

**SITE INFORMATION**

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS  
 MUNICIPALITY: CITY OF ALBUQUERQUE  
 LEGAL DESCRIPTION: TRACTS 1, 2, & 3, THE TRAILS UNIT 4  
 DEVELOPMENT AREA: 14.3 ACRES  
 ZONING: MX-M  
 LAND USE: MULTI-FAMILY APARTMENTS  
 ADJACENT ZONING: R-ML, MX-M, NR-BP  
 OVERLAYS: CPO-12, VPO-2, VOLCANO HEIGHTS URBAN CENTER

DEVELOPMENT AREA:  
 EXISTING TRACT 1: 4.3 ACRES  
 EXISTING TRACT 2: 13.2 ACRES  
 EXISTING TRACT 3: 12.4 ACRES  
 EXISTING TOTAL: 29.9 ACRES  
 PROPOSED NEW TRACTS TOTAL: 25.4 ACRES  
 DEDICATED RIGHT-OF-WAY: 4.5 ACRES

SETBACKS:  
 FRONT YARD: 0 FT. / 15 FT.  
 SIDE YARD: 0 FT. / STREET SIDE 15 FT.  
 REAR YARD: 15 FT.

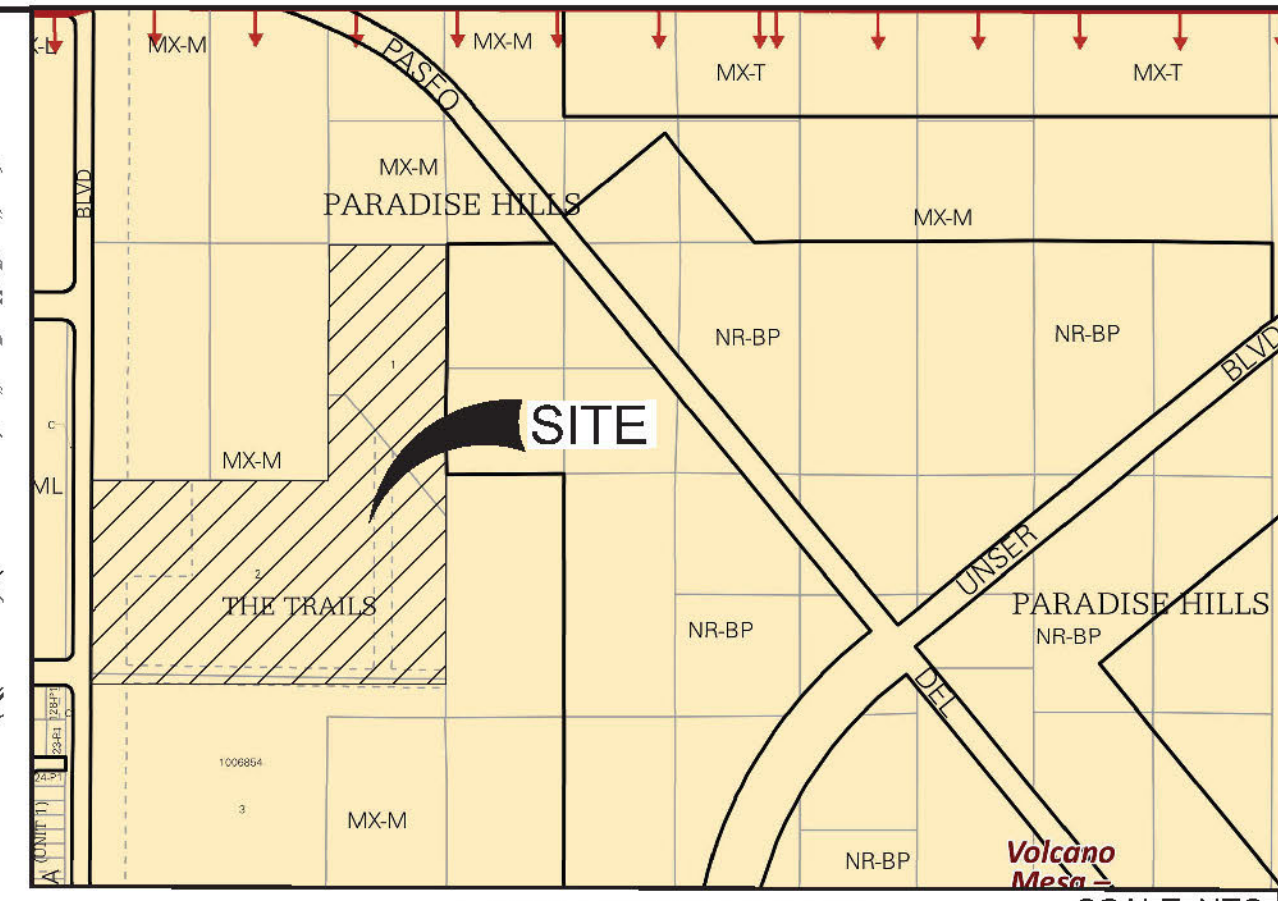
HEIGHT LIMIT: 65 FT.

PARKING (1 SPACE / DU)	REQUIRED	PROVIDED
VISITOR		105 SPACES
GARAGE		482 SPACES
OFF-STREET CONVENTIONAL	248 SPACES	587 SPACES
FUTURE STREET CONVENTIONAL		50 SPACES
MOTORCYCLE	5 SPACES	6 SPACES
BICYCLE	24 SPACES	24 SPACES
ADA ACCESSIBLE	12 SPACES	12 SPACES

LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA
OPEN SPACE	REQUIRED	PROVIDED
150 SQ. FT. / >3BR UNIT	10,950 SQ. FT.	
125 SQ. FT. / 2BR UNIT	21,000 SQ. FT.	
100 SQ. FT. / 1BR UNIT	700 SQ. FT.	
TOTAL	32,650 SQ. FT.	45,000 SQ. FT.

TOTAL UNITS: 248 UNITS  
 4 BR: 6 UNITS  
 3 BR: 67 UNITS  
 2 BR: 168 UNITS  
 1 BR: 7 UNITS

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A WORK ORDER.
  - LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  - THE LIGHT POLE LOCATIONS ARE CONCEPTUAL AND ARE NOT MEANT FOR BUILDING PURPOSES. REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING.
  - SIDEWALKS TO EACH UNIT ARE 3' IN WIDTH. ALL OTHER SIDEWALKS PROVIDING CONNECTIVITY THROUGHOUT THE SITE ARE 4' AND 5'. THE ONLY EXCEPTION IS A 6' SIDEWALK CONNECTION FROM THE TREE LINE AND CHATSWORTH RIGHT-OF-WAY TO THE CLUBHOUSE AS SHOWN.
  - IF ANY USES OR DEVELOPMENT STANDARDS ARE SILENT ON THIS SITE PLAN, PROVISIONS OF THE IDO SHALL APPLY.
  - THE LARGE ROCK OUTCROPPING SOUTH OF TREE LINE SHALL BE PRESERVED AND PROTECTED FROM CONSTRUCTION IMPACTS. A TEMPORARY BARRICADE SHALL BE ERRECTED AROUND THE ROCK OUTCROPPING AT THE TIME OF CONSTRUCTION TO PROTECT IT FROM HEAVY EQUIPMENT. ALTERNATIVELY, CONSTRUCTION ACTIVITIES SHALL BE KEPT A MINIMUM OF 20 FEET FROM THE ROCK OUTCROPPING.



PROJECT NUMBER: PR-2020-003707  
 APPLICATION NUMBER: SI-2020-00247

Is an Infrastructure List required? (X) YES ( ) NO If yes, then a set of approved DRC 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**

Name	Date
<i>Jeanne Wolfenbarger</i> Traffic Engineering, Transportation Division	Jun 10, 2021
<i>Blaine Carter</i> DRB ADOPTED ENGINEER	Jun 10, 2021
<i>Chapman</i> Parks and Recreation Department	Jun 10, 2021
<i>Ernest Arroyo</i> City Engineer	Jun 10, 2021
<i>[Signature]</i> Code Enforcement	Jun 14, 2021
<i>[Signature]</i> Environmental Health Department	Date
<i>[Signature]</i> Solid Waste Management	Jun 25, 2021
<i>[Signature]</i> DRB Chairperson, Planning Department	Date
AMAFCA	Date

\* Environmental Health, if necessary

- PNM NOTES:**
- ALL METALLIC OBJECTS WITHIN THE PNM EASEMENT ALONG THE WESTERN BOUNDARY SHALL BE GROUNDED TO PREVENT ELECTRIC SHOCK.
  - ALL TREES WITHIN THE PNM EASEMENT SHALL NOT BE TALLER THAN 14 FEET IN HEIGHT AT MATURITY TO PREVENT INTERFERENCE WITH THE 115 KV TRANSMISSION LINE.

**LEGEND:**

---	PROPERTY BOUNDARY
X	NUMBER OF PARKING SPACES
♿	ADA PARKING SYMBOL
[Pattern]	CONCRETE SIDEWALK
[Pattern]	CRUSHER FINE TRAIL
[Pattern]	MEDIAN CONCRETE
[Pattern]	ASPHALT TRAIL
[Symbol]	SIDEWALK ADA RAMP
[Symbol]	SIDEWALK ADA PARKING RAMP
[Symbol]	CROSS-WALK
•	LIGHT POLE
[Symbol]	CLEAR SIGHT TRIANGLE

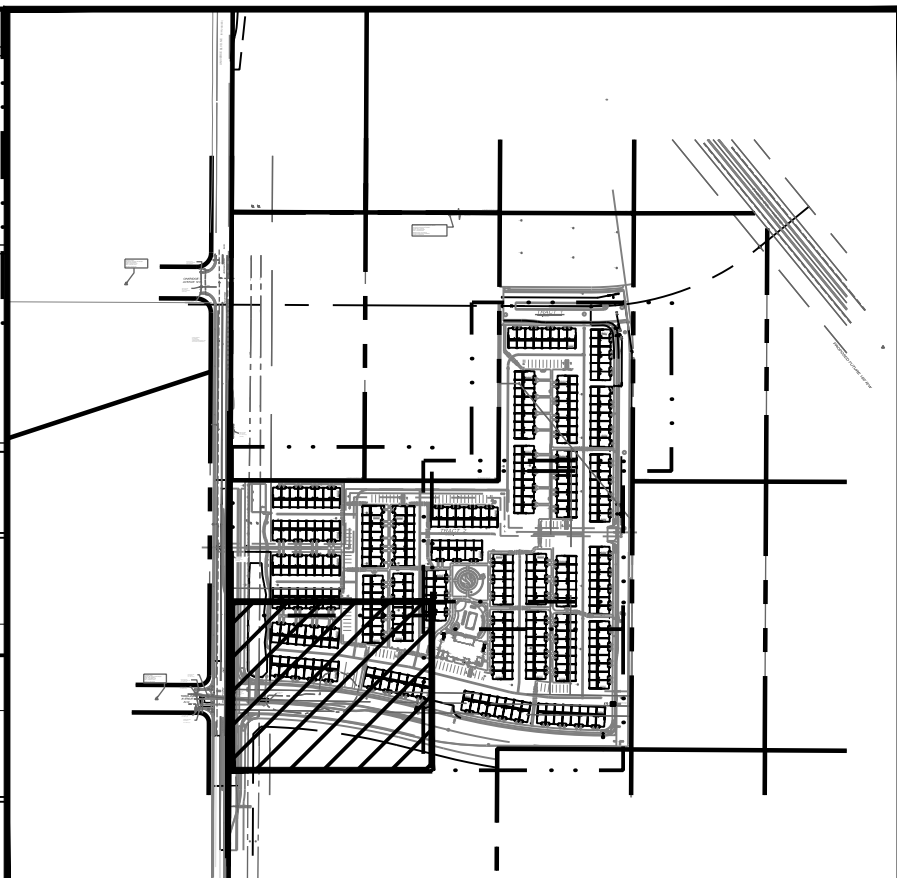
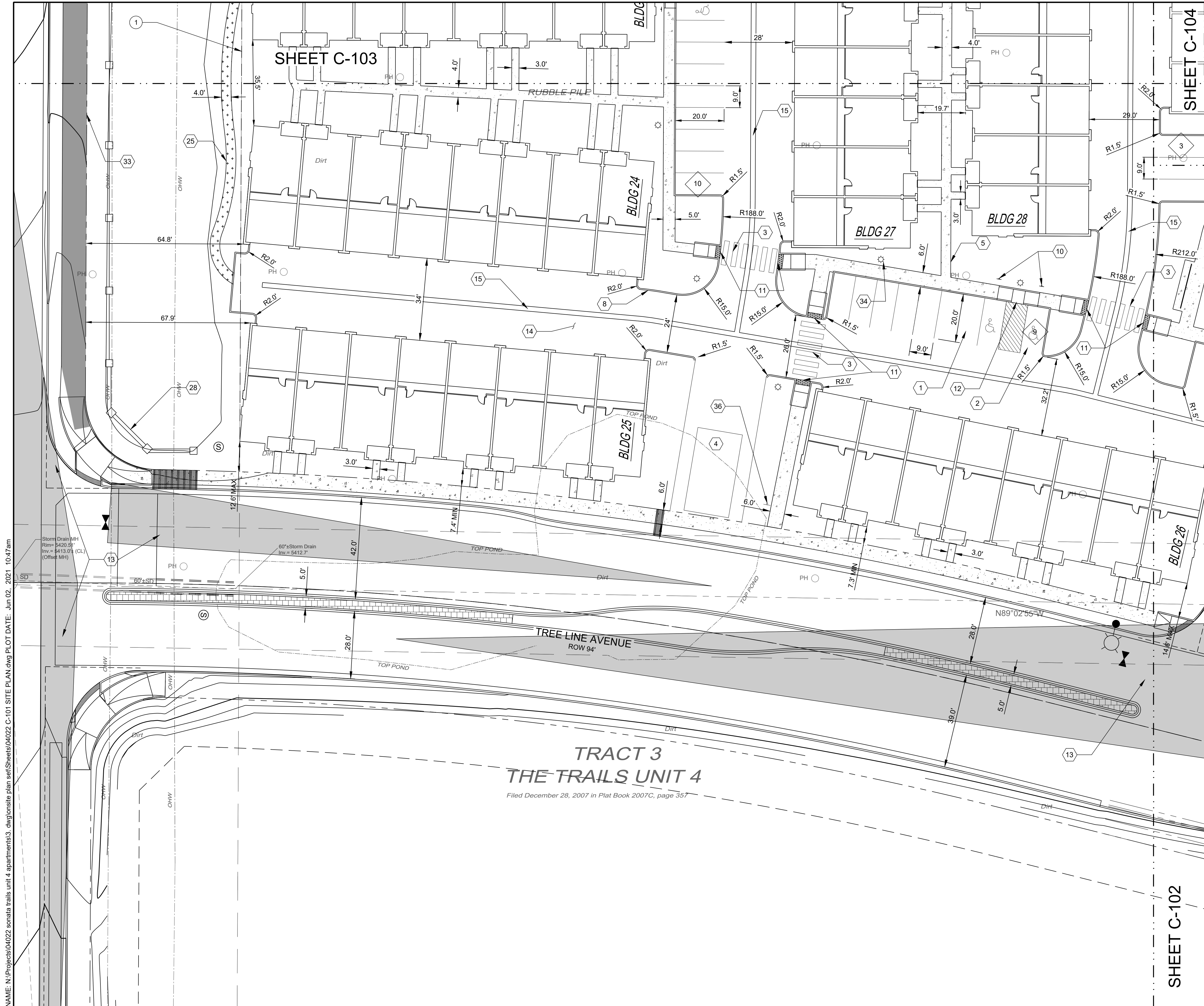
**EASEMENT NOTES**

I.D.#	DESCRIPTION
1	EXISTING 100' PLAINS ELECTRIC EASEMENT TO REMAIN.
2	EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED.
3	EXISTING 50' PUBLIC ROADWAY, SEWER, AND WATER EASEMENT TO BE VACATED.

SCALE: 1" = 80'

NAME: N:\Projects\04022\_sonata trails unit 4 apartments\3\_dwg\sonata trails unit 4 apartments\plan\_sst\Sheets\04022 SITE PLAN.dwg PLOT DATE: Jun 02, 2021 10:45am

DESIGNED BY: RESPEC	DRAWN BY: BE	CHECKED BY: SG	DATE: 5.24.2021
<p>RESPEC COMMUNITY DESIGN SOLUTIONS          807 JEFFERSON STREET SUITE 101          WWW.RESPEC.COM PHONE: 850.253.9718</p>			
<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: SONATA TRAILS UNIT 4 APARTMENTS</p>			
<p>SHEET TITLE: CONCEPTUAL OVERALL SITE PLAN</p>			
<p>SUBMITTED FOR: CONSTRUCTION</p>			
<p>SHEET NUMBER: C-100</p>			



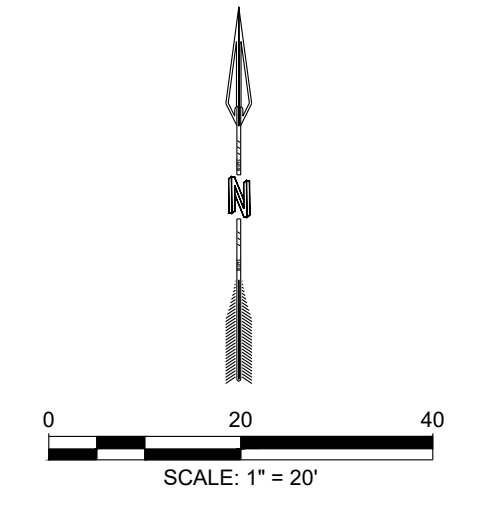
KEY MAP SCALE: NTS

KEYED NOTES

I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
4	REFUSE ENCLOSURE WITH COMPACTOR. SEE DETAIL 15 SHEET C-501.
5	CONCRETE SIDEWALK TYP.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
13	CLEAR SIGHT TRIANGLE.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
25	4' CRUSHER FINE TRAIL.
28	MONUMENT SIGN.
33	10' ASPHALT PATH.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
36	NO TRESPASSING SIGN.

EASEMENT NOTES

I.D.#	DESCRIPTION
1	EXISTING 100' PLAINS ELECTRIC EASEMENT TO REMAIN.



REVISION	

DESIGNED BY: BE  
 DRAWN BY: SG  
 CHECKED BY: SG  
 DATE: 5.24.2021

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 WWW.RESPEC.COM PHONE: 800.925.9718

RESPEC

STAMP

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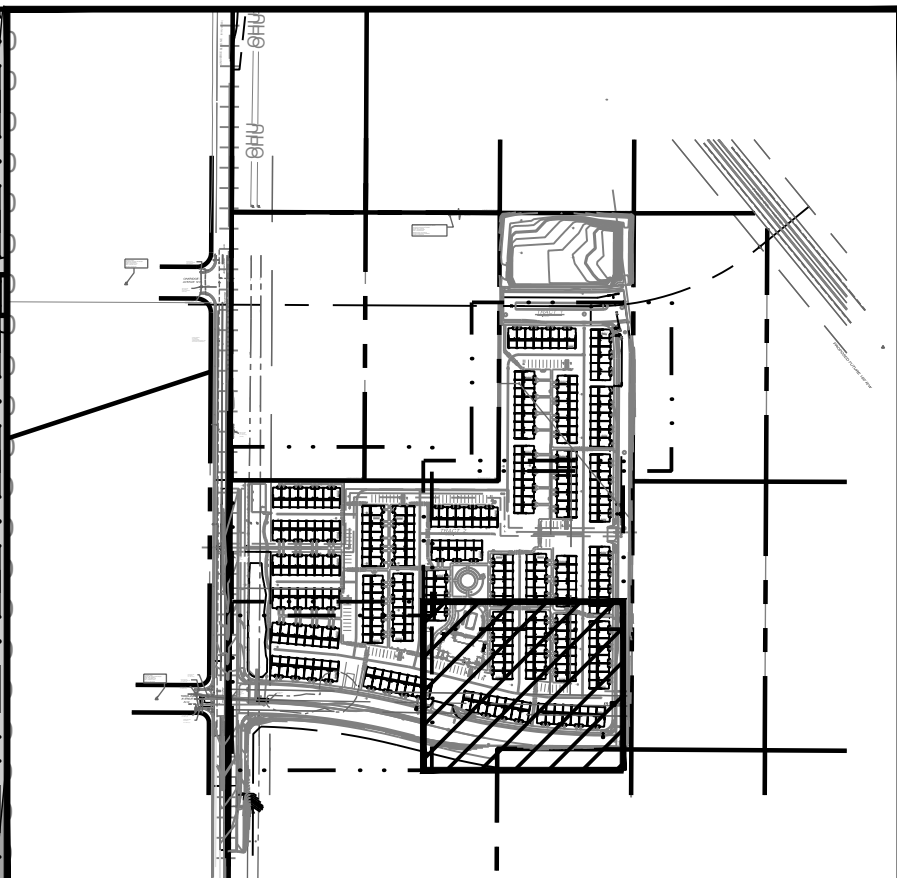
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-101

NAME: N:\Projects\04022\_sonata\_trails\_unit\_4\_apartments\3\_dwg\onsite\_plan\_sheets\04022\_C-101\_SITE\_PLAN.dwg PLOT DATE: Jun 02, 2021 10:47am



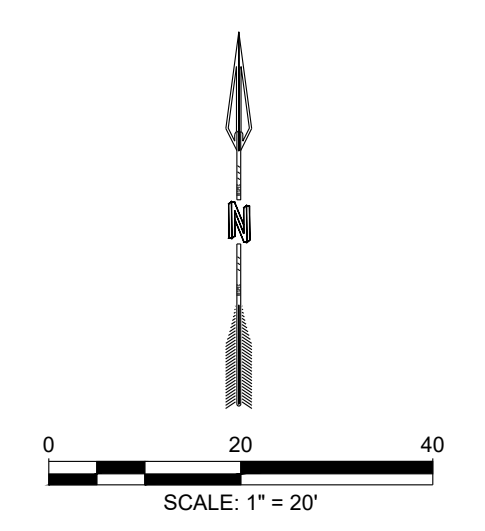
KEY MAP SCALE: NTS

KEYED NOTES

I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.
7	MOTORCYCLE PARKING.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
13	CLEAR SIGHT TRIANGLE.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
16	"NO PARKING" PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.
17	FREE STANDING "MOTORCYCLE PARKING" SIGN. SEE DETAIL SHEET C-501.
18	20'X50' POOL.
19	FIREPLACE & SEATING AREA.
20	8' JACUZZI.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
36	NO TRESPASSING SIGN.
37	CONCRETE BOLLARD.

EASEMENT NOTES

I.D.#	DESCRIPTION
3	EXISTING 50' PUBLIC ROADWAY, SEWER, AND WATER EASEMENT TO BE VACATED.



NAME: N:\Projects\04022\_sonata\_trails\_unit\_4\_apartments\3\_dwg\onsite\_plan\_set\Sheets\04022\_C-102\_SITE\_PLAN.dwg PLOT DATE: Jun 02, 2021 10:48am

SHEET C-101

SHEET C-103

DESIGNED BY: BE DRAWN BY: SG CHECKED BY: SG DATE: 5.24.2021	<p>RESPEC COMMUNITY DESIGN SOLUTIONS          1897 JEFFERSON STREET SUITE 101          WWW.RESPEC.COM PHONE: 800.925.9718</p>	REVISION <table border="1" style="width: 100%; height: 50px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							STAMP 
PROJECT NAME: <b>SONATA TRAILS UNIT 4 APARTMENTS</b>		SHEET TITLE: <b>CONCEPTUAL SITE PLAN</b>							
SUBMITTED FOR: <b>CONSTRUCTION</b>		SHEET NUMBER: <b>C-102</b>							

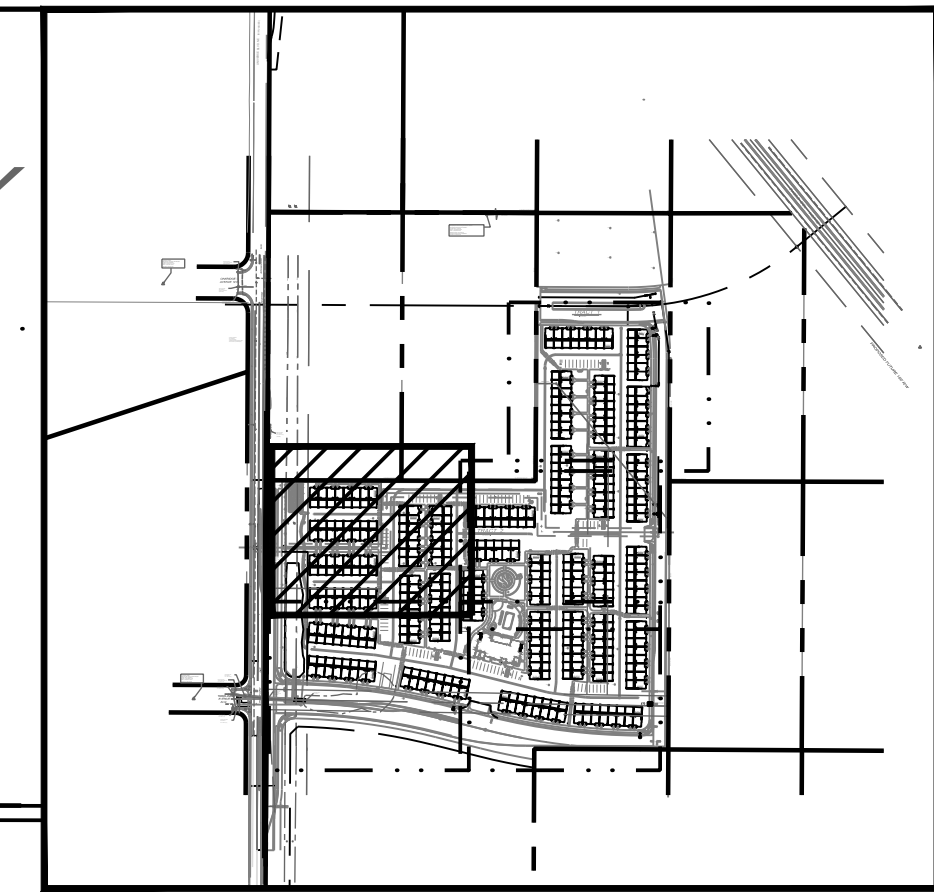
# WARRANTY DEED

January 12, 2001  
Book A14, Pg. 2769

# WARRANTY

February 26, 2007  
Book A133, Pg. 563

SHEET C-104



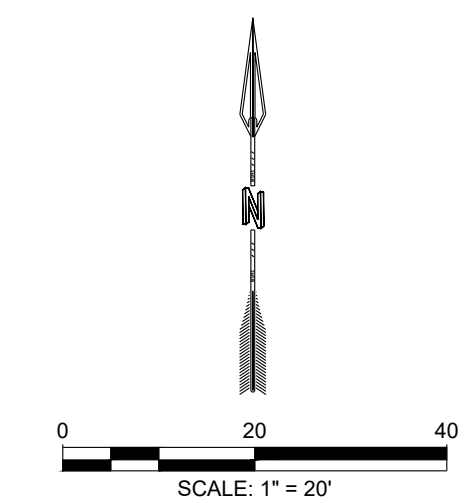
KEY MAP SCALE: NTS

### KEYED NOTES

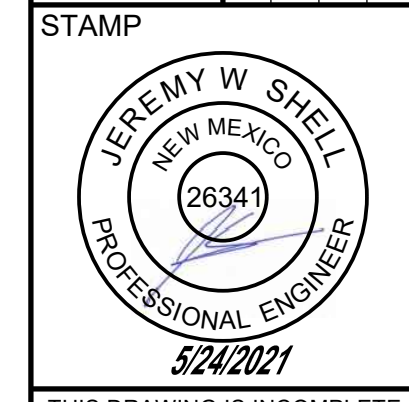
I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
16	"NO PARKING" PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.
24	DOG PARK.
25	4" CRUSHER FINE TRAIL.
26	BENCH TYP.
30	6" CMU SPLIT FACE WALL WITH WHITE CAP. TURN A BLOCK EVERY 14.6' ON N/S WALL SEGMENT.
32	EXISTING PNM POLES.
33	10' ASPHALT PATH.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
36	NO TRESPASSING SIGN.

### EASEMENT NOTES

I.D.#	DESCRIPTION
1	EXISTING 100' PLAINS ELECTRIC EASEMENT TO REMAIN.
2	EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED.



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DRAWN	SG
CHECKED	
DATE	5.24.2021



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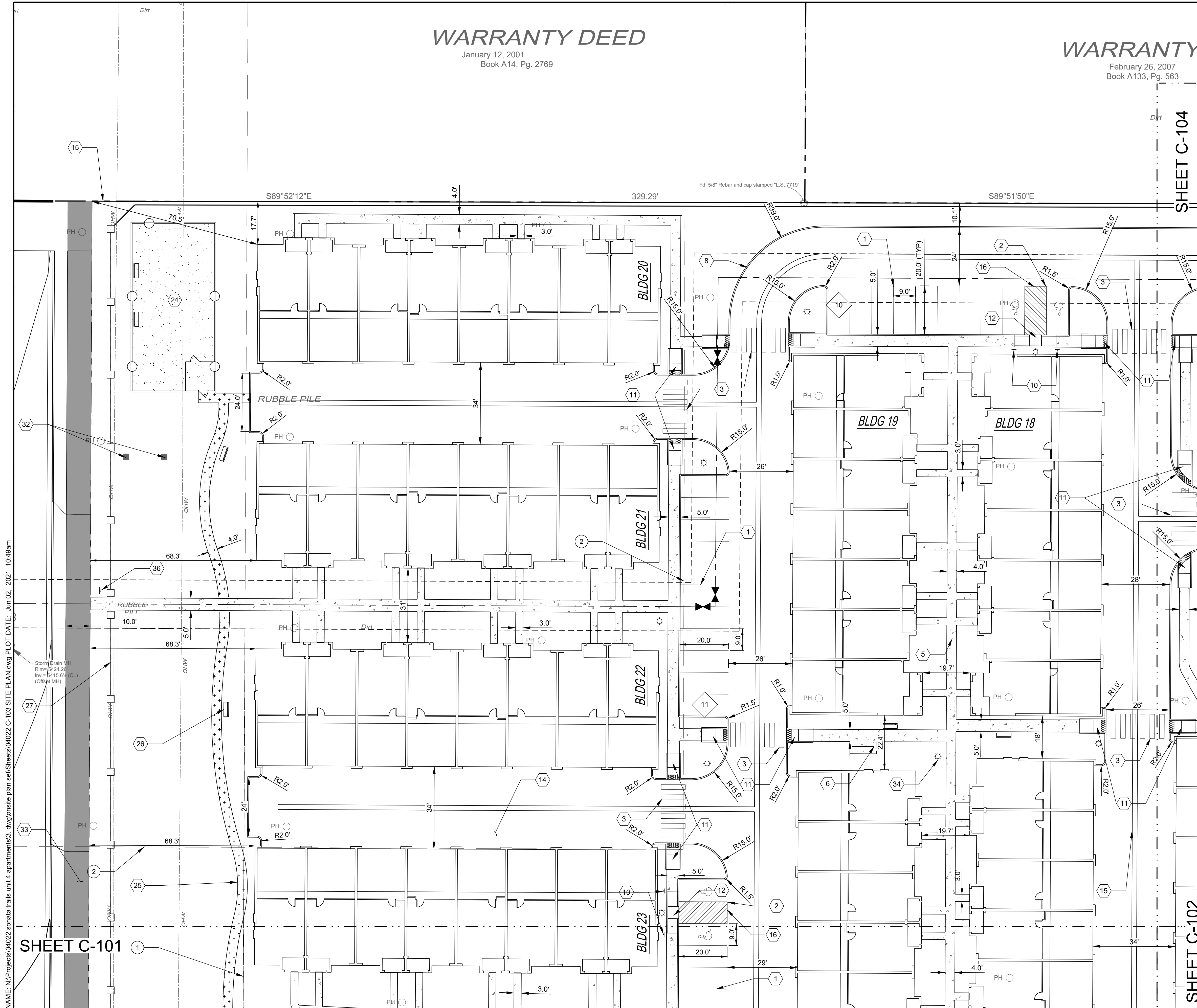


PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

SUBMITTED FOR:  
**CONSTRUCTION**

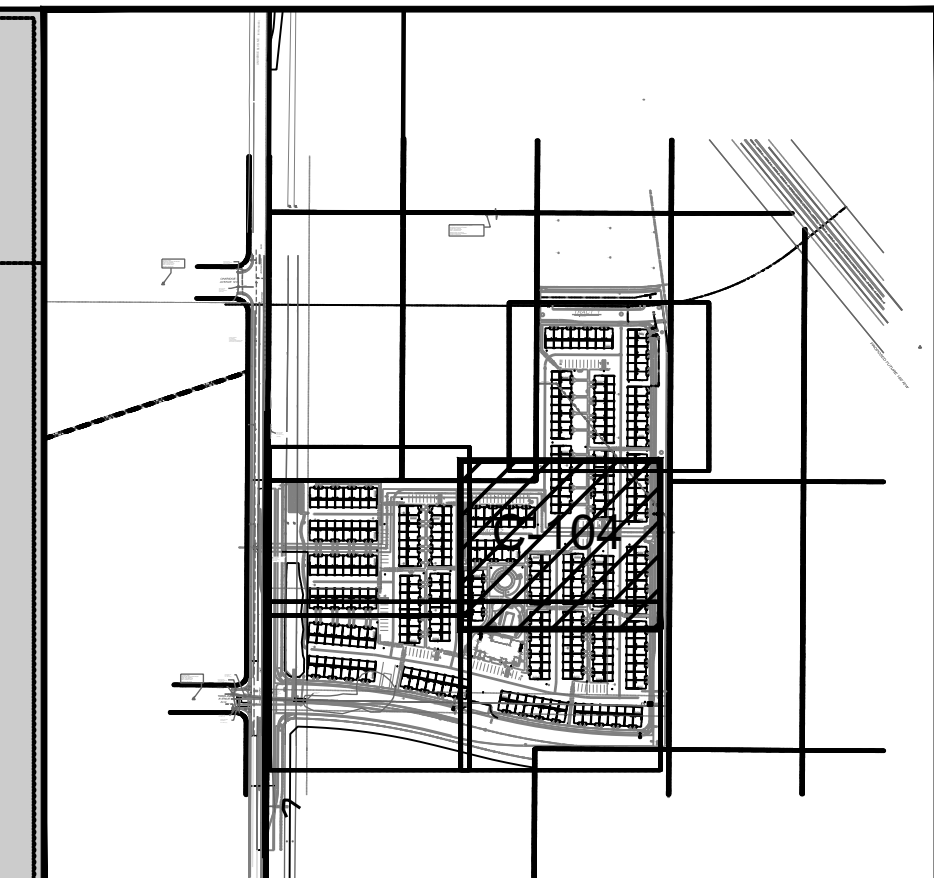
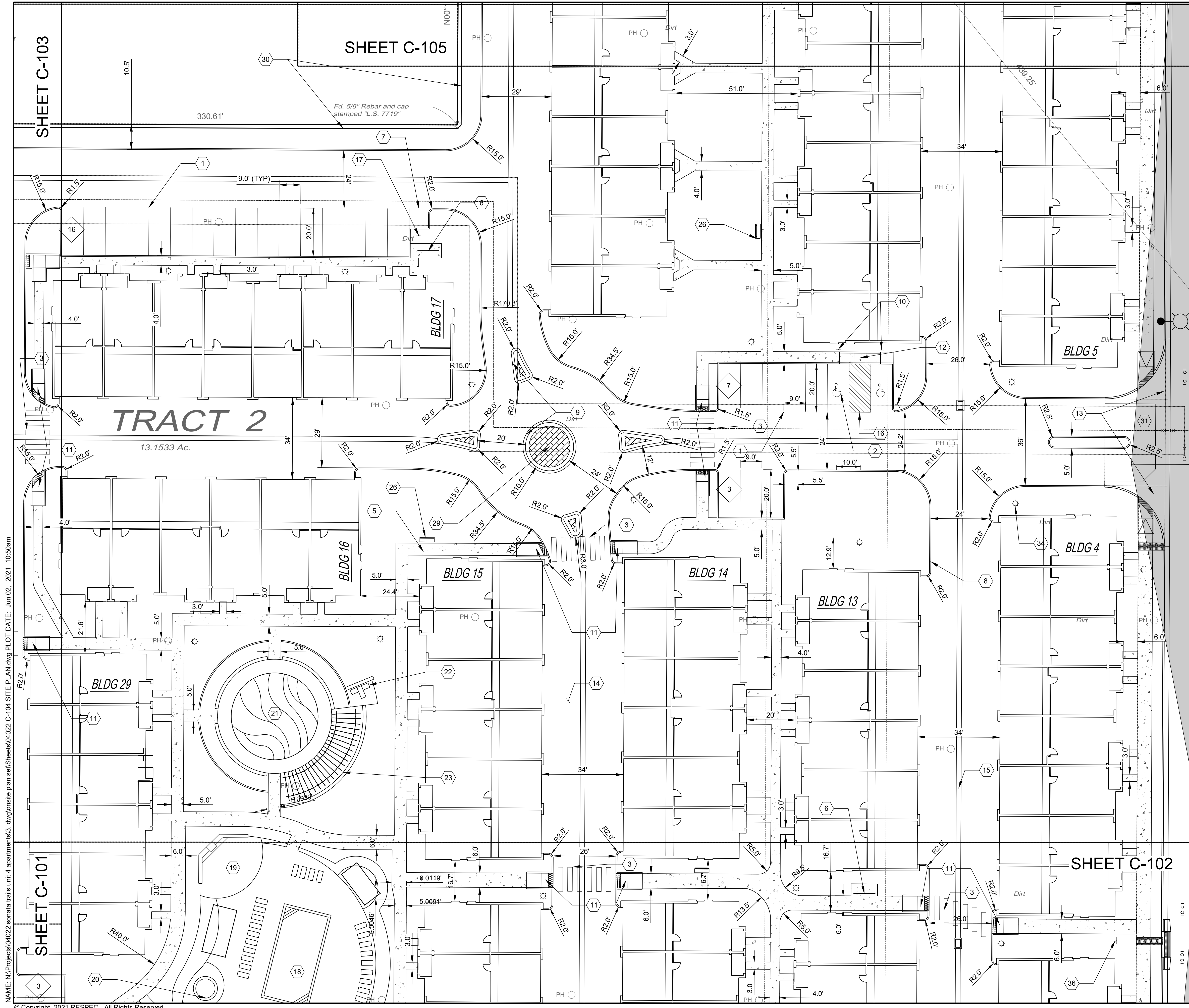
SHEET NUMBER:  
**C-103**



SHEET C-101

SHEET C-102

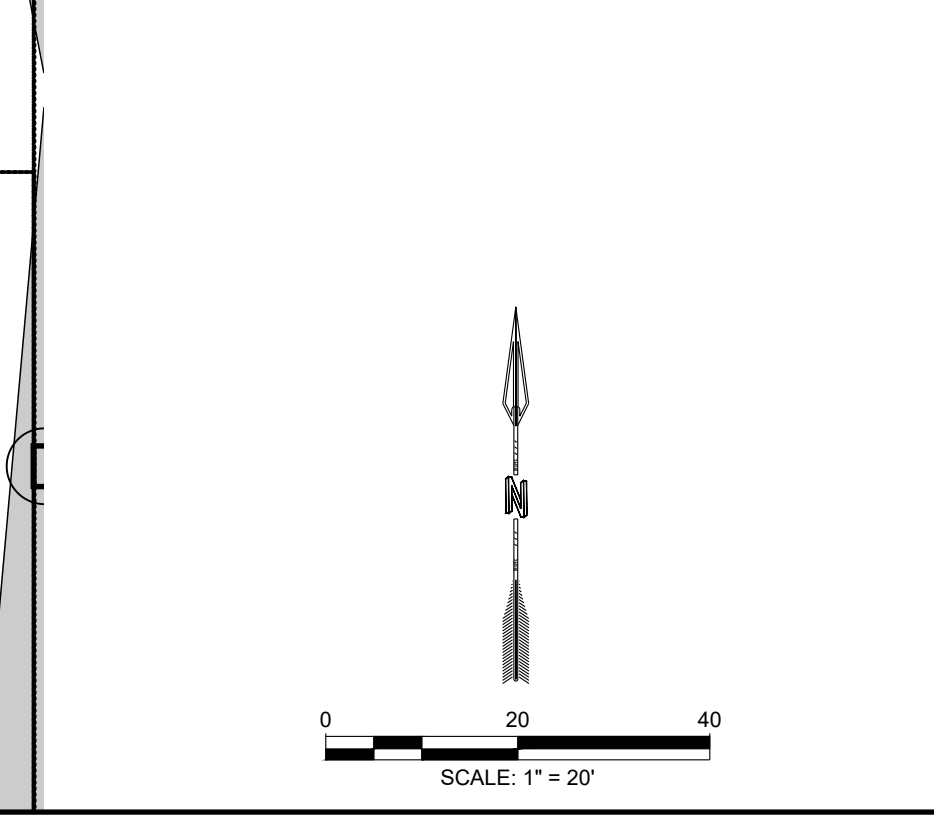
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KEY MAP SCALE: NTS

KEYED NOTES

I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.
7	MOTORCYCLE PARKING.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
9	CONCRETE ROLL CURB. SEE DETAIL 4 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
13	CLEAR SIGHT TRIANGLE.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
16	"NO PARKING" PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.
17	FREE STANDING "MOTORCYCLE PARKING" SIGN. SEE DETAIL SHEET C-501.
18	20'X50' POOL.
19	FIREPLACE & SEATING AREA.
20	8' JACUZZI.
21	TOT LOT AREA.
22	BBQ GRILLS.
23	TRELLIS RAMADA.
26	BENCH TYP.
29	MEDIAN CONCRETE. SEE DETAIL 11 SHEET C-500.
30	6" CMU SPLIT FACE WALL WITH WHITE CAP. TURN A BLOCK EVERY 14.6' ON N/S WALL SEGMENT.
31	VALLEY GUTTER AND ENTRANCE TO BE BUILT WITH THE WORK ORDER PLANS.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
36	NO TRESSPASSING SIGN.



NAME: N:\Projects\04022\_sonata\_trails\_unit\_4\_apartments\3\_dwg\onsite\_plan\set\Sheets\04022\_C-104\_SITE\_PLAN.dwg PLOT DATE: Jun 02, 2021 10:50am

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DATE	5.24.2021

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RESPEC  
 JEREMY W. SHELL  
 NEW MEXICO  
 26341  
 PROFESSIONAL ENGINEER  
 5/24/2021

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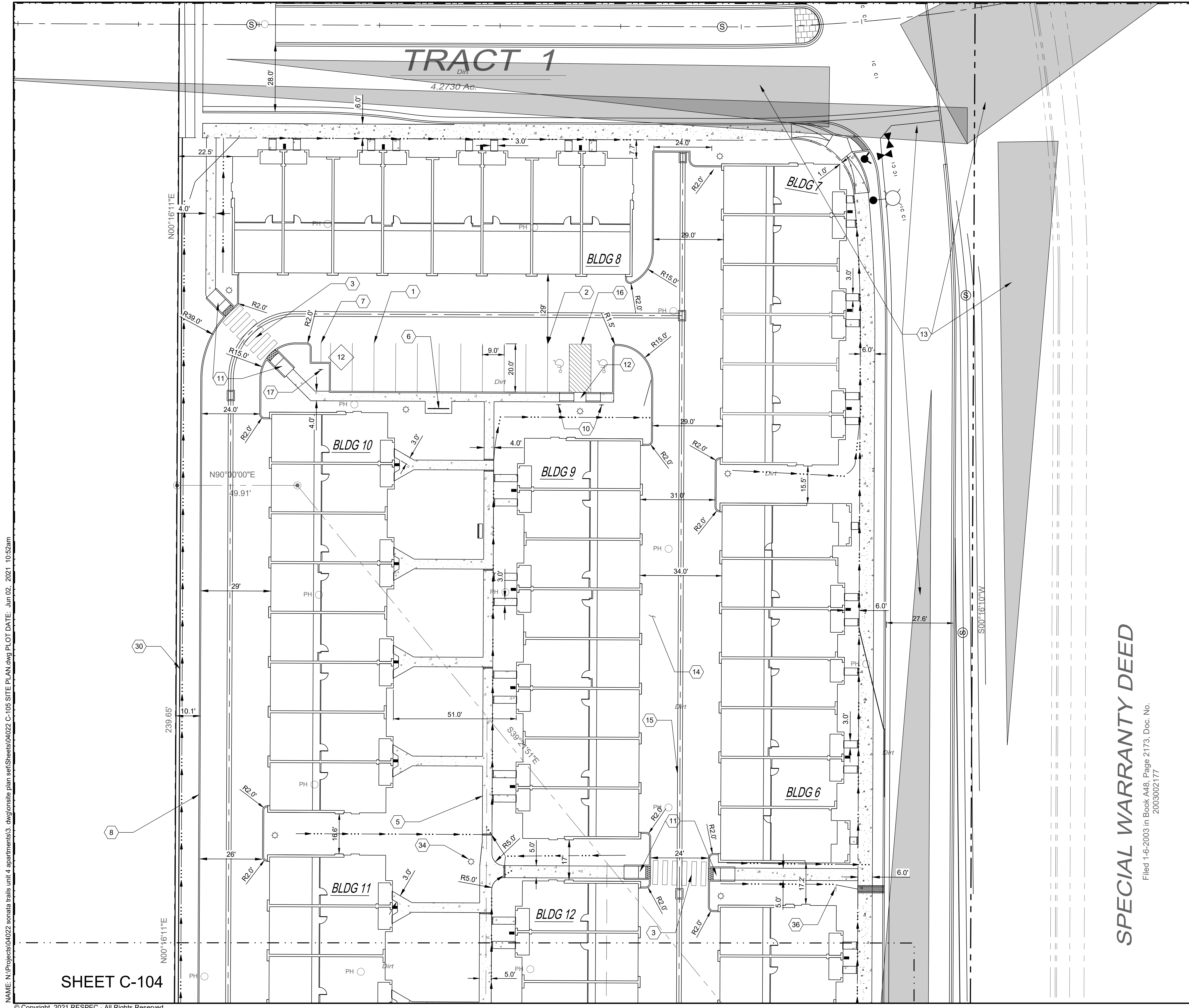
PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

SUBMITTED FOR:  
**CONSTRUCTION**

SHEET NUMBER:  
**C-104**

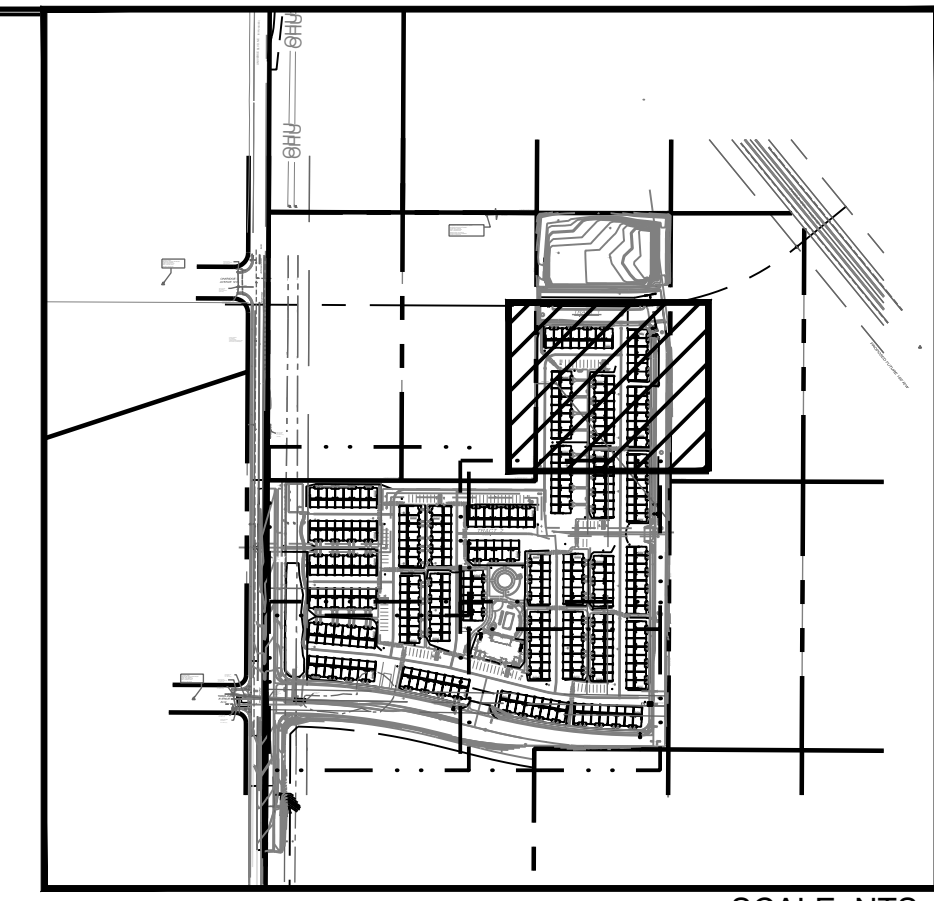
REVISION



SHEET C-104

**SPECIAL WARRANTY DEED**

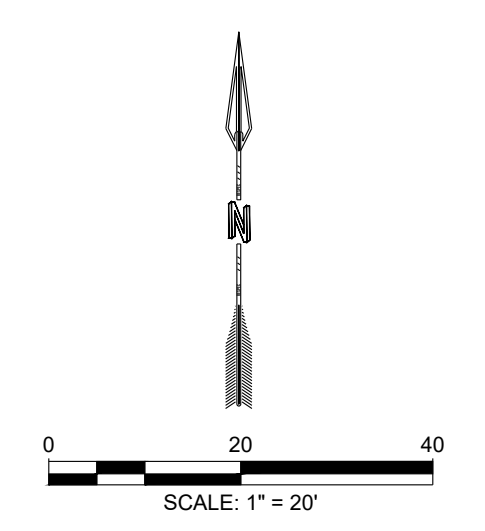
Filed 1-6-2003 in Book A48, Page 2173, Doc. No. 2003002177



KEY MAP SCALE: NTS

KEYED NOTES

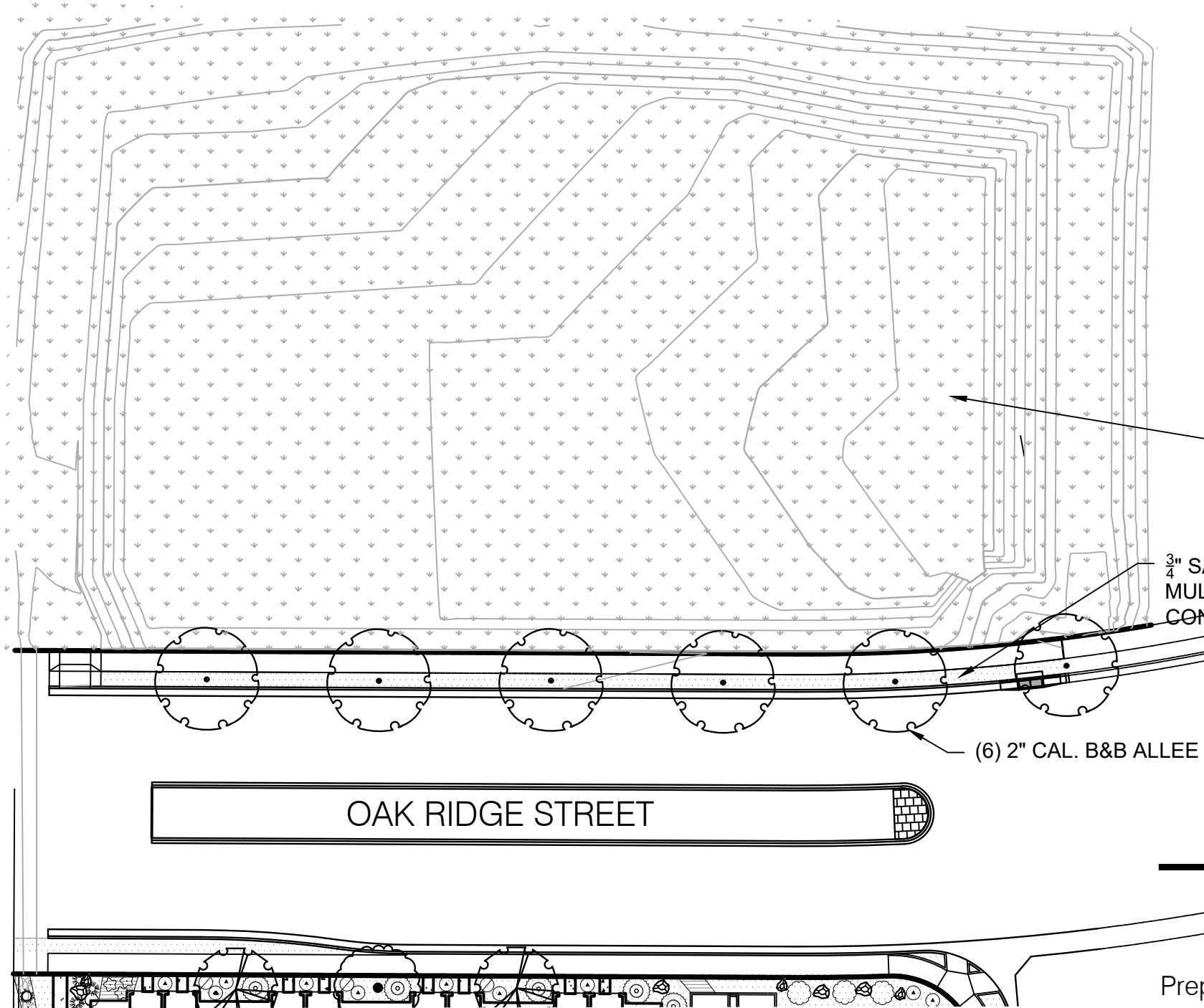
I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
7	MOTORCYCLE PARKING.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
13	CLEAR SIGHT TRIANGLE.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
16	"NO PARKING" PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.
17	FREE STANDING "MOTORCYCLE PARKING" SIGN. SEE DETAIL SHEET C-501.
25	4" CRUSHER FINE TRAIL.
26	BENCH TYP.
30	6' CMU SPLIT FACE WALL WITH WHITE CAP. TURN A BLOCK EVERY 14.6' ON N/S WALL SEGMENT.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
35	COVERED RAMADA WITH PICNIC TABLE.
36	NO TRESPASSING SIGN.



NAME: N:\Projects\04022\_sonata\_trails\_unit\_4\_apartments\3\_dwg\onsite\_plan\_sheets\04022\_C-105\_SITE\_PLAN.dwg PLOT DATE: Jun 02, 2021 10:52am

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REVISION										
		<p>PROJECT NAME: <b>SONATA TRAILS UNIT 4 APARTMENTS</b></p>								
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<p>SHEET TITLE: <b>CONCEPTUAL SITE PLAN</b></p>		<p>SHEET NUMBER: <b>C-105</b></p>								
<p>SUBMITTED FOR: <b>CONSTRUCTION</b></p>										



NOTES:

1. THE SEED MIXTURE AND RATE SHALL BE PER SECTION 1012.2.2 "NATIVE GRASSES AND WILDFLOWER MEADOWS."
2. HYDRO-MULCH SHALL BE APPLIED PER 1012.2.3.1 AND AGGREGATE MULCH PER 1012.2.3.4 SHALL BE USED ON ANY 3:1 SLOPE.
3. SOIL AMENDMENT SHALL BE PER 1012.2.4.
4. EXECUTION SHALL BE PER 1012.3.
5. MAINTENANCE SHALL BE PER 1012.3.9.
6. PEST AND WEED CONTROL PER SECTION 1012.3.10.
7. WARRANTY REQUIRED PER 1012.3.11 IRRIGATION IS REQUIRED.
8. REVIEWS AND OBSERVATIONS PER 1012.3.12 ARE REQUIRED.
9. WARRANTY AND MAINTENANCE SHALL CONTINUE UNTIL UNIFORM PERENNIAL VEGETATION (IE. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) THAT PROVIDES 70% OF NATIVE UNDISTURBED GROUND COVER PER THE EPA'S CONSTRUCTION GENERAL PERMIT 2.2.14.B.I. AND A MINIMUM OF 1 YEAR.
10. IRRIGATION OF THE REVEGETATED NATIVE SEED MIX AREA IS BEING PROVIDED IN LIEU OF GRAVEL MULCH.
11. THE BOTTOM OF THE POND WILL BE SEEDED INITIALLY, BUT RESEEDING WILL NOT BE REQUIRED IF IT DOES NOT GERMINATE AFTER A YEAR.

REVEGETATIVE SEED MIX PER  
COA SPECIFICATION SECTION  
1012 - MISC. SEEDING AND NOTES  
ON THIS SHEET

$\frac{3}{4}$ " SANTA FE BROWN ROCK  
MULCH (3" DEPTH OVER WEED  
CONTROL FABRIC)

(6) 2" CAL. B&B ALLEE ELM

# SONATA

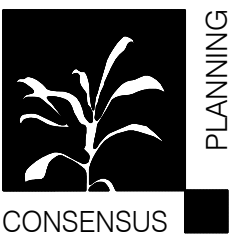
## LANDSCAPE PLAN

Prepared for:  
SONATA TRAILS, LLC

Prepared by:  
CONSENSUS PLANNING, INC.



Scale: 1" = 40'



April 5, 2021

**GENERAL LANDSCAPE NOTES**

LANDSCAPE DESIGN:  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.

IRRIGATION:  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 5 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 2 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

POINT OF CONNECTION FOR IRRIGATION SYSTEM SHALL BE PER THE UTILITY PLAN. POWER SHALL BE PROVIDED TO THIS POINT TO PROVIDE POSITIVE HEAT SOURCE TO THE BACKFLOW PREVENTER ENCLOSURE.

IRRIGATION SYSTEM WILL BE OPERATED BY AN AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

RESPONSIBILITY OF MAINTENANCE:  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE  
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION:  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE:  
TOTAL SITE AREA: 758,576 SF (17.41 AC)  
BUILDING AREA (BUILDING ENVELOPE): - 241,847 SF  
NET AREA: 516,729 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 77,509 SF  
PROVIDED LANDSCAPE AREA: 159,509 SF (31%)

OPEN SPACE REQUIREMENTS  
250 SF OF OPEN SPACE REQUIRED PER 2-BEDROOM UNIT  
300 SF OF OPEN SPACE REQUIRED PER 3+ -BEDROOM UNIT  
OPEN SPACE PROVIDED: 63,900 SF  
OPEN SPACE REQUIRED (73 X 300 SF, 168 X 250 SF): 159,509 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE:  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 121,940 SF (76%)  
PROVIDED GROUND-LEVEL PLANTS: 30,145 SF (25%)

LANDSCAPE TURF:  
10% OF REQUIRED LANDSCAPED AREAS MAY BE IRRIGATED TURF.  
TURF ALLOWED: 7,750 SF  
TURF PROVIDED: 6,112 SF

SITE TREES:  
1 TREE REQUIRED PER UNIT.  
SITE TREES REQUIRED: 241  
SITE TREES PROVIDED: 263

PARKING LOT TREES:  
THE PROJECT IS PROVIDING 112 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
PARKING LOT TREES REQUIRED: 11  
PARKING LOT TREES PROVIDED: 38

STREET TREES:  
TREELINE AVENUE IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 50' O.C.

TREELINE AVENUE FRONTAGE IS 910'.  
STREET TREES REQUIRED: 19  
STREET TREES PROVIDED: 31

CLEAR SITE TRIANGLES

**PLANT LEGEND**

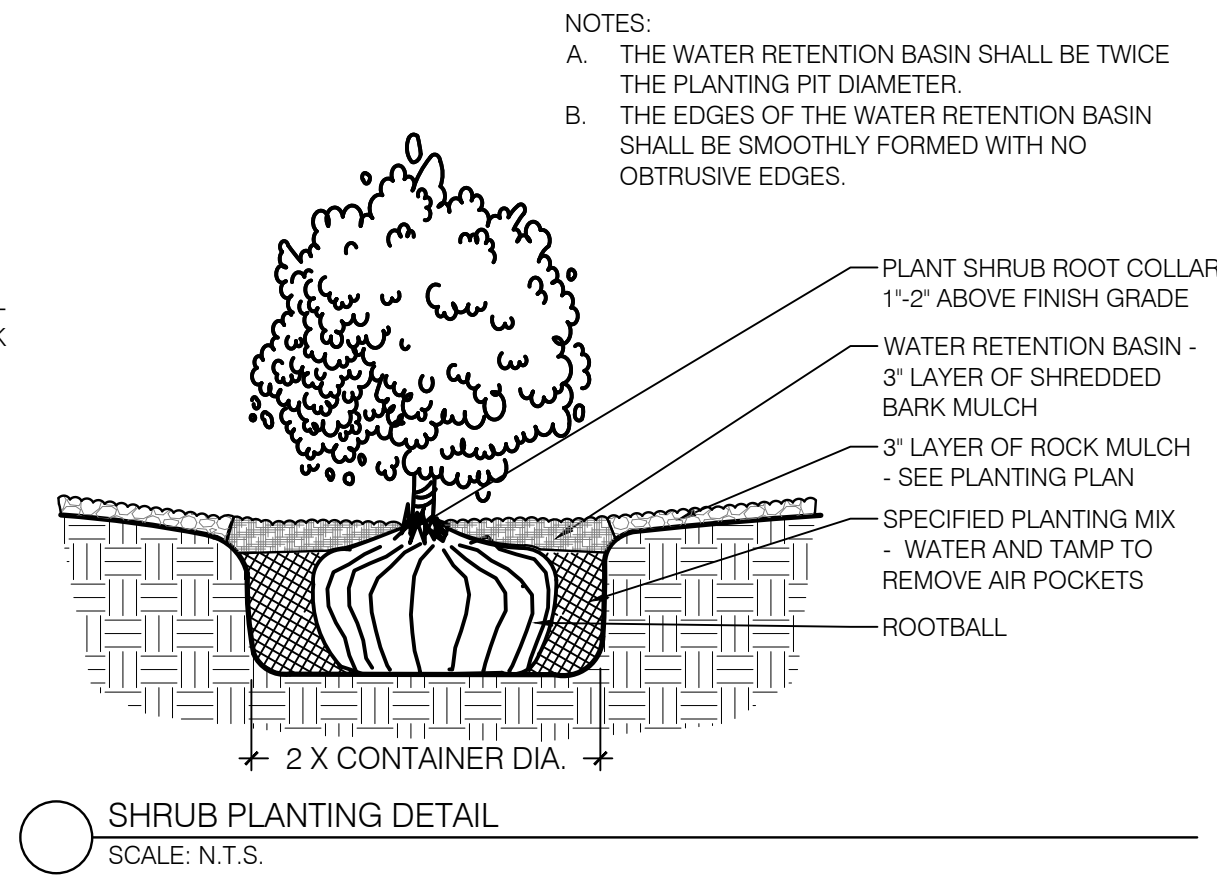
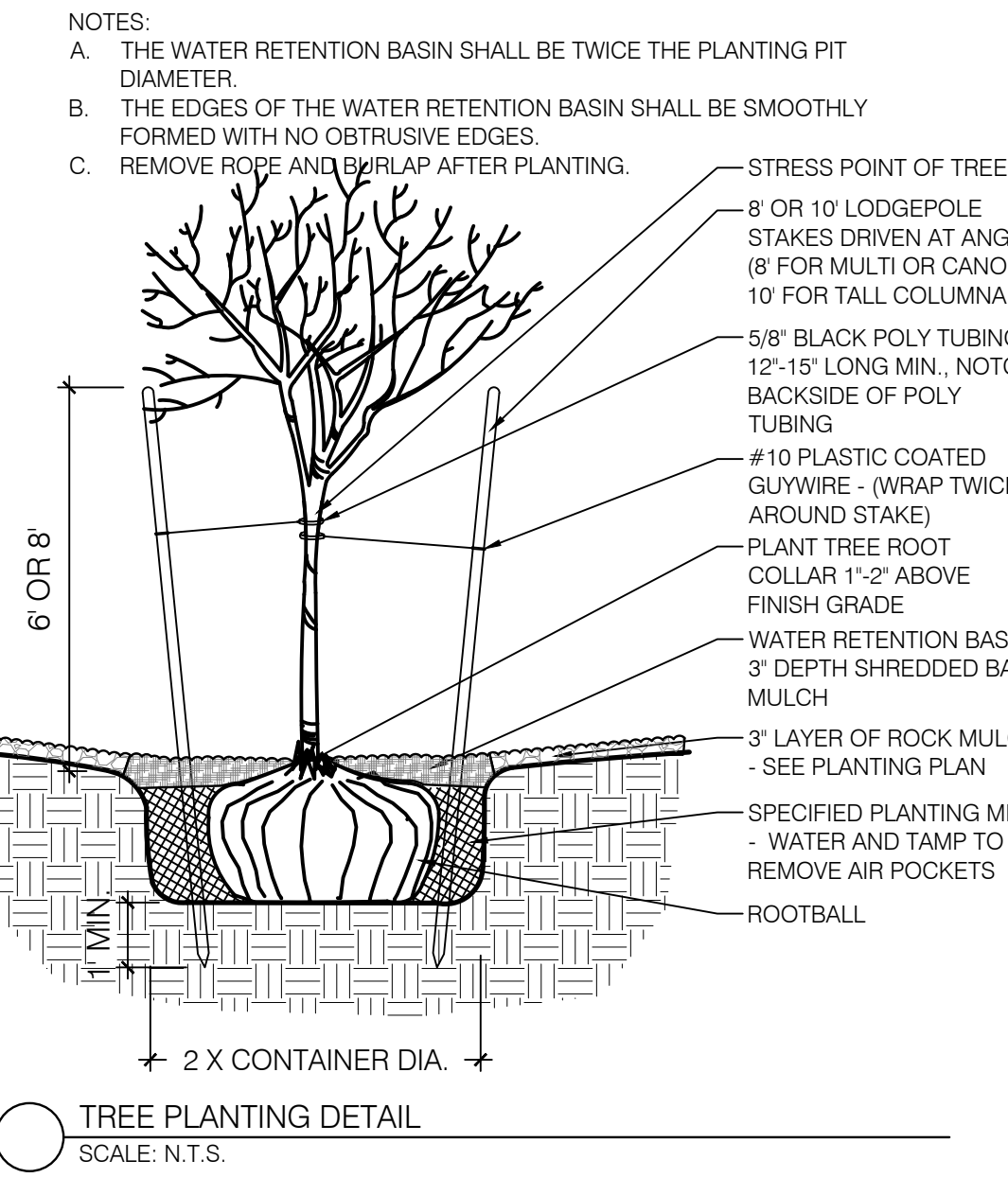
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>					
53		ACER TATARICUM GARANN HOT WINGS MAPLE	2' B&B	20' HT. X 24' SPR.	MED+
20		CERCIS RENIFORMIS OKLAHOMA REDBUD	2' B&B	14' HT. X 12' SPR.	MED
16		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	LOW+
31		FRAXINUS OXYCARPA RAYWOOD RAYWOOD ASH	2.5' B&B	35' HT. X 25' SPR.	MED+
19		PINUS NIGRA AUSTRIAN PINE	B&B	35' HT. X 25' SPR.	MED
25		PISTACIA ATLANTICA X RED PUSH RED PUSH PISTACHE	2' B&B	40' HT. X 30' SPR.	MED
52		ULMUS PARVIFOLIA ALLEE ELM	2' B&B	40' HT. X 35' SPR.	MED+
26		PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE PEAR	2' B&B	30' HT. X 25' SPR.	MED+
33		VITEX AGNIUS-CASTUS PURPLE CHASTETREE (MULTI-TRUNK)	15-GAL	20' HT. X 20' SPR.	MED
<b>SHRUBS AND GROUNDCOVERS</b>					
301		ACHILLEA MOONSHINE / SANGRIA MOONSHINE / SANGRIA YARROW (50/50)	1-GAL	2' HT. X 2' SPR.	MED
131		BUDDELEIA DAVIDII NANHOENSIS DWARF BLUE BUTTERFLY BUSH	1-GAL	4' HT. X 4' SPR.	MED
175		CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	1-GAL	4' HT. X 4' SPR.	LOW
116		CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	1-GAL	4' HT. X 4' SPR.	LOW
72		FALLUGIA PARADOXA APACHE FLUME	1-GAL	5' HT. X 5' SPR.	LOW
141		JUNIPERUS HORIZ 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED
20		JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5-GAL	1' HT. X 8' SPR.	MED
23		NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	1-GAL	4' HT. X 4' SPR.	MED+
83		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
171		POTENTILLA FRUTICOSA 'JACKMANI' JACKMAN'S SHRUBBY CINQUEFOIL	1-GAL	3' HT. X 3' SPR.	MED
62		PRUNUS CISTENA CISTENA PLUM	5-GAL	6' HT. X 6' SPR.	MED
90		PRUNUS GLANDULOSA FLOWERING ALMOND	5-GAL	4' HT. X 4' SPR.	MED
169		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	1-GAL	2' HT. X 4' SPR.	LOW+
203		SALVIA DORRII PURPLE SAGE	1-GAL	3' HT. X 3' SPR.	MED
122		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	1-GAL	30' HT. X 3' SPR.	MED
<b>DESERT ACCENTS</b>					
104		DASYLIRON WHEELERI DESERT SPOON	1-GAL	4' HT. X 4' SPR.	LOW
97		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW
<b>ORNAMENTAL GRASSES</b>					
248		CALAMOGOSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1-GAL	30' HT. X 3' SPR.	MED
293		MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	1-GAL	3' HT. X 4' SPR.	MED

**MULCHES AND BOULDERS**

- MOSS ROCK BOULDERS (3x3 MIN)
- GRAY CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 7/8" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 3/4-1" PAGE ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 2'-4" COYOTE MIST COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- SUNSET ROSE CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- DOG PARK ENGINEERED WOOD FIBER (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- TURF - BLUEGRASS SOD

**REVEGETATIVE SEEDING**

AREAS SHALL BE REVEGETATED BY HYDROMULCH TACKIFIER APPLICATION PER COA SPECIFICATION SECTION 1012 (GRAVELLY UPLANDS AND SLOPES). LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATED SEED TO LIMIT OF DISTURBANCE



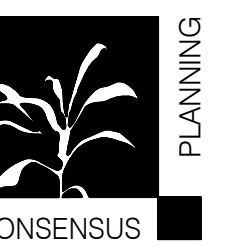
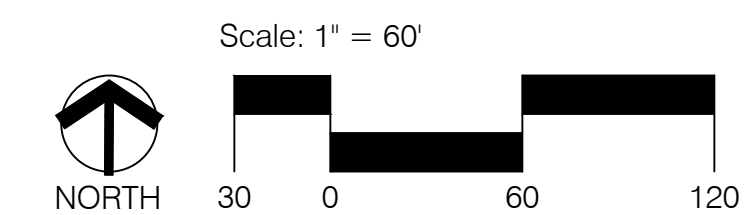
9-14-20

# SONATA

## LANDSCAPE PLAN

Prepared for:  
SONATA TRAILS, LLC

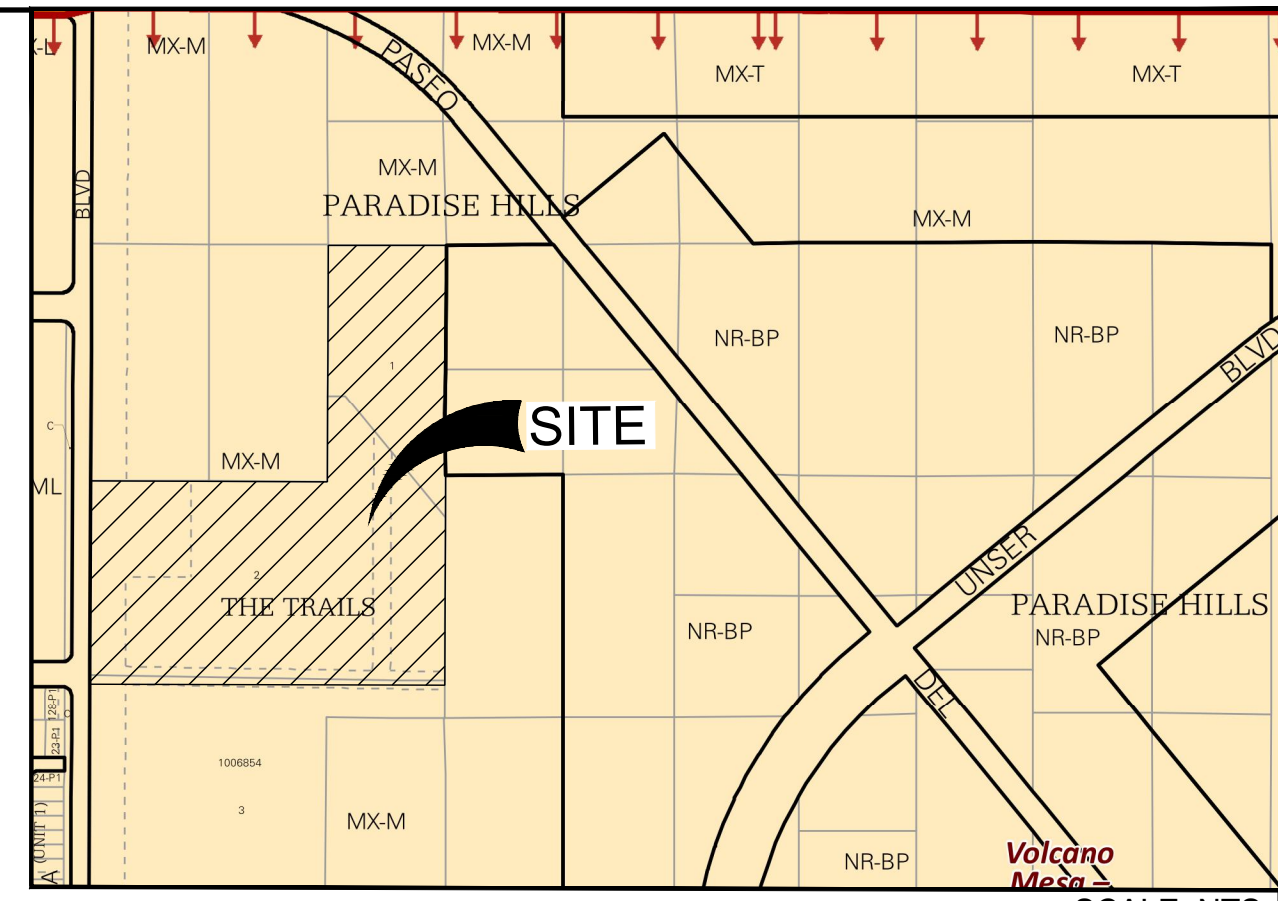
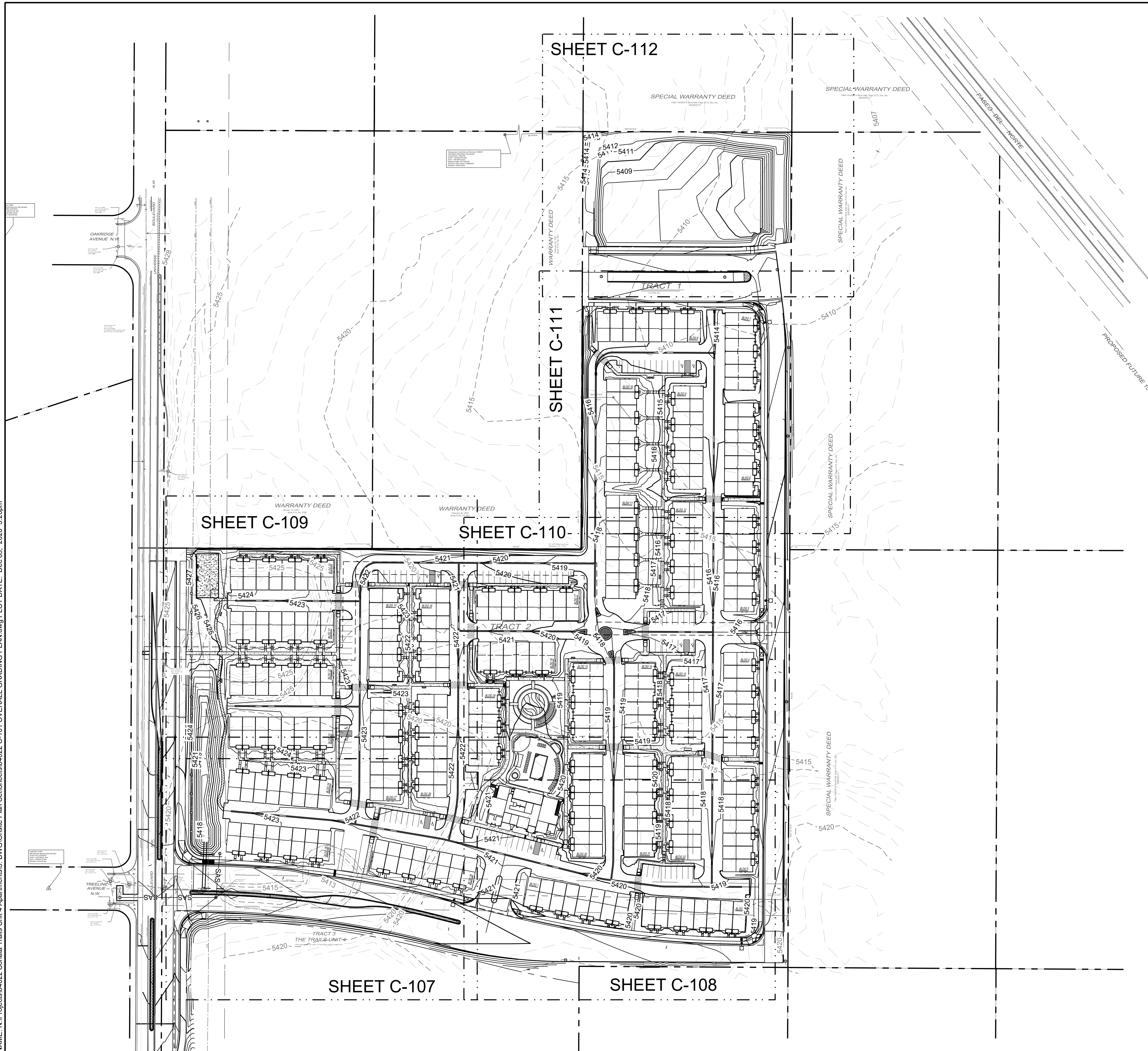
Prepared by:  
CONSENSUS PLANNING, INC.



JULY 2, 2020  
REV. JULY 23, 2020  
REV. AUG. 21, 2020  
REV. SEPT. 14, 2020



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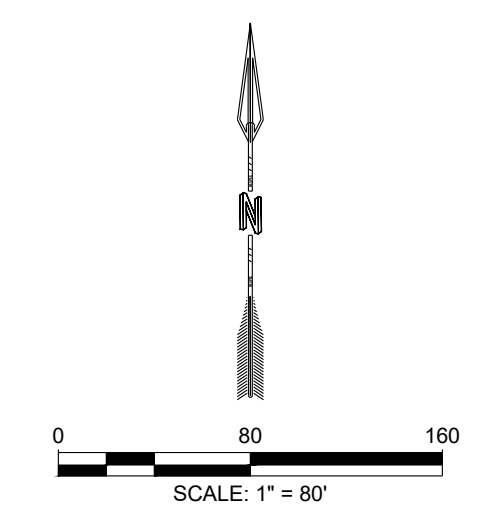


- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE 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-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.

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



DESIGNED BY	RESPEC
DRAWN BY	RESPEC
CHECKED BY	RESPEC
DATE	10.22.2020

STAMP

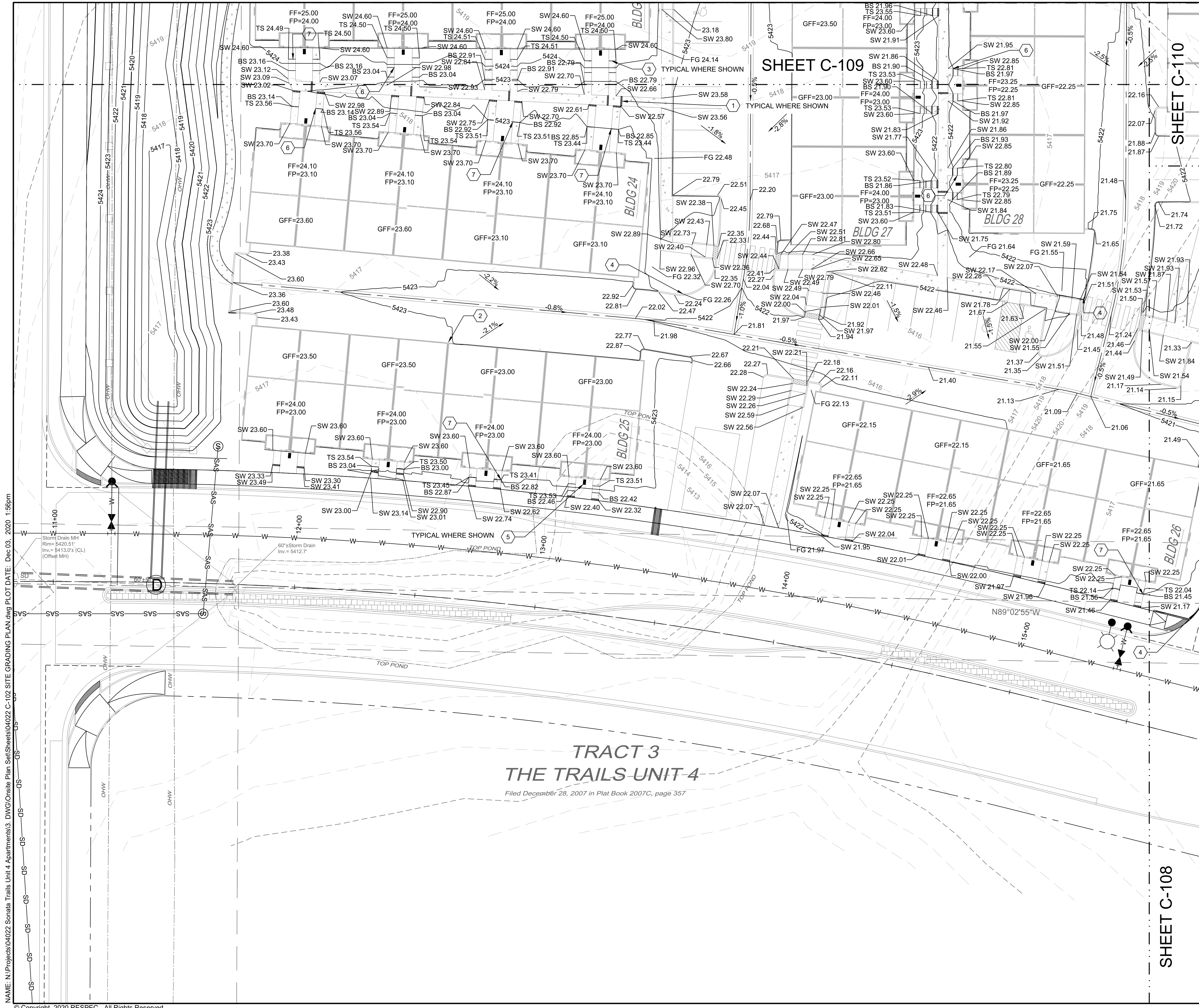
nm811  
Know what's Below.  
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PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL OVERALL GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-106**



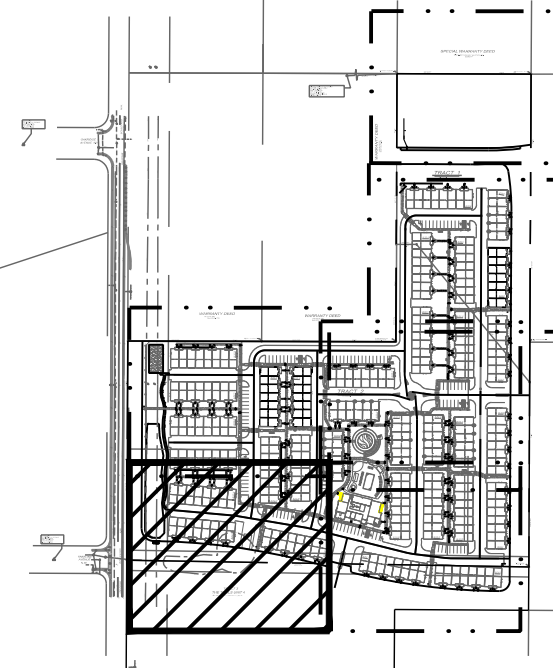
**SHEET C-109**

**SHEET C-108**

**SHEET C-110**

**TRACT 3  
THE TRAILS UNIT 4**

Filed December 28, 2007 in Plat Book 2007C, page 357



**KEY MAP**

SCALE: NTS

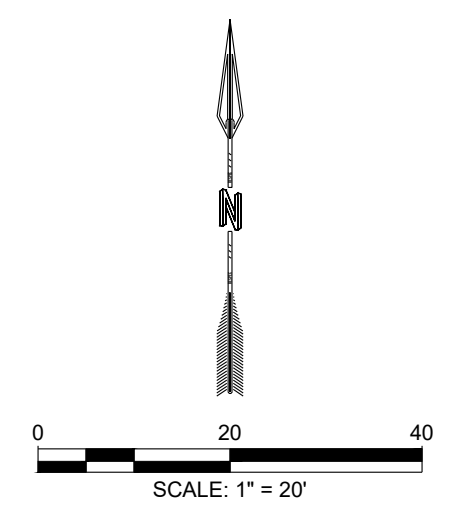
- LEGEND**
- GRADING LIMITS
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - MATCHLINE
  - SLOPE ARROW
  - SIDEWALK CULVERT

**SPOT ELEVATION SYMBOLS**

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

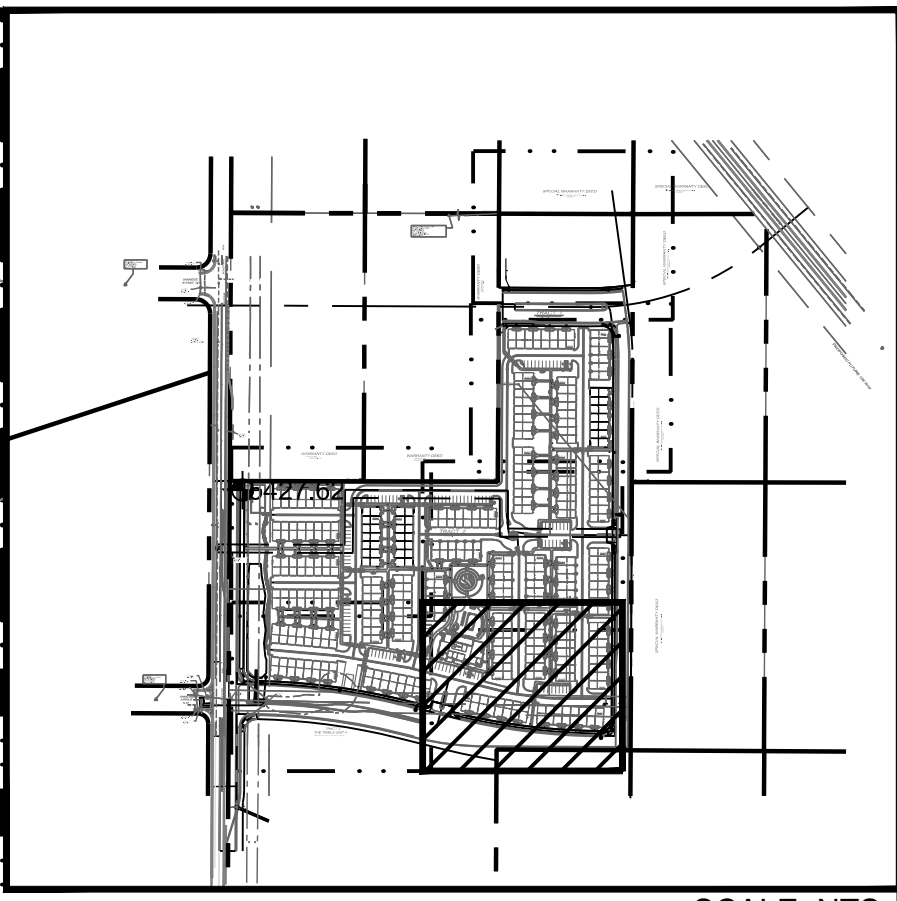
**KEYED NOTES**

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.



NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022\_C-109\_Site Grading Plan.dwg PLOT DATE: Dec 03, 2020 1:56pm

<p>DESIGNED BY: RESPEC DRAWN BY: BE CHECKED BY: SG DATE: 10.22.2020</p>	<p>REVISION</p>
 COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 858.593.9718	
<p>STAMP</p>	
<p><b>SONATA TRAILS UNIT 4 APARTMENTS</b></p>	
<p><b>CONCEPTUAL SITE GRADING PLAN</b></p>	
<p><b>DRB SITE PLAN</b></p>	
<p>SHEET NUMBER: <b>C-107</b></p>	



- LEGEND**
- GRADING LIMITS
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - MATCHLINE
  - SLOPE ARROW
  - SIDEWALK CULVERT
- SPOT ELEVATION SYMBOLS**
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**KEYED NOTES**

I.D.#	DESCRIPTION
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7	7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
8	4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.

**REVISION**

DESIGNED BY	BE
DRAWN BY	BE
CHECKED BY	SG
DATE	10.22.2020

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
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WWW.RESPEC.COM PHONE: 858.953.9718

**STAMP**

**JEREMY W. SHELL**  
NEW MEXICO  
26341  
PROFESSIONAL ENGINEER  
12/2020  
**PROVISIONAL**  
NOT FOR CONSTRUCTION  
12/2020

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

**SHEET TITLE:** CONCEPTUAL SITE GRADING PLAN

**DRB SITE PLAN**

**SHEET NUMBER:** C-108

**SCALE:** 1" = 20'

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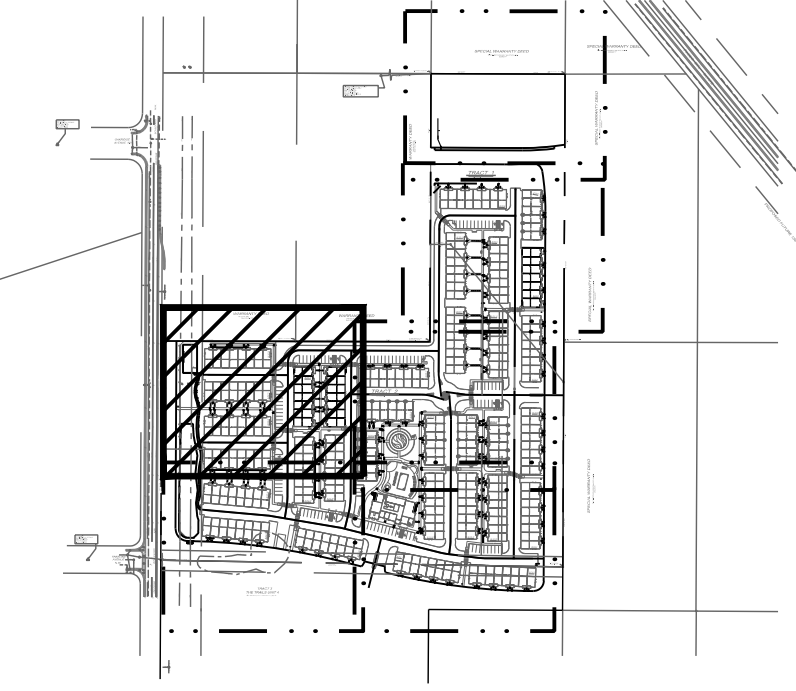
# WARRANTY DEED

January 12, 2001  
Book A14, Pg. 2769

# WARRANTY

February 26, 2007  
Book A133, Pg. 563

SHEET C-110



KEY MAP

SCALE: NTS

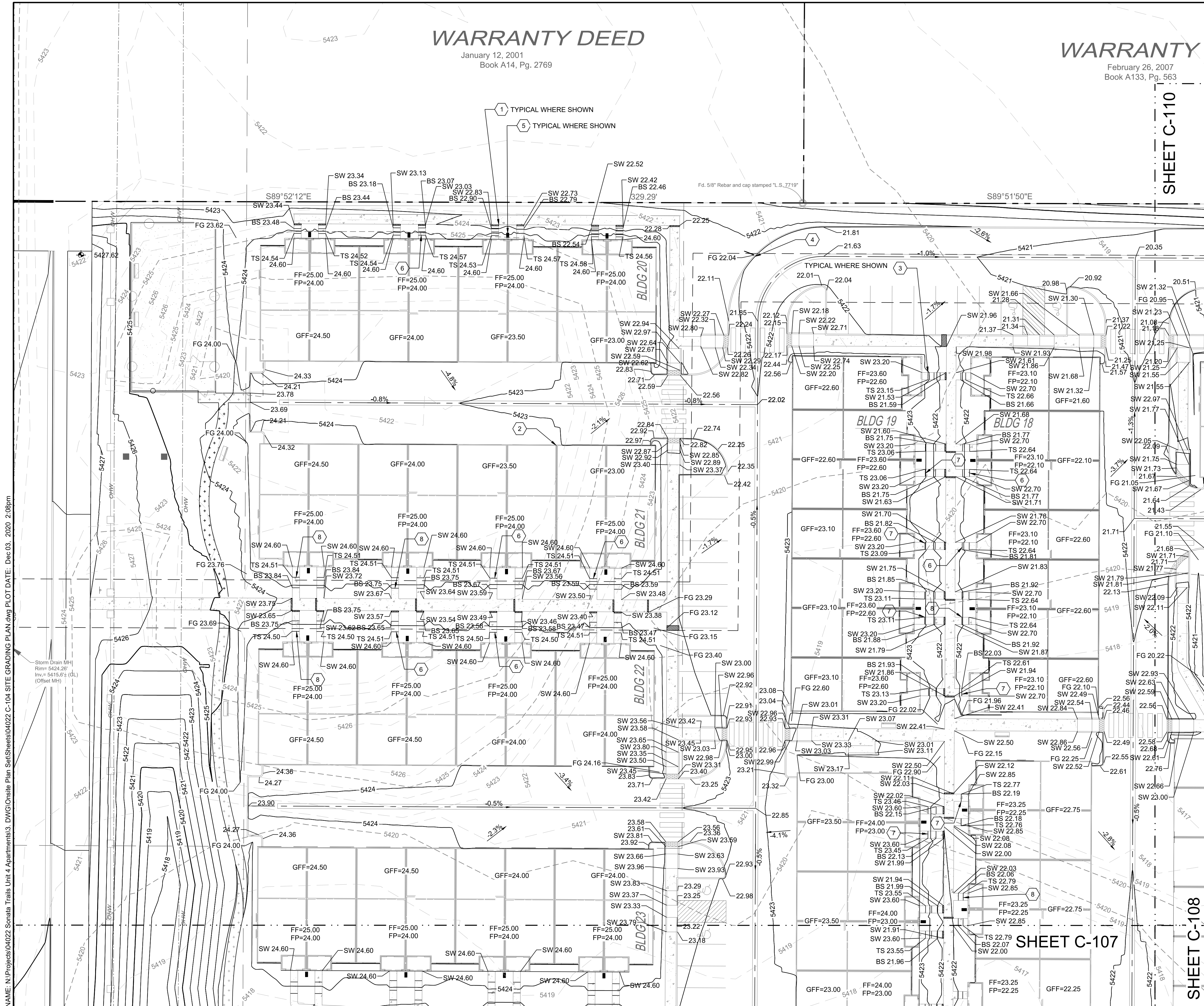
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GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	---
SIDEWALK CULVERT	---

**SPOT ELEVATION SYMBOLS**

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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.                            |



**LEGEND**

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

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**KEYED NOTES**

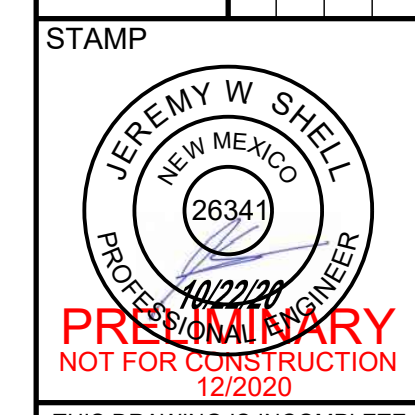
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NAME: N:\Projects\04022\Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-109 SITE GRADING PLAN.dwg PLOT DATE: Dec 03, 2020 2:08pm

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DESIGNED BY: BE  
DRAWN BY: BE  
CHECKED BY: SG  
DATE: 10.22.2020

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COMMUNITY DESIGN SOLUTIONS  
897 JEFFERSON STREET SUITE 101  
WWW.RESPEC.COM PHONE: 805.959.9718

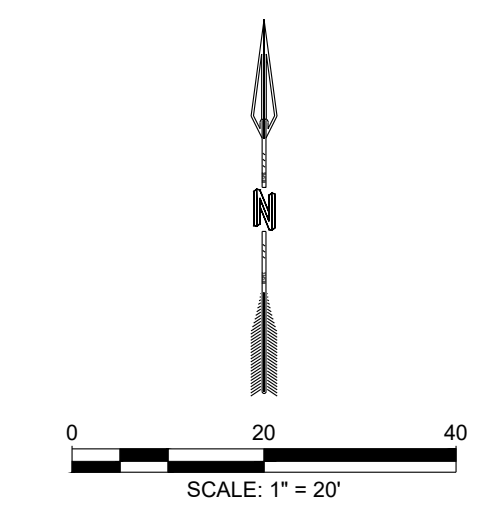


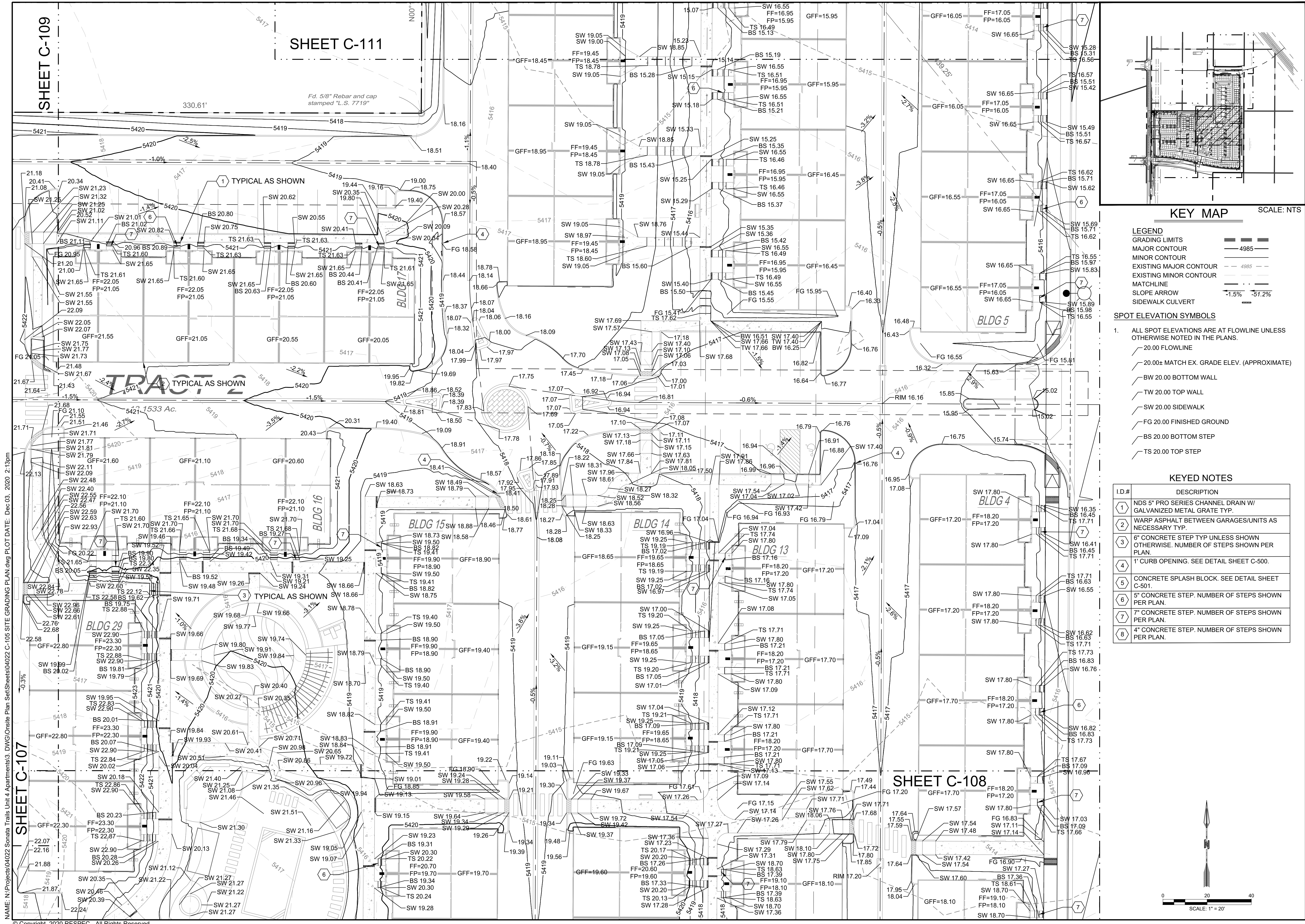
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE GRADING PLAN

SUBMITTED FOR: DRB SITE PLAN

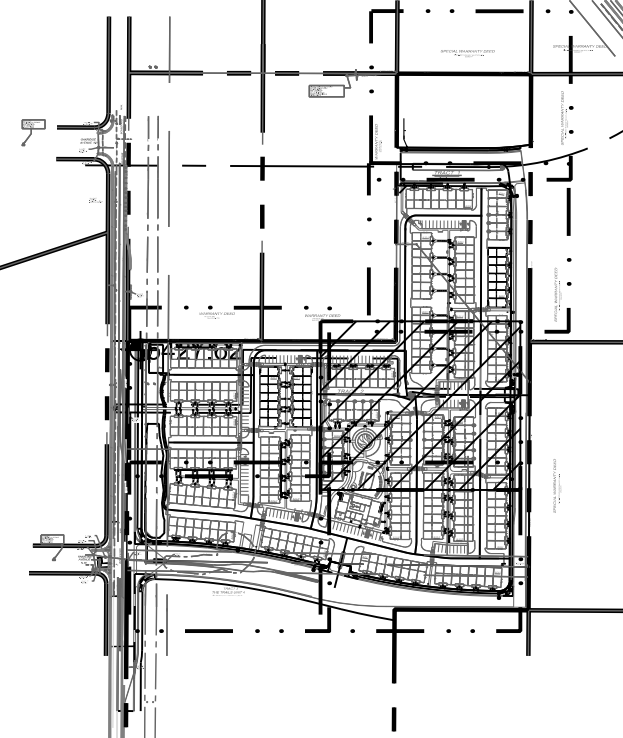
SHEET NUMBER: C-109





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	---
MAPLINE	---
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.

SHEET C-109

SHEET C-107

SHEET C-108

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-105 SITE GRADING PLAN.dwg PLOT DATE: Dec 03, 2020 2:13pm

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DRAWN BY	SG
CHECKED BY	SG
DATE	10.22.2020

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
897 JEFFERSON STREET SUITE 101  
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**RESPEC**

**STAMP**

**JEREMY W. SHELL**  
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12/2020  
NOT FOR CONSTRUCTION

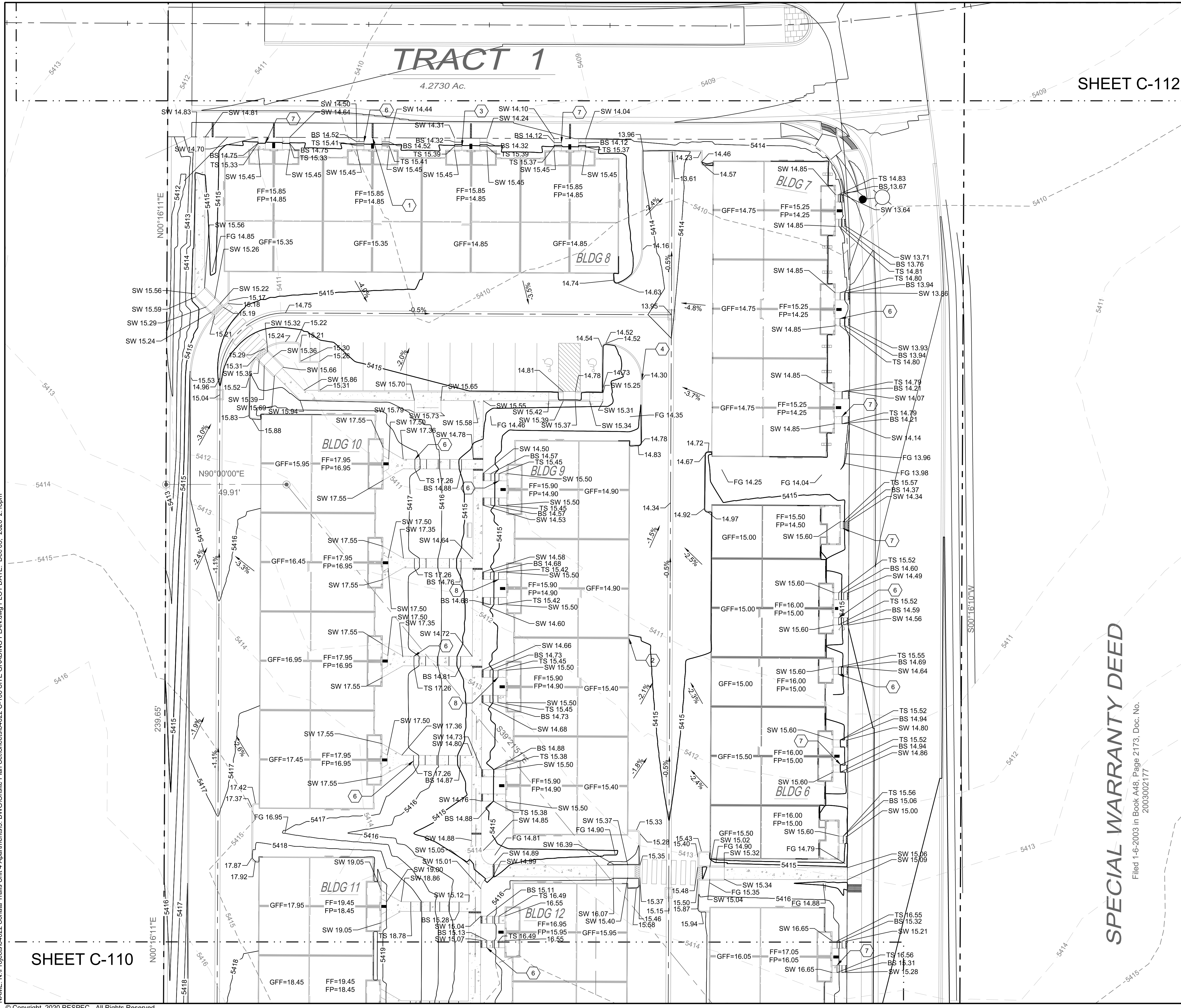
**nm811**  
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PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

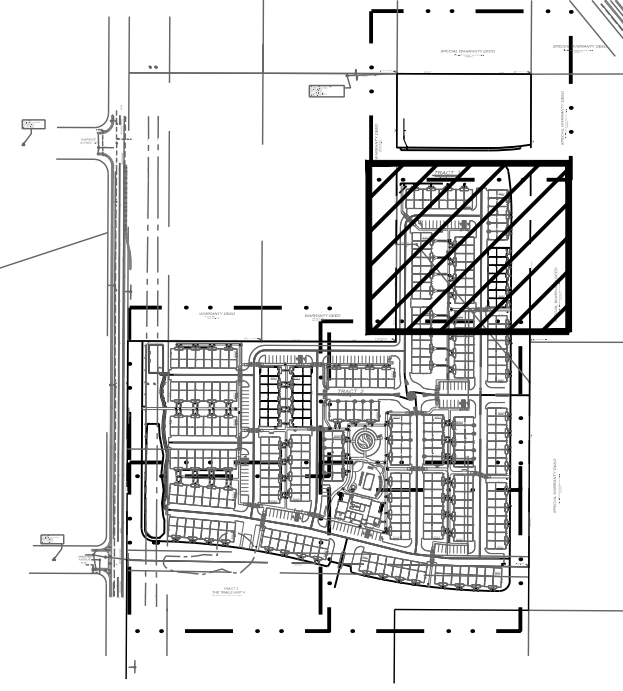
SHEET NUMBER:  
**C-110**



# TRACT 1

4.2730 Ac.

SHEET C-112



## KEY MAP

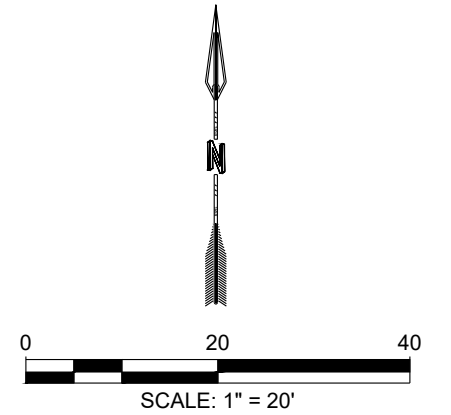
SCALE: NTS

- LEGEND**
- GRADING LIMITS ———
  - MAJOR CONTOUR ——— 4985
  - MINOR CONTOUR ———
  - EXISTING MAJOR CONTOUR - - - - - 4985
  - EXISTING MINOR CONTOUR - - - - -
  - MATCHLINE ———
  - SLOPE ARROW ——— -1.5% -51.2%
  - 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	4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.



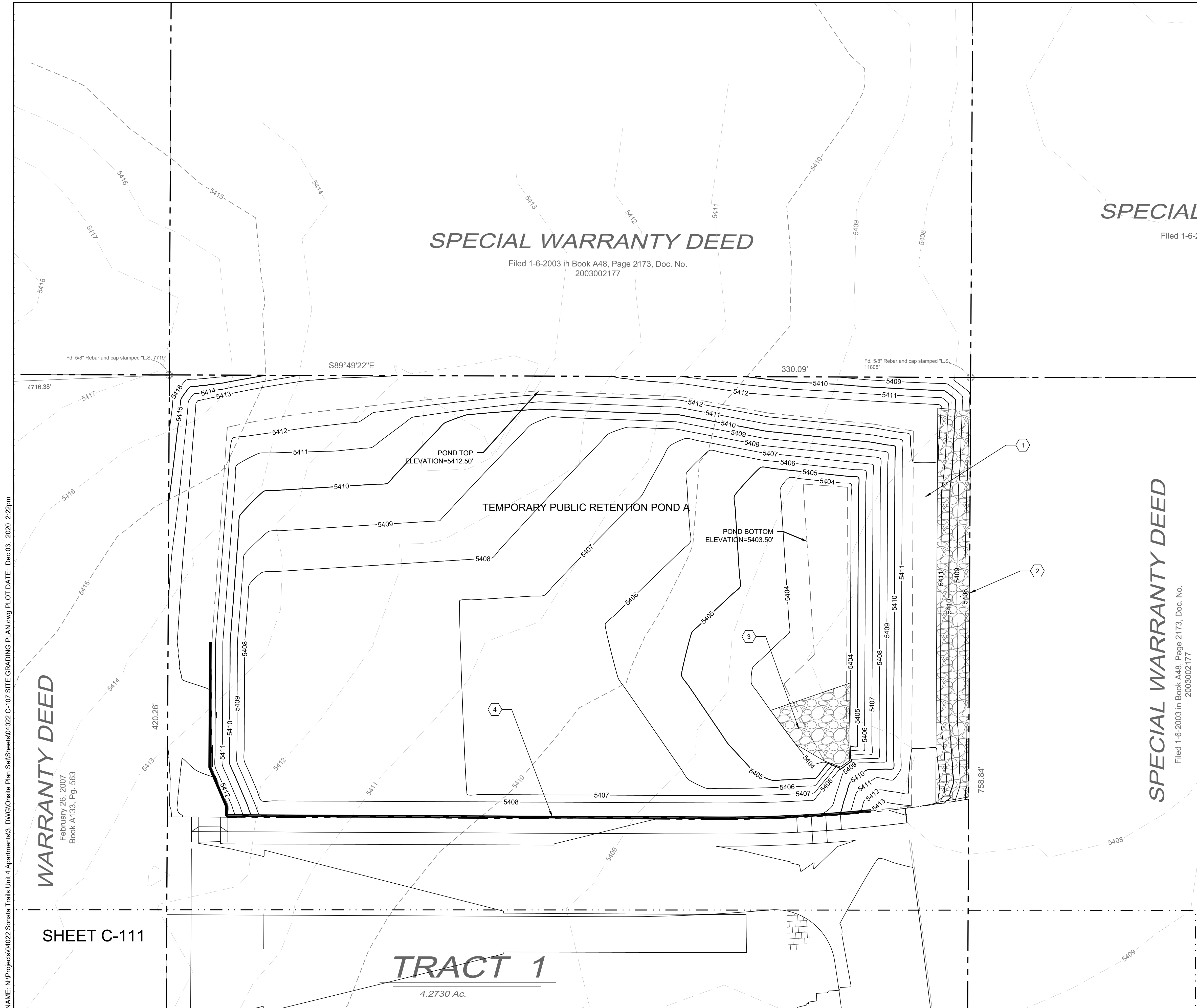
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SHEET C-110

SPECIAL WARRANTY DEED

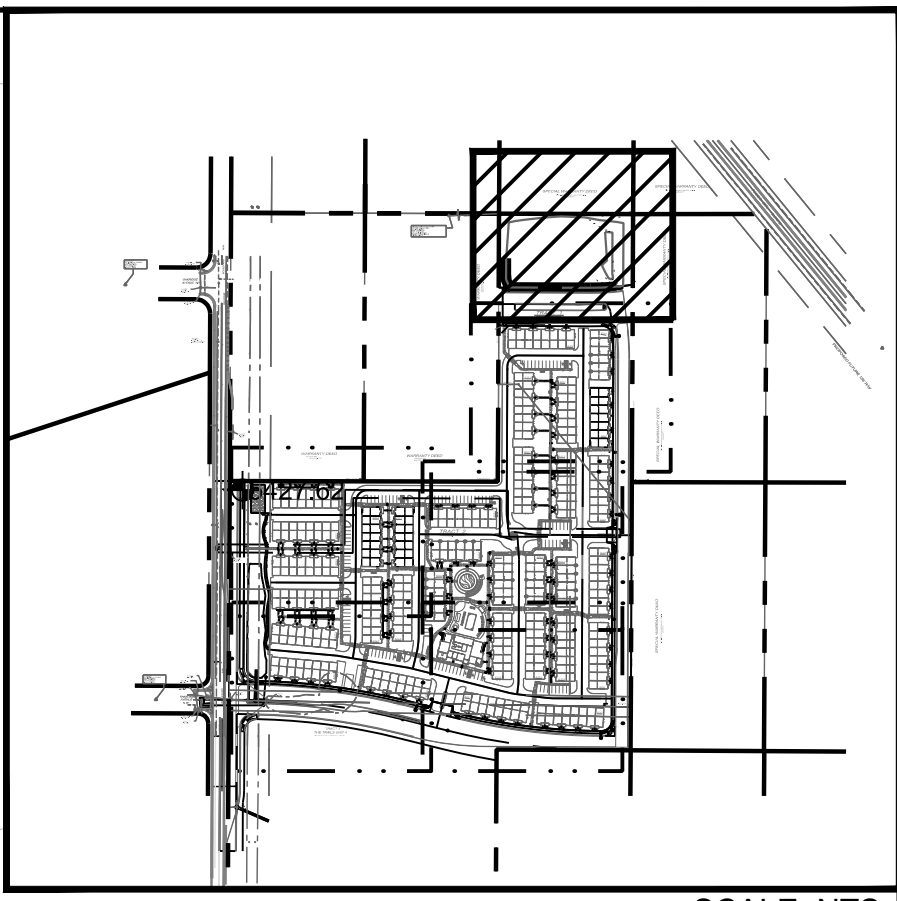
Filed 1-6-2003 in Book A48, Page 2173, Doc. No. 2003002177

DESIGNED BY: RESPEC DRAWN BY: BE CHECKED BY: SG DATE: 10.22.2020	PROJECT NAME: <b>SONATA TRAILS UNIT 4 APARTMENTS</b>	SHEET TITLE: <b>CONCEPTUAL SITE GRADING PLAN</b>	SUBMITTED FOR: <b>DRB SITE PLAN</b>	SHEET NUMBER: <b>C-111</b>
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 805.959.9718</p>		<p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 12/22/2020</p>		<p>Know what's Below. Call before you dig.</p>



**SPECIAL**

Filed 1-6-200

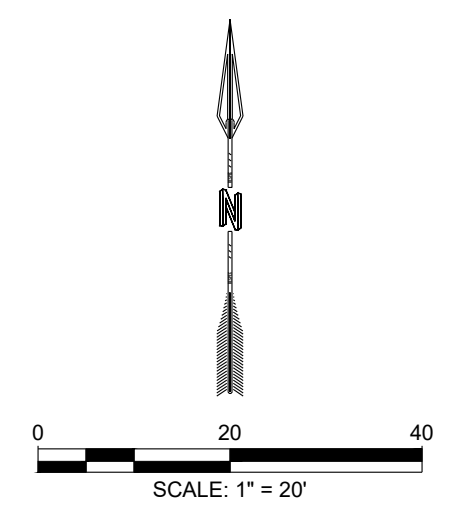


- LEGEND**
- GRADING LIMITS ———
  - MAJOR CONTOUR ——— 4985 ———
  - MINOR CONTOUR ———
  - EXISTING MAJOR CONTOUR - - - - - 4985 - - - - -
  - EXISTING MINOR CONTOUR - - - - -
  - MATCHLINE - - - - -
  - SLOPE ARROW ——— -1.5% -51.2%
  - SIDEWALK CULVERT ———

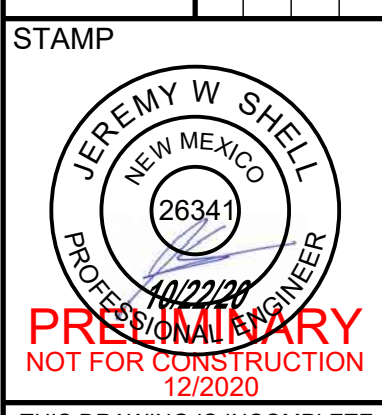
- SPOT ELEVATION SYMBOLS**
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
    - 20.00 FLOWLINE
    - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
    - BW 20.00 BOTTOM WALL
    - TW 20.00 TOP WALL
    - SW 20.00 SIDEWALK
    - FG 20.00 FINISHED GROUND
    - BS 20.00 BOTTOM STEP
    - 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	WATERPROOF CMU RETAINING WALL. RETAINING WALL HEIGHT VARIES FROM 0'-6".



DESIGNED BY	BE
DRAWN BY	BE
CHECKED BY	SG
DATE	10.22.2020



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

SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-112**

NAME: N:\Projects\04022\_Sonata\_Trails\_Unit\_4\_Apartments\3\_DWG\Onsite\_Plan\_Sets\Sheets\04022\_C-107\_SITE\_GRADING\_PLAN.dwg PLOT DATE: Dec 03, 2020 2:22pm

**WARRANTY DEED**  
February 26, 2007  
Book A133, Pg. 563

SHEET C-111

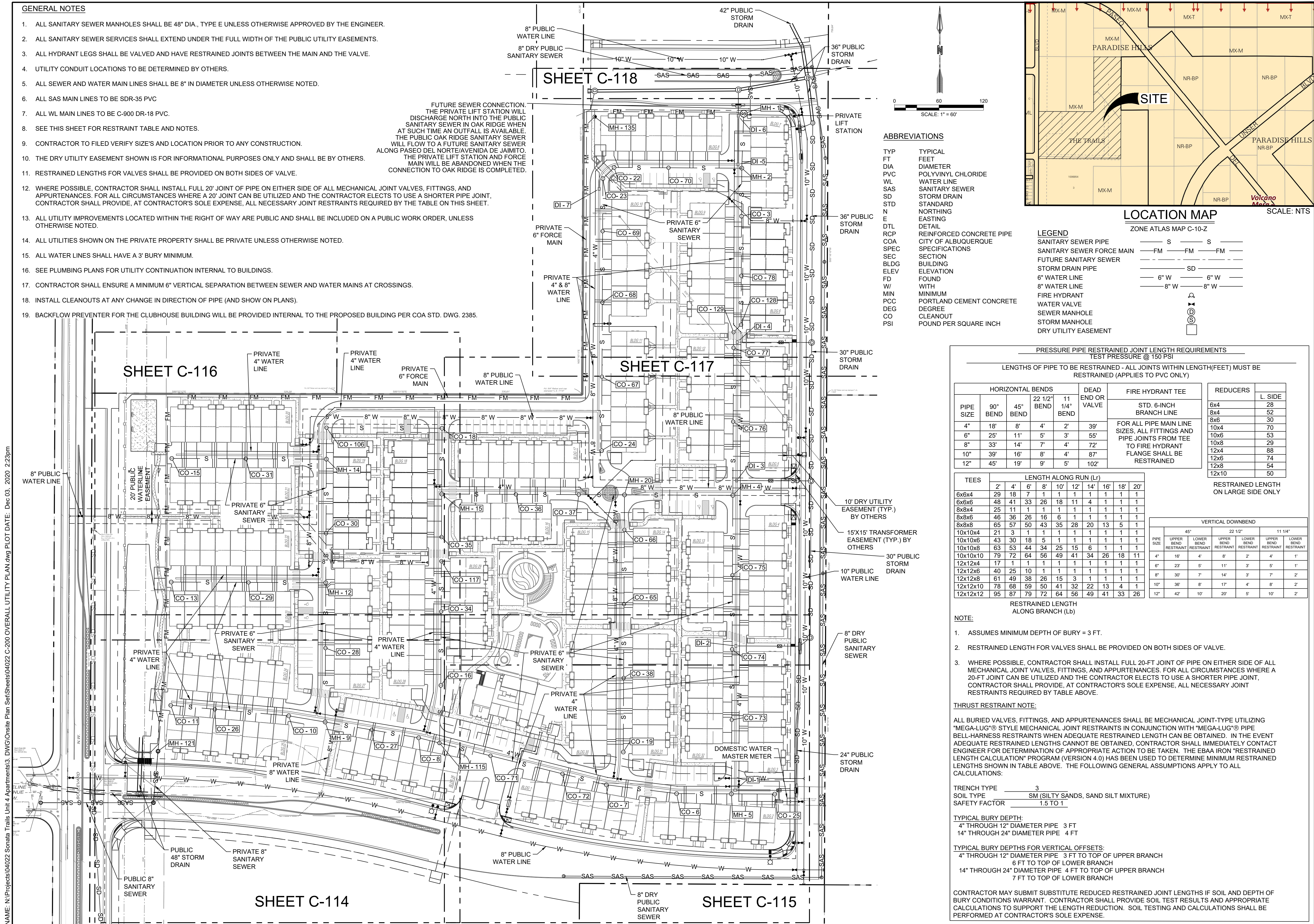
**TRACT 1**  
4.2730 Ac.

**SPECIAL WARRANTY DEED**  
Filed 1-6-2003 in Book A48, Page 2173, Doc. No. 2003002177

**GENERAL NOTES**

- ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
- ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
- UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
- ALL SEWER AND WATER MAIN LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- ALL SAS MAIN LINES TO BE SDR-35 PVC
- ALL WL MAIN LINES TO BE C-900 DR-18 PVC.
- SEE THIS SHEET FOR RESTRAINT TABLE AND NOTES.
- CONTRACTOR TO FILED VERIFY SIZE'S AND LOCATION PRIOR TO ANY CONSTRUCTION.
- THE DRY UTILITY EASEMENT SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE BY OTHERS.
- RESTRAINED LENGTHS FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
- WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20' JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20' JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY THE TABLE ON THIS SHEET.
- ALL UTILITY IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY ARE PUBLIC AND SHALL BE INCLUDED ON A PUBLIC WORK ORDER, UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHOWN ON THE PRIVATE PROPERTY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL HAVE A 3' BURY MINIMUM.
- SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO BUILDINGS.
- CONTRACTOR SHALL ENSURE A MINIMUM 6" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS AT CROSSINGS.
- INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE (AND SHOW ON PLANS).
- BACKFLOW PREVENTER FOR THE CLUBHOUSE BUILDING WILL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STD. DWG. 2385.

FUTURE SEWER CONNECTION. THE PRIVATE LIFT STATION WILL DISCHARGE NORTH INTO THE PUBLIC SANITARY SEWER IN OAK RIDGE WHEN AT SUCH TIME AN OUTFALL IS AVAILABLE. THE PUBLIC OAK RIDGE SANITARY SEWER WILL FLOW TO A FUTURE SANITARY SEWER ALONG PASO DEL NORTE/AVENIDA DE JAIMITO. THE PRIVATE LIFT STATION AND FORCE MAIN WILL BE ABANDONED WHEN THE CONNECTION TO OAK RIDGE IS COMPLETED.



**SHEET C-118**

**SHEET C-116**

**SHEET C-117**

**SHEET C-114**

**SHEET C-115**

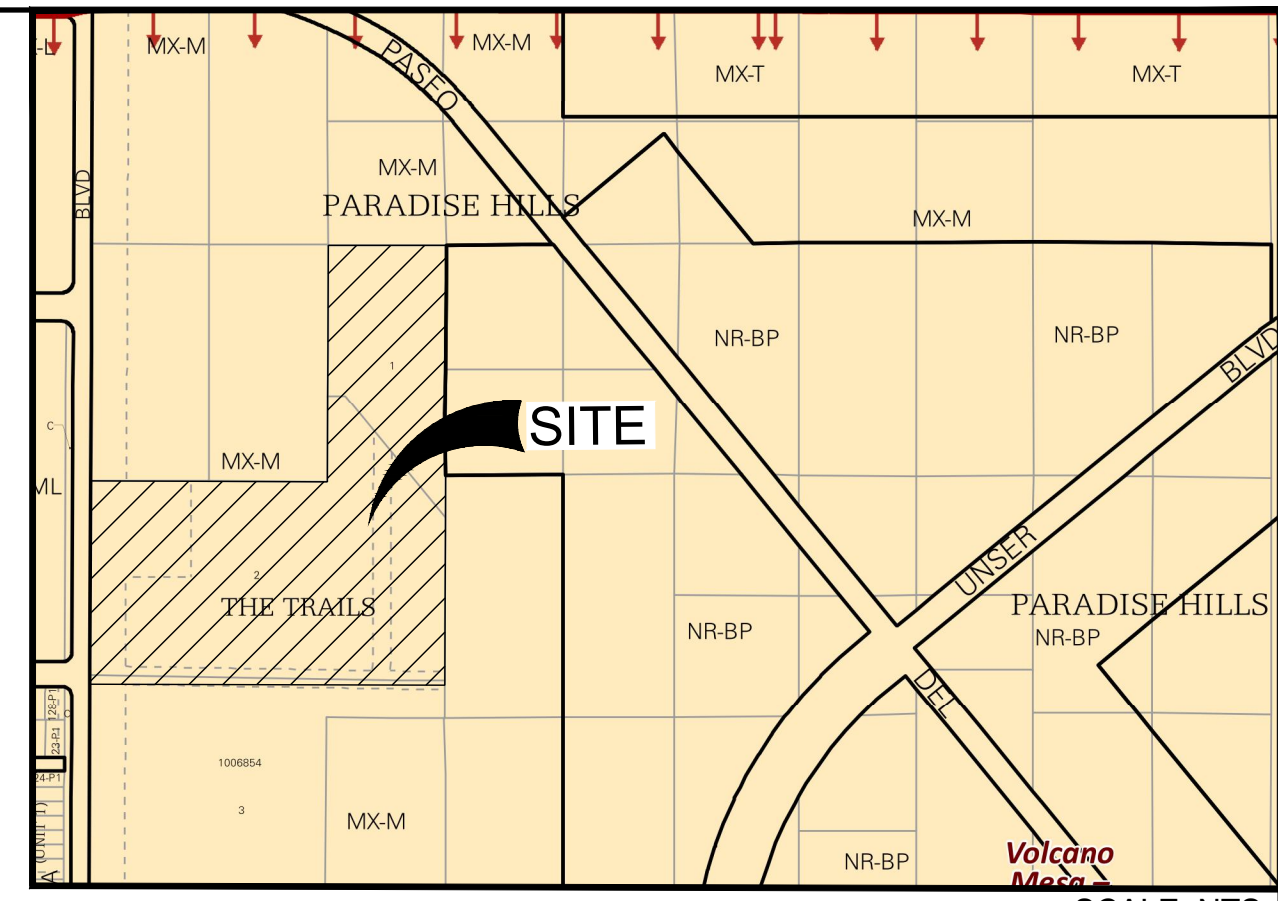
**ABBREVIATIONS**

TYP	TYPICAL
FT	FEET
DIA	DIAMETER
PVC	POLYVINYL CHLORIDE
WL	WATER LINE
SAS	SANITARY SEWER
SD	STORM DRAIN
STD	STANDARD
N	NORTHING
E	EASTING
DTL	DETAIL
RCP	REINFORCED CONCRETE PIPE
COA	CITY OF ALBUQUERQUE SPECIFICATIONS
SEC	SECTION
BLDG	BUILDING
ELEV	ELEVATION
FD	FOUND
W	WITH
MIN	MINIMUM
PCC	PORTLAND CEMENT CONCRETE
DEG	DEGREE
CO	CLEANOUT
PSI	POUND PER SQUARE INCH

**LEGEND**

SANITARY SEWER PIPE	S	S
SANITARY SEWER FORCE MAIN	FM	FM
FUTURE SANITARY SEWER	FM	FM
STORM DRAIN PIPE	SD	SD
6" WATER LINE	6" W	6" W
8" WATER LINE	8" W	8" W
FIRE HYDRANT WATER VALVE		
SEWER MANHOLE		
STORM MANHOLE		
DRY UTILITY EASEMENT		

**LOCATION MAP**



**PRESSURE PIPE RESTRAINED JOINT LENGTH REQUIREMENTS**  
TEST PRESSURE @ 150 PSI

LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH (FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

PIPE SIZE	HORIZONTAL BENDS				DEAD END OR VALVE	FIRE HYDRANT TEE STD. 6-INCH BRANCH LINE FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED	REDUCERS	
	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND			L	SIDE
4"	18'	8'	4'	2'	39'	6x4	28	
6"	25'	11'	5'	3'	55'	8x4	52	
8"	33'	14'	7'	4'	72'	8x6	30	
10"	39'	16'	8'	4'	87'	10x4	70	
12"	45'	19'	9'	5'	102'	10x6	53	
						10x8	29	
						12x4	88	
						12x6	74	
						12x8	54	
						12x10	50	

RESTRAINED LENGTH ON LARGE SIDE ONLY

PIPE SIZE	VERTICAL DOWNBEND			
	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'
6"	23'	5'	11'	3'
8"	30'	7'	14'	3'
10"	36'	8'	17'	4'
12"	42'	10'	20'	5'

RESTRAINED LENGTH ALONG BRANCH (Lb)

- NOTE:**
- ASSUMES MINIMUM DEPTH OF BURY = 3 FT.
  - RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
  - WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE.

**THRUST RESTRAINT NOTE:**

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG" STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG" PIPE BELL-HARNES RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE 3  
SOIL TYPE SM (SILTY SANDS, SAND SILT MIXTURE)  
SAFETY FACTOR 1.5 TO 1

**TYPICAL BURY DEPTH:**  
4" THROUGH 12" DIAMETER PIPE 3 FT  
14" THROUGH 24" DIAMETER PIPE 4 FT

**TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:**  
4" THROUGH 12" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH  
6 FT TO TOP OF LOWER BRANCH  
14" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH  
7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3\_DWG\Onsite Plan Set\Sheets\04022\_C-200 OVERALL UTILITY PLAN.dwg PLOT DATE: Dec 03, 2020 2:23pm

DESIGNED BY: RESPEC  
DRAWN BY: BE  
CHECKED BY: SG  
DATE: 10.22.2020

COMMUNITY DESIGN SOLUTIONS  
897 JEFFERSON STREET SUITE 101  
WWW.RESPEC.COM PHONE: 808.593.9718

STAMP

JEREMY W. SHELL  
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PROFESSIONAL ENGINEER  
12/22/2020  
PROVISIONAL  
NOT FOR CONSTRUCTION  
12/20/20

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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL OVERALL UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

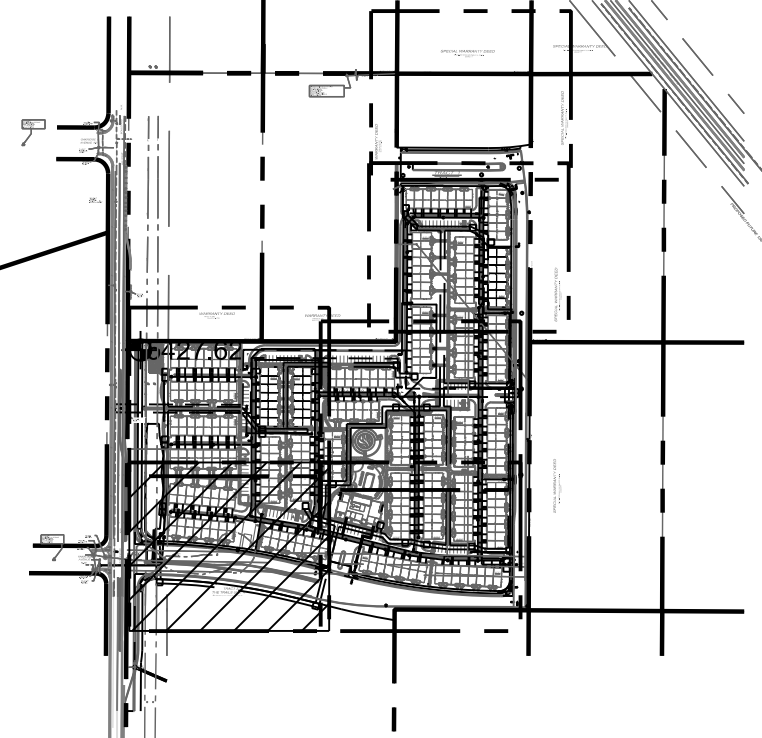
SHEET NUMBER: C-113



SHEET C-116

SHEET C-117

SHEET C-115



KEY MAP SCALE: NTS

PRIVATE WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 4" TEE
5	INSTALL 4" 90° BEND
6	INSTALL 4" 45° BEND
7	INSTALL 4" 22 1/2° BEND
8	INSTALL 4" 11 1/2° BEND
9	INSTALL 4" CAP
10	INSTALL 8" X 6" REDUCER
11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
15	INSTALL 6" 90° BEND
16	INSTALL 8" X 8" TEE
17	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
19	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
20	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
21	INSTALL SINGLE WATER SERVICE CONNECTION
22	INSTALL DOUBLE WATER SERVICE CONNECTION
23	DEFLECT PIPE
24	INSTALL SINGLE 3" WATER SERVICE CONNECTION
25	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801

PRIVATE SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL C-900 6" SEWER PIPE
2	INSTALL 4" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
3	INSTALL 8" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
4	INSTALL 4" SEWER SERVICE, PER COA STD. DTL. 2125. INSTALL DOUBLE CLEANOUT 5' FROM BUILDING. SEE DETAIL ON SHEET C-500 (TYP).
5	DEFLECT PIPE
6	INSTALL SINGLE FORCEMAIN CLEANOUT PER DETAIL SHEET C-501
7	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500

PRIVATE STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 24" HDPE STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL NYLOPLAST 30" DIA. CATCH BASIN WITH 2'X3' H20 LOADING SINGLE GRATE, OR ENGINEER APPROVED EQUAL.
4	INSTALL TYPE C CATCH BASIN DOUBLE GRATE
5	INSTALL 24" RCP STORM DRAIN PIPE
6	INSTALL 24" 45° BEND
7	INSTALL 24" HDPE TO 24" RCP STORM DRAIN PIPE CONNECTION PER DETAIL SHEET C-501.

DESIGNED BY	BE
DRAWN BY	BE
CHECKED BY	SG
DATE	10.22.2020

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PRELIMINARY  
NOT FOR CONSTRUCTION  
12/2020

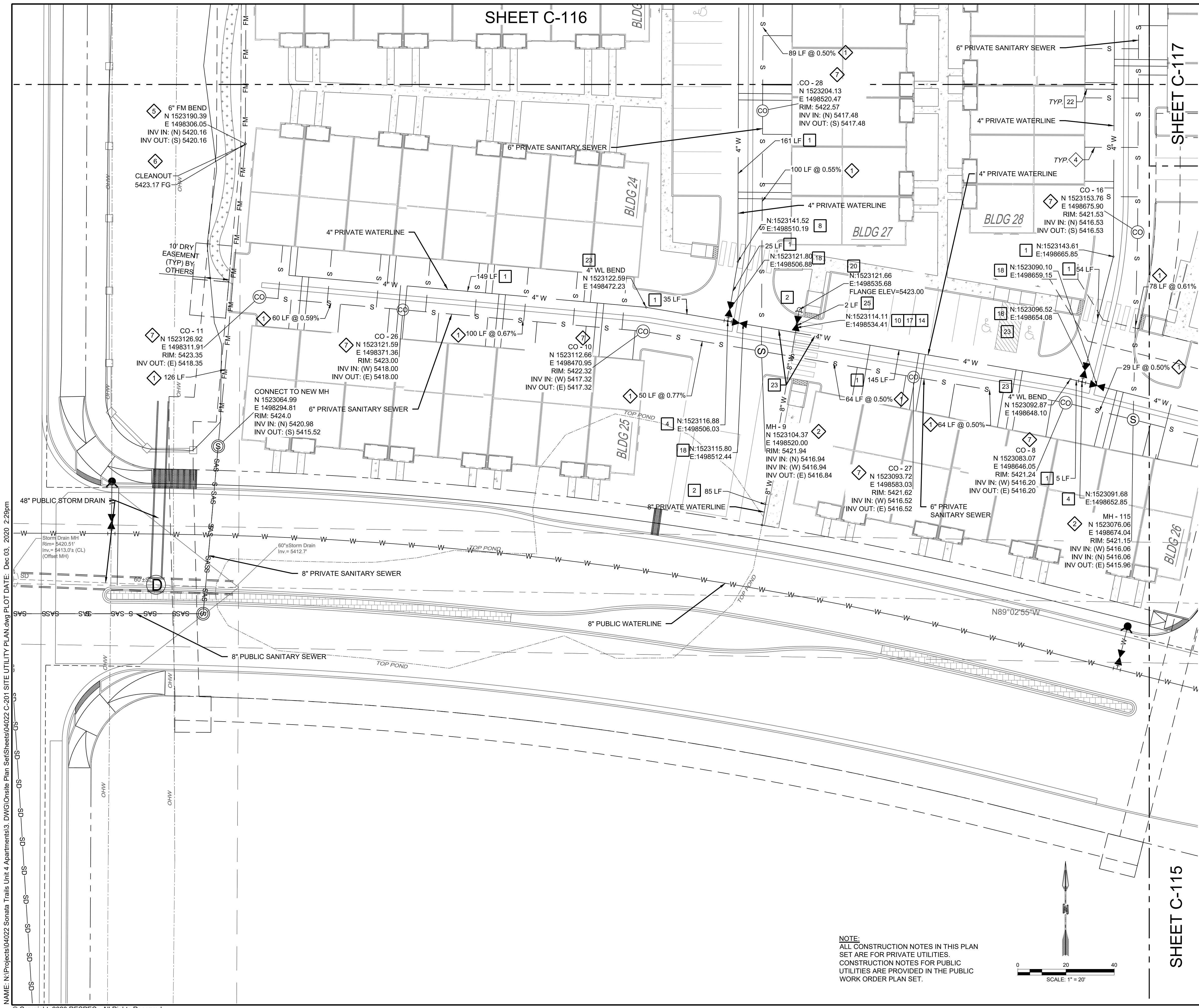
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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

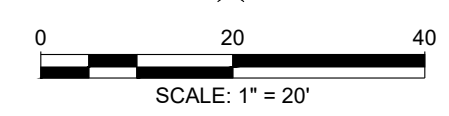
SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

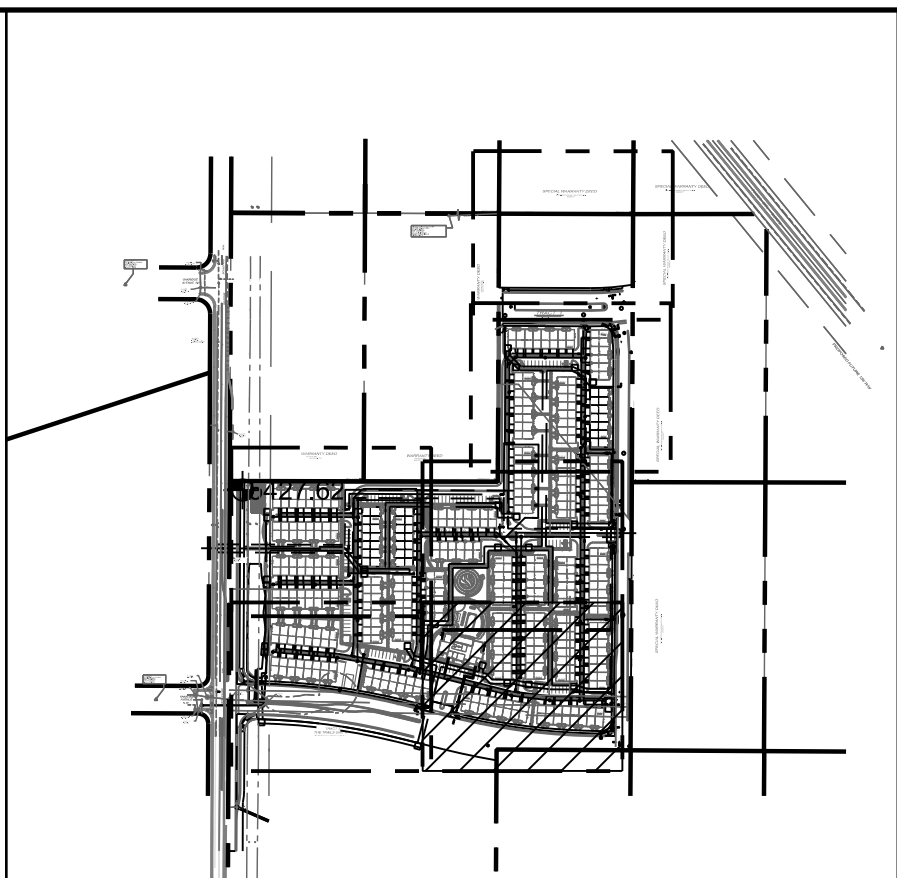
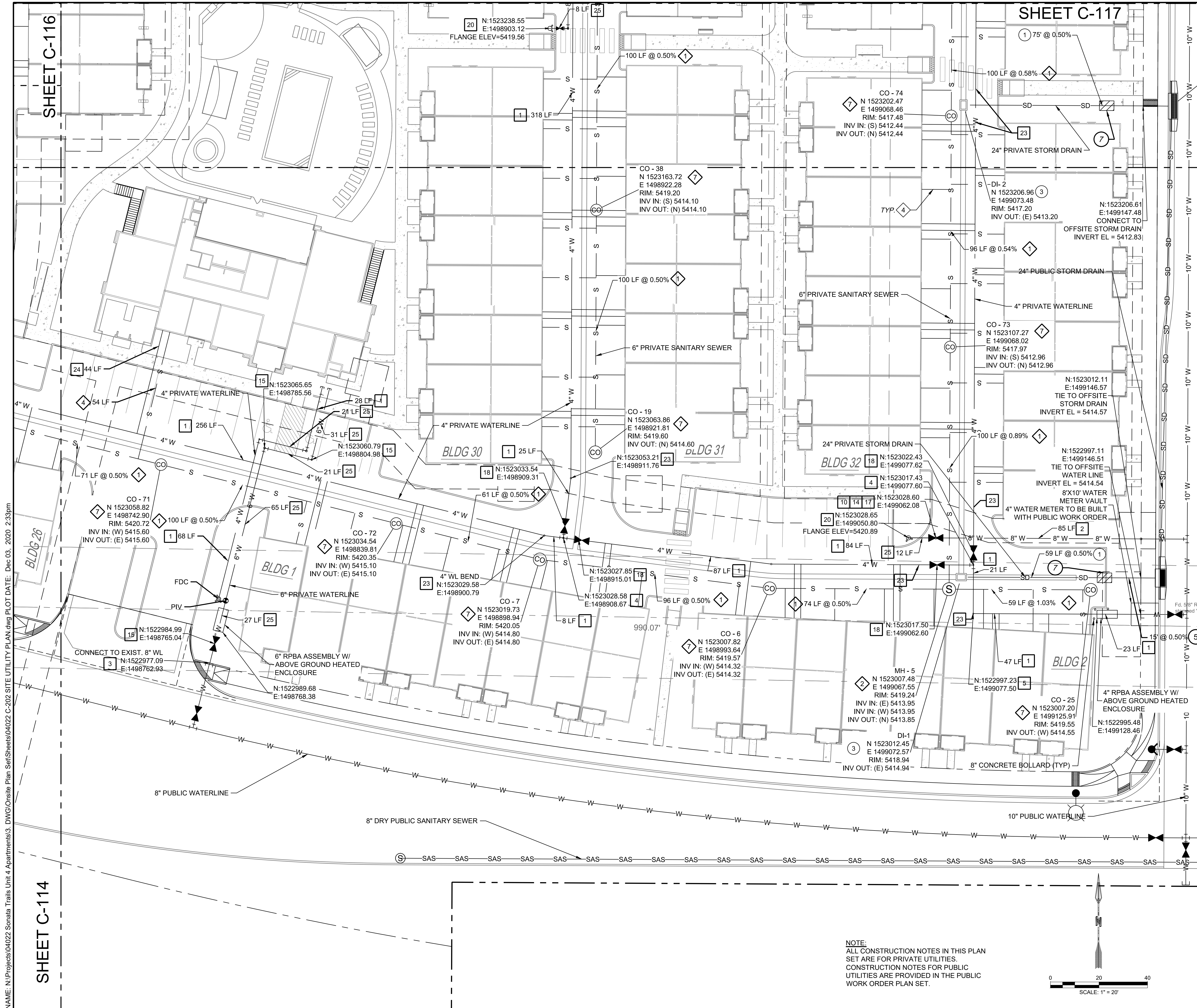
SHEET NUMBER: C-114



NOTE:  
ALL CONSTRUCTION NOTES IN THIS PLAN SET ARE FOR PRIVATE UTILITIES.  
CONSTRUCTION NOTES FOR PUBLIC UTILITIES ARE PROVIDED IN THE PUBLIC WORK ORDER PLAN SET.



NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3\_DWG\OnSite Plan Set\Sheets\04022\_C-201\_SITE UTILITY PLAN.dwg PLOT DATE: Dec 03, 2020 2:29pm



**PRIVATE WATER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 4" TEE
5	INSTALL 4" 90° BEND
6	INSTALL 4" 45° BEND
7	INSTALL 4" 22 1/2° BEND
8	INSTALL 4" 11 1/2° BEND
9	INSTALL 4" CAP
10	INSTALL 8" X 6" REDUCER
11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
15	INSTALL 6" 90° BEND
16	INSTALL 8" X 8" TEE
17	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
19	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
20	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
21	INSTALL SINGLE WATER SERVICE CONNECTION
22	INSTALL DOUBLE WATER SERVICE CONNECTION
23	DEFLECT PIPE
24	INSTALL SINGLE 3" WATER SERVICE CONNECTION
25	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801

**PRIVATE SEWER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL C-900 6" SEWER PIPE
2	INSTALL 4" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
3	INSTALL 8" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
4	INSTALL 4" SEWER SERVICE, PER COA STD. DTL. 2125. INSTALL DOUBLE CLEANOUT 5' FROM BUILDING, SEE DETAIL ON SHEET C-500 (TYP).
5	DEFLECT PIPE
6	INSTALL SINGLE FORCEMAIN CLEANOUT PER DETAIL SHEET C-501
7	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500

**PRIVATE STORM DRAIN CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 24" HDPE STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL NYLOPLAST 30" DIA. CATCH BASIN WITH 2'X3' H20 LOADING SINGLE GRATE, OR ENGINEER APPROVED EQUAL.
4	INSTALL TYPE C CATCH BASIN DOUBLE GRATE
5	INSTALL 24" RCP STORM DRAIN PIPE
6	INSTALL 24" 45° BEND
7	INSTALL 24" HDPE TO 24" RCP STORM DRAIN PIPE CONNECTION PER DETAIL SHEET C-501.

DESIGNED BY: RESPEC  
 DRAWN BY: RESPEC  
 CHECKED BY: RESPEC  
 DATE: 10.22.2020

COMMUNITY DESIGN SOLUTIONS  
 897 JEFFERSON STREET SUITE 101  
 WWW.RESPEC.COM PHONE: 858.953.9718

STAMP: JEREMY W. SHELL, NEW MEXICO PROFESSIONAL ENGINEER (26341), 12/20/20

PROFESSIONAL NOT FOR CONSTRUCTION 12/20/20

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.

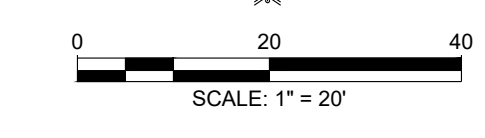
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

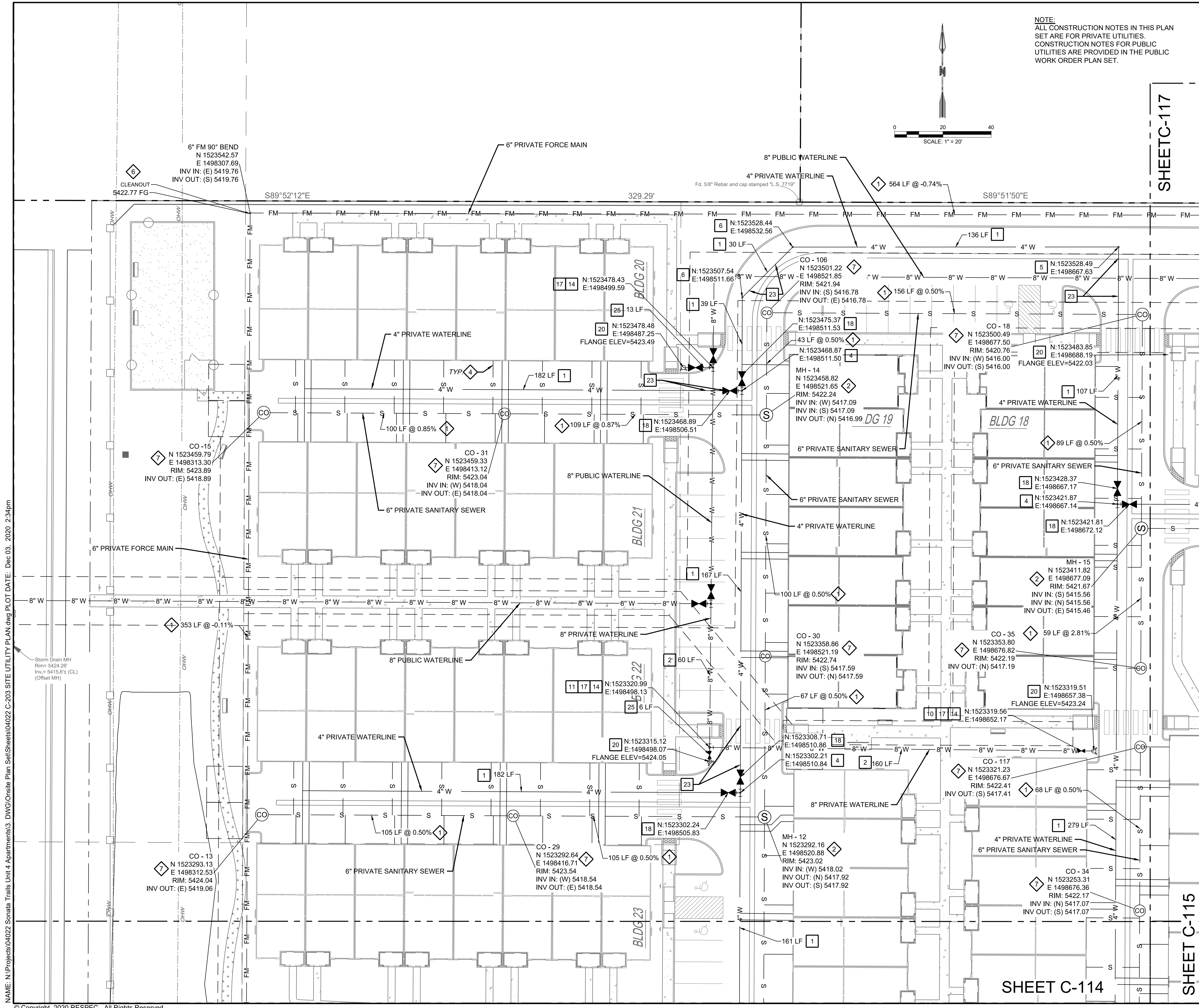
SHEET NUMBER: C-115

NOTE:  
 ALL CONSTRUCTION NOTES IN THIS PLAN SET ARE FOR PRIVATE UTILITIES.  
 CONSTRUCTION NOTES FOR PUBLIC UTILITIES ARE PROVIDED IN THE PUBLIC WORK ORDER PLAN SET.

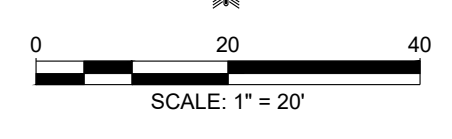


NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022\_C-202\_Site Utility Plan.dwg PLOT DATE: Dec 03, 2020 2:33pm

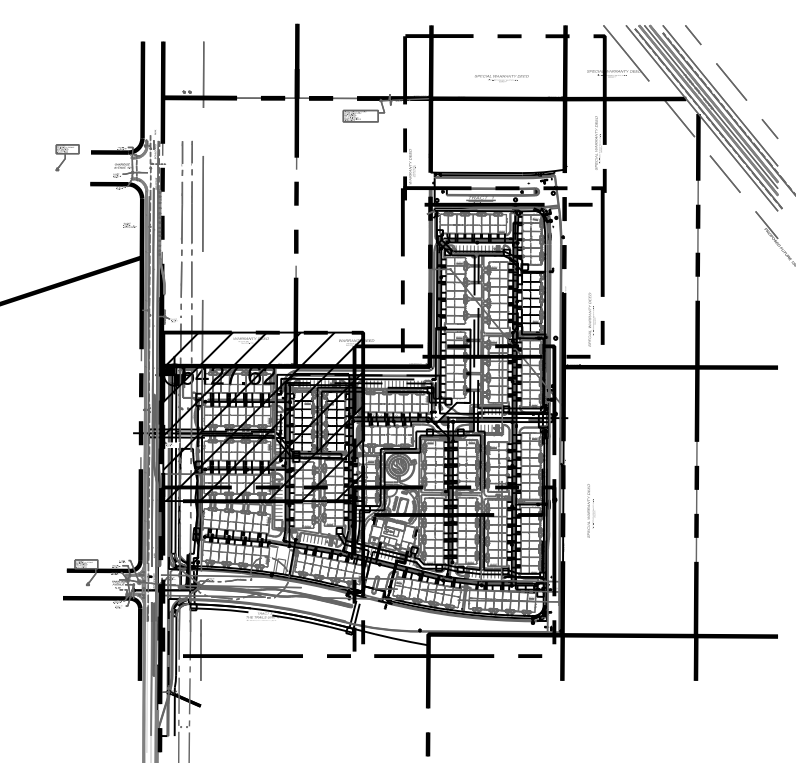
SHEET C-116 (top left)  
 SHEET C-114 (bottom left)



NOTE:  
ALL CONSTRUCTION NOTES IN THIS PLAN SET ARE FOR PRIVATE UTILITIES.  
CONSTRUCTION NOTES FOR PUBLIC UTILITIES ARE PROVIDED IN THE PUBLIC WORK ORDER PLAN SET.



SHEET C-117



PRIVATE WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 4" TEE
5	INSTALL 4" 90° BEND
6	INSTALL 4" 45° BEND
7	INSTALL 4" 22 1/2° BEND
8	INSTALL 4" 11 1/2° BEND
9	INSTALL 4" CAP
10	INSTALL 8" X 6" REDUCER
11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
15	INSTALL 6" 90° BEND
16	INSTALL 8" X 8" TEE
17	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
19	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
20	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
21	INSTALL SINGLE WATER SERVICE CONNECTION
22	INSTALL DOUBLE WATER SERVICE CONNECTION
23	DEFLECT PIPE
24	INSTALL SINGLE 3" WATER SERVICE CONNECTION
25	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801

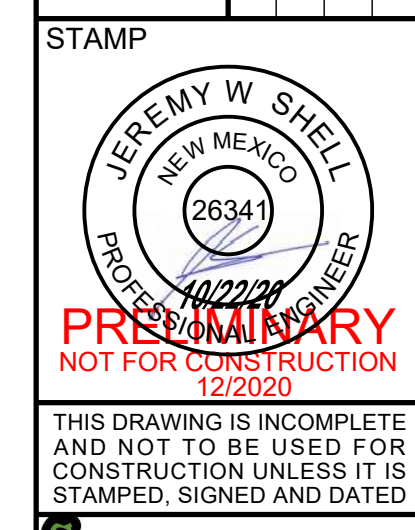
PRIVATE SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL C-900 6" SEWER PIPE
2	INSTALL 4" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
3	INSTALL 8" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
4	INSTALL 4" SEWER SERVICE, PER COA STD. DTL. 2125. INSTALL DOUBLE CLEANOUT 5' FROM BUILDING, SEE DETAIL ON SHEET C-500 (TYP).
5	DEFLECT PIPE
6	INSTALL SINGLE FORCEMAIN CLEANOUT PER DETAIL SHEET C-501
7	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500

PRIVATE STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 24" HDPE STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL NYLOPLAST 30" DIA. CATCH BASIN WITH 2'X3' H20 LOADING SINGLE GRATE, OR ENGINEER APPROVED EQUAL.
4	INSTALL TYPE C CATCH BASIN DOUBLE GRATE
5	INSTALL 24" RCP STORM DRAIN PIPE
6	INSTALL 24" 45° BEND
7	INSTALL 24" HDPE TO 24" RCP STORM DRAIN PIPE CONNECTION PER DETAIL SHEET C-501.

DESIGNED BY	BE
DRAWN BY	SG
CHECKED BY	
DATE	10.22.2020



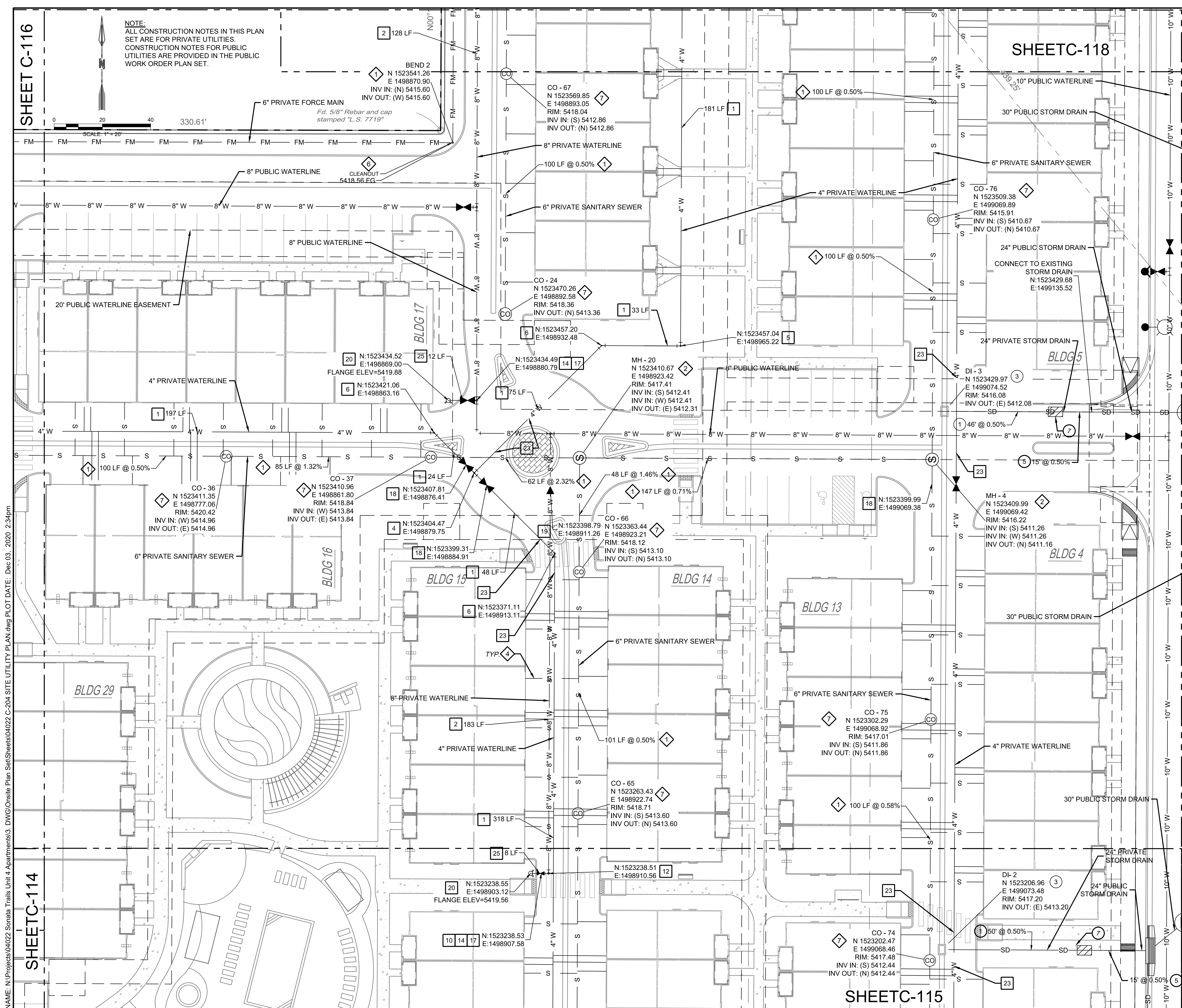
PROJECT NAME:  
SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE:  
CONCEPTUAL SITE UTILITY PLAN

SUBMITTED FOR:  
DRB SITE PLAN

SHEET NUMBER:  
C-116

NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3\_DWG\Onsite Plan Set\Sheets\04022\_C-203 SITE UTILITY PLAN.dwg PLOT DATE: Dec 03, 2020 2:34pm

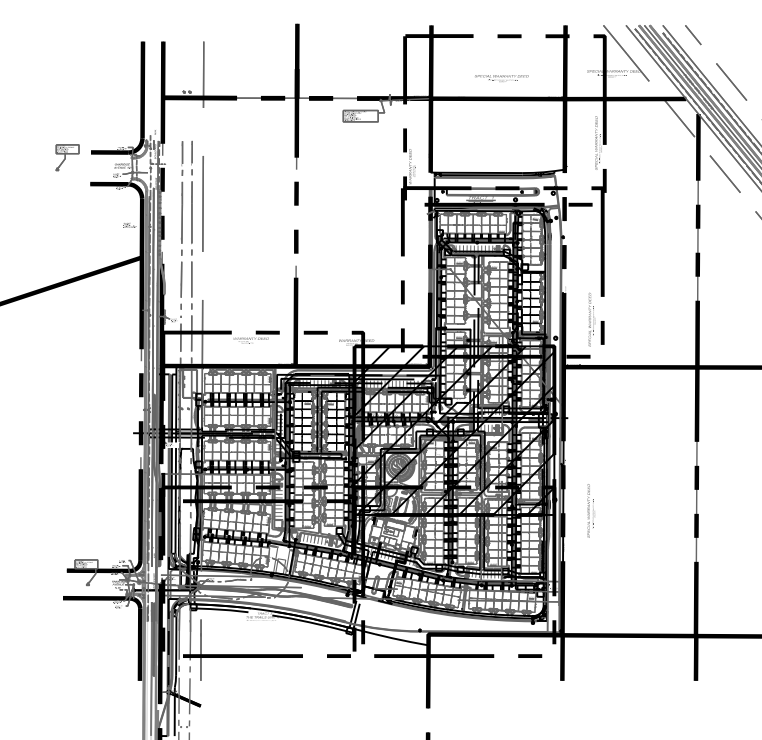


SHEET C-116

SHEET C-114

SHEET C-118

SHEET C-115



KEY MAP SCALE: NTS

PRIVATE WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 4" TEE
5	INSTALL 4" 90° BEND
6	INSTALL 4" 45° BEND
7	INSTALL 4" 22 1/2" BEND
8	INSTALL 4" 11 1/2" BEND
9	INSTALL 4" CAP
10	INSTALL 8" X 6" REDUCER
11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
15	INSTALL 6" 90° BEND
16	INSTALL 8" X 8" TEE
17	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
19	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
20	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
21	INSTALL SINGLE WATER SERVICE CONNECTION
22	INSTALL DOUBLE WATER SERVICE CONNECTION
23	DEFLECT PIPE
24	INSTALL SINGLE 3" WATER SERVICE CONNECTION
25	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801

PRIVATE SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL C-900 6" SEWER PIPE
2	INSTALL 4" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
3	INSTALL 8" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
4	INSTALL 4" SEWER SERVICE, PER COA STD. DTL. 2125. INSTALL DOUBLE CLEANOUT 5' FROM BUILDING, SEE DETAIL ON SHEET C-500 (TYP).
5	DEFLECT PIPE
6	INSTALL SINGLE FORCEMAIN CLEANOUT PER DETAIL SHEET C-501
7	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500

PRIVATE STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 24" HDPE STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL NYLOPLAST 30" DIA. CATCH BASIN WITH 2'X3' H20 LOADING SINGLE GRATE, OR ENGINEER APPROVED EQUAL.
4	INSTALL TYPE C CATCH BASIN DOUBLE GRATE
5	INSTALL 24" RCP STORM DRAIN PIPE
6	INSTALL 24" 45° BEND
7	INSTALL 24" HDPE TO 24" RCP STORM DRAIN PIPE CONNECTION PER DETAIL SHEET C-501.

DESIGNED BY: RESPEC  
 DRAWN BY: RESPEC  
 CHECKED BY: RESPEC  
 DATE: 10.22.2020

RESPEC COMMUNITY DESIGN SOLUTIONS  
 897 JEFFERSON STREET SUITE 101  
 WWW.RESPEC.COM PHONE: 858.959.9718

STAMP: JEREMY W. SHELL  
 NEW MEXICO PROFESSIONAL ENGINEER  
 26341  
 10/22/20  
 PRELIMINARY NOT FOR CONSTRUCTION 12/2020

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.

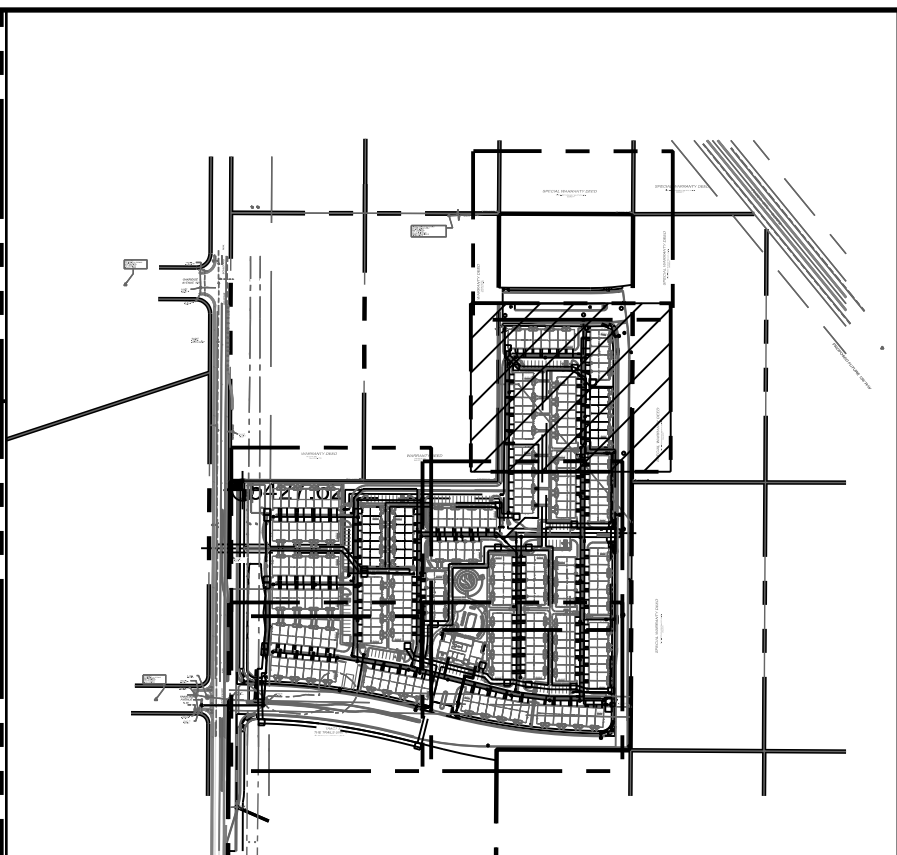
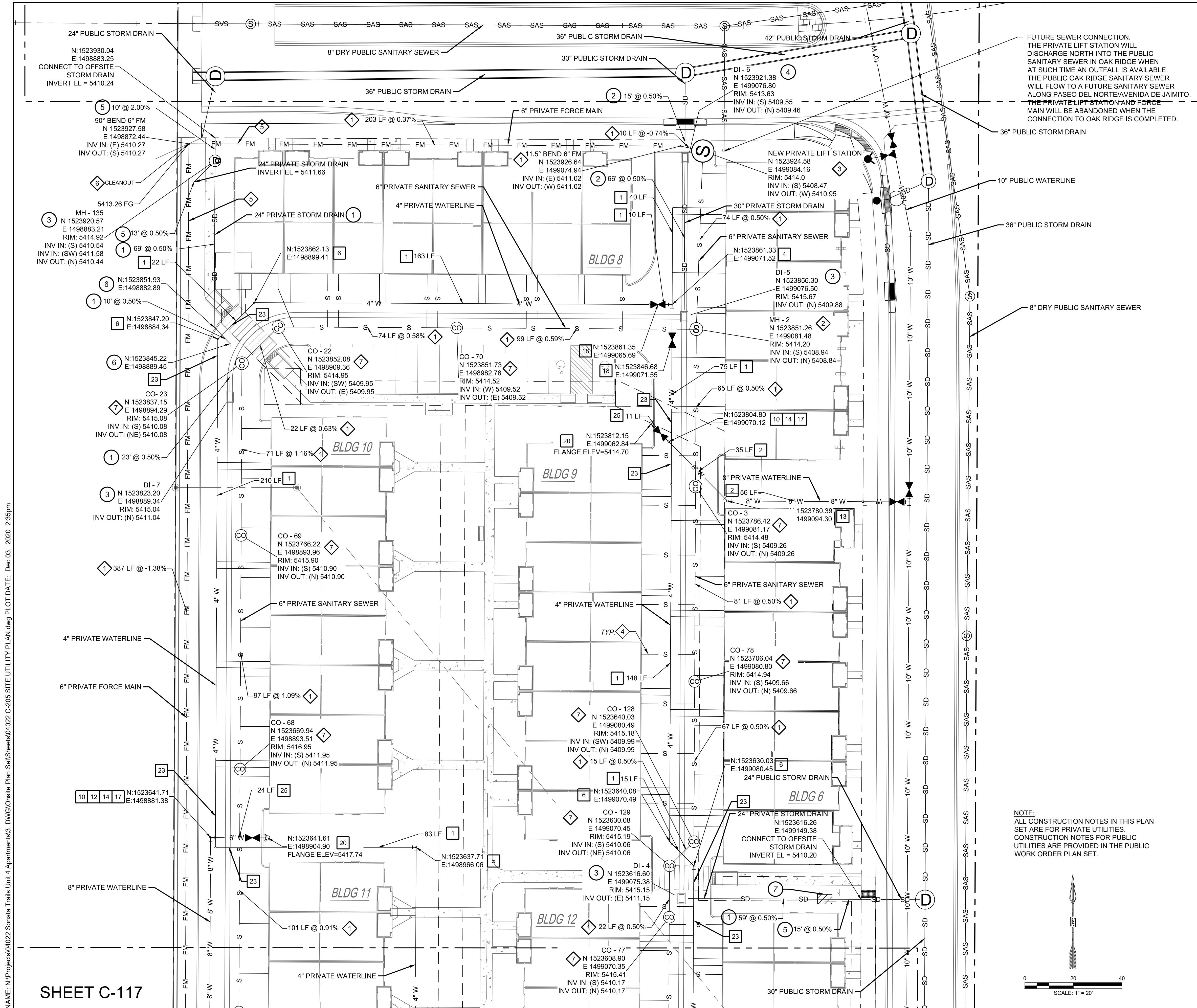
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-117

NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022\_C-204\_SITE UTILITY PLAN.dwg PLOT DATE: Dec 03, 2020 2:34pm



**PRIVATE WATER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 4" TEE
5	INSTALL 4" 90° BEND
6	INSTALL 4" 45° BEND
7	INSTALL 4" 22 1/2° BEND
8	INSTALL 4" 11 1/2° BEND
9	INSTALL 4" CAP
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11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
15	INSTALL 6" 90° BEND
16	INSTALL 8" X 8" TEE
17	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
19	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
20	INSTALL FIRE HYDRANT PER COA STD. DTL. 2340
21	INSTALL SINGLE WATER SERVICE CONNECTION
22	INSTALL DOUBLE WATER SERVICE CONNECTION
23	DEFLECT PIPE
24	INSTALL SINGLE 3" WATER SERVICE CONNECTION
25	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801

**PRIVATE SEWER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL C-900 6" SEWER PIPE
2	INSTALL 4" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
3	INSTALL 8" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
4	INSTALL 4" SEWER SERVICE, PER COA STD. DTL. 2125. INSTALL DOUBLE CLEANOUT 5' FROM BUILDING. SEE DETAIL ON SHEET C-500 (TYP).
5	DEFLECT PIPE
6	INSTALL SINGLE FORCEMAIN CLEANOUT PER DETAIL SHEET C-501
7	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500

**PRIVATE STORM DRAIN CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 24" HDPE STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL NYLOPLAST 30" DIA. CATCH BASIN WITH 2'X3' H20 LOADING SINGLE GRATE, OR ENGINEER APPROVED EQUAL.
4	INSTALL TYPE C CATCH BASIN DOUBLE GRATE
5	INSTALL 24" RCP STORM DRAIN PIPE
6	INSTALL 24" 45° BEND
7	INSTALL 24" HDPE TO 24" RCP STORM DRAIN PIPE CONNECTION PER DETAIL SHEET C-501.

DESIGNED BY: RESPEC  
 DRAWN BY: RESPEC  
 CHECKED BY: RESPEC  
 DATE: 10.22.2020

COMMUNITY DESIGN SOLUTIONS  
 897 JEFFERSON STREET SUITE 101  
 WWW.RESPEC.COM PHONE: 858.953.9718

STAMP: JEREMY W. SHELL, NEW MEXICO PROFESSIONAL ENGINEER (26341), 10/22/2020, PRELIMINARY, NOT FOR CONSTRUCTION, 12/20/20

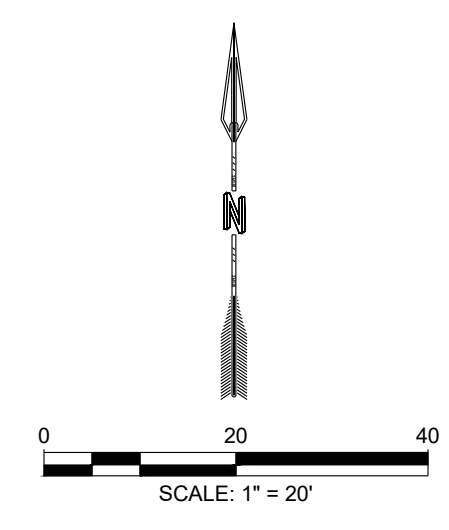
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

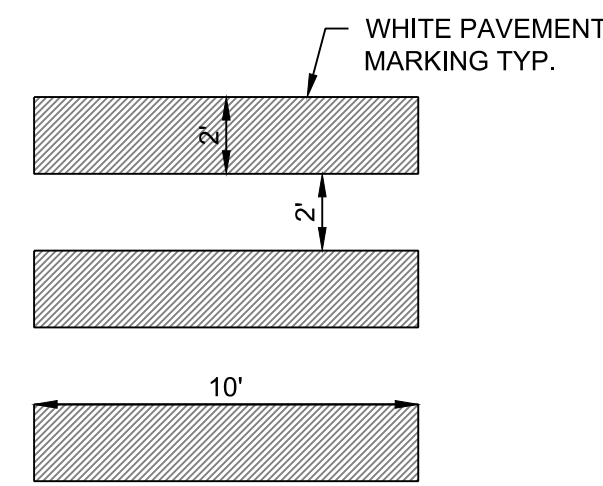
SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-118

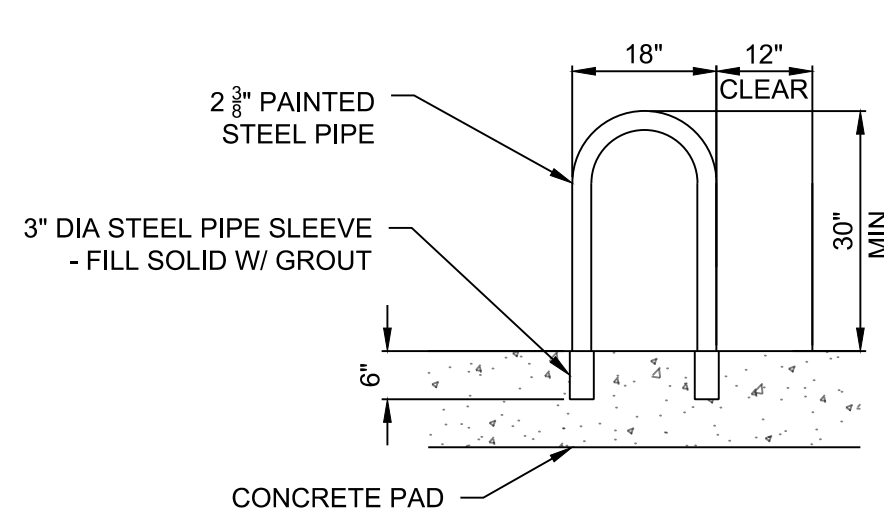
NOTE: ALL CONSTRUCTION NOTES IN THIS PLAN SET ARE FOR PRIVATE UTILITIES. CONSTRUCTION NOTES FOR PUBLIC UTILITIES ARE PROVIDED IN THE PUBLIC WORK ORDER PLAN SET.



NAME: N:\Projects\04022\_Sonata Trails Unit 4 Apartments\3\_DWG\Onsite Plan Set\Sheets\04022\_C-205 SITE UTILITY PLAN.dwg PLOT DATE: Dec 03, 2020 2:35pm



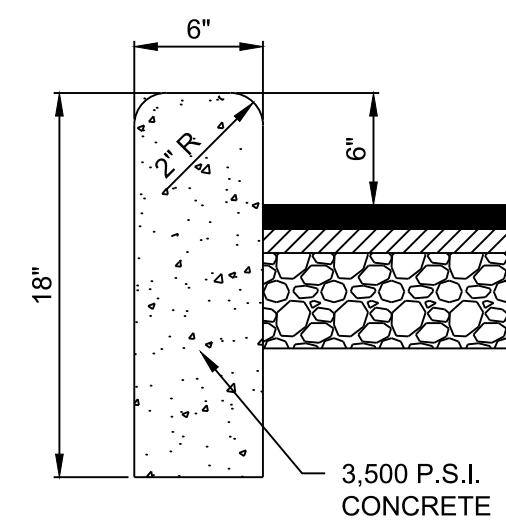
**CROSS-WALK STRIPING DETAIL**  
NOT TO SCALE



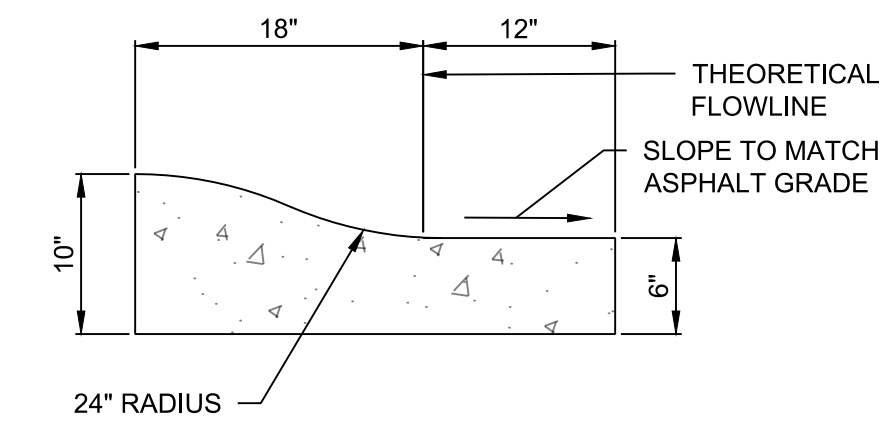
**BICYCLE PARKING DETAIL**  
NOT TO SCALE

**BICYCLE RACK NOTES:**

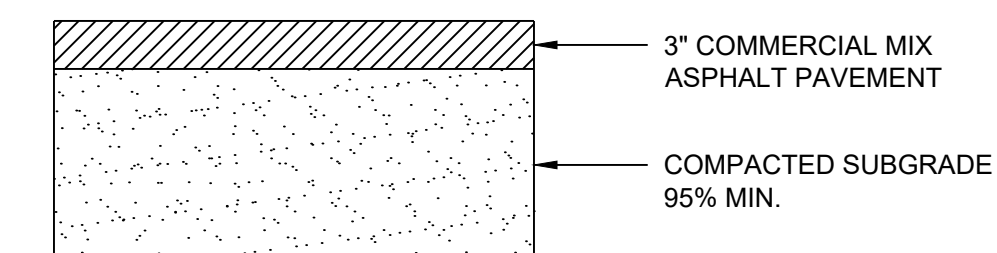
1. SEE SITE PLAN FOR BIKE RACK LOCATION.
2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMBI/TOASTER RACKS ARE NOT ALLOWED.
3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
4. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
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.



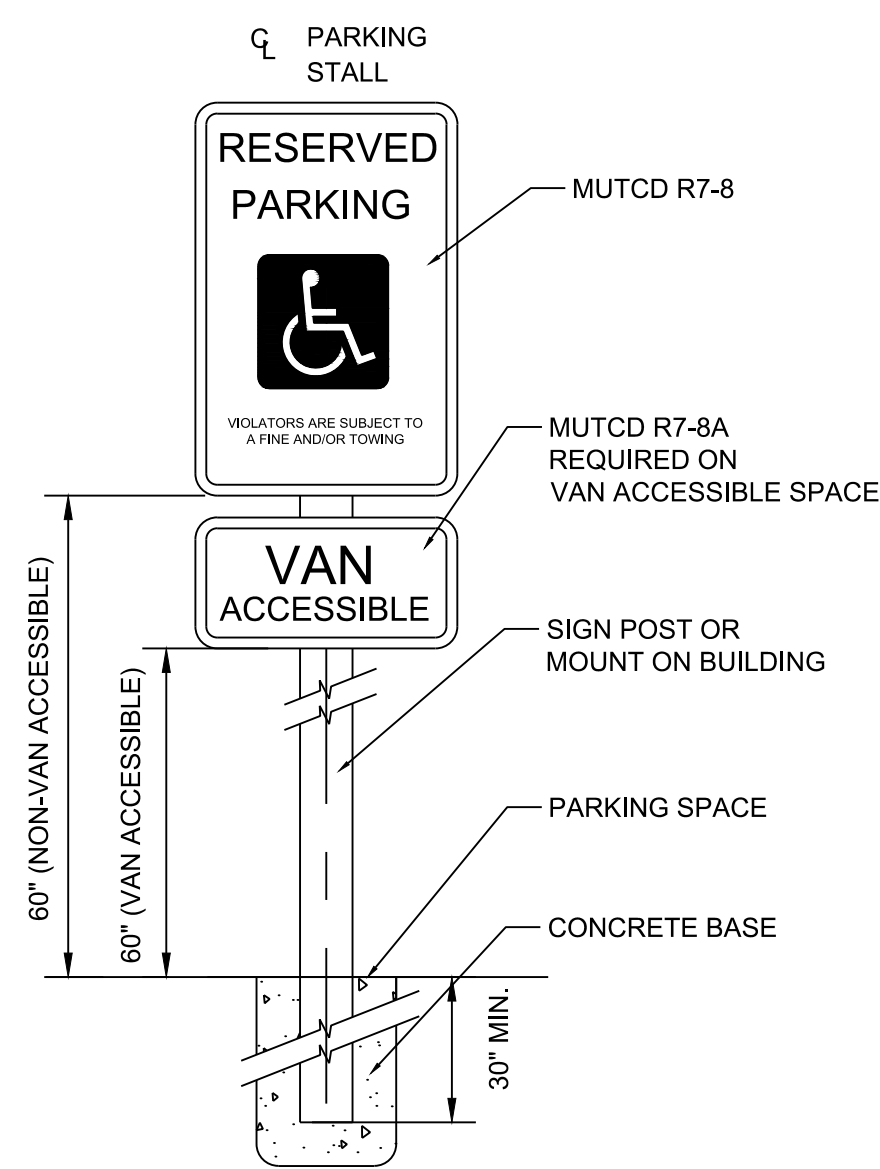
**HEADER CURB DETAIL**  
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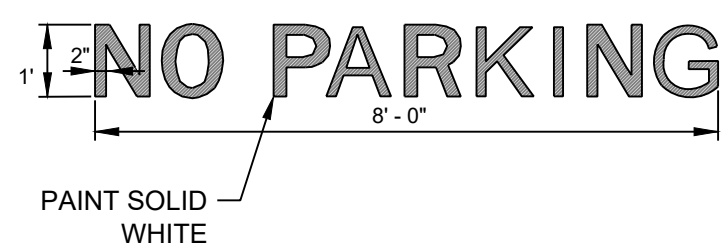
**ROLL CURB DETAIL**  
NOT TO SCALE



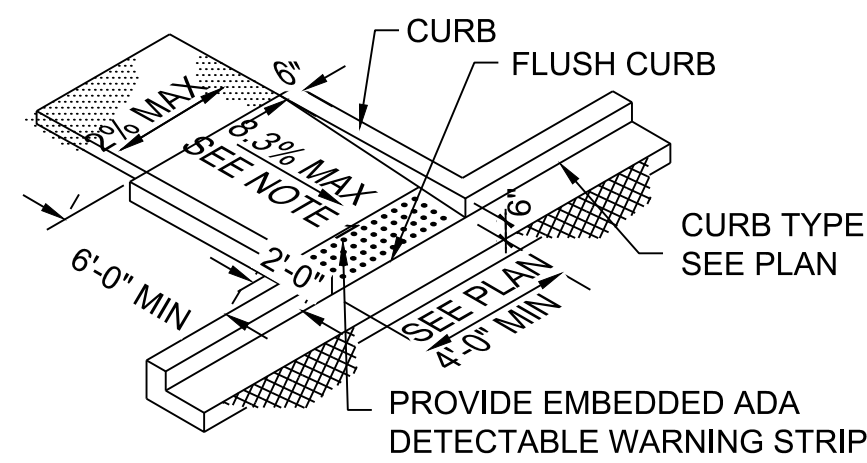
**ASPHALT PAVEMENT SECTION**  
NOT TO SCALE



**ADA PARKING SIGN DETAIL**  
NOT TO SCALE



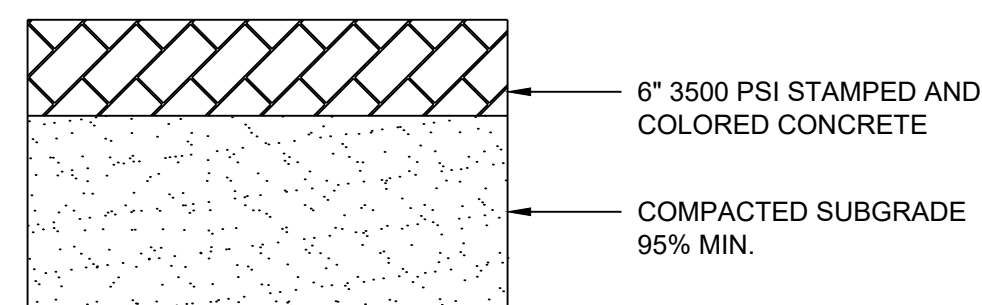
**"NO PARKING" PAINT MARKING DETAIL**  
NOT TO SCALE



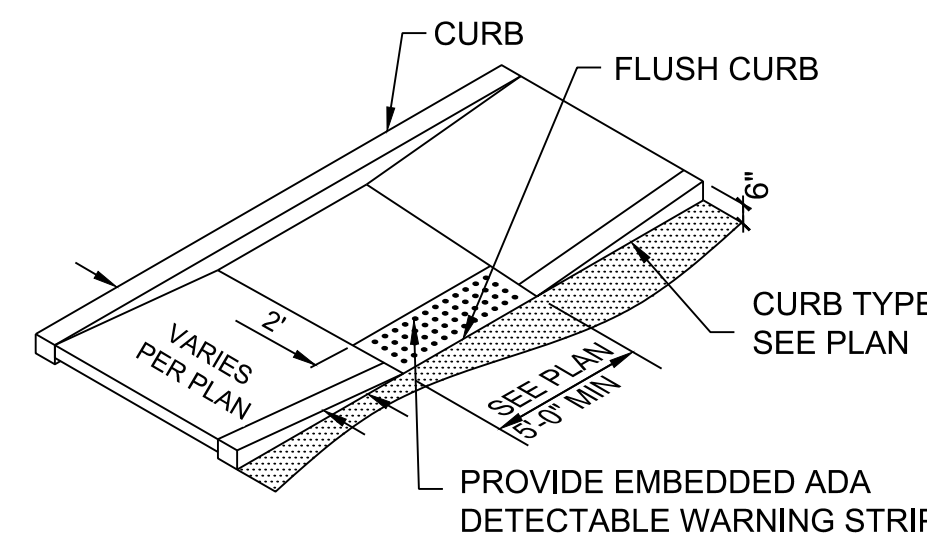
**NOTES:**

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 TYPE A DETAIL**  
NOT TO SCALE



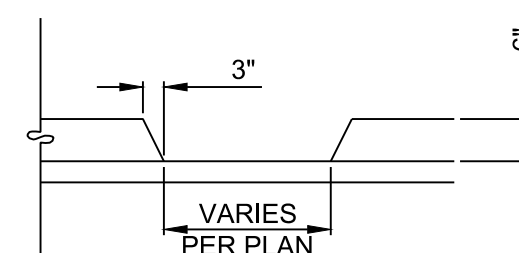
**MEDIAN CONCRETE DETAIL**  
NOT TO SCALE



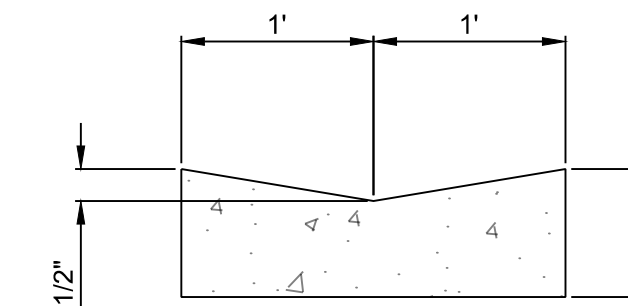
**NOTES:**

1. LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.3%.
2. CROSS RAMP SLOPE NOT TO EXCEED 2.0%.
3. PROVIDE 5' x 5' MIN. LANDING AT TOP AND BOTTOM OF RAMP. LANDING SLOPE NOT TO EXCEED 2.0% IN ALL DIRECTIONS.

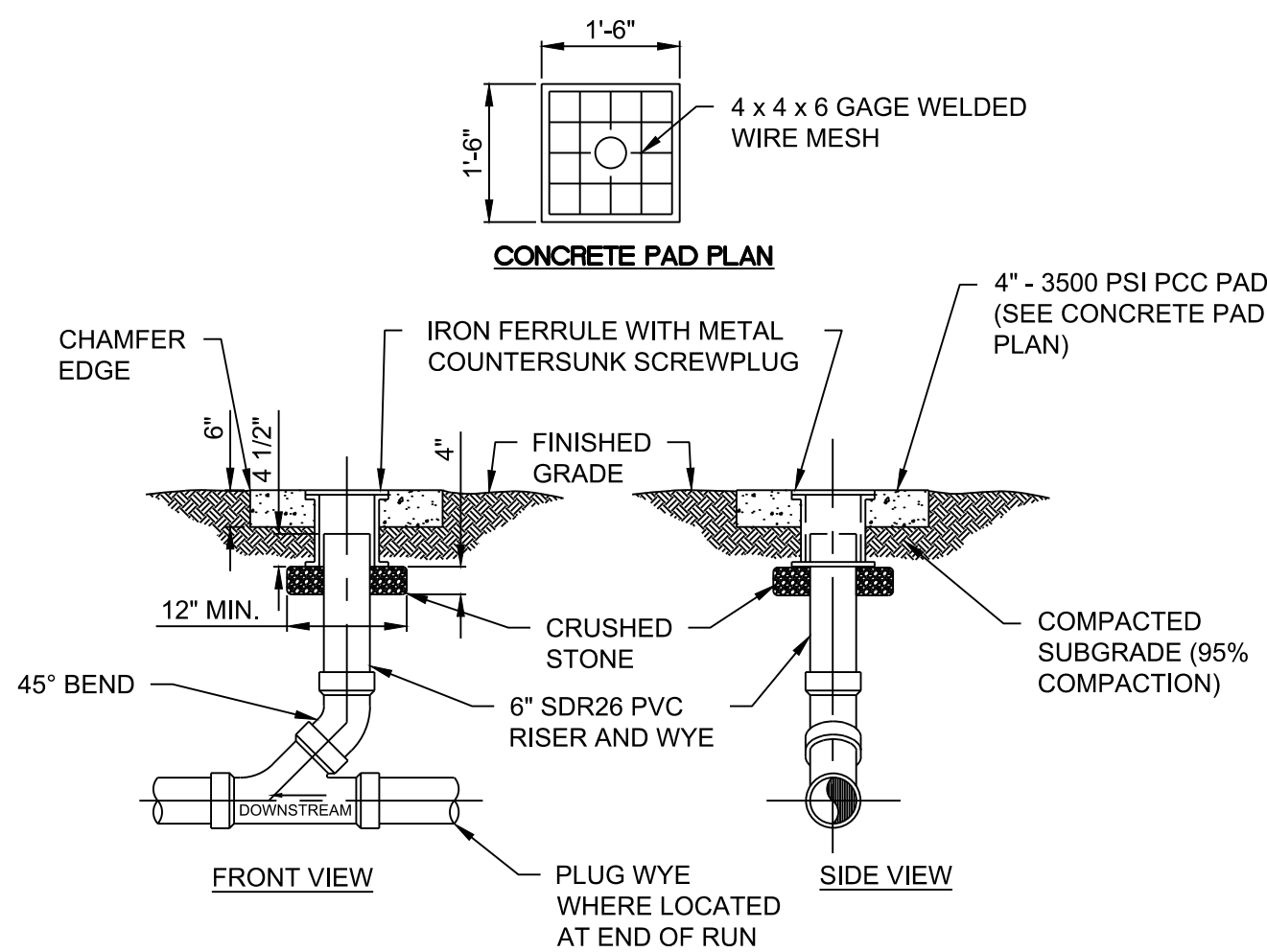
**ADA RAMP TYPE B DETAIL**  
NOT TO SCALE



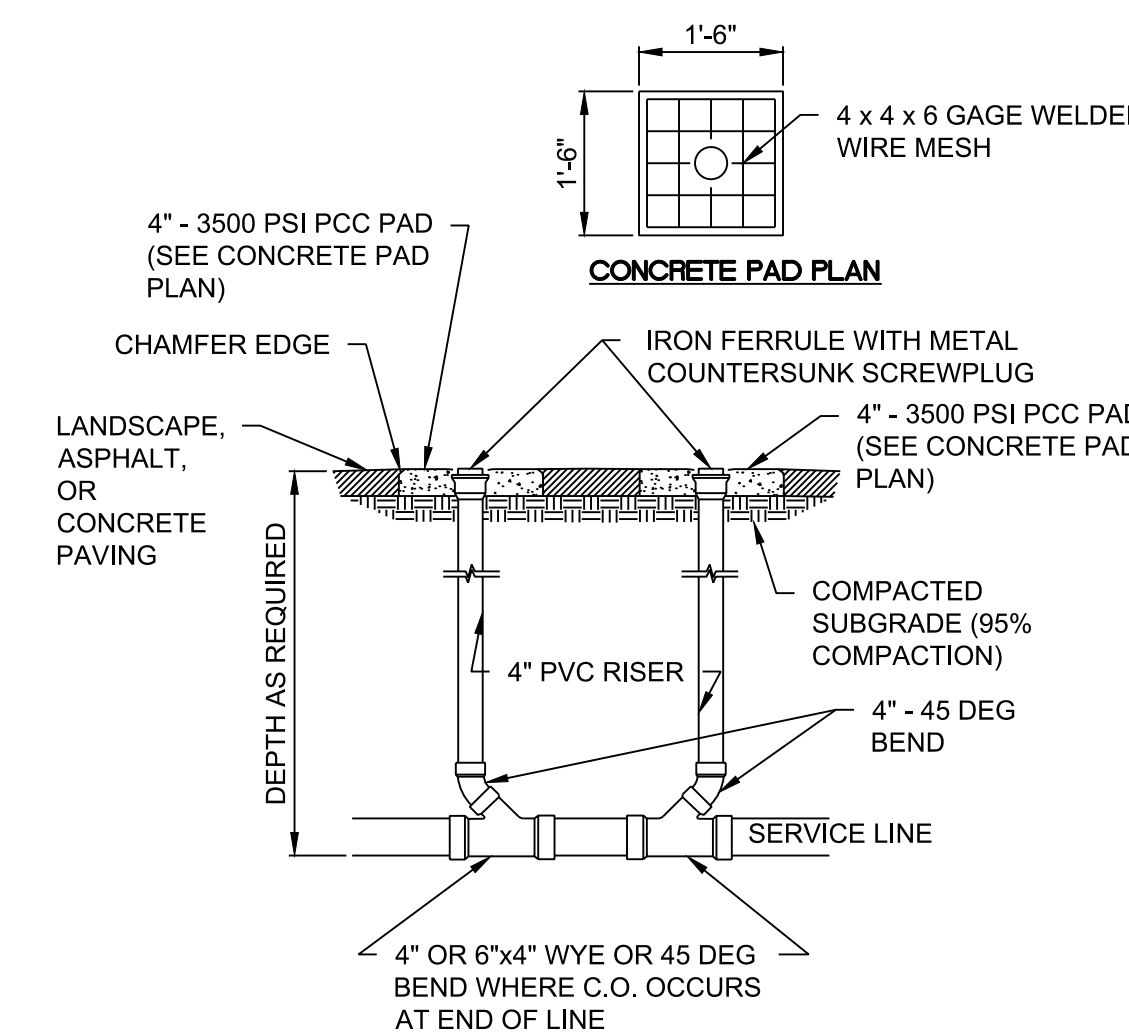
**CURB CUT DETAIL**  
NOT TO SCALE



**ALLEY GUTTER DETAIL**  
NOT TO SCALE



**SEWER SINGLE CLEAN OUT DETAIL**  
NOT TO SCALE



**SEWER DOUBLE CLEAN OUT DETAIL**  
NOT TO SCALE

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

STAMP

PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
12/2020

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

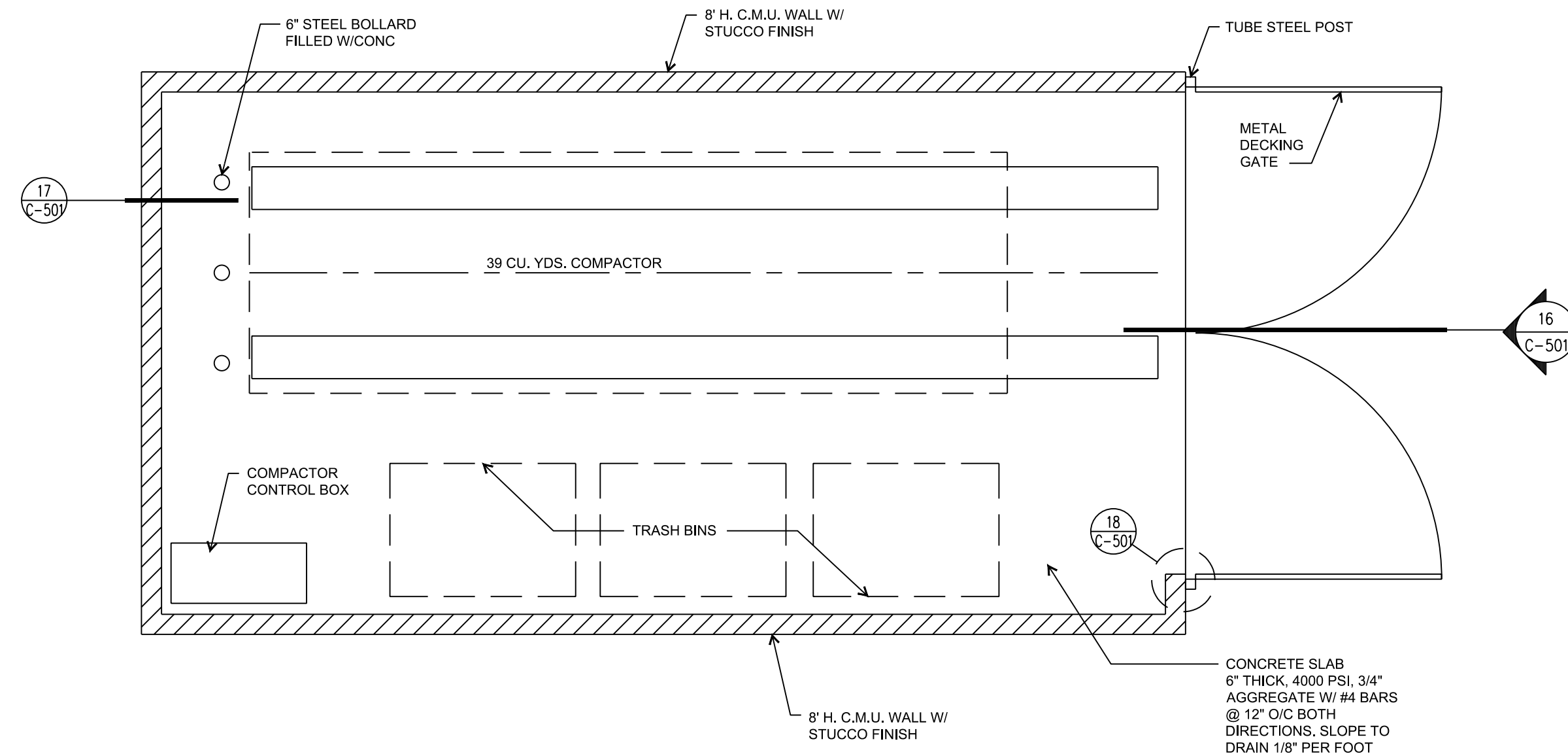
**nm811**  
Know what's Below. Call before you dig.

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

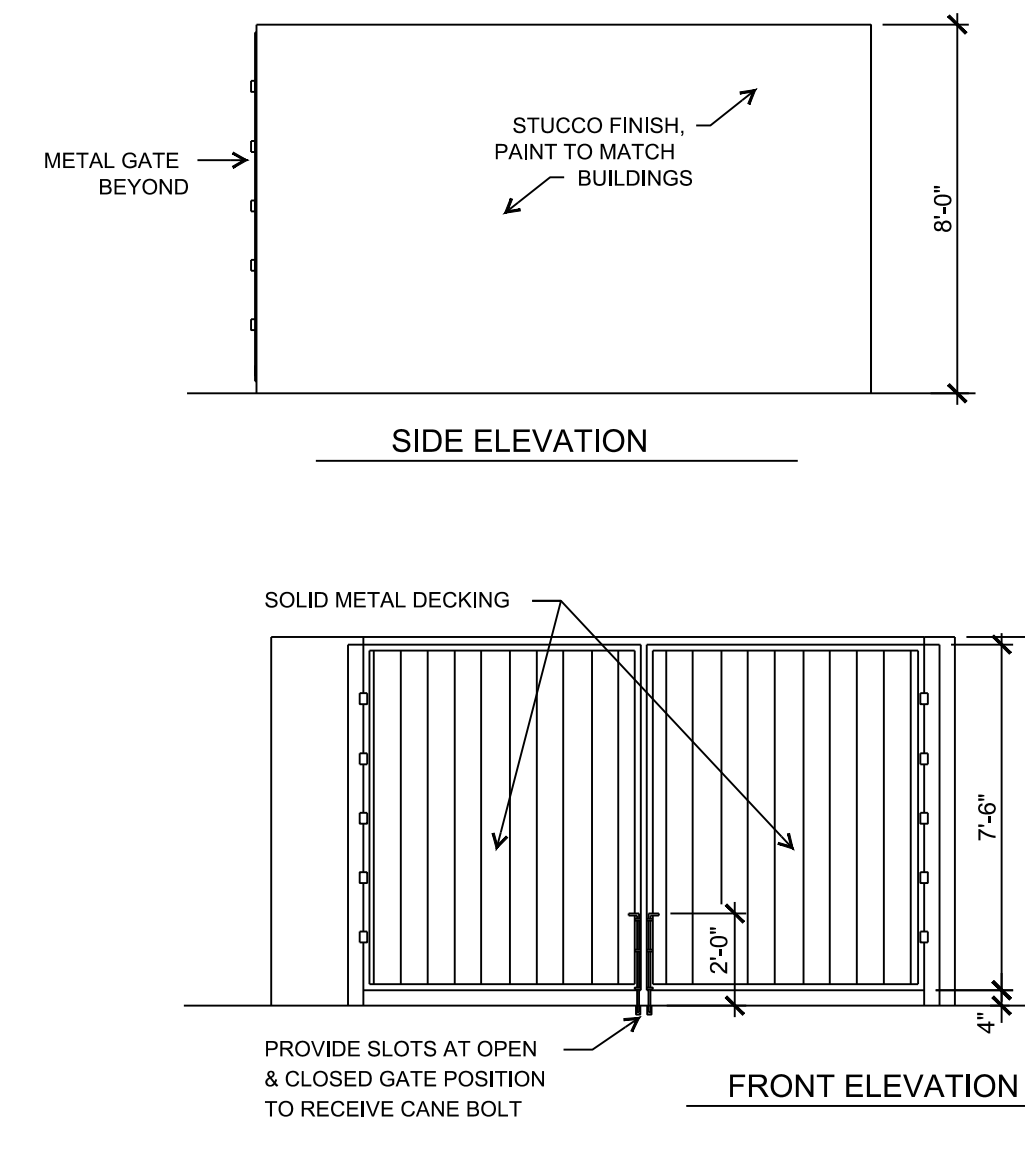
SHEET TITLE: DETAIL

SUBMITTED FOR: DRB SITE PLAN

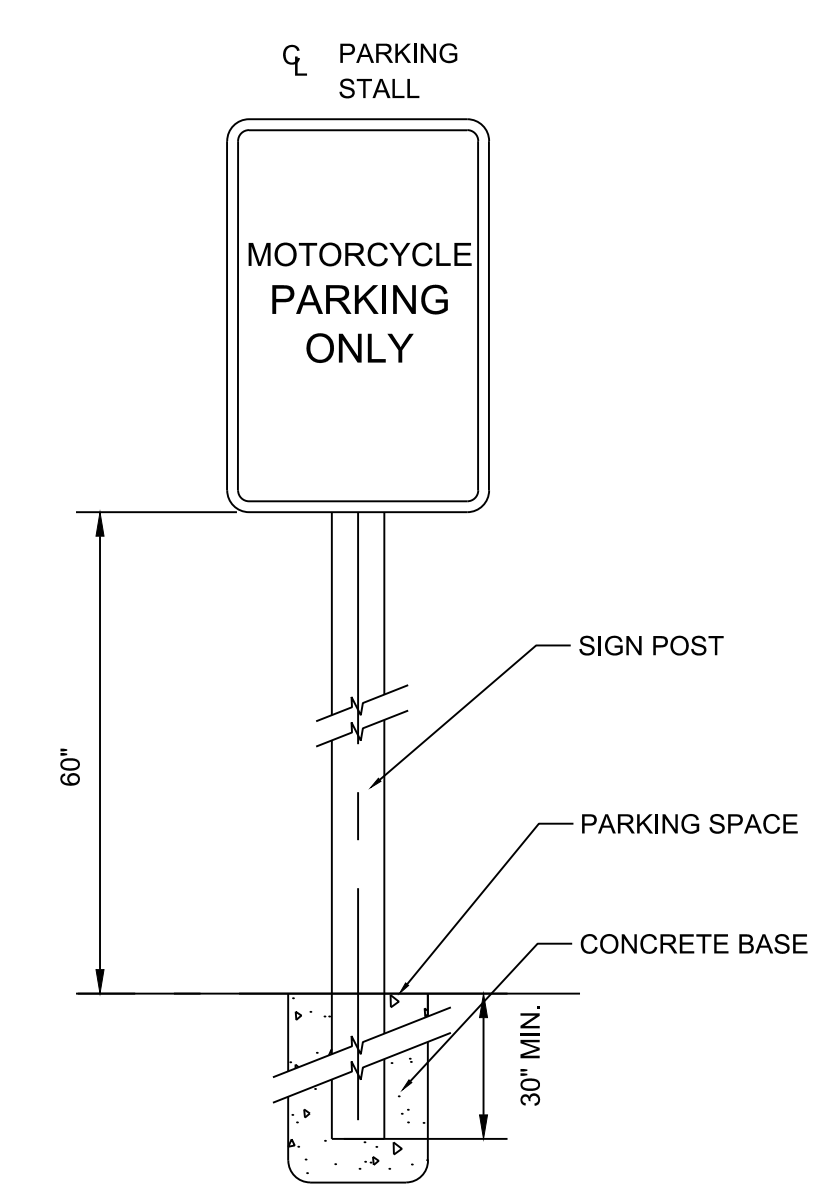
SHEET NUMBER: C-500



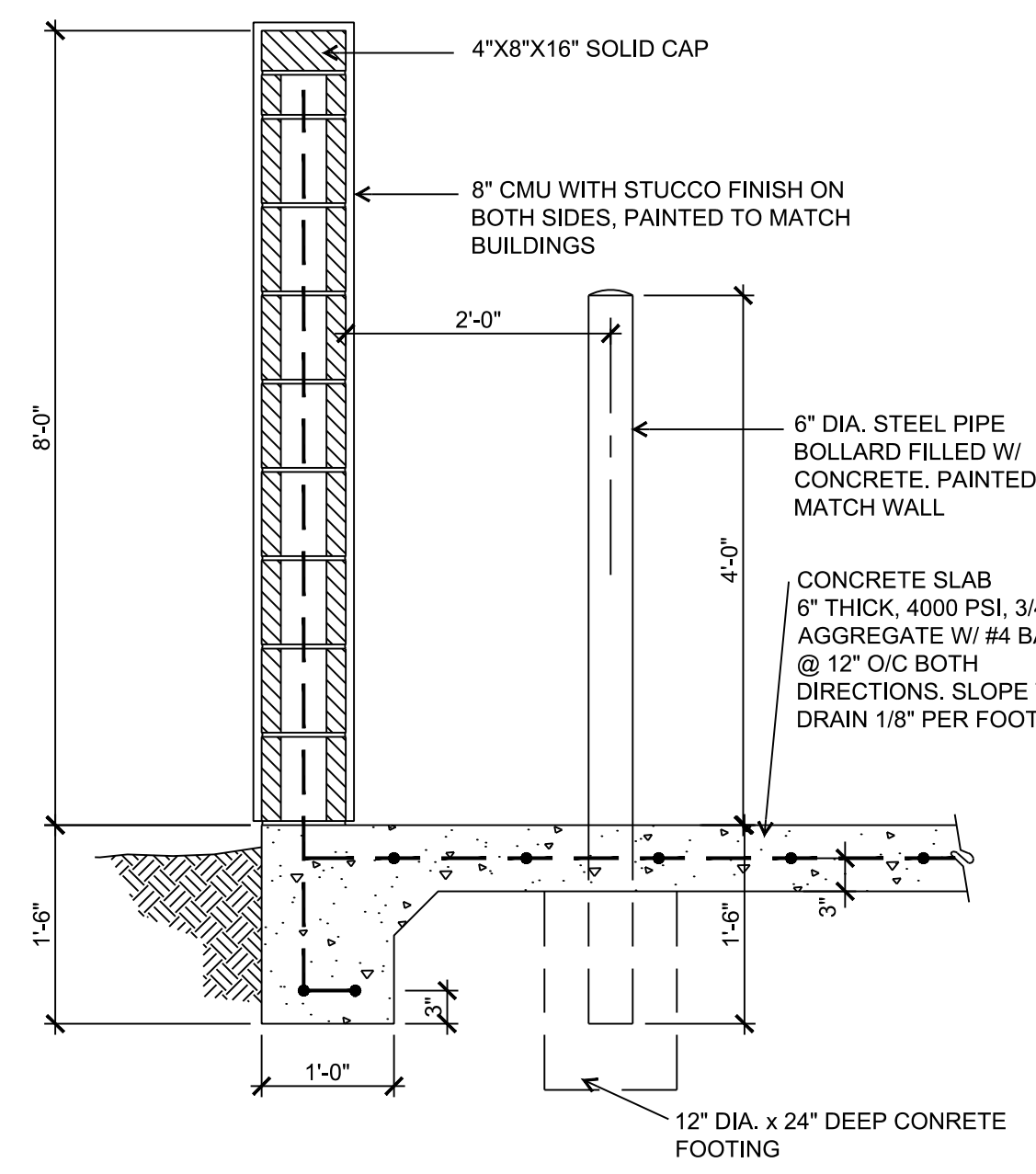
**TRASH COMPACTOR YARD PLAN DETAIL**  
NOT TO SCALE



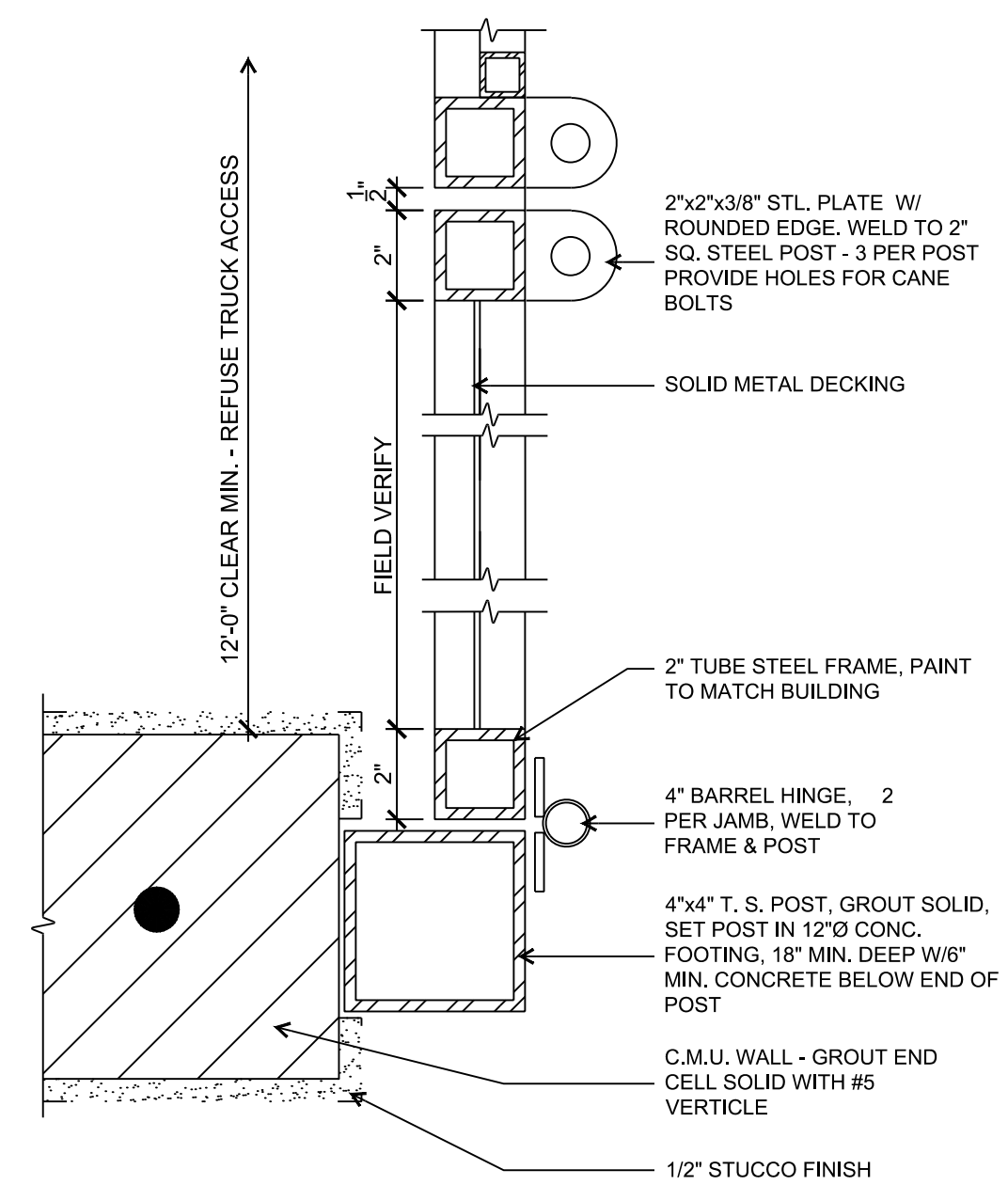
**TRASH COMPACTOR YARD ELEVATIONS DETAIL**  
NOT TO SCALE



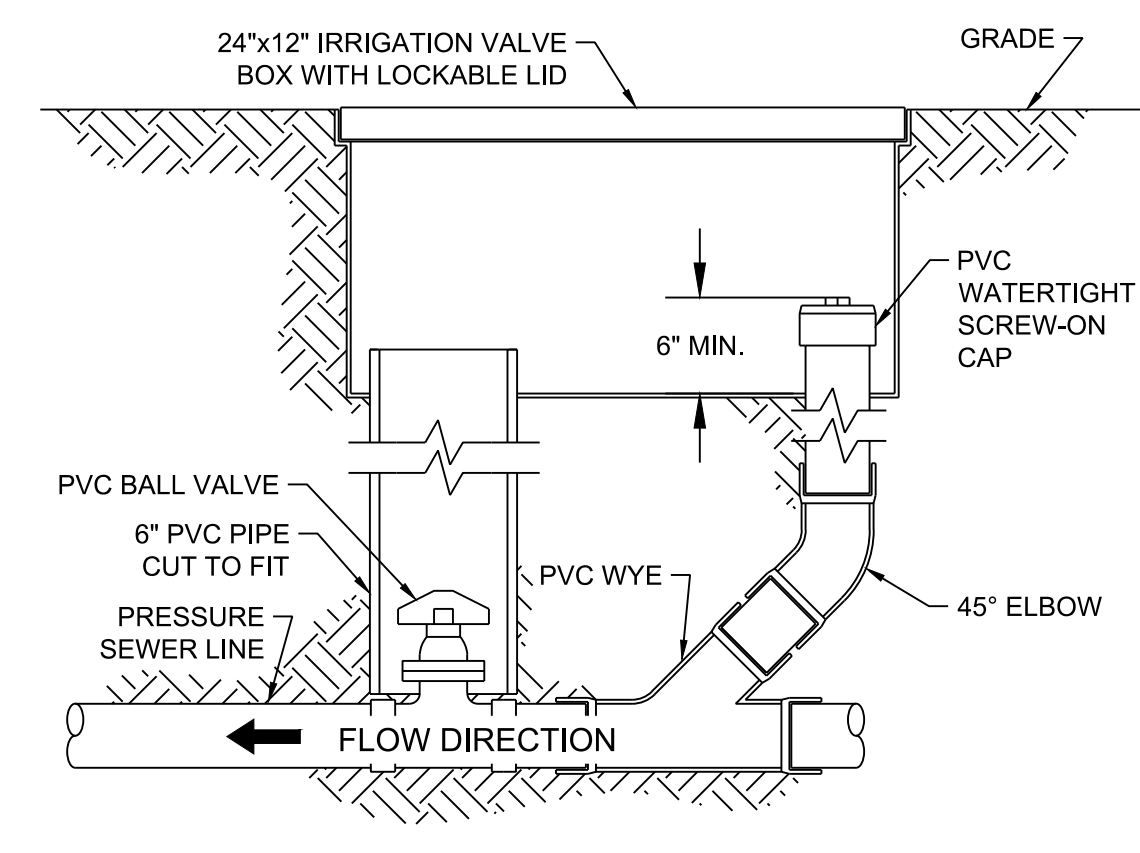
**MOTORCYCLE PARKING SIGN DETAIL**  
NOT TO SCALE



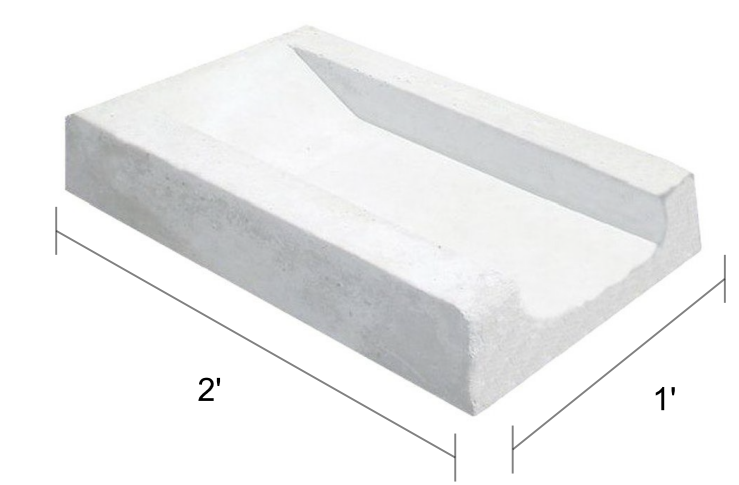
**TRASH ENCLOSURE WALL DETAIL**  
NOT TO SCALE



**TRASH COMPACTOR YARD GATE DETAIL**  
NOT TO SCALE



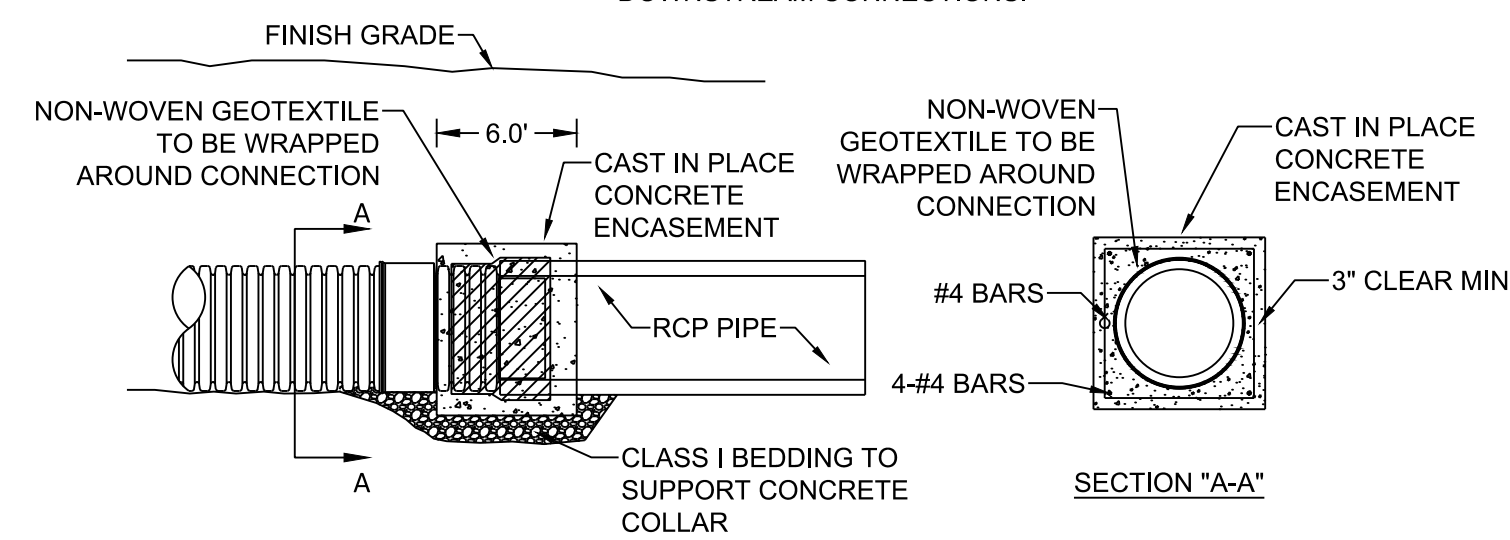
**FORCEMAIN CLEANOUT DETAIL**  
NOT TO SCALE



**SPLASH BLOCK DETAIL**  
NOT TO SCALE

**NOTES:**

1. CONNECTION AND PIPE TO BE BACKFILLS PER ASTM D2321.
2. IN LIEU OF AN INTERNAL CYLINDER, AN HDPE WATERTIGHT REPAIR COUPLER CAN BE USED TO CONNECT HDPE PIPE TO CMP.
3. INTERNAL CYLINDER ADAPTER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.



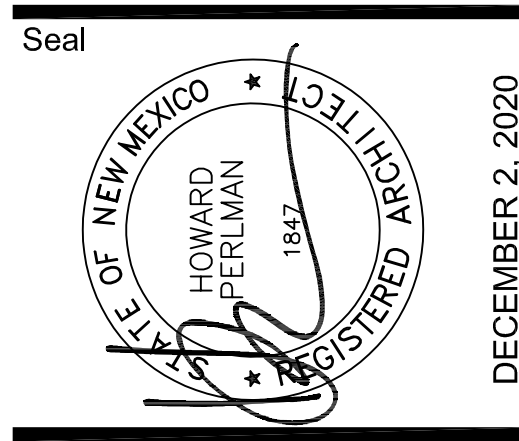
**STORM DRAIN CONNECTION DETAIL**  
NOT TO SCALE

NAME: N:\Projects\04022\_Sonata\_Trails\_Unit\_4\_Apartments\3\_DWG\Onsite\_Plan\_Sets\Sheets\04022\_DETAIL\_C-501.dwg PLOT DATE: Dec 03, 2020 2:39pm

DESIGNED BY: BE	REVISION
DRAWN BY: SG	
CHECKED BY: SG	
DATE: 10.22.2020	
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 805.529.9718</p>	
<p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 12/2020</p>	
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p> <p>Know what's Below. Call before you dig.</p>	
PROJECT NAME:	SONATA TRAILS UNIT 4 APARTMENTS
SHEET TITLE:	DETAIL
SUBMITTED FOR:	DRB SITE PLAN
SHEET NUMBER:	C-501



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### KEY NOTES

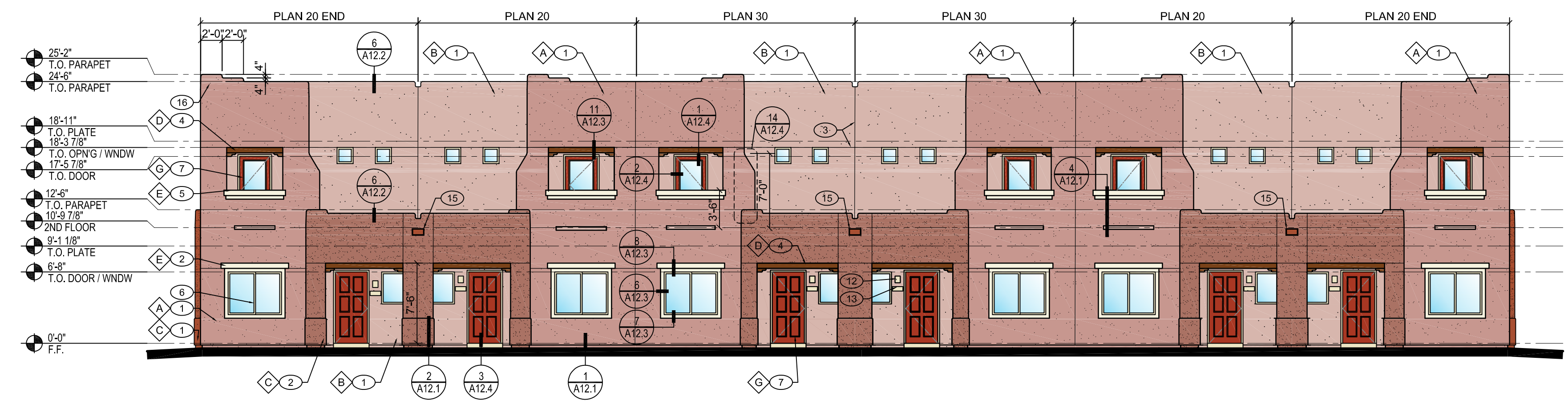
#	DESCRIPTION
1	1-COAT STUCCO SYSTEM PER ES REPORT - SEE A10.1
2	FOAM POPOUT
3	CONTROL JOINT - SEE DETAIL 7/A12.1
4	FAUX LINTEL - SEE DETAIL
5	GUARD RAIL - SEE DETAIL
6	WINDOW - SEE SCHEDULES A8.1
7	DOOR - SEE SCHEDULES A8.1
8	OVERHEAD GARAGE DOOR - SEE SCHEDULE A8.1
9	STANDING SEAM METAL ROOFING O/ UNDERLAYMENT O/ ROOF SHEATHING
10	FASCIA - SEE DETAIL 1a/A12.2
11	METAL COLLECTOR HEAD & DOWNSPOUT - SEE DETAIL 12 / A12.2
12	LIGHT FIXTURE
13	UNIT ADDRESS LOCATION
14	ELECTRICAL METERS - REFER TO ELECTRICAL PLANS
15	SCUPPER DRAIN - SEE DETAIL 8/A12.2
16	PARAPET

### GENERAL NOTES

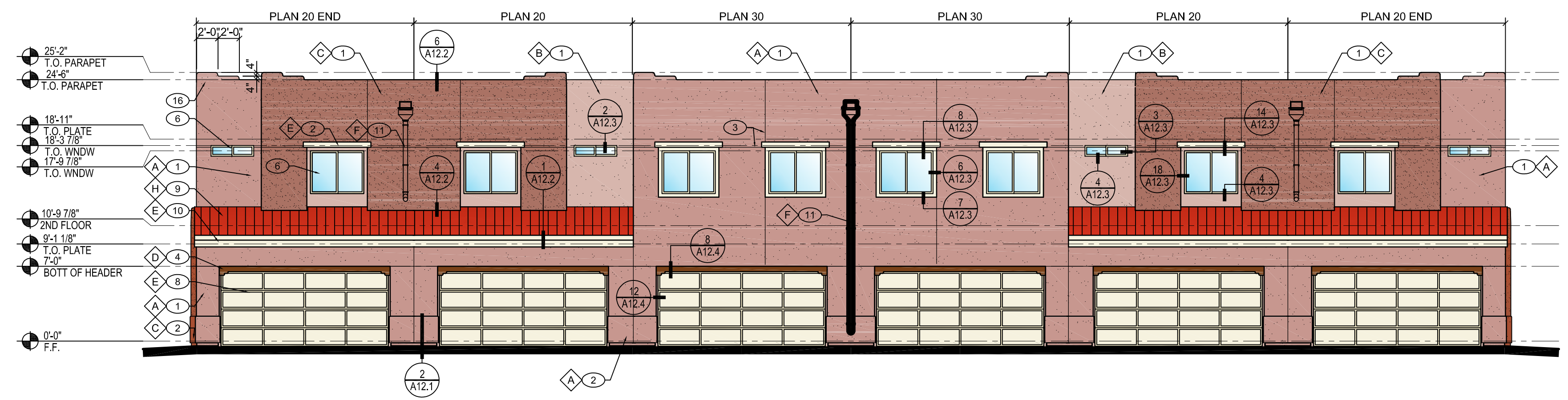
1 ALL WALL PENETRATIONS BY MECHANICAL & PLUMBING SYSTEMS ARE REQUIRED TO BE WATERPROOFED. SEE DETAILS 13, 14, & 15 / A12.1 FOR TYPICAL WATERPROOFING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD QUESTIONS ARISE OR CONDITIONS ARE REVELED THAT ARE NOT COVERED BY THE DETAILS.

### COLOR LEGEND

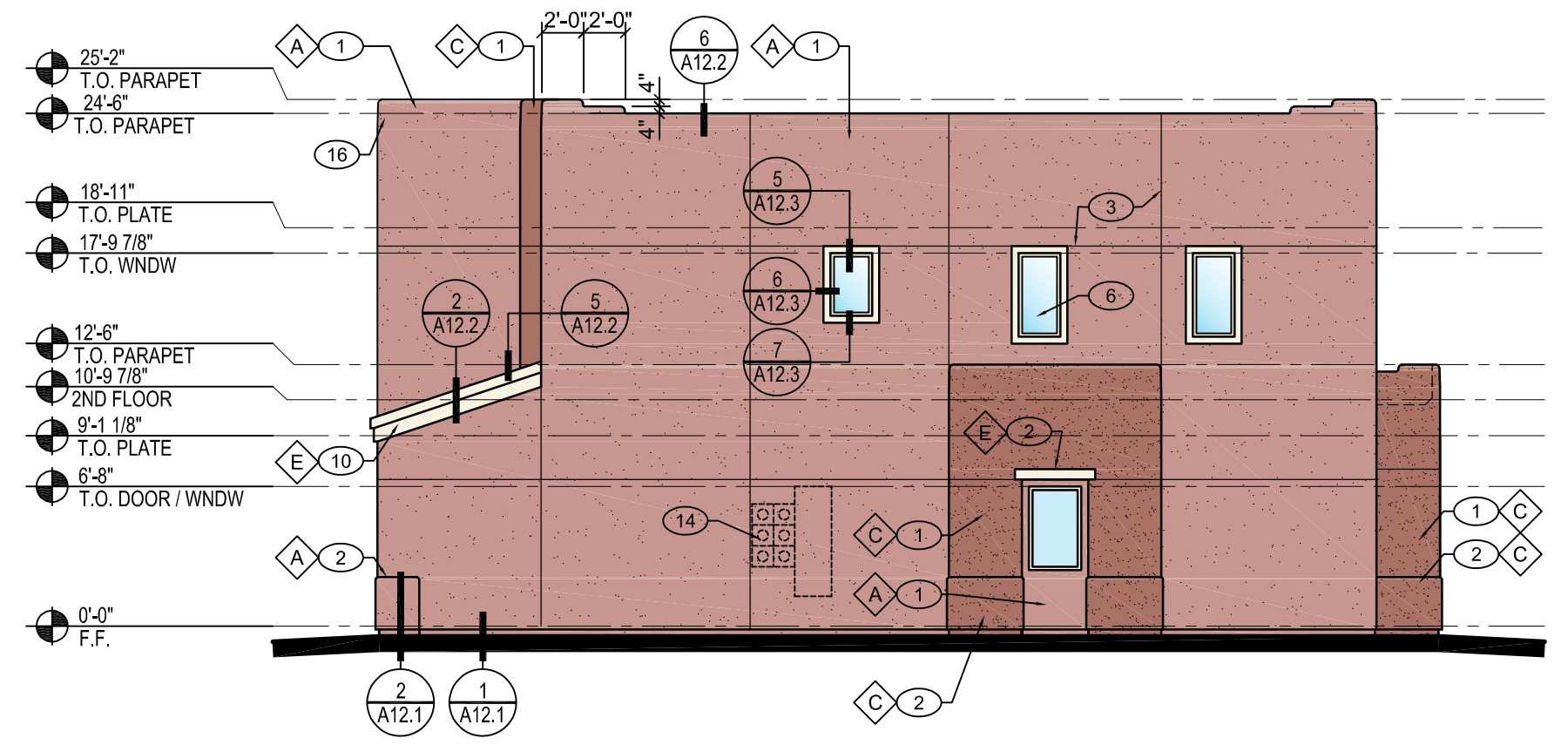
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A	DUNN-EDWARDS	DE6089	BRICK FENCE
B	DUNN-EDWARDS	DE6088	MUSK
C	DUNN-EDWARDS	DE6090	WESTERN RED
D	DUNN-EDWARDS	DET691	SPICED HOT CHOCOLATE
E	DUNN-EDWARDS	DE6204	TRITE WHITE
F	MATCH ADJACENT WALL		
G	DUNN-EDWARDS	DET410	FLORIOGRAPHY
H			COLONIAL RED



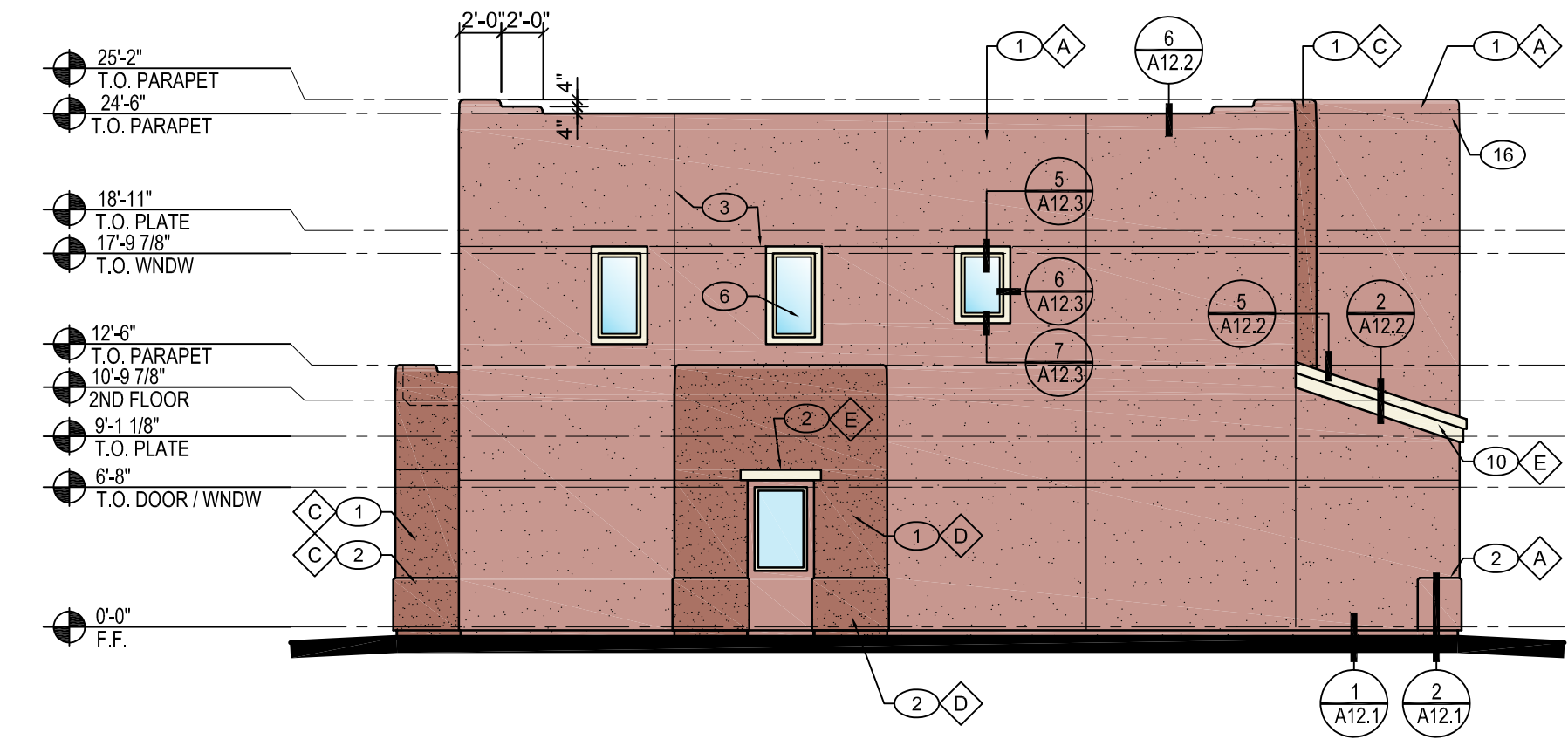
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SCALE: 1/8" = 1'-0" 2-STORY



**B** BUILDING TYPE 6 - REAR ELEVATION  
SCALE: 1/8" = 1'-0" 2-STORY



**C** BUILDING TYPE 6 - SIDE ELEVATION  
SCALE: 1/8" = 1'-0" 2-STORY



**D** BUILDING TYPE 6 - SIDE ELEVATION  
SCALE: 1/8" = 1'-0" 2-STORY

Rev	Date	Description

**SONATA**  
At The Trails, Tract 1  
ALBUQUERQUE, NEW MEXICO  
SONATA 1, LLC

Sheet Title:  
**BLDG TYPE 6  
EXTERIOR  
ELEVATIONS**  
Drawn/Checked By:  
r/RPS  
Date:  
DECEMBER 2, 2020  
Project Number:  
920016  
Sheet Number:

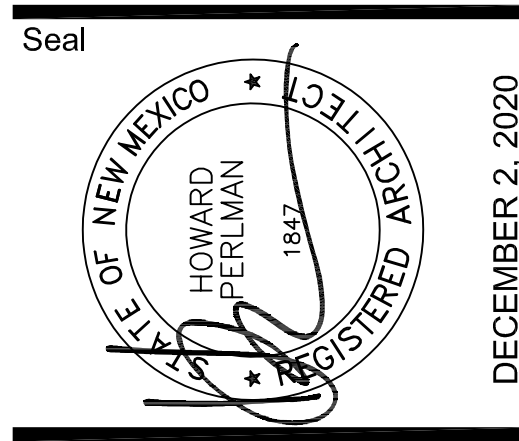
**A1.3**  
BUILDING TYPE 6

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**KEY NOTES**

#	DESCRIPTION
1	1-COAT STUCCO SYSTEM PER ES REPORT - SEE A10.1
2	FOAM POPOUT
3	CONTROL JOINT - SEE DETAIL 7/A12.1
4	FAUX LINTEL - SEE DETAIL
5	GUARD RAIL - SEE DETAIL
6	WINDOW - SEE SCHEDULES A8.1
7	DOOR - SEE SCHEDULES A8.1
8	OVERHEAD GARAGE DOOR - SEE SCHEDULE A8.1
9	STANDING SEAM METAL ROOFING O/ UNDERLAYMENT O/ ROOF SHEATHING
10	FASCIA - SEE DETAIL 1a/A12.2
11	METAL COLLECTOR HEAD & DOWNSPOUT - SEE DETAIL 12 / A12.2
12	LIGHT FIXTURE
13	UNIT ADDRESS LOCATION
14	ELECTRICAL METERS - REFER TO ELECTRICAL PLANS
15	SCUPPER DRAIN - SEE DETAIL 8/A12.2
16	PARAPET

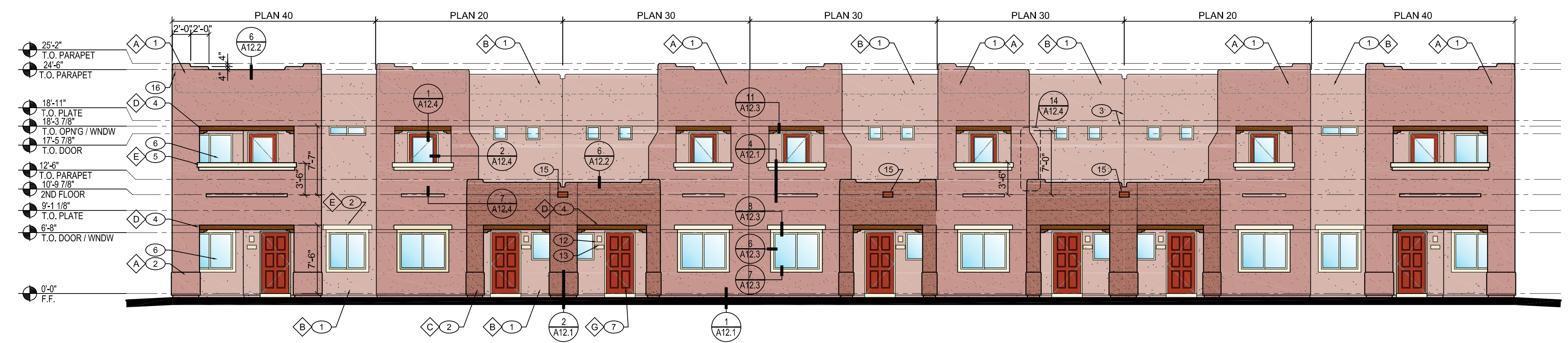
**GENERAL NOTES**

1 ALL WALL PENETRATIONS BY MECHANICAL & PLUMBING SYSTEMS ARE REQUIRED TO BE WATERPROOFED. SEE DETAILS 13, 14, & 15 / A12.1 FOR TYPICAL WATERPROOFING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD QUESTIONS ARISE OR CONDITIONS ARE REVEALED THAT ARE NOT COVERED BY THE DETAILS.

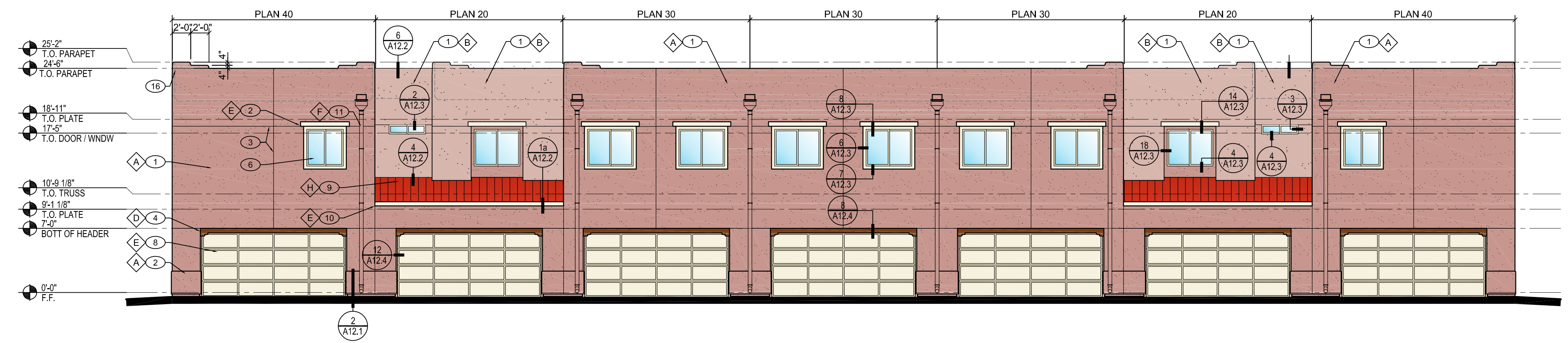
**COLOR LEGEND**

LOCATION	MFG	CODE	NAME
A FIELD COLOR #1	DUNN-EDWARDS	DE6089	BRICK FENCE
B FIELD COLOR #2	DUNN-EDWARDS	DE6088	MUSK
C FIELD COLOR #3	DUNN-EDWARDS	DE6090	WESTERN RED
D FAUX LINTEL	DUNN-EDWARDS	DET691	SPICED HOT CHOCOLATE
E FACIA, POP-OUTS, TRIM & GARAGE DOOR	DUNN-EDWARDS	DE6204	TRITE WHITE
F GUTTER/DOWNSPOUT	MATCH ADJACENT WALL		
G ENTRY/BALCONY DOOR	DUNN-EDWARDS	DET410	FLORIOGRAPHY
H METAL ROOF			COLONIAL RED

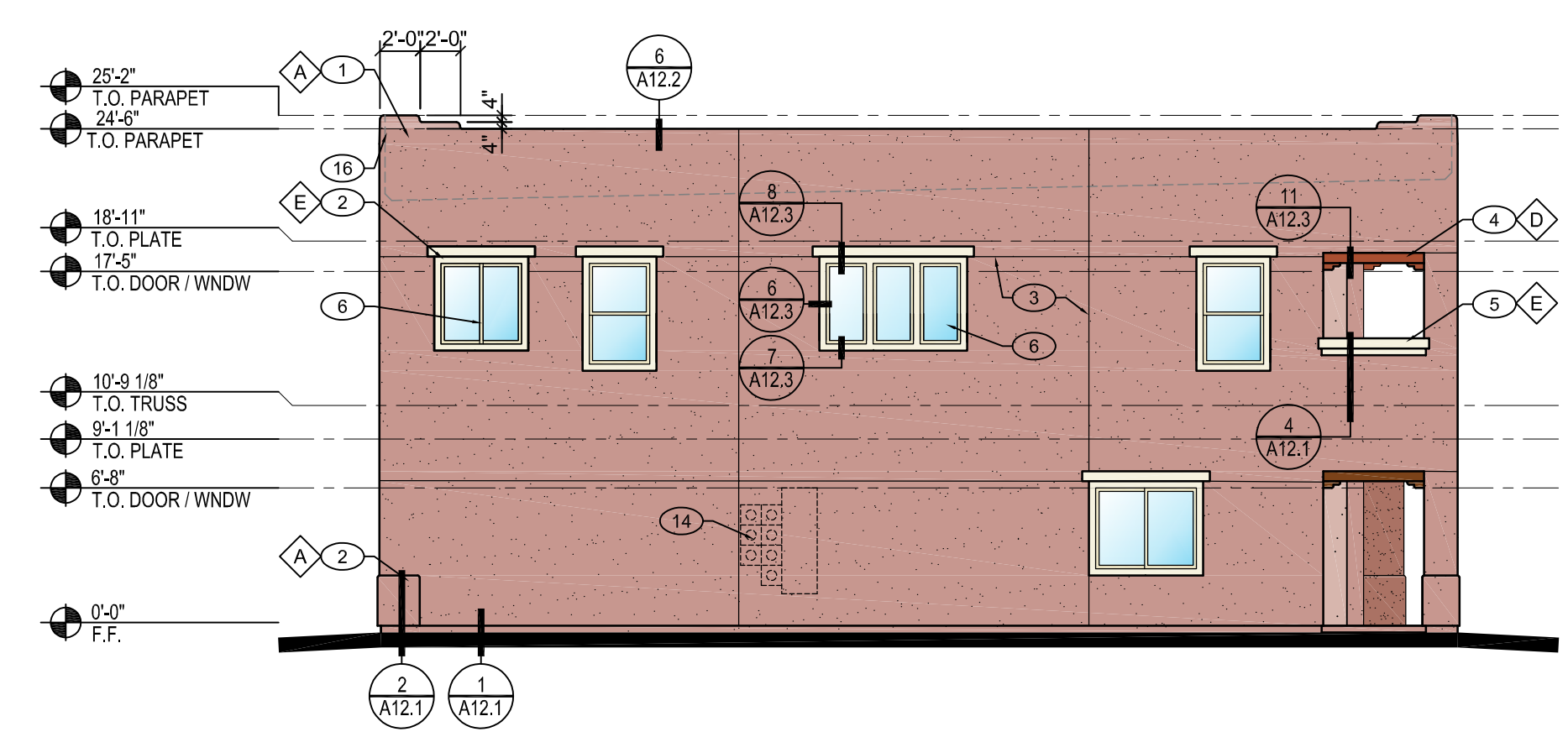
Rev	Date	Description



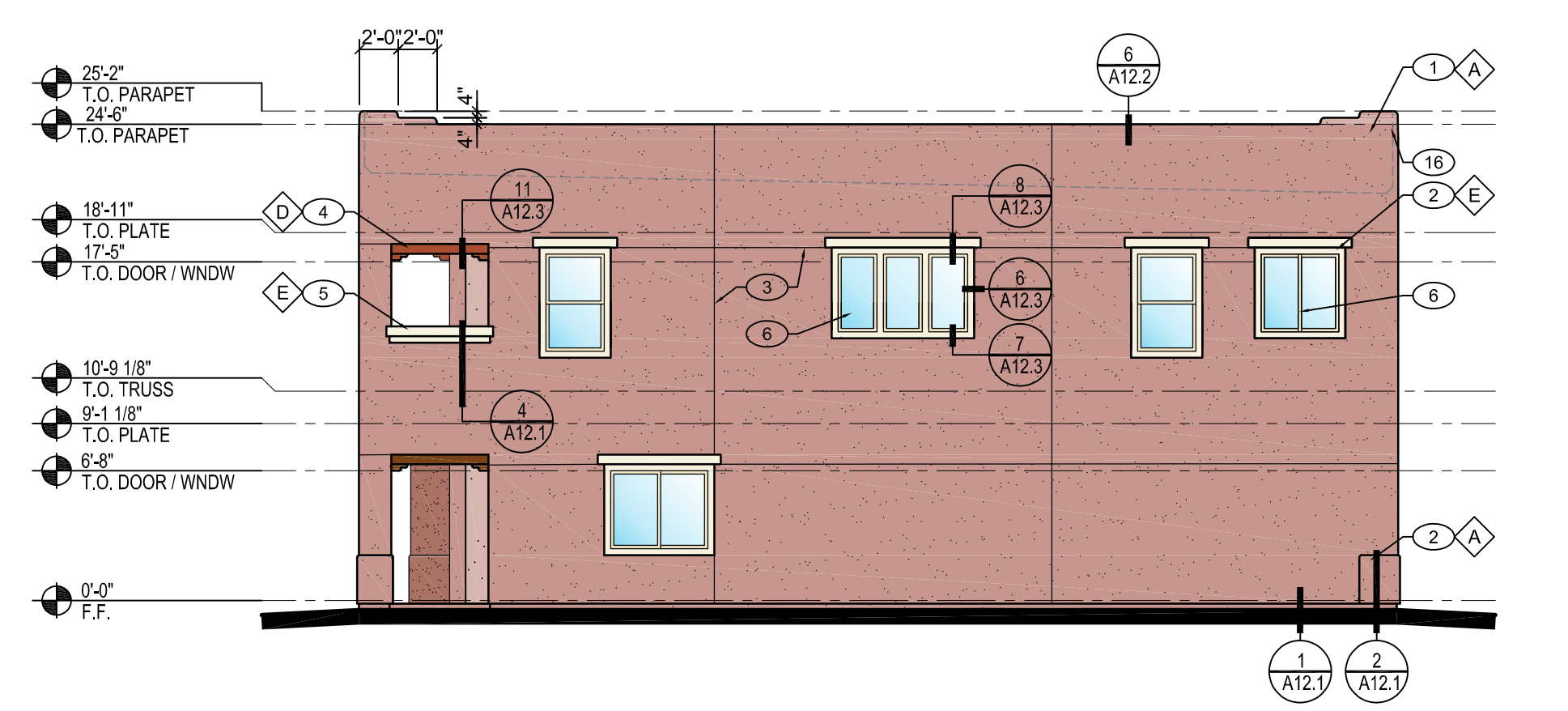
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SCALE: 1/8" = 1'-0"  
2-STORY



**B BUILDING TYPE 7 - REAR ELEVATION**  
SCALE: 1/8" = 1'-0"  
2-STORY



**C BUILDING TYPE 6 - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
2-STORY



**D BUILDING TYPE 6 - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
2-STORY

**SONATA**  
At The Trails, Tract 1  
ALBUQUERQUE, NEW MEXICO  
SONATA 1, LLC

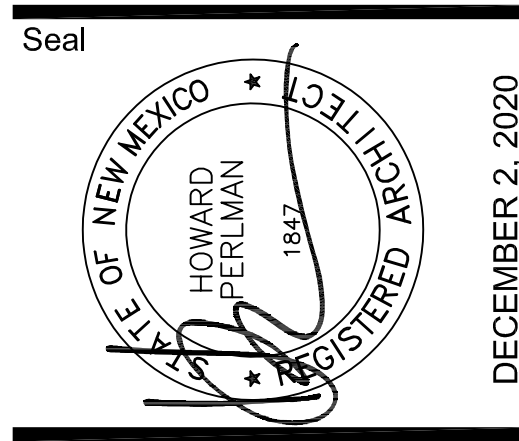
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Drawn/Checked By:  
m/RPS  
Date:  
DECEMBER 2, 2020  
Project Number:  
920016  
Sheet Number:

**A2.3**  
BUILDING TYPE 7

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**KEY NOTES**

#	DESCRIPTION
1	1-COAT STUCCO SYSTEM PER ES REPORT - SEE A10.1
2	FOAM POPOUT
3	CONTROL JOINT - SEE DETAIL 7/A12.1
4	FAUX LINTEL - SEE DETAIL
5	GUARD RAIL - SEE DETAIL
6	WINDOW - SEE SCHEDULES A8.1
7	DOOR - SEE SCHEDULES A8.1
8	OVERHEAD GARAGE DOOR - SEE SCHEDULE A8.1
9	STANDING SEAM METAL ROOFING O/ UNDERLAYMENT O/ ROOF SHEATHING
10	FASCIA - SEE DETAIL 1a/A12.2
11	METAL COLLECTOR HEAD & DOWNSPOUT - SEE DETAIL 12 / A12.2
12	LIGHT FIXTURE
13	UNIT ADDRESS LOCATION
14	ELECTRICAL METERS - REFER TO ELECTRICAL PLANS
15	SCUPPER DRAIN - SEE DETAIL 8/A12.2
16	PARAPET

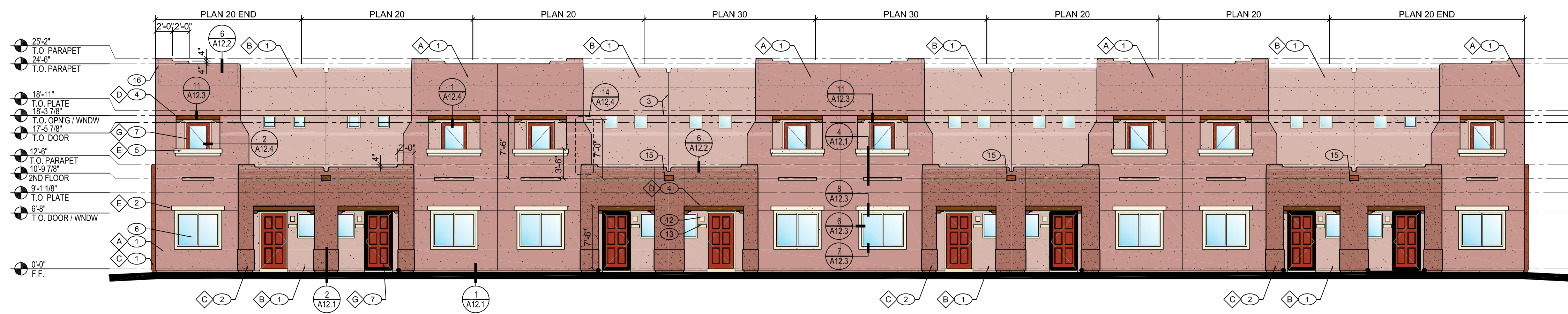
**GENERAL NOTES**

1 ALL WALL PENETRATIONS BY MECHANICAL & PLUMBING SYSTEMS ARE REQUIRED TO BE WATERPROOFED. SEE DETAILS 13, 14, & 15 / A12.1 FOR TYPICAL WATERPROOFING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD QUESTIONS ARISE OR CONDITIONS ARE REVEALED THAT ARE NOT COVERED BY THE DETAILS.

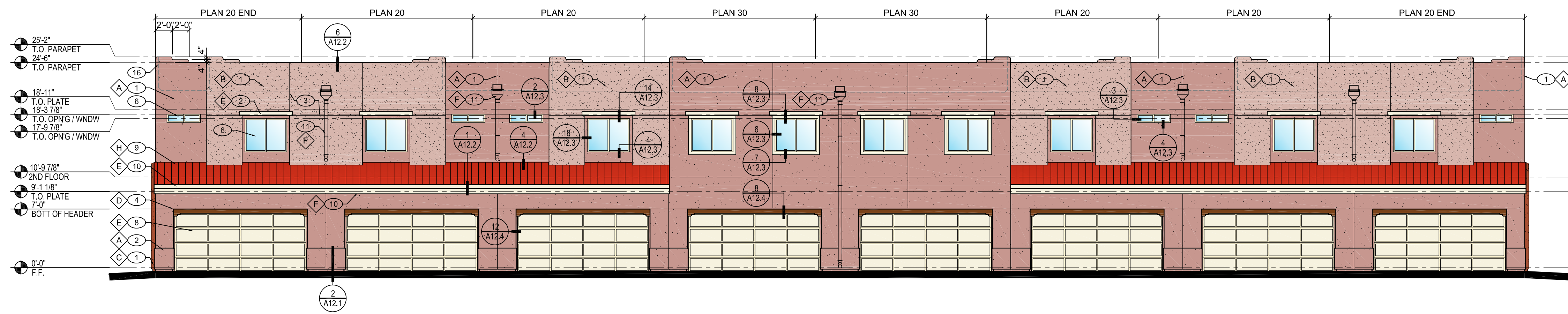
**COLOR LEGEND**

LOCATION	MFG	CODE	NAME
A	DUNN-EDWARDS	DE6089	BRICK FENCE
B	DUNN-EDWARDS	DE6088	MUSK
C	DUNN-EDWARDS	DE6090	WESTERN RED
D	DUNN-EDWARDS	DET691	SPICED HOT CHOCOLATE
E	DUNN-EDWARDS	DE6204	TRITE WHITE
F	MATCH ADJACENT WALL		
G	DUNN-EDWARDS	DET410	FLORIOGRAPHY
H			COLONIAL RED

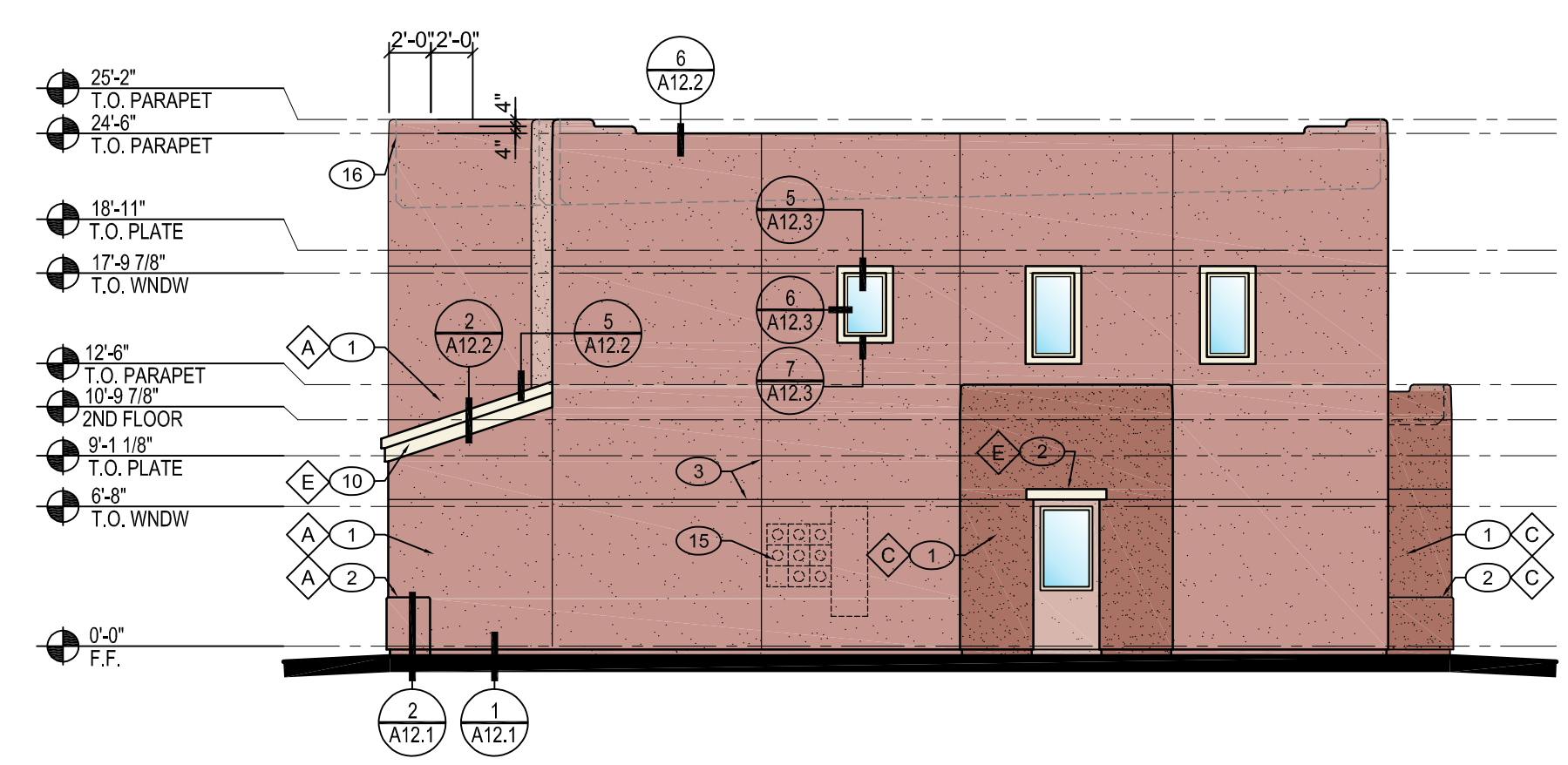
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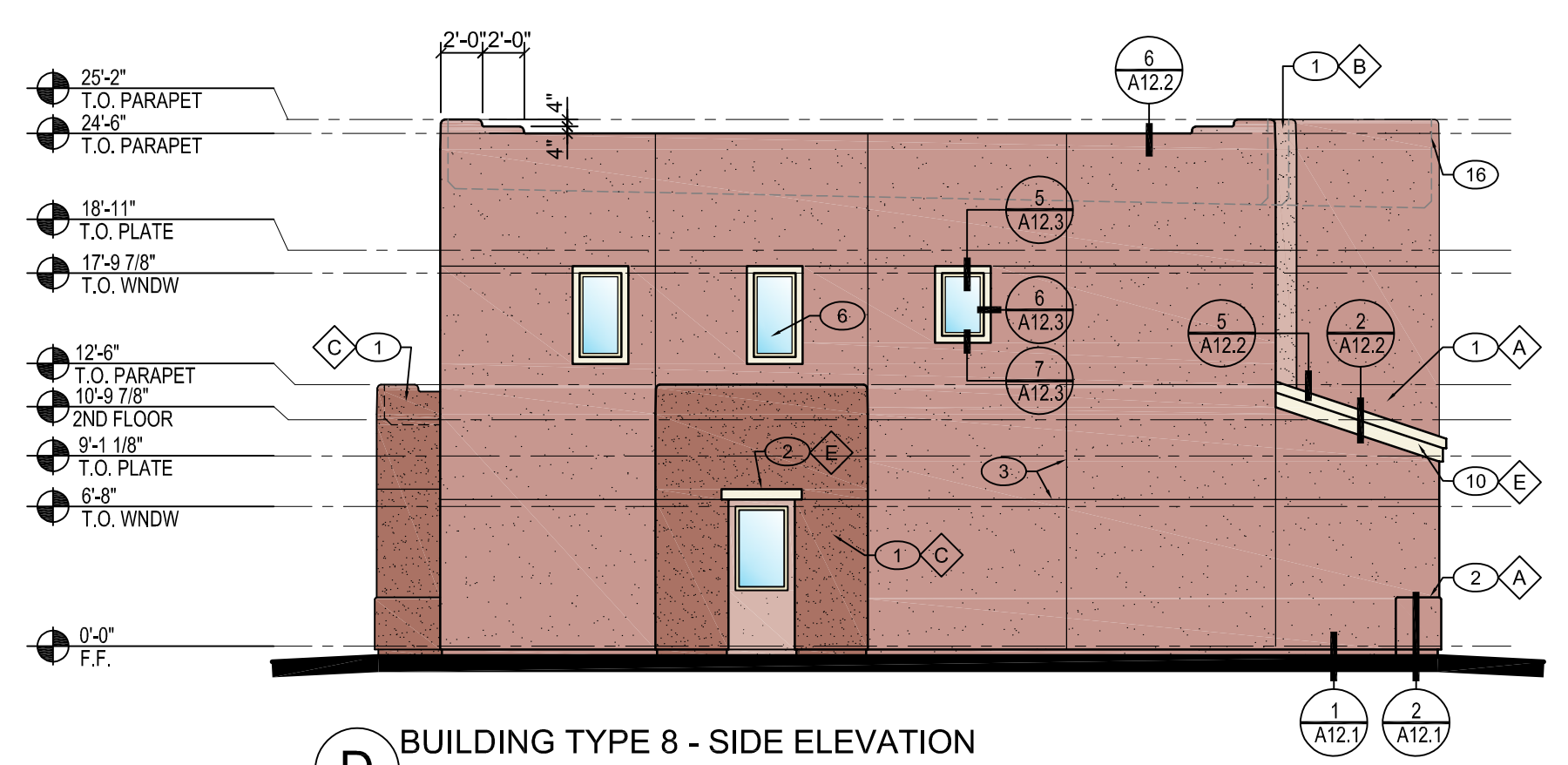
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SCALE: 1/8" = 1'-0"  
2-STORY



**B BUILDING TYPE 8 - REAR ELEVATION**  
SCALE: 1/8" = 1'-0"  
2-STORY



**C BUILDING TYPE 8 - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
2-STORY



**D BUILDING TYPE 8 - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
2-STORY

**SONATA**  
**At The Trails, Tract 1**  
ALBUQUERQUE, NEW MEXICO  
SONATA 1, LLC

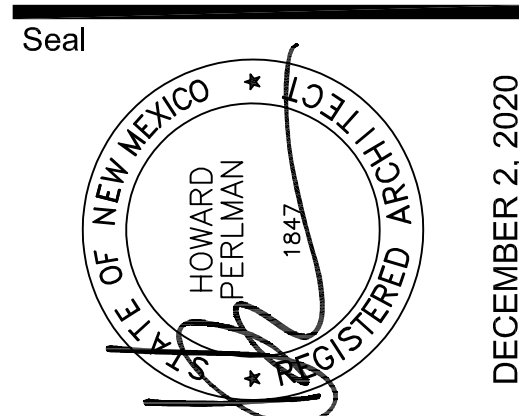
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Drawn/Checked By:  
r/RPS  
Date:  
DECEMBER 2, 2020  
Project Number:  
920016  
Sheet Number:

**A3.3**  
BUILDING TYPE 8

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### KEY NOTES

#	DESCRIPTION
1	1-COAT STUCCO SYSTEM PER ES REPORT - SEE A10.1
2	FOAM POPOUT
3	CONTROL JOINT - SEE DETAIL 7/A12.1
4	FAUX WOOD LINTEL - SEE DETAIL 3/A12.2
5	WAINSCOT AT BASE - SEE DETAIL 2/A12.1
6	WINDOW - SEE SCHEDULES A8.1a
7	DOOR - SEE SCHEDULES A8.1a
8	VIGA - SEE DETAIL 14/A12.3
9	STUCCO FOAM CORBEL
10	METAL COLLECTOR HEAD & DOWNSPOUT - SEE DETAIL 12/A12.2
11	ROOF DRAIN EXIT - SEE DETAIL 11/A12.2
12	METAL STAIR RAILING - SEE STAIR PLANS & SECTIONS
13	METAL STAIR STRINGER - SEE STAIR PLANS & SECTIONS
14	PREFAB CONCRETE STAIR TREAD - SEE STAIR PLANS & SECTIONS
15	STUCCO GUARD RAIL - SEE DETAIL 17/A12.4

### GENERAL NOTES

1 ALL WALL PENETRATIONS BY MECHANICAL & PLUMBING SYSTEMS ARE REQUIRED TO BE WATERPROOFED. SEE DETAILS 13, 14, & 15 / A12.1 FOR TYPICAL WATERPROOFING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD QUESTIONS ARISE OR CONDITIONS ARE REVEALED THAT ARE NOT COVERED BY THE DETAILS.

### COLOR LEGEND

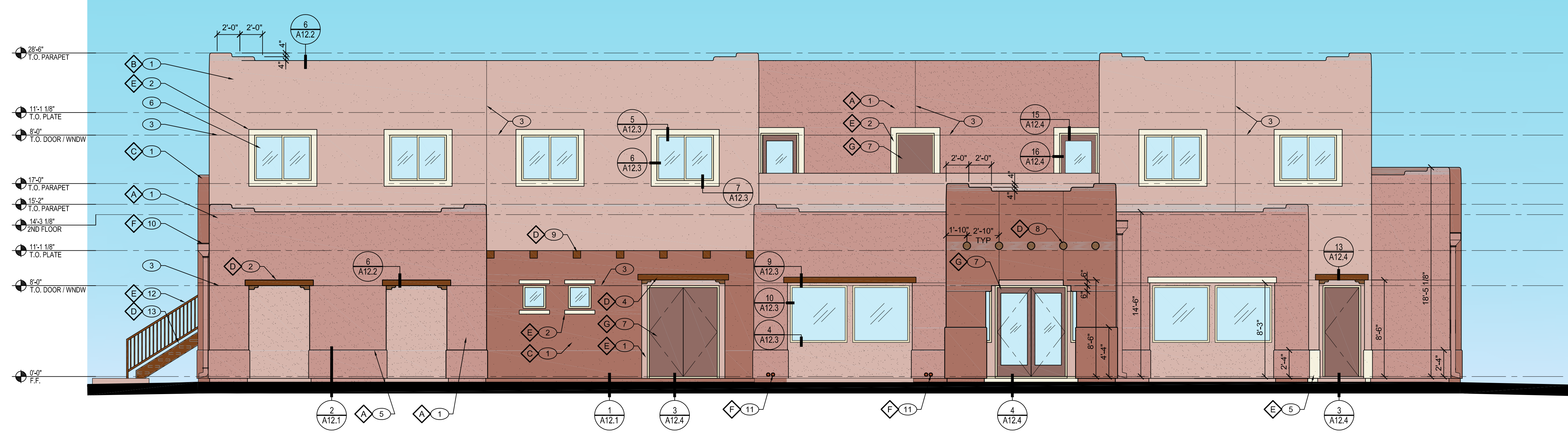
#	LOCATION	MFG	CODE	NAME
A	FIELD COLOR #1	DUNN-EDWARDS	DE6089	BRICK FENCE
B	FIELD COLOR #2	DUNN-EDWARDS	DE6088	MUSK
C	FIELD COLOR #3	DUNN-EDWARDS	DE6090	WESTERN RED
D	FAUX LINTEL, VIGAS & STAIR RAILINGS	DUNN-EDWARDS	DET691	SPICED HOT CHOCOLATE
E	POP-OUTS & TRIM	DUNN-EDWARDS	DE6204	TRITE WHITE
F	GUTTER/DOWNSPOUT	MATCH ADJACENT WALL		
G	DOORS	DUNN-EDWARDS	DET410	FLORIOGRAPHY

Rev	Date	Description

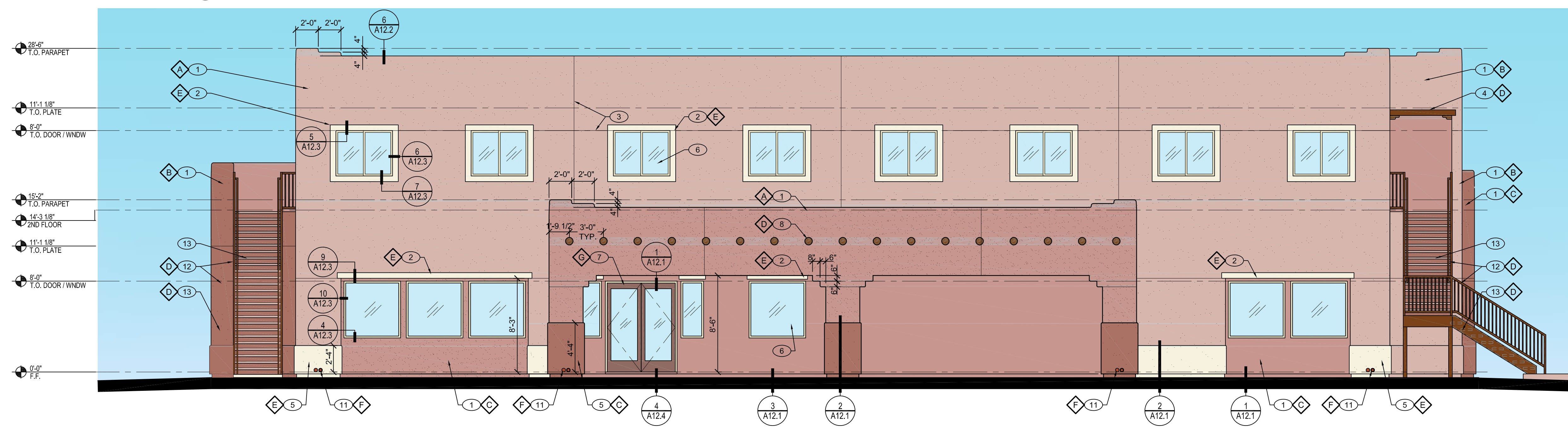
**SONATA**  
At The Trails, Tract 1  
ALBUQUERQUE, NEW MEXICO  
SONATA 1, LLC

Sheet Title:  
**CLUBHOUSE EXT. ELEVATIONS**  
Drawn/Checked By:  
m/RPS  
Date:  
DECEMBER 2, 2020  
Project Number:  
920016  
Sheet Number

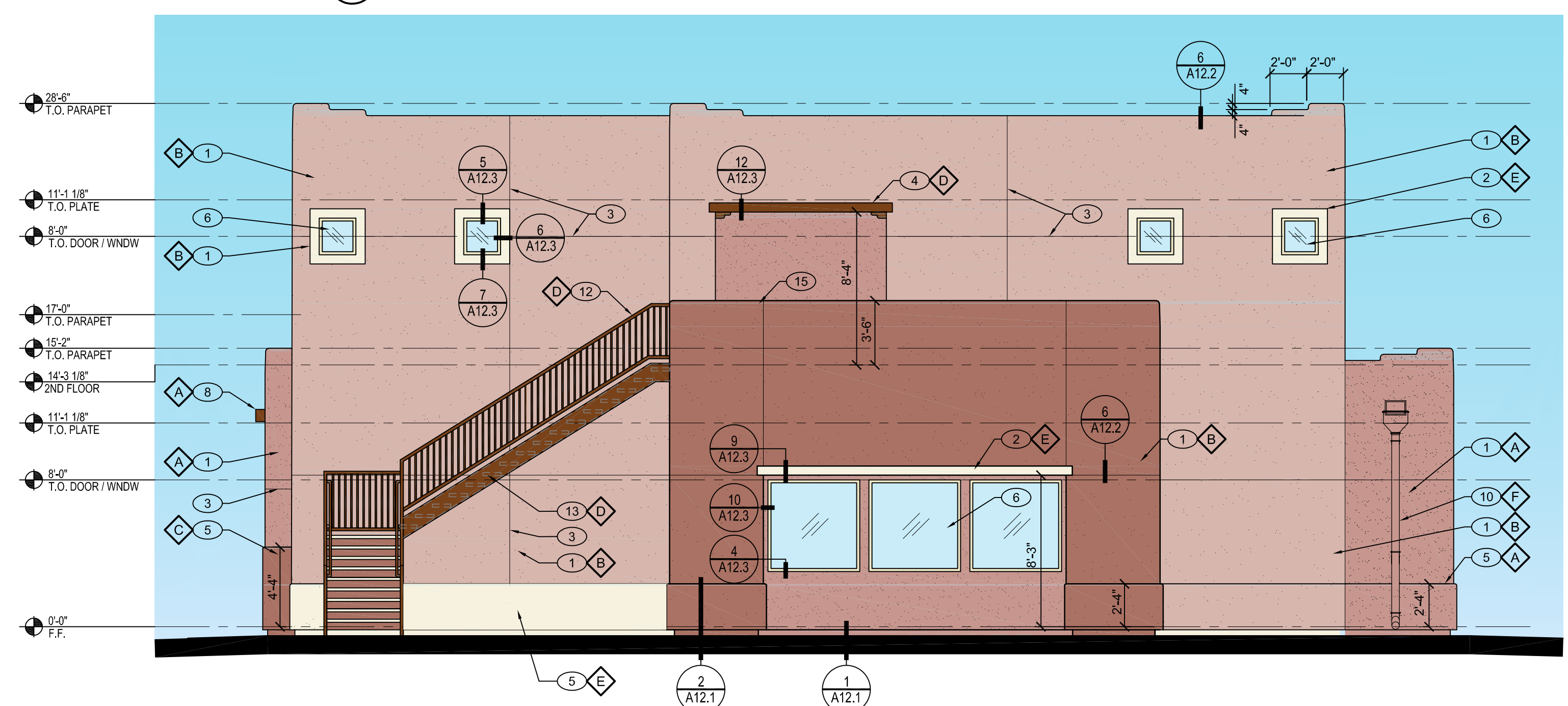
**A6.3**  
CLUBHOUSE



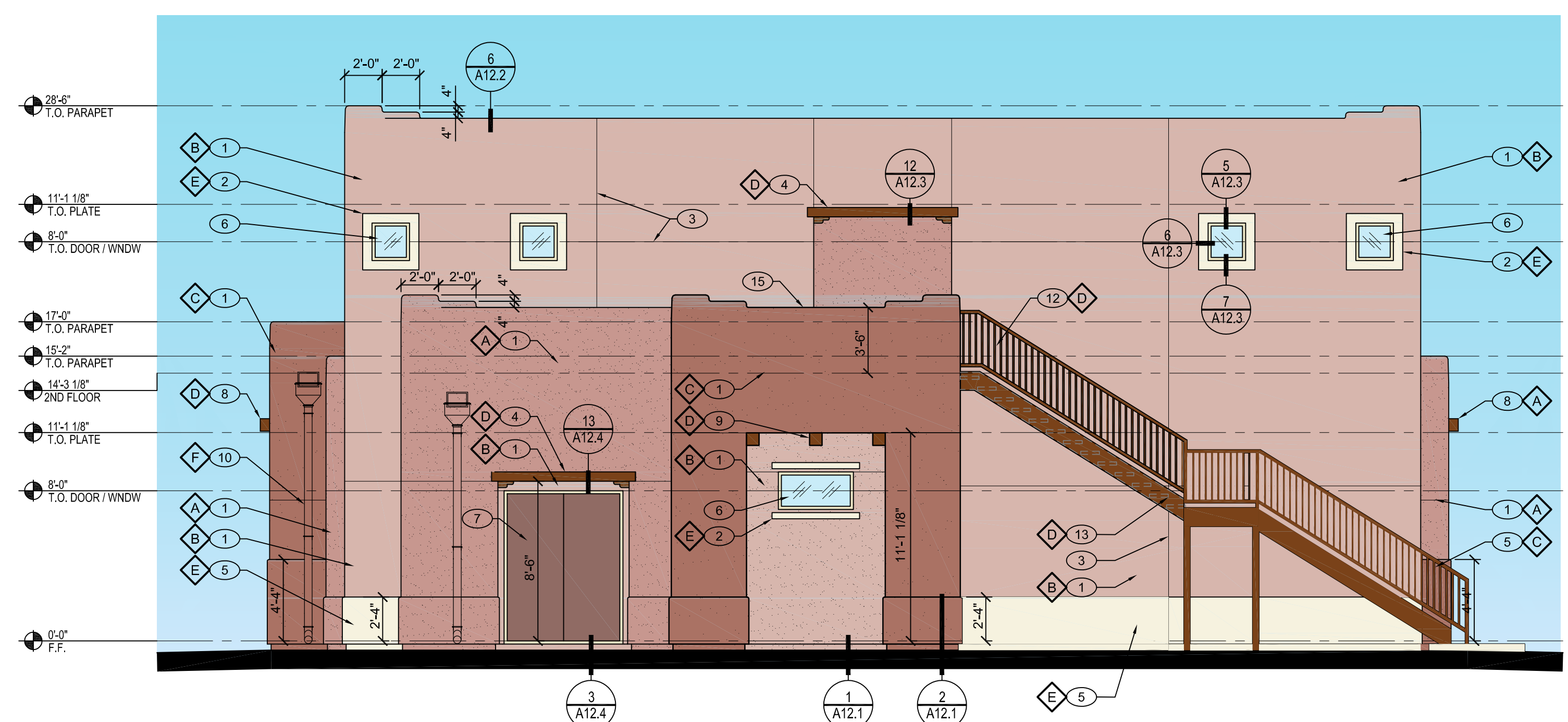
**A CLUBHOUSE- FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**C CLUBHOUSE- REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**D CLUBHOUSE- LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**B CLUBHOUSE- RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

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# PR-2020-003707\_SI-2020-00247\_Site\_Plan\_Approved\_12-9-20\_Sheet\_1

Final Audit Report

2021-06-25


Created:	2021-06-10
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAARdIA1mnbIFYREB78wn2TqErfABIkkmo3

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