

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 18, 2015

Richard J. Berry, Mayor

Åsa M. Nilson-Webber, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

RE: Bishops Compound (File: G12D032)
Drainage and Grading Plan, Engineer's Stamp Date 10-3-2016
Supplemental Calcs, Engineer's Stamp Date 9-21-2016

Dear Mrs. Weber:

Based upon the information provided in your submittal received 10-4-2016, the above referenced plan is approved for ESC Permit (Grading Permit) with the condition that an ESC Plan be submitted and approved.

Prior to Pad Certification and/or Release of Financial Guarantee approval, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file

Bishops Compound
DRC #727183

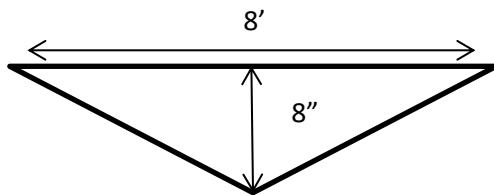
First Flush Calculations

9/21/16

Area of buildings = 23,840 sf

Volume required: $23,840 \times (.34/12) = 675$ cf

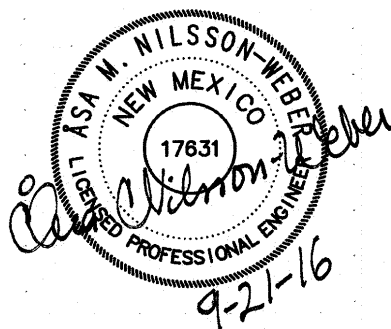
- Swales (gravel filled) along roadway:
Length = $279' - (6 \times 18' \text{ driveways}) = 171$ lf

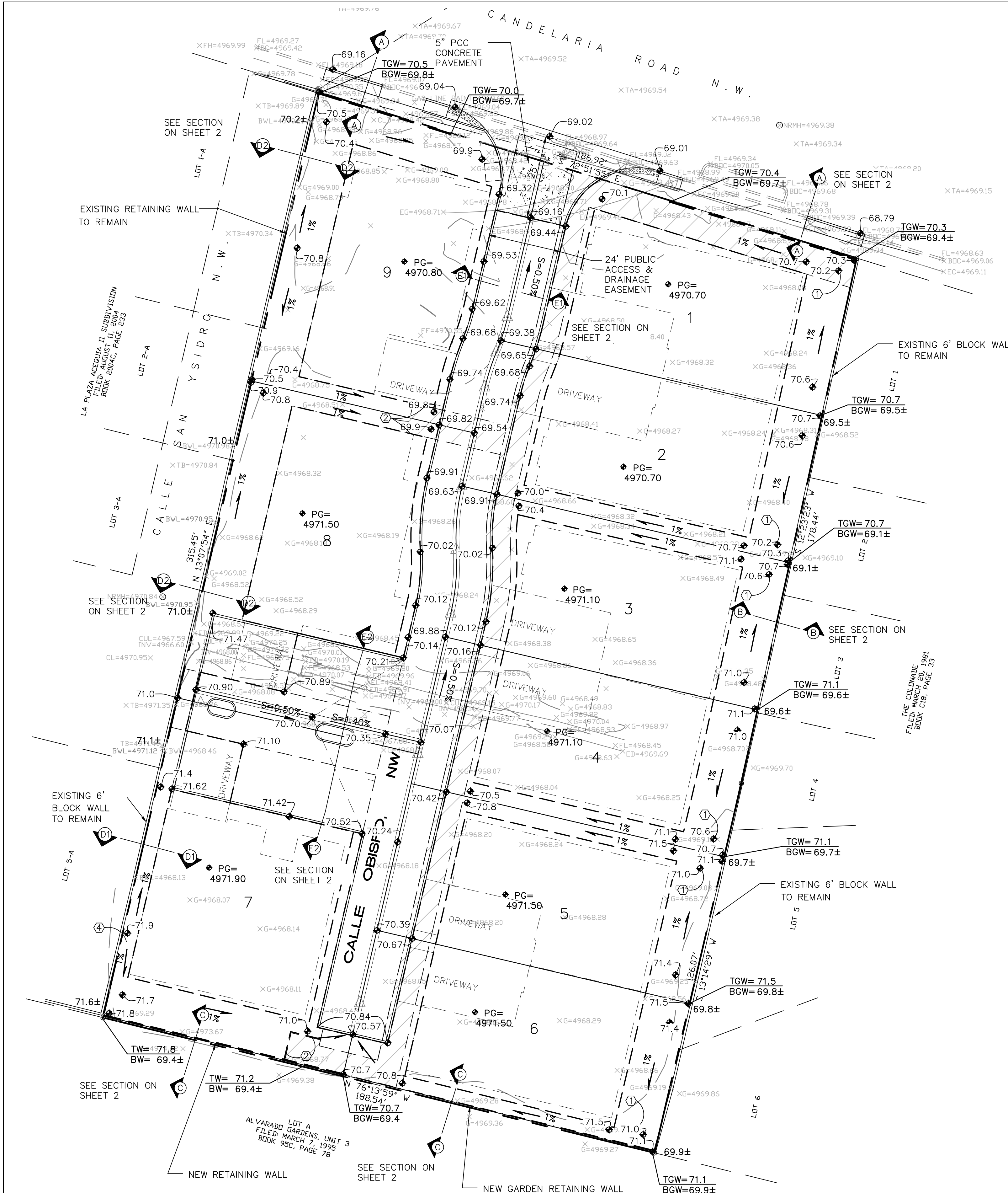


Volume = $\frac{8 \times 67}{2} \times 171 = 458$ cf -- Use $1/3$ for voids in gravel = $426/3 = 153$ cf

- Backyard ponds (0.4' deep):
Area = 432 sf
Volume = $432/2 \times 0.4 \times 6 \text{ lots} = 518$ cf
- Percolation pits:
6 ea @ 2' dia. x 6' deep
Volume = $6 \times \pi \times 1^2 \times 6 = 113$ cf -- Use $1/3$ for voids in gravel = $113/3 = 38$ cf

Total volume available = $153 + 518 + 38 = \underline{709 \text{ cf}} > 675 \text{ cf OK}$



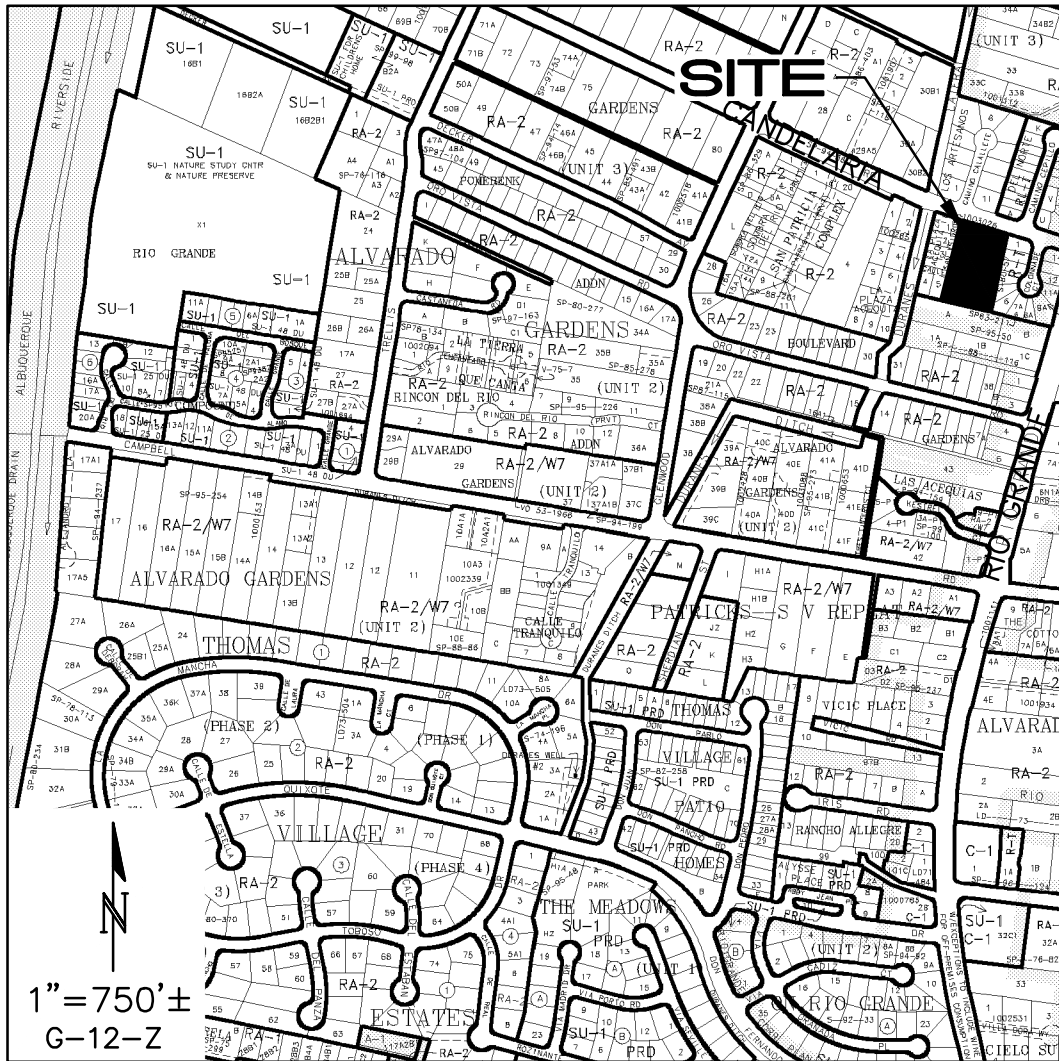


GRADING NOTES

- 1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY GEO-TEST, INC., DATED 10-21-09 INCL. ADDENDUM 1, 2-26-10 & ADDENDUM 2, 3-11-10. AND CITY OF ALBUQUERQUE SPECIFICATIONS APPLY.
- 2. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- 3. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- 4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- 6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- 7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- 8. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- 9. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- 10. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- 11. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- 12. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- 13. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- 14. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- 15. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- 16. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- 17. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- 18. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- 19. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPE PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NDPE PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- 20. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- 21. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- 22. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT, PER THE CITY DRAINAGE ORDINANCE, THE 90TH PERCENTILE STORM EVENT, WHICH IS 44 INCHES, IS TO BE MANAGED. REDUCE 0.44 INCH BY THE 0.1 INCH FOR THE INITIAL IMPERVIOUS ABSTRACTION IN TABLE A-6 OF SECTION 22 OF THE DPM. MULTIPLY THE REMAINING 0.34 INCH BY YOUR IMPERVIOUS AREA. THIS IS THE PORTION TO RETAIN.
- 23. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- 24. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.
- 25. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- 26. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- 27. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- 28. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- 29. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 30. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- 31. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY).
- 32. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.

LEGEND

- EXISTING CONTOUR
- 70.32 PROPOSED EDGE OF ROAD ELEVATION
- 71.9 PROPOSED SPOT ELEVATION
- PG= 4972.10 PAD GRADE ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED GARDEN RETAINING WALL
- TW=71.7 BW=69.4± TOP OF RETAINING WALL
- TW=70.7 BW=69.4± BOTTOM OF RETAINING WALL
- TW=70.7 BW=69.4± TOP OF GARDEN RETAINING WALL
- TW=70.7 BW=69.4± BOTTOM OF GARDEN RETAINING WALL



SITE INFORMATION

LEGAL DESCRIPTION:
A PORTION OF LOT 2 ALVARADO GARDENS UNIT 3 TOGETHER WITH A PORTION OF LOT 3 ALVARADO GARDENS UNIT 3, FILED ON MAY 20, 1937, IN VOLUME D1, FOLIO 107.

AREA: 1.3379 ACRES

ZONING: R-LT

ACS BENCHMARK:
CITY OF ALBUQUERQUE STATION NO. 3-G12
ELEVATION: 4965.946 (NGVD 88)

FLOOD NOTE:
THE PROPERTY IS LOCATED IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY THE LEVEES FROM THE 1.0% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAPS OF BERNALILLO COUNTY, NEW MEXICO PANEL NO. 35001C0018G & 35001C0331G, EFFECTIVE DATE SEPTEMBER 26, 2008.

SURVEYOR:
ANTHONY L. HARRIS, HARRIS SURVEYING, INC.
DATE OF SURVEY: OCTOBER 2009

KEYED NOTES

- 1. PERCOLATION PIT PER DETAIL ON SHEET 2.
- 2. WALL/FENCE SHALL BE CONSTRUCTED OUTSIDE OF 10'X10' PUE.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1728 CG-101.dwg Oct 03,2016

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BISHOP'S COMPOUND
BISHOP'S COMPOUND, LLC

GRADING & DRAINAGE PLAN

Date:	3-26-10	No.:	Revised:	Date:		Job No.:	1728
Drawn By:	ANW					PAGE	
Ckd By:	FCA					SH.1 OF 2	

HYDROLOGY NOTES

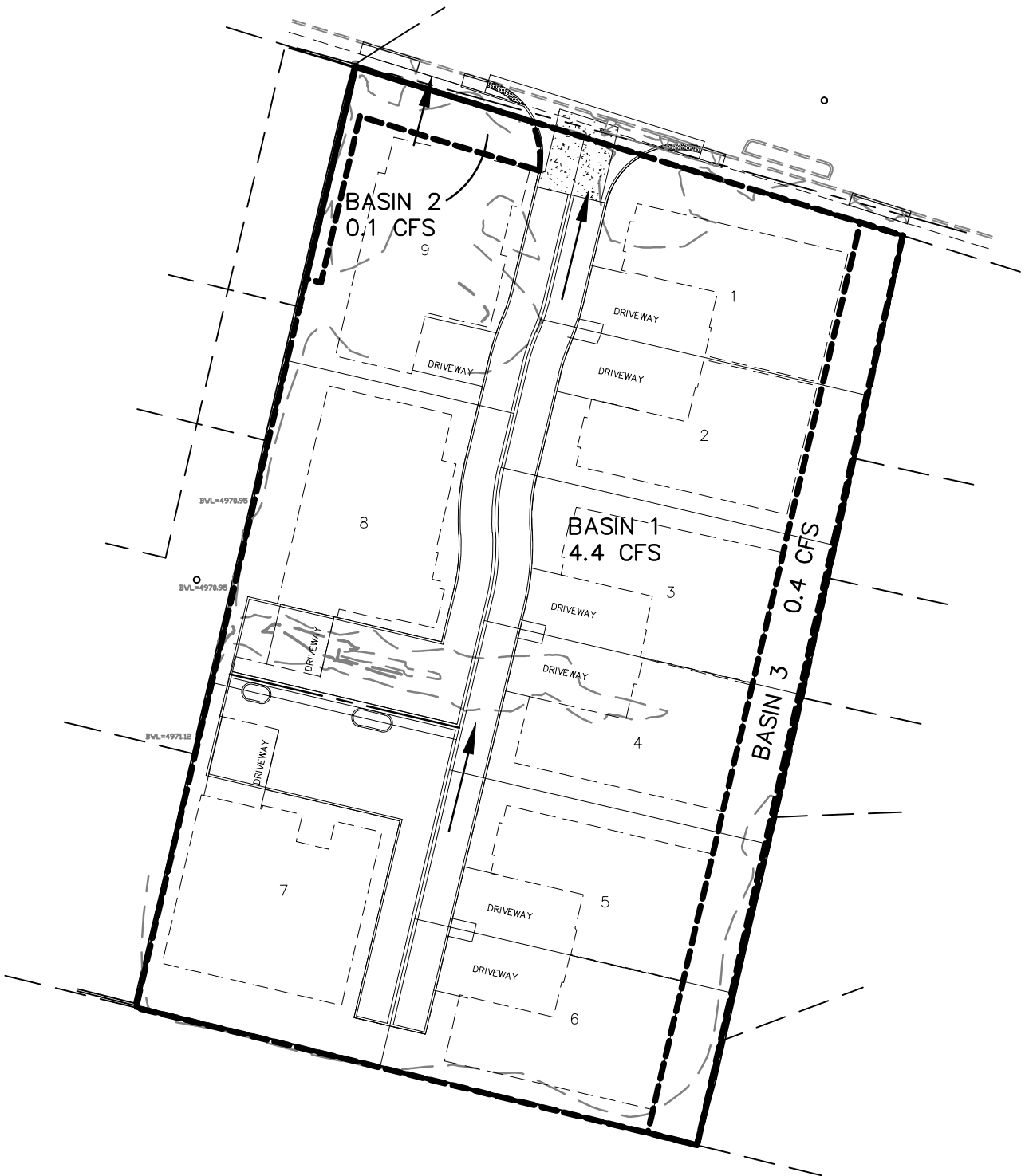
EXISTING CONDITIONS:

AN EXISTING PRIVATE DRAINAGE DITCH, WHICH IS NOT BEING USED FOR IRRIGATION RUNS THROUGH THE MIDDLE OF THE SITE IN AN EAST/WEST DIRECTION. THE SITE IS VERY FLAT AND FLOWS ARE RETAINED ON-SITE. NO OFF-SITE FLOWS ENTER THE SITE. THE STREET SLOPE IN CANDELARIA RD ADJACENT TO THE SITE HAS A SUB-MINIMUM SLOPE AND PROVIDES POOR CONVEYANCE OF DRAINAGE.

PROPOSED CONDITIONS:

THE SITE WILL BE DEVELOPED WITH 9 LOTS--3 SINGLE-DETACHED HOMES AND 6 DUPLEX TOWNHOMES. THIS PLAN PROVIDES FOR FREE DISCHARGE OF DEVELOPED FLOWS ONTO CANDELARIA BOULEVARD. THE RUNOFF FROM THE MAJORITY OF THE SITE (BASIN 1) OF 4.4 CFS WILL BE CONVEYED AS SURFACE DRAINAGE VIA THE 24-FOOT WIDE ROAD DESIGNATED AS AN ACCESS AND DRAINAGE EASEMENT. THE ROAD WILL HAVE AN INVERTED CROWN AND A 2-FOOT ALLEY GUTTER THROUGH THE CENTER. A PORTION OF LOT 9 (BASIN 2) WILL DISCHARGE 0.1 CFS DIRECTLY TO CANDELARIA. THE TOWNHOME LOTS WILL HAVE BACKYARD PONDING (BASIN 3). NO ROOF DRAINS SHALL BE DIRECTED TO THE BACKYARD, SO THE PONDS WILL CAPTURE ONLY RAINFALL THAT FALLS IN THE BACKYARDS (100 CF PER LOT). FRENCH DRAINS (PERCOLATION PITS) SHALL BE CONSTRUCTED AT THE BACKYARD LOW POINT, AND THERE WILL BE AN EMERGENCY OVERFLOW TO THE SIDEYARD SWALE AT AN ELEVATION OF 0.7' LOWER THAN FINISH FLOOR.

THERE ARE STORM DRAIN INLETS IN CANDELARIA EAST OF THE SITE AT THE COLONNADE COURT INTERSECTION. THERE ARE NO IMPROVEMENTS PROPOSED TO INCREASE STREET SLOPES IN CANDELARIA RD. A SITE VISIT AFTER A RAIN STORM INDICATED MINOR BIRD BATHS IN THIS AREA, BUT THE CURB & GUTTER IS IN FAIR CONDITION.



BASIN MAP

1"=50'

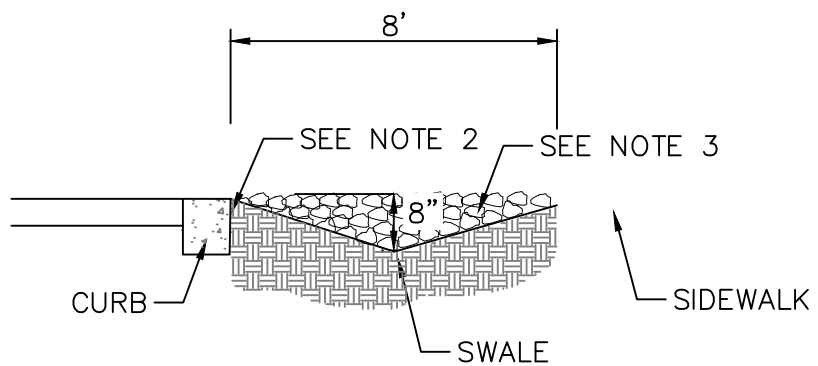
NOTE:

IF CONCRETE PADS FOR DOOR STOOPS OR MECHANICAL EQUIPMENT ARE PLACED IN THE SIDE YARDS, A 4" DRAINAGE BY-PASS PIPE SHALL BE REQUIRED UNDER THE SLAB TO ALLOW FOR THE CONVEYANCE OF THE STORM WATERS.

BASIN NO.	1	DESCRIPTION	All onsite except part of Lot 9 & Lots 1-6 backyards
Area of basin flows =	52315	SF	= 1.20 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E =	1.54	in.	B = 19%
Sub-basin Volume of Runoff (see formula above)			C = 19%
V ₅₀ =	6700	CF	D = 62%
Sub-basin Peak Discharge Rate: (see formula above)			
Q _p =	4.4	cfs	

BASIN NO.	2	DESCRIPTION	Portion of Lot 9
Area of basin flows =	1230	SF	= 0.03 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E =	1.54	in.	B = 19%
Sub-basin Volume of Runoff (see formula above)			C = 19%
V ₅₀ =	158	CF	D = 62%
Sub-basin Peak Discharge Rate: (see formula above)			
Q _p =	0.1	cfs	

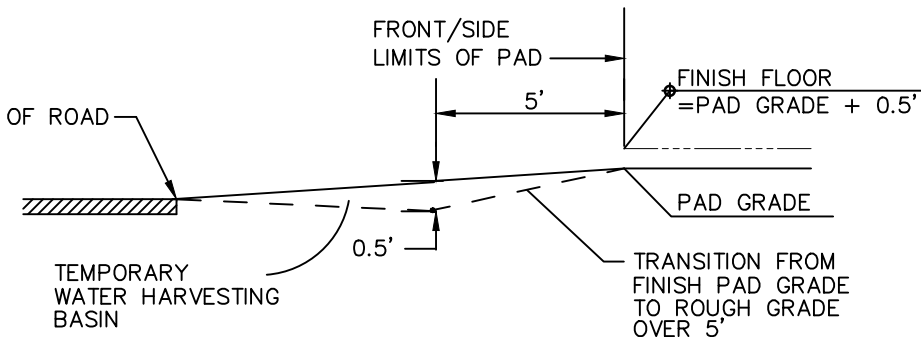
BASIN NO.	3	DESCRIPTION	Lots 1-6 Backyards
Area of basin flows =	4733	SF	= 0.11 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E =	1.54	in.	B = 19%
Sub-basin Volume of Runoff (see formula above)			C = 19%
V ₅₀ =	606	CF	D = 62%
Sub-basin Peak Discharge Rate: (see formula above)			
Q _p =	0.4	cfs	



- SWALE SHALL BE 8" DEEP.
- FINAL GRADE OF DIRT SHALL BE AT TOP OF CURB.
- SURFACE BEHIND BACK OF CURB SHALL BE COVERED WITH GRAVEL MULCH (MINIMUM 2"). COBBLES OR RIP-RAP, FILL ENTIRE SWALE.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED, IT IS TO BE PERMEABLE.
- SWALE SHALL BE CONSTRUCTED BY HOME BUILDER.

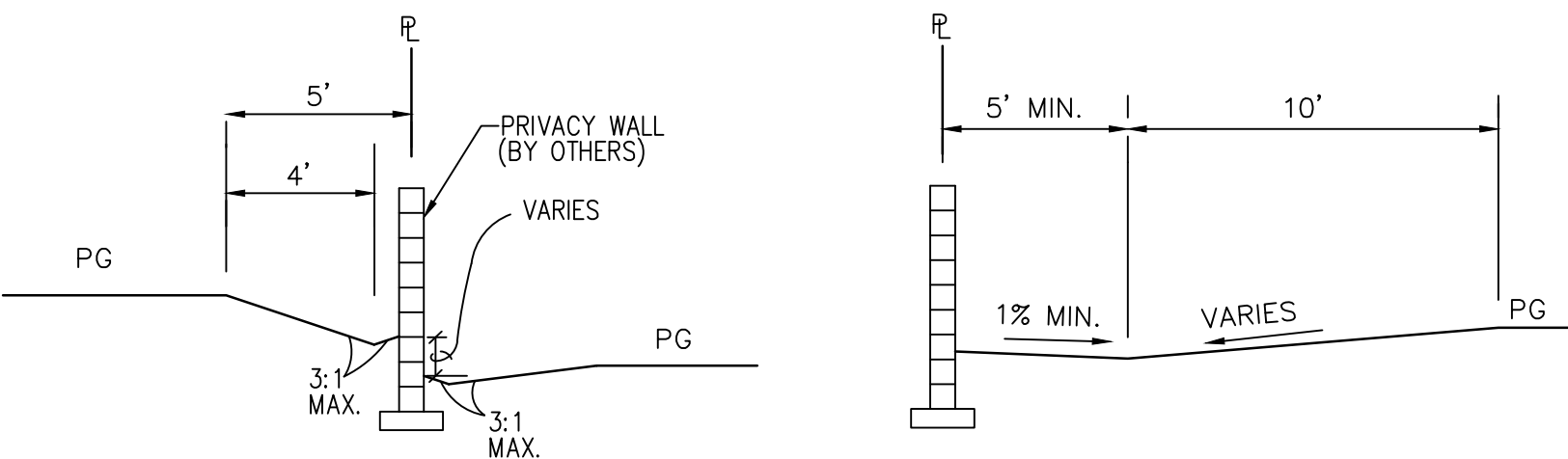
SECTION D-D
LANDSCAPE BUFFER SWALE

REVISION TO CITY STANDARD DRAWINGS
2405A & 2405B



SECTION F-F
FRONT YARD GRADING

NTS



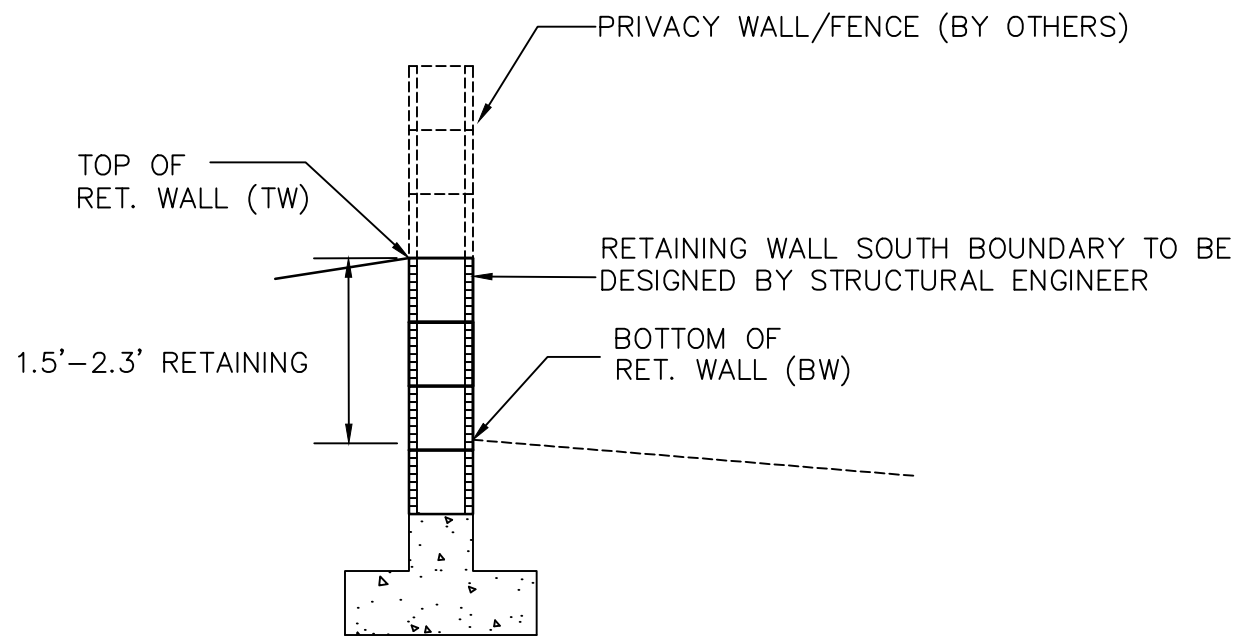
SECTION G-G
TYPICAL SIDEYARD GRADING

SCALE: 1"=5'



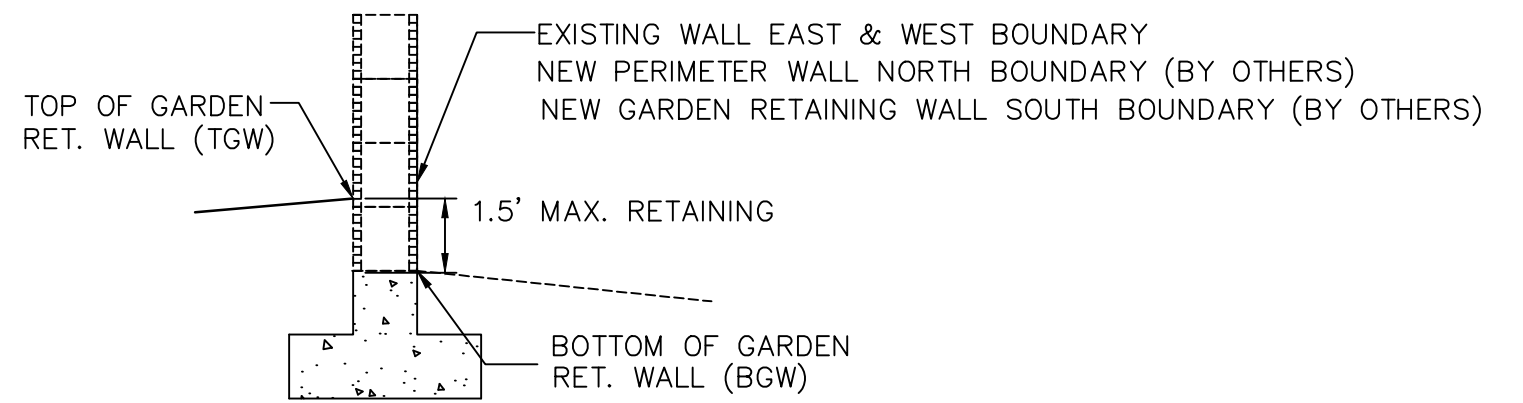
SECTION H-H
TYPICAL BACKYARD GRADING

SCALE: 1"=5'



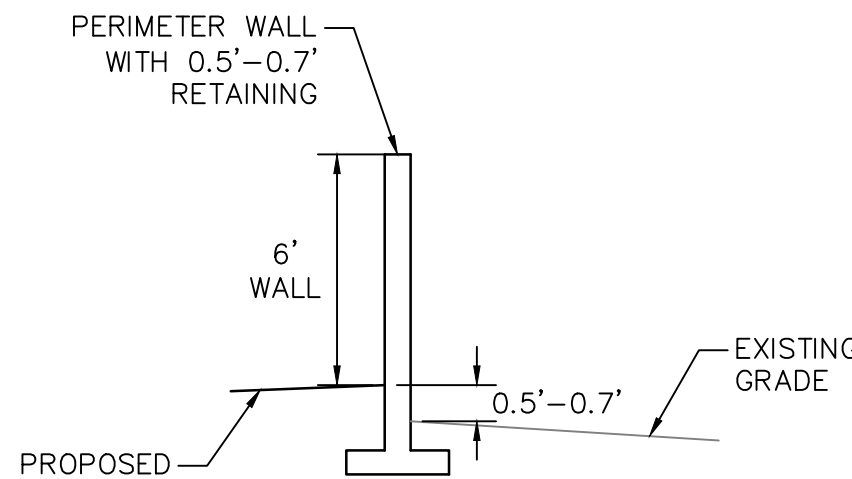
RETAINING WALL

SCALE: 1"=5'-0"



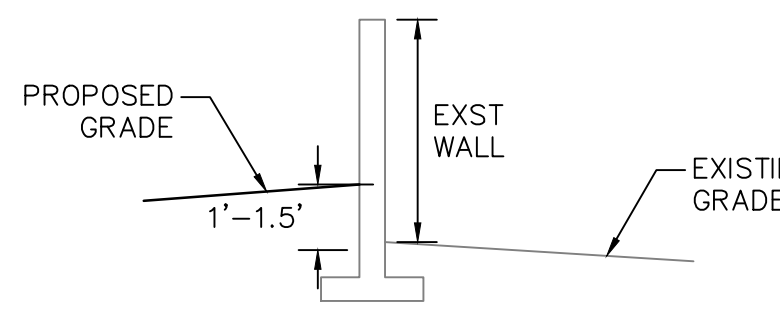
GARDEN WALL RETAINING WALL

SCALE: 1"=5'-0"



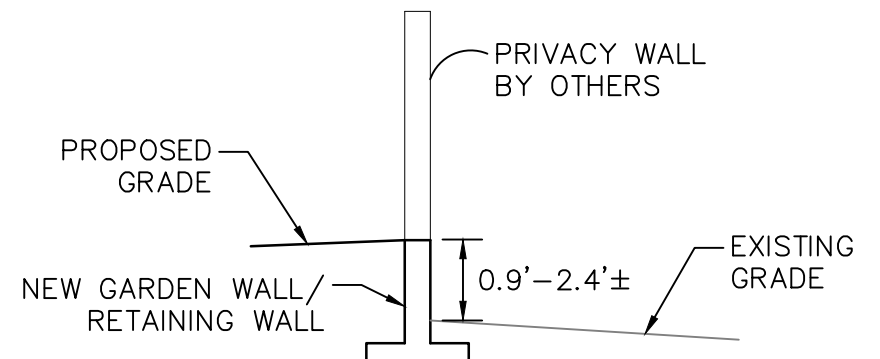
SECTION A-A

SCALE: 1"=5'



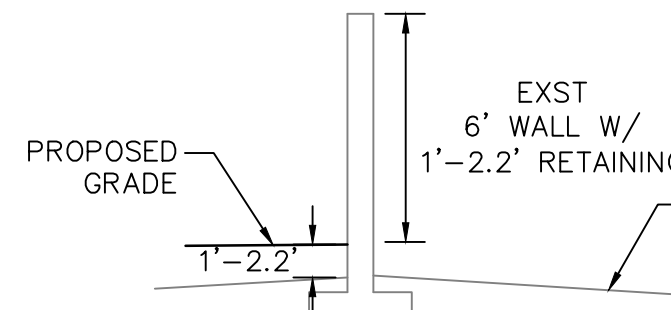
SECTION B-B

SCALE: 1"=5'



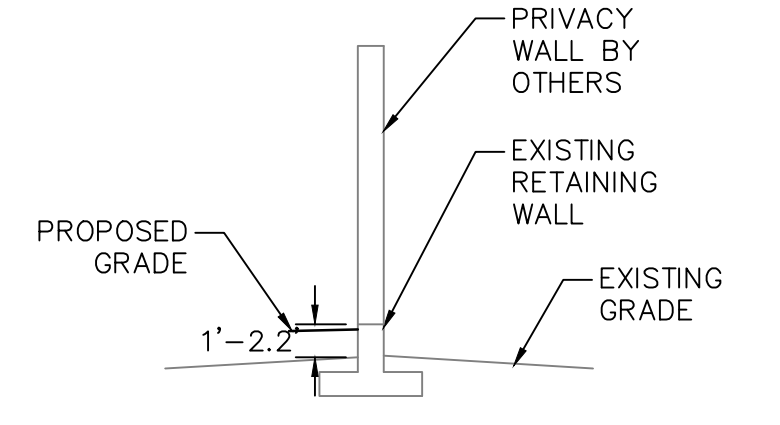
SECTION C-C

SCALE: 1"=5'



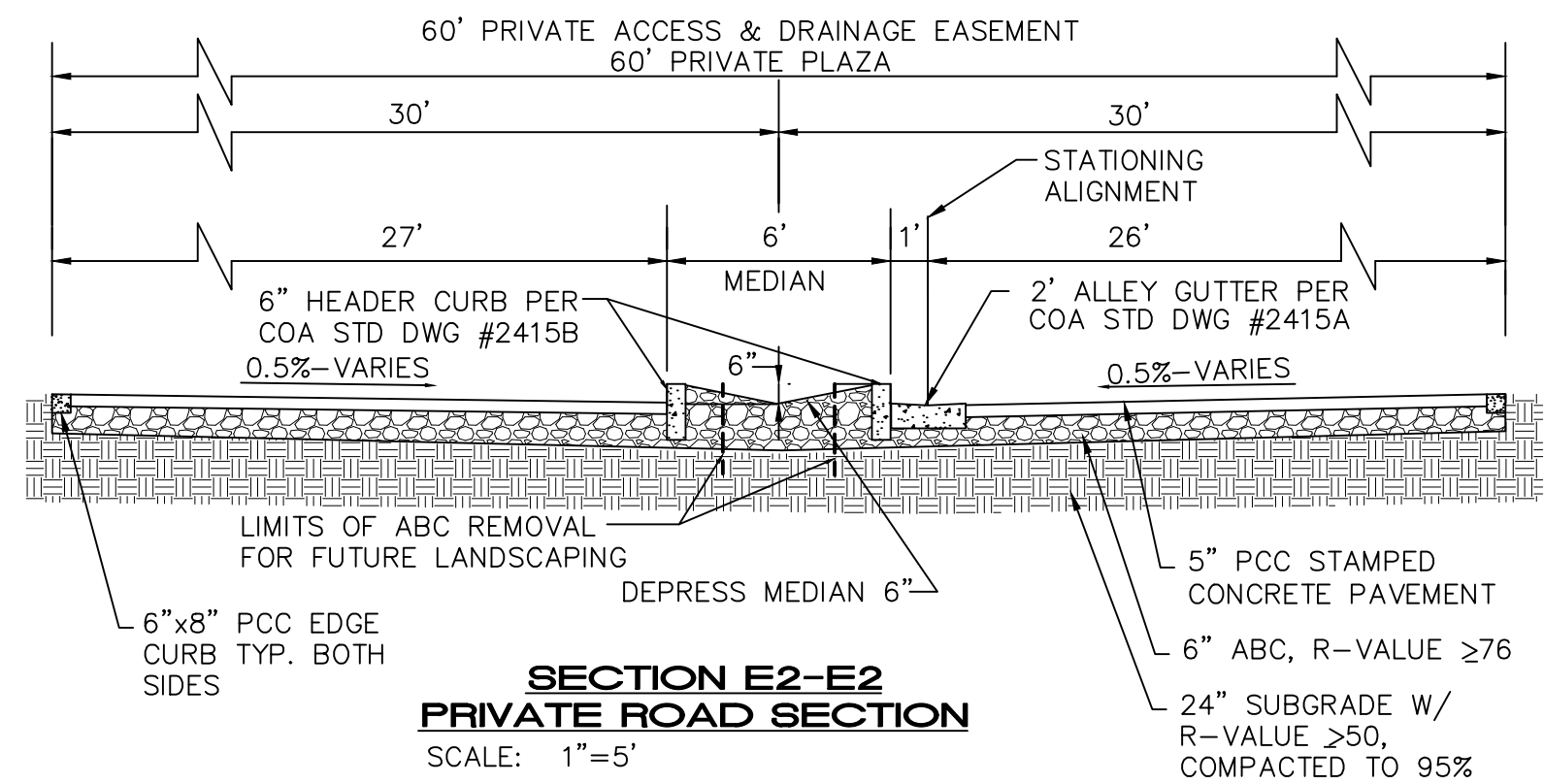
SECTION D1-D1

SCALE: 1"=5'



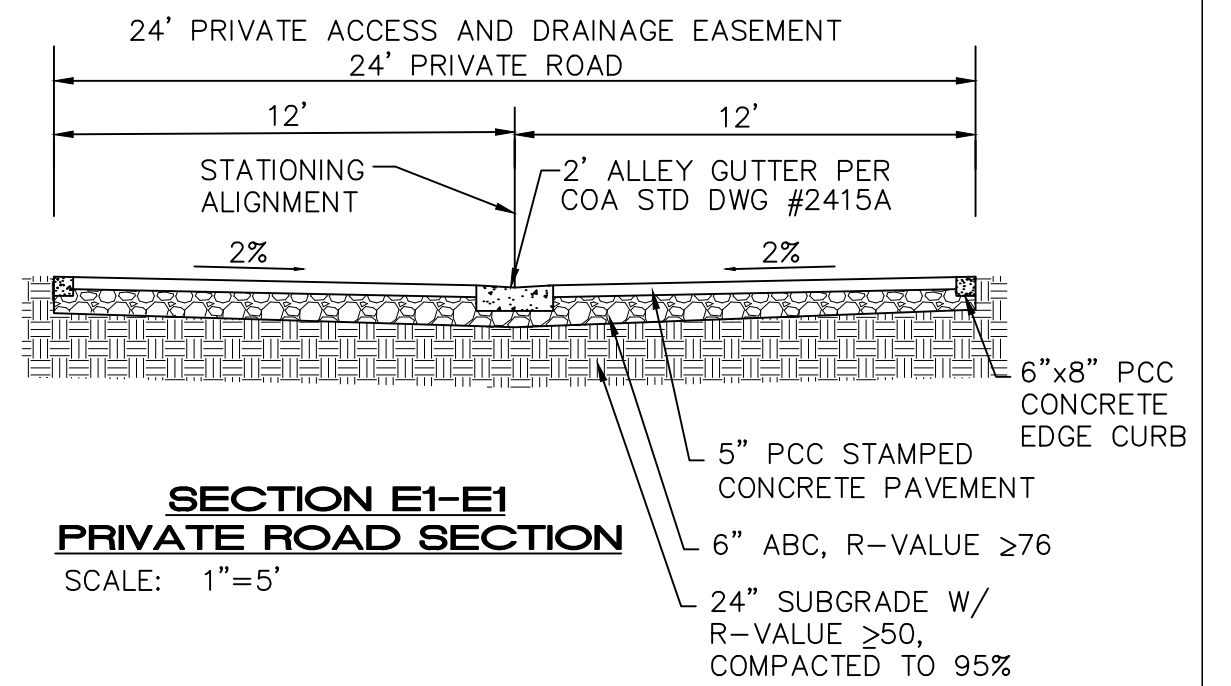
SECTION D2-D2

SCALE: 1"=5'



SECTION E2-E2
PRIVATE ROAD SECTION

SCALE: 1"=5'

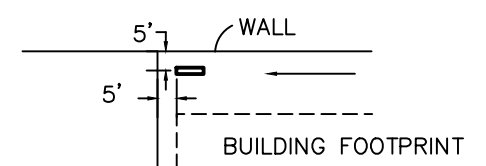


SECTION E1-E1
PRIVATE ROAD SECTION

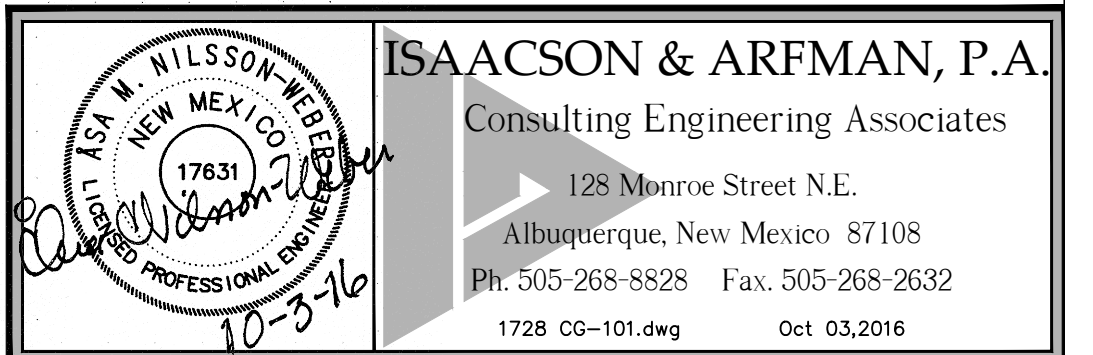
SCALE: 1"=5'

LOTS 1-6 NOTES:

PERCOLATION PITS (6.5'Dx7'Lx6.5'D) SHALL BE LOCATED AT LOW POINT IN BACKYARD PER DETAIL BELOW.



NO ROOF DRAINS SHALL BE DIRECTED TO THE BACKYARDS OF LOTS 1-6.



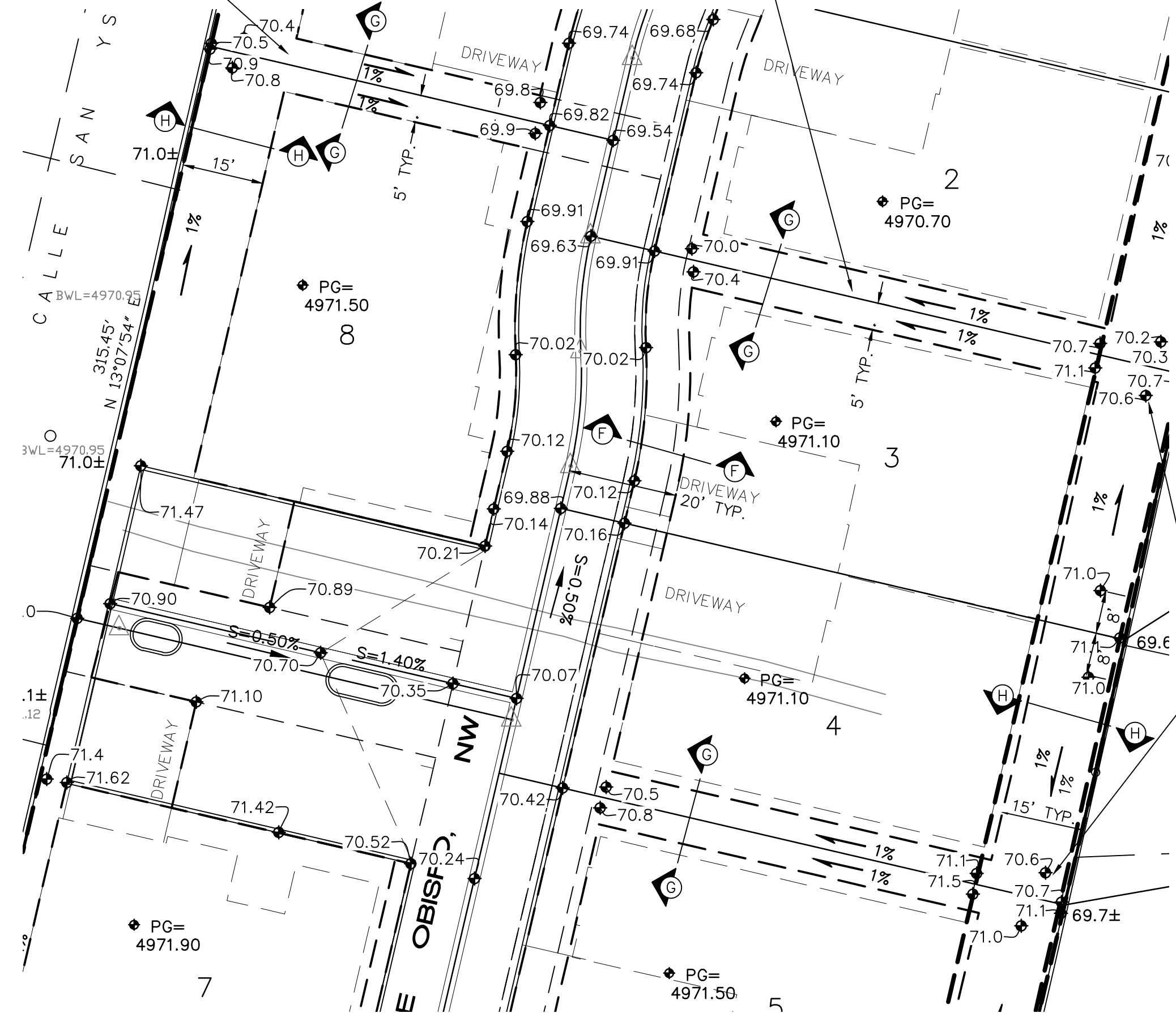
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BISHOP'S COMPOUND

BISHOP'S COMPOUND, LLC

GRADING DETAILS & DRAINAGE NOTES

Date:	No.	Revised:	Date:	Job No.
3-26-10				1728
Drawn By:				PAGE
ANW				SH.2 OF 2
Ckd By:				
FCA				



TYPICAL GRADING SECTIONS

1"=20'

NOTE: FLOOR PLANS ARE SCHEMATIC--
FINAL FLOOR PLANS MAY VARY