCHEDULE: DAY ONE, AND AS NEEDED THROUGHOUT CONSTRUCTION

MAINTENANCE AND INSPECTION: VISUAL INSPECTION ON DAILY BASIS

RESPONSIBLE STAFF: PROJECT MANAGER

BMP DESCRIPTION: TEMPORARY AND FINAL STABILIZATION. REFER TO SECTION 7 FOR SEEDING MIX, MULCH AND FERTILIZER RATES.

- SEEDING AND MULCHING SHALL TAKE PLACE UPON COMPLETION OF PAVING AND GRADING OR AFTER 14 DAYS OF TEMPORARY INACTIVITY.
- AS NOTED IN CGP PART 2.2.14, COMPLETION OF STABILIZATION ACTIVITIES SHALL BE NO LATER THAN 14 CALENDAR DAYS AFTER THE INITIATION OF SOIL STABILIZATION MEASURE FOR DISTURBED AREAS LESS THAN OR EQUAL TO 5 ACRES AND IMMEDIATELY IN ANY AREAS OF EXPOSED SOIL WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED FOR DISTURBED AREAS GREATER THAN 5 ACRES.

PERMANENT / TEMPORARY
 INSTALLATION SCHEDULE: DAY ONE, AND AS NEEDED THROUGHOUT CONSTRUCTION
 INSPECTION: VISUAL INSPECTION ON DAILY BASIS
 RESPONSIBLE STAFF: PROJECT MANAGER

BMP DESCRIPTION: MINIMIZE DUST. DUST GENERATION WILL BE MINIMIZED THROUGH THE USE OF APPROPRIATE APPLICATION OF WATER TO AREAS WHICH PRODUCE DUST.

TEMPORARY

INSTALLATION SCHEDULE: DAY ONE, AND AS NEEDED THROUGHOUT CONSTRUCTION

INSPECTION: VISUAL INSPECTION ON DAILY BASIS

RESPONSIBLE STAFF: PROJECT MANAGER

BMP DESCRIPTION: SEED AND MULCH OR SOD SLOPES, AND INSTALL EROSION CONTROL BLANKETS FC SLOPES STEEPER THAN 3:1. STEEP SLOPE PROTECTION TO RECEIVE SEED AND MULCH OR SOD WITH PROTECTIVE EROSION CONTROL BLANKETS, PROVIDE NORTH AMERICAN GREEN C125 OR APPROVED EQUAL, TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS

INSTALLATION SCHEDULE: DAY ONE, AND AS NEEDED THROUGHOUT CONSTRUCTION

MAINTENANCE AND INSPECTION: INSPECT AFTER STORM EVENTS AND REPAIR AS NECESSARY. ALL EROSION CONTROL BLANKETS TO REMAIN IN PLACE UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED

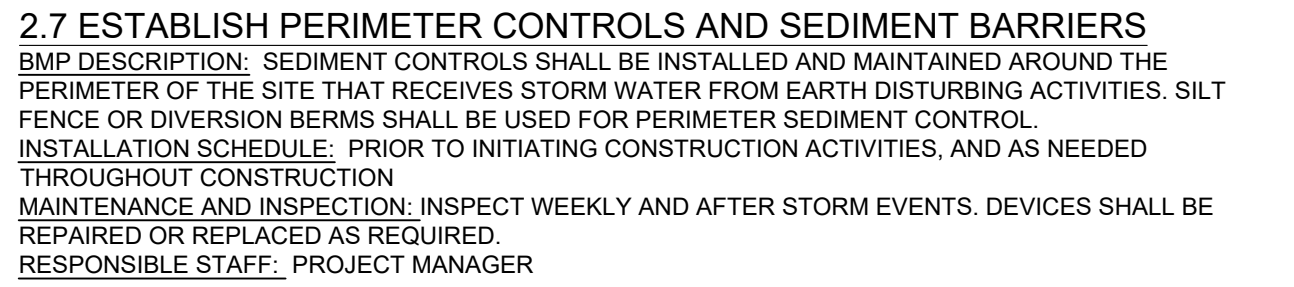
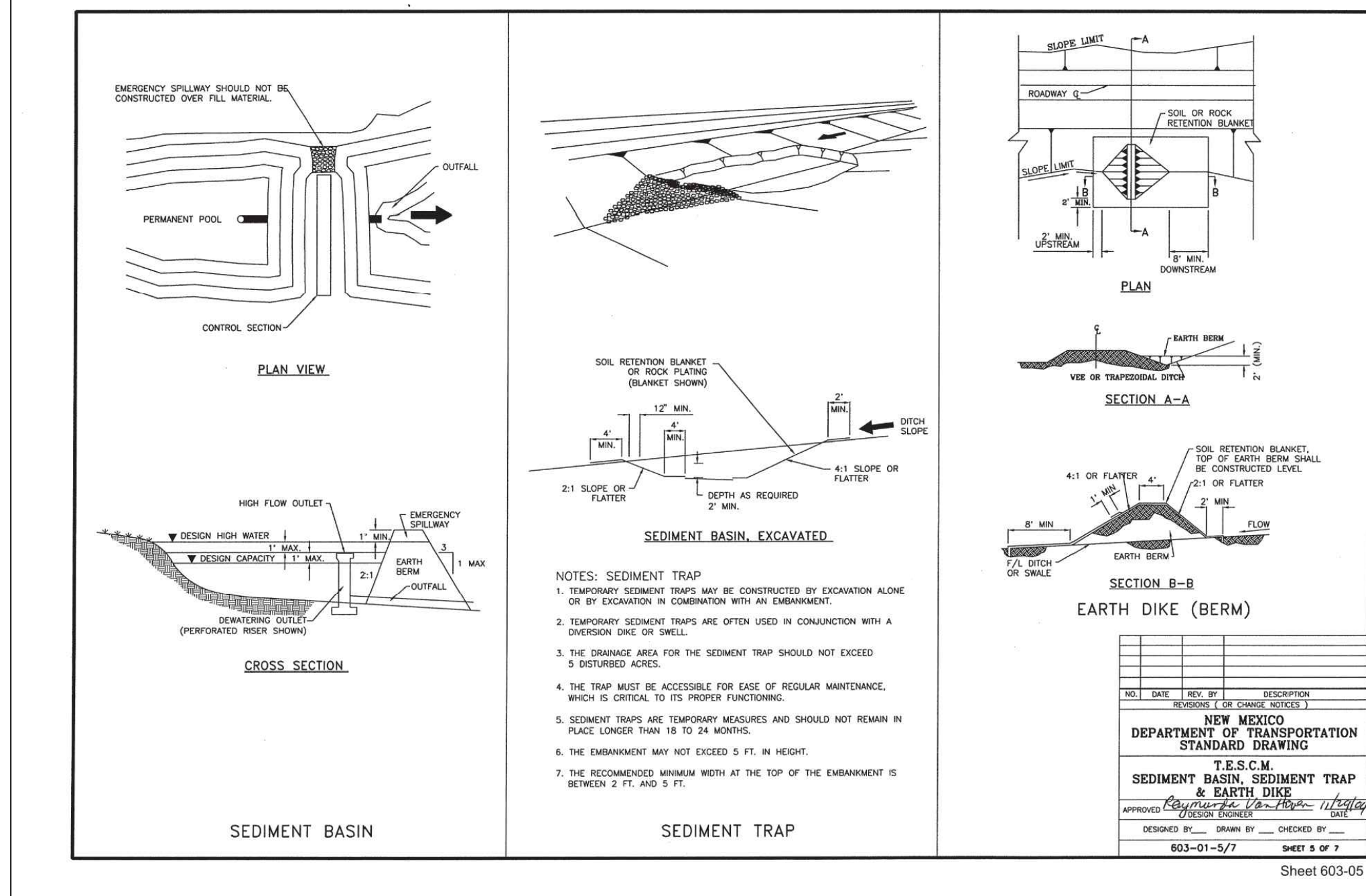
RESPONSIBLE STAFF: PROJECT MANAGER

BMP DESCRIPTION: INLET PROTECTION DEVICES WILL BE INSTALLED FOR EXISTING AND PROPOSED STORM DRAINS.

INSTALLATION SCHEDULE: DAY ONE, AND AS NEEDED THROUGHOUT CONSTRUCTION

INSPECTION: INSPECT WEEKLY AND AFTER STORM EVENTS. DEVICES SHALL BE REPAIRED OR REPLACED AS REQUIRED.

RESPONSIBLE STAFF: PROJECT MANAGER



BMP DESCRIPTION: STOCKPILED SEDIMENT OR SOIL WILL BE COVERED, COMMERCIAL GRADE COVER TO BE PROVIDED FOR STOCKPILE, WITH EDGES OF COVER ANCHORED AROUND STOCKPILE TO AVOID DIRECT CONTACT WITH SEDIMENT. COVER SHALL ONLY BE REQUIRED FOR STOCKPILE DIRT FROM EXCAVATION.

INSTALLATION SCHEDULE: DAY ONE AND AS NEEDED THROUGHOUT CONSTRUCTION

MAINTENANCE AND INSPECTION: INSPECT WEEKLY AND AFTER STORM EVENTS. TORN COVERS TO BE REPAIRED OR REPLACED AND EDGES OF COVER MUST BE RE-ANCHORED IF REQUIRED. DO NOT HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES

RESPONSIBLE STAFF: PROJECT MANAGER

ADDITIONAL COMMENTS: COVER SHALL BE USED TO COVER ANY EROSION BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL), STORM DRAIN INLET, OR SURFACE WATER.)

BMP DESCRIPTION: A STONE CONSTRUCTION ENTRANCE/EXIT WILL BE INSTALLED TO MINIMIZE THE TRACK-OFF OF SEDIMENT. THE STONE CONSTRUCTION ENTRANCE/EXIT WITH DIMENSIONS AS SHOWN ON THE PLANS, CONSTRUCTED OF CRUSHED STONE A MINIMUM OF 8" THICK, STONE SIZE: MINIMUM DIAMETER SHALL BE AS NECESSARY TO BE EFFECTIVE, BUT NOT LESS THAN 3/4" MINIMUM DIAMETER, OPEN GRADED ROCK, WATER TO BE SUPPLIED TO WASH SEDIMENT OFF WHEELS, IF NECESSARY, WITH SEDIMENT CONTROL FROM WASH RUNOFF. CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AS SHOWN ON THE PLANS.

INSTALLATION SCHEDULE: PRIOR TO INITIATING CONSTRUCTION ACTIVITIES

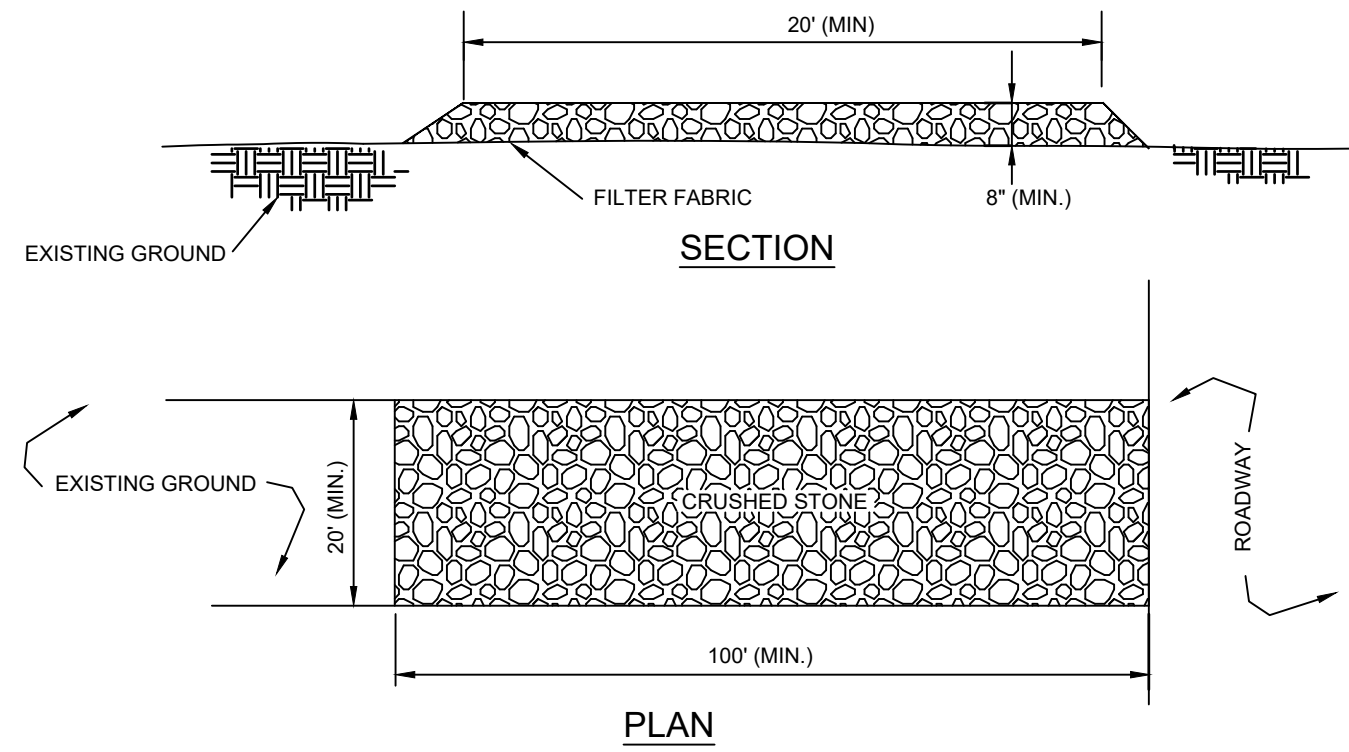
MAINTENANCE AND INSPECTION: INSPECT WEEKLY AND AFTER STORM EVENTS, AND AFTER HEAVY USE. ADDITIONAL INSPECTIONS MAY BE REQUIRED TO MAINTAIN THE SYSTEM.

WHERE SEDIMENT HAS BEEN TRACKED-OFF FROM THE SITE ONTO THE SURFACE OF OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK-OFF OCCURS. REMOVE THE TRACK-OFF BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER

SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL. HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO THE STREET OR DRAINAGE IS PROHIBITED, UNLESS IT IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL. STORM DRAIN

INLET, OR SURFACE WATER

RESPONSIBLE STAFF: PROJECT MANAGER



1. STONE SIZE - USE 2" TO 4" CRUSHED STONE.

2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100'

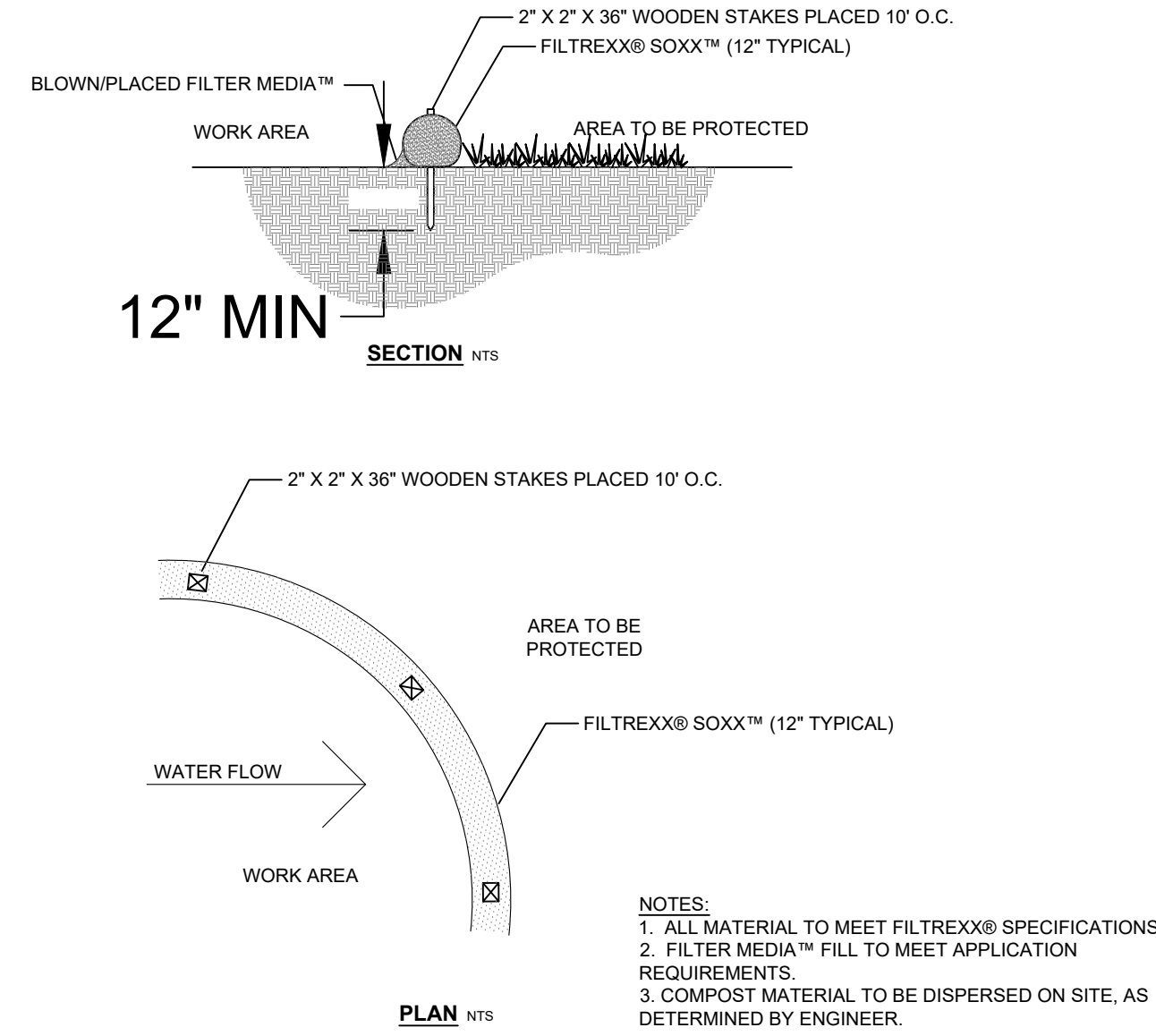
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES

4. WIDTH - AS EFFECTIVE, BUT NOT LESS THAN 20'

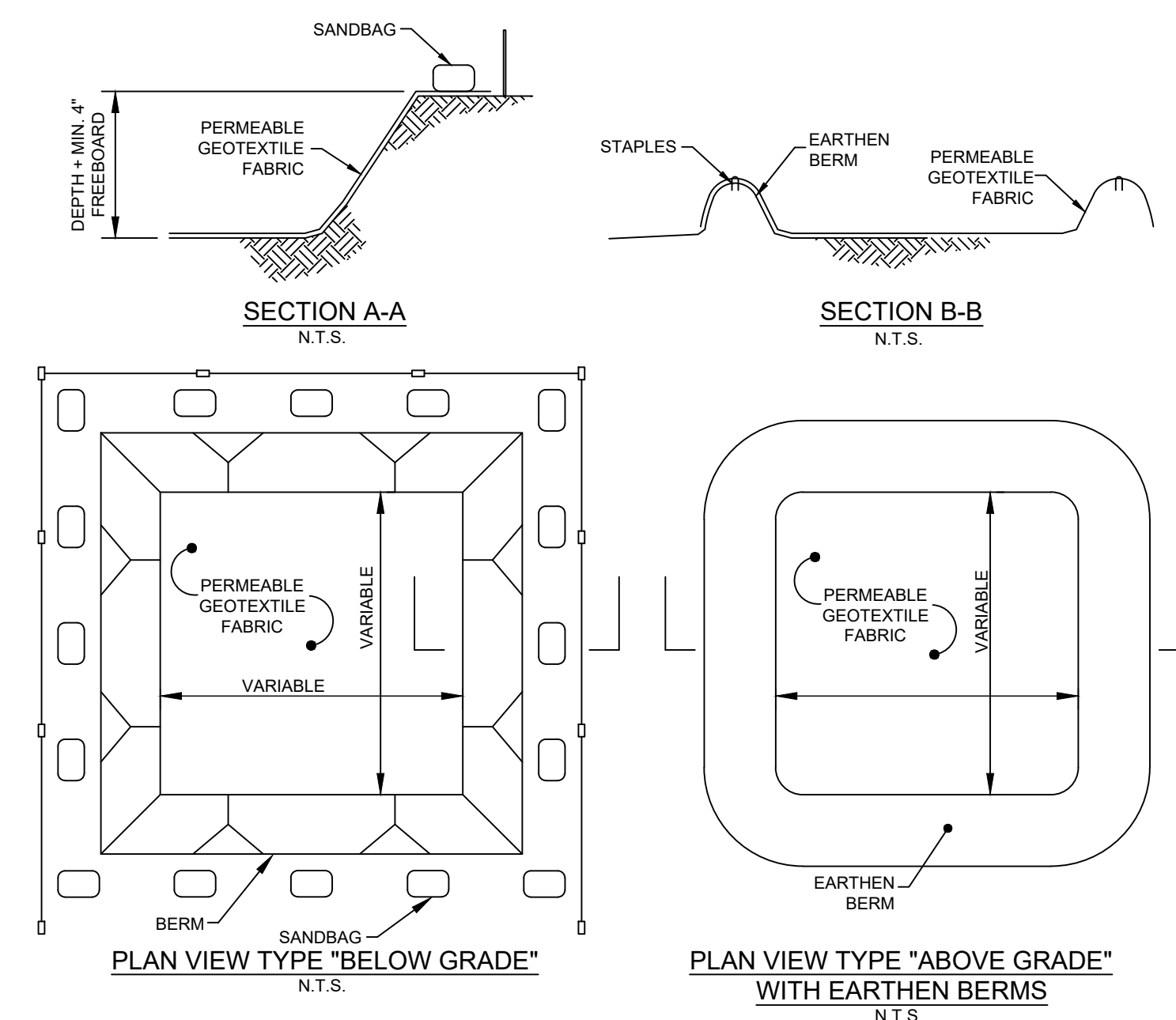
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. APPROVED MAINTENANCE PERSONNEL SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE SEDIMENT BAGS.

6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO PREVENT ALL SPILLAGE, SPILLED, LEAKED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

N.T.S



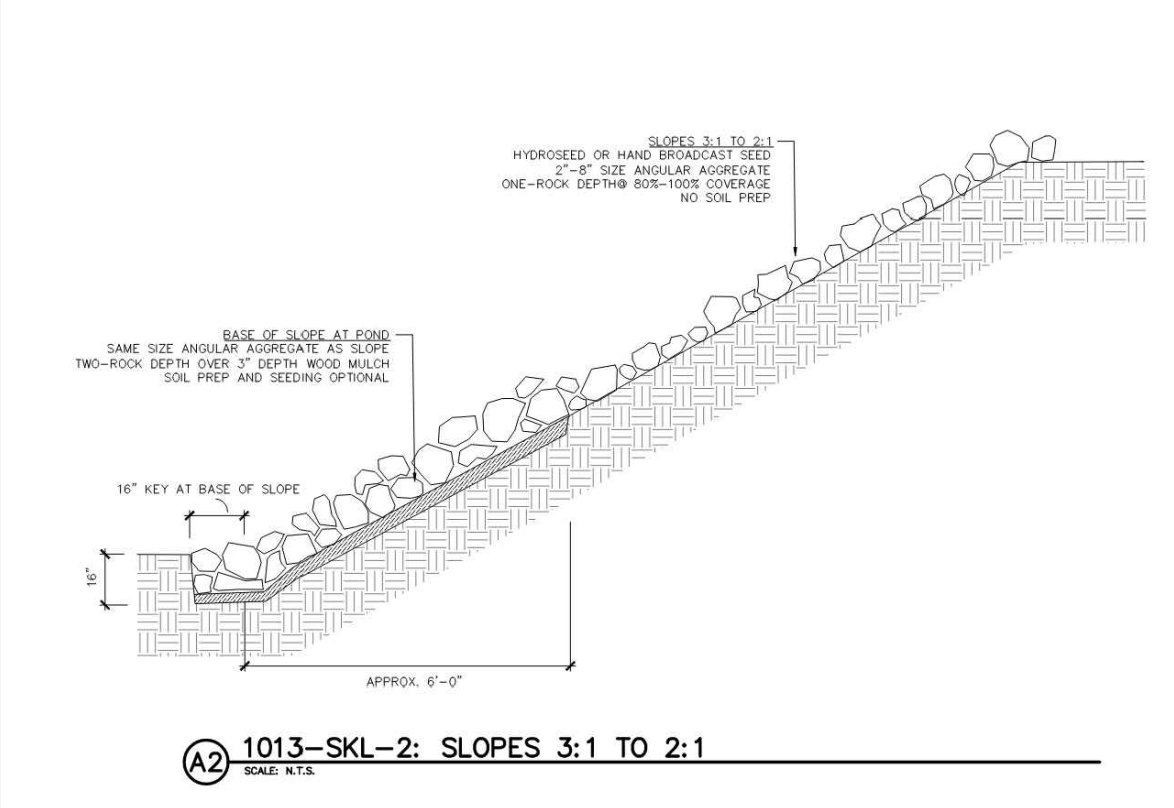
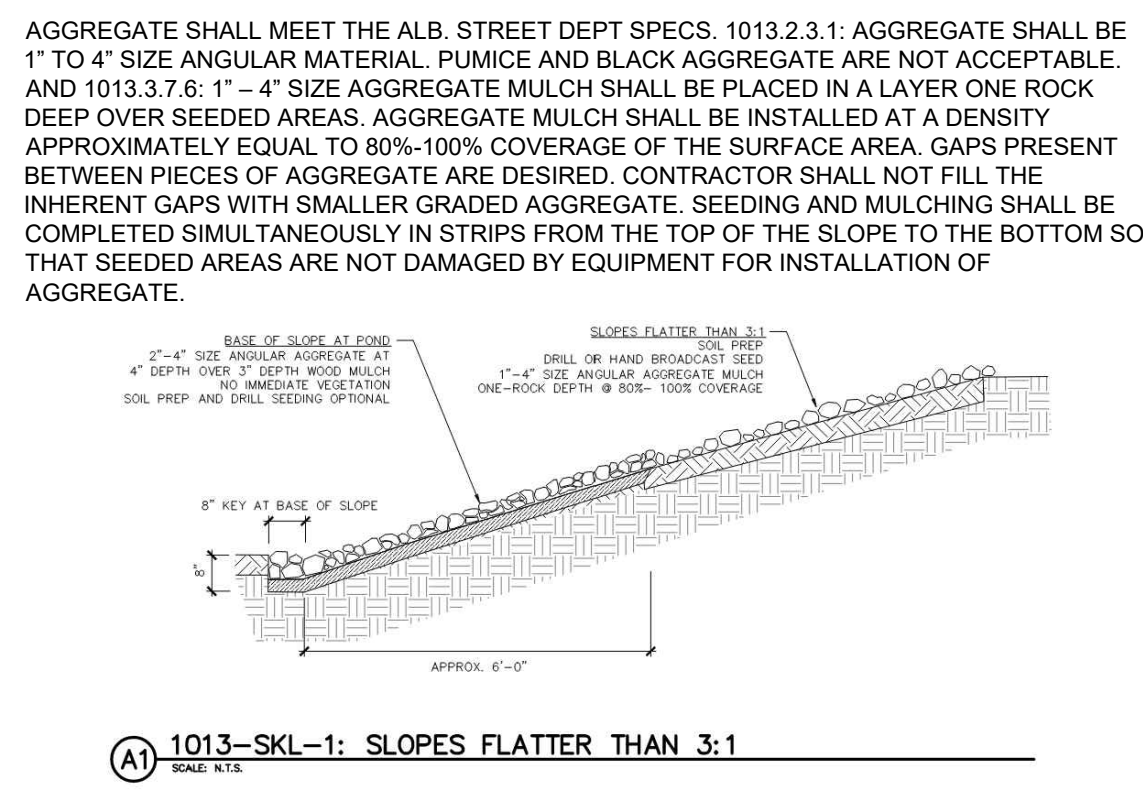
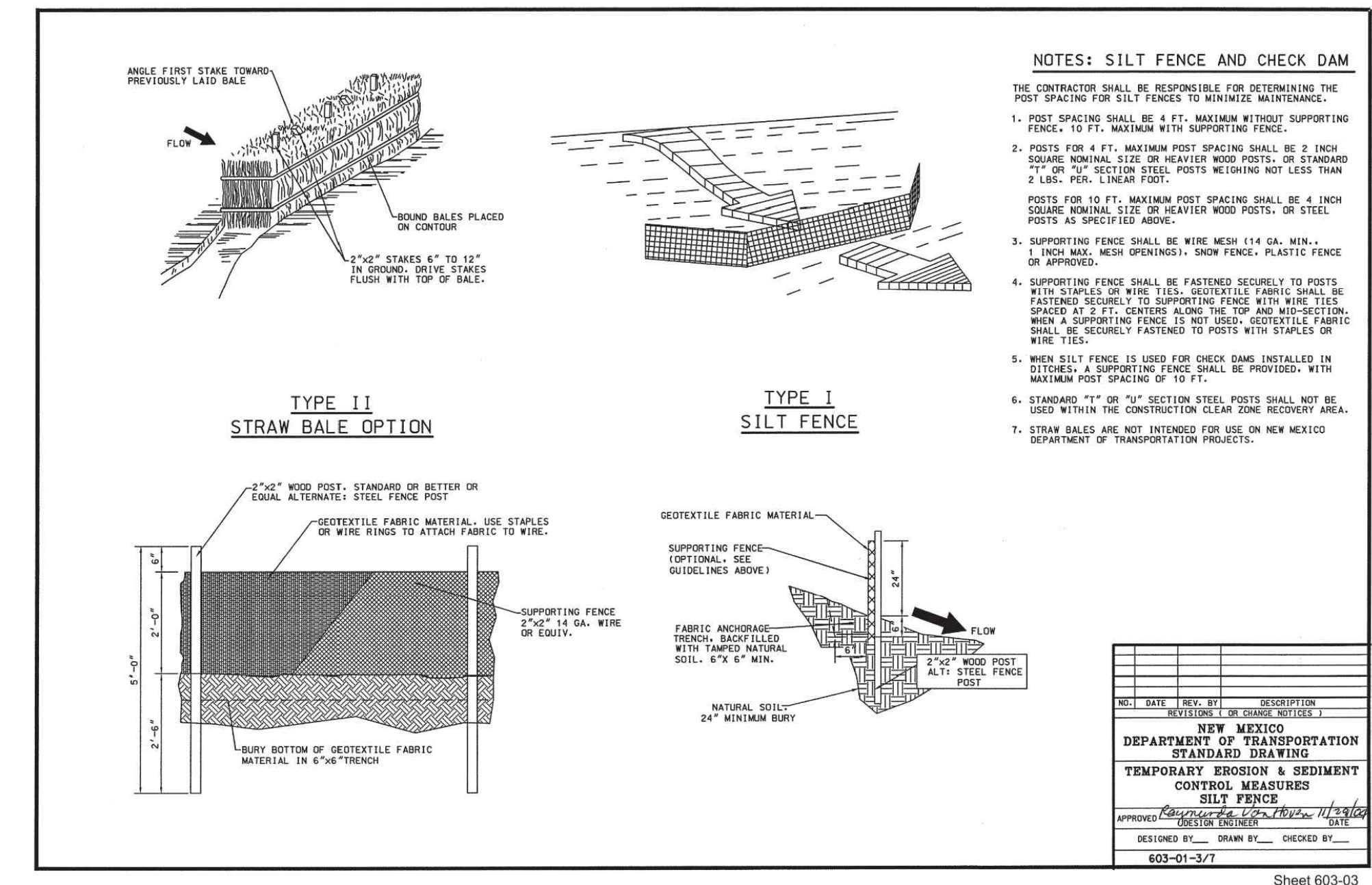
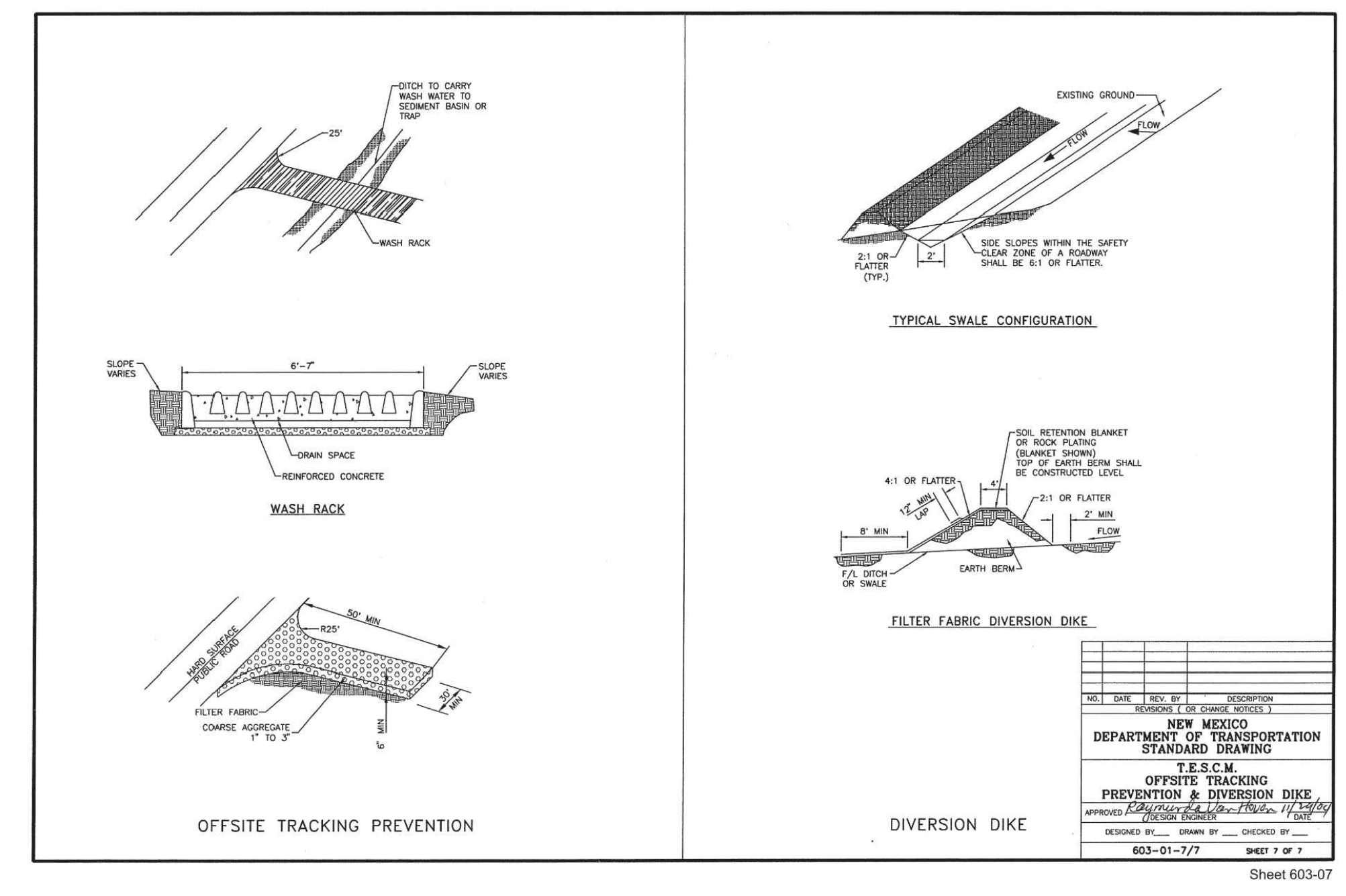
NTS



N.T.S.

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.



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

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REVISIONS:		
4	CITY COMMENTS	03-13-25

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ISSUE DATE:		
1ST	SUBMITTAL	01-25-24
2ND	PERMIT/BID	03-25-24
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DRAWN BY: JRJ

PANDA PROJECT #: S8-25-D26003
PANDA STORE #: D26003



Civil Engineering Services
Engineering, Land Planning,
and Environmental

CFS

7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401

PANDA EXPRESS

2040 GIBSON BLVD SE
ALBUQUERQUE, NM 87106

EROSION CONTROL DETAILS

C06.1