CITY OF ALBUQUERQUE



Tim Keller, Mayor

December 7, 2017

Genny Donart, P.E. Isaacson & Arfman, P.A. 128 Monroe St. N.E Albuquerque, NM, 87108

RE: Broadstone Northpoint Townhomes

9100 San Mateo Blvd NE – Buildings Numbers 4, 20 & 24 Request for Permanent C.O. – Accepted for the following: Building Permits – 2016-00027, 2016-00605 & 2016-00873

Engineer's Certification Dated 11/21/17

Hydrology File: B18D001C

PO Box 1293 Dear Ms. Donart:

Based on the Certification received 12/6/17 and site visit on 12/6/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for Buildings Numbers 4, 20 & 24.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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

Renée C. Brissette

Planning Department



City of Albuquerque

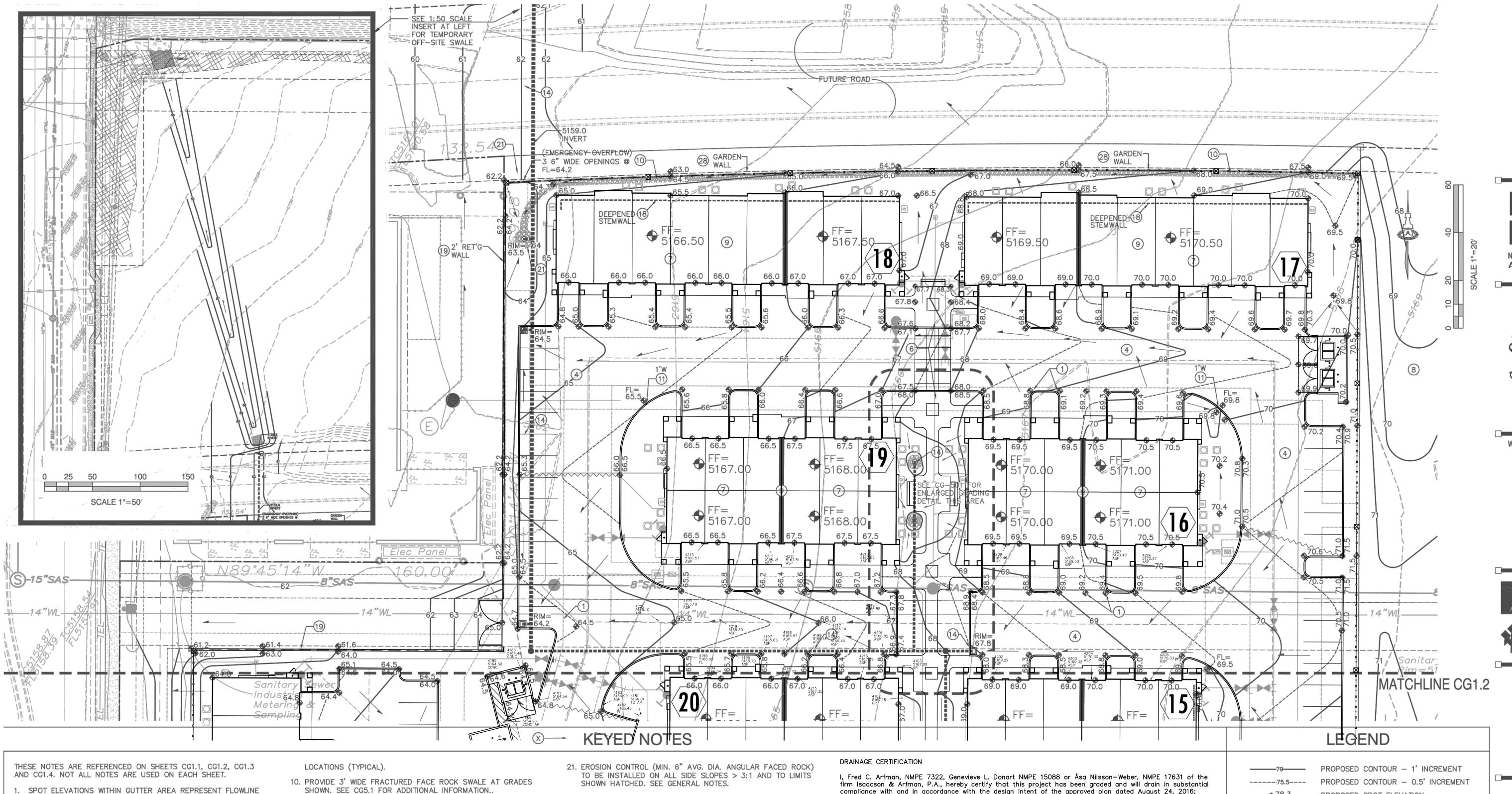
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

DRB#: EPC#: Work Order#: Legal Description: City Address: Engineering Firm: Contact: Address: Phone#: Fax#: E-mail: Owner: Contact: Address: Phone#: Fax#: E-mail: Architect: Contact: Address: Phone#: Fax#: E-mail: Other Contact: Address: Phone#: Fax#: E-mail: Contact: Address: Contact: Address: Phone#: E-mail: Cother Contact: Contact: Address: Buil Ding Permit Approval/Acceptance sought: Buil Ding Permit Approval	Project Title:	Building Permit #: City Drainage #:
Legal Description:	DRB#: EPC#:	
Engineering Firm:		
Address: Fax#: E-mail:	City Address:	
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Owner: Contact: Address: Phone#: Fax#: E-mail: Architect: Contact: Address: Phone#: Fax#: E-mail: Other Contact: Contact: Address: Phone#: Fax#: E-mail: Other Contact: Contact: Address: Phone#: Fax#: E-mail: Check all that Apply: DEPARTMENT: E-mail: Check all that Apply: DEPARTMENT: BUILDING PERMIT APPROVAL/ACCEPTANCE SOUGHT: MS4/ EROSION & SEDIMENT CONTROL TRAFFIC/TRANSPORTATION BUILDING PERMIT APPROVAL MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: PRELIMINARY PLAT APPROVAL ACCONCEPTUAL G & D PLAN SITE PLAN FOR SUB'D APPROVAL GRADING PLAN SITE PLAN FOR SUB'D APPROVAL GRADING PERMI APPROVAL GRADING PERMI APPROVAL GRADING PERMI APPROVAL GRADING PERMIT APPROVAL G		
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IS THIS A RESUBMITTAL?: YesX No DATE SUBMITTED: December 6, 2017 By: Genny Donart		
	IS THIS A RESUBMITTAL?: Yes X No	
	DATE SUBMITTED. December 6, 2017	Genny Donart

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____



- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- 2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
- 4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
- 5. SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
- 6. CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
- 7. F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
- 8. OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
- 9. BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT

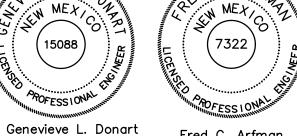
- 11. PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
- 12. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
- 13. INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK, GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
- 14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- 15. NOT USED.
- 16. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- 17. CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- 18. CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN, SEE ARCHITECTURAL.
- 19. CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY
- 20. CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

- 22. COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
- 23. CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
- 24. NOT USED
- 25. CONSTRUCT ESTATE CURB THIS AREA TO PASS SHEETFLOW TO LANDSCAPING AND STORM DRAIN INLETS. SEE PAVING PLAN.
- 26. CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
- 27. CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- 28. CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

compliance with and in accordance with the design intent of the approved plan dated August 24, 2016; Grading And Drainage Plan CG1.1—CG1.4. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I or someone under my direct supervision have personally visited the project site at various times as documented below 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 Permanent Certification of Occupancy for those individual buildings listed below.

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.





NMPE 15088

Fred C. Arfman

NMPE 7322

*======= DEEPENED/RETAINING BUILDING STEMWALL

PROPOSED SPOT ELEVATION FLOW ARROW

FINISH FLOOR ELEVATION

ROCK EROSION CONTROL PROPOSED STORM DRAIN (SEE CG-501) FL= FLOWLINE ELEVATION

INVERT ELEVATION

RETAINING WALL GRADE BREAK / SLOPE TRANSITION

BUILDING NUMBER

FINISH FLOOR GRADE TRANSITION

Albuquerque, New Mexico



World H Q @ ORB Arch.com



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DATE: AUGUST 24, 2016

GRADING AND DRAINAGE PLAN - 1 OF 4

PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE
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of Rich

World HQ@ORBArch.com





THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3

SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.

AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

- 2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER. HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
- 4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
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- 6. CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
- 7. F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
- 8. OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
- 9. BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT

- LOCATIONS (TYPICAL).
- 10. PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION..
- 11. PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
- 12. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
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- 14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- 15. NOT USED.
- 16. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
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- 18. CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- 19. CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY
- 20. CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

- 21. EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND TO LIMITS SHOWN HATCHED, SEE GENERAL NOTES.
- 22. COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
- 23. CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
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PROPOSED CONTOUR - 1' INCREMENT

PROPOSED CONTOUR - 0.5' INCREMENT PROPOSED SPOT ELEVATION FLOW ARROW

FINISH FLOOR ELEVATION

ROCK EROSION CONTROL PROPOSED STORM DRAIN (SEE CG-501)

> FLOWLINE ELEVATION INVERT ELEVATION

RETAINING WALL

DEEPENED/RETAINING BUILDING STEMWALL



FL =

INV=

BUILDING NUMBER

FINISH FLOOR GRADE TRANSITION

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DATE: AUGUST 24, 2016

GRADING AND DRAINAGE PLAN - 2 OF 4



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THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- 2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER. HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
- 4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
- 5. SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
- 6. CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
- 7. F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
- 8. OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
- 9. BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT

- LOCATIONS (TYPICAL).
- 10. PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION..
- 11. PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
- 12. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
- 13. INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK, GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
- 14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- 15. NOT USED.
- 16. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- 17. CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- 18. CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN, SEE ARCHITECTURAL.
- 19. CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY
- 20. CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

- 21. EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND TO LIMITS SHOWN HATCHED, SEE GENERAL NOTES.
- 22. COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
- 23. CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
- 24. NOT USED
- 25. CONSTRUCT ESTATE CURB THIS AREA TO PASS SHEETFLOW TO LANDSCAPING AND STORM DRAIN INLETS. SEE PAVING PLAN.
- 26. CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
- 27. CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- 28. CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

PROPOSED CONTOUR - 1' INCREMENT

PROPOSED CONTOUR - 0.5' INCREMENT

INV=

PROPOSED SPOT ELEVATION FLOW ARROW FINISH FLOOR ELEVATION

ROCK EROSION CONTROL PROPOSED STORM DRAIN (SEE CG-501) FLOWLINE ELEVATION FL =

INVERT ELEVATION RETAINING WALL



DEEPENED/RETAINING BUILDING STEMWALL

FINISH FLOOR GRADE TRANSITION

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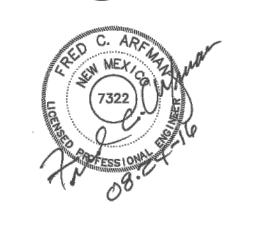
DATE: AUGUST 24, 2016

GRADING AND DRAINAGE PLAN - 3 OF 4

Albuquerque, New Mexico



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PROPOSED CONTOUR - 1' INCREMENT PROPOSED CONTOUR - 0.5' INCREMENT PROPOSED SPOT ELEVATION

FLOW ARROW

FINISH FLOOR ELEVATION ROCK EROSION CONTROL

PROPOSED STORM DRAIN (SEE CG-501) FLOWLINE ELEVATION INVERT ELEVATION

RETAINING WALL

DEEPENED/RETAINING BUILDING STEMWALL



FL =

INV=

BUILDING NUMBER

FINISH FLOOR GRADE TRANSITION

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ORB # 15-212 DATE: AUGUST 24, 2016

GRADING AND DRAINAGE PLAN - 4 OF 4