

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 15, 2024

Lauren A. Nuffer, P.E.
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240

RE: Rasining Cane's #972
Tract 3, UNM Gibson Commercial District 2011C-138
NEC Gibson & Alumni SE, Albuquerque, NM
1401 Gibson Blvd SE
Permanent C.O. – Accepted
Engineer's Certification Date: 08/08/2024
Engineer's Stamp Date: 2/6/2023
Hydrology File: L15D051A

PO Box 1293

Dear Ms. Nuffer:

Albuquerque

Based on the Certification received 08/09/2024 and site visit on 8/15/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

www.cabq.gov

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Design Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

BP-2023-16514

Project Title: Raising Cane's #972 **Building Permit #** **Hydrology File #** L15D051A

DRB# TBD **EPC#** N/A

Legal Description: Tract 3, UNM Gibson Commercial District **City Address OR Parcel** UPC- 101505619803730903
2011C-138

Applicant/Agent: Kimley-Horn & Modulus Architects

Contact: Liz Willmot, P.E./ Regina Okoye

Address: 100 Sun Avenue NE, Suite 600

Phone: 206-677-8610

Email: liz.willmot@kimley-horn.com

505.338.1499 (Ext. 1003)

rokoye@modulusarchitects.com

Applicant/Owner: Raising Cane's #972

Contact: Lauren Montgomery

Address: 6800 Bishop Road, Plano TX 75024

Phone: 214-478-5414

Email: lauren@jghconsultants.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X

RE-SUBMITTAL: YES X NO

DEPARTMENT: TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB
- ☐ APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) Asbuilt Plans
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 08/09/2024

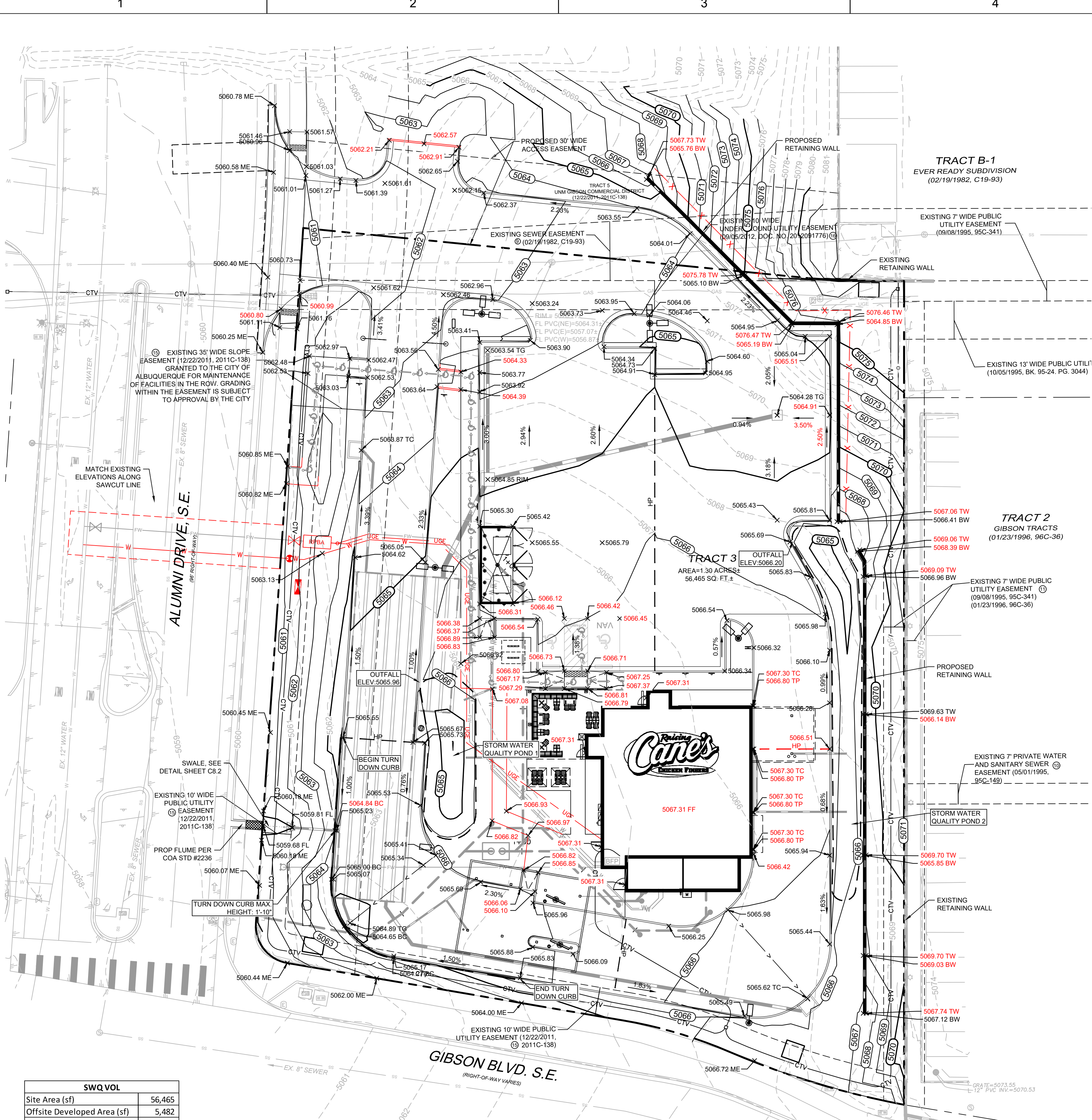
LEGAL DESCRIPTION

The legal description of the property is:

Tract numbered Three (3) of UNM Gibson Commercial District, (A Replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and Unplatted Land in Section 28, T10N, R3E, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Plat Book 2011C, Page 138 as Document No. 2011119138 Tract 3 Plat of UNM Gibson Commercial District, 1.296 acres.

The Owner of the Property is The Regents of the University of New Mexico.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



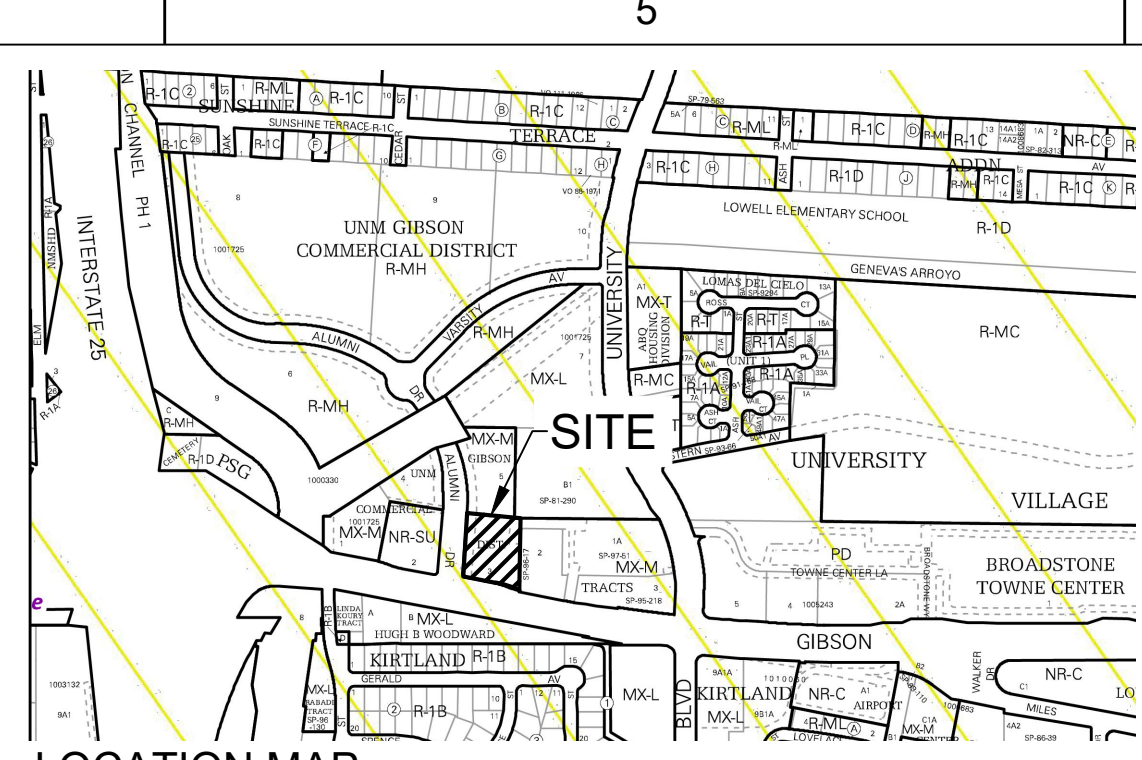
SWQVOL	
Site Area (sf)	56,465
Offsite Developed Area (sf)	5,482
Total Area (sf)	61,947
Impervious Area (sf)	39,343
SWQ VOL Required (CF)*	1,377
SWQ VOL Provided (CF)	1,409
*0.42 in per impervious SF	

SWQ POND 1	
TOP ELEV	5065.96
BOTTOM ELEV	5063.96
VOL (CF)	619.1
SWQ POND 2	
TOP ELEV	5066.2
BOTTOM ELEV	5064.09
VOL (CF)	790.0

WEIGHTED E CALCULATIONS (EXISTING CONDITION)											
Basin	Area (SF)	Area (AC)	Treatment A		Treatment B		Treatment C		Treatment D		Flow
			Acres	%	Acres	%	Acres	%	Acres	%	
EX	61,945	1.42	1.22	86%	0.20	14%	0	0%	0	0%	0.50
WEIGHTED E CALCULATIONS (DEVELOPED CONDITION)											
Basin	Area (SF)	Area (AC)	Treatment A		Treatment B		Treatment C		Treatment D		Flow
			Acres	%	Acres	%	Acres	%	Acres	%	
DA 1	2,876	0.07	0	0%	0	0%	0.05	72%	0.02	28%	0.13
DA 2	31,123	0.71	0	0%	0	0%	0.08	11%	0.63	89%	1.84
DA 3	21,836	0.50	0.02	4%	0	0%	0.25	49%	0.24	47%	1.04
DA 4	6,110	0.14	0	0%	0	0%	0.14	100%	0	0%	0.22

Excess Precipitation E (in)				
Zone 2	100-Year	10-Year	10-Year	
Ea	0.62	0.15		
Eb	0.80	0.30		
Ec	1.03	0.48		
Ed	2.33	1.51		

Peak Discharge (cfs/acre)				
Zone 2	100-Year	10-Year	10-Year	
Qa	1.71	0.41		
Qb	2.36	0.95		
Qc	3.05	1.59		
Qd	4.34	2.71		



FEMA FLOOD INSURANCE RATE MAP
PER MAP NUMBER 35001C0342G FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED SEPTEMBER 26, 2008, THE SITE IS IN ZONE X.

INTRODUCTION AND PROJECT DESCRIPTION:
THE PROJECT SITE IS TRACT 3, UNM COMMERCIAL DISTRICT (2011C-138), AND IS LOCATED AT THE NORTHEAST CORNER OF GIBSON BLVD SE AND ALUMNI DRIVE IN THE CITY OF ALBUQUERQUE, NM. THE SITE IS ZONED AND PLANNED FOR COMMERCIAL DEVELOPMENT, AND THE USE PROPOSED IS A RESTAURANT WITH DRIVE-THROUGH. AS SHOWN BY MAP #35001C0342G OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED SEPTEMBER 26, 2008, THE SITE IS LOCATED IN ZONE X AND IS NOT WITHIN A FLOOD HAZARD AREA.

METHODOLOGY:
CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS. THE SITE IS LOCATED IN PRECIPITATION ZONE 2. EXISTING BASIN INFORMATION WAS OBTAINED BY SITE AERIALS AND TOPOGRAPHIC SURVEY.

EXISTING CONDITIONS:
THE CANE'S TRACT IS 1.30 ACRES AND THE OVERALL PROJECT AREA IS 1.42 ACRES. THE SITE IS CURRENTLY UNDEVELOPED, WITH SOME VEGETATION AND MODERATE SLOPES. THE SITE SLOPES FROM EAST TO WEST, TOWARDS ALUMNI DRIVE AND GIBSON BLVD. THE PROJECT SITE GENERATES A PEAK FLOW OF 2.36 CFS AND RUNOFF OF 1.24 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT. IN EXISTING CONDITION, THE SITE SHEET FLOWS TO ALUMNI DRIVE.

PROPOSED CONDITIONS:
THE PROJECT IMPROVEMENTS WILL INCLUDE INSTALLATION OF A RESTAURANT WITH DRIVE-THROUGH, CUSTOMER PARKING, SITE DRIVEWAYS, AND LANDSCAPE AREAS. THE PROJECT SITE GENERATES A PEAK FLOW OF 5.45 CFS AND RUNOFF OF 3.13 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT. DETENTION IS PROPOSED TO REDUCE PROPOSED RUNOFF TO EXISTING CONDITIONS. THERE IS A SMALL AMOUNT OF OFF-SITE RUNOFF FROM THE ADJACENT PROPERTY TO THE NORTH THAT FLOWS ONTO AND ACROSS THIS SITE BEFORE FLOWING TO ALUMNI DRIVE. THIS AREA IS NOT INCLUDED IN THE PROJECT'S RUNOFF VOLUMES AS IT IS ASSUMED THAT THIS IS ONLY OCCURRING IN THE INTERIM CONDITION AND THE SITE WILL BE GRADED TO CAPTURE THEIR OWN RUNOFF ONCE DEVELOPED.

CONCLUSIONS:
THE PROPOSED DEVELOPMENT WILL NOT INCREASE RUNOFF FROM THE SITE NOR WILL IT CHANGE EXISTING DRAINAGE PATTERNS. THE SITE WILL DISCHARGE TO ALUMNI DRIVE.

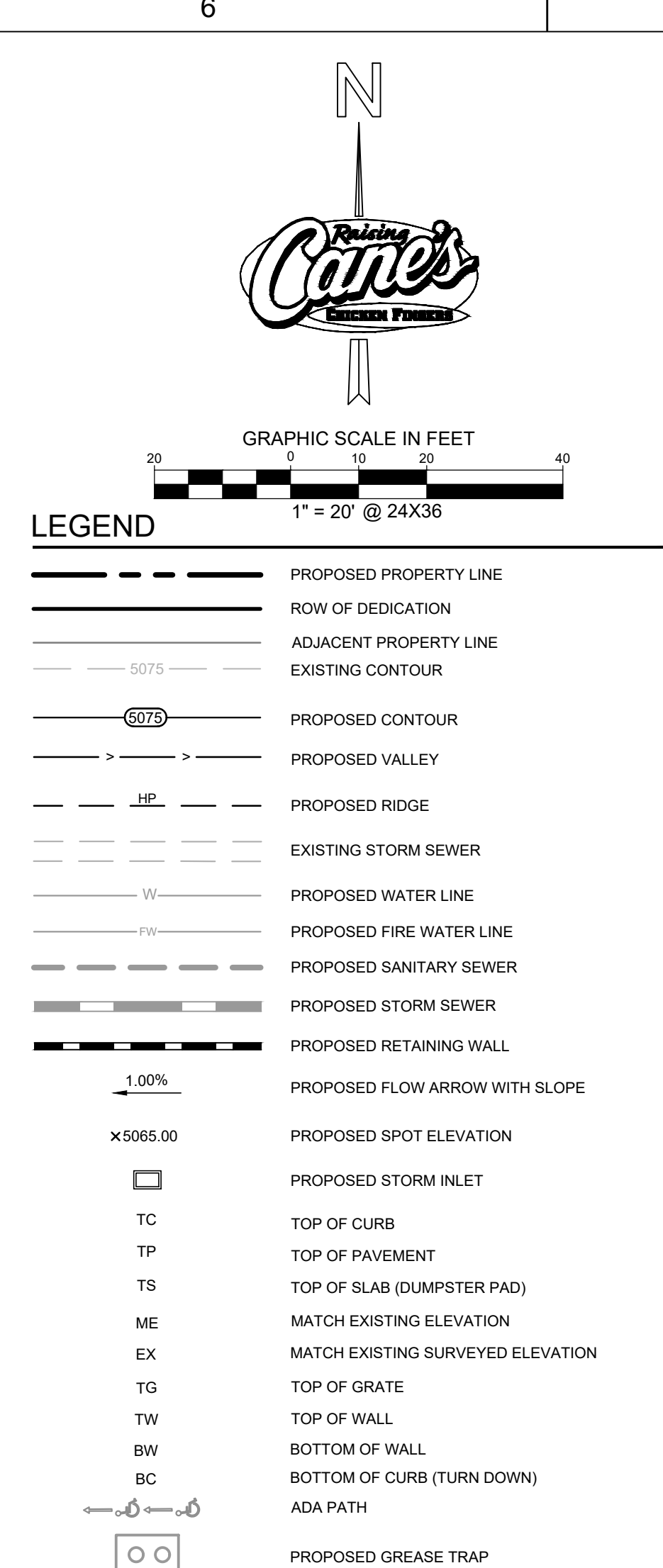
SO-19 NOTES

- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - "SO-19")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1999) FOR THE LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

DRAINAGE CERTIFICATION
I, ELIZABETH ANNE WILLMOT, NMPE 28862, OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 07/08/2023. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE SITE ON 08/08/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS WITH MINOR MODIFICATION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY (FINAL C.O.).

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

ELIZABETH ANNE WILLMOT, NMPE 28862



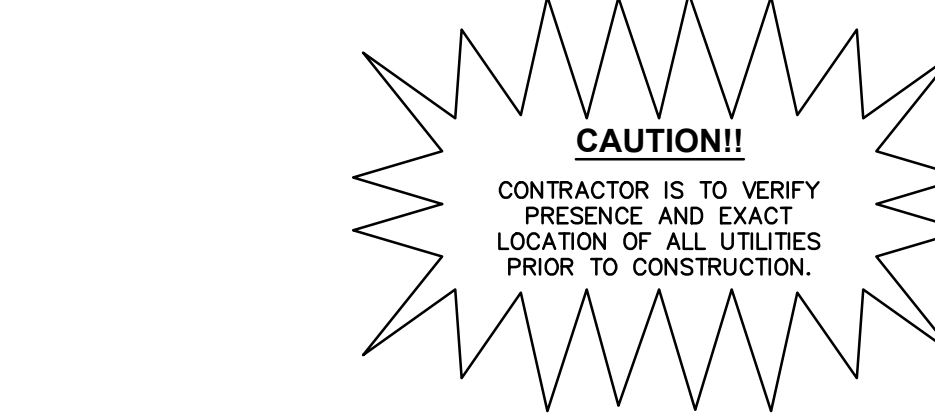
GRADING NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/HA STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH" UP AT ANY JUNCTURE WITH EXISTING PAVING. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.

BENCHMARKS

BM 1 - A.G.R.S. MONUMENT "24 L16" STANDARD C.O.A. METALLIC DISC NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N = 1,476,869.02 AND E = 1,529,133.22
ELEV. = 5191.306

CP 1 - SET CP - NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
N = 1,476,978.77 AND E = 1,525,820.52
ELEV. = 5073.28



Store: **Gibson & Alumni**
Albuquerque, NM
Restaurant #RC972
P6-V-AV



1101 CENTRAL EXPRESSWAY S
SUITE 100
ALLEN, TX 75013
CONTACT: JOHN MELENDEZ
PHONE: 469.301.2026
EMAIL: JMELENDEZ@PMDCINC.COM

KEN MCCracken, ARCHITECT



Prototype :	P6-V-AV 2022-1.0 RELEASE
Prototype Issue Date:	09.22.2022
Kitchen Issue Date:	--
Design Bulletin Updates:	--
Date Issued:	Bulletin Number: --

CONSTRUCTION SET

REVISIONS:		
09/12/2022	11/30/2022	SOLID WASTE REVIEW
04/07/2023	04/07/2023	UNM SUBMITTAL
06/12/2023	06/12/2023	FOR PERMIT
07/18/2023	07/18/2023	RESPONSE TO COMMENTS
08/04/2023	08/04/2023	RESPONSE TO COMMENTS
11/01/2023	11/01/2023	FOR BID
		FOR CONSTRUCTION

Sheet Title:

GRADING AND DRAINAGE PLAN

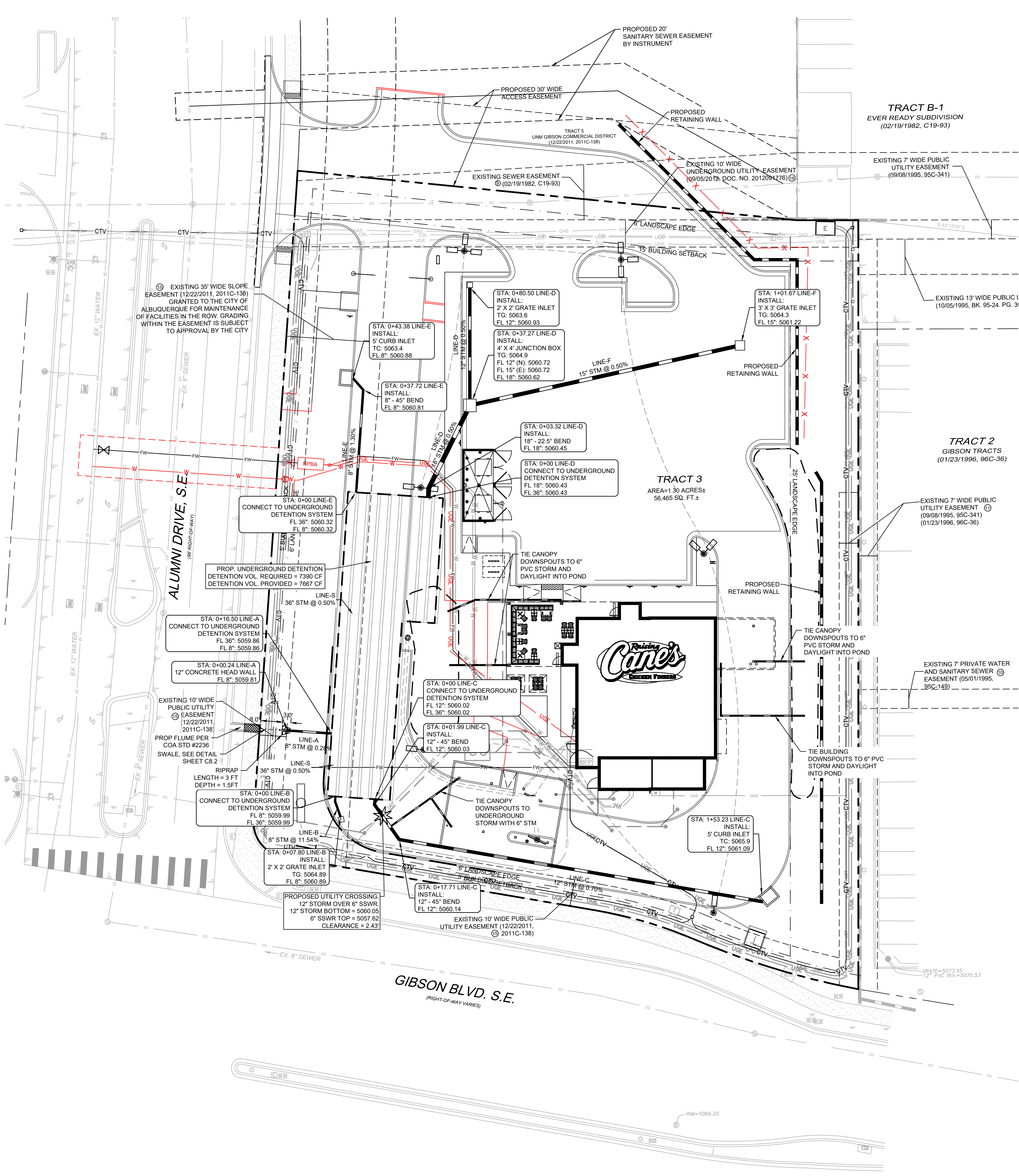
Date: 11/01/2023

Project Number: KH #069313462

Drawn By: JCG/LHD

Sheet Number:

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DRAINAGE CERTIFICATION

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ELIZABETH ANNE WILLMOT, NMPE 288

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Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

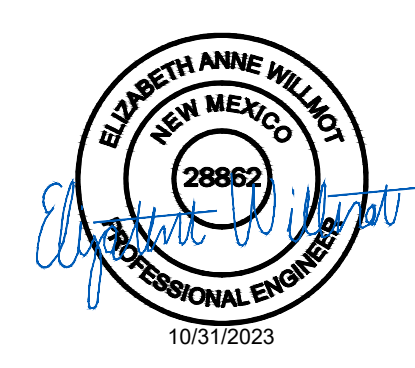
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**Gibson & Alumni
Albuquerque, NM
Restaurant #RC972
P6-V-AV**



1101 CENTRAL EXPRESSWAY S
SUITE 100
ALLEN, TX 75013
CONTACT: JOHN MELENDEZ
PHONE: 469 301.2026
EMAIL: JMELENDEZ@PMDGINC.COM

KEN MCCRACKEN, ARCHITECT



Prototype : P6-V-AV 2022-1.0 RELEASE

Prototype Issue Date: 09.22.2022

Kitchen Issue Date: _____

Design Bulletin | Updates: 55

Date Issued:	Bulletin Number:
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CONSTRUCTION SET

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09/12/2022	SOLID WASTE REVIEW
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08/04/2023	FOR BID
11/01/2023	FOR CONSTRUCTION

Sheet Title:

Sheet Title: **STORM
DRAINAGE PLAN**

Date: 11/01/2023

Project Number: KH #069313462

Drawn By: JCG/LHD

Sheet Number:

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