

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 20, 2025

John Stapleton, P.E.
Community Design Solutions
9384 Valley View Dr. NW
Albuquerque, NM 87114

**RE: Sonta Trails Unit 4 Apartments – Phase 2
(Bldg 23, 24, and 25)
Permanent C.O. – Accepted
Engineer's Certification Date: 05/15/2025
Engineer's Stamp Date: 6/03/2021
Hydrology File: C10D001A**

Dear Mr. Stapleton:

PO Box 1293

Based on the Certification for Bldgs. 23, 24, and 25 received 5/16/2025 and site visit on 05/20/2025, this letter serves as an approval from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

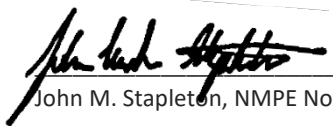
www.cabq.gov

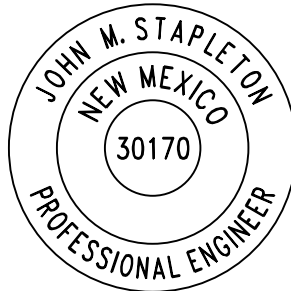
Anthony Montoya, Jr., P.E. CFM
Senior Engineer,
Planning Department, Development Review Services

DRAINAGE CERTIFICATION

I, JOHN M. STAPLETON, 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 12/01/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOHN M. STAPLETON, NMPE, OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 15, 2025, 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 2 OF THIS PROJECT. PHASE 1 IS COMPLETE; PHASE 3 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.


John M. Stapleton, NMPE No. 30170



05/15/2025

Date



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Sonata Trails Unit 4 Apts Hydrology File # C10D001A

Legal Description: Tracts 1, 2, and 3, The Trails Unit 4

City Address, UPC, OR Parcel: 101006405136720151

Applicant/Agent: Community Design Solutions, LLC Contact: John Stapleton

Address: 9384 Valley View Drive NW, Suite 100, Albuquerque, NM 87114 Phone: 505.545.9607

Email: john.stapleton@cdsnm.com

Applicant/Owner: Sonata Trails, LLC Contact: Kelly Calhoun

Address: 6330 Riverside Plaza Lane, Albuquerque, NM 87120 Phone: 702.376.9478

Email: kcalhoun@wcinm.com

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☒ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

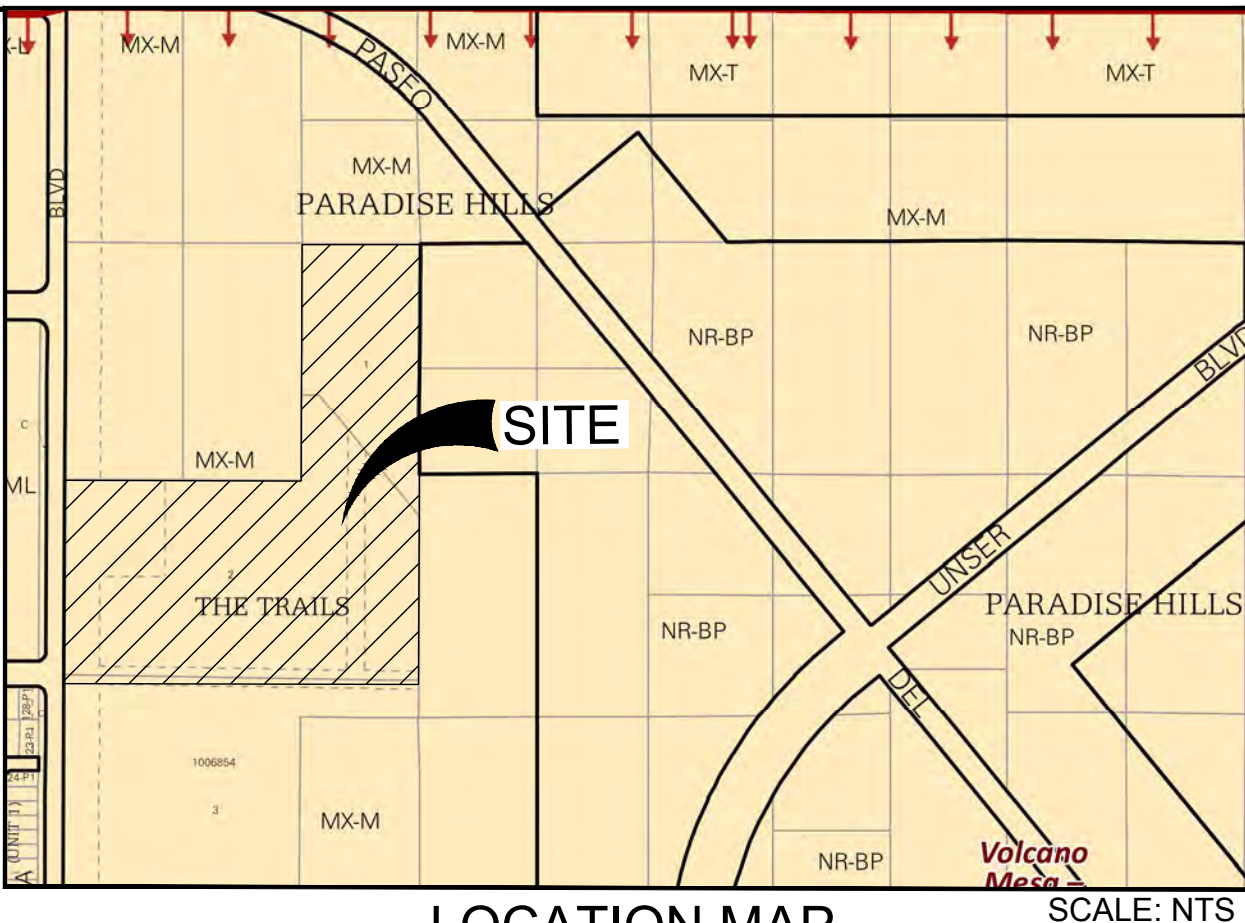
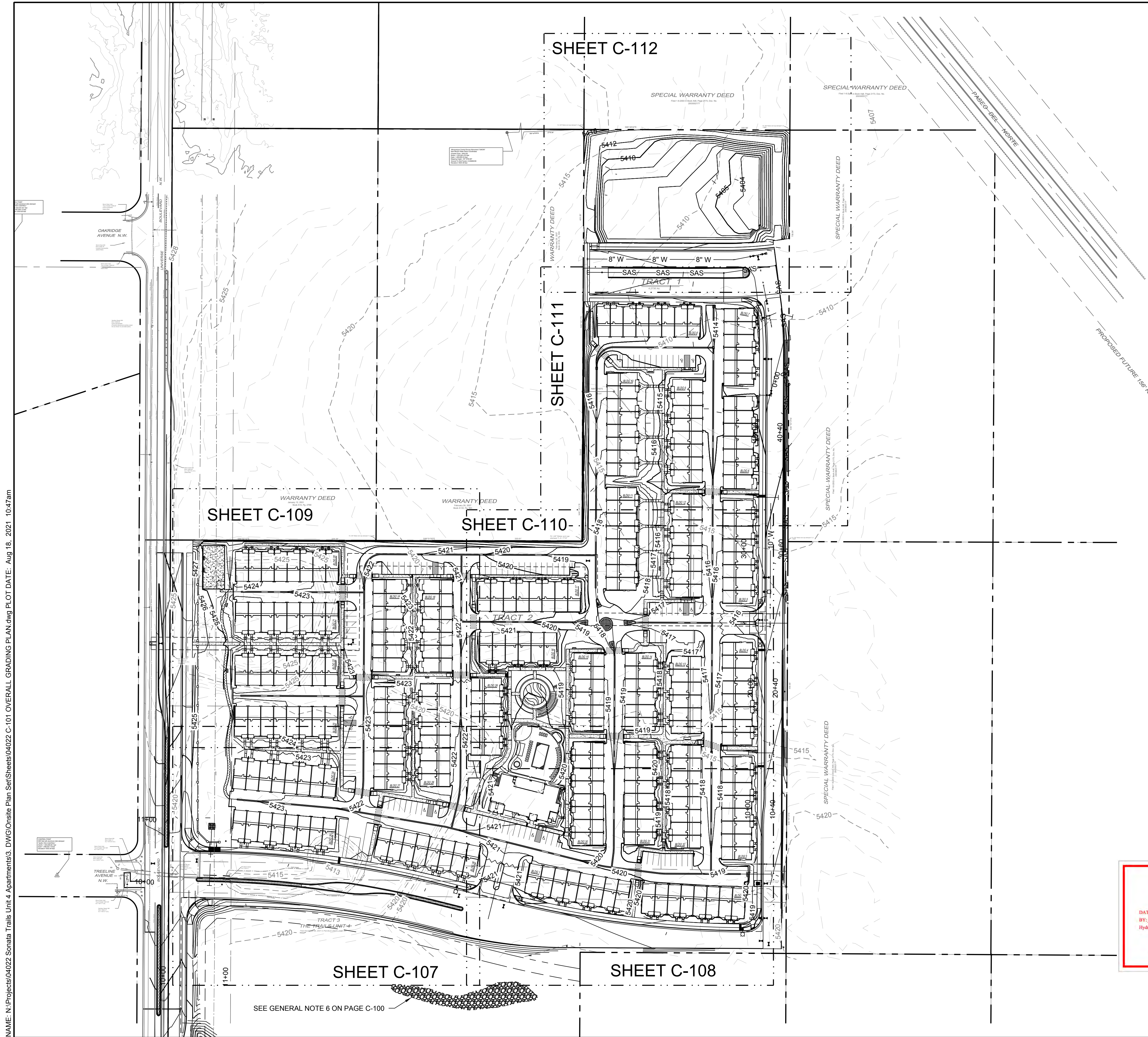
TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☒ Certificate of Occupancy - ☐ Temp ☒ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 05/16/2025

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments3. DWG\Onsite Plan Set\Sheets\04022 C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Aug 18, 2021 10:47am

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GRADING NOTES

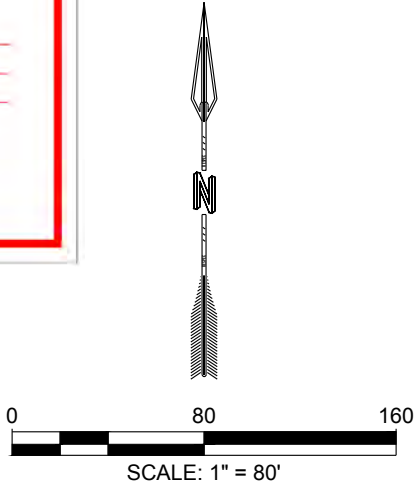
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. STRIP AND STOCKPILE TOPSOIL FROM GRADING 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-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
9. ALL INFRASTRUCTURE CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BUILT WITH PUBLIC WORK ORDER PLANS.
10. FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
11. GRADING SHALL NOT ENCR OACH ON ADJACENT PROPERTIES.

PNM NOTE

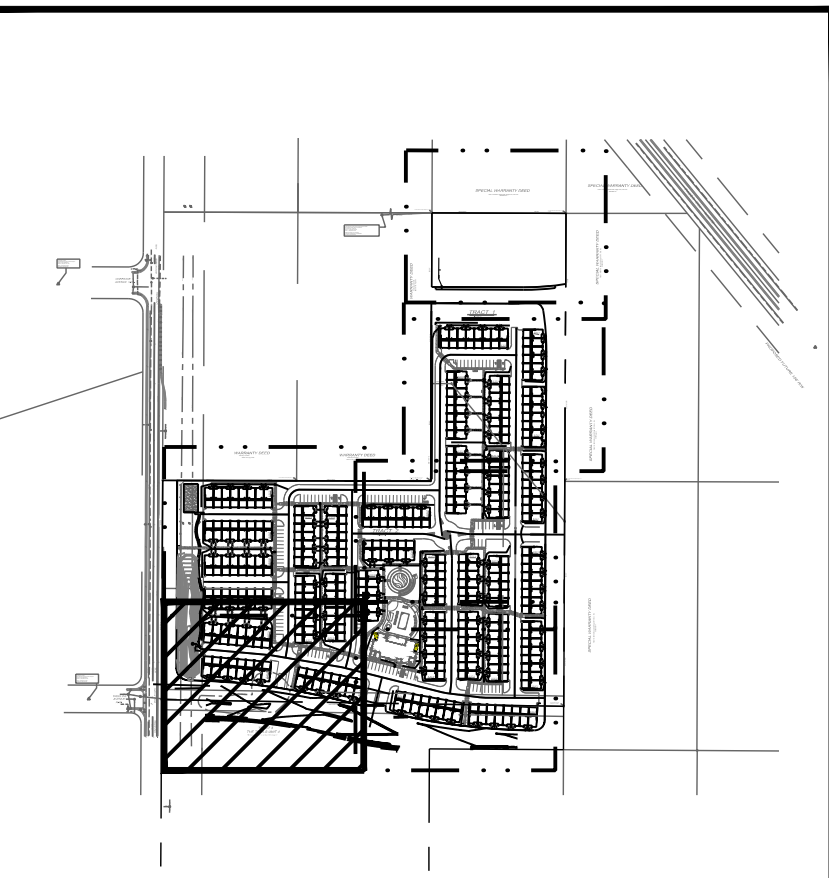
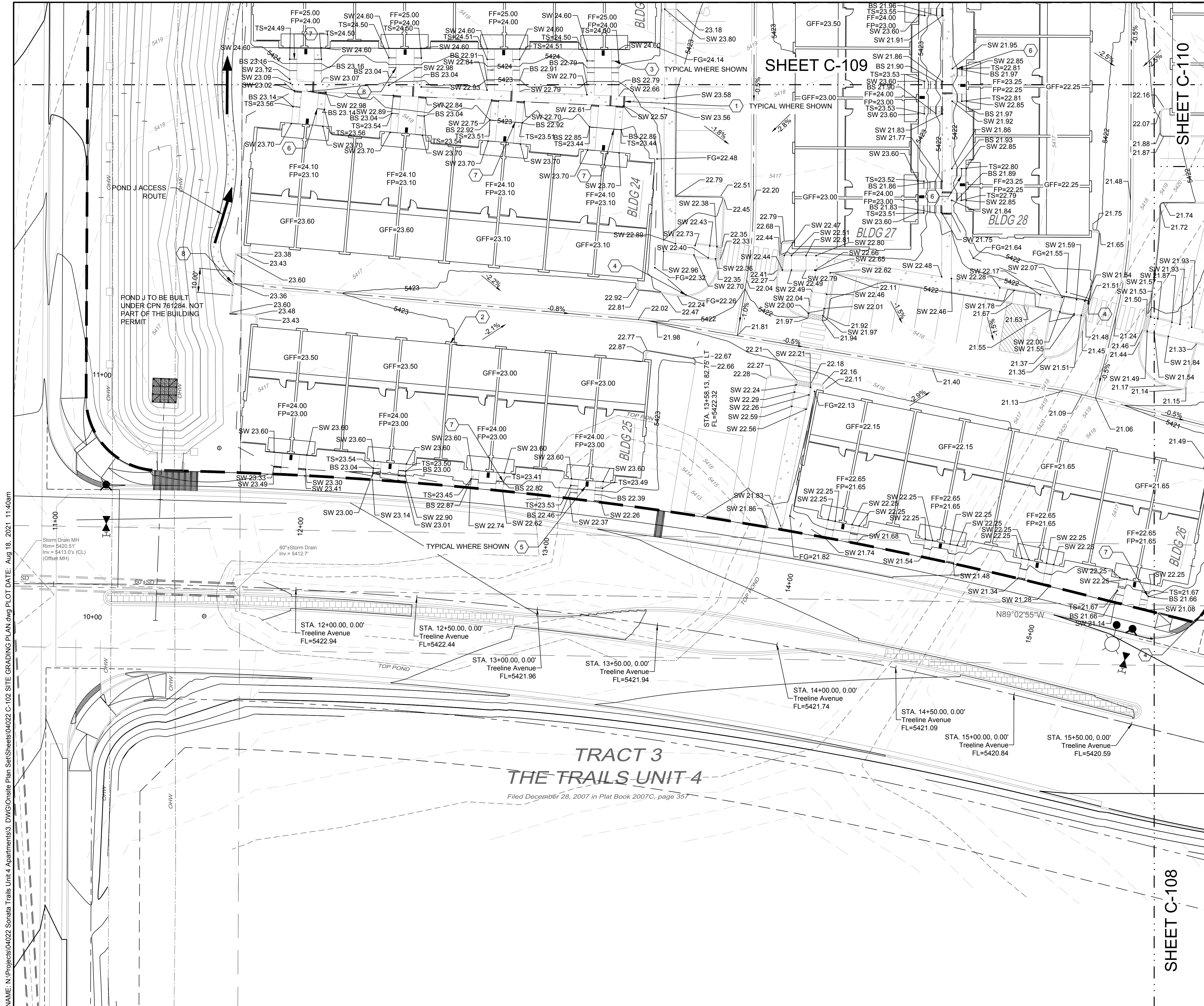
1. CONTRACTOR TO COORDINATE A SITE WALKTHROUGH WITH PNM PRIOR TO CONSTRUCTION. CONTRACTOR TO KEEP ALL EQUIPMENT A MINIMUM OF 15 FEET AWAY FROM ALL PNM POWER LINES.

LEGEND

GRADING LIMITS	---
MAJOR CONTOUR	---4985---
MINOR CONTOUR	---4985---
EXISTING MAJOR CONTOUR	---4985---
EXISTING MINOR CONTOUR	---4985---
MATCHLINE	---●●---
SLOPE ARROW	---1.5%---
SIDEWALK CULVERT	---51.2%---



DESIGNED BY DRAWN CHECKED DATE 6.03.2021	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87113 WWW.RESPEC.COM PHONE 505.253.3718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 6/03/2021	
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.	
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS	
SHEET TITLE: OVERALL GRADING PLAN	
SUBMITTED FOR: CONSTRUCTION	
SHEET NUMBER: C-106	



LEGEND

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

SPOT ELEVATION SYMBOLS

1. 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

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	6" CONCRETE STEP TYP UNLESS SHOWN OTHERWISE. NUMBER OF STEPS SHOWN PER PLAN.
4	1" CURB OPENING. SEE DETAIL SHEET C-500.
5	CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501.
6	5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
7	7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
8	ROLL CURB. SEE DETAIL 4 SHEET C-500.

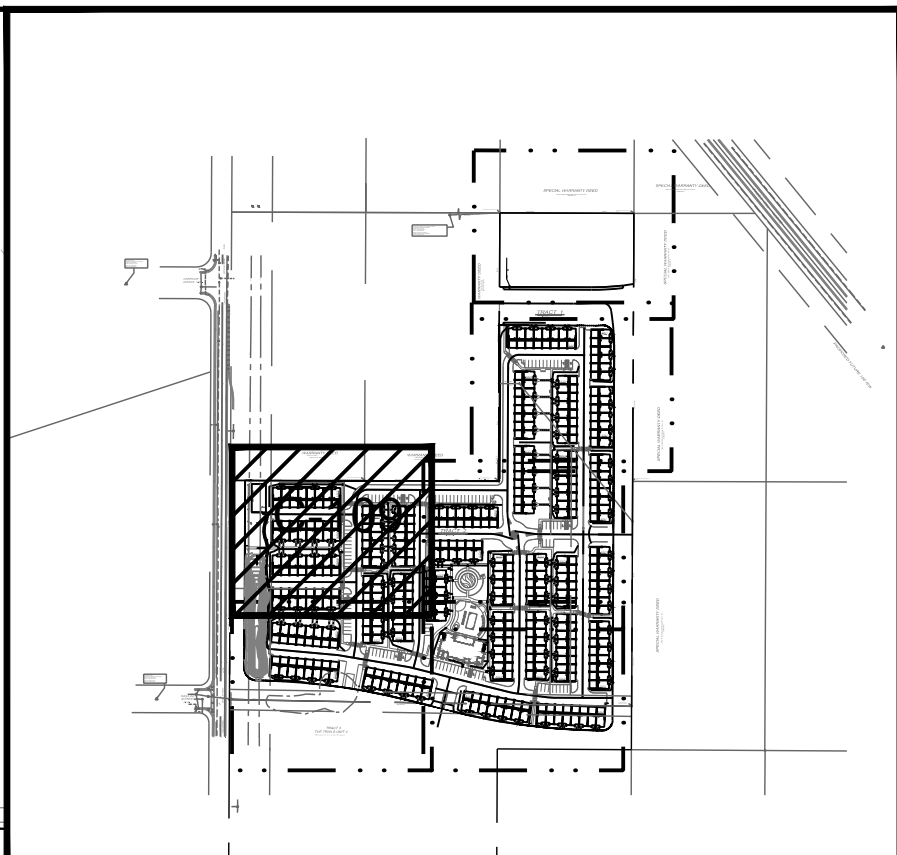
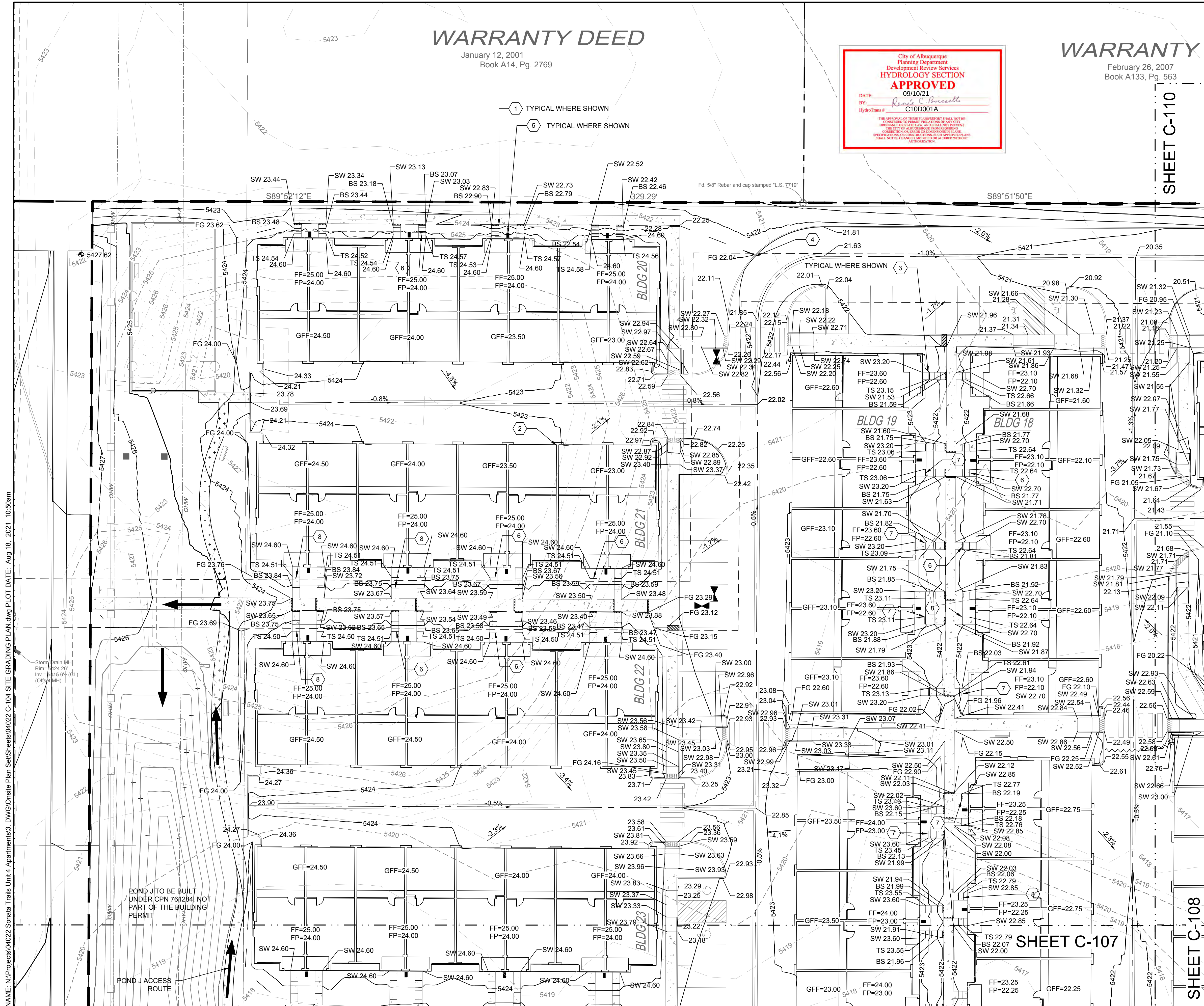
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 09/10/21
BY: *Ronald C. Bruneau*
HydroTruss # C10D001A

THE APPROVAL OF THESE PLANS DOES NOT BE
CONSIDERED A GUARANTEE OF ANY TYPE
OR A WARRANTY OF ANY KIND. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE
FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.
THE CITY OF ALBUQUERQUE SHALL NOT BE
LIABLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S
FEES, ARISING OUT OF THE USE OF THESE PLANS.
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FEES, ARISING OUT OF THE USE OF THESE PLANS.

0 20 40
SCALE: 1" = 20'

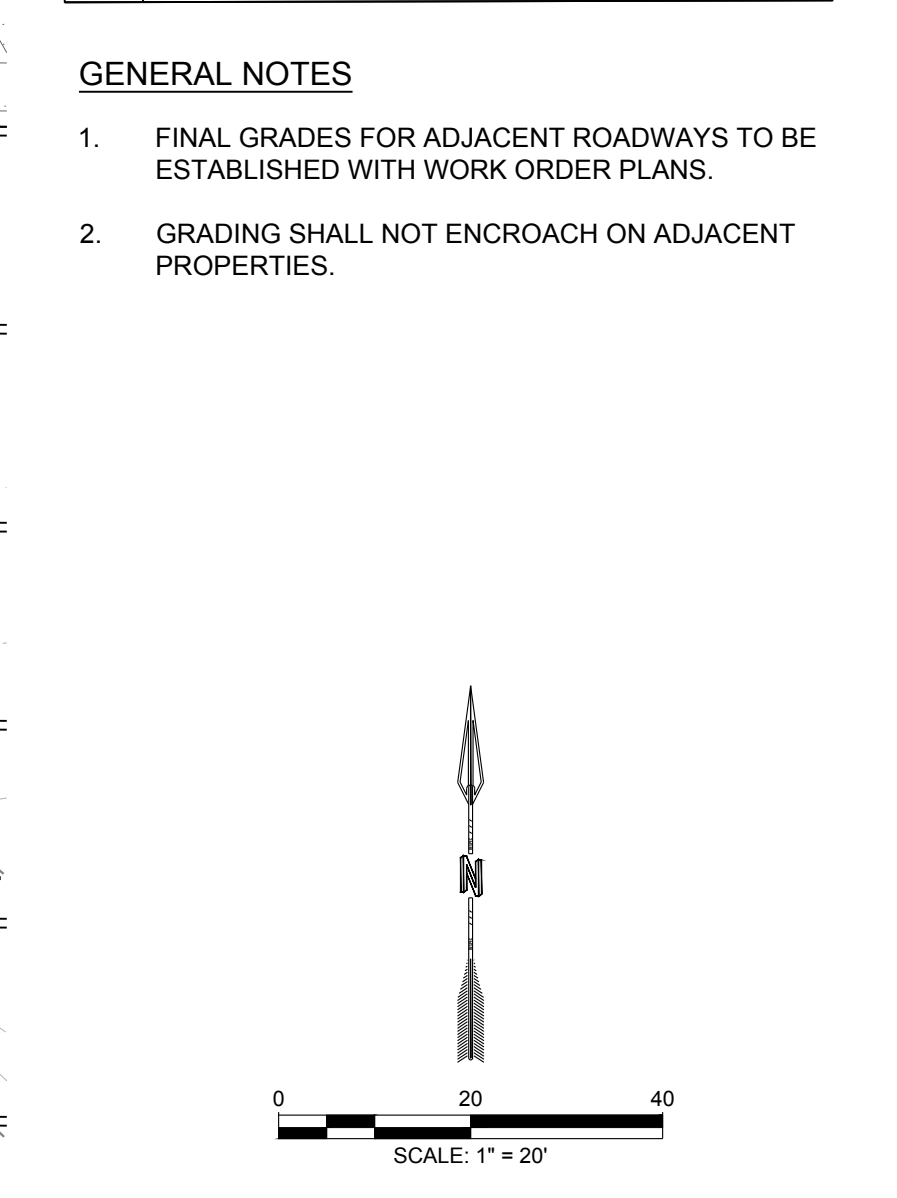
DESIGNED BY: RESPEC	DRAWN BY: BE	CHECKED BY: SG	DATE: 6.03.2021
STAMP: JEREMY W. SHELL, NEW MEXICO, 26341, PROFESSIONAL ENGINEER, 6/03/2021			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
nm811 Know what's below. Call before you dig.			
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS			
SHEET TITLE: SITE GRADING PLAN			
SUBMITTED FOR: CONSTRUCTION			
SHEET NUMBER: C-107			

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-109 SITE GRADING PLAN.dwg PLOT DATE: Aug 18, 2021 11:40am
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- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MATCHLINE
 - SLOPE ARROW
 - SIDEWALK CULVERT
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- GENERAL NOTES**
- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
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NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-104 SITE GRADING PLAN.dwg PLOT DATE: Aug 18, 2021 10:58am



DESIGNED BY: BE
DRAWN BY: SG
CHECKED BY: SG
DATE: 6.03.2021

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NM 87110
WWW.RESPEC.COM PHONE: 505.253.3718

STAMP
JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
6/03/2021

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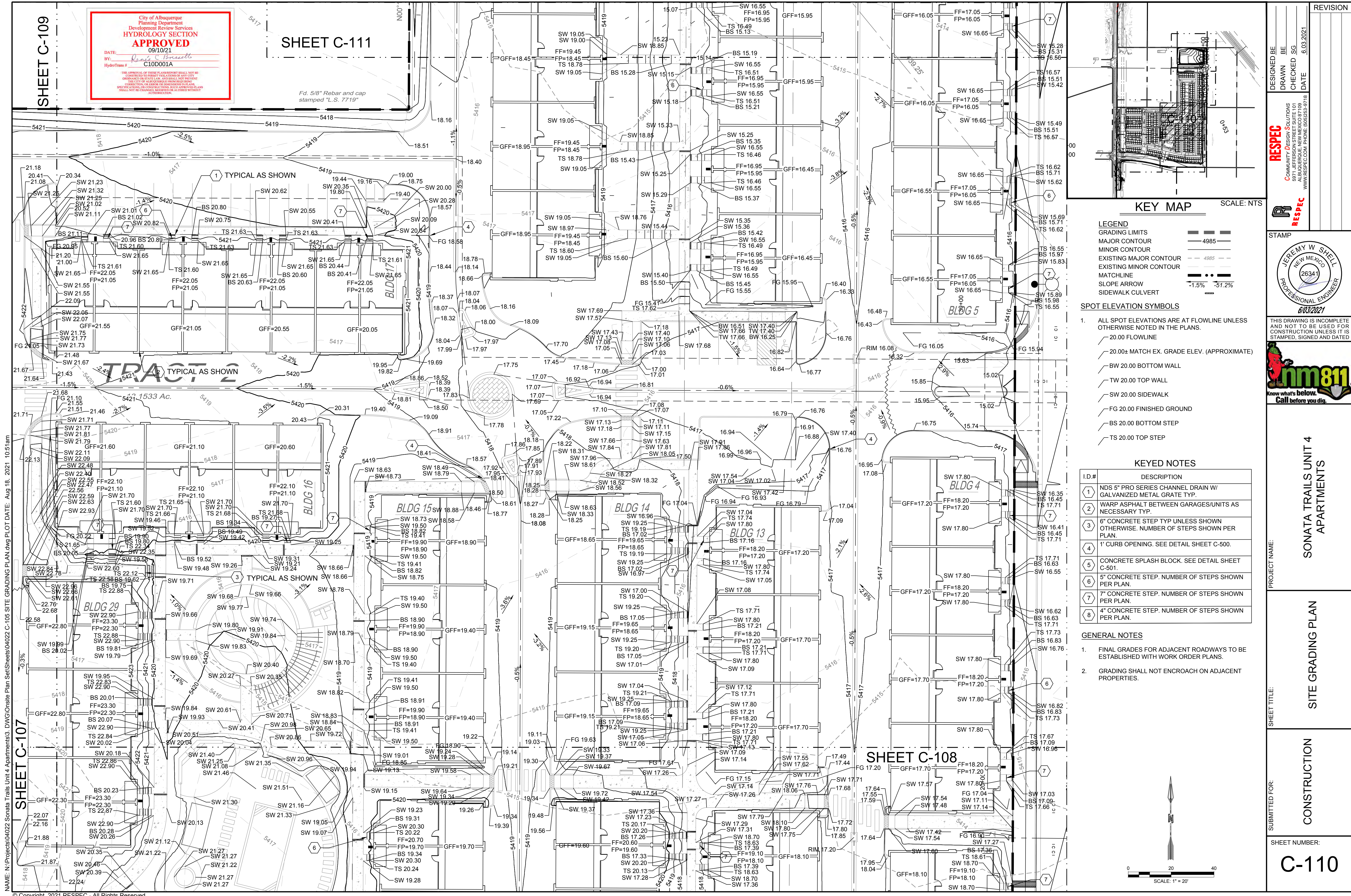
nm811
Know what's below.
Call before you dig.

PROJECT NAME:
SONATA TRAILS UNIT 4
APARTMENTS

SHEET TITLE:
SITE GRADING PLAN

SUBMITTED FOR:
CONSTRUCTION

SHEET NUMBER:
C-109

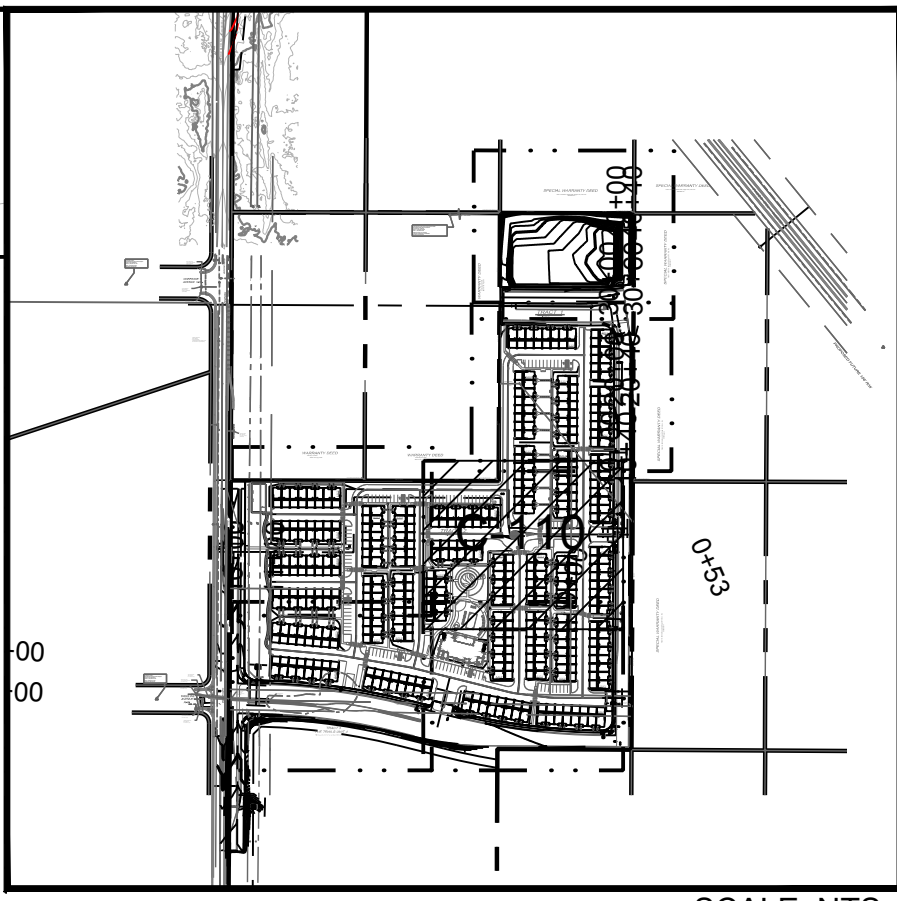


City of Albuquerque
Planning Department
Development Review Services
APPROVED
DATE: 09/10/21
BY: *Randy C. Brissett*
HydroTrans # C10D001A

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCT OR SERVICE. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY.

SHEET C-111

Fd. 5/8" Rebar and cap stamped "L.S. 7719"



KEY MAP SCALE: NTS

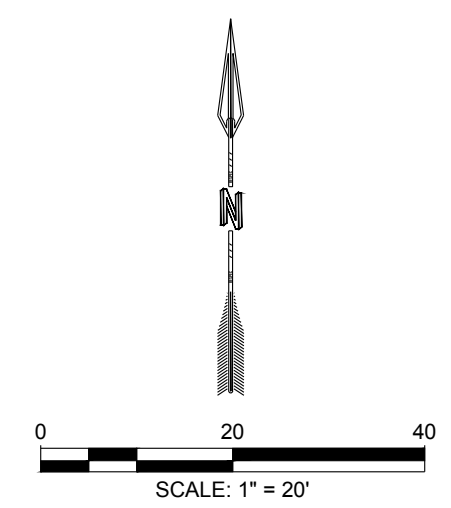
- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MATCHLINE
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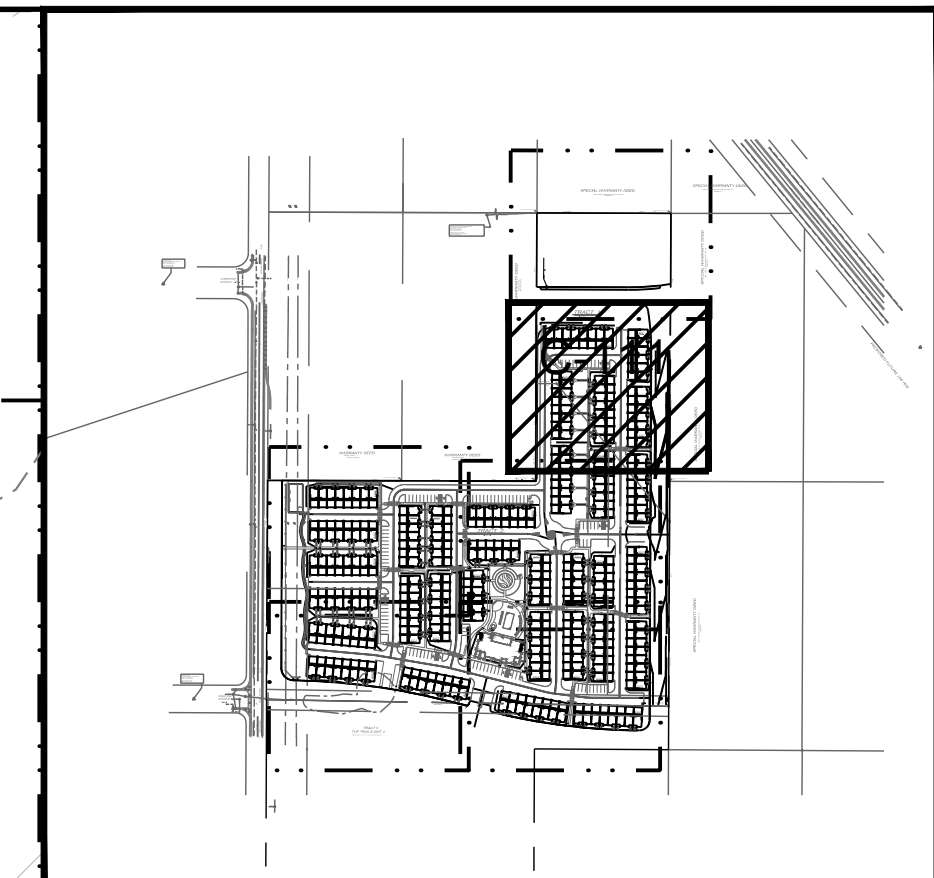
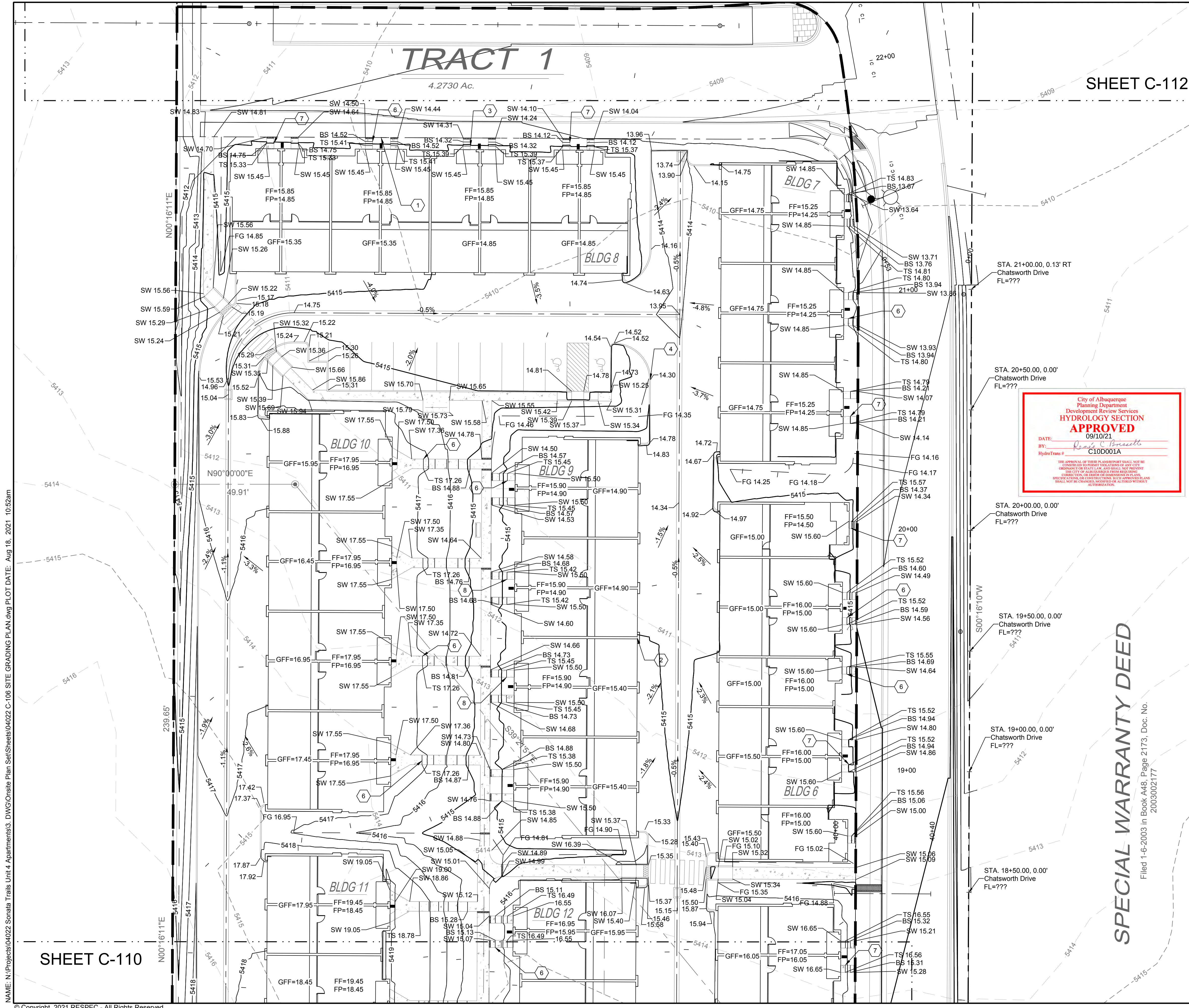
NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments3 DWG\OnSite Plan Set\Sheets\04022 C-105 SITE GRADING PLAN.dwg PLOT DATE: Aug 18, 2021 10:51am

SHEET C-107

SHEET C-108

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DESIGNED BY BE DRAWN BY SG CHECKED BY DATE 6.03.2021	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 1891 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87102 WWW.RESPEC.COM PHONE: 505.253.3718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 6/03/2021	
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: SITE GRADING PLAN	
SUBMITTED FOR: CONSTRUCTION	
SHEET NUMBER: C-110	



- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
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- KEYED NOTES**
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DESIGNED BY: RESPEC
DRAWN BY: BE
CHECKED BY: SG
DATE: 6.03.2021

STAMP:
JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
6/03/2021

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: SITE GRADING PLAN

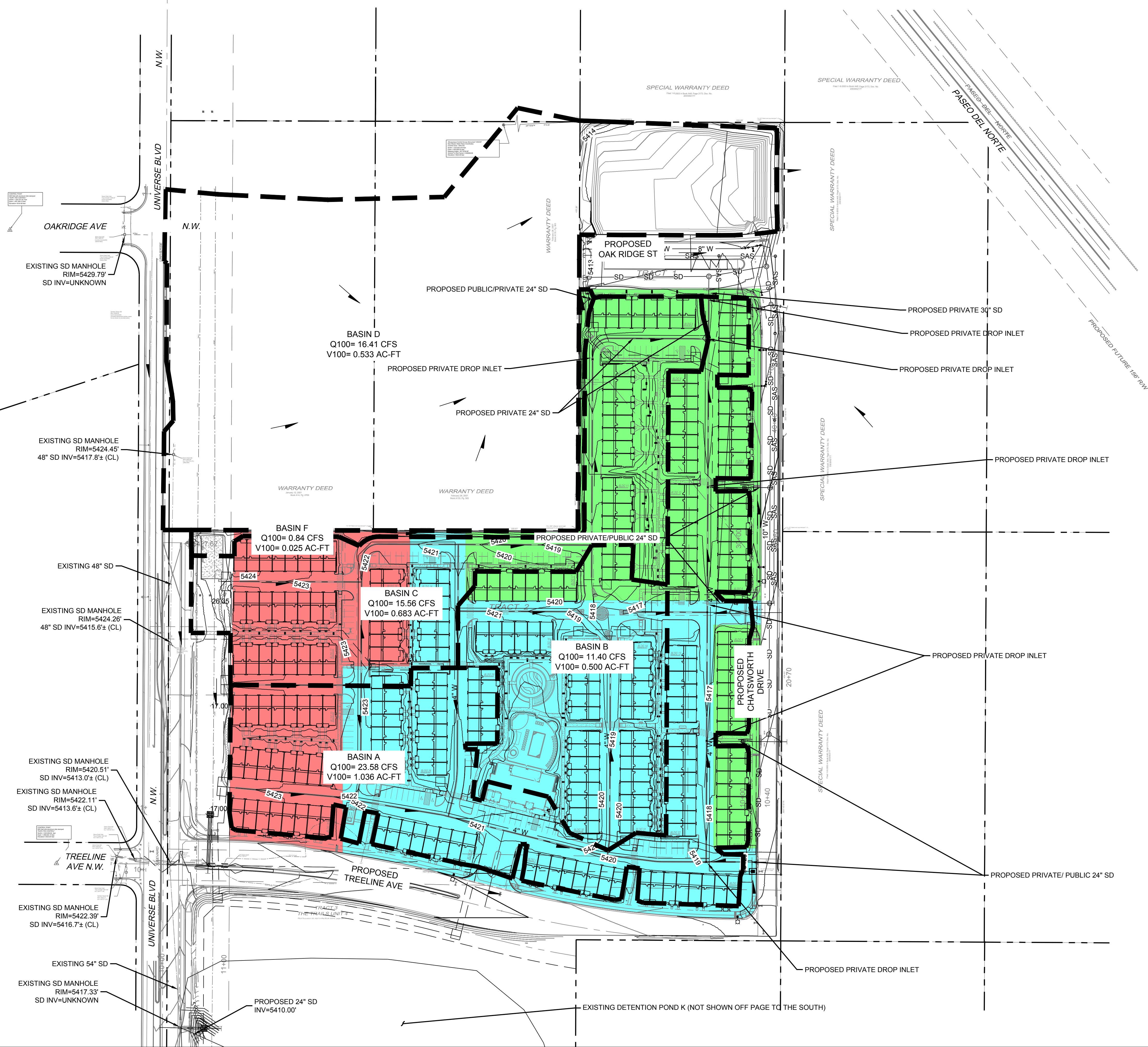
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-111

REVISION:

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-108 SITE GRADING PLAN.dwg PLOT DATE: Aug 18, 2021 10:52am

NAME: P:\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\Grading & Drainage Cert\Phase 2\04022 Exhibit 2 Drainage Proposed Conditions.dwg PLOT DATE: May 15, 2025 3:29pm



NOTE:
RUNOFF FROM PRIVATE PROPERTY THAT DISCHARGES DIRECTLY INTO THE RIGHT-OF-WAY
WILL BE EITHER SIDEWALK CULVERTS OR STORM DRAIN.

PHASE I - APPROVED 11/07/2023

PHASE 2: DRAINAGE CERTIFICATION

I, JOHN M. STAPLETON, NMPE, OF THE FIRM 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 12/01/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOHN M. STAPLETON, NMPE, OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 15, 2025 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 1 OF THIS PROJECT. PHASE 2 AND 3 WILL BE ADDRESSED IN FUTURE APPLICATIONS. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED. MORE INFORMATION IS PROVIDED IN THE COVER LETTER.

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.

John M. Stapleton
JOHN M. STAPLETON, P.E. 30170
05/15/2025
DATE



PHASE III

LEGEND

- PROPERTY BOUNDARY
- BASIN BOUNDARY
- EXISTING STORM DRAIN
- FLOW ARROW
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- CONCEPTUAL FUTURE STORM DRAIN

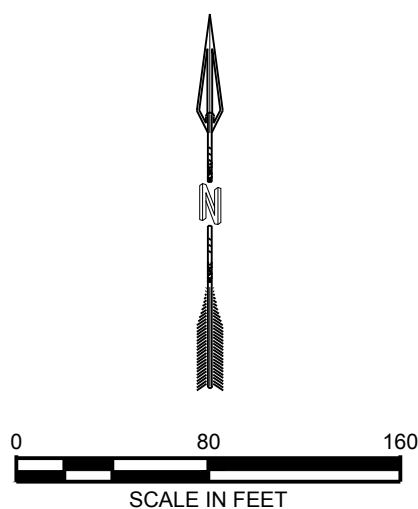


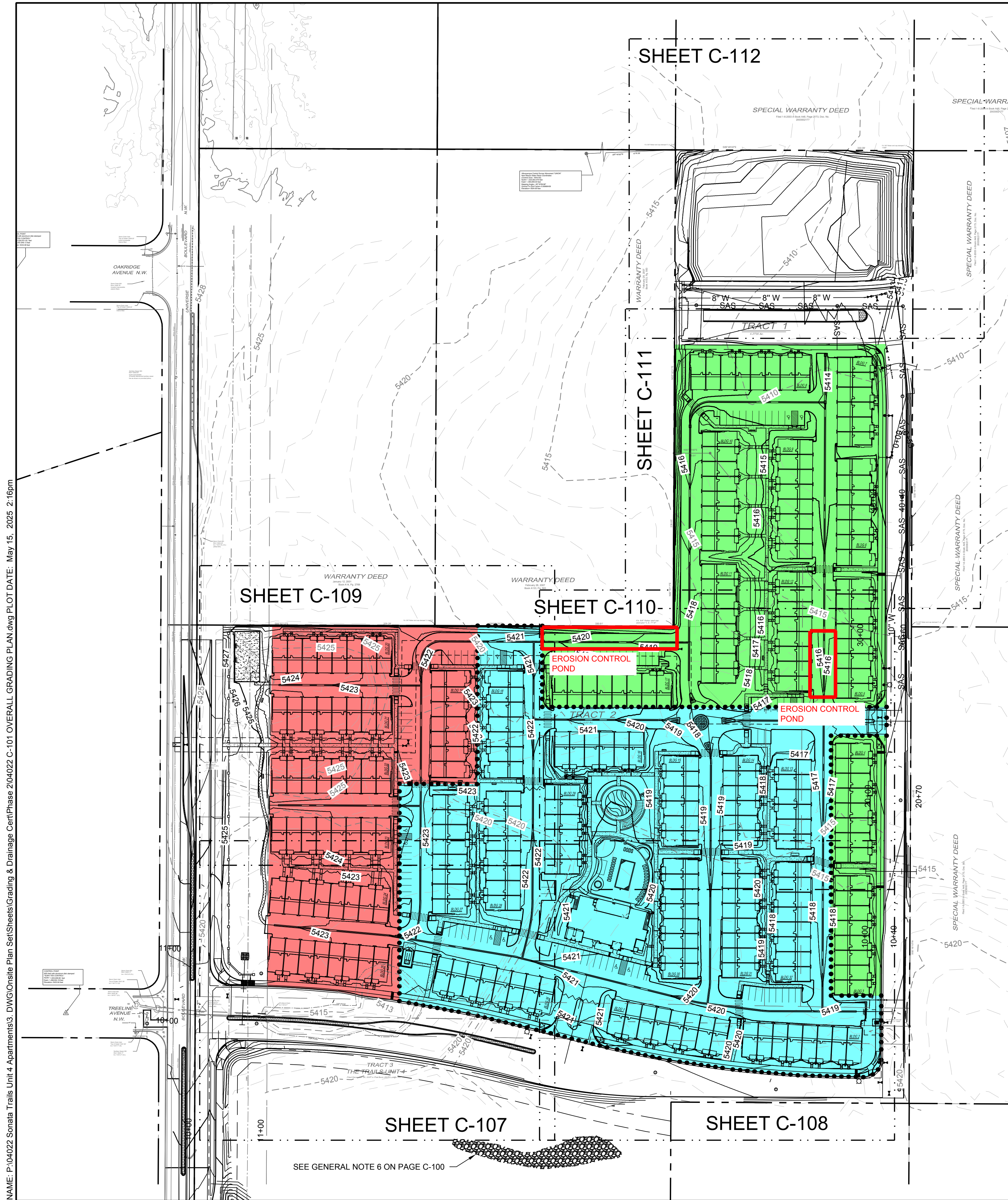
EXHIBIT 2 PROPOSED BASINS



RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE:
(505)253-9718

NAME: P:\04022 Sonata Trails Unit 4 Apartments3, DWG\Onsite Plan Set\Sheets\Grading & Drainage\CentPhase 2\04022 C-101 OVERALL GRADING PLAN.dwg PLOT DATE: May 15, 2025 2:16pm

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PHASE I: DRAINAGE CERTIFICATION

I, SHELDON GREER, NMPE, OF THE FIRM RESPEC, 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 12/01/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SHELDON GREER, NMPE, OF THE FIRM RESPEC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 26, 2023 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 1 OF THIS PROJECT. PHASE 2 AND 3 WILL BE ADDRESSED IN FUTURE APPLICATIONS. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED. MORE INFORMATION IS PROVIDED IN THE COVER LETTER.

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.

[Signature]
SHELDON E. GREER, P.E. 17154

11/3/2023
DATE



(SEAL)

PHASE 2: DRAINAGE CERTIFICATION

I, JOHN M. STAPLETON, NMPE, OF THE FIRM 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 12/01/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOHN M. STAPLETON, NMPE, OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 15, 2025 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 1 OF THIS PROJECT. PHASE 2 AND 3 WILL BE ADDRESSED IN FUTURE APPLICATIONS. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED. MORE INFORMATION IS PROVIDED IN THE COVER LETTER.

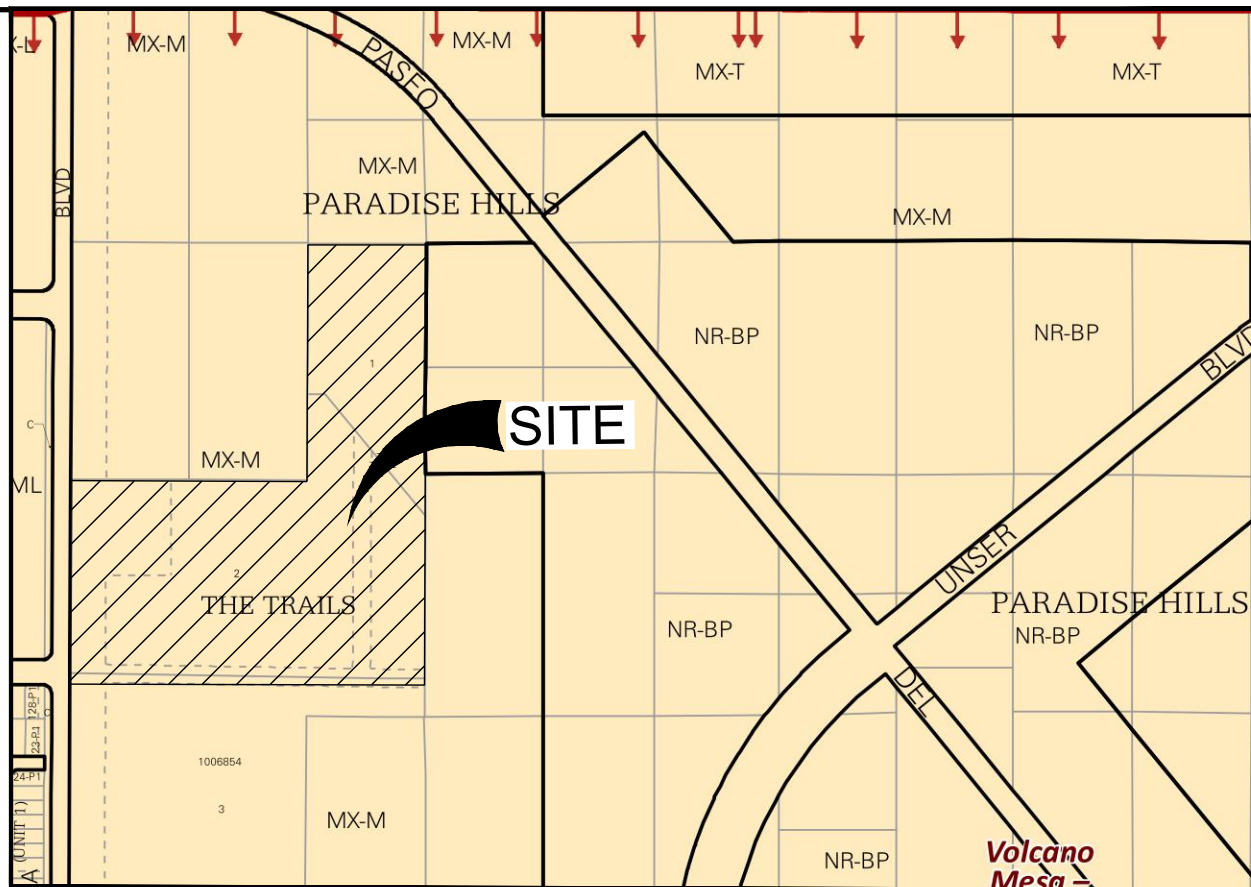
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

[Signature]
JOHN M. STAPLETON, P.E. 301170
05/15/2025
DATE



(SEAL)

PHASE III



LOCATION MAP
ZONE ATLAS MAP C-10-Z

GRADING NOTES

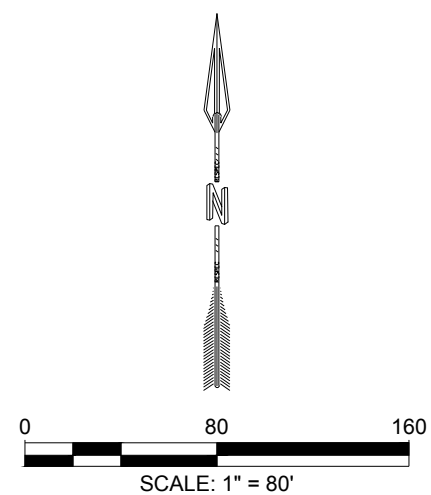
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING 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 AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED 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 ON ADJACENT PROPERTIES.

PNM NOTE

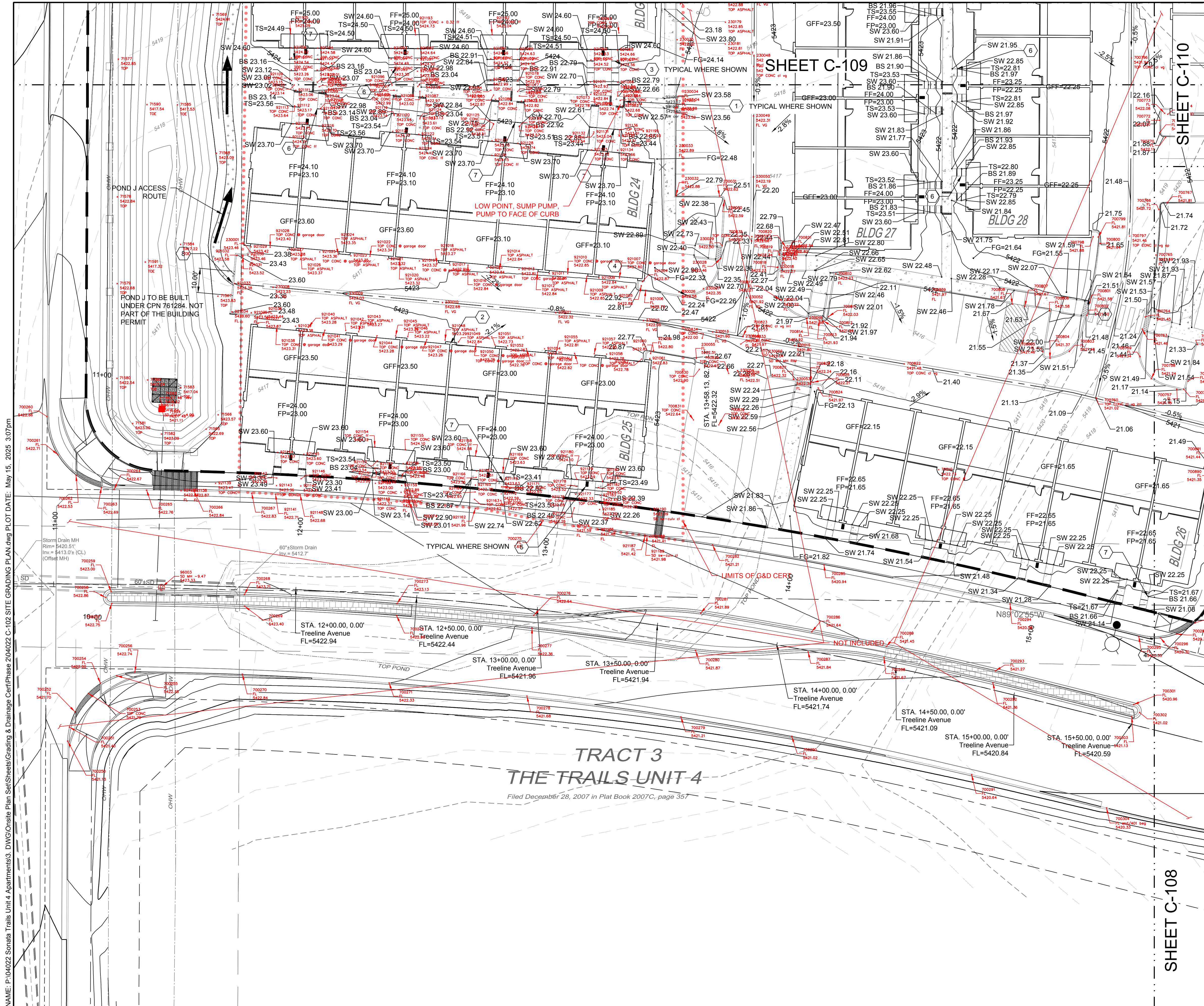
- CONTRACTOR TO COORDINATE A SITE WALKTHROUGH WITH PNM PRIOR TO CONSTRUCTION. CONTRACTOR TO KEEP ALL EQUIPMENT A MINIMUM OF 15 FEET AWAY FROM ALL PNM POWER LINES.

LEGEND

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



DESIGNED BY DRAWN CHECKED DATE 6/03/2021	REVISION
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS	
SHEET TITLE: OVERALL GRADING PLAN	
SUBMITTED FOR: CONSTRUCTION	
SHEET NUMBER: C-106	



KEY MAP

SCALE: NTS

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
- BS 20.00 BOTTOM STEP
- TS 20.00 TOP STEP

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	6" CONCRETE STEP TYP UNLESS SHOWN OTHERWISE. NUMBER OF STEPS SHOWN PER PLAN.
4	1" CURB OPENING. SEE DETAIL SHEET C-500.
5	CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501.
6	5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
7	7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
8	ROLL CURB. SEE DETAIL 4 SHEET C-500.

LIMITS OF DRAINAGE CERT

SEE SHEET C-106 FOR DRAINAGE CERTIFICATION

REVISION

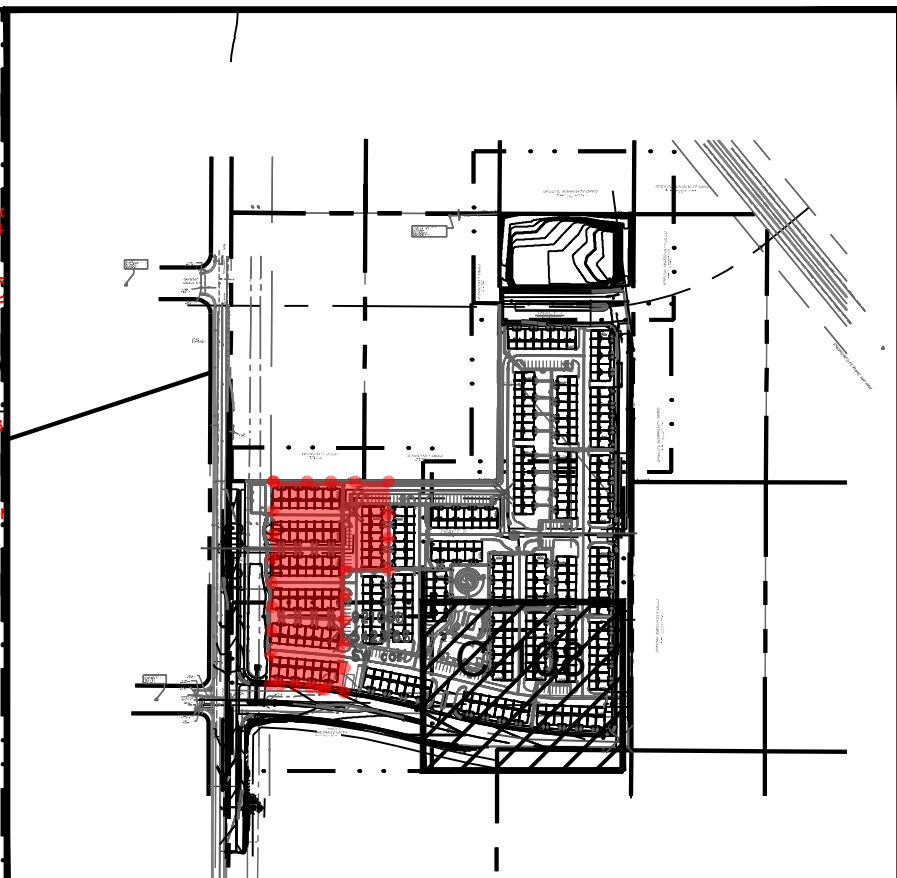
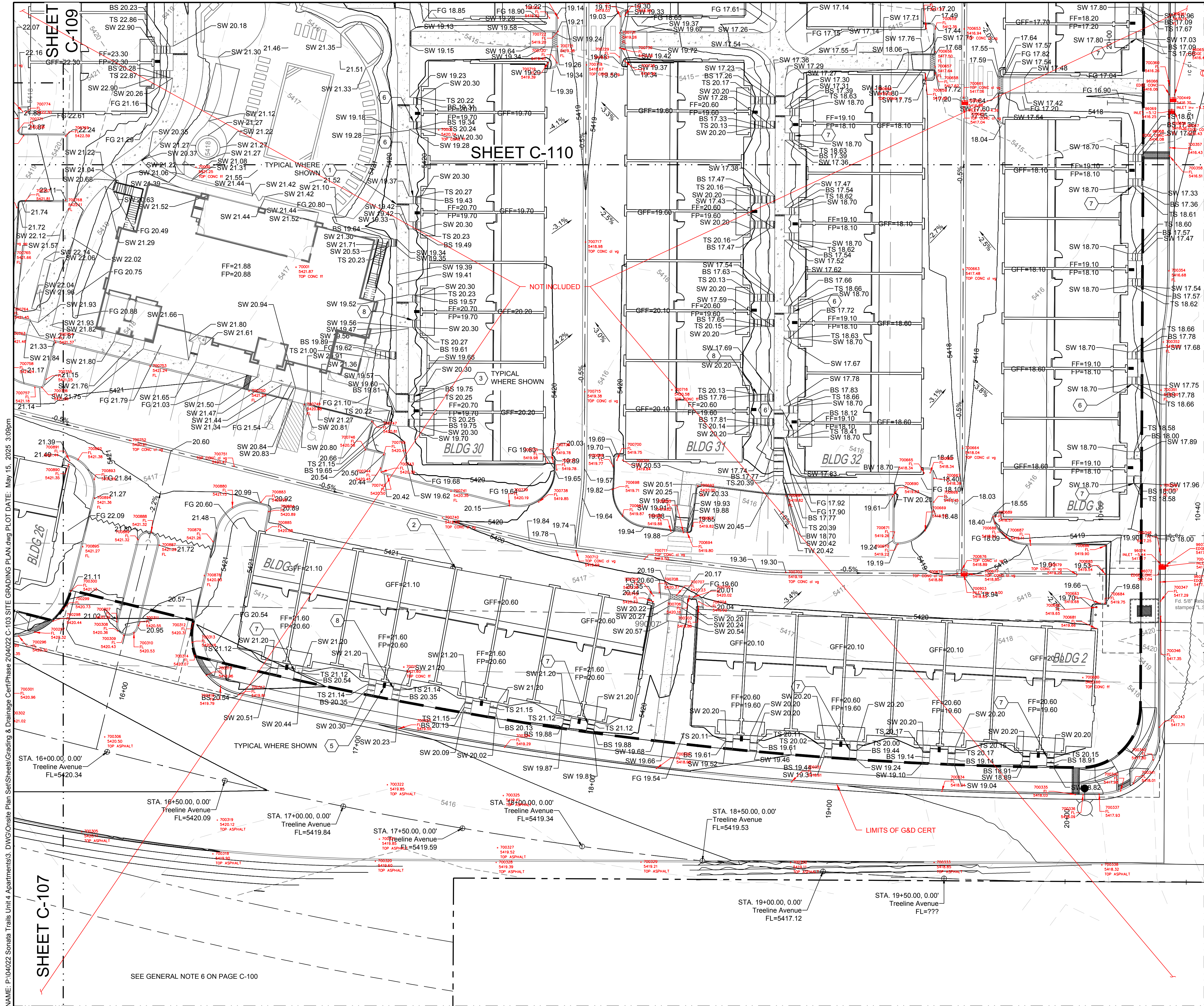
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
RESPEC	RESPEC	RESPEC	6/03/2021

STAMP

JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
6/03/2021

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nm811
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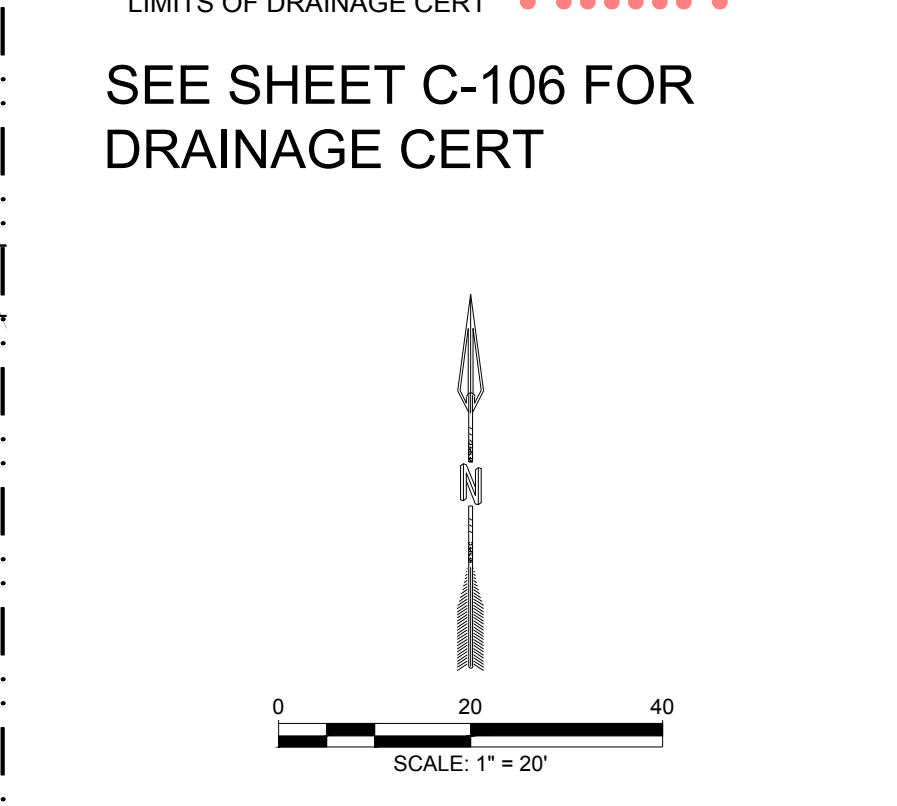


- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MATCHLINE
 - SLOPE ARROW
 - SIDEWALK CULVERT

- 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

KEYED NOTES	
I.D.#	DESCRIPTION
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5	CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501.
6	5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
7	7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
8	4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.

- GENERAL NOTES**
- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
 - GRADING SHALL NOT ENCR OACH ON ADJACENT PROPERTIES.



DESIGNED BY
DRAWN BY
CHECKED BY
DATE

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET, SUITE 101
DENVER, CO 80231
WWW.RESPEC.CO
PHONE: (303) 933-9191

STAMP
JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
6/03/2021

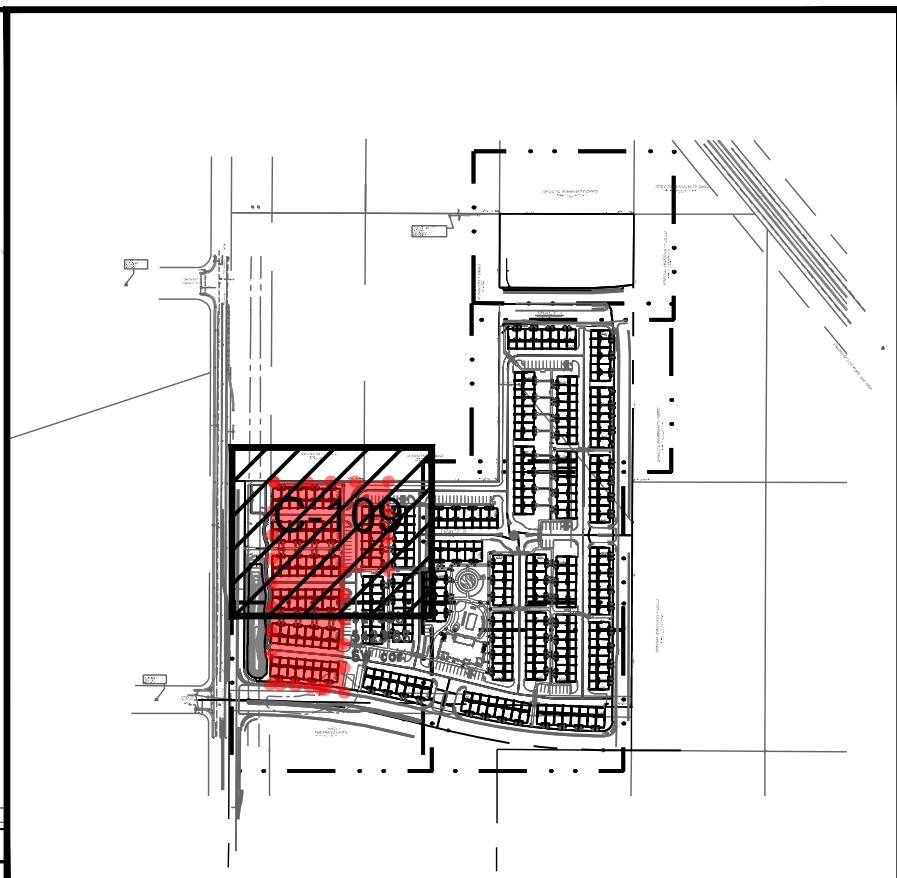
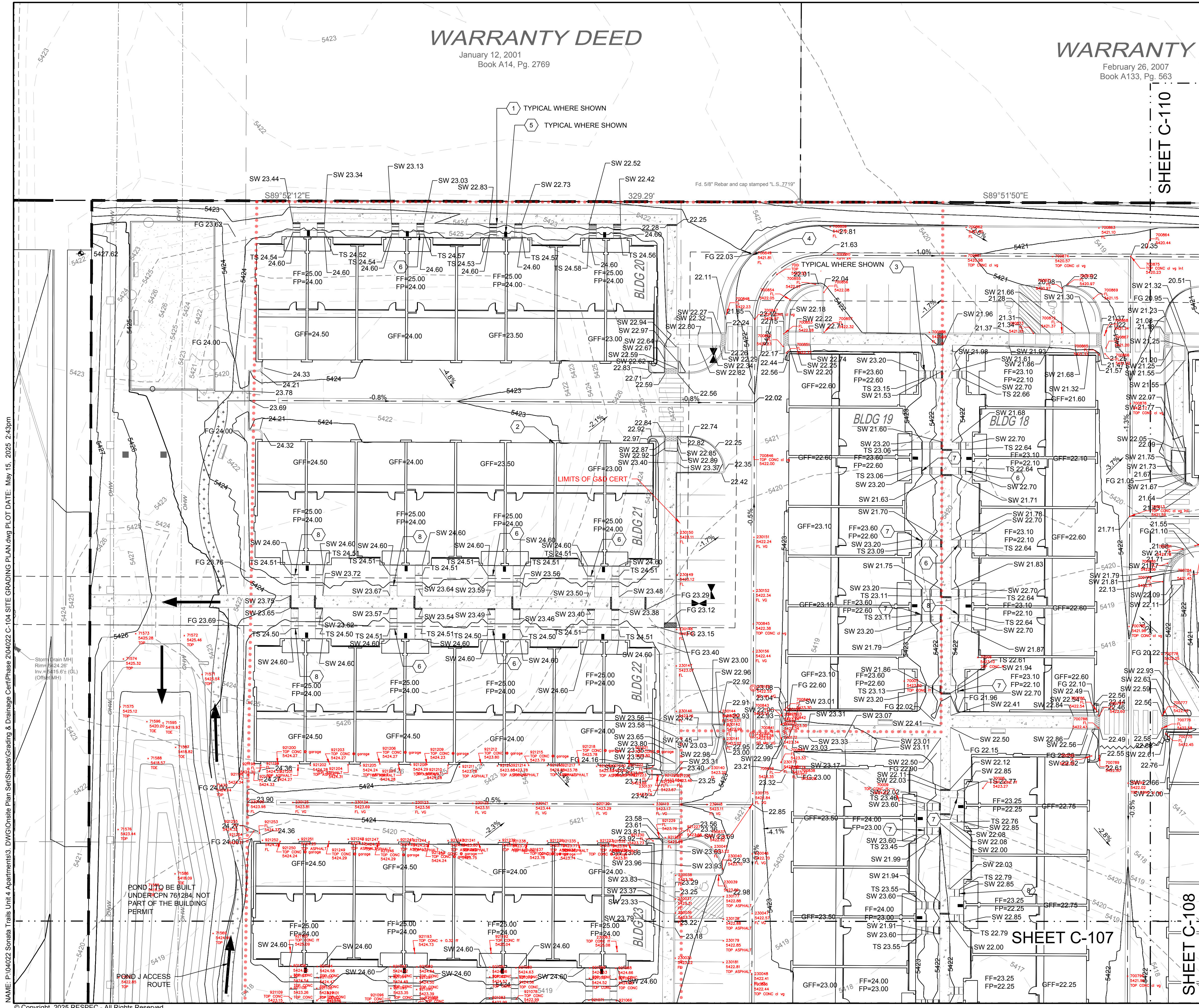
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PROJECT NAME:
SONATA TRAILS UNIT 4
APARTMENTS

SHEET TITLE:
SITE GRADING PLAN

SHEET NUMBER:
C-108



- 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
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP

- 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 | 6" CONCRETE STEP TYP UNLESS SHOWN OTHERWISE. NUMBER OF STEPS SHOWN PER PLAN. |
| 4 | 1" CURB OPENING. SEE DETAIL SHEET C-500. |
| 5 | CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501. |
| 6 | 5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
| 7 | 7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
| 8 | 4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
- GENERAL NOTES**
- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
 - GRADING SHALL NOT ENCR OACH ON ADJACENT PROPERTIES.
- LIMITS OF DRAINAGE CERT**
- SEE SHEET C-106 FOR DRAINAGE CERT**

REVISION

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
RESPEC	RESPEC	RESPEC	6.03.2021

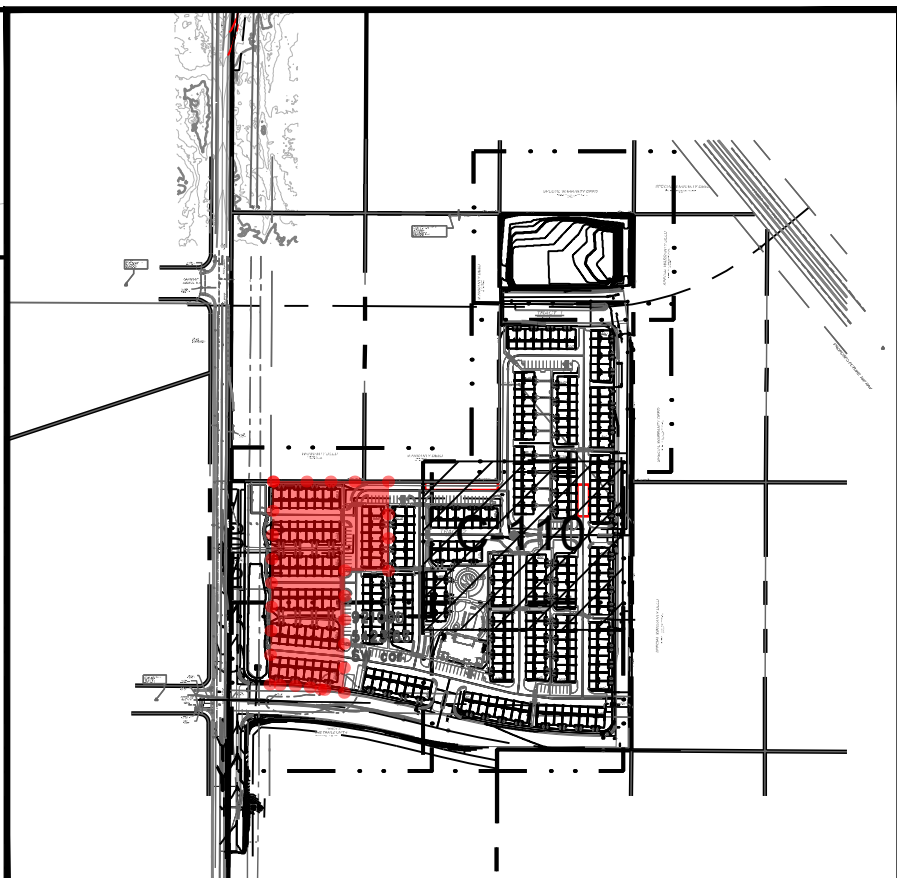
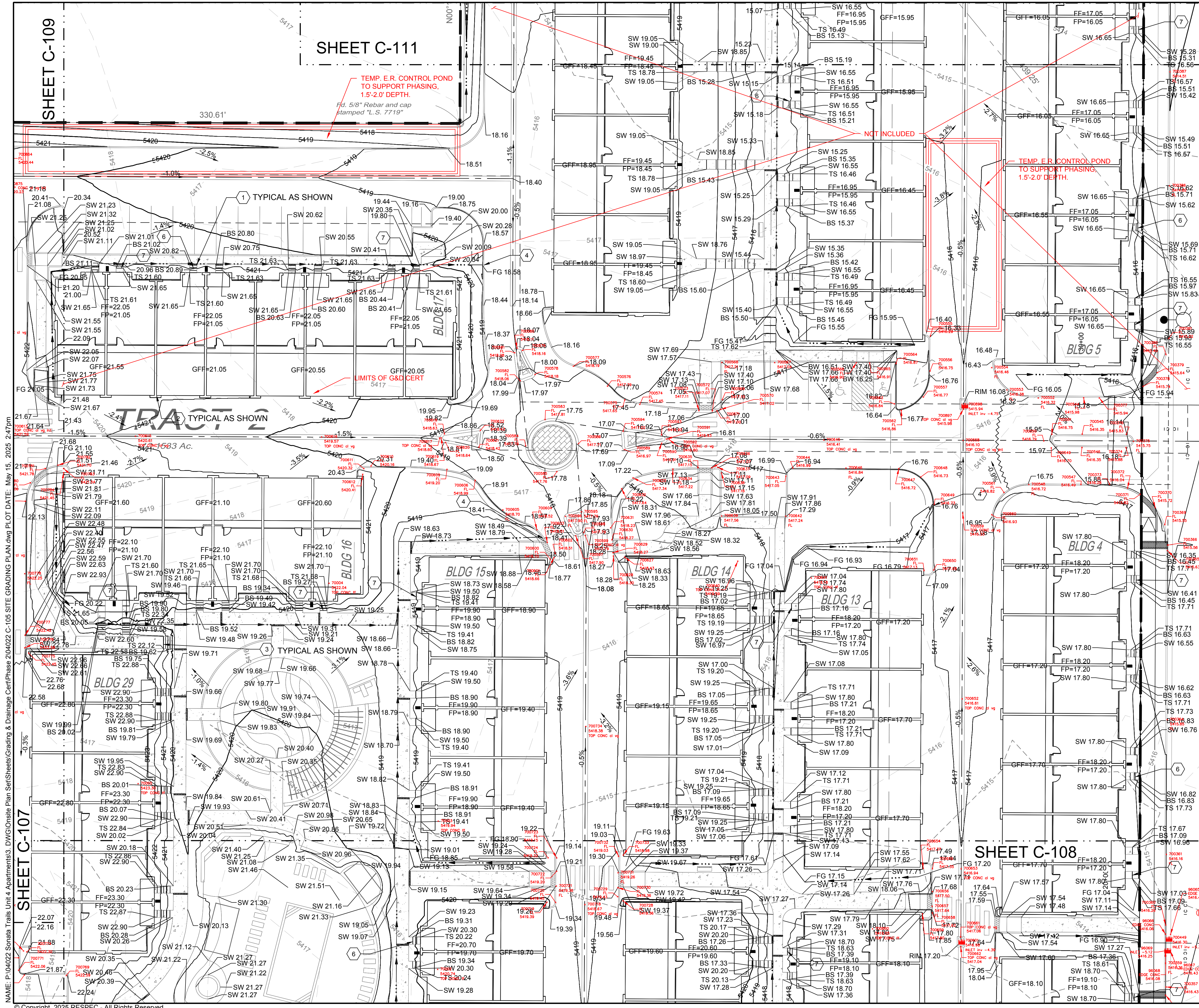
STAMP

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONSTRUCTION

SHEET NUMBER: C-109

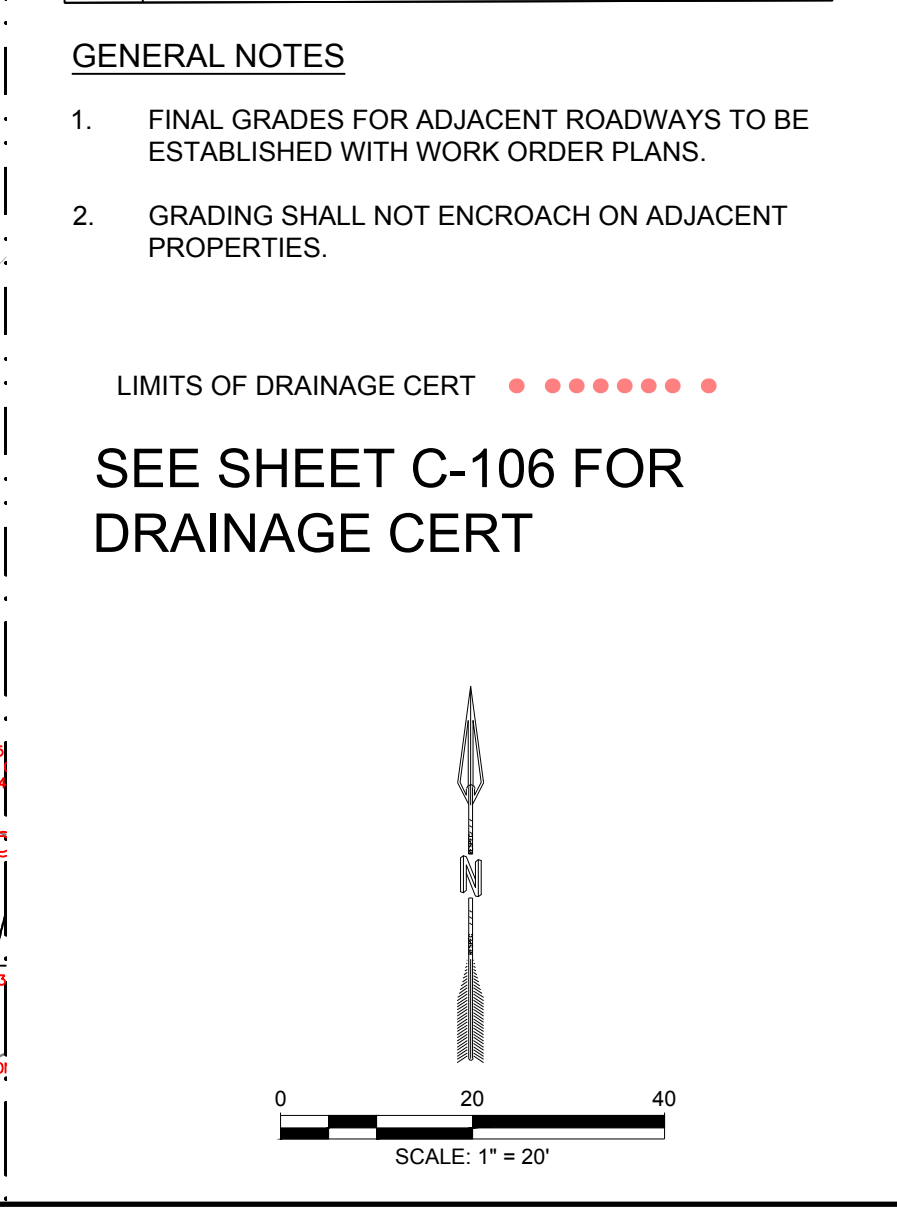
SCALE: 1" = 20'



- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MAPLINE
 - SLOPE ARROW
 - SIDEWALK CULVERT
- SPOT ELEVATION SYMBOLS**
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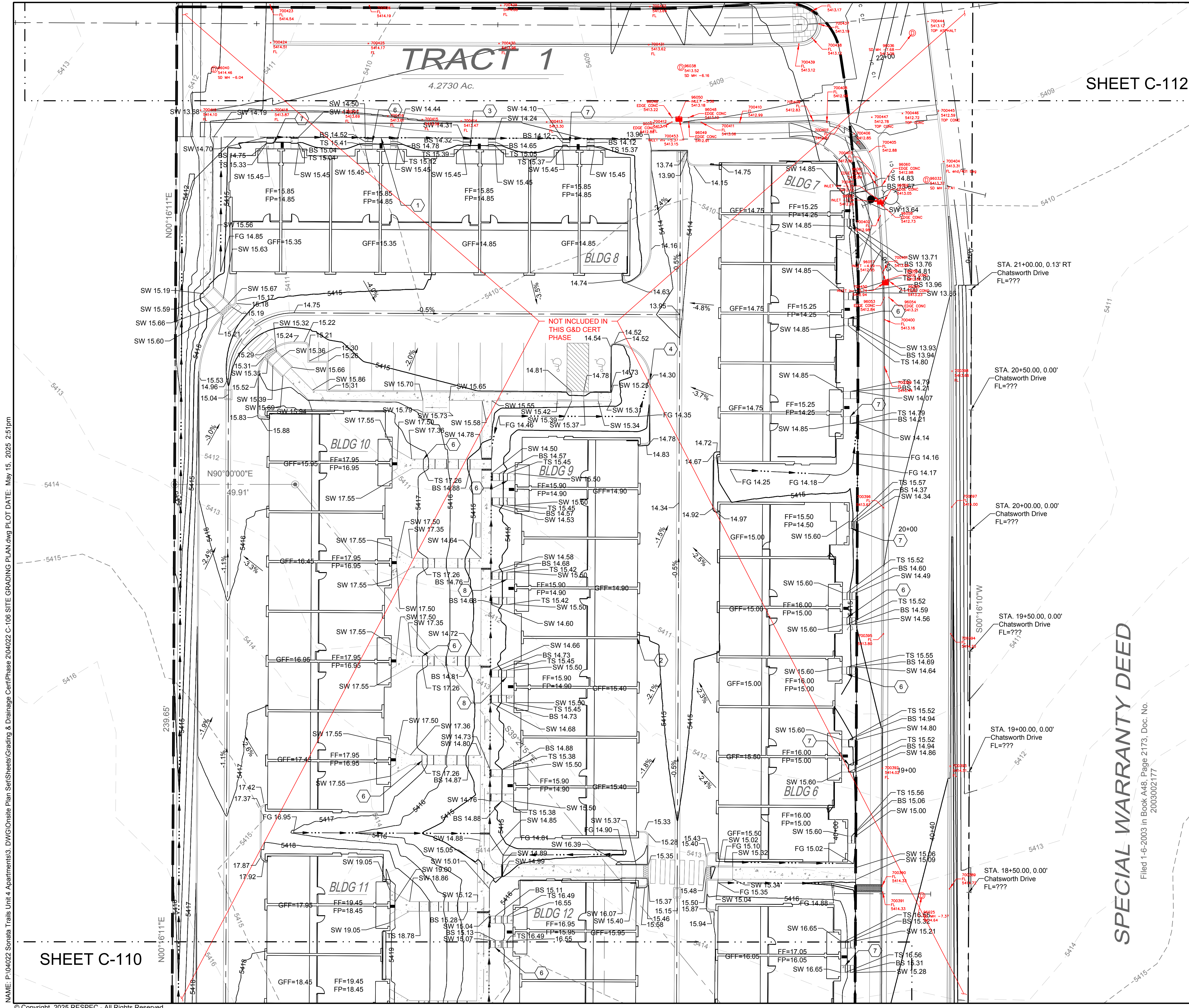
- KEYED NOTES**
- | I.D.# | DESCRIPTION |
|-------|--|
| 1 | NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP. |
| 2 | WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP. |
| 3 | 6" CONCRETE STEP TYP UNLESS SHOWN OTHERWISE. NUMBER OF STEPS SHOWN PER PLAN. |
| 4 | 1" CURB OPENING. SEE DETAIL SHEET C-500. |
| 5 | CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501. |
| 6 | 5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
| 7 | 7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
| 8 | 4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
- GENERAL NOTES**
- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
 - GRADING SHALL NOT ENROACH ON ADJACENT PROPERTIES.
- LIMITS OF DRAINAGE CERT

SEE SHEET C-106 FOR DRAINAGE CERT

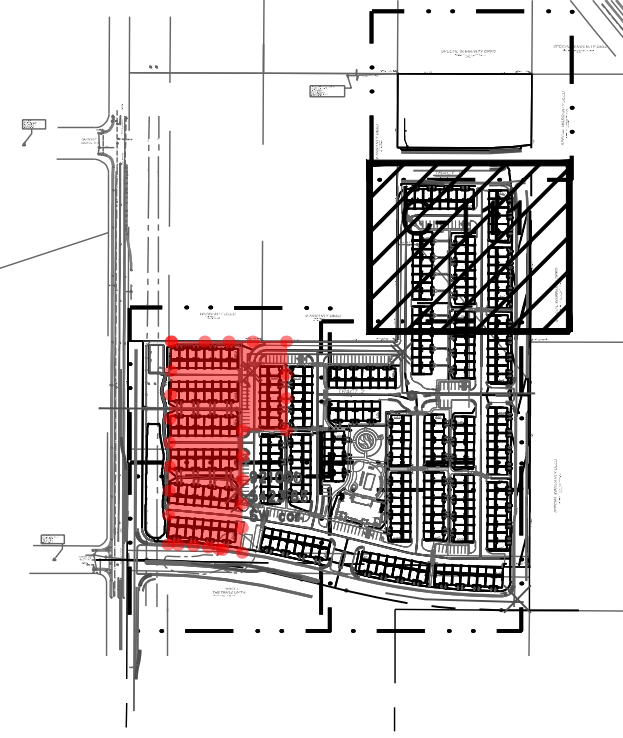


NAME: P:\04022 Sonata Trails Unit 4 Apartments3. DWG\OnSite Plan Set\Sheets\Grading & Drainage\Grading Plan.dwg PLOT DATE: May 15, 2025 2:47pm
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DESIGNED BY DRAWN BY CHECKED BY DATE 6.03.2021	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET, SUITE 101 DENVER, CO 80231 WWW.RESPEC.CO PHONE: (303)553-9100	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 6/03/2021	
PROJECT NAME: SHEET TITLE: SUBMITTED FOR:	SONATA TRAILS UNIT 4 APARTMENTS SITE GRADING PLAN CONSTRUCTION
SHEET NUMBER:	C-110



SHEET C-112



- 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
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 - SW 20.00 SIDEWALK
 - FG 20.00 FINISHED GROUND
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP

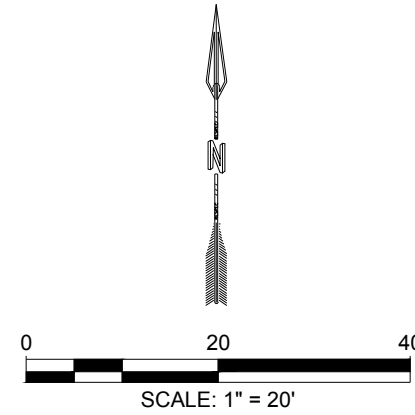
KEYED NOTES

I.D.#	DESCRIPTION
1	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
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6	5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
7	7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
8	4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.

- GENERAL NOTES**
- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
 - GRADING SHALL NOT ENCRoACH ON ADJACENT PROPERTIES.

LIMITS OF DRAINAGE CERT

SEE SHEET C-106 FOR DRAINAGE CERTIFICATION



NAME: P:\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\Grading & Drainage\CentPhase 2\04022 C-106 SITE GRADING PLAN.dwg PLOT DATE: May 15, 2025 2:51pm

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DESIGNED BY: BE
DRAWN BY: BE
CHECKED BY: SG
DATE: 6.03.2021

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DENVER, CO 80231
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STAMP
JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
6/03/2021

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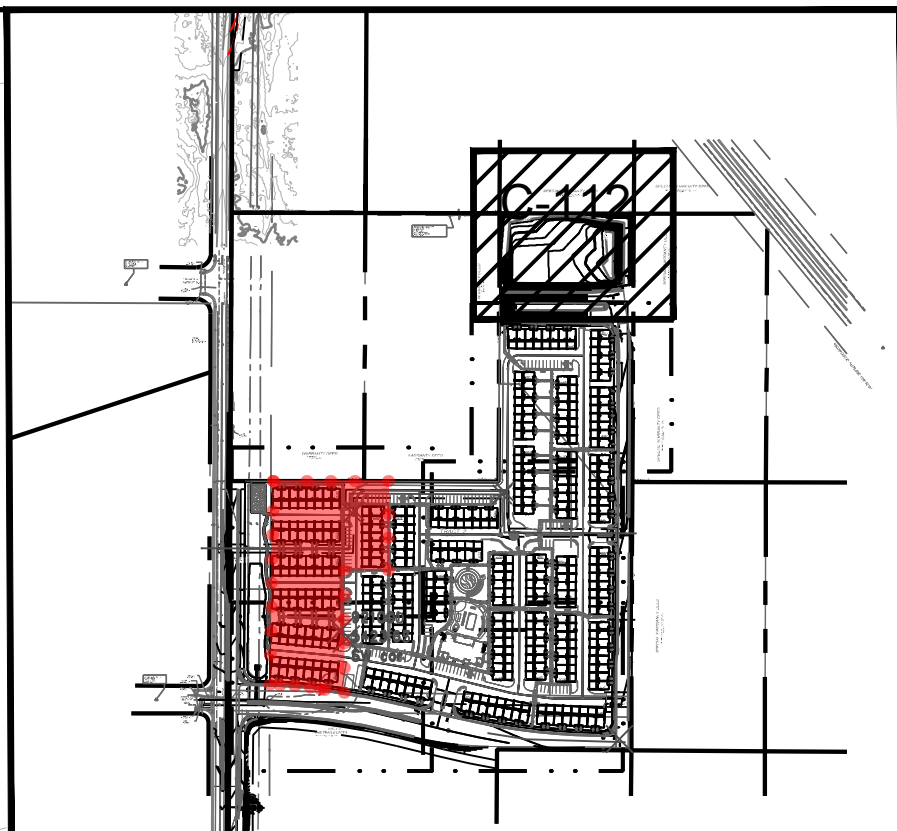
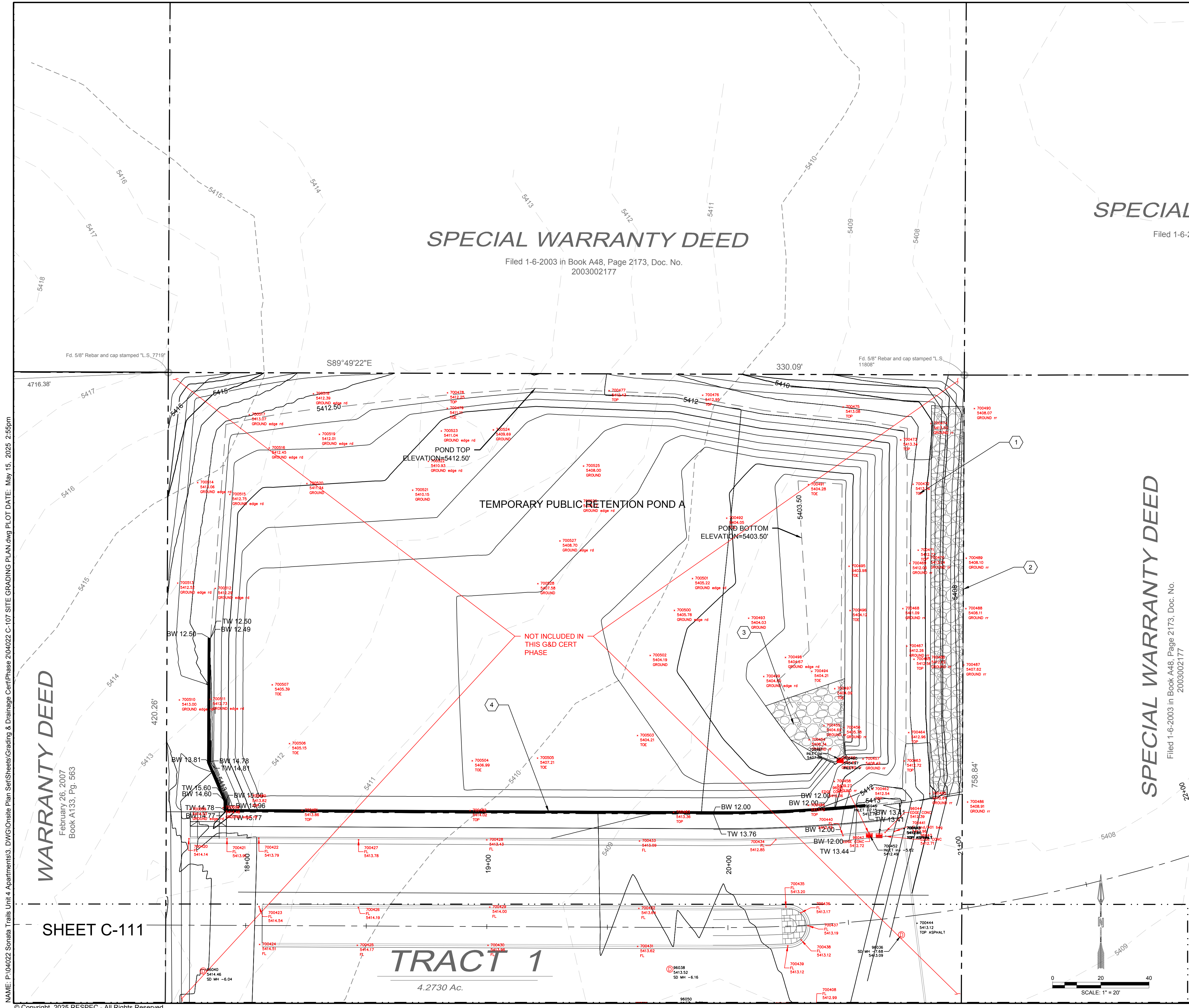
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PROJECT NAME:
SONATA TRAILS UNIT 4
APARTMENTS

SHEET TITLE:
SITE GRADING PLAN

SUBMITTED FOR:
CONSTRUCTION

SHEET NUMBER:
C-111



LEGEND

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

SPOT ELEVATION SYMBOLS

1. 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

KEYED NOTES

I.D.#	DESCRIPTION
1	1' OVERFLOW WEIR. TOP OF POND ELEVATION = 5412.50'. TOP OF WEIR ELEVATION = 5411.50'.
2	RIP RAP D50=8" DOWNSTREAM OF OVERFLOW WEIR.
3	RIP RAP D50=8" POND RUNDOWN.
4	CMU RETAINING WALL. RETAINING WALL HEIGHT VARIES FROM 0'-6". SEE SHEET C-501 FOR DETAIL.

RIPRAP NOTES:

ALL RIP-RAP SHALL CONSIST OF 9" OF RIP-RAP OVER 8" OF FILTER MATERIAL.

RIP-RAP SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION, OR ENGINEER APPROVED EQUIVALENT.

MAX. DIMENSION	% SMALLER
12"	100
9"	50-60
6"	35-45
3"	10

GRANULAR BASE FILTER MATERIAL

FILTER MATERIAL SHALL CONSIST OF CRUSHED BASALT ROCK MEETING THE FOLLOWING GRADATION, OR ENGINEER APPROVED EQUIVALENT.

U. S. STANDARD SIEVE SIZE	PASSING BY WEIGHT
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED UNDER THE RIP-RAP CHANNEL PAVEMENT AS SHOWN HEREON. THE SUBGRADES SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLYING RIP-RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP-RAP.

GENERAL NOTES

- FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
- GRADING SHALL NOT ENCROACH ON ADJACENT PROPERTIES.

LIMITS OF DRAINAGE CERT

SEE SHEET C-106 FOR DRAINAGE CERT

NAME: P:04022 Sonata Trails Unit 4 Apartments3, DWG:OnSite Plan Set(Sheets)Grading & Drainage CertPhase 204022 C-107 SITE GRADING PLAN.dwg PLOT DATE: May 15, 2025 2:55pm

DESIGNED BY
DRAWN BY
CHECKED BY
DATE

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET, SUITE 101
DENVER, CO 80231
WWW.RESPEC.COM - PHONE: (303)553-9131

REVISION

STAMP
JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
6/03/2021

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.

PROJECT NAME:
SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE:
SITE GRADING PLAN

SUBMITTED FOR:
CONSTRUCTION

SHEET NUMBER:
C-112