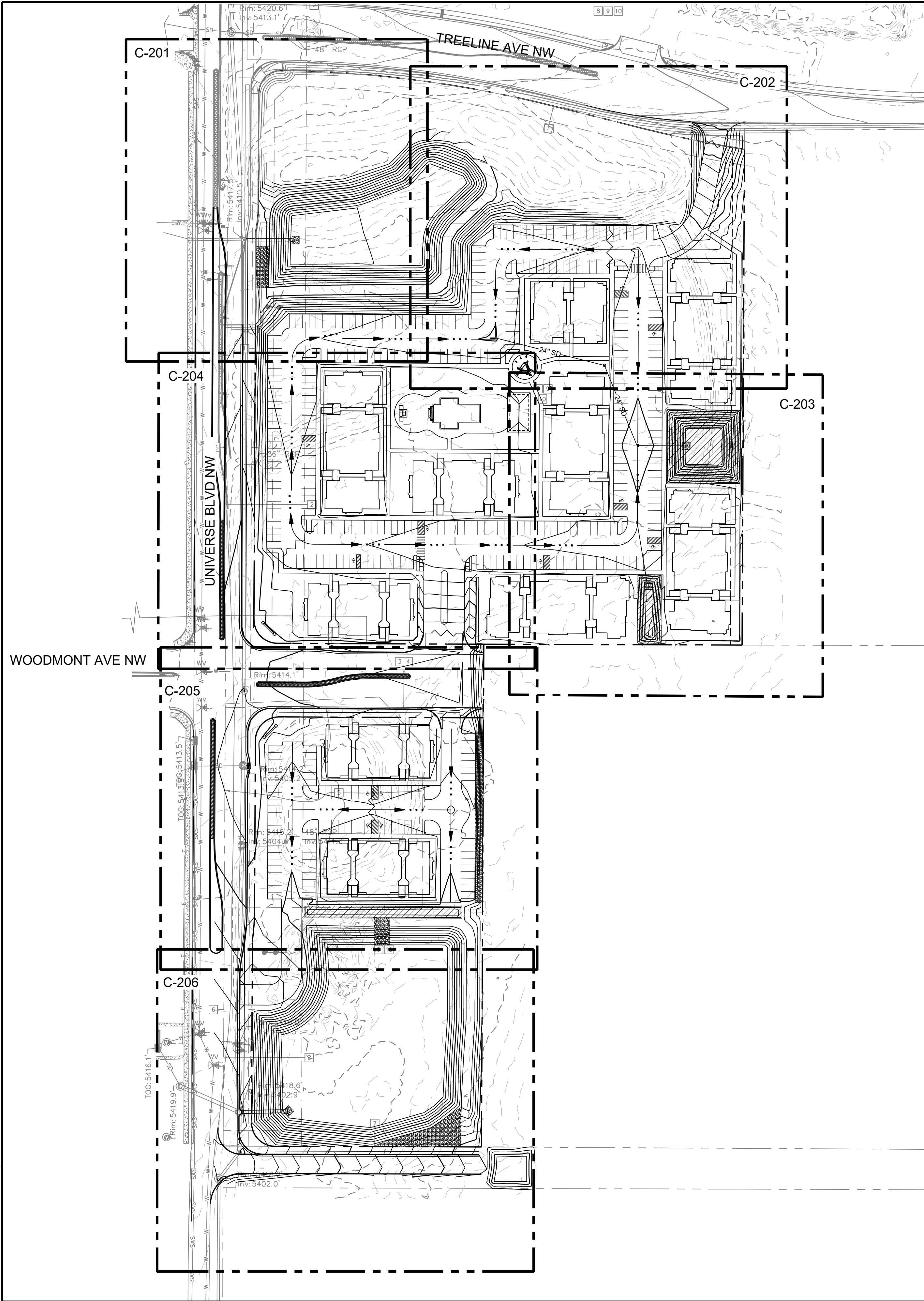


NAME: N:\Projects\w0128-sonata green owner\w0128.02-sonata tracts 3a & 4\3.DWG\Sheets\C-109-OVERALL GRADING PLAN.dwg PLOT DATE: Oct 24, 2022 10:32am



GRADING NOTES

- ALL WORK IN THE PUBLIC RIGHT OF WAY AND ON THE SURGE PONDS WILL BE DESIGNED AND COMPLETED BY A PUBLIC WORK ORDER. PROPOSED GRADES DISPLAYED IN THOSE AREAS ARE CONCEPTUAL AND FOR INFORMATION ONLY.
- 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.
- REFER TO GEOTECHNICAL EVALUATION REPORT XXXXXXXX BY WESTERN TECHNOLOGIES, INC. DATED XXXXXX, XXXX.
- THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
- PAVEMENT SECTION BY OWNERS DIRECTION.
- COMPOSITE SLOPE IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2%.
- CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- LONGITUDINAL SLOPE ON CURB RAMPS SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
- COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.

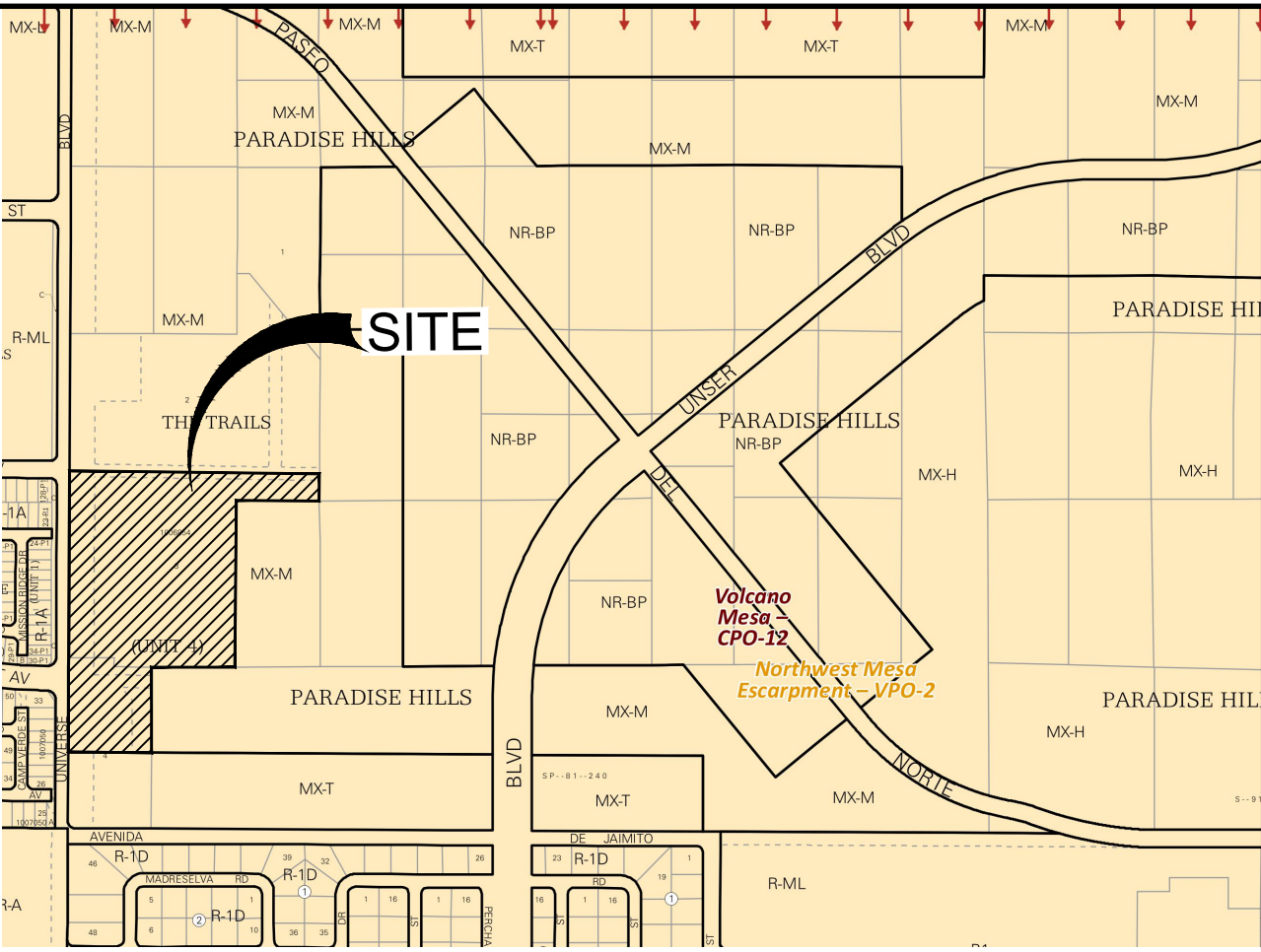
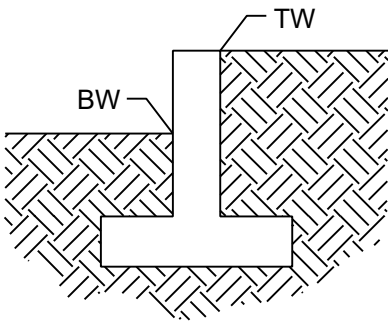
SITE CIVIL LEGEND:

- PROPERTY BOUNDARY
- 5270 PROPOSED MAJOR CONTOUR
- 5272 PROPOSED MINOR CONTOUR
- - - 5272 - - - EXISTING MAJOR CONTOUR
- - - 5272 - - - EXISTING MINOR CONTOUR
- PROPOSED HIGH POINT
- RETAINING WALL
- FLOWLINE
- EXTENDED FOOTER
- 4"-6" BROKEN ROCK, 9" MIN. DEPTH
- POND FOOTPRINT
- AREA TO BE PROTECTED IN PLACE
- STORMWATER INLET

SPOT ELEVATION SYMBOLS

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

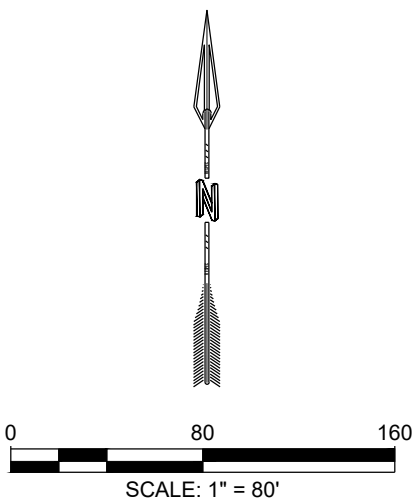
- EG 20.00 EXISTING GROUND
- BW=20.00 BOTTOM WALL
- TW=20.00 TOP WALL
- FG 20.00 FINISHED GRADE
- TG 20.00 TOP OF GRATE
- FF 20.00 FINISHED FLOOR



LOCATION MAP
ZONE ATLAS MAP: C-10-Z

ABBREVIATIONS

- AC ACRE
- CF CUBIC FOOT
- ELEV ELEVATION
- INV INVERT
- LF LINEAR FOOT
- MAX MAXIMUM
- MIN MINIMUM
- PVC POLYVINYL CHLORIDE
- ROW PUBLIC RIGHT OF WAY
- SAS SANITARY SEWER
- SD STORM DRAIN
- VOL VOLUME
- WTR WATER
- WQ WATER QUALITY

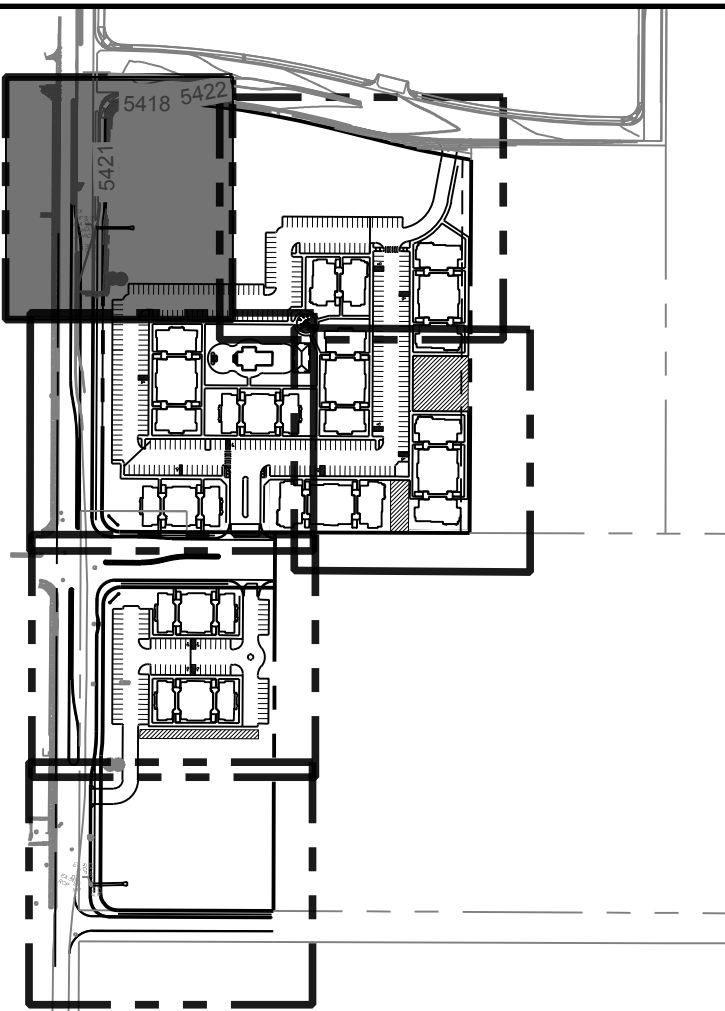
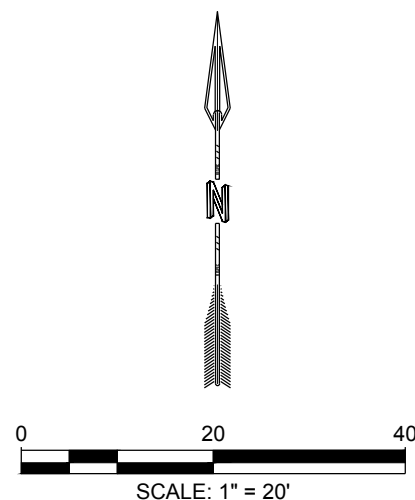


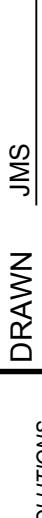
DESIGNED JMS DRAWN JMS CHECKED JS DATE 10.24.2022	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 770 JEFFERSON STREET, SUITE 200 DENVER, CO 80202 WWW.RESPEC.COM PHONE (303) 733-9718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 10/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED nm811 Know what's below. Call before you dig. PROJ. #: W0128.02	
PROJECT NAME: SONATA APARTMENTS PHASE 2 TRACTS 3A AND 4, THE TRAILS	
SHEET TITLE: OVERALL CONCEPT GRADING PLAN	
SUBMITTED FOR: DRB SITEPLAN	
SHEET NUMBER: C-200	

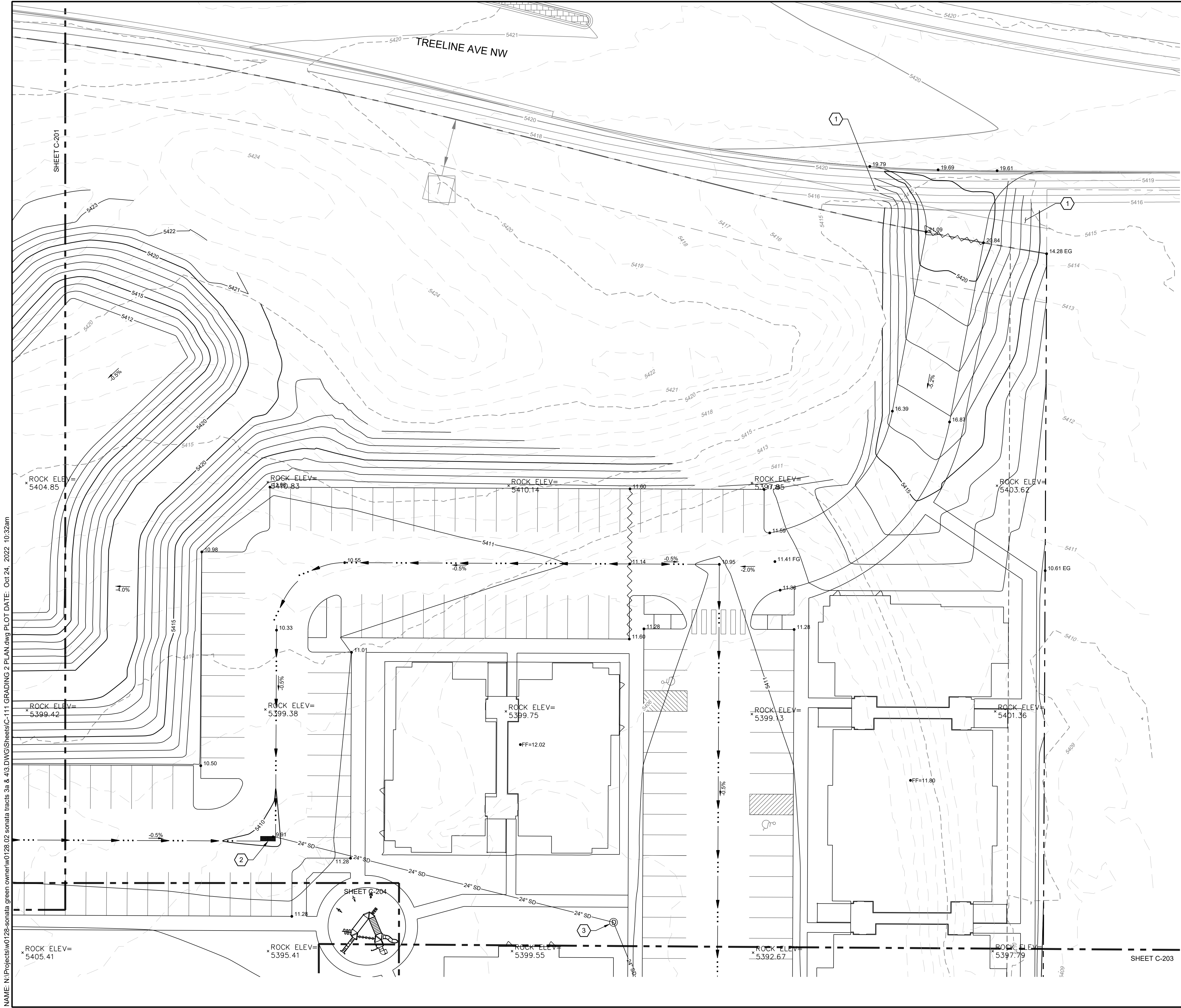
SHEET C-202

GRADING KEYED NOTES

1. TIE PROPOSED GRADES TO GRADING FROM SONOTAP PHASE 1
2. INSTALL 2" - 2X3" NYLOPLAST TRAFFIC RATED GRATES ON 36" DIA DRAIN BASINS OR ENGINEER APPROVED EQUIVALENT
3. INSTALL 30" DIA NYLOPLAST DRAIN BASIN WITH H-10 RATED COVER OR ENGINEER APPROVED EQUIVALENT
4. SURGE POND EMERGENCY SPILLWAY (TO BE INSTALLED BY PUBLIC WORK ORDER)
5. INSTALL STEPS DOWN TO ROW

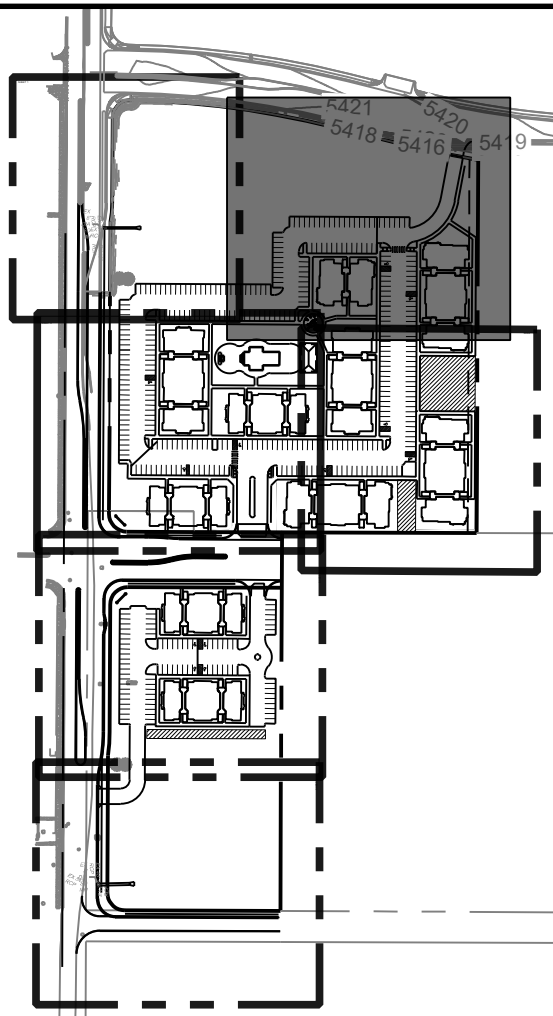


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SUBMITTED FOR:							
SHEET NUMBER:							

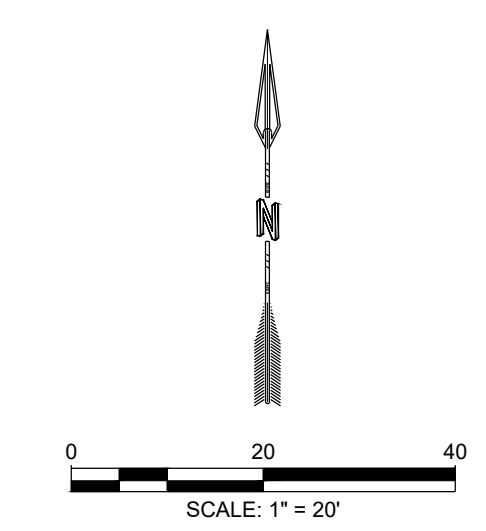


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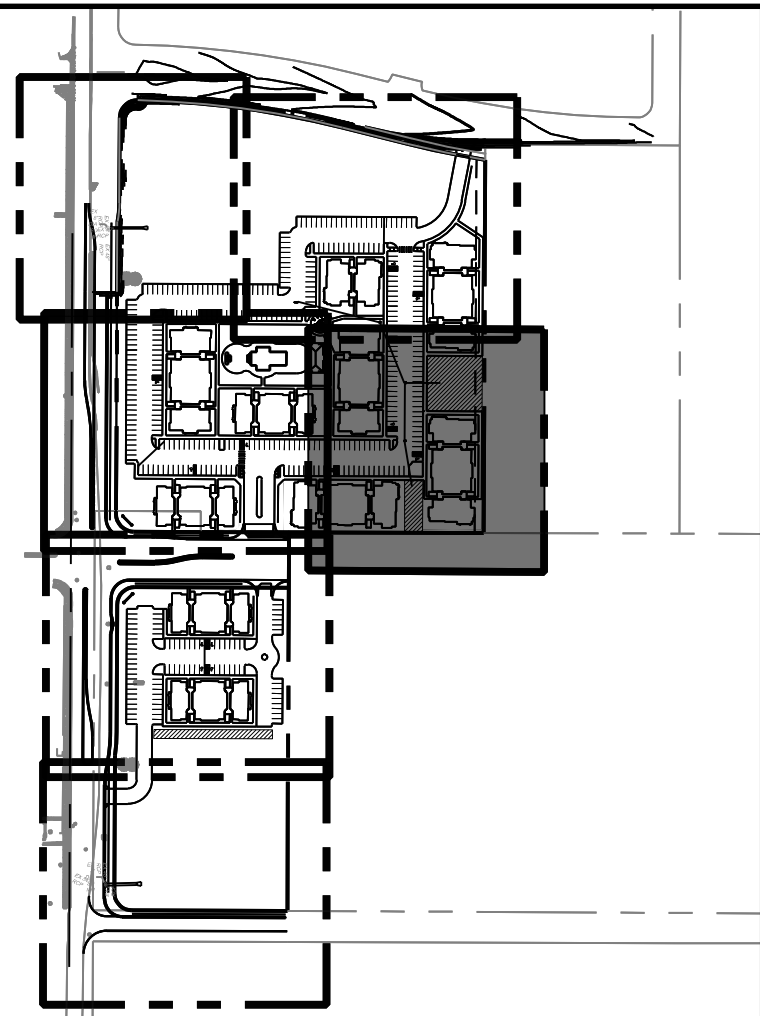
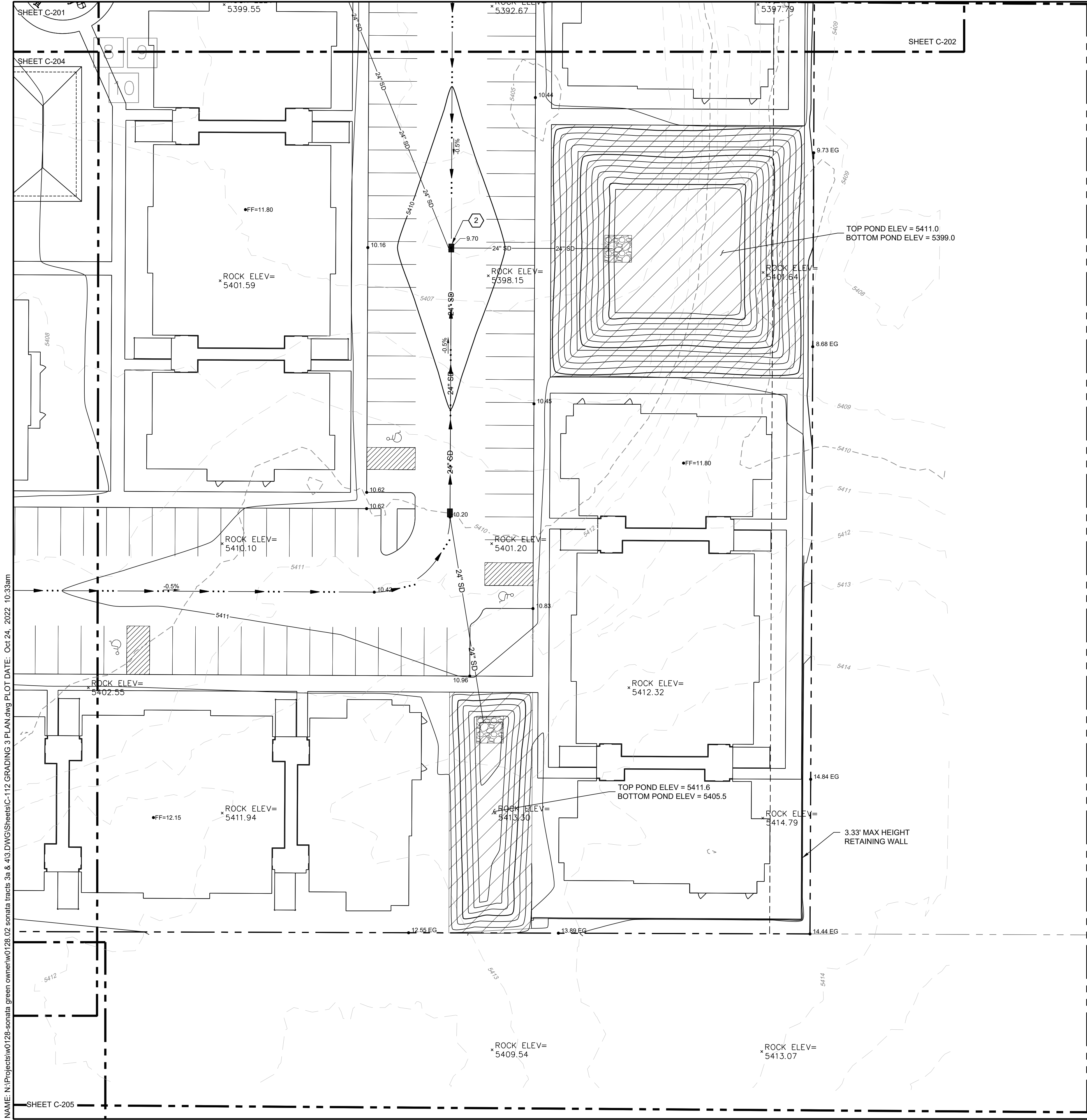


KEY MAP
NTS



NAME: N:\Projects\w0128-sonata.green owner\w0128.02-sonata tracts 3a & 4\3.DWG\Sheets\C-111-GRADING 2 PLAN.dwg PLOT DATE: Oct 24, 2022 10:32am

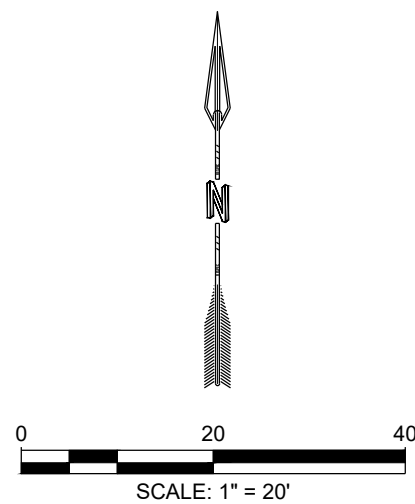
DESIGNED JMS DRAWN JMS CHECKED JS DATE 10.24.2022	RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET NE, SUITE 200 WWW.RESPEC.COM PHONE (855) 253-9718	REVISION
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 10/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		PROJECT NAME: SONATA APARTMENTS PHASE 2 TRACTS 3A AND 4, THE TRAILS
nm811 Know what's below. Call before you dig. PROJ. #: W0128.02		
SHEET TITLE: GRADING 2 PLAN		SUBMITTED FOR: DRB SITEPLAN
SHEET NUMBER: C-202		



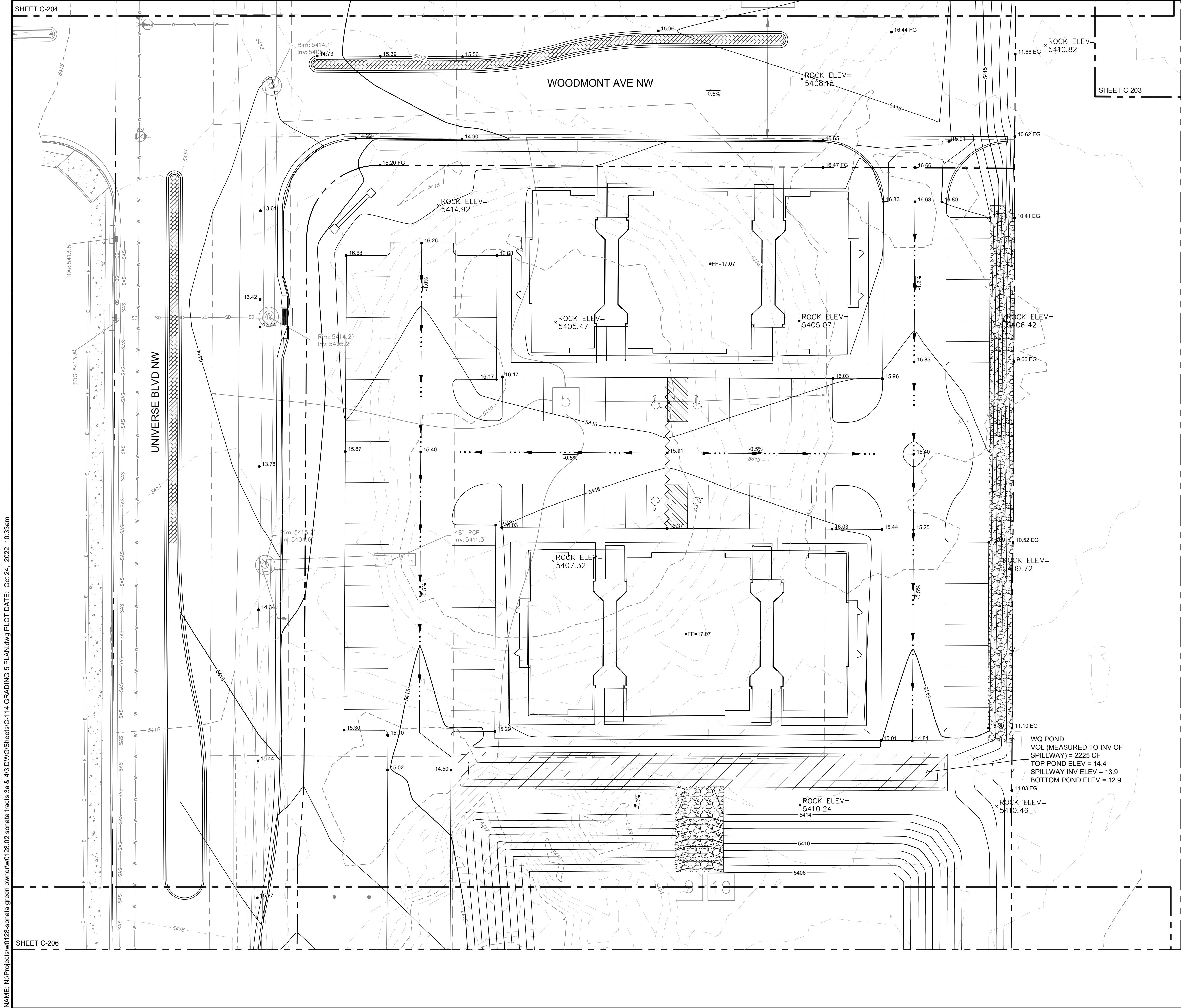
KEY MAP
NTS

GRADING KEYED NOTES (#)

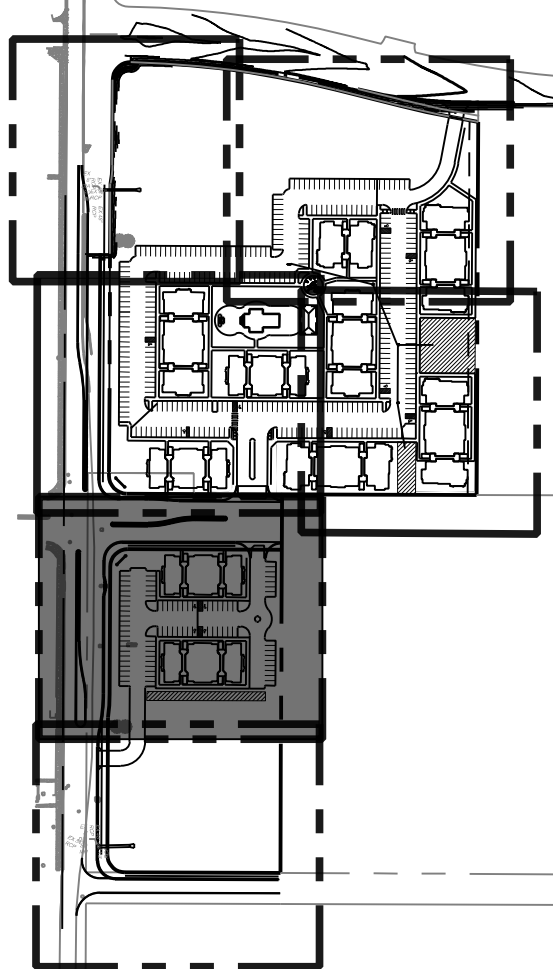
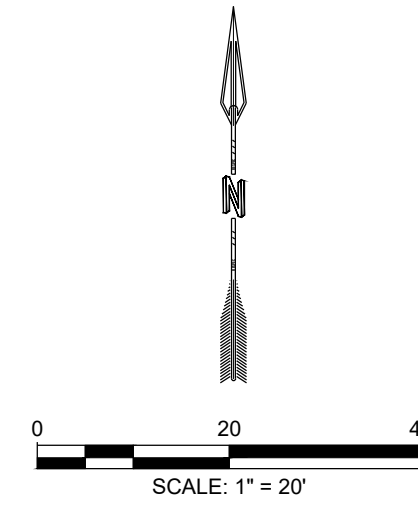
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5. INSTALL STEPS DOWN TO ROW



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7770 JEFFERSON STREET, SUITE 200		7770 JEFFERSON STREET, SUITE 200		7770 JEFFERSON STREET, SUITE 200		7770 JEFFERSON STREET, SUITE 200		7770 JEFFERSON STREET, SUITE 200	
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JEREMY W. SHELL		JEREMY W. SHELL		JEREMY W. SHELL		JEREMY W. SHELL		JEREMY W. SHELL	
NEW MEXICO		NEW MEXICO		NEW MEXICO		NEW MEXICO		NEW MEXICO	
26341		26341		26341		26341		26341	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	
PROJ. # W0128.02		PROJ. # W0128.02		PROJ. # W0128.02		PROJ. # W0128.02		PROJ. # W0128.02	
PROJECT NAME:		PROJECT NAME:		PROJECT NAME:		PROJECT NAME:		PROJECT NAME:	
SONATA APARTMENTS		SONATA APARTMENTS		SONATA APARTMENTS		SONATA APARTMENTS		SONATA APARTMENTS	
PHASE 2		PHASE 2		PHASE 2		PHASE 2		PHASE 2	
TRACTS 3A AND 4, THE TRAILS		TRACTS 3A AND 4, THE TRAILS		TRACTS 3A AND 4, THE TRAILS		TRACTS 3A AND 4, THE TRAILS		TRACTS 3A AND 4, THE TRAILS	
SHEET TITLE:		SHEET TITLE:		SHEET TITLE:		SHEET TITLE:		SHEET TITLE:	
GRADING 3 PLAN		GRADING 3 PLAN		GRADING 3 PLAN		GRADING 3 PLAN		GRADING 3 PLAN	
SUBMITTED FOR:		SUBMITTED FOR:		SUBMITTED FOR:		SUBMITTED FOR:		SUBMITTED FOR:	
DRB SITEPLAN		DRB SITEPLAN		DRB SITEPLAN		DRB SITEPLAN		DRB SITEPLAN	
SHEET NUMBER:		SHEET NUMBER:		SHEET NUMBER:		SHEET NUMBER:		SHEET NUMBER:	
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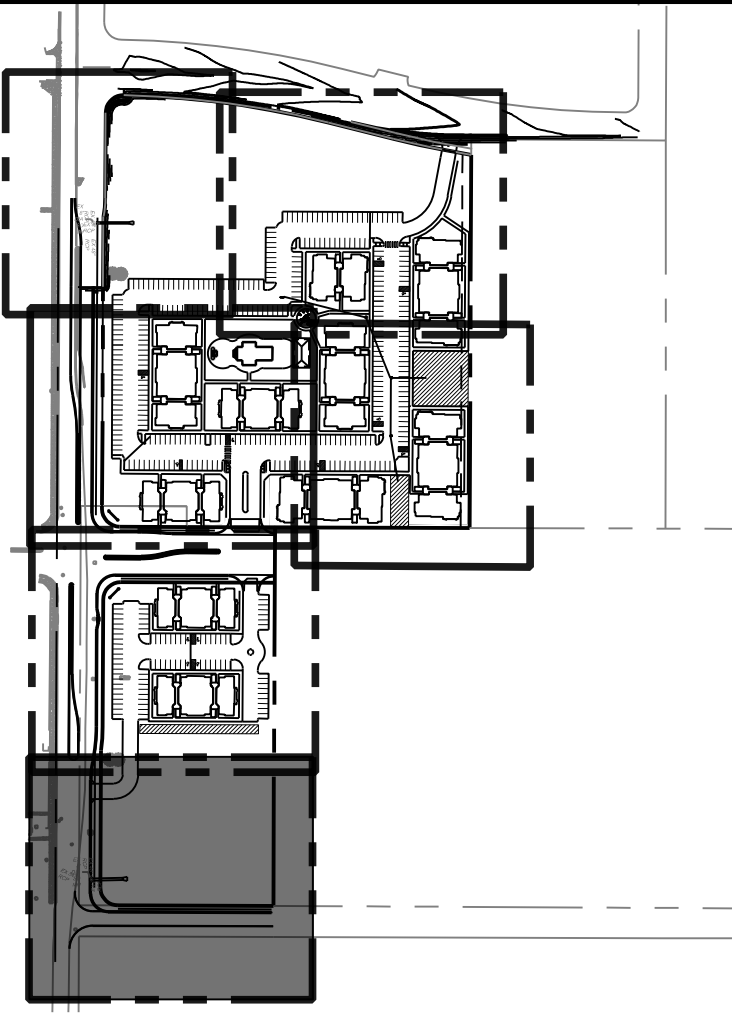
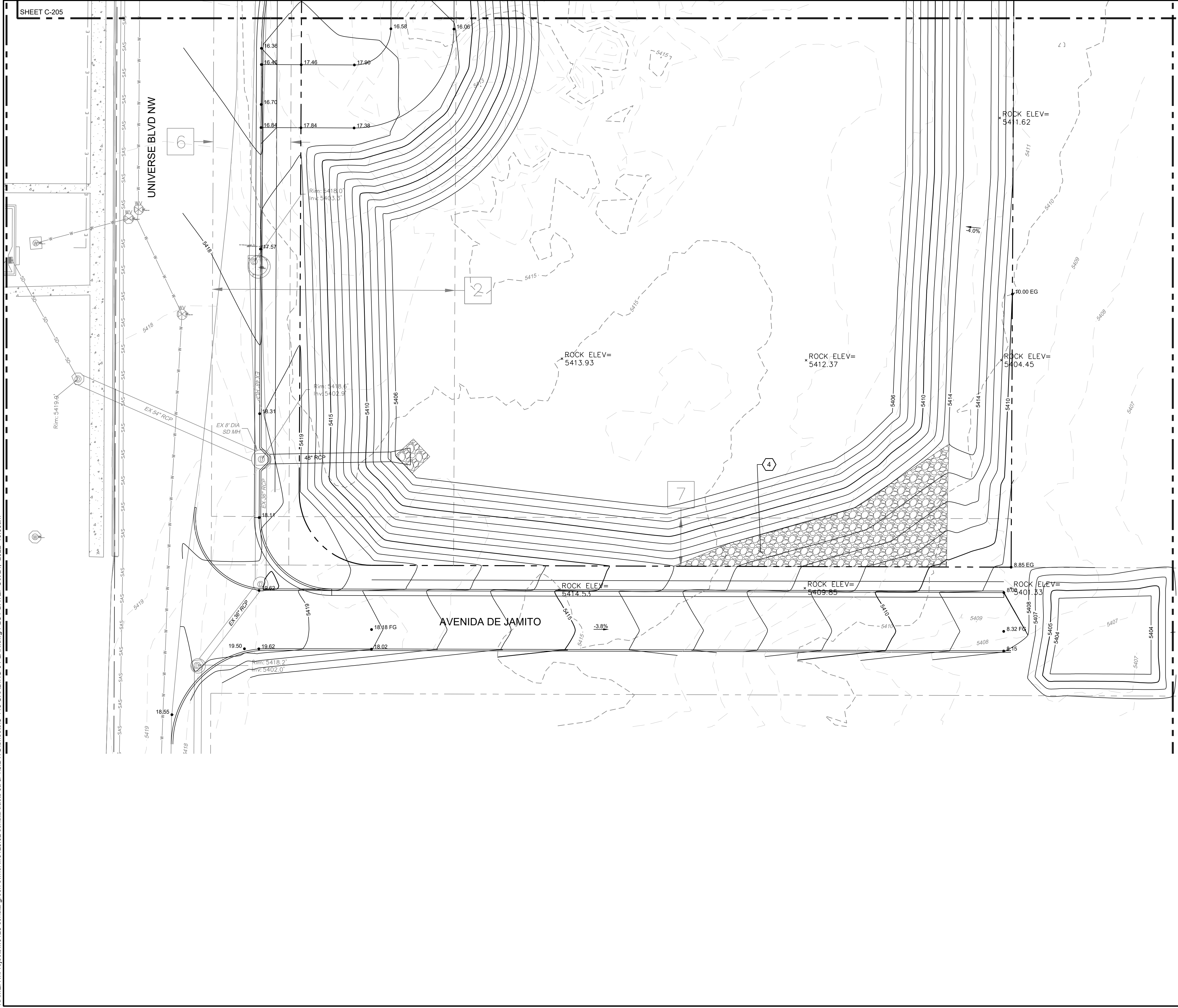
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KEY MAP
NTS

NAME: N:\Projects\w0128-sonata green owner\w0128.02 sonata tracts 3a & 4\3.DWG\Sheets\C-14 GRADING 5 PLAN.dwg PLOT DATE: Oct 24, 2022 10:33am

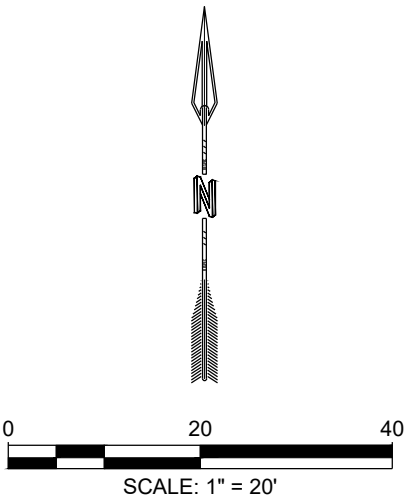
DESIGNED JMS DRAWN JMS CHECKED JS DATE 10.24.2022		REVISION	
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PROJECT NAME: SONATA APARTMENTS PHASE 2 TRACTS 3A AND 4, THE TRAILS		SHEET TITLE: GRADING 5 PLAN	
SUBMITTED FOR: DRB SITEPLAN		SHEET NUMBER: C-205	



KEY MAP
NTS

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DRAWN	JMS
CHECKED	JS
DATE	10.2.24

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PROJ. #: W0128.02

PROJECT NAME:

SONATA APARTMENTS

PHASE 2
TRACTS 3A AND 4, THE TRAILS

SHEET TITLE:

GRADING 6 PLAN

SUBMITTED FOR:

DRB SITEPLAN

SHEET NUMBER:

C-206

REVISIO