



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2019-002277  
Application No. SI-2019-00246

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 2/9/22 HEARING DATE OF DEFERRAL: 1/26/2022

SUBMITTAL DESCRIPTION: DRB Site Plan Resubmittal.

---

---

---

---

CONTACT NAME: Jeremy Shell

TELEPHONE: 505.918.1053 EMAIL: jeremy.shell@respec.com



February 3, 2022

Development Review Board  
City of Albuquerque, Planning

**RE: Adagio Apartments  
PR-2019-002277**

Dear Madam Chair and Members of the DRB:

This letter is intended to address comments received related to the Site Plan application heard on January 26, 2022.

**ABCWUA**

- / Serviceability letter #190401 has been issued and provides the requirements for service. Public waterline and sanitary sewer extensions are required in this serviceability letter. An infrastructure list will be required.
  - *Response: Acknowledged.*
  
- / An assignment and Development Agreement Amendment are required for this project. The Water Authority is currently drafting both those documents. Final, executed versions are required prior to ABCWUA approval of infrastructure lists that exclude the sewer main that is to be removed. These documents can be signed without additional Board approval.
  - *Response: Acknowledged. This has been completed.*
  
- / Pro rata is owed and shall be paid prior to approval of the site plan.
  - Sanitary sewer: \$14,468.13
  - Water: \$4,215.48
    - *Response: Acknowledged. My intention is for this to be a deferral item to be paid at a later date after DRB Site Plan approval.*

**Parks and Recreation Department**

- / Per IDO Sections 5-6(B) and 5-6(D), Oakridge St NW should have street trees within 20 ft from curb spaced approximately 25-ft. Ash is not a recommended street tree species per the Official Albuquerque Plant Palette.
  - *Response: As discussed at the previous hearing, this particular site plan is subject to different standards as it was initially submitted back in September of 2019. No changes have been made.*

7770 JEFFERSON ST., NE  
SUITE 200  
ALBUQUERQUE, NM 87109  
505.268.2661



**Transportation**

- / Have the number of bicycle racks match bicycle space requirements and dimension the bicycle rack space (Keyed Note 16).
  - o *Response: The number of bicycle racks and dimension has been added to the revised site plan sheet attached.*
  
- / There is an infrastructure list included with the submittal. Place a 6-foot sidewalk on the infrastructure list along with the drive entrance to include with the proposed work order.
  - o *Response: The driveway entrance and ADA ramps have been added to the infrastructure list. To be clear, the 6' sidewalk along Oak Ridge is existing.*

**Planning**

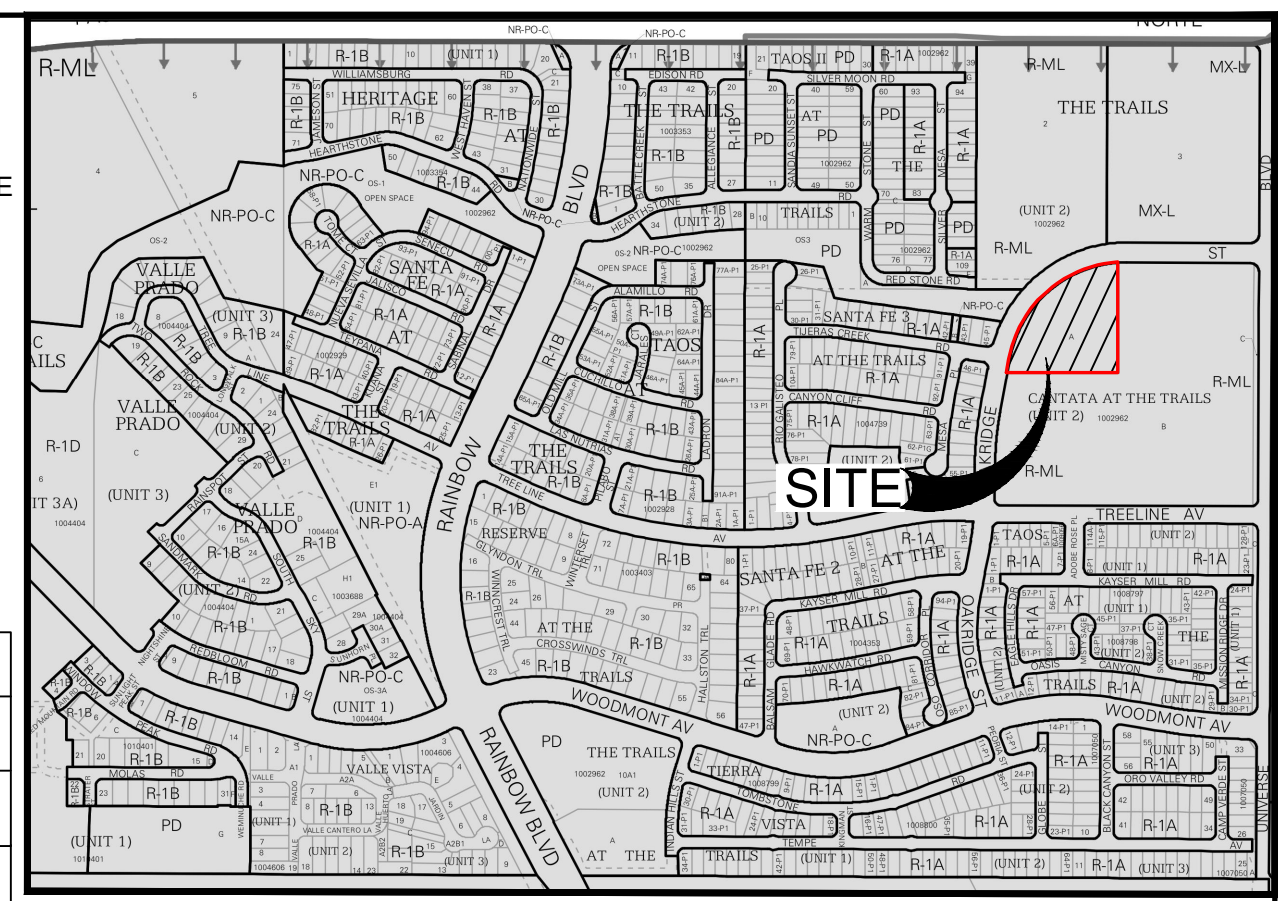
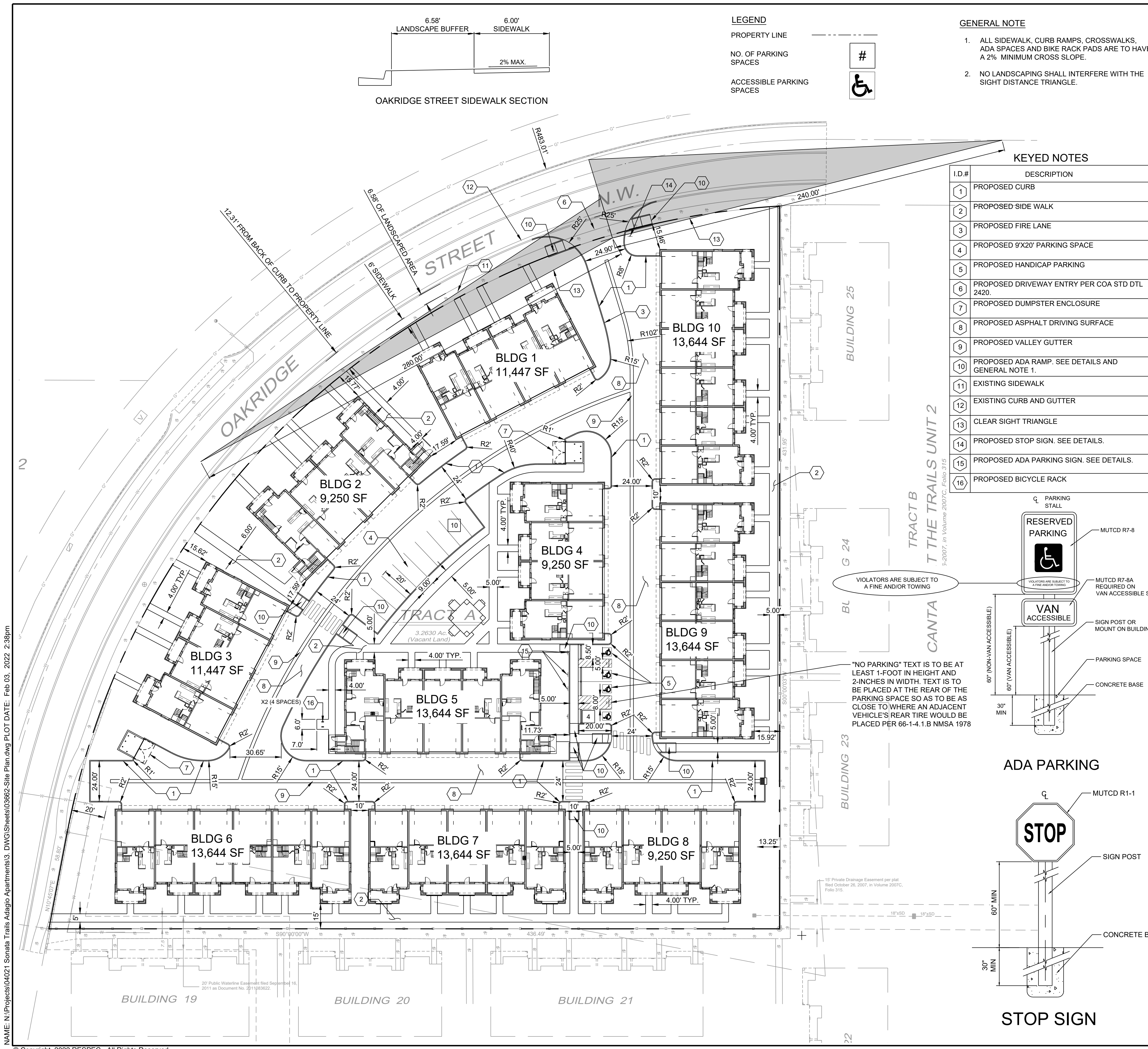
- / An infrastructure List is included with this application. A recorded IIA must be submitted prior to final sign off of the Site Plan by Planning.
  - o *Response: Acknowledged.*

If you should have any further comments, questions, or concerns, please feel free to reach out to me at your convenience.

Thank you,

Jeremy Shell, PE  
**RESPEC**  
Community Design Solutions  
505.918.1053 cell  
[jeremy.shell@respec.com](mailto:jeremy.shell@respec.com)





LOCATION MAP  
SCALE: NTS  
ZONE ATLAS MAP C-09-Z

PROJECT NUMBER: PR-2019-002277  
Application Number: SI-2019-00246

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date 6-28-19
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

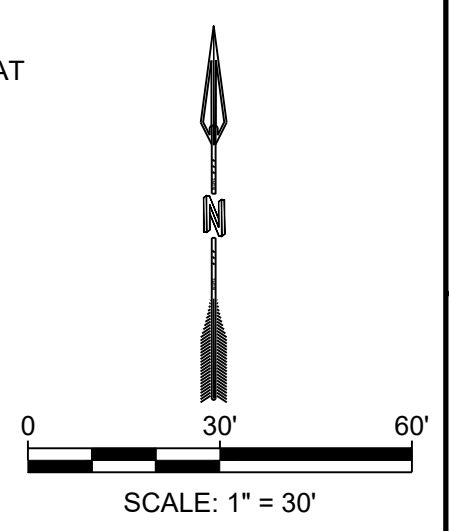
**ZONING INFORMATION**

PROJECT NAME: ADAGIO APARTMENTS  
MUNICIPALITY: CITY OF ALBUQUERQUE  
PROJECT ADDRESS: 2217 4TH ST. NW ALBUQUERQUE, NM 87102  
ACRE / AREA: 3.26 ACRES.  
ZONE: C-09-Z  
ADJACENT ZONING: E/S-R-ML-MULTI FAMILY - LOW DENSITY  
USES: APARTMENTS

FRONT YARD:	15 FT.
SIDE YARD:	5/10 FT.
REAR YARD:	15 FT.
HEIGHT LIMIT:	LESS THAN 35 FT.
PARKING:	REQUIRED 78 SPACES PROVIDED 93 SPACES* (2 PER APARTMENT & 14 STALLS) 4 ADA SPACES 5 ADA PARKING SPACES
BICYCLE PARKING:	REQUIRED 2.6 SPACES PROVIDED 4 SPACES
LANDSCAPE:	REQUIRED 15% NET LOT AREA PROVIDED 27% NET LOT AREA
OPEN SPACE:	REQUIRED 300 SQ-FT / UNIT PROVIDED 773 SQ-FT / UNIT

**SITE DATA**

LEGAL: TR A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2.  
SITE AREA: 3.26 ACRES  
ZONING: R-ML  
TOTAL MULTI-FAMILY DWELLINGS: 52 UNITS



DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: 2.03.2022

RESPEC  
5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NM 87109  
ALWAYS USE NATURAL RESOURCES  
WWW.RESPEC.COM 505.253.9718

STAMP  
JEREMY W. SHELL  
NEW MEXICO  
26341  
PROFESSIONAL ENGINEER  
12/2/21

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.

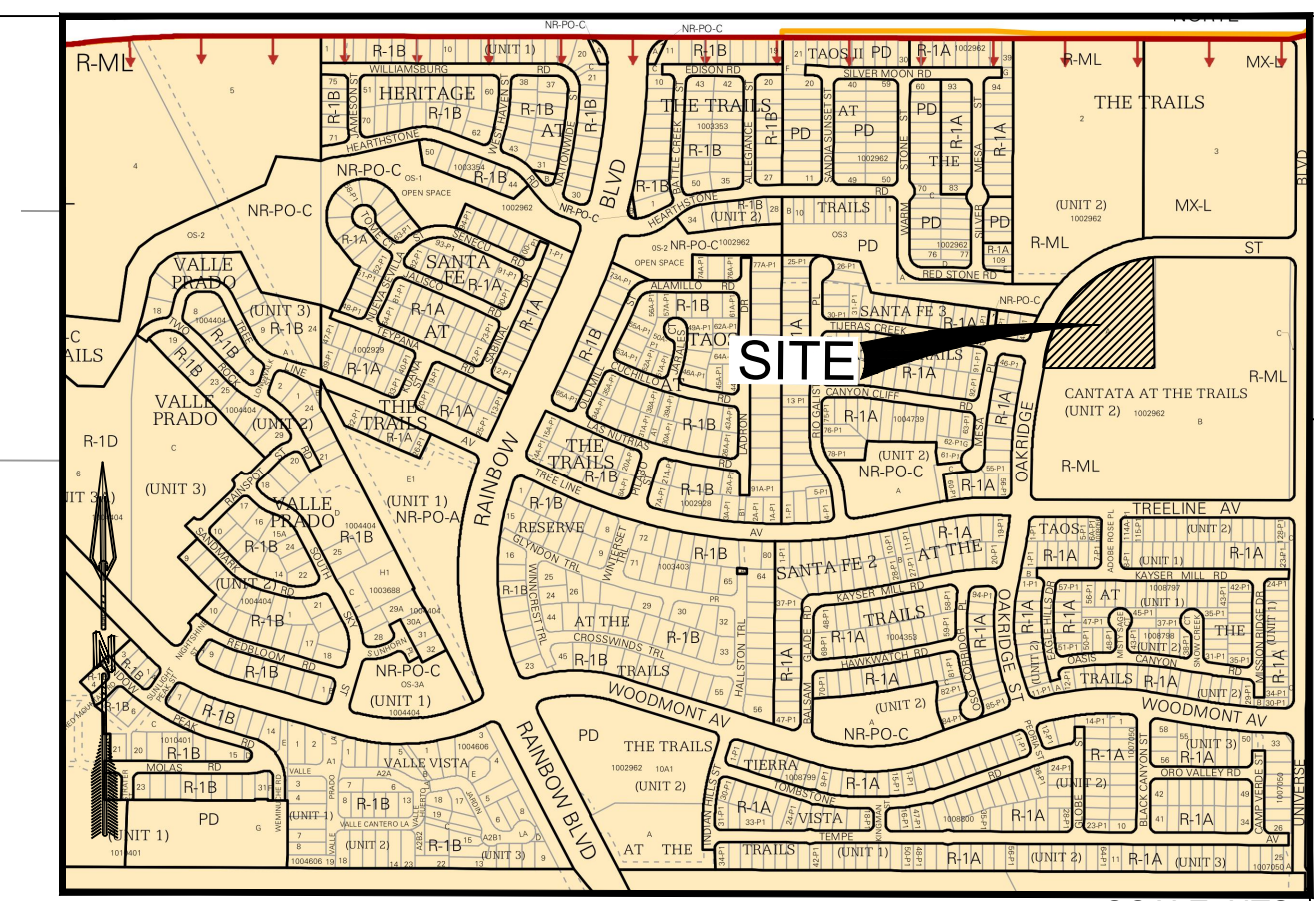
PROJECT NAME: ADAGIO APARTMENTS  
SHEET TITLE: SITE PLAN  
DRB SITE PLAN  
SHEET NUMBER: C-100

NAME: N:\Projects\04021\_Sonata Trails Adagio Apartments\3\_DWG\Sheets\03682-Site Plan.dwg PLOT DATE: Feb 03, 2022 2:38pm







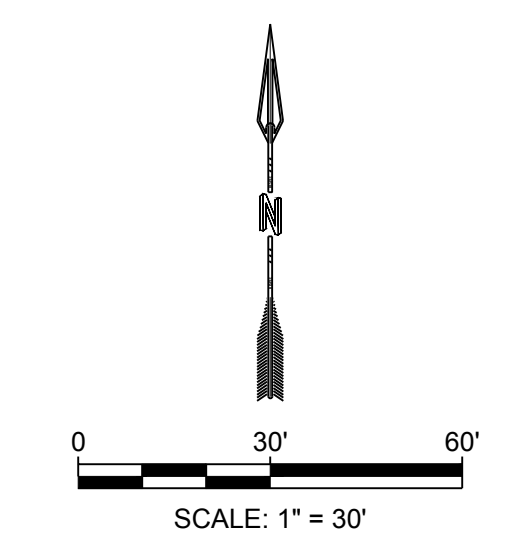


LOCATION MAP  
ZONE ATLAS MAP C-9-Z

- GENERAL NOTE:**
- SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE DETAILS.
  - ALL PROPOSED ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
  - ALL DRAINAGE INFRASTRUCTURE WILL BE PRIVATE.

**LEGEND**

- PROPERTY BOUNDARY
- - - 5430 EXISTING MAJOR CONTOUR
- - - 5430 EXISTING MINOR CONTOUR
- 5430 PROPOSED MAJOR CONTOUR
- 5430 PROPOSED MINOR CONTOUR
- - - EXISTING STORM DRAIN
- - - PROPOSED STORM DRAIN
- - - PROPOSED SPOT GRADE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED INLET GRATE



NAME: G:\Shared drives\NMP\Projects\03662 Rainbow Paseo Tract A\3\_DWG\Sheets\03662 Grading Plan.dwg PLOT DATE: Aug 16, 2019 11:05am

Abiquiuque Control Survey Monument "UNION"  
New Mexico State Plane Coordinates (Central Zone - NAD 83)  
North = 1,823,903.476 feet  
East = 1,493,855.030 feet  
Elevation = 524.650 feet  
Ground To Grid Factor = 0.99964360

© Copyright 2019 RESPEC - All Rights Reserved

<p>DESIGNED BJE DRAWN BJE CHECKED JS DATE 8.16.2019</p>	<p>RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM 505.253.9718</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>STAMP</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>ADAGIO APARTMENTS</b></p>		<p>SHEET TITLE: <b>CONCEPT GRADING PLAN</b></p>											
<p>SUBMITTED FOR: <b>DRB SITE PLAN</b></p>		<p>SHEET NUMBER: <b>C-101</b></p>											



**Hydrology Calculations**

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

**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)
Subbasin 1.1	0.00	0.08	0.08	0.15	0.30
Subbasin 1.2	0.00	0.11	0.11	1.48	1.69
Subbasin 2.1	0.00	0.04	0.04	0.09	0.17
Subbasin 2.2	0.00	0.03	0.03	0.06	0.13
Subbasin 2.3	0.00	0.04	0.04	0.08	0.16
Subbasin 3.1	0.00	0.09	0.09	0.19	0.38
Subbasin 3.2	0.00	0.10	0.10	0.19	0.38
Subbasin 4.1	0.00	0.09	0.09	0.18	0.35
Subbasin 4.2	0.00	0.07	0.07	0.15	0.30
Subbasin 4.3	0.00	0.08	0.08	0.16	0.32
Total	0.00	0.73	0.73	2.73	4.18

Peak Discharge values based on Zone 1 from Table A-9

$Q_A = 1.29 \text{ cfs/ac}$     $Q_B = 2.03 \text{ cfs/ac}$     $Q_C = 2.87 \text{ cfs/ac}$     $Q_D = 4.37 \text{ cfs/ac}$

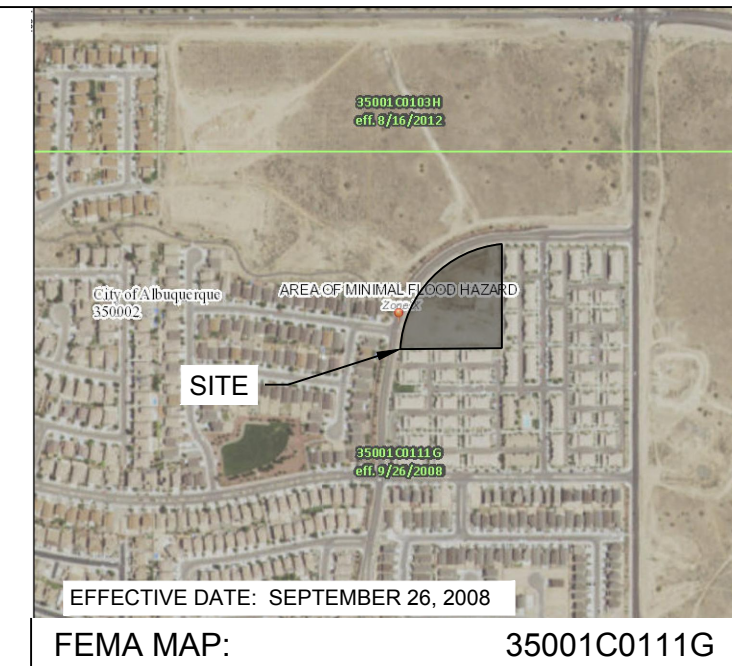
Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
Subbasin 1.1	1.0
Subbasin 1.2	7.0
Subbasin 2.1	0.6
Subbasin 2.2	0.4
Subbasin 2.3	0.5
Subbasin 3.1	1.3
Subbasin 3.2	1.3
Subbasin 4.1	1.2
Subbasin 4.2	1.0
Subbasin 4.3	1.1
Total	15.5

**Water Quality:**

Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)	Volume Provided (cu. ft.)
Subbasin 1.1	370	570
Subbasin 1.2	2,086	0
Subbasin 2.1	213	213
Subbasin 2.2	159	178
Subbasin 2.3	197	202
Subbasin 3.1	249	432
Subbasin 3.2	214	432
Subbasin 4.1	221	445
Subbasin 4.2	188	445
Subbasin 4.3	148	223
Total	3,709	2,473



**BACKGROUND**

TRACT A OF THE CANTANA AT THE TRAILS UNIT 2 IS APPROXIMATELY 3.26 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED JUST WEST OF UNIVERSE BOULEVARD BETWEEN TREELINE AVENUE AND OAKRIDGE STREET. THE SITE CURRENTLY IS AN UNDEVELOPED LOT. THE PROPOSED PROJECT IS AN APARTMENT COMPLEX. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. THE SITE RECEIVES SOME OFFSITE FLOWS FROM NEIGHBORING PROPERTY. THE PLAN IS IN COMPLIANCE WITH THE TRAILS DMP BY TEC, 2015.

**METHODOLOGY**

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TECHNICAL STANDARDS. THE RATIONAL METHOD WAS USED, BASED ON THE 100-YR, 24-HR STORM EVENT, TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED DETENTION POND VOLUME WAS CALCULATED BASED ON THE DIFFERENCE BETWEEN PRE AND POST DEVELOPMENT PEAK DISCHARGES. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

**EXISTING CONDITIONS**

THE AREA, IN GENERAL, SLOPES TOWARDS LOW POINT AT CENTER OF PROPERTY AND EVENTUALLY DRAINS TO THE SOUTHEAST AT AN APPROXIMATE SLOPE OF 2% - 4% TO A LOW RETENTION BASIN APPROXIMATELY FOUR FEET DEEP. STORM WATER RUNOFF GENERATED BY TRACT A SHEET DRAINS INTO RETENTION BASIN LOCATED ON THE PROPERTY. THE LOT TO THE EAST, TRACT B, CURRENTLY DRAINS TO THE EAST TO A DETENTION BASIN ON THE EAST SIDE OF UNIVERSE BOULEVARD. THERE IS AN EXISTING STORM DRAIN CONNECTION NEAR THE SOUTH-EAST CORNER OF THE TRACT A PROPERTY BOUNDARY WITHIN A DRAINAGE EASEMENT AND IS AVAILABLE TO CONNECT TO. THE TRACT A STORMWATER DISCHARGE INTO THE EXISTING STORM DRAIN PIPING IS LIMITED TO 10 CFS PER THE STORM DRAIN HYDRAULIC ANALYSIS BY BHI ON OCTOBER 2, 2012 FOR CANTANA AT THE TRAILS (C-09/D001B).

**PROPOSED CONDITIONS**

THE PROPOSED DEVELOPMENT WILL CONSIST OF ASPHALT AND CONCRETE PAVING FOR PARKING AND DRIVING SURFACES AND 52 INDIVIDUAL APARTMENT BUILDINGS. THE BASIN HAS BEEN SPLIT INTO 4 MAIN SUBBASINS.

SUBBASIN 1 IS 1.89 ACRES AND GENERATES 8.0 CFS. THIS SUBBASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY ASPHALT ROAD SURFACE, PARKING LOT, APARTMENT BUILDINGS, AND OPEN SPACE. THE ROADWAY GENERALLY SLOPES SOUTH AND EAST FROM THE PROPOSED ENTRY OFF OF OAKRIDGE STREET NW TO CATCH BASINS AT THE ULTIMATE LOW POINT AT THE SOUTH-EAST END OF THE PROPERTY. RUNOFF EXISTS THE CATCH BASINS AND IS CONVEYED VIA 18" STORM DRAIN PIPING TO THE SOUTH-EAST AND CONNECTS TO AN EXISTING 18" STORM DRAIN LOCATED WITHIN THE 15' PRIVATE DRAINAGE EASEMENT. THE FLOW FROM THIS SUB-BASIN WILL BE REDUCED FROM 8.0 CFS TO 5.6 CFS VIA DETENTION PONDING AND FLOW RESTRICTION AT THE OUTFALL TO SATISFY THE 10 CFS LIMITATION DISCHARGING TO THE CANTANA STORM DRAIN.

SUBBASIN 2 IS 0.46 ACRES AND GENERATES 1.6 CFS. THIS SUBBASIN CONSISTS OF HALF THE ROOF AREA OF THE PROPOSED APARTMENT BUILDINGS, LANDSCAPING, AND RETENTION BASINS. THIS AREA WILL FLOW WEST VIA SWALES AND DISCHARGE INTO SUBBASIN 1.

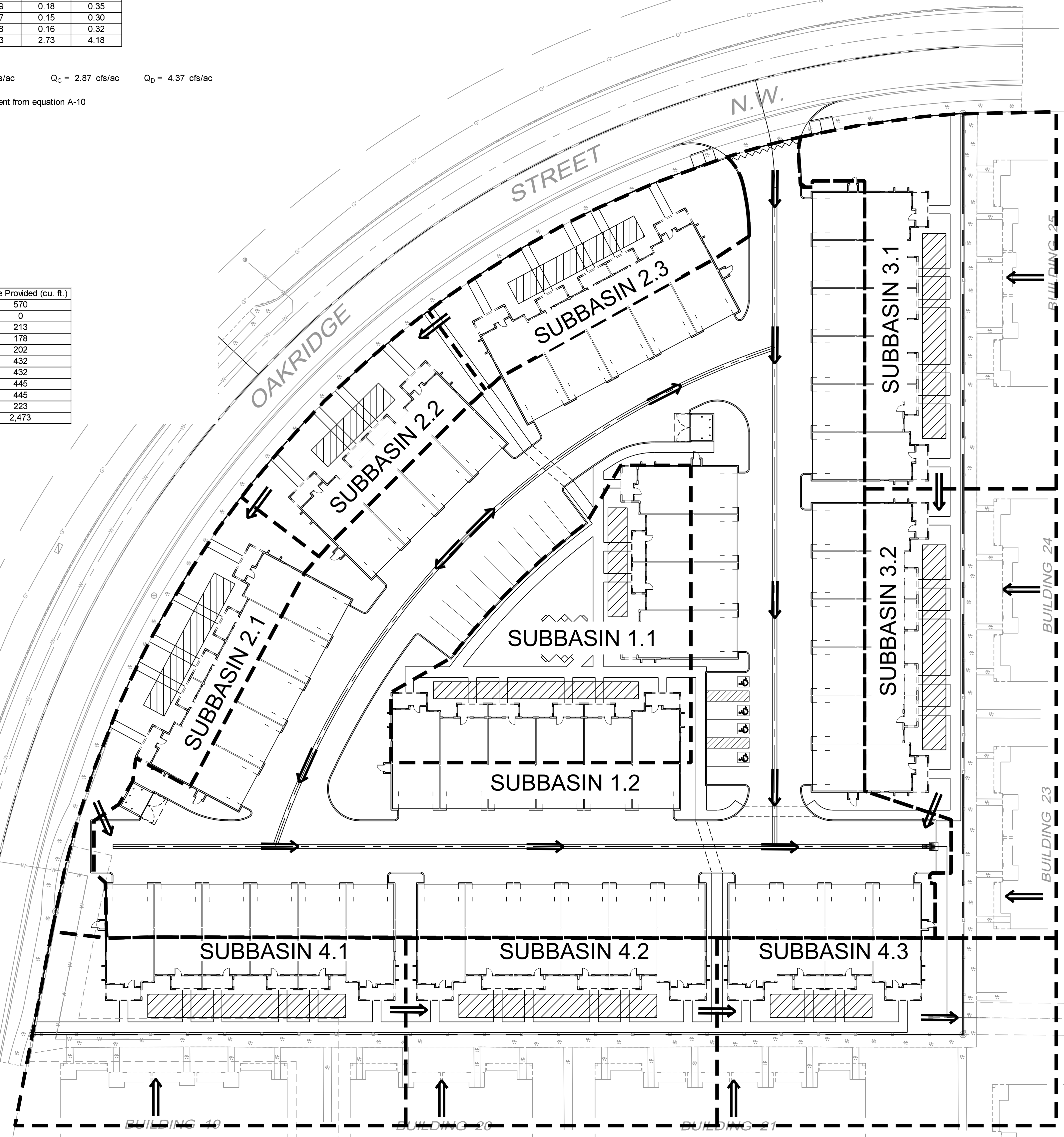
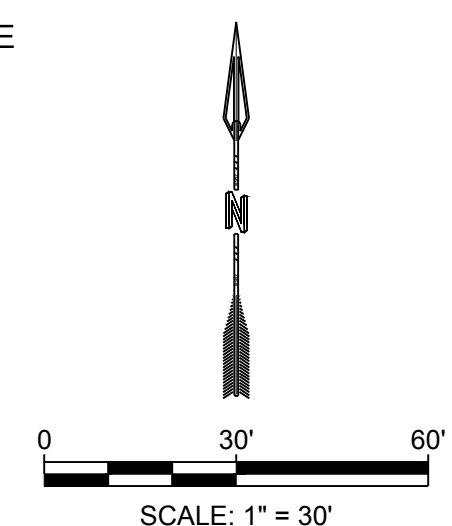
SUBBASIN 3 IS 0.76 ACRES AND GENERATES 2.6 CFS. OF THE 0.76 ACRES, 0.39 ACRES IS OFF-SITE. THIS SUBBASIN CONSISTS OF HALF THE ROOF AREA OF THE PROPOSED APARTMENT BUILDINGS, LANDSCAPING, AND RETENTION BASINS. THIS AREA WILL FLOW SOUTH VIA SWALES AND DISCHARGE INTO SUBBASIN 1.

SUBBASIN 4 IS 0.97 ACRES AND GENERATES 3.3 CFS. OF THE 0.97 ACRES, 0.52 ACRES IS OFF-SITE. THIS SUBBASIN CONSISTS OF HALF THE ROOF AREA OF THE PROPOSED APARTMENT BUILDINGS, LANDSCAPING, AND RETENTION BASINS. THIS AREA WILL FLOW EAST VIA SWALES AND DISCHARGE TO THE EXISTING STORM DRAIN.

THE WATER QUALITY TABLE AT THE TOP LEFT OF THIS SHEET SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED AND PROVIDED. SUFFICIENT PONDING HAS BEEN PROVIDED FOR SUBBASINS 2 - 4 IN THE FRONT YARDS THE UNITS. THE PONDING REQUIREMENTS FOR SUBBASINS 3 & 4 ONLY INCLUDE THE ON-SITE STORMWATER VOLUME. THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE STORMWATER QUALITY VOLUME OF 2,086 CF. THIS PAYMENT AMOUNT = 2,086 CF x \$8/CF = \$16,688.00.

**LEGEND**

- PROPERTY BOUNDARY
- - - 5430 EXISTING MAJOR CONTOUR
- - - 5430 EXISTING MINOR CONTOUR
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ PROPOSED STORM DRAIN MANHOLE
- PROPOSED INLET GRATE
- - - - - SUBBASIN BOUNDARY

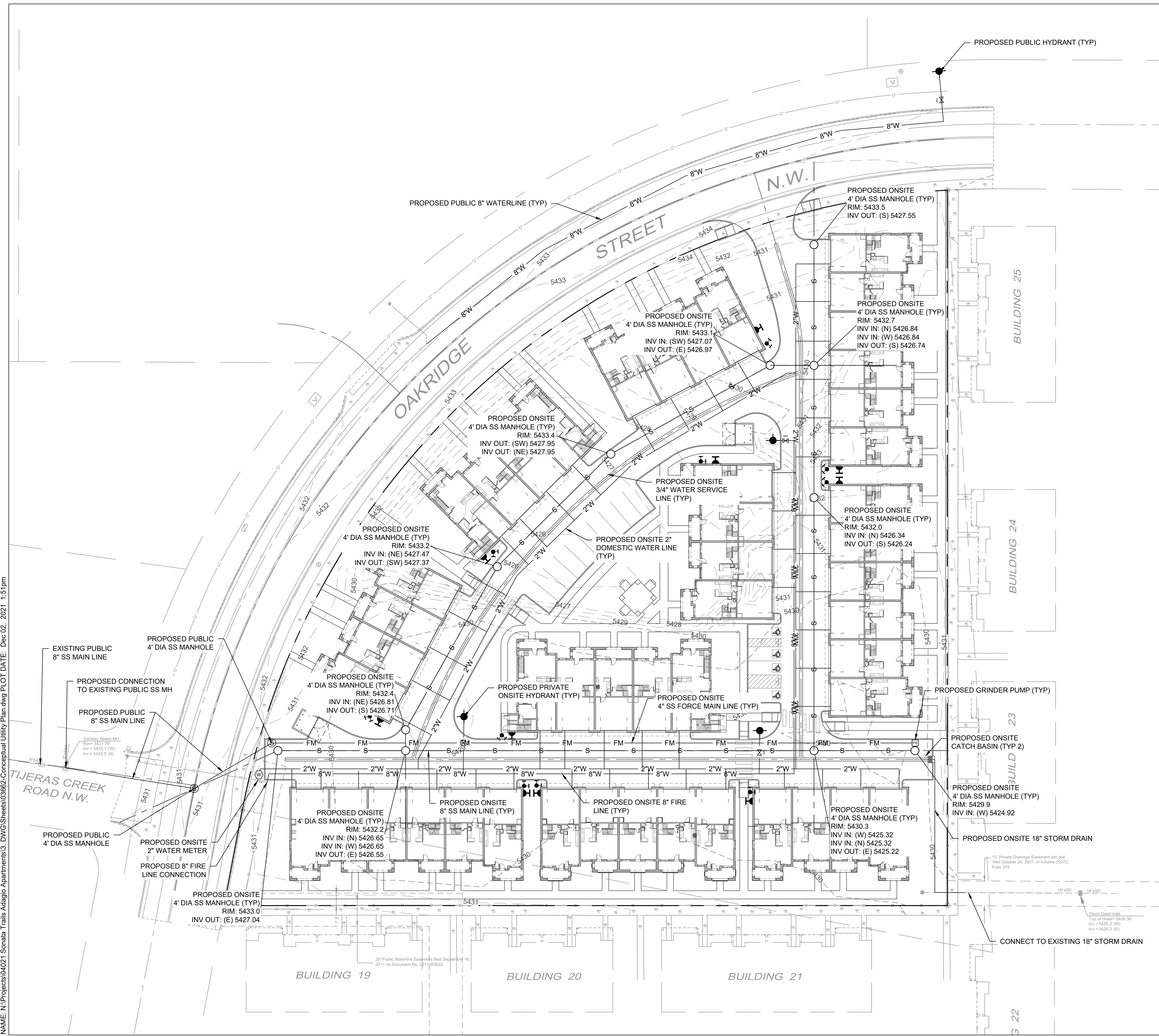


NAME: G:\Shared drives\NMP\Projects\03662 Rainbow Paseo Tract A\3\_DWG\Sheets\03662-Grading\Plan.dwg PLOT DATE: Aug 16, 2019 11:03am

<p>DESIGNED RPE DRAWN RPE CHECKED JS DATE 8.16.2019</p>	<p>REVISION</p>
<p>RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 ALWAYS USE NATURAL RESOURCES WWW.RESPEC.COM 505.253.9718</p>	<p>STAMP SHELDON E. GREER NEW MEXICO 17154 LICENSED PROFESSIONAL ENGINEER</p>
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>	<p>ADAGIO APARTMENTS</p>
<p>PROJECT NAME:</p>	<p>CONCEPT DRAINAGE PLAN</p>
<p>SHEET TITLE:</p>	<p>DRB SITE PLAN</p>
<p>SUBMITTED FOR:</p>	<p>SHEET NUMBER: <b>C-102</b></p>



NAME: N:\Projects\04021\_Sonata Trails Adagio Apartments\3\_DWG\Sheets\03662-Conceptual Utility Plan.dwg PLOT DATE: Dec 02, 2021 1:15:10pm

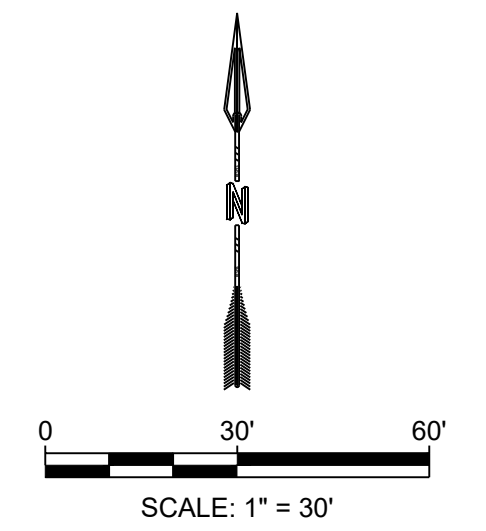


**GENERAL NOTES:**

- TYPE RPBA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER COA STD. DWG. 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.
- THE PRIVATE SANITARY SEWER WILL BE A GRAVITY SYSTEM TO THE SOUTH EAST CORNER OF THE SITE. THE PRESSURE SYSTEM WITH A GRINDER PUMP WILL FLOW ACROSS OAKRIDGE STREET AND CONNECT TO THE EXISTING MANHOLE IN TIJERAS CREEK ROAD.

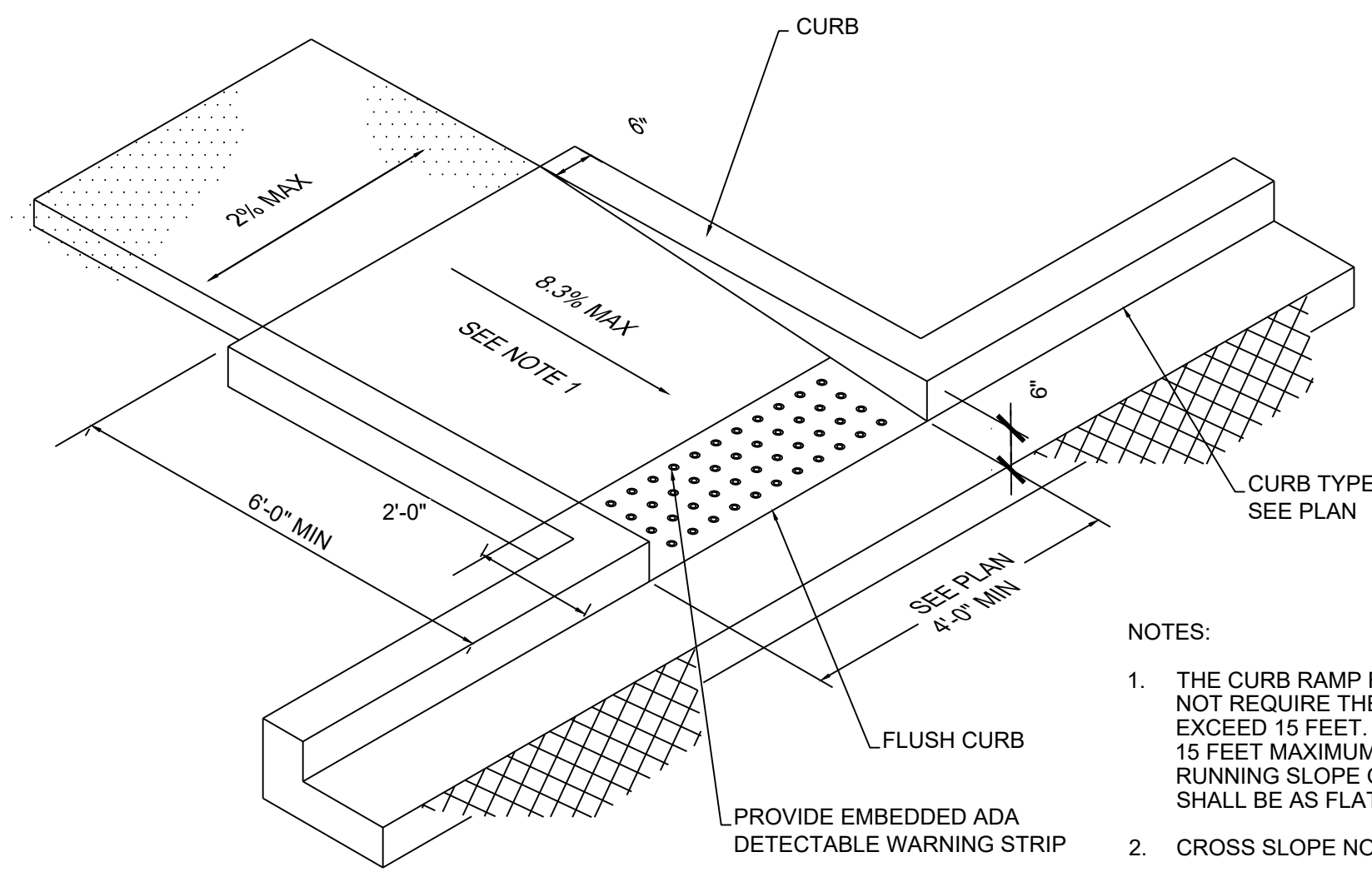
**LEGEND**

---	PROPERTY BOUNDARY
— W —	EXISTING WATER LINE
— 2"W —	PROPOSED WATER LINE
— 8"W —	8" FIRE LINE
— SS — SS —	EXISTING SANITARY SEWER LINE
— S —	PROPOSED SANITARY SEWER LINE
— FM —	PROPOSED SANITARY SEWER FORCE MAIN
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
⊙	PROPOSED SANITARY SEWER MANHOLE
⊕	PROPOSED STORM DRAIN MANHOLE
■	PROPOSED INLET GRATE
⊥	PROPOSED GATE VALVE
⊥	PROPOSED WALL INDICATOR VALVE
⊥	PROPOSED FDC
⊥	PROPOSED 6" GATE VALVE
PS	PROPOSED GRINDER PUMP



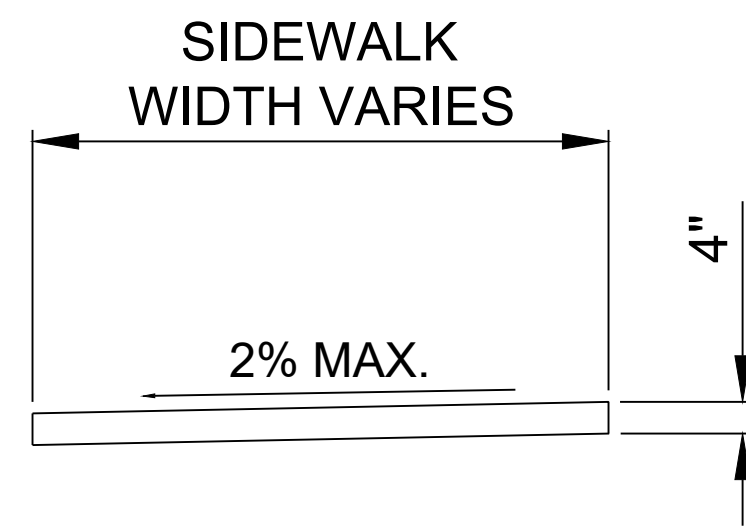
<p>DESIGNED RPE DRAWN RPE CHECKED JS DATE 12.02.2021</p>	<p>RESPEC 6971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 WWW.RESPEC.COM 505.259.9718</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> </table>					<p>STAMP</p> <p>12/2/21</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>
<p>PROJECT NAME: ADAGIO APARTMENTS</p>		<p>SHEET TITLE: CONCEPTUAL UTILITY PLAN</p>					
<p>SUBMITTED FOR: DRB SITE PLAN</p>		<p>SHEET NUMBER: C-103</p>					



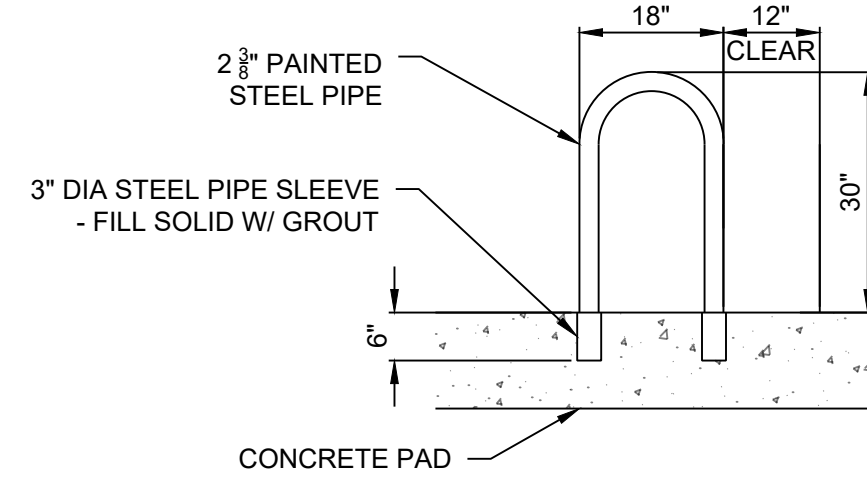


- NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
  2. CROSS SLOPE NOT TO EXCEED 2%.

ADA RAMP



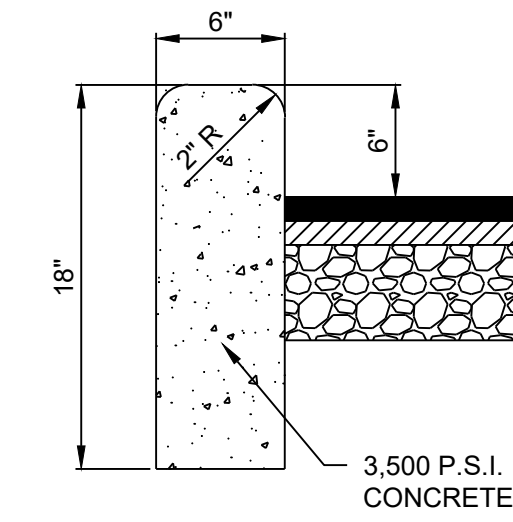
TYPICAL SIDEWALK SECTION



BICYCLE PARKING DETAIL  
NOT TO SCALE



BICYCLE RACK NOTES:

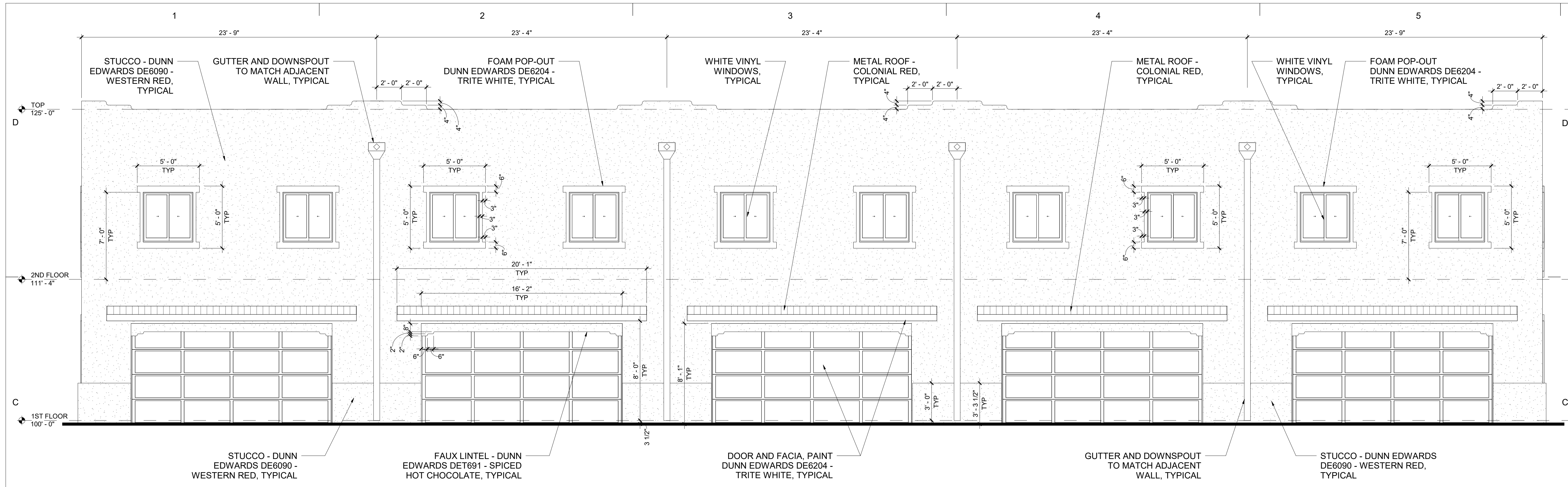
1. SEE SITE PLAN FOR BIKE RACK LOCATION.
2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/ TOASTER RACKS ARE NOT ALLOWED.
3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
4. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
5. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
6. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
7. BICYCLE RACK SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD.
8. BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE.



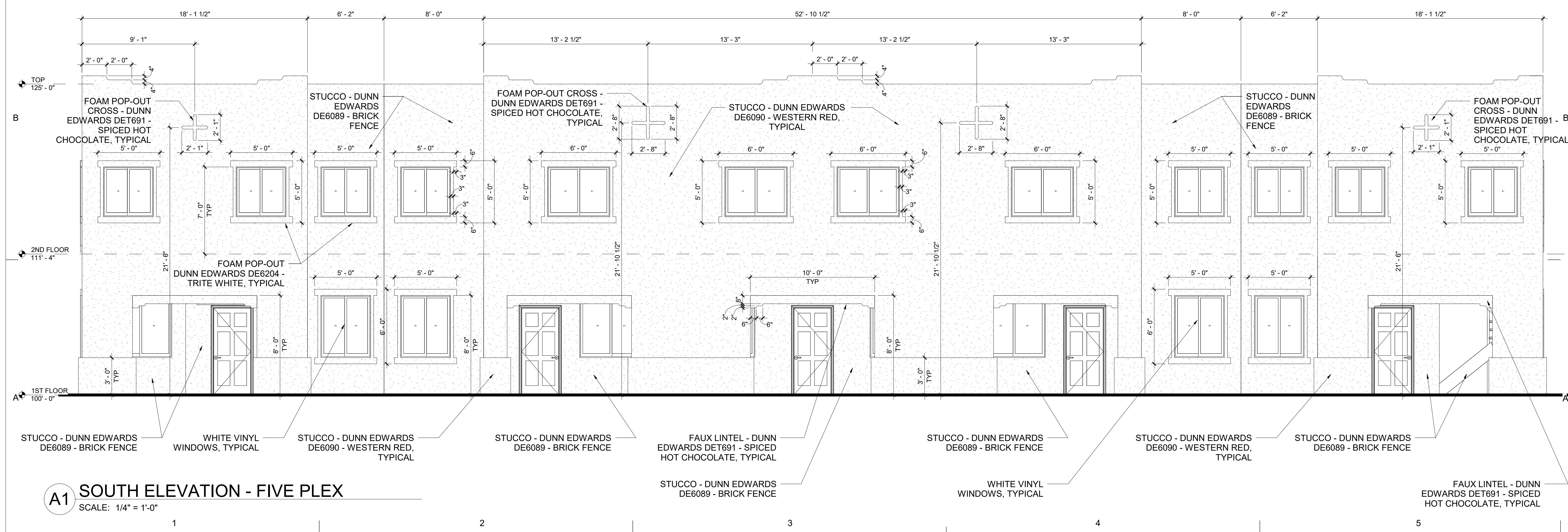
HEADER CURB DETAIL  
NOT TO SCALE

NAME: N:\Projects\04021\_Sonata\_Trails\_Adagio\_Apartments\3\_DWG\Sheets\03662-Details.dwg PLOT DATE: Jan 18, 2022 3:02pm

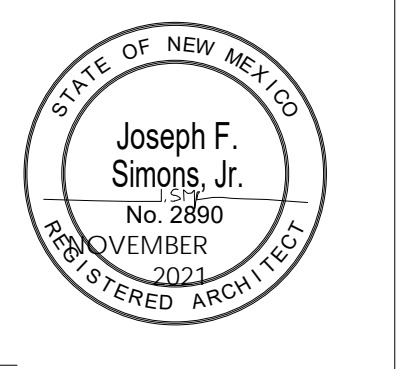
DESIGNED	RESPEC	REVISION
DRAWN	RESPEC	
CHECKED	RESPEC	
DATE	1.18.2022	
5771 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 WWW.RESPEC.COM 505.253.9718		
STAMP  12/2/21 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.		
		
PROJECT NAME:	ADAGIO APARTMENTS	
SHEET TITLE:	DETAILS	
SUBMITTED FOR:	DRB DETAILS	
SHEET NUMBER:	C-500	



**C1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

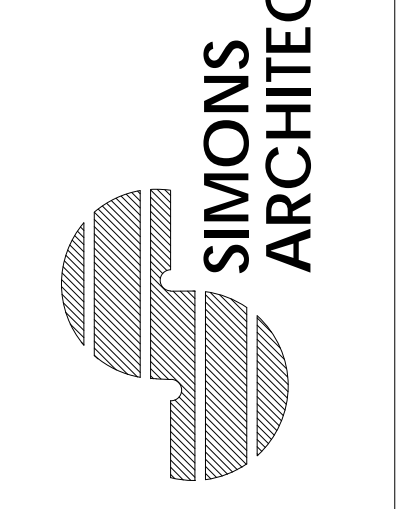


**A1 SOUTH ELEVATION - FIVE PLEX**  
SCALE: 1/4" = 1'-0"



THESE ARCHITECTURE DRAWINGS ARE THE PROPERTY OF SIMONS ARCHITECTURE PC. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SIMONS ARCHITECTURE PC. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Joseph F. Simons, Jr., architect  
nm lic 002890  
p.o. box 67408  
albuquerque, n.m. 87193-7408  
ph 505.480.4796  
joe@simonsarchitecture.com



**ADAGIO TOWNHOMES  
FIVE-PLEX**  
Enter address here

JOB NUMBER  
XX-XXX  
DATE  
NOVEMBER 2021  
REVISIONS

DESIGNED & DRAWN BY  
JFS  
SHEET NAME  
ELEVATIONS - FIVE PLEX

**A-302**





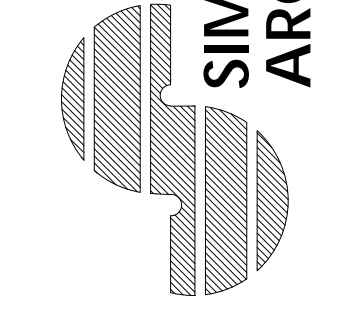






SMALL ARCHITECTURE (NOT RESPONSIBLE FOR ANY WORK  
ALL MATERIALS AND DIMENSIONS TO BE CHECKED &  
SMALL ARCHITECTURE. ALL RIGHTS RESERVED.  
COURTESY: JAMES H. SIMONS ARCHITECTURE  
AND THE UNIVERSITY OF NEW MEXICO ARCHITECTURE  
DEPARTMENT. THIS DRAWING IS THE PROPERTY OF  
SMALL ARCHITECTURE. IT IS TO BE USED ONLY FOR THE  
PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE  
DRAWING. IT IS NOT TO BE REPRODUCED, COPIED,  
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY  
ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT  
THE WRITTEN PERMISSION OF SMALL ARCHITECTURE.

Joseph F. Simons, Jr., architect  
nm lic 002890  
p.o. box 67408  
albq, n.m., 87193-7408  
ph 505.480.4796  
joes@smallarchitecture.com

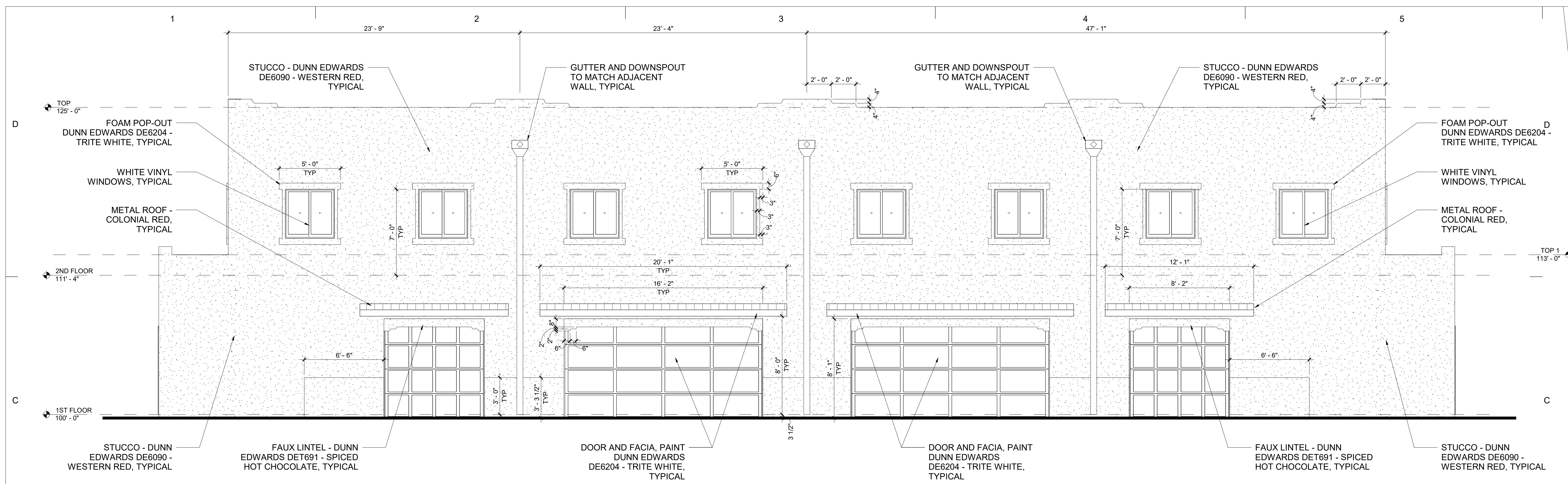


ADAGIO TOWNHOMES  
FOUR PLEX  
Enter address here

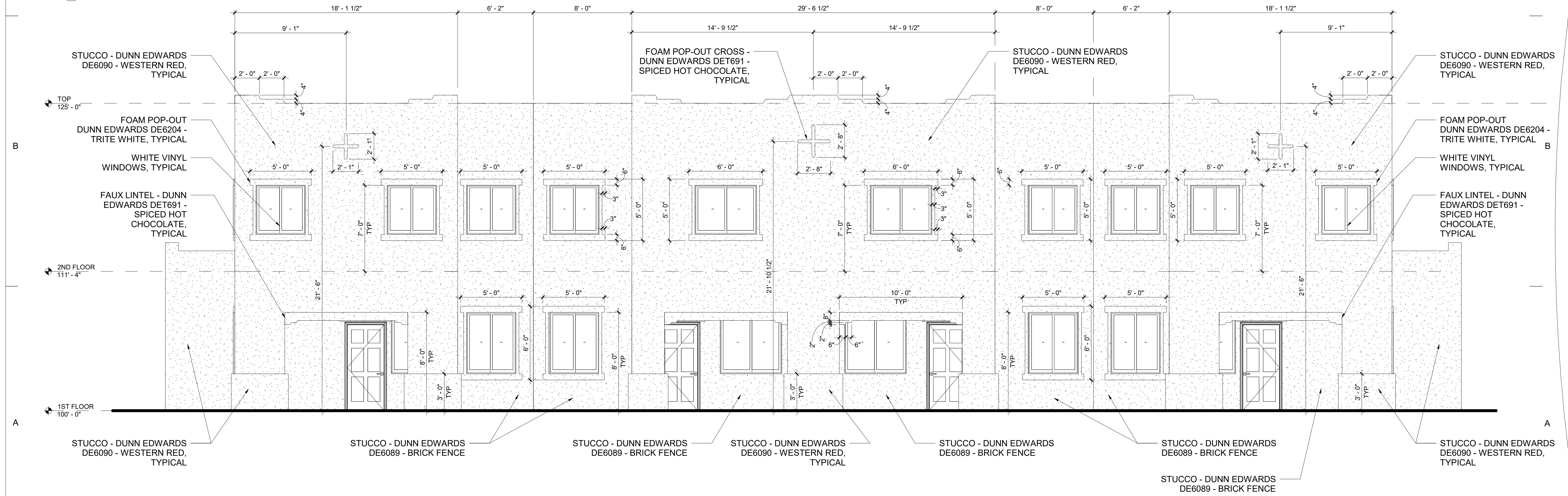
JOB NUMBER  
XX-XXX  
DATE  
NOVEMBER 2021  
REVISIONS

DESIGNED & DRAWN BY  
JFS  
SHEET NAME  
ELEVATIONS - SIX PLEX

A-301A



**C1** NORTH ELEVATION - SIX PLEX  
SCALE: 1/4" = 1'-0"



**A1** SOUTH ELEVATION - SIX PLEX  
SCALE: 1/4" = 1'-0"





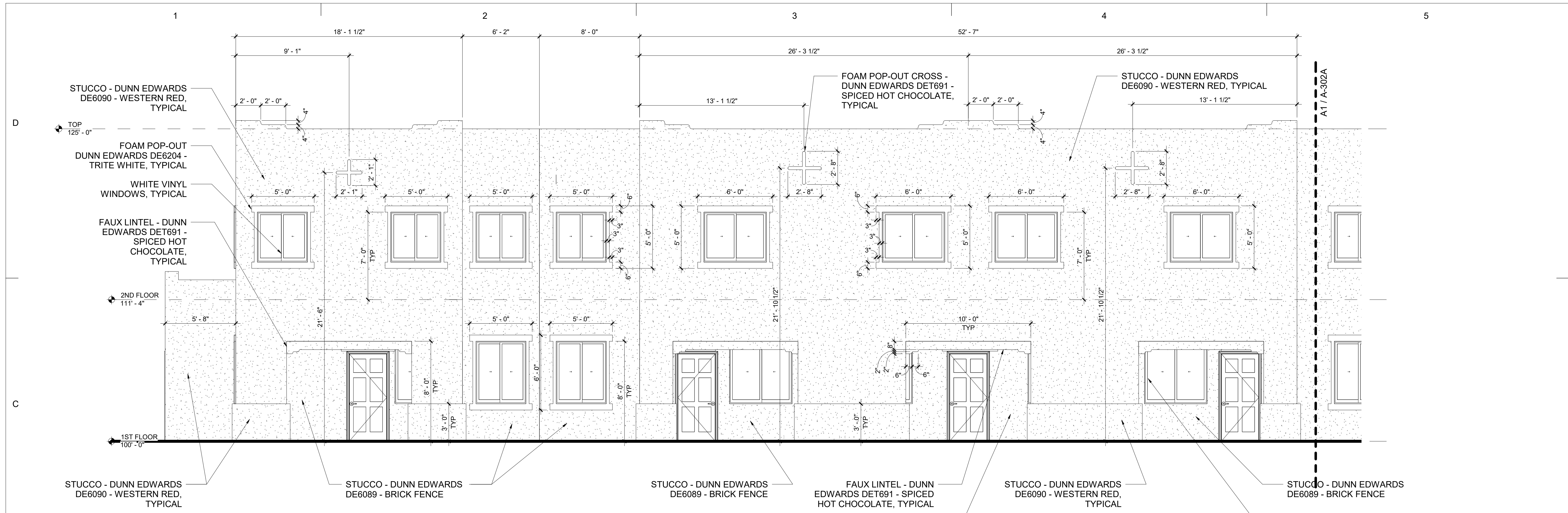




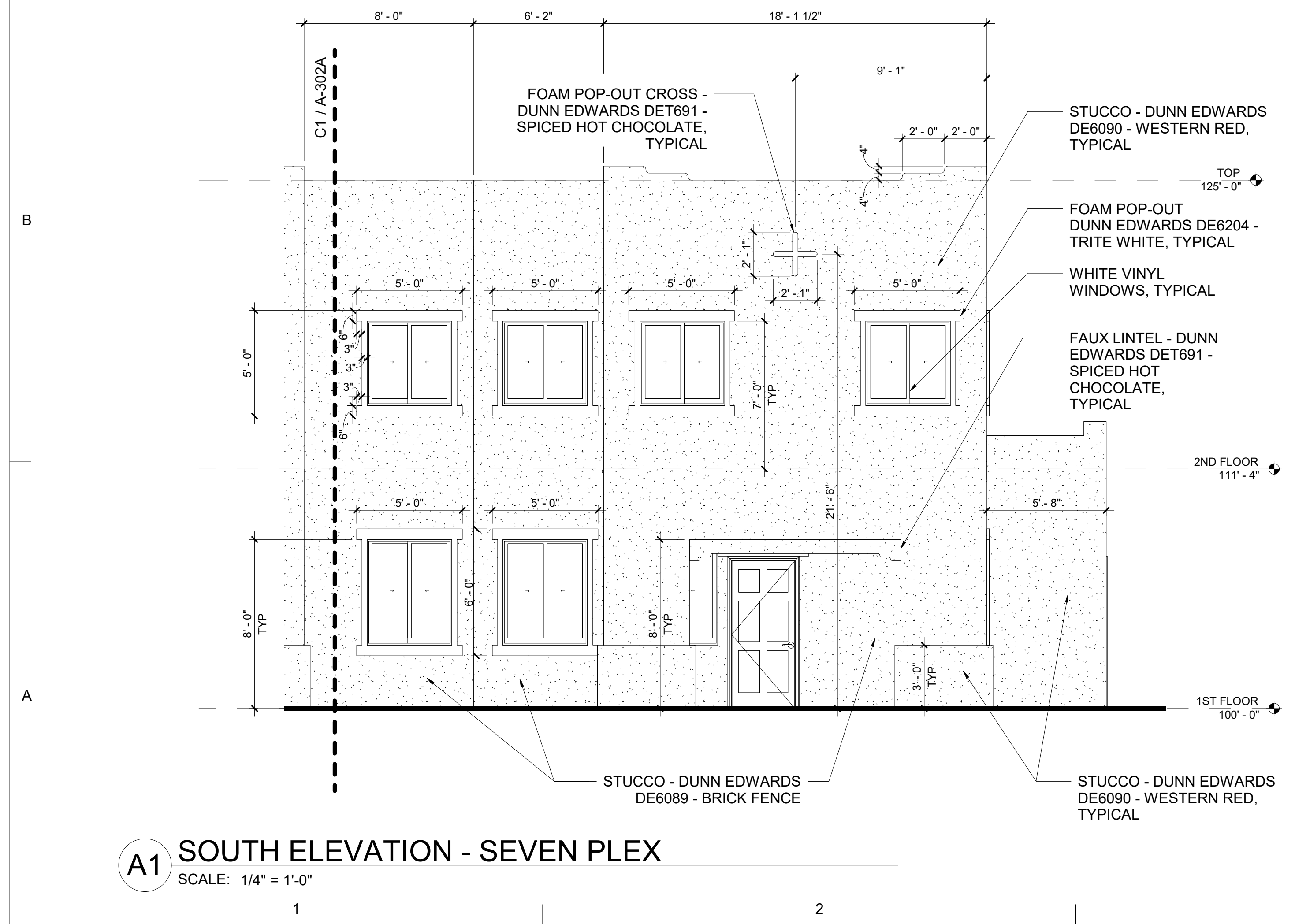








**C1 SOUTH ELEVATION - SEVEN PLEX**  
SCALE: 1/4" = 1'-0"

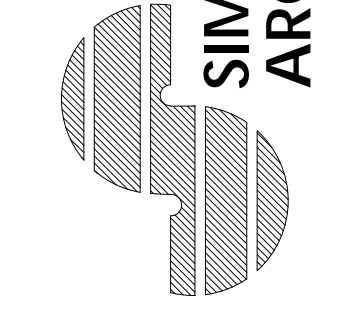


**A1 SOUTH ELEVATION - SEVEN PLEX**  
SCALE: 1/4" = 1'-0"



JOSEPH F. SIMONS, JR. ARCHITECT  
ALL DRAWINGS AND DOCUMENTS ARE THE PROPERTY OF JOSEPH F. SIMONS, JR. ARCHITECTURE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOSEPH F. SIMONS, JR. ARCHITECTURE. COPYRIGHT © 2021 BY JOSEPH F. SIMONS, JR. ARCHITECTURE.

Joseph F. Simons Jr., architect  
nm lic 002890  
p.o. box 67408  
alb., n.m., 87193-7408  
ph 505.480.4796  
joe@simonsarchitecture.com



**ADAGIO TOWNHOMES  
FIVE-PLEX**  
Enter address here

JOB NUMBER  
XX-XXX  
DATE  
NOVEMBER 2021  
REVISIONS

DESIGNED & DRAWN BY  
Author  
SHEET NAME  
ELEVATIONS - SEVEN  
PLEX

**A-302A**







Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: February 3, 2022

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**ADAGIO APARTMENTS, TRACT A, CANTATA AT THE TRAILS UNIT 2.  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT A, CANTATA AT THE TRAILS UNIT 2  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<b>WATER</b>							
		8" DIA	NEW PUBLIC WATER MAIN ~400'	OAKRIDGE STREET	EXISTING WATER LINE AT RED STONE ROAD	EAST PROPERTY BOUNDARY	/	/	/
		<b>ROADWAY</b>							
			NEW DRIVEWAY ENTRANCE, ADA RAMPS, AND RELATED SIDEWALK REMOVAL	OAKRIDGE STREET AT NORTHEAST CORNER OF THE PROPERTY			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER**


**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**JEREMY SHELL**  
NAME (print)

---

**RESPEC**  
FIRM

---



SIGNATURE - date

\_\_\_\_\_ DRB CHAIR - date

\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_ UTILITY DEVELOPMENT - date

\_\_\_\_\_ CITY ENGINEER - date

\_\_\_\_\_ PARKS & RECREATION - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ CODE ENFORCEMENT - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER