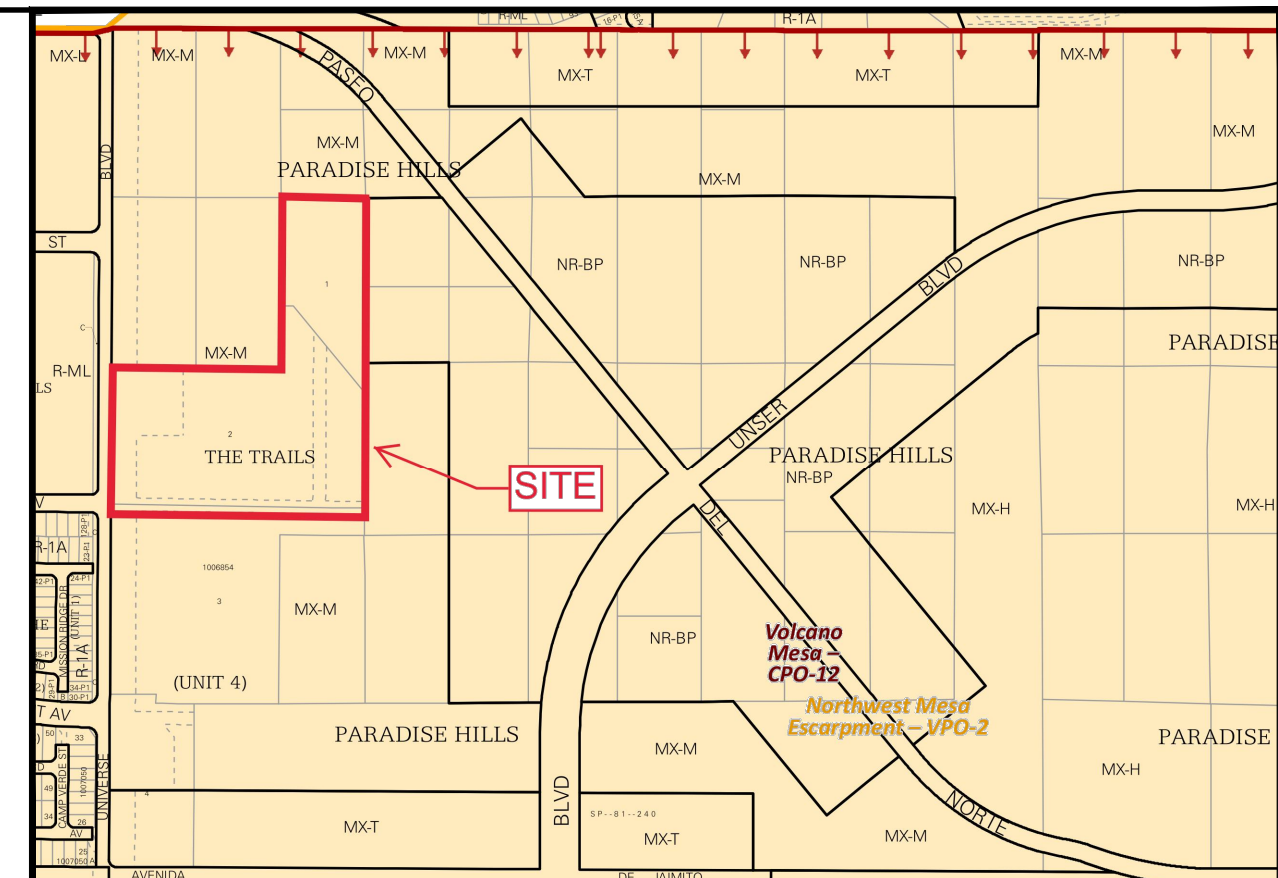
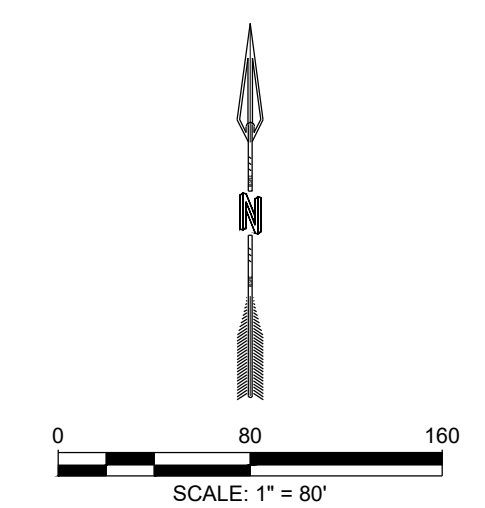


NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DIV\0\Onsite Plan Set\Sheets\04022 C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 3:46pm



- GRADING NOTES**
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  3. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
  8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.
- LEGEND**
- |                        |             |
|------------------------|-------------|
| GRADING LIMITS         | —           |
| MAJOR CONTOUR          | — 4985      |
| MINOR CONTOUR          | —           |
| EXISTING MAJOR CONTOUR | - - - 4985  |
| EXISTING MINOR CONTOUR | - - -       |
| MATCHLINE              | · · ·       |
| SLOPE ARROW            | -1.5% -5.2% |
| SIDEWALK CULVERT       | ▨           |



REVISION	
DESIGNED BY	RESPEC
DRAWN BY	BE
CHECKED BY	SG
DATE	6.12.2020

COMMUNITY DESIGN SOLUTIONS  
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WWW.RESPEC.COM PHONE: 605.925.9718

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6/2020

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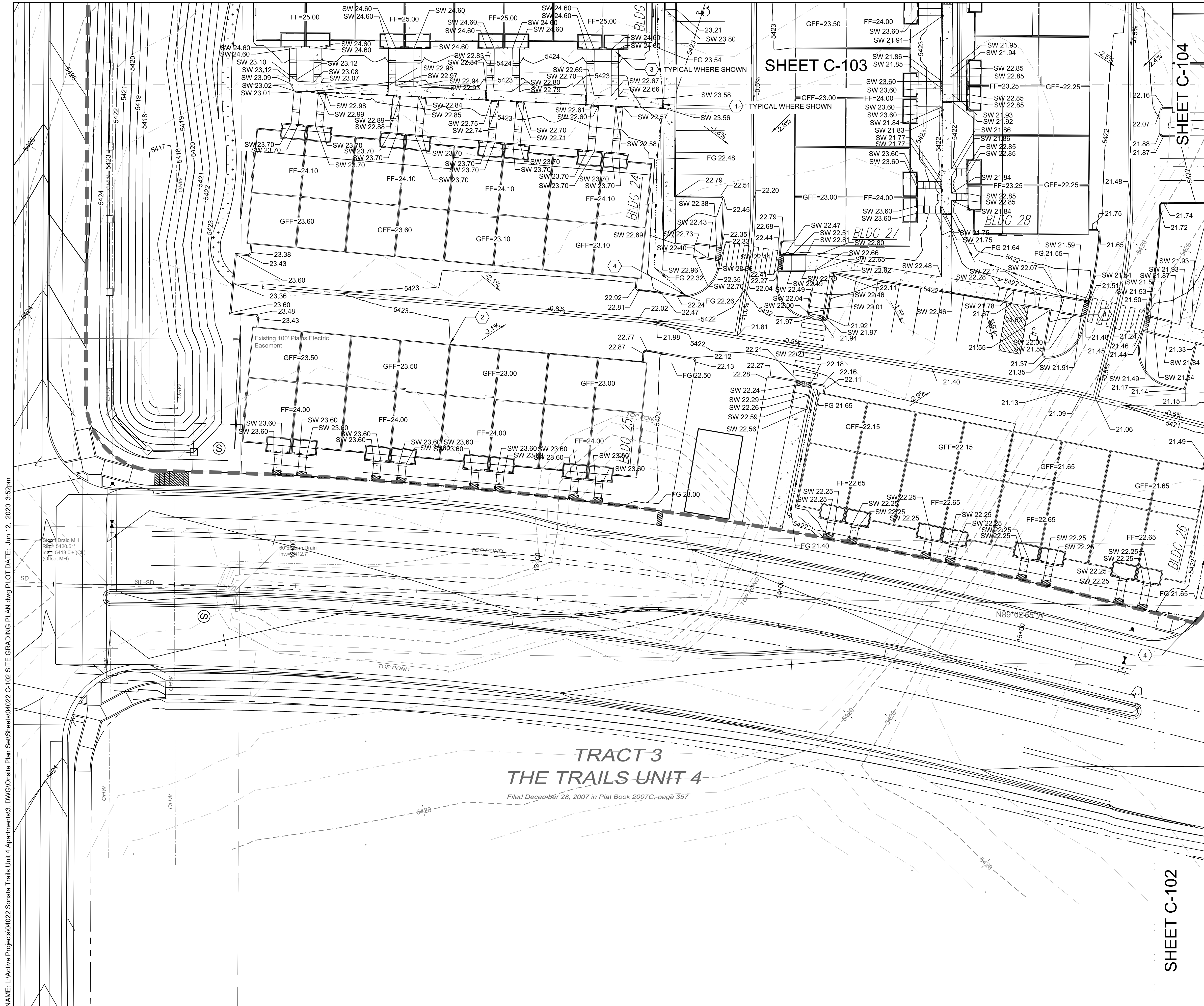
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**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL OVERALL GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-101**

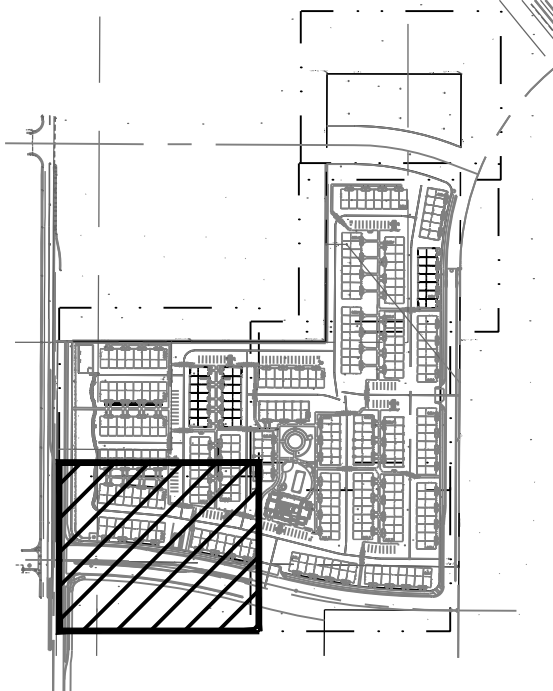




**SHEET C-103**

**SHEET C-104**

**SHEET C-102**



**KEY MAP** SCALE: NTS

**GRADING NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
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- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

**LEGEND**

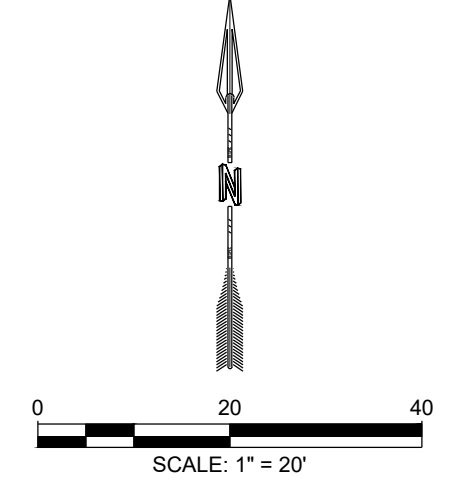
GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	-1.5% -51.2%
SIDEWALK CULVERT	---

**SPOT ELEVATION SYMBOLS**

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND

**KEYED NOTES**

I.D.#	DESCRIPTION
1	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
2	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
3	CONCRETE STEP TYP.
4	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-102 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 3:52pm

<p>DESIGNED BY: RESPEC          DRAWN BY: RESPEC          CHECKED BY: RESPEC          DATE: 6.12.2020</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 95%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
NO.	DESCRIPTION				
<p>STAMP</p> <p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION 6/2020</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>					
<p>PROJECT NAME: <b>SONATA TRAILS UNIT 4 APARTMENTS</b></p>					
<p>SHEET TITLE: <b>CONCEPTUAL SITE GRADING PLAN</b></p>					
<p>SUBMITTED FOR: <b>DRB SITE PLAN</b></p>					
<p>SHEET NUMBER: <b>C-102</b></p>					



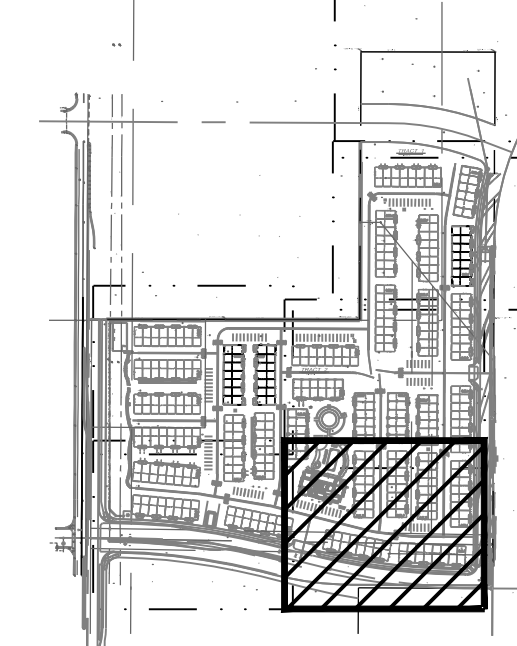


NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-103 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 3:57pm

50' Public Roadway Easement granted to the City of Albuquerque and a 50' Public Sanitary Sewer and Waterline Easement granted to New Mexico Utilities, Inc. dated December 26, 2007 in Plat Book 2007C, Page 357.

SHEET C-102

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KEY MAP SCALE: NTS

**GRADING NOTES**

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- ALL DISTURBED AREAS TO BE RE-SEEDING OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

**LEGEND**

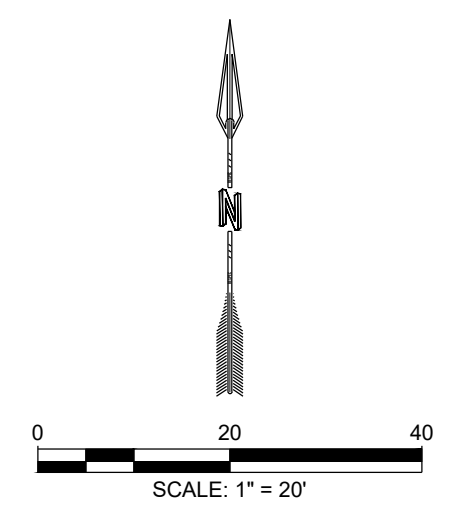
GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	---
SIDEWALK CULVERT	---

**SPOT ELEVATION SYMBOLS**

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND

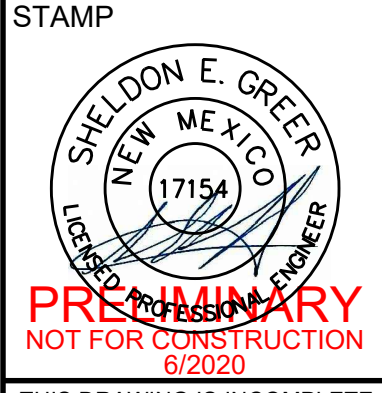
**KEYED NOTES**

I.D.#	DESCRIPTION
1	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
2	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
3	CONCRETE STEP TYP.
4	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

CONCEPTUAL SITE GRADING PLAN

DRB SITE PLAN

SHEET NUMBER: C-103



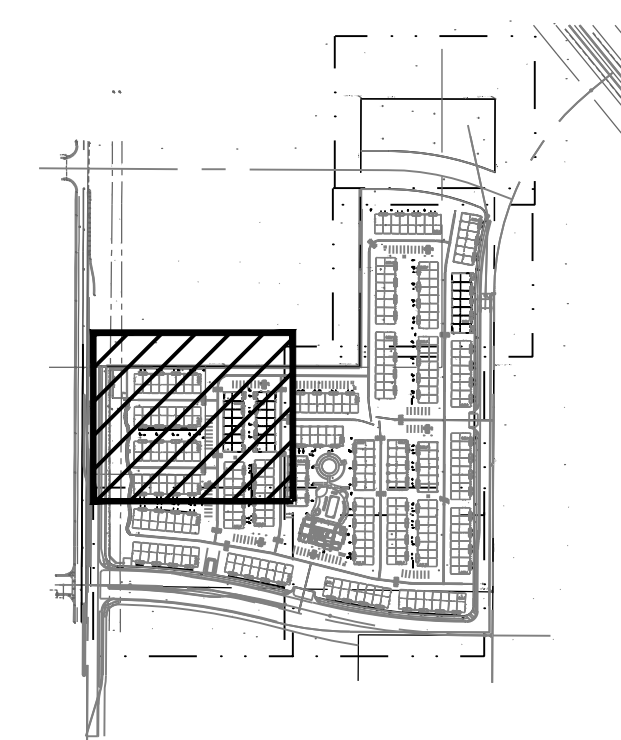
# WARRANTY DEED

January 12, 2001  
Book A14, Pg. 2769

# WARRANTY

February 26, 2007  
Book A133, Pg. 563

SHEET C-105



KEY MAP SCALE: NTS

### GRADING NOTES

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**LEGEND**

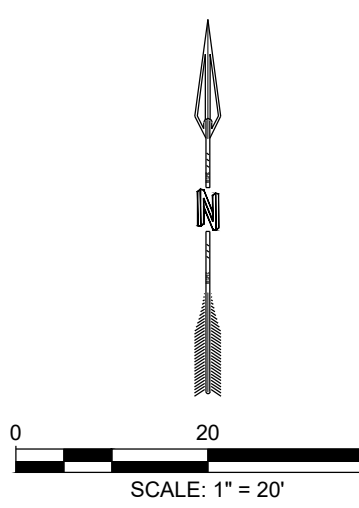
GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	1.5% 51.2%
SIDEWALK CULVERT	---

### SPOT ELEVATION SYMBOLS

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND

### KEYED NOTES

I.D.#	DESCRIPTION
1	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
2	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
3	CONCRETE STEP TYP.
4	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



REVISION	

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 DRAWN BY: BE  
 CHECKED BY: SG  
 DATE: 6.12.2020

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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

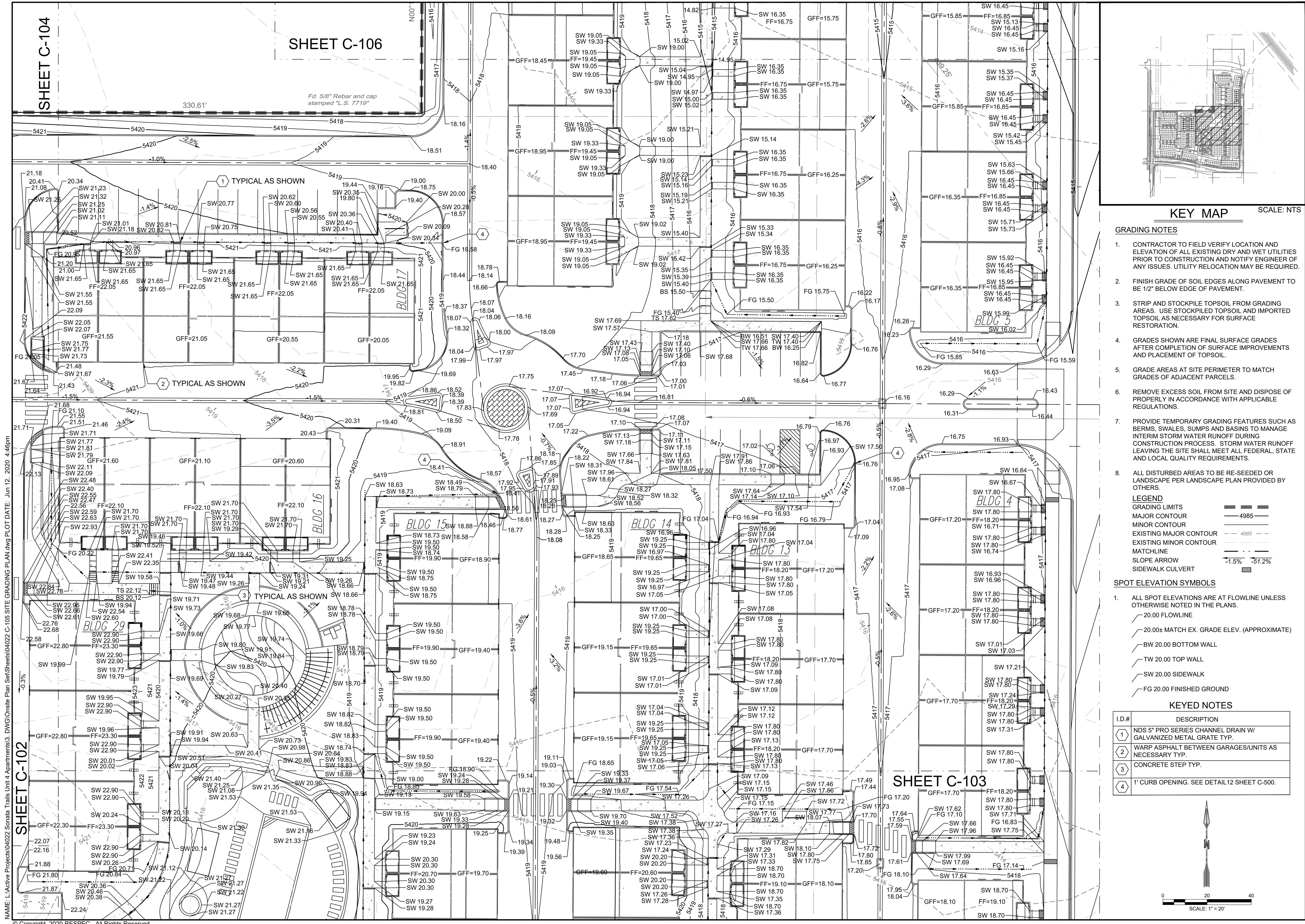
CONCEPTUAL SITE GRADING PLAN

DRB SITE PLAN

SHEET NUMBER: C-104

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-104 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 4:01pm





SHEET C-104

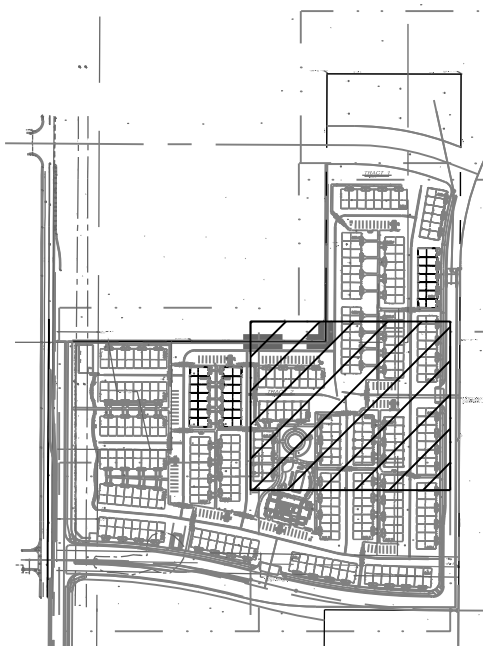
SHEET C-106

SHEET C-103

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-105 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 4:46pm

SHEET C-102

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KEY MAP

SCALE: NTS

GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
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LEGEND

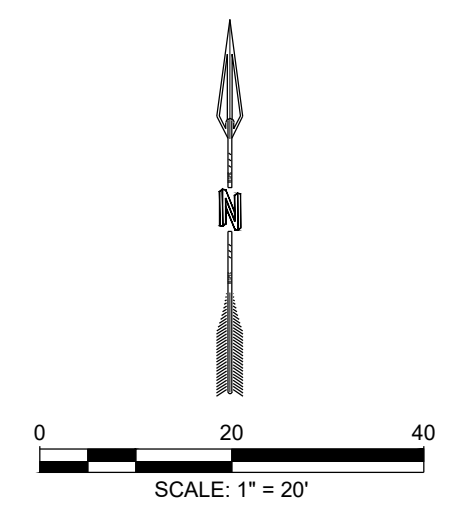
- GRADING LIMITS
- MAJOR CONTOUR
  - MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - SLOPE ARROW
  - SIDEWALK CULVERT

SPOT ELEVATION SYMBOLS

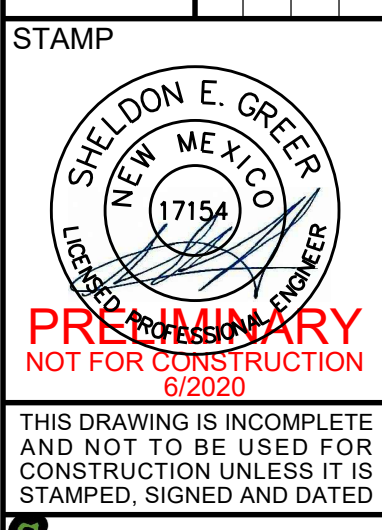
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
- 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
- BW 20.00 BOTTOM WALL
- TW 20.00 TOP WALL
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- FG 20.00 FINISHED GROUND

KEYED NOTES

I.D.#	DESCRIPTION
1	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
2	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
3	CONCRETE STEP TYP.
4	1" CURB OPENING. SEE DETAIL 12 SHEET C-500.

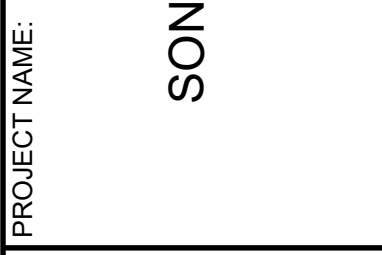


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DRAWN BY	BE
CHECKED BY	SG
DATE	6.12.2020



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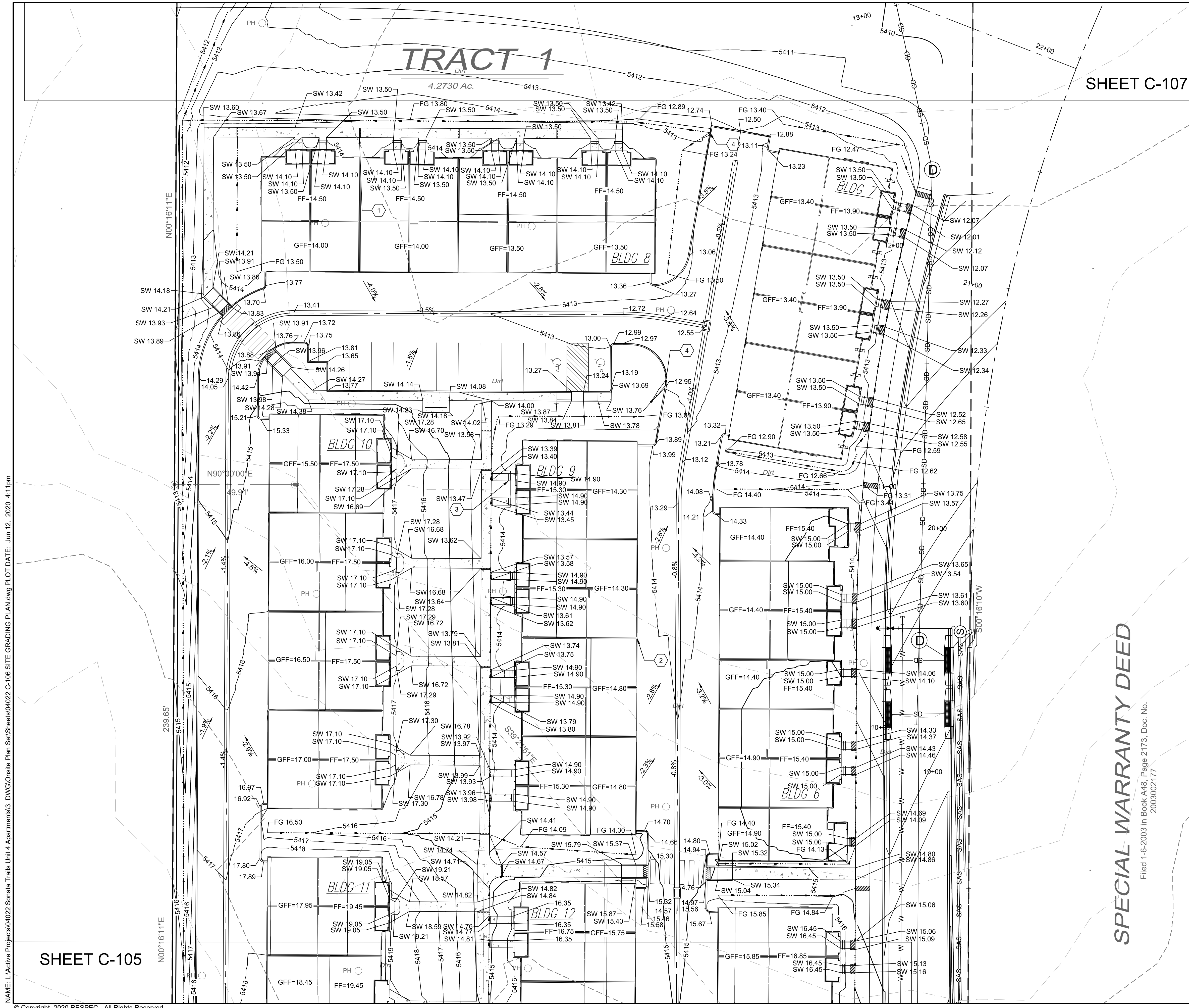


PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

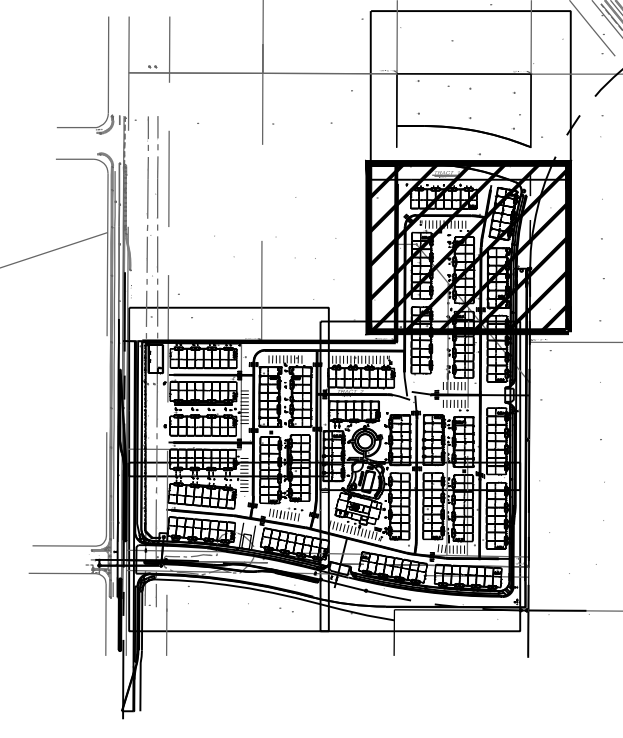
SHEET TITLE: CONCEPTUAL SITE GRADING PLAN

SHEET NUMBER: C-105





SHEET C-107



KEY MAP SCALE: NTS

GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
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**LEGEND**

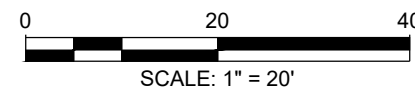
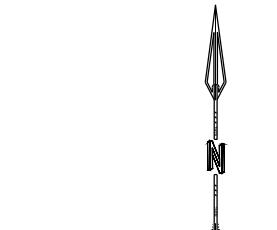
GRADING LIMITS	---
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	— 4985 —
EXISTING MAJOR CONTOUR	- - - 4985 - - -
EXISTING MINOR CONTOUR	- - - 4985 - - -
MATCHLINE	— · —
SLOPE ARROW	— 1.5% —
SIDEWALK CULVERT	— · —

SPOT ELEVATION SYMBOLS

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 20.00 FLOWLINE
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KEYED NOTES

I.D.#	DESCRIPTION
①	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
②	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
③	CONCRETE STEP TYP.
④	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DWG\Onsite Plan\_Sets\Sheets\04022 C-106 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 4:11pm

SHEET C-105

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DRAWN BY	BE
CHECKED BY	SG
DATE	6.12.2020

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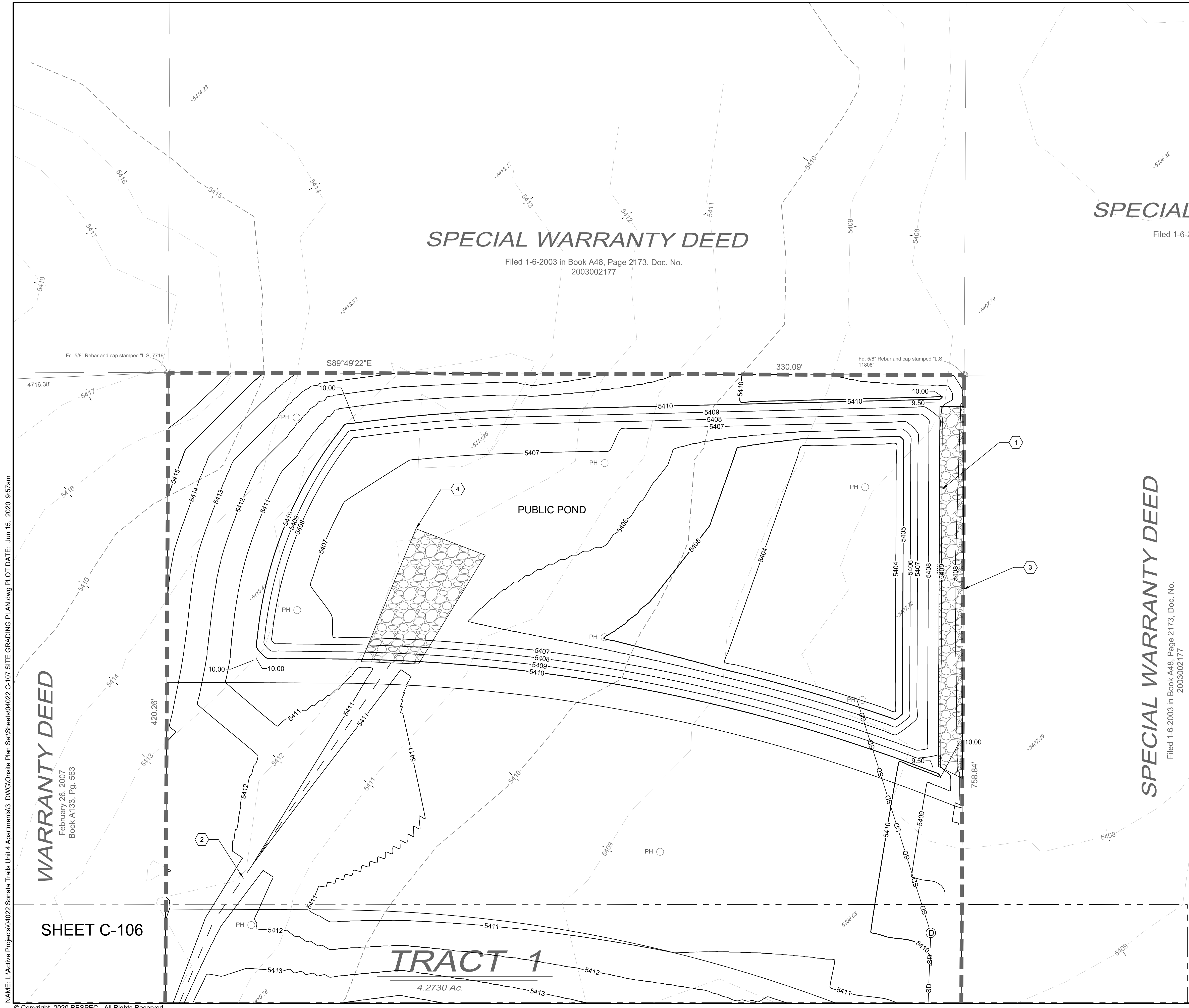
PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-106**



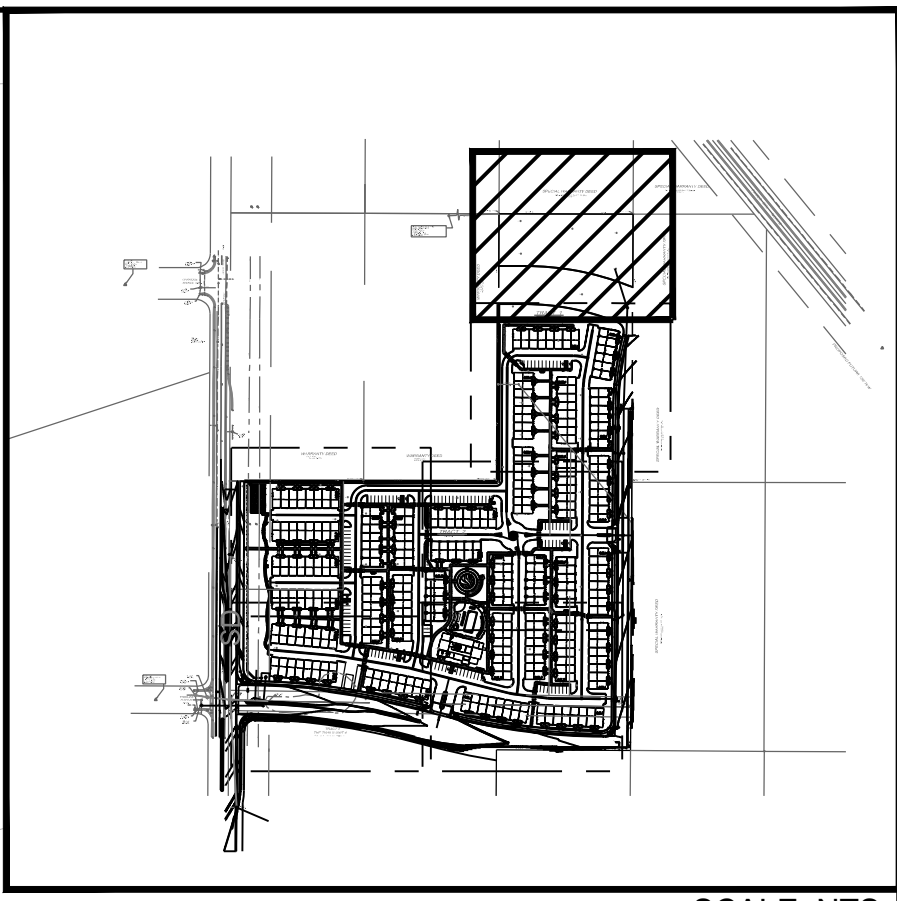


**SPECIAL**

Filed 1-6-2003

**SPECIAL WARRANTY DEED**

Filed 1-6-2003 in Book A48, Page 2173, Doc. No. 2003002177



**KEY MAP**

SCALE: NTS

**GRADING NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
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**LEGEND**

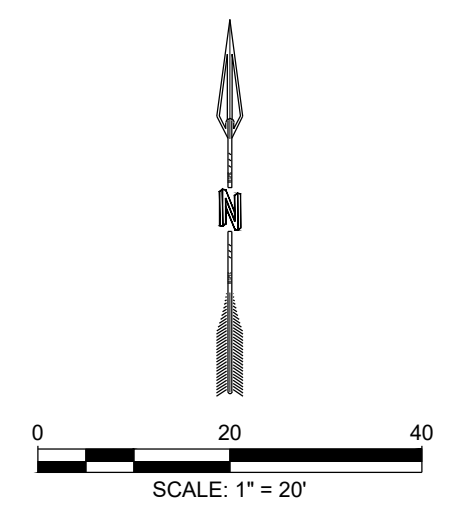
GRADING LIMITS	—
MAJOR CONTOUR	—
MINOR CONTOUR	—
EXISTING MAJOR CONTOUR	- - -
EXISTING MINOR CONTOUR	- - -
MATCHLINE	- · - · -
SLOPE ARROW	↗
SIDEWALK CULVERT	▨

**SPOT ELEVATION SYMBOLS**

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND

**KEYED NOTES**

I.D.#	DESCRIPTION
1	1' OVERFLOW WEIR. TOP OF POND ELEVATION = 5410'. TOP OF WEIR ELEVATION = 5409'.
2	1' DEEP MINIMUM EARTHEN SWALE.
3	RIP RAP D50=8" DOWNSTREAM OF OVERFLOW WEIR.
4	RIP RAP D50=8" POND RUNDOWN.



DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
RESPEC	RESPEC	RESPEC	RESPEC	RESPEC	RESPEC	RESPEC	RESPEC

**STAMP**

**PRELIMINARY NOT FOR CONSTRUCTION 6/2020**

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

PROJECT NAME: **SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE: **CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR: **DRB SITE PLAN**

SHEET NUMBER: **C-107**

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-107 SITE GRADING PLAN.dwg PLOT DATE: Jun 15, 2020 9:57am

**WARRANTY DEED**

February 26, 2007  
Book A133, Pg. 563

**SHEET C-106**

**TRACT 1**

4.2730 Ac.