CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



April 22, 2020

Glenn Broughton Bohannan Huston, Inc. 7500 Jefferson St. NE Albuquerque, NM 87109

RE: Presbyterian ED Waiting Room

1100 Central Ave. SE

Grading and Drainage Plan Stamp Date: 3/13/20

Hydrology File: K15D005

Dear Mr. Broughton:

PO Box 1293

Based on the submittal received on 3/16/20 and invoice for payment-in-lieu received on 4/22/20, this project is approved for Building Permit. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance..

Albuquerque

Prior to Certificate of Occupancy (For Information):

NM 87103

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services



City of Albuquerque

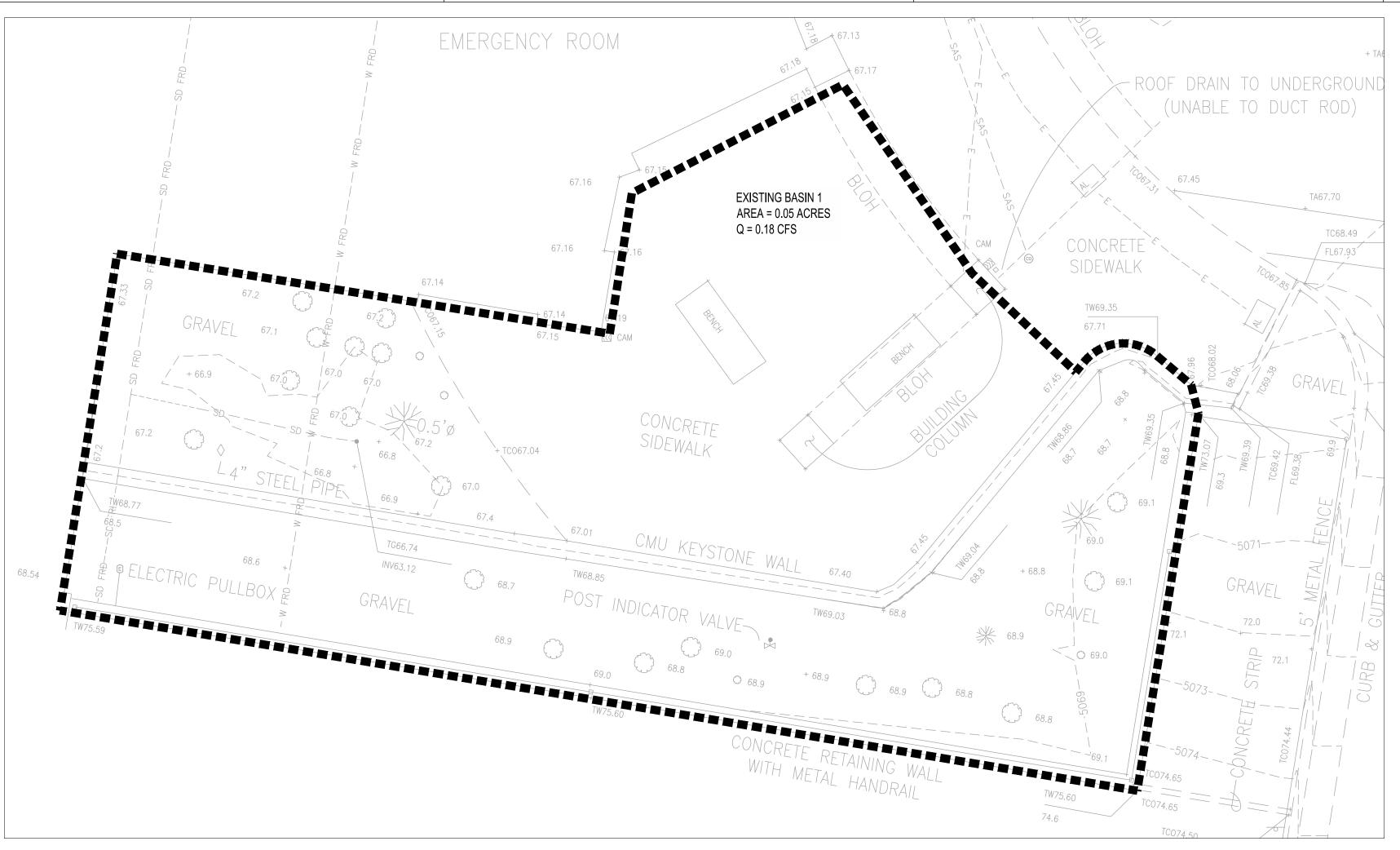
Planning Department

Development & Building Services Division

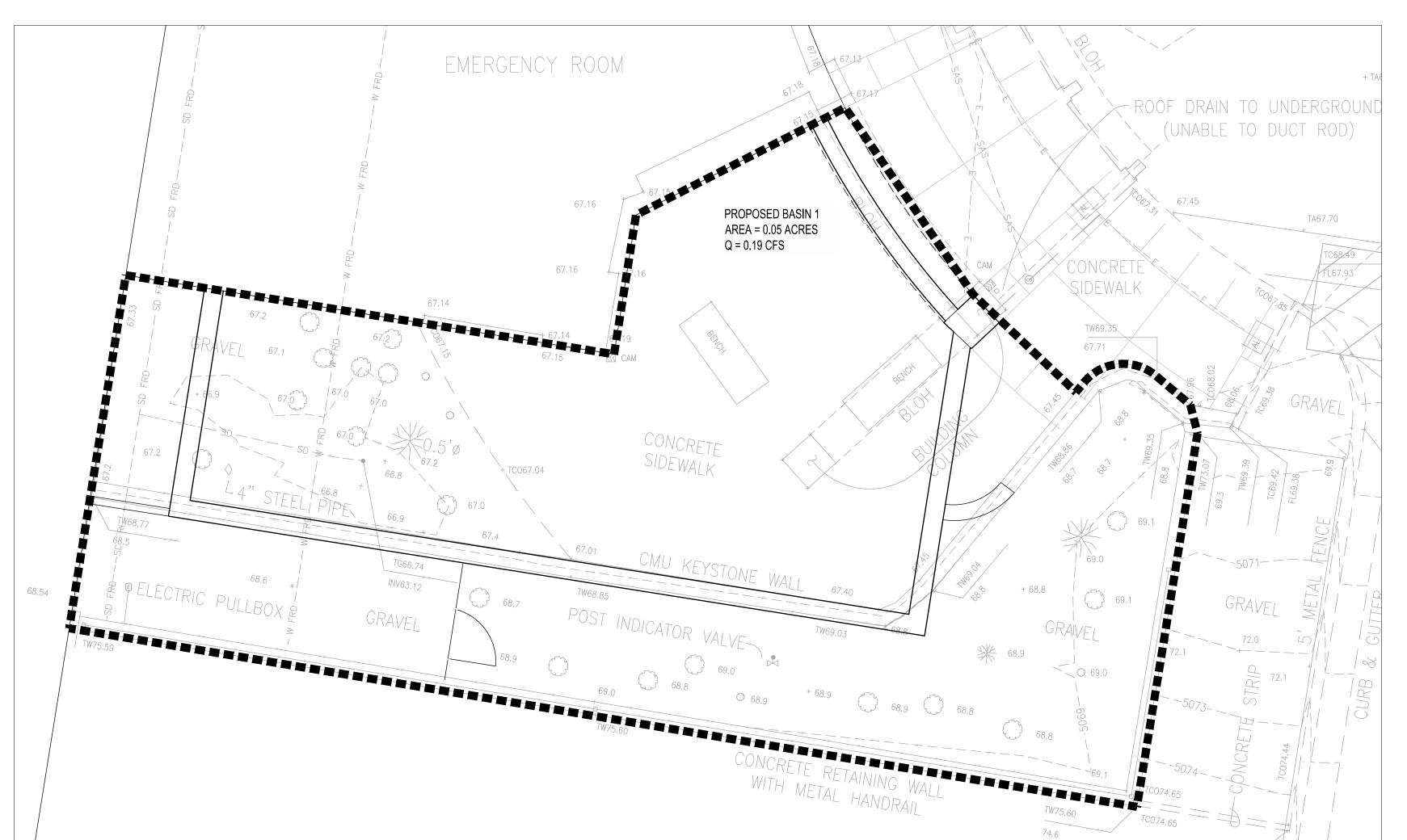
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Other Contact: Address: Phone#: TYPE OF DEVELOPMENT: Check all that Apply: DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION CONTACT TYPE B CONTACT Fax#: Fax#: TYPE TYPE B CONTACT FAX#: FAX#: FAX#: TYPE B CONTACT CONTACT FAX#: FAX#:	Contact: E-mail: Contact: E-mail: DRB SITE ADMIN SITE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL			
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ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION S CONCEPTUAL G & D PLAN S GRADING PLAN F DRAINAGE REPORT DRAINAGE MASTER PLAN S FLOODPLAIN DEVELOPMENT PERMIT APPLIC F ELEVATION CERTIFICATE G CLOMR/LOMR S TRAFFIC CIRCULATION LAYOUT (TCL) P TRAFFIC IMPACT STUDY (TIS) G STREET LIGHT LAYOUT W OTHER (SPECIFY) C PRE-DESIGN MEETING?	TYPE OF APPROVAL/ACCEPTANCE SOUGHTS BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTES FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)			

FEE PAID:____



EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN



EXISTING BASIN BOUNDARY

---- 5069 ---- EXISTING CONTOURS



VICINITY MAP

BACKGROUND:

PRESBYTERIAN HOSPITAL PLANS TO CONSTRUCT AN ADDITION AT THE EMERGENCY DEPARTMENT TO EXPAND THE WAITING ROOM AT THE DOWNTOWN HOSPITAL LOCATED AT 1100 CENTRAL AVE SE.

METHODOLOGY:

THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE AND SECTION 22.2 OF THE DEVELOPMENT PROCESS MANUAL (DMP) WAS USED TO ANALYZE THE EXISTING AND PROPOSED DRAINAGE. THE PROJECT IS LOCATED BETWEEN THE RIO GRANDE AND SAN MATEO AND IS WITHIN PRECIPITATION ZONE 2.

EXISTING CONDITIONS:

THE EXISTING SITE IS DEVELOPED AND INCLUDES AN EXISTING BUILDING AND EXISTING LANDSCAPE AREAS. THE EXISTING SITE CURRENTLY DISCHARGES FREELY INTO THE PUBLIC RIGHT OF WAY.

EXISTING BASIN 1 IS APPROXIMATELY 0.05 ACRES AND DISCHARGES APPROXIMATELY 0.2 CFS.

PROPOSED CONDITIONS:

THE SCOPE OF THE ADDITION IS TO EXPAND THE EMERGENCY DEPARTMENT WAITING ROOM AT THE DOWNTOWN HOSPITAL. THE PROPOSED SITE WILL MAINTAIN SIMILAR DRAINAGE PATTERNS AS EXISTING.

PROPOSED BASIN 1 IS APPROXIMATELY 0.05 ACRES AND DISCHARGES APPROXIMATELY 0.2 CFS.

REFER TO THE DRAINAGE MANAGEMENT PLAN FOR DELINEATION OF THE DRAINAGE BASIN, LAND TREATMENT AND RUNOFF PEAK FLOW RATES.

NO RETENTION VOLUME WILL BE PROVIDED WITH THESE SITE MODIFICATIONS. RETENTION COULD BE PROVIDED ONSITE BUT THE SITE IS EXTREMELY CONGESTED WITH LITTLE AVAILABLE SPACE TO PROVIDE ONSITE STORM WATER RETENTION. FOR THESE REASONS THE OWNER IS ELECTING TO MAKE PAYMENT IN LIEU OF ONSITE MANAGEMENT. THE WATER QUALITY VOLUME AND FEES WILL BE BASED ON THE CALCULATED STORM WATER QUALITY VOLUME (SWQV) REQUIRED FOR THE EMERGENCY DEPARTMENT ADDITION.

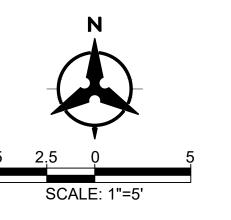
SINCE THIS IS A DEVELOPED SITE THE SWQV WILL BE BASED ON THE 80TH PERCENTILE STORM EVENT WHICH IS EQUIVALENT TO A PRECIPITATION DEPTH OF 0.26 INCHES. THE SWQV IS CALCULATED BASED ON THE TOTAL IMPERVIOUS AREA AND THE PRECIPITATION DEPTH NOTED ABOVE.

CONCLUSION:

THE PROPOSED SITE MAINTAINS THE SAME DRAINAGE PATTERNS AS THE EXISTING. WITH THE ADDITION TO THE SITE THE EXISTING DRAINAGE PATTERNS AND PEAK DISCHARGE FLOW RATES WILL NOT SIGNIFICANTLY CHANGE. PROVIDING ONSITE RETENTION VOLUME TO COMPLY WITH SECTION 22.9 OF THE DMP IS NOT TECHNICALLY FEASIBLE. THE OWNER WILL PAY CASH IN LIEU BASED ON THE CALCULATED RETENTION VOLUME OF 30 CUBIC FEET. THE DRAINAGE MANAGEMENT PLAN IS BEING SUBMITTED IN SUPPORT OF HYDROLOGY APPROVAL FOR BUILDING PERMIT

PRESBYTERIAN ED WAITING ROOM EXPANSION & CT/MRI RENOVATIONS											
Existing Developed Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 2											
Basin	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V _(100yr-6hr)	V ₍₁₀
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(
1	1983	0.05	0.0%	0.0%	53.2%	46.8%	3.9	0.2	1.59	263	2

	PRESBYTERIAN ED WAITING ROOM EXPANSION & CT/MRI RENOVATIONS										
	Proposed Developed Conditions Basin Data Table										
	This table is based on the DPM Section 22.2, Zone: 2										
Basin	Area	Area	Land Treatment Percentages			Q(100yr)	Q(100yr)	V(100yr)	V _(100yr-6hr)	SWQV	
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
1	1983	0.05	0.0%	0.0%	29.3%	70.7%	4.2	0.2	1.83	302	30



Bohannan A Huston

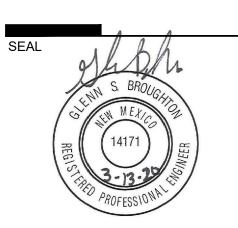
DEKKER PERICH

ARCHITECTURE / DESIGN / INSPIRATION

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SABATINI



PROJECT

ISSUED FOR PERMIT & BID

REVISIONS \triangle

DRAWN BY	ВСГ
REVIEWED BY	GSE
DATE	03/13/2020
PROJECT NO.	19-0054.00°

DRAINAGE MANAGEMENT PLAN

SHEET NO.

DRAWING NAME

PROJECT BENCHMARK

AN NMSHC BRASS DISK STAMPED "STA I-25-27", SET IN A CONCRETE POST FLUSH WITH THE GROUND 1 FOOT OF THE SOUTHEAST CORNER OF AN ELECTRIC PULL BOX AND BEING 101.5 FEET SOUTH OF LEAD AVENUE CENTERLINE TO THE STATION AT THE SOUTHEAST CORNER OF THE BRIDGE. ELEVATION = 5070.356 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A #5 REBAR W/CAP STAMPED "NMPS 10464", SET IN GRASS NEAR THE NORTHWEST CORNER OF THE FENCE SURROUNDING THE HELICOPTER LANDING PAD. ELEVATION = 5066.97 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

FGL67.20 — FGH68.50 —

TG68.25

INV66.37

FG68.54

A MAG NAIL SET IN THE TOP OF A CONCRETE WHEELCHAIR RAMP JOINT SOUTHEAST OF THE PROJECT SITE. ELEVATION = 5078.46 FEET (NAVD 1988)

BID ALTERNATE 1

REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, CURB, OR SIDEWALK AS NECESSARY TO INSTALL A NEW 8" MJ X MJ GATE VALVE, VALVE BOX AND COVER. INSTALL MECHANICAL JOINT RESTRAINTS ON VALVE. THE EXISTING 8" WATER LINE IS TO BE ASBESTOS CEMENT PIPE. THIS SCOPE OF WORK SHOWN INCLUDE PROCEDURES AND EQUIPMENT AS REQUIRED TO SAFELY CUT, REMOVE AND DISPOSE OF ASBESTOS CONTAINING MATERIALS.

EMERGENCY ROOM

67.16

FF=5067.15

GRADING & DRAINAGE PLAN

EXIST FF=5067.15±

INV66.28

- PELECTRIC PULLBOX &

FG68.77 —

FG68.57

UTILITY KEYED NOTES

- 1. EXISTING POST INDICATOR TO BE REMOVED. ABANDON EXISTING VALVE IN PLACE.
- 2. EXISTING 8" FIRE LINE.

CENTRAL AVE

BID ALTERNATE

OUBLE DOOR

TS67.13 -

FGL67.45 FGH68.80

3. INSTALL 8" GATE VALVE AND POST INDICATORS. SEE ELECTRICAL PLANS FOR CONNECTION TO PIV TAMPER SWITCH.

GRADING KEYED NOTES

- 1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
- 2. INSTALL NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE.
- 3. INSTALL NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE. CONNECT TO EXISTING STORM DRAIN PIPE.
- 4. REMOVE & DISPOSE OF EXISTING STORM DRAIN INLET.
- 5. REMOVE & DISPOSE OF APPROXIMATELY 13 LF OF EXISTING STORM DRAIN PIPE. LEAVE STUBOUT FROM STORM DRAIN MAIN INTACT FOR CONNECTION OF NEW STORM DRAIN INLET.
- 6. RETAINING WALL. SEE ARCHITECTURAL PLANS.

ASPHALT PAVEM

SCALE: 1"=5' @ 24"x36" PLAN

-ROOF DRAIN TO UNDERGROUND

(UNABLE TO DUCT ROD)

₹G68.80 -

7. CONTRACTOR TO VERIFY DEPTH AND SIZE OF EXISTING STORM DRAIN PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- 1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- 4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN
- 5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS
- 6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- 7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- 8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- 9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

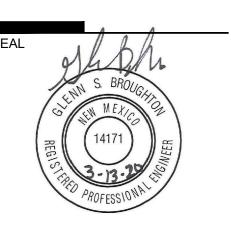


DEKKER PERICH

ARCHITECTURE / DESIGN / INSPIRATION

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG



PROJECT

ISSUED FOR PERMIT & BID

REVISIONS

DRAWN BY ВО REVIEWED BY GSB DATE 03/13/2020 PROJECT NO. 19-0054.001

GRADING AND DRAINAGE PLAN

DRAWING NAME

C-100

Tue, 10-Mar-2020 - 9:25:am, Plotted by: BORTEGA P:\20200330\CDP\Plans\General\20200330 GP01.dwg



CITY OF ALBUQUERQUE INVOICE

BOHANNAN HUSTON, INC. BOHANNAN HUSTON, INC.

7500 JEFFERSON ST NE

Reference NO: SI-2020-00183 Customer NO: CU-103345024

DateDescriptionAmount4/22/20Application Fee (Manual)\$240.00

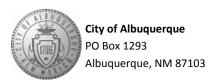
Due Date: 4/22/20 Total due for this invoice: \$240.00

Options to pay your Invoice:

1. Online with a credit card: http://posse.cabq.gov/posse/pub/lms/Default.aspx

2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



Date: 4/22/20
Amount Due: \$240.00

Reference NO: SI-2020-00183

Payment Code: 130

Customer NO: CU-103345024

BOHANNAN HUSTON, INC. BOHANNAN HUSTON, INC. 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109

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