

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 16, 2024

Christopher Archuleta, P.E.  
Community Design Solutions, LLC  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114

**RE: The Peaks by Markana Phase III**  
**Permanent CO – Accepted**  
**Engineer's Certification Date: 12/09/2024**  
**Engineer's Stamp Date: 9/8/22**  
**Hydrology File: B18D029**

Dear Mr. Archuleta:

PO Box 1293

Based on the Certification for Phase III received 12/09/2024 and site visit on 12/16/2024, 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.

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FINAL PHASE:**

NM 87103

1. Please provide the Drainage Covenant with Exhibit A for the underground stormwater quality facility per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Carrie Compton ([cacompton@cabq.gov](mailto:cacompton@cabq.gov)) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

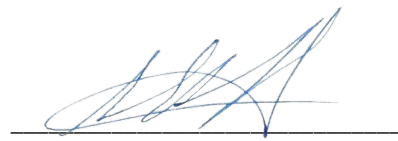
Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



## DRAINAGE CERTIFICATION

I, SHELDON E. GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS LLC (CDS), HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/19/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SHELDON E. GREER, NMPE, OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 04, 2024, 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 CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 3 OF THIS PROJECT. PHASE 1 & 2 IS COMPLETE; PHASE 4 WILL BE ADDRESSED IN FUTURE APPLICATIONS. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

  
Sheldon E. Greer, NMPE No. 17154

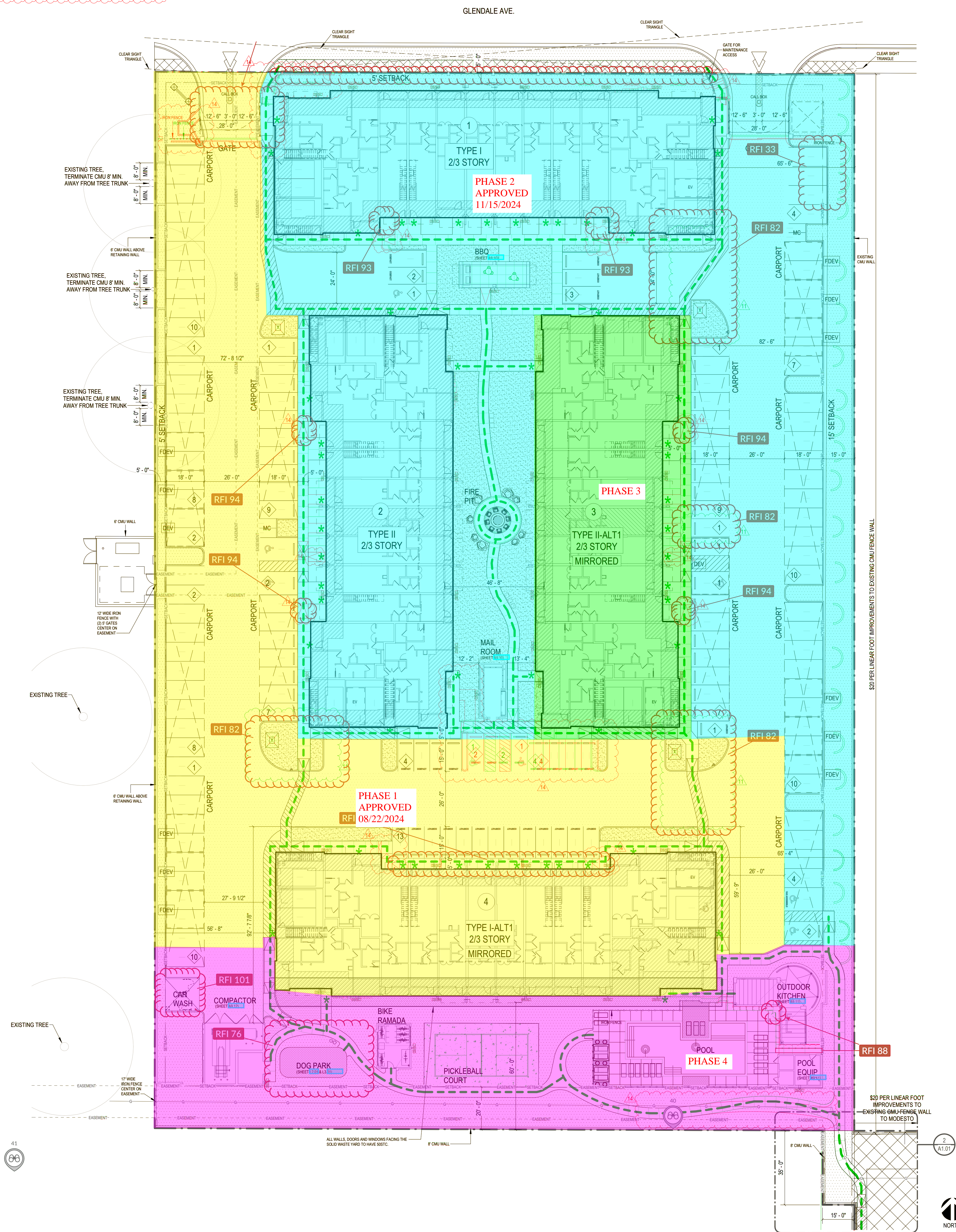
12/09/2024

Date



**AS14 14 UPDATE DESCRIPTION:**

- ADDED RAMP(S) TO ACCOMMODATE GRADING UPDATE.
- UPDATED CURB RISES AND RAMP LOCATIONS AND CURBS DUE TO ACCOMMODATING GRADING UPDATE.
- ADDED DRAIN IN GRAD AND A DRAIN TO PARKING SPACE TO PREVENT PARKING LOSS FROM CURB REVISIONS.
- UPDATED SIDEWALK AND PARKING AT THE MAIL AMENITY.



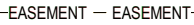















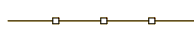







# SITE PLAN NOTES

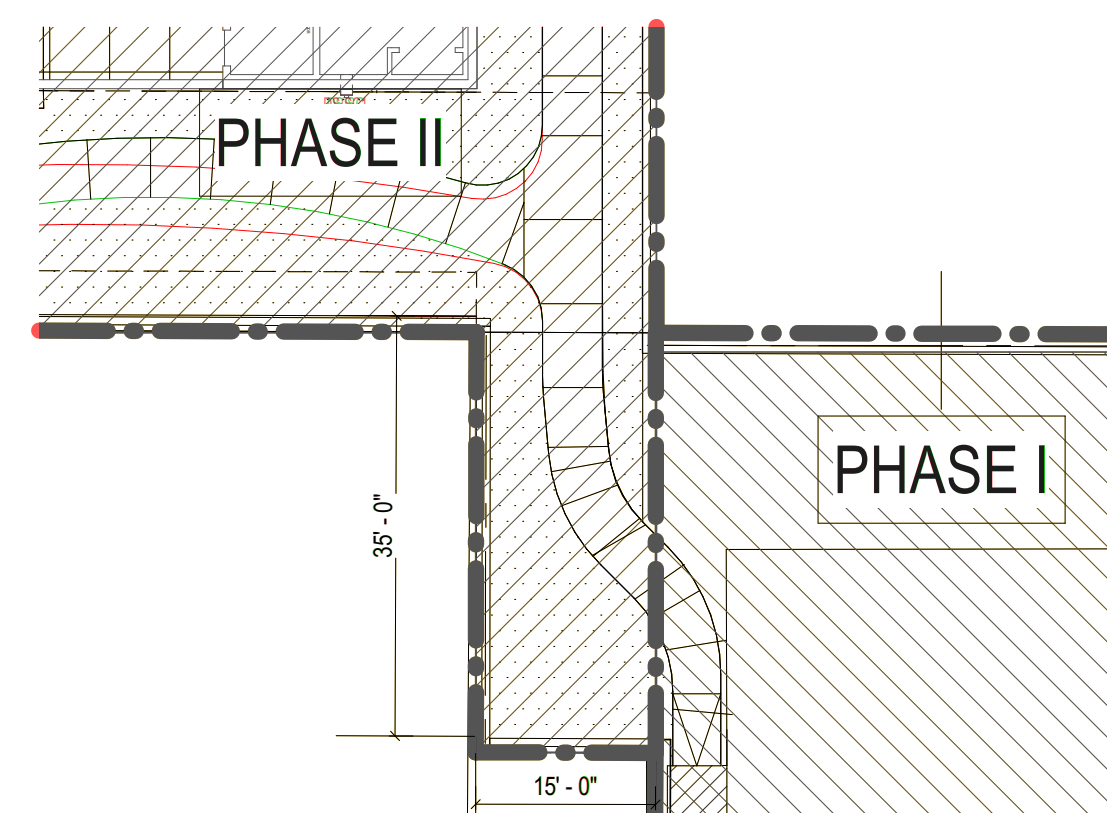
1. THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL FOR SITE ELEVATION AND BUILDING POSITION DETERMINATION.
2. REFER TO CIVIL ENGINEERING.
3. CONSTRUCTION DRAWINGS FOR ALL SITE RELATED LANDSCAPE ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
4. CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISHED FLOOR ELEVATIONS.
5. DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC WALK (DETAILS AND LAYOUTS).
6. PROVIDE SIGN LOCATIONS AND ELEVATIONS.
7. REFER TO LANDSCAPE/ARCHITECT.
8. CONSTRUCTION DOCUMENTS FOR POOL DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
9. PROVIDE FENCING, GATE, LOCKS AND DETAILS.
10. REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
11. REFER TO CIVIL/LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE.
12. PROVIDE FENCING, GATE, LOCKS AND DETAILS.
13. PROVIDE SIGN LOCATIONS AND ELEVATIONS.
14. DEVELOPMENT AND USE OF THIS SITE MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
15. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UNO.
16. ALL UTILITIES WILL BE PLACED AT LEAST 10 FEET AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT BE ONE FOOT CANOE AT THE PROPERTY LINE, UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE.
17. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL UTILITIES LOCATED IN THE RIGHT-OF-WAY FOR A DISTANCE OF 5 FEET BEYOND THE EXTENT OF THE RAMP.
18. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
19. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, LOADING DOCKS, TRUCKS, TRAILERS, BACKHOES AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM PUBLIC VIEW ADJACENT TO ALL PUBLIC STRIPS.
20. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STRIPS.
21. SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES SHALL NOT EXCEED 2% (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL.
22. FROM THE TOP AND BOTTOM OF A RAMP FOR A DISTANCE OF 5 FEET BEYOND THE EXTENT OF THE RAMP, ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
23. FINISH FLOOR FINISHING UTILITY SLOPES SHALL BE MAINTAINED AT 1/8" PER FOOT.
24. PROVIDE OVER WARRING DECKS OR IDENTIFIERS.
25. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING, PROVIDE COLOR MATCHING FOR EXTERIOR METER BOXES, ELECTRICAL, SLOPE, PAINT TO MATCH ADJACENT BUILDING, FLOOR MATERIAL.
26. REFER TO SHEET A1 02A FOR PARKING TABULATIONS.
27. EXPANSION JOINTS AT CONCRETE DRIVES ARE TO BE LOCATED EVERY 20 TO 25 FEET ON CENTER IN ALL DIRECTIONS.
28. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
29. 4:12 HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACES THAT ARE MORE THAN 4 FEET ABOVE FINISH FLOOR.

## FIRE DEPARTMENT NOTES

1. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR IRR.
2. WHERE REQUIRED BY CODE, STANDPIPES ARE TO BE LOCATED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTION.
3. FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 20' IN WIDTH, 14' CLEAR HEIGHT, AND 10' CLEARING IN FRONT OF THE BUILDING. TURNING RADIUS SHALL BE 15' MINIMUM. TURNING ROAD, TURNING DRIVE OR OTHERWISE APPEAL APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
4. WHERE MONITORING OR ALARM SYSTEMS ARE REQUIRED BY THE FIRE DEPARTMENT, THE FIRE DEPARTMENT OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES.
5. FIRE DEPARTMENT PLACES AND CONDITIONS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
6. FIRE DEPARTMENT CONNECTION IS TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL ENGINEER FOR THE BUILDING. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED OUTSIDE THE BUILDING.
7. FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE DEPARTMENT TO INSURE ACCESS.

### SITE PLAN - SYMBOL LEGEND

	EASEMENT		TYPE 'A' ANSI UNIT
	SETBACK LINE		ACCESSIBLE PARKING SPACE
	ACCESSIBLE ROUTE		VAN ACCESSIBLE SPACE
	PROPERTY LINE		MIRRORED BUILDING CONSTRUCTION REFER TO PLAN SHEETS A4.00s.
	LANDSCAPE SETBACK LINE		ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
	LANDSCAPE BUFFER LINE		PHASE I / NOT IN CONTRACT
	ASSUMED PROPERTY LINE		FIRELINE - SEGMENTED STRIPE TO BE PAINTED SW 7582 ON HORIZONTAL SURFACE NEXT TO CURB - REF TO CIVIL
	CMU WALL		TRANSFORMER
	IRON FENCE		CONDENSER
F.S.D	FIRE SEPARATION DISTANCE		FUTURE DUEL EV
	BUILDING TYPE		DUEL EV
	BUILDING NUMBER		
	PARKING SPACES PER BAY		
	FIRE HYDRANT		



Revisions		
#	DATE	COMMENTS
6	03/18/2021	ASIDEUM F
7	03/19/2021	ASI 5
8	03/19/2021	ASI 6
9	03/19/2021	ASI 7
10	04/01/2021	ASI 9
11	02/18/2021	ASI 14

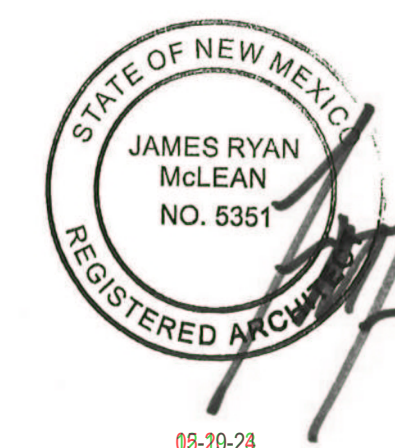
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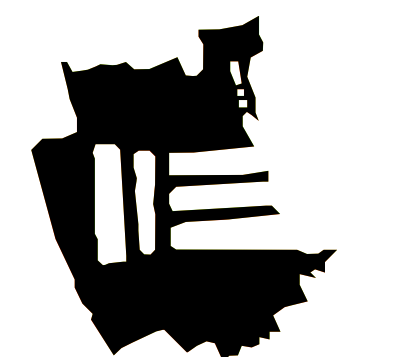


**MARKANA MODESTO PHASE II**  
6400 GLENDALE AVE NE.  
ALBUQUERQUE, NM 87113

**LEGACY DEVELOPMENT AND MANAGEMENT,  
INC.**



**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.  
5339 ALPHA ROAD - SUITE 300 - DALLAS - TX 75240  
P: (972) 701.9636 - F: (972) 701.9639  
DALLAS - CHARLOTTE - CHICAGO - DENVER - NEW ORLEANS - NEW YORK  
NEWPORT BEACH - ORLANDO - SCOTTSDALE - CHENNAI - HANOI  
LONDON - MONTEVIDEO - MEXICO CITY - TORONTO  
[www.humphreys.com](http://www.humphreys.com)



SHEET CONTENTS  
ARCHITECTURAL SITE PLAN

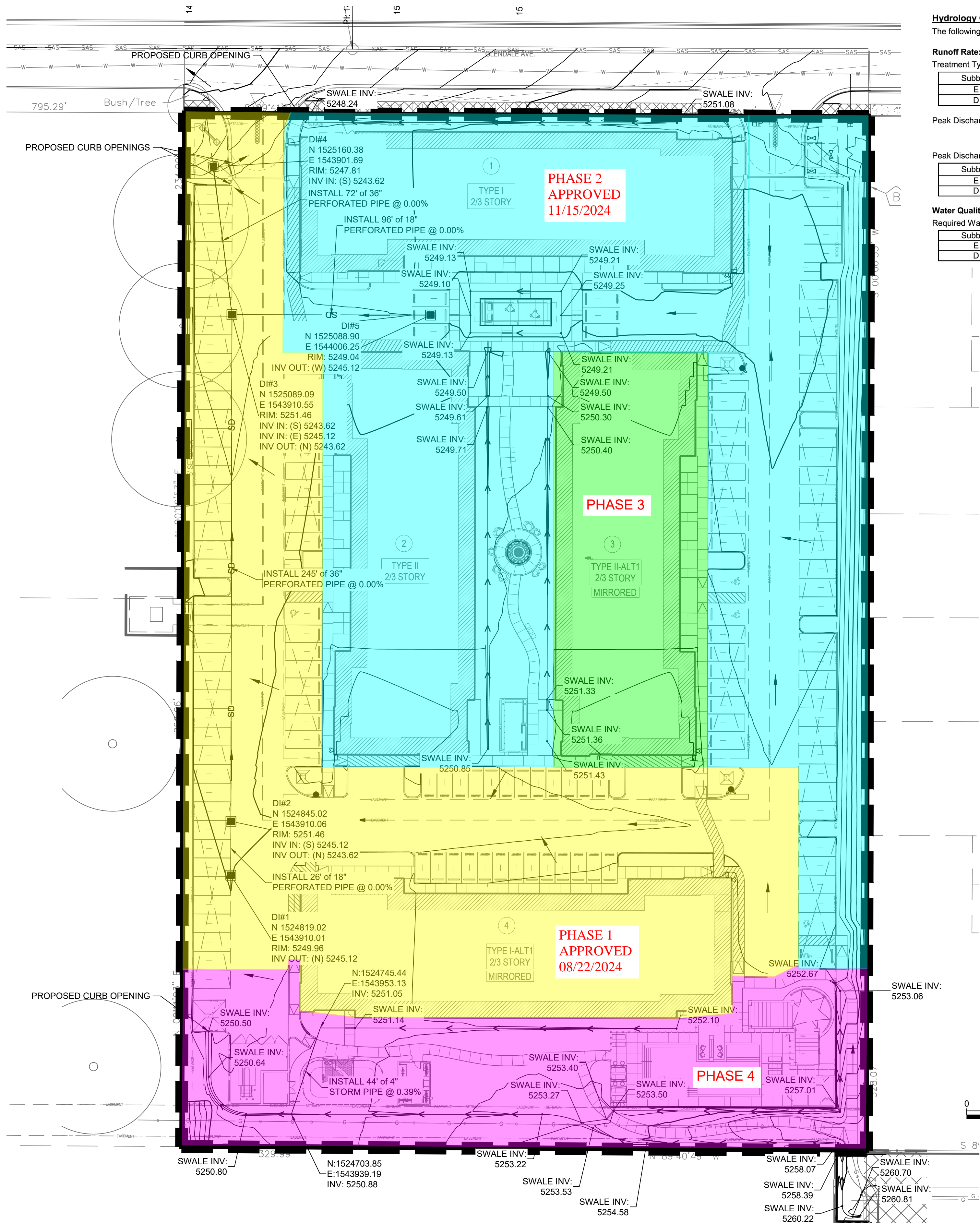
SHEET NO.

A1.01

21219



NAME: N:\Projects\04-2665-0006-Legacy Peaks Phase 2\3. DWG\StreetsC-100 DRAINAGE.dwg PLOT DATE: Sep 08, 2022 2:32pm



#### Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual (2020), Article 6-2

#### Runoff Rate:

Treatment Type Areas

Subbasin	Area <sub>A</sub> (ac)	Area <sub>B</sub> (ac)	Area <sub>C</sub> (ac)	Area <sub>D</sub> (ac)	Total (ac)
E1	1.90	1.90	0.00	0.00	3.80
D1	0.00	0.41	0.41	2.98	3.80

Peak Discharge values based on Zone 3 from Table 6.2.14

$$Q_A = 1.84 \text{ cfs/ac} \quad Q_B = 2.49 \text{ cfs/ac} \quad Q_C = 3.17 \text{ cfs/ac} \quad Q_D = 4.49 \text{ cfs/ac}$$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
E1	8.2
D1	15.7

#### Water Quality:

Required Water Quality volume for first flush of 0.42"

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
E1	-	-	-
D1	4,543	4,545	-

#### BACKGROUND

LOTS 6, 7, AND 26-A, BLOCK 25, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B CONTAINS APPROXIMATELY 3.8 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS BOUNDED BY GLENDALE AVENUE TO THE NORTH, THE GLENDESTO RESIDENTIAL SUBDIVISION TO THE EAST, THE SANDIA MEMORIAL GARDENS CEMETERY TO THE WEST, AND THE EAGLE ROCK CONVENIENCE CENTER TO THE SOUTH. SEE VICINITY MAP ABOVE. THE PROPOSED DEVELOPMENT IS A 120 UNIT MULTI-FAMILY APARTMENT COMPLEX. THIS WILL BE PHASE II OF THE PEAKS BY MARKANA LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY. THE NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN RESTRICTS THE DISCHARGE FROM THIS SITE TO 4.06 CFS/AC. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS DEVELOPMENT IS 15.4 CFS.

#### METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42" FOR NEW DEVELOPMENT. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

#### EXISTING CONDITIONS

THE LOT IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN GENERALLY SHEET DRAINS FROM EAST TO WEST AT VARYING SLOPES BETWEEN 2%-3%. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. THE SITE HAS ONE SUB-BASIN DESCRIBED BELOW.

SUB-BASIN E1 CONTAINS 3.8 ACRES. THIS BASIN HAS HISTORICALLY DRAINED TO THE WEST ACROSS THE CEMETERY UNTIL EVENTUALLY REACHING SAN PEDRO DRIVE. 8.2 CFS IS GENERATED BY THIS BASIN.

#### DEVELOPED CONDITIONS

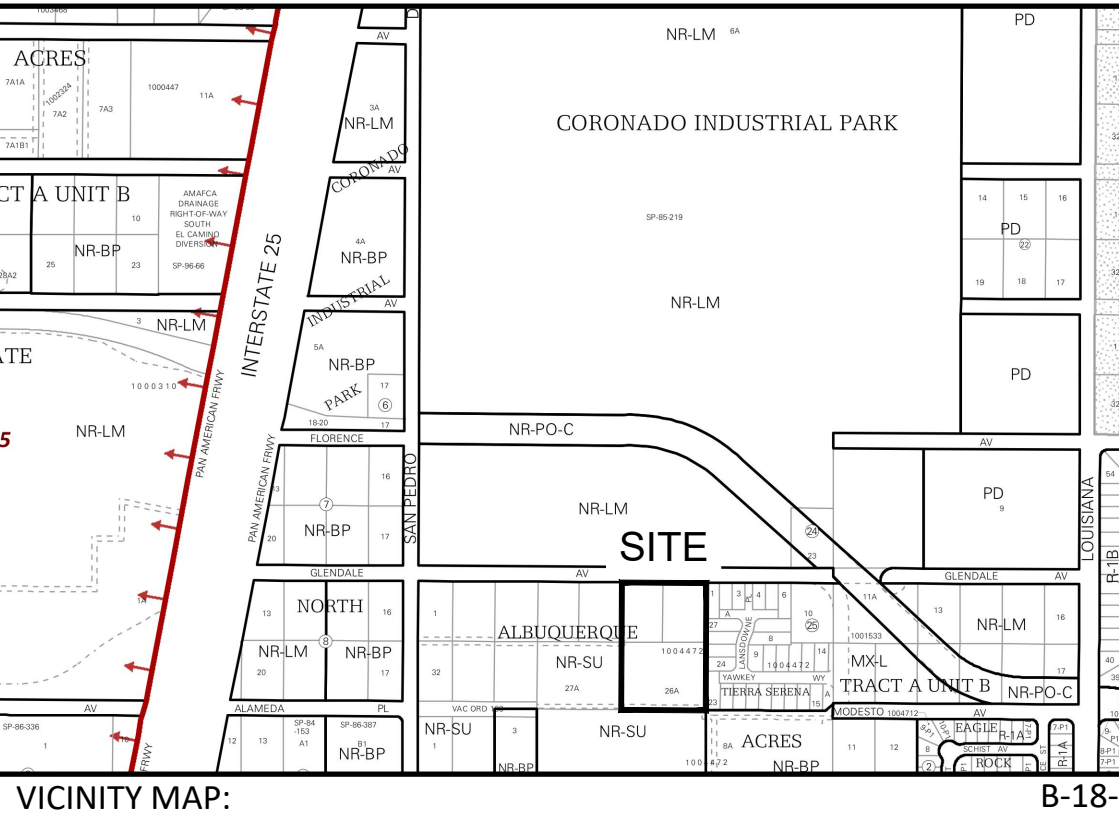
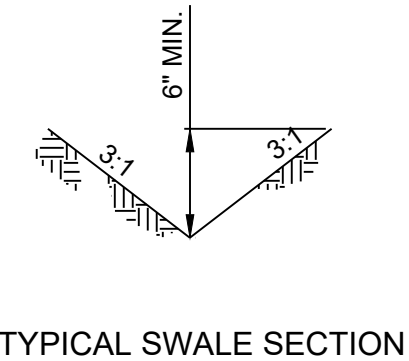
THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO FREELY DISCHARGE DIRECTLY TO GLENDALE AVENUE AND EVENTUALLY TO SAN PEDRO DRIVE. THE SITE HAS ONE SUB-BASINS DESCRIBED BELOW.

SUB-BASIN D1 CONTAINS 3.8 ACRES AND GENERATES 15.7 CFS. THIS IS HIGHER THAN THE ALLOWABLE DISCHARGE RATE FOR THE PROPERTY BUT IS NEGLIGIBLE. RUNOFF GENERALLY DRAINS FROM SOUTHEAST TO NORTHWEST VIA A COMBINATION OF SURFACE FLOWS IN THE PARKING LOT AND A STORM DRAIN SYSTEM. THE SITE DISCHARGES TO GLENDALE AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY AFTER BEING ROUTED THROUGH AN UNDERGROUND STORM DRAIN THAT WILL SERVE AS THE WATER QUALITY RETENTION FOR THE DEVELOPMENT.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. IT IS ANTICIPATED THAT THE TOTAL REQUIRED VOLUME OF 4,543 CUBIC FEET CAN BE RETAINED ONSITE IN THE STORM DRAIN SYSTEM. THE STORM DRAIN WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

#### LEGEND:

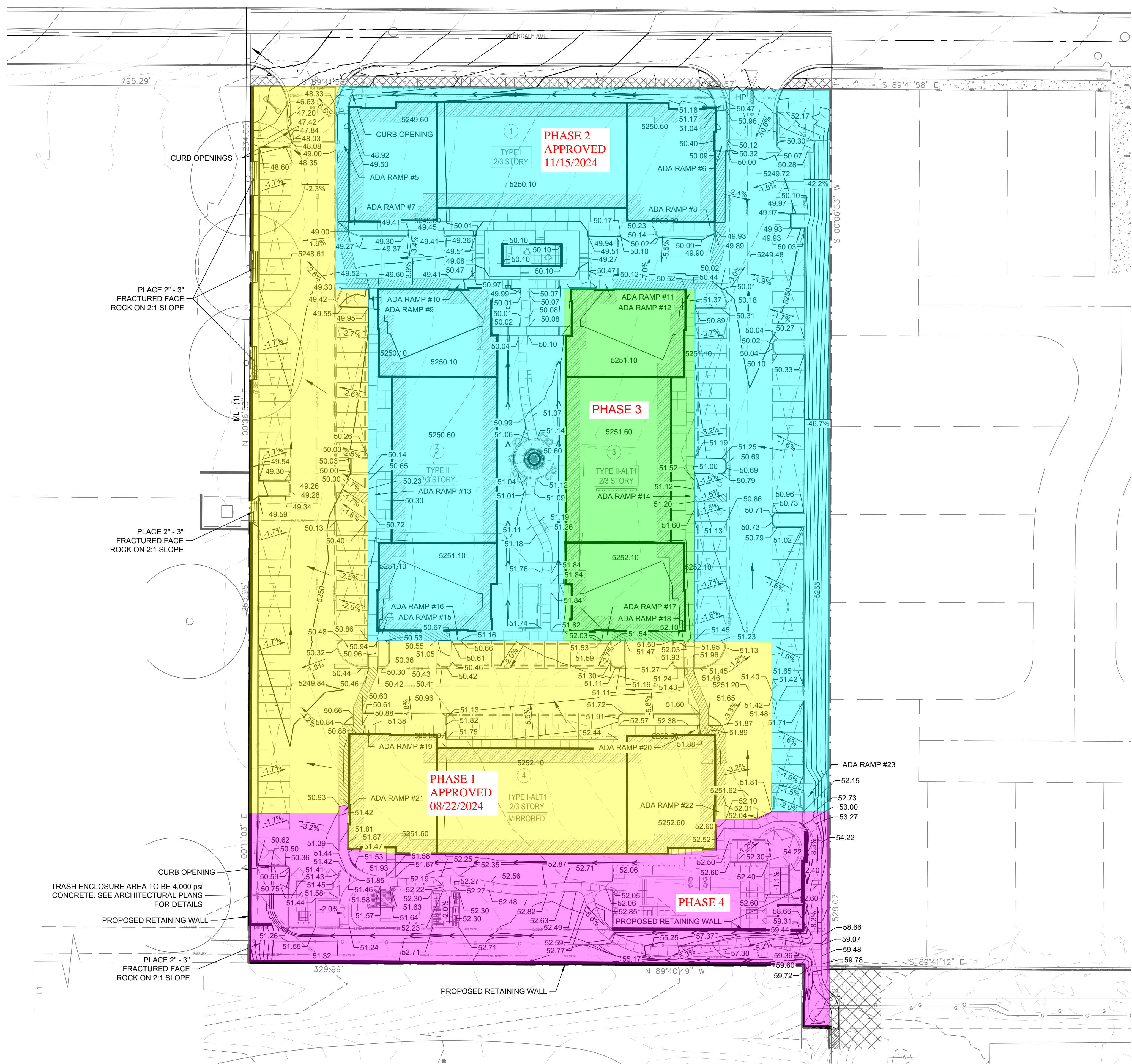
- BASIN DESIGNATION
- BASIN AREA, ACRES
- 100 YEAR STORM, CFS
- BASIN NAME AND AREA
- BASIN HYDROLOGIC RESULTS
- REQUIRED WATER QUALITY VOLUME, CUBIC FEET
- DEVELOPED SUB-BASIN BOUNDARY
- EXISTING SUB-BASIN BOUNDARY
- FLOW ARROW
- SWALE
- SIDEWALK CULVERT



DESIGNED JS	DRAWN JS	CHECKED JS	DATE 9.08.2022
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87111 WWW.RESPEC.COM PHONE (505) 253-9718			
STAMP			
JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 9/8/2022			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
nm811 Know what's below. Call before you dig. PROJ. #: 4266.06			
PROJECT NAME: THE PEAKS BY MARKANA PHASE II			
SHEET TITLE: DRAINAGE			
SUBMITTED FOR: BUILDING PERMIT			
SHEET NUMBER: C-100			



NAME: N:\Projects\04-266.0006-Legacy Peaks Phase 2\3 DWG\StreetsC-101 GRADING.dwg PLOT DATE: Sep 28, 2022 9:21am



LEGEND:

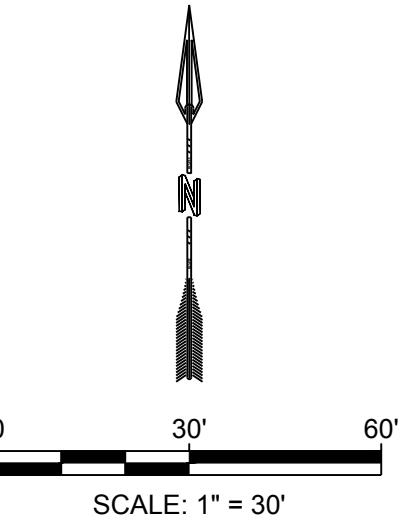
- PROPERTY BOUNDARY
- 5270 — PROPOSED MAJOR CONTOUR
- 5272 — PROPOSED MINOR CONTOUR
- - - 5270 - - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- ~~~~~ PROPOSED HIGH POINT
- SD — PROPOSED STORM DRAIN
- PROPOSED DROP INLET
- FLOW ARROW
- SWALE



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.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- 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 AREA TO BE RE-SEEDED OR LANDSCAPED PER LANDSCAPE PLAN BY OTHERS.
- ALL INFRASTRUCTURE CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BUILT WITH PUBLIC WORK ORDER PLANS.
- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
- GRADING SHALL NOT ENCROACH ONTO ADJACENT PROPERTIES.

SPOT ELEVATION SYMBOLS

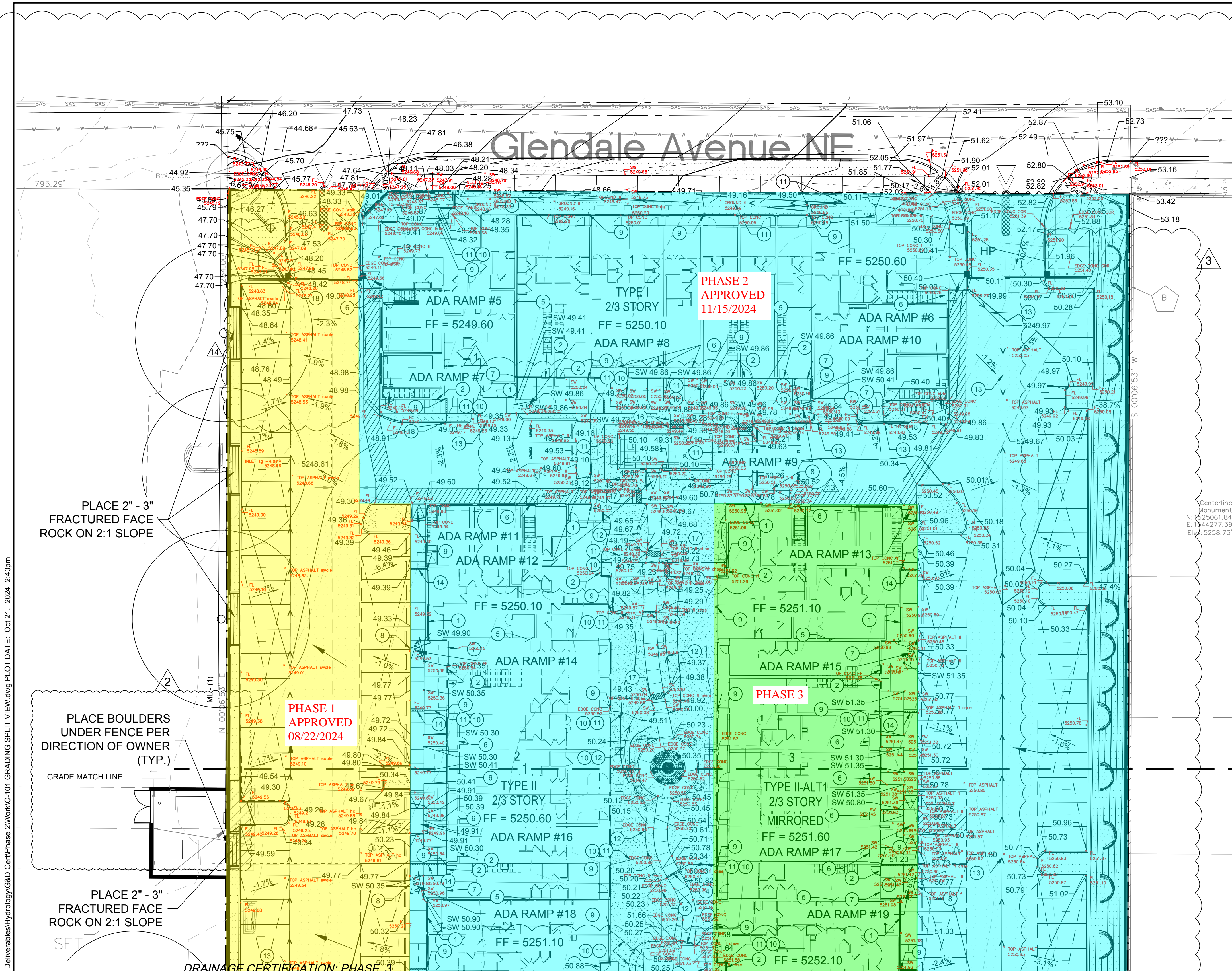
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND
  - BS 20.00 BOTTOM STEP
  - TS 20.00 TOP STEP



DESIGNED JS	DRAWN JS	CHECKED JS	DATE 9/28/2022	REVISION
<b>RESPEC</b> COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 DENVER, CO 80231 WWW.RESPEC.COM PHONE (303) 253-9718				
<b>RESPEC</b>				
STAMP 				
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.				
				
PROJ. #: 4266.06				
PROJECT NAME:  THE PEAKS BY MARKANA PHASE II				
SHEET TITLE:  GRADING				
SUBMITTED FOR:  BUILDING PERMIT				
SHEET NUMBER:  C-101				

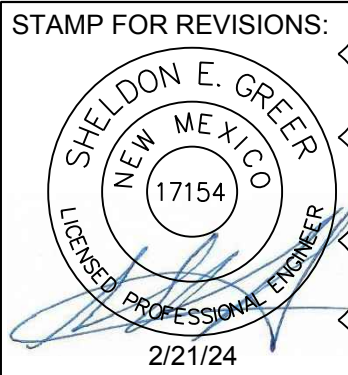


NAME: P:\04266.0006-Legacy Peaks Phase 217\_Deliverables\Hydrology\G&D\CertPhase 21Work\C-101 GRADING SPLT VIEW.dwg PLOT DATE: Oct 21, 2024 2:40pm



- LEGEND:**
- PROPERTY BOUNDARY
  - 5270 PROPOSED MAJOR CONTOUR
  - 5272 PROPOSED MINOR CONTOUR
  - 5270 EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPOSED HIGH POINT
  - PROPOSED RETAINING WALL
  - SD PROPOSED STORM DRAIN
  - PROPOSED DROP INLET
  - FLOW ARROW
  - SWALE

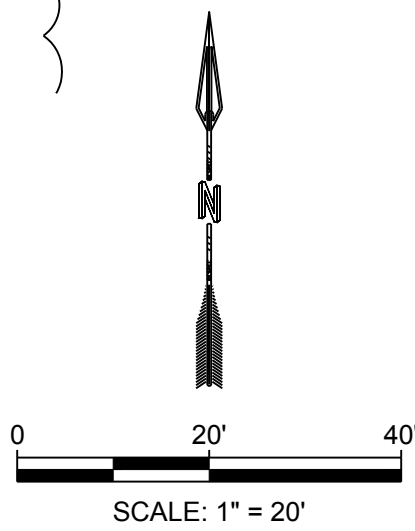
REVISIONS FOR REF 106 06/14/2024  
REVISED DRAINAGE AND GRADING AT NORTHWEST ENTRANCE FOR GATE DESIGN 5/10/2024  
REVISED INLET AND STORM DRAIN AND ADJACENT GRADES. ADDED KEYED NOTE 8 TO SOME LOCATIONS WHERE MISSING ON THE SITE 4/11/2024  
REVISIONS AS DESCRIBED BY PEAKS PHASE II NARRATIVE BY SEPARATE DOCUMENT 4/4/24  
REVISED SITE GRADING 3/15/2024  
REVISED GRADING FOR POOL SPACE 10/24/23  
ASI 7 8/30/23  
REVISED GRADING FOR PICKLEBALL COURT 8/22/23



- 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.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  - 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 AREA TO BE RE-SEEDING OR LANDSCAPED PER LANDSCAPE PLAN BY OTHERS.
  - ALL INFRASTRUCTURE CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BUILT WITH PUBLIC WORK ORDER PLANS.
  - FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
  - GRADING SHALL NOT ENCRoACH ONTO ADJACENT PROPERTIES.

**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
  - BS 20.00 BOTTOM STEP
  - TS 20.00 TOP STEP



I, SHELDON E. GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/19/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS, OF THE FIRM CSI-CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 04, 2024 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 CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 3 OF THIS PROJECT. PHASE 1 & 2 IS COMPLETE, PHASE 4 WILL BE ADDRESSED IN FUTURE APPLICATION. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

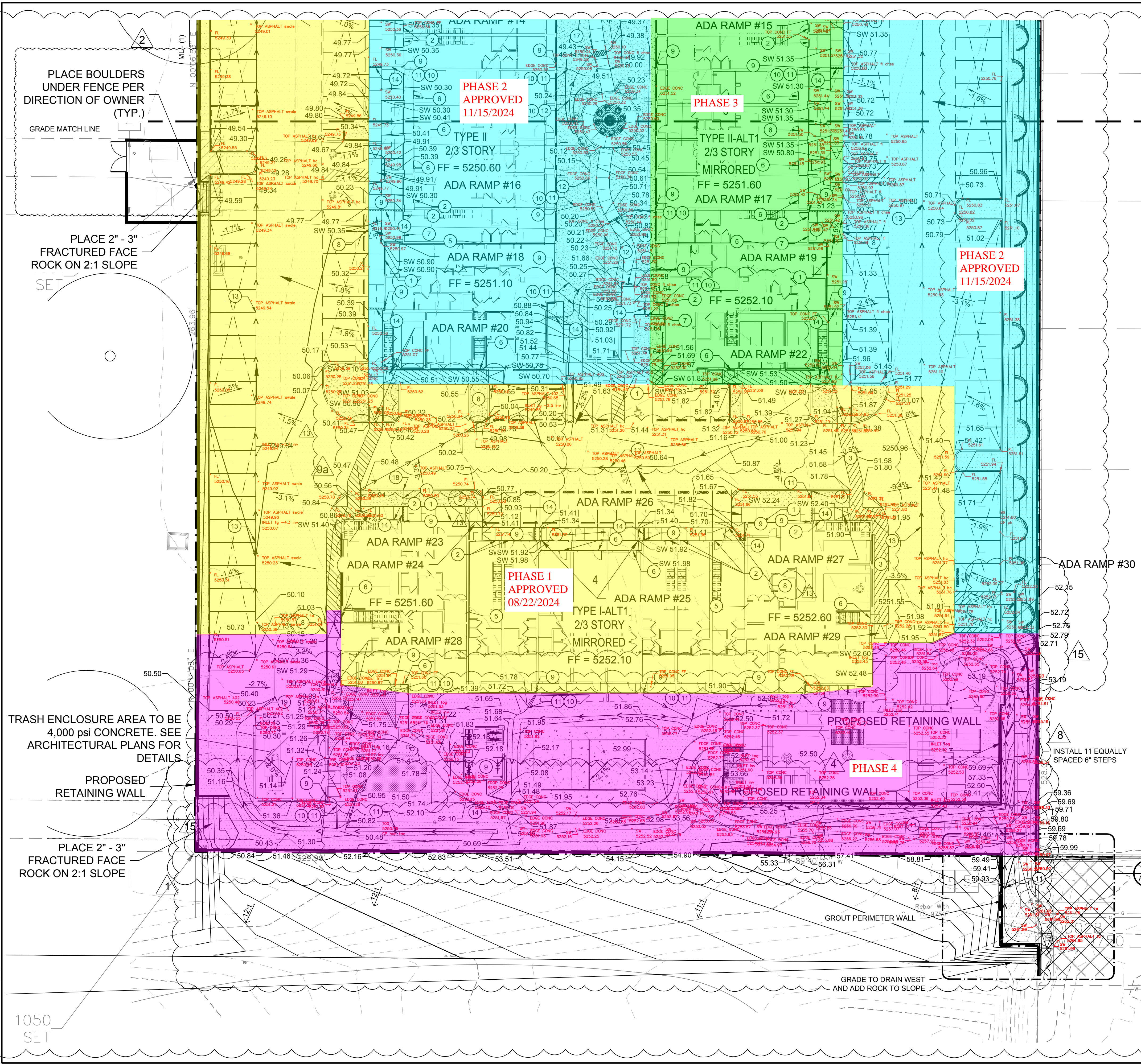
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

SHELDON E. GREER, P.E. 17154  
DATE 12/09/2024  
(SEAL)

DESIGNED JS	REVISION
DRAWN JS	
CHECKED JS	
DATE 10.21.2024	
PROJECT NAME: THE PEAKS BY MARKANA PHASE II	
SHEET TITLE: GRADING 1	
SUBMITTED FOR: BUILDING PERMIT	
SHEET NUMBER: C-101A	

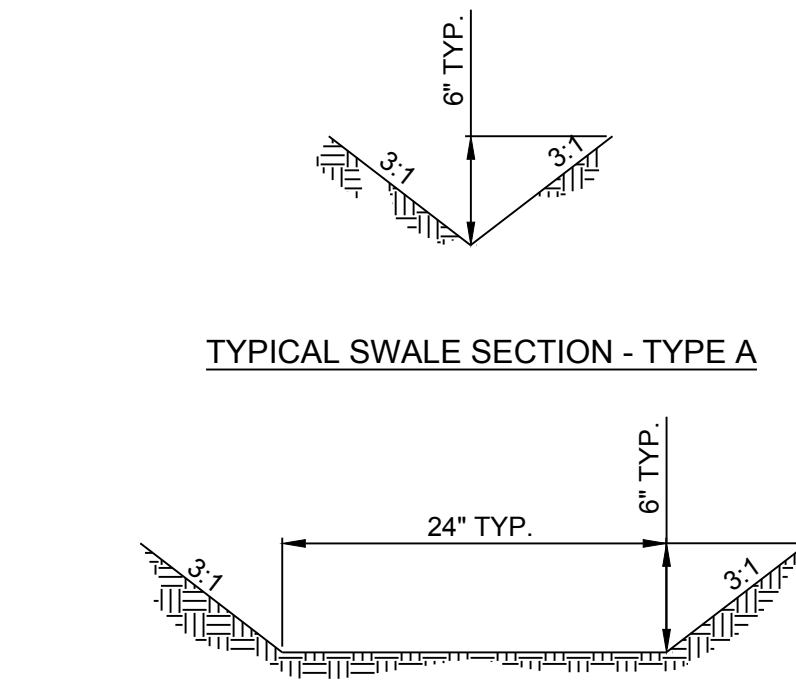
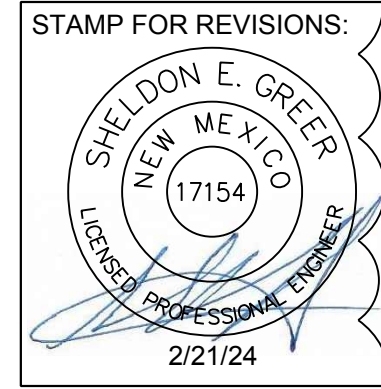


NAME: P:\042668.0006-Legacy Peaks Phase 217\_Deliverables\Hydrology\G&D\_CertPhase 217.dwg PLOT DATE: Oct 21, 2024 2:40pm



- KEYNOTES:
- 1 SIDEWALK TO BE AT OR BELOW ELEVATION AT EDGE OF PATIO
  - 2 SIDE WALK TO BE 1 1/2 INCHES BELOW FINISHED FLOOR
  - 3 MAX CROSS SLOPE 1.5%
  - 4 CONTRACTOR TO COORDINATE WING WALL CHANGES WITH ARCHITECT PRIOR TO SIDEWALK PLACEMENT
  - 5 0.5' STEP IN BUILDING FINISHED FLOOR
  - 6 SIDEWALK ELEVATION TO MATCH EDGE OF PATIO
  - 7 GRADE AWAY FROM BUILDING
  - 8 WARP ASPHALT GRADE AT FACE OF SIDEWALK
  - 9 DOWN SPOUT LOCATION PER ARCHITECTURAL PLAN
  - 10 SWALE TO MAINTAIN 2% LONGITUDINAL GRADE WITHIN 10' OF BUILDING
  - 11 TYPE A LANDSCAPE SWALE
  - 12 TYPE B LANDSCAPE SWALE
  - 13 PROVIDE SWALE IN ASPHALT AS SHOWN
  - 14 6" SIDEWALK CULVRT
  - 15 12" SIDEWALK SWALE
  - 16 18" SIDEWALK SWALE
  - 17 24" SIDEWALK SWALE
  - 18 1 FOOT CURB OPENING
  - 19 3 FOOT CURB OPENING
  - 20 PROVIDE A 5' BY 5' AREA WITH LESS THAN 2% SLOPE IN ANY DIRECTION

REVISED INLET AND STORM DRAIN AND ADJACENT GRADES. ADDED KEYED NOTE 8 TO SOME LOCATIONS WHERE MISSING ON THE SITE. 4/11/2024  
REVISIONS AS DESCRIBED BY PEAKS PHASE II NARRATIVE BY SEPARATE DOCUMENT 4/4/24  
REVISED SITE GRADING  
REVISED TO 20 SCALE AND ADDED SHEET C-101A 02/21/24  
a) MINOR CHANGES FROM CONTRACTOR COMMENTS 2/26/24  
REVISED GRADING FOR POOL SPACE 10/24/23  
ASI 7 9/30/23  
REVISED GRADING FOR PICKLEBALL COURT 8/22/23



I, SHELDON E. GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/19/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS, OF THE FIRM CSI-CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 04, 2024 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 CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 3 OF THIS PROJECT. PHASE 1 & 2 IS COMPLETED AND PHASE 4 WILL BE ADDRESSED IN FUTURE APPLICATION. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

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SHELDON E. GREER, P.E. 17154  
12/09/2024  
DATE  
SCALE: 1" = 20'



REVISION		DESIGNED BY	DRAWN BY	CHECKED BY	DATE
1		RESPEC	RESPEC	RESPEC	10/21/2024
2		RESPEC	RESPEC	RESPEC	10/21/2024
3		RESPEC	RESPEC	RESPEC	10/21/2024
4		RESPEC	RESPEC	RESPEC	10/21/2024
5		RESPEC	RESPEC	RESPEC	10/21/2024
6		RESPEC	RESPEC	RESPEC	10/21/2024
7		RESPEC	RESPEC	RESPEC	10/21/2024
8		RESPEC	RESPEC	RESPEC	10/21/2024
9		RESPEC	RESPEC	RESPEC	10/21/2024
10		RESPEC	RESPEC	RESPEC	10/21/2024
11		RESPEC	RESPEC	RESPEC	10/21/2024
12		RESPEC	RESPEC	RESPEC	10/21/2024
13		RESPEC	RESPEC	RESPEC	10/21/2024
14		RESPEC	RESPEC	RESPEC	10/21/2024
15		RESPEC	RESPEC	RESPEC	10/21/2024
16		RESPEC	RESPEC	RESPEC	10/21/2024
17		RESPEC	RESPEC	RESPEC	10/21/2024
18		RESPEC	RESPEC	RESPEC	10/21/2024
19		RESPEC	RESPEC	RESPEC	10/21/2024
20		RESPEC	RESPEC	RESPEC	10/21/2024

PROJECT NAME:	THE PEAKS BY MARKANA
TITLE:	PHASE II
SUBMITTED FOR:	GRADING 2
SHEET NUMBER:	C-101B