

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

August 12, 2019

David Thompson, PE
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

**RE: Ladera Self Storage
2100 Ladera Dr. NW
Temporary C.O. - Accepted
Engineer's Certification Date: 08/02/19
Engineer's Stamp Date: 07/31/18
Hydrology File: H09D001F**

Dear Mr. Thompson:

Based on the Certification received 08/06/2019 and site visit on 08/09/19, this certification is approved in support of Temporary Release of Occupancy by Hydrology. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. The sidewalk culvert on 72nd Street needs to be brought up to City standards and follow the City of Albuquerque Standard Drawing No. 2236. (See attachment) Once complete, the Contractor must contact Augie Armijo at (505) 857-8607 and Construction Coordination at 924-3416 to schedule an inspection. I will need an ok from Augie prior to issuing the Permanent C.O.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

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2. Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush ponds prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

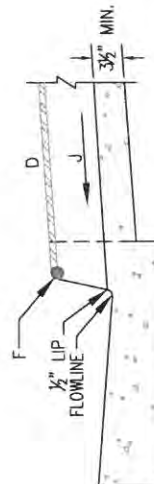
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GENERAL NOTES

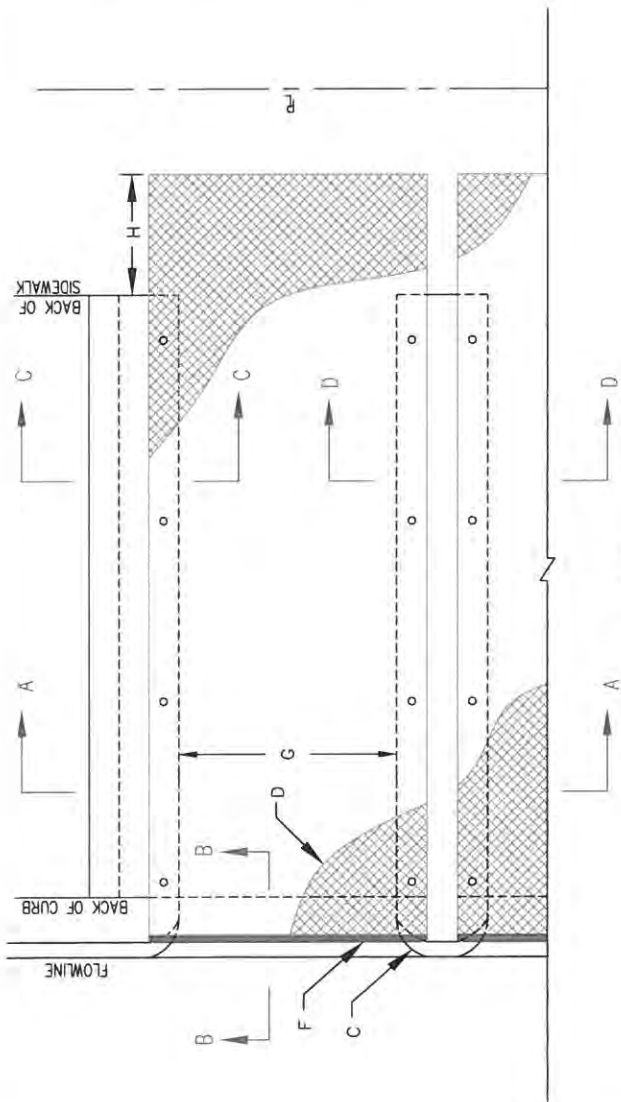
1. PLACING OF DRAIN THRU EXISTING SIDEWALK AND CURB & GUTTER REQUIRES THAT THE ENTIRE SIDEWALK AND CURB AND GUTTER STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. THE BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAXIMUM DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED PARALLEL TO FLOWLINE AT THE OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONCRETE SURFACE SHALL MATCH GRADE, COLOR, FINISH, AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR FLAT HEAD MACHINE SCREWS. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT WITH ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.
9. CULVERT MUST BE PERPENDICULAR TO THE CURB.
10. WHEN INSTALLING FOUR OR MORE CULVERTS, ANGLE AND DOWEL SHALL BE INSTALLED ON ONE SIDE OF EACH CULVERT. THE OTHER SIDE SHALL REMAIN FIXED.
11. CONCRETE COVER REQUIREMENTS PER ACI 318.

CONSTRUCTION NOTES

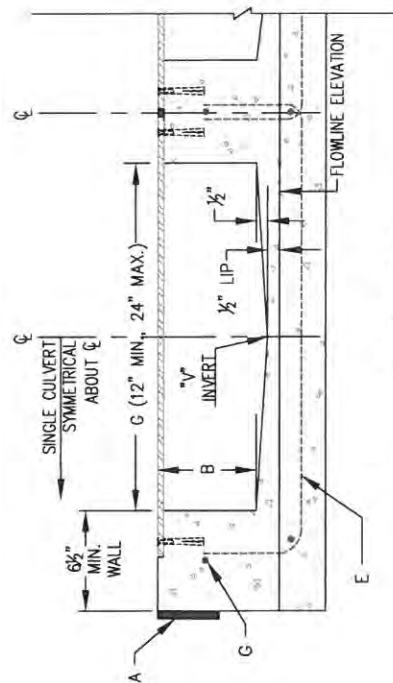
- A. MATCH NEAREST CONTROL JOINT, INSTALL $\frac{1}{2}$ " EXPANSION JOINT.
- B. 7" DEPTH WHEN USED IN CONJUNCTION WITH 8" CURB; 5" DEPTH WHEN USED WITH 6" CURB.
- C. 3" RADIUS (TYPICAL).
- D. $\frac{3}{8}$ " CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
- E. NO. 3 REBAR \perp , SPACE AT 18" O.C. MAXIMUM, $\frac{1}{2}$ " MINIMUM FROM FACE OF CONCRETE. STAGGER FOR MULTIPLE CULVERTS.
- F. WELD $\frac{3}{4}$ " STEEL ROD TO PLATE, FULL LENGTH OF PLATE; GRIND ENDS FLUSH TO THE FACE OF CURB.
- G. DRAIN WIDTH PER PLAN (12" MINIMUM, 24" MAXIMUM).
- H. EXTEND STEEL PLATE 1-FOOT BEYOND BACK OF SIDEWALK, UNLESS RESTRICTED BY PROPERTY LINE.
- J. SLOPE $\frac{1}{4}$ " PER FOOT (MINIMUM).



SECTION B-B SINGLE OR MULTIPLE CULVERT



PLAN SINGLE OR MULTIPLE CULVERT

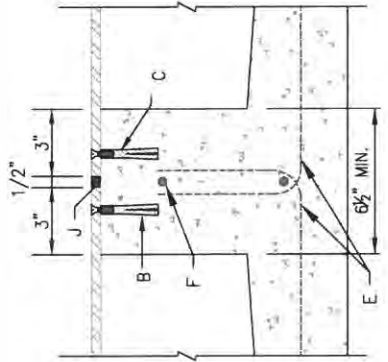


SECTION A-A SINGLE OR MULTIPLE CULVERT

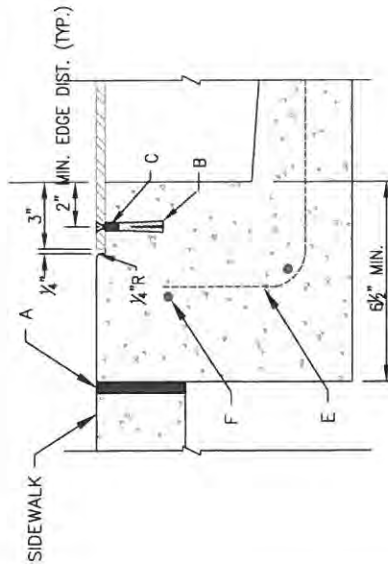
| REVISIONS | CITY OF ALBUQUERQUE |
|-----------|---|
| | DRAINAGE SIDEWALK CULVERT PLAN, AND SECTIONS A-A AND B-B DWG. 2236 MARCH 2019 |

GENERAL NOTES

1. PLACING OF DRAIN THRU EXISTING SIDEWALK AND CURB & GUTTER REQUIRES THAT THE ENTIRE SIDEWALK AND CURB AND GUTTER STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. THE BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
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9. CULVERT MUST BE PERPENDICULAR TO THE CURB.
10. WHEN INSTALLING FOUR OR MORE CULVERTS, ANGLE AND DOWEL SHALL BE INSTALLED ON ONE SIDE OF EACH CULVERT. THE OTHER SIDE SHALL REMAIN FIXED.
11. CONCRETE COVER REQUIREMENTS PER ACI 318.



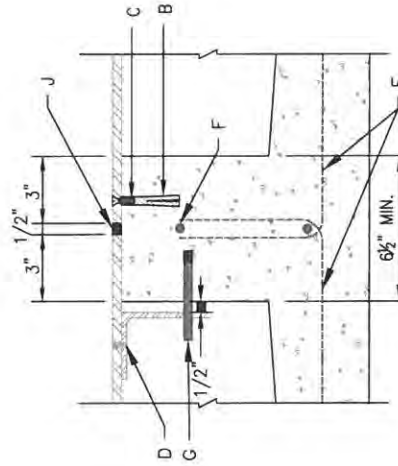
SECTION D-D
DOUBLE OR TRIPLE CULVERT



SECTION C-C

CONSTRUCTION NOTES

- A. MATCH NEAREST CONTROL JOINT, INSTALL $\frac{1}{2}$ " EXPANSION JOINT.
- B. FOR SECURING PLATE USE POWERS ϕ 3/8-16 CARBON STEEL FLANGED DROP IN ANCHOR OR APPROVED EQUAL. INSTALL USING SETTING TOOL AND MANUFACTURER'S INSTRUCTIONS AT MAX 24" O.C. A MINIMUM OF 2 PER SIDE AND WITHIN 6" OF EACH END.
- C. 3/8-16X1" COUNTERSUNK, TAMPERPROOF, STAINLESS STEEL, MACHINE SCREW.
- D. L 4 X 3 X $\frac{1}{4}$ " ANGLE, CONTINUOUS. PLUG WELD TO STEEL PLATE EVERY 18" O.C. AFTER ANGLE AND DOWEL ARE SET. MAINTAIN $\frac{1}{2}$ " GAP FROM CULVERT SIDEWALL.
- E. NO. 3 REBAR \perp , SPACE AT 18" O.C. MAXIMUM, $\frac{1}{2}$ " MINIMUM FROM FACE OF CONCRETE. STAGGER FOR MULTIPLE CULVERTS.
- F. NO. 3 REBAR, CONTINUOUS.
- G. $\frac{3}{8}$ " ϕ X 4" DOWEL, EMBED $2\frac{1}{2}$ " INTO SIDEWALL. PLACE DOWELS 8" FROM EACH END AND EXTEND ANGLE IRON 2" PAST END DOWELS. USE 2 DOWELS, ONE AT EACH END, FOR CULVERTS LESS THAN 5FT LONG. USE 3 DOWELS, ONE AT EACH END AND ONE IN THE MIDDLE, FOR CULVERTS 5FT TO 10FT LONG. FOR CULVERTS LONGER THAN 10FT, USE 4FT TO 5FT SPACING.
- H. $\frac{1}{2}$ " EXPANSION MATERIAL; POLYSTYRENE OF SIMILAR.
- J. FILL VOID BETWEEN PLATES WITH NP-1 SEALANT OR CITY APPROVED EQUIVALENT.



SECTION D-D
FOUR OR MORE CULVERTS
(USE SIMILAR DETAIL FOR FINAL END WALL)

| REVISIONS | CITY OF ALBUQUERQUE |
|-----------|---|
| | DRAINAGE SIDEWALK CULVERT SECTIONS C-C AND D-D DWG. 2236A MARCH 2019 |

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT B-1, MARIPOSA SQUARE

SITE AREA: 1.904 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 4, 2016 (PANEL NO. 35001C03261) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 1 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.23 INCHES. UNDER EXISTING CONDITIONS LOT B-1 IS UNDEVELOPED AND THEREFORE ASSUMED TO BE LAND TREATMENT A.

LOT B-1 IS LOCATED IN NORTHWEST ALBUQUERQUE, JUST SOUTH OF THE LADERA-72ND STREET INTERSECTION. CURRENTLY THE SITE IS UNDEVELOPED. THE PROPERTY DRAINS FROM WEST TO EAST TO 72ND STREET. THE RUNOFF FROM THE SITE IS COLLECTED IN A STORM DRAIN IN 72ND STREET WHICH DRAINS NORTH TO THE LADERA POND SYSTEM. THE EXISTING PEAK RUNOFF FROM LOT B-1 UNDER EXISTING CONDITIONS IS 2.46 CFS AND 3,041 CUBIC FEET OF RUNOFF VOLUME DURING A 100-YEAR, 6-HOUR STORM. THERE ARE NO OFF-SITE FLOWS THAT REACH THE PROPERTY.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE CONSTRUCTION OF A STORAGE UNIT FACILITY. THE SITE HAS BEEN DIVIDED INTO TWO DRAINAGE BASINS, BASIN A AND BASIN B. BASIN A IS LOCATED IN THE NORTHWEST CORNER OF THE SITE. IT INCLUDES THE OFFICE AND ENTRANCE PARKING. THE REMAINDER OF THE SITE IS BASIN B, WHICH INCLUDES THE STORAGE UNIT AREA AND DRIVEWAYS. BASIN A DRAINS FROM NORTHWEST TO SOUTHEAST INTO THE LANDSCAPED AREA. ALL RUNOFF IS CONVEYED IN THE PAVED AREAS TO A FIRST FLUSH POND LOCATED AT THE SOUTHEAST PART OF THE BASIN. THE FIRST FLUSH POND HAS A VOLUME OF 203 CUBIC-FEET. THE POND OVERFLOWS TO THE EAST TO THE LANDSCAPED AREA ON THE SOUTH END OF BASIN B WHERE A SERIES OF FIRST FLUSH PONDS ARE LOCATED.

BASIN B DRAINS FROM NORTH TO SOUTH TO THE LANDSCAPED AREA ALONG THE SOUTH BOUNDARY OF THE PROPERTY. RUNOFF FROM BASIN B IS CONVEYED IN 2-FOOT WIDE CONCRETE SWALES IN THE NORTH-SOUTH DRIVEWAYS. EXCEPT FOR THE EASTERN MOST DRIVEWAY WHERE THE RUNOFF IS CONVEYED IN THE GUTTER SECTION OF THE CURB AND GUTTER LOCATED ALONG THE EAST PROPERTY LINE. AT THE SOUTH EDGE OF THE PAVED DRIVEWAYS 2-FOOT WIDE CURB CUTS ARE LOCATED AT THE LOCATION OF THE CONCRETE SWALES OR GUTTER SECTION TO ALLOW THE RUNOFF TO DRAIN INTO THE FIRST FLUSH PONDS LOCATED IN THE LANDSCAPED AREA ALONG THE SOUTH PROPERTY BOUNDARY. THERE IS A SERIES OF FIRST FLUSH PONDS LOCATED IN THE SOUTHERN 10-FOOT WIDE LANDSCAPED AREA. THESE FIRST FLUSH PONDS OVERFLOW FROM WEST TO EAST. THE TOTAL VOLUME OF THE FIRST FLUSH PONDS IS 1,922 CUBIC-FEET. IN THE LANDSCAPED AREA AT THE EAST PROPERTY LINE IS A 24-INCH SIDEWALK CULVERT WHICH DRAINS THE FIRST FLUSH PONDS OVERFLOW TO 72ND STREET TO BE COLLECTED BY THE EXISTING STORM DRAIN NORTH OF THE SITE.

100-YEAR HYDROLOGIC CALCULATIONS

| BASIN # | AREA (acre) | LAND TREATMENT | | | | WEIGHTED E (in) | 100-YEAR PRECIPITATION | | | | |
|---------------------|-------------|----------------|-------|-------|-------|-----------------------|------------------------|------------------|--------------------|------------------|---------|
| | | A (%) | B (%) | C (%) | D (%) | | V (6-hr) (acre-ft) | V (6-hr) (cu-ft) | V(24-hr) (acre-ft) | V(24-hr) (cu-ft) | Q (cfs) |
| EXISTING CONDITIONS | | | | | | | | | | | |
| BASIN A | 0.2531 | 100.00 | 0.00 | 0.00 | 0.00 | 0.44 | 0.01 | 404 | 0.01 | 404 | 0.33 |
| BASIN B | 1.6509 | 100.00 | 0.00 | 0.00 | 0.00 | 0.44 | 0.06 | 2,637 | 0.06 | 2,637 | 2.13 |
| TOTAL RUNOFF | 1.9040 | | | | | | 0.07 | 3,041 | 0.07 | 3,041 | 2.46 |
| PROPOSED CONDITIONS | | | | | | | | | | | |
| BASIN A | 0.2531 | 0.00 | 17.50 | 17.50 | 65.00 | 1.57 | 0.03 | 1,443 | 0.04 | 1,718 | 0.94 |
| BASIN B | 1.6509 | 0.00 | 3.10 | 3.20 | 93.70 | 1.90 | 0.26 | 11,376 | 0.32 | 13,959 | 7.02 |
| TOTAL RUNOFF | 1.9040 | | | | | | 0.29 | 12,820 | 0.36 | 15,677 | 7.95 |
| EXCESS PRECIP. | | 0.44 | 0.67 | 0.99 | 1.97 | E: (in) | | | | | |
| PEAK DISCHARGE | | 1.29 | 2.03 | 2.87 | 4.37 | Q ₂₅ (cfs) | | | | | |

WEIGHTED E (in) = (E₁)(%A) + (E₂)(%B) + (E₃)(%C) + (E₄)(%D)V_{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12V_{24HR} (acre-ft) = V_{6HR} + (A₀)(P_{100DAY} - P_{6HR})/12Q (cfs) = (Q₁)(A₁) + (Q₂)(A₂) + (Q₃)(A₃) + (Q₄)(A₄)

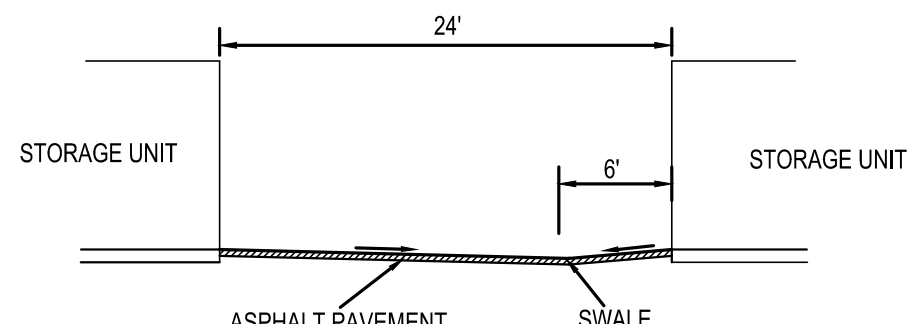
ZONE = 1

P_{6HR} (in.) = 2.23P_{24HR} (in.) = 2.69P_{100DAY} (in.) = 3.67

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

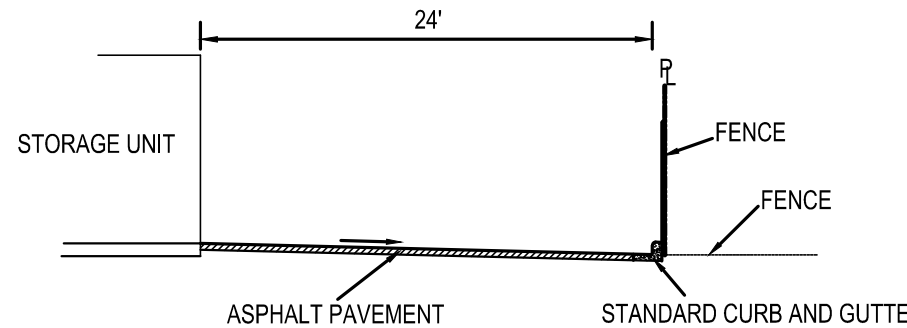
(SPECIAL ORDER 19 ~ "SO-19")

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT B9K A9L-7 C CB9 75 @ 283-5 @, % [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.



SECTION A-A

NTS



SECTION B-B

NTS

FIRST FLUSH CALCULATIONS:

BASIN A: (0.34 IN / 12 IN/FT) x (0.2531 AC x 43,560 SF/AC x 0.65) = 203 CF

BASIN B: (0.34 IN / 12 IN/FT) x (1.6509 AC x 43,560 SF/AC x 0.937) = 1909 CF

WEIR EQUATIONS:

1. 24" CURB OPENING

Q=3.0(2)(0.5)^{1/2} = 2.1 CFS

2. 12" CONCRETE CHANNEL

Q=3.0(1)(0.5)^{1/2} = 1.1 CFS

3. 24" SIDEWALK CULVERT

Q=3.0(2)(0.58)^{1/2} = 2.65 CFS

KEYED NOTES

- ① 2" CURB CUT
- ② 24" SIDEWALK CULVERT
PER COA STD DWG 2236
INV. W=31.86
INV. E=31.60
- ③ 12" CONCRETE CHANNEL
INV. N=37.56
INV. S=37.36

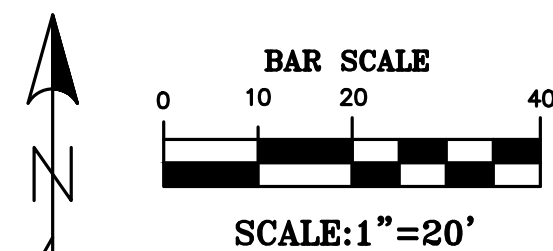
GENERAL NOTE

- ALL ELEVATIONS ARE AT FLOWLINE

△ REVISED ELEVATIONS 5-1-19

LEGEND

- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS
- BASIN BOUNDARY
- BASIN NUMBER
- PROPOSED CURB AND GUTTER
- PROPOSED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- PROPOSED FLOW DIRECTION
- EXISTING CURB & GUTTER
- PROPERTY BOUNDARY (THIS IS NOT A BOUNDARY SURVEY)
- PROPOSED SWALE

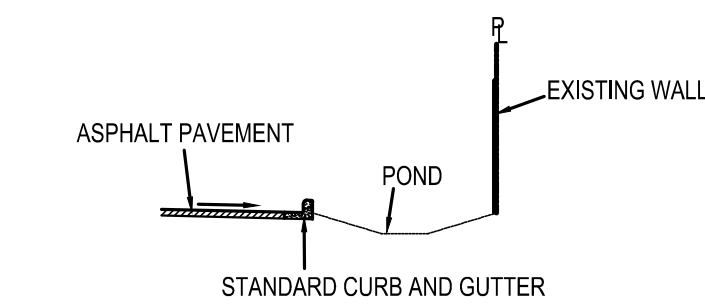


Thompson Engineering Consultants, Inc.
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P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9248

Miami RD

72nd ST



SECTION C-C

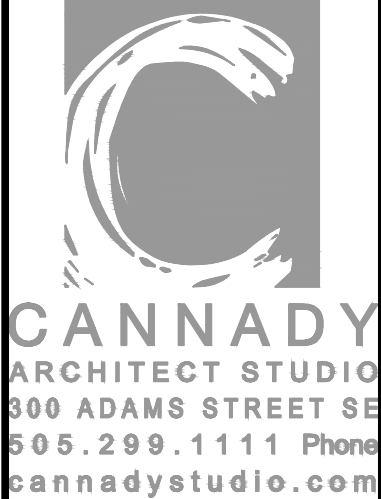
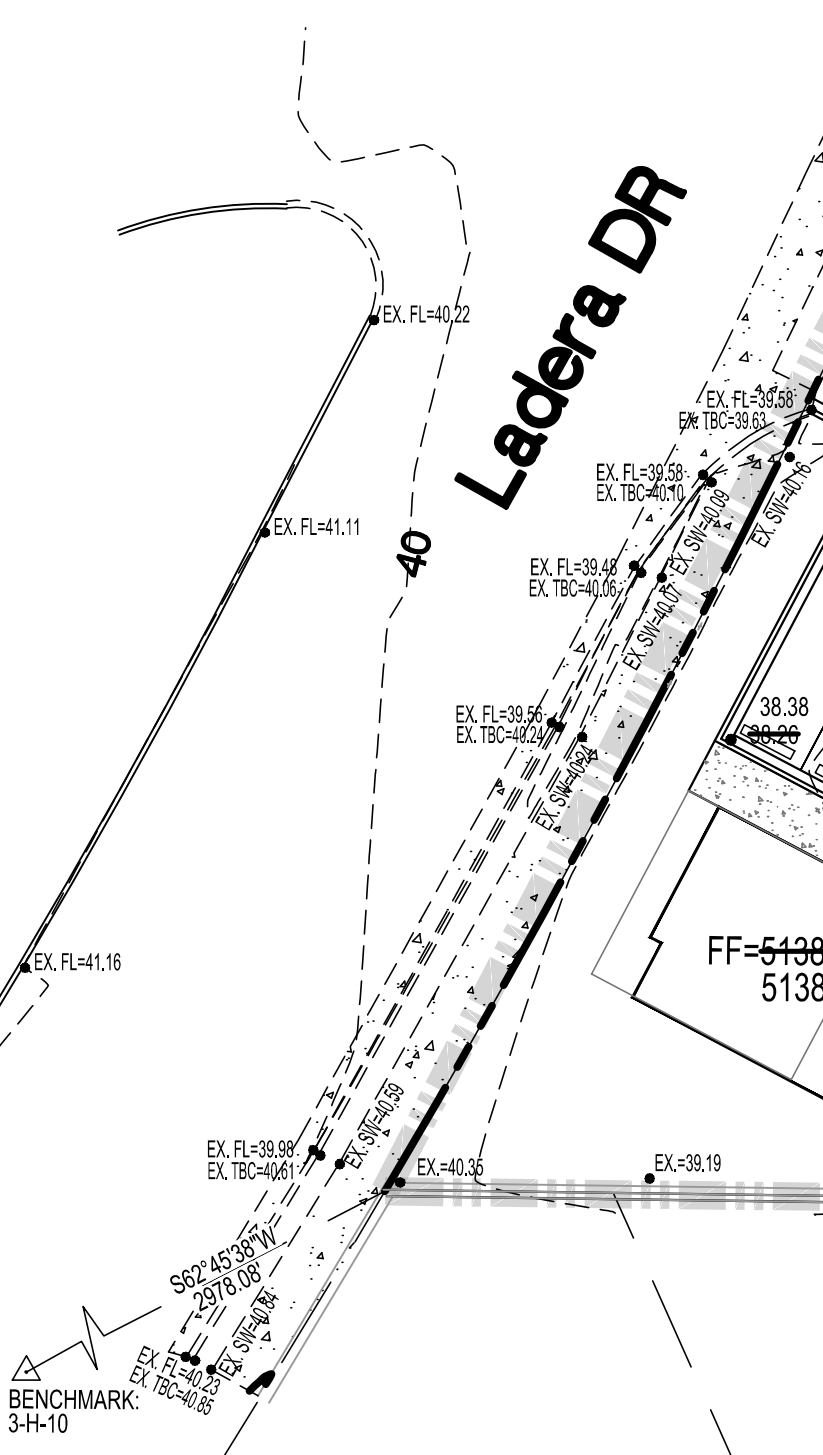
NTS

DRAINAGE CERTIFICATION

I, DAVID B. THOMPSON, NMPE 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7-31-18. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER A. MEDINA, NMPS 15702, OF THE FIRM TERRA LANDS SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7-27-19 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

David B. Thompson 8-2-19
DAVID B. THOMPSON, NMPE 9677 DATE



THIS DRAWING IS THE PROPERTY OF DC ARCHITECT STUDIO AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT

Project Title
Ladera Self Storage
Tract B1 of Tracts A1 & B1, Mariposa Square Subdivision
Albuquerque, NM 87120

Drawing Title
Grading and Drainage Plan



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Print Date
08.31.17

Job Number
17.08

C.01