

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 SITE PLAN.dwg PLOT DATE: Jul 23, 2020 11:25am

**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		115 SPACES
GARAGE		482 SPACES
OFF-STREET CONVENTIONAL	248 SPACES	597 SPACES
FUTURE STREET CONVENTIONAL		50 SPACES
MOTORCYCLE	5 SPACES	6 SPACES
BICYCLE	24 SPACES	24 SPACES
ADA ACCESSIBLE	12 SPACES	12 SPACES

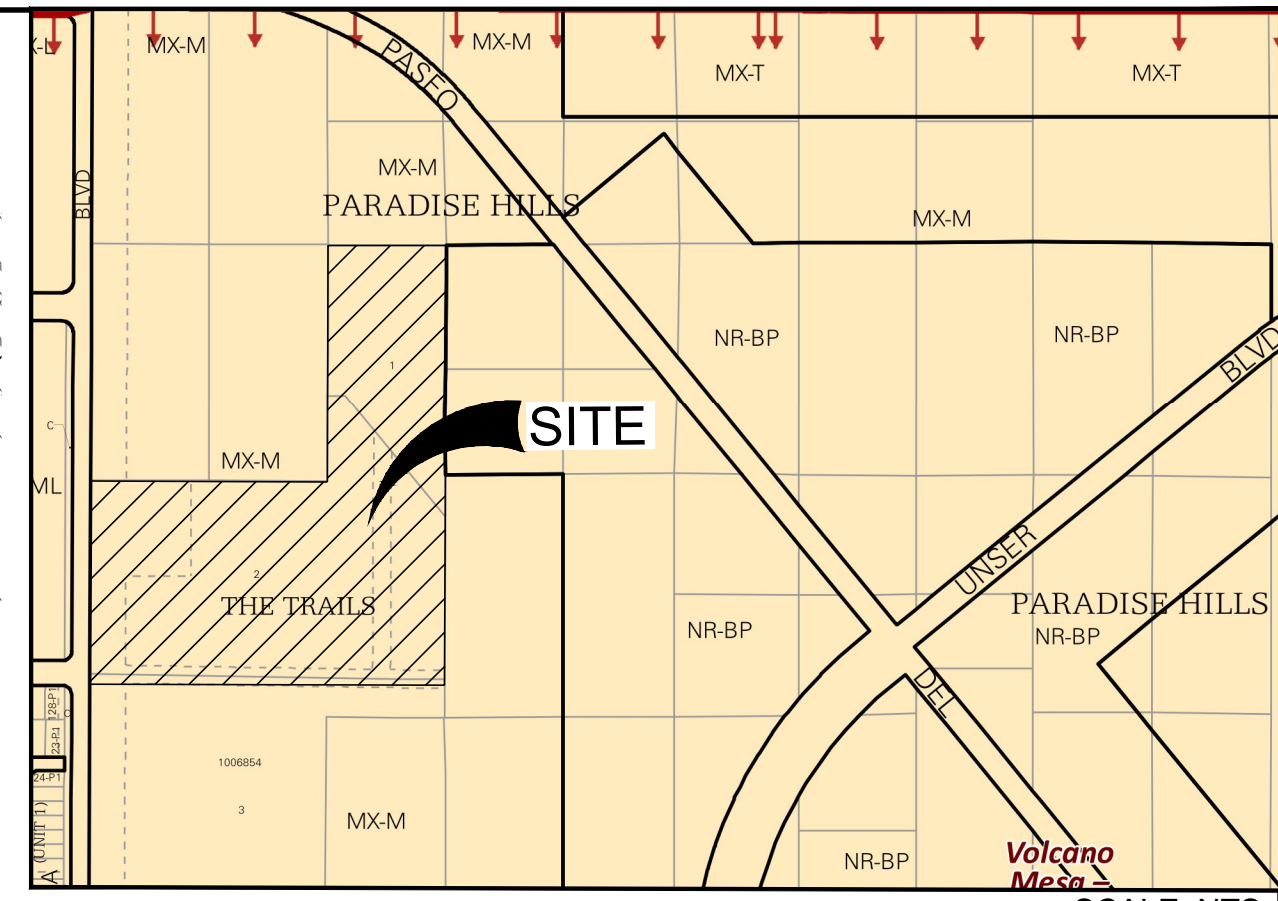
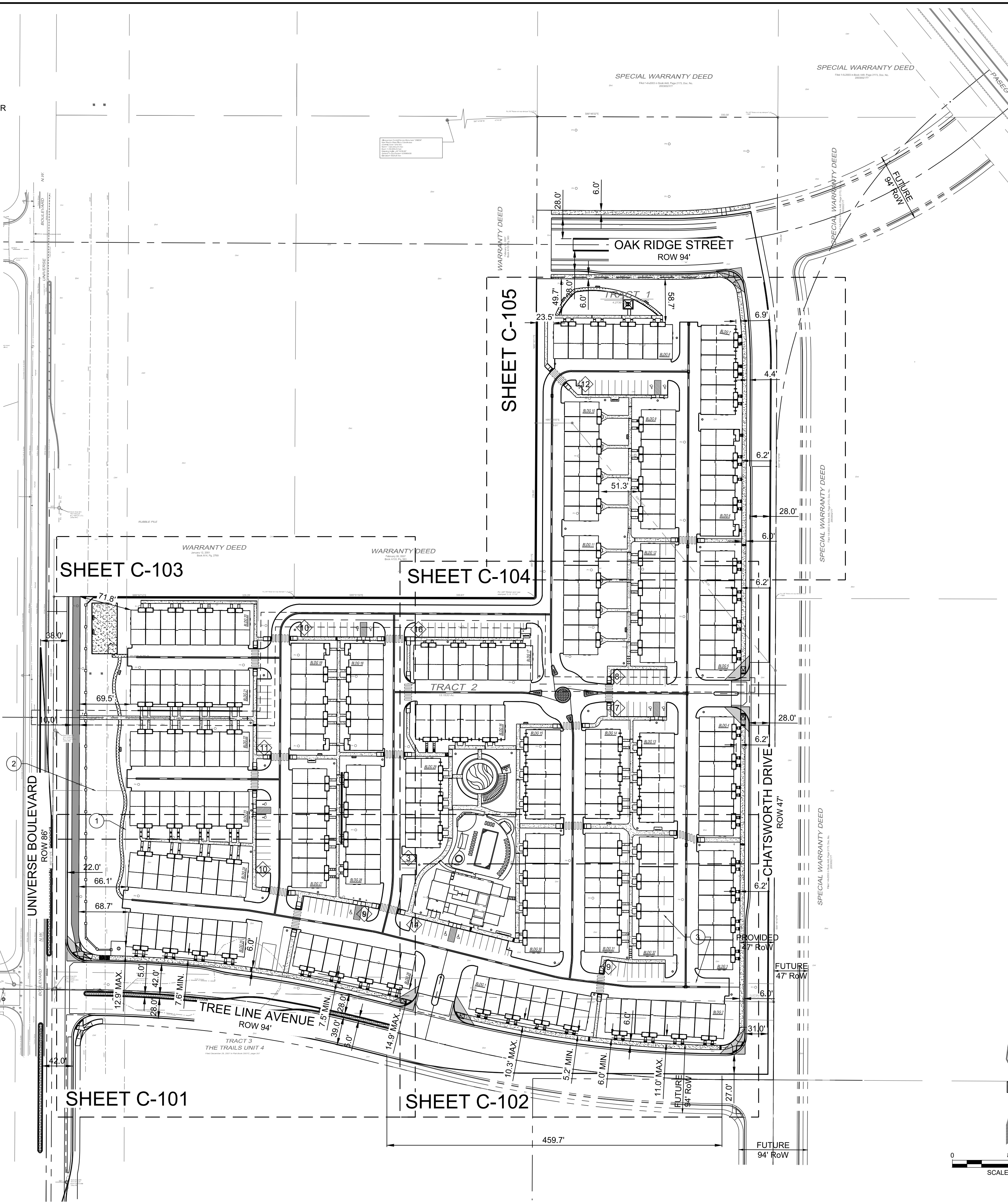
LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

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

**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.



**LOCATION MAP**  
 ZONE ATLAS MAP C-10-Z  
 SCALE: NTS

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

Is an Infrastructure List required? ( ) 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**

Traffic Engineering, Transportation Division	Date
DRB ABCWUA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
AMAFCA	Date

*Approved Location only 4/1/20*

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.

**LEGEND:**

- PROPERTY BOUNDARY
- NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- CONCRETE SIDEWALK
- CRUSHER FINE TRAIL
- MEDIAN CONCRETE
- ASPHALT TRAIL
- SIDEWALK ADA RAMP
- SIDEWALK ADA PARKING RAMP
- CROSS-WALK
- LIGHT POLE

**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.

DESIGNED BY	DATE
J.S.	6.12.2020

DRAWN BY	CHECKED BY
J.S.	SG

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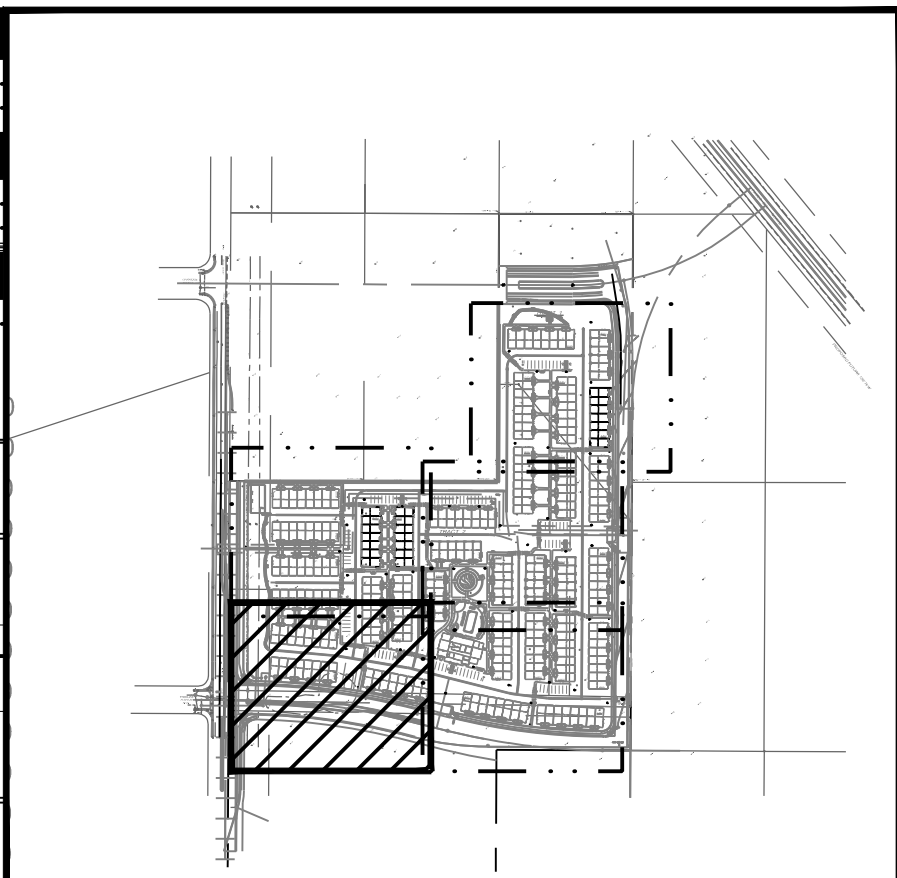
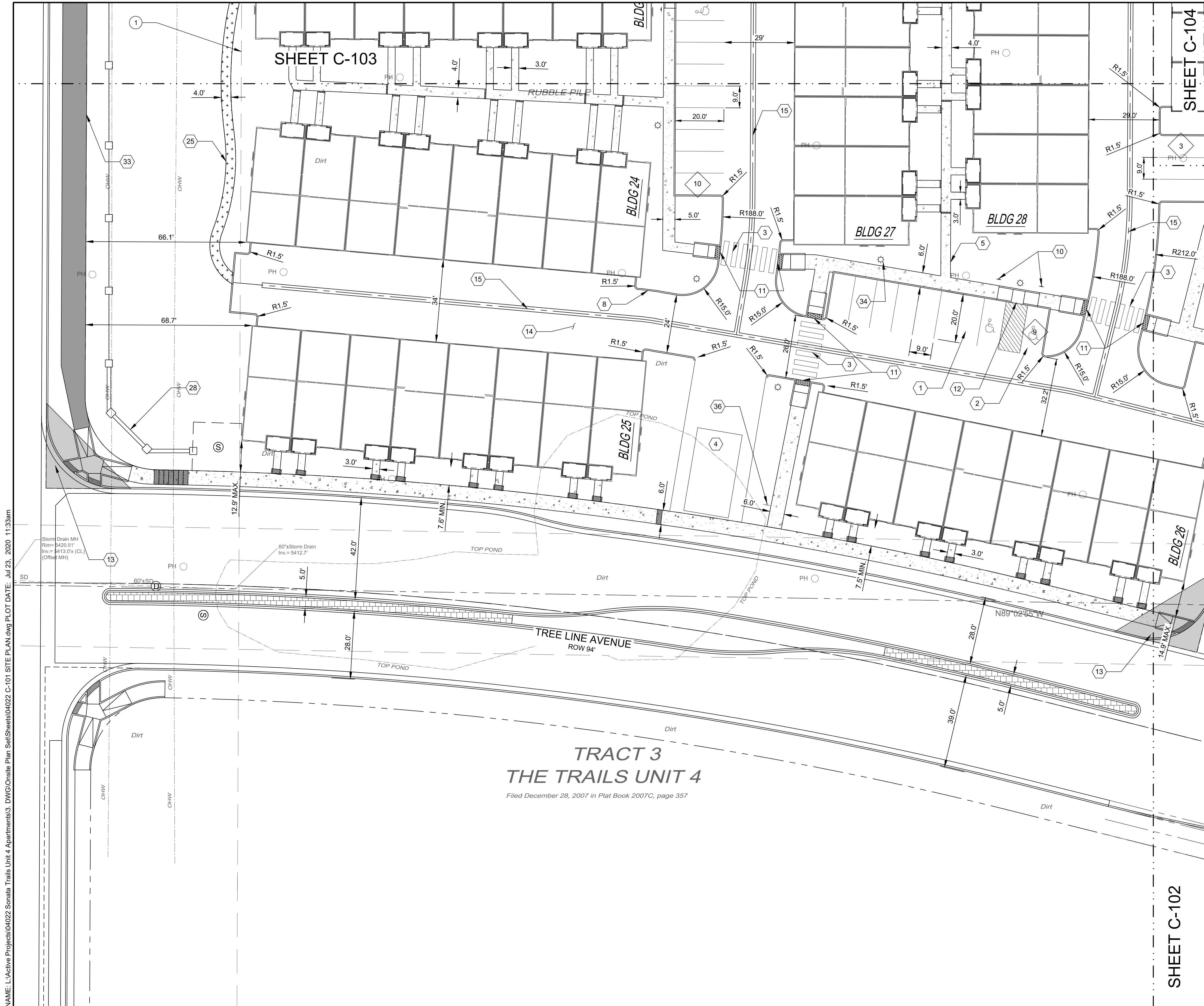
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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL OVERALL SITE PLAN

DRB SITE PLAN

SHEET NUMBER: C-100



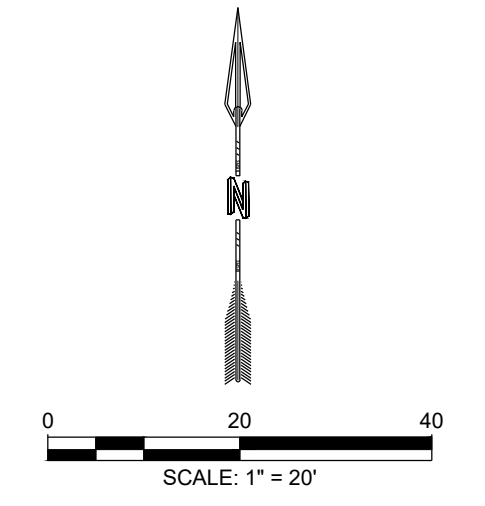
KEY MAP SCALE: NTS

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.



NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-101 SITE PLAN.dwg PLOT DATE: Jul 23, 2020 11:13am

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SHELDON E. GREER  
NEW MEXICO  
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REGISTERED PROFESSIONAL ENGINEER  
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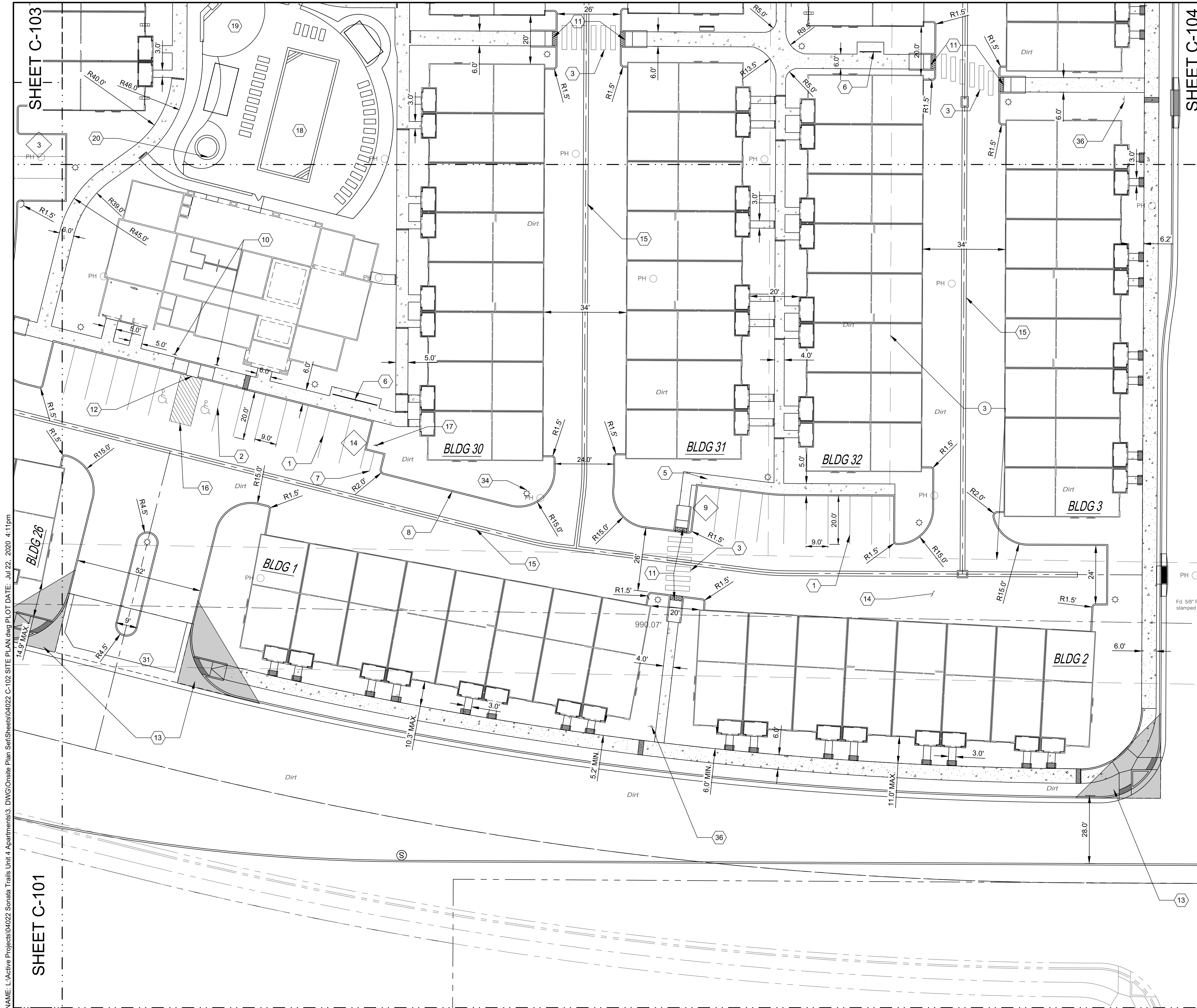
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PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

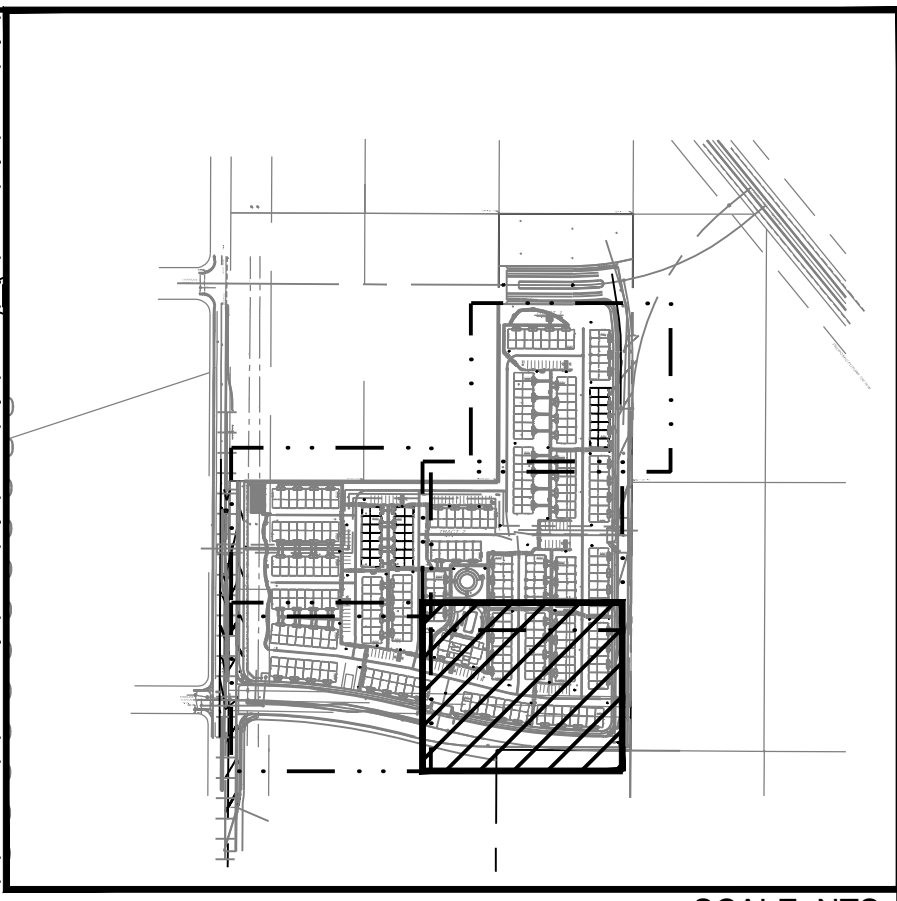
SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-101**



SHEET C-104

SHEET C-101



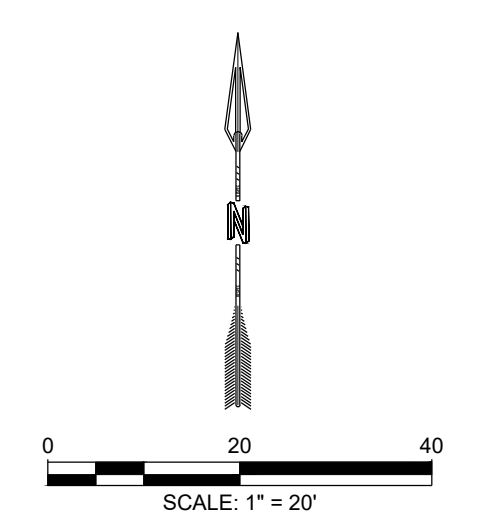
KEY MAP SCALE: NTS

KEYED NOTES

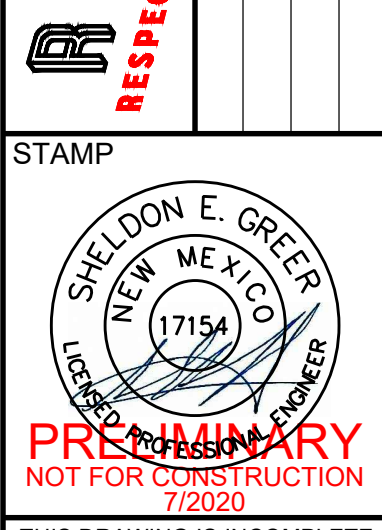
I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.
7	MOTORCYCLE PARKING.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
10	ADA PARKING SIGN. SEE 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.

EASEMENT NOTES

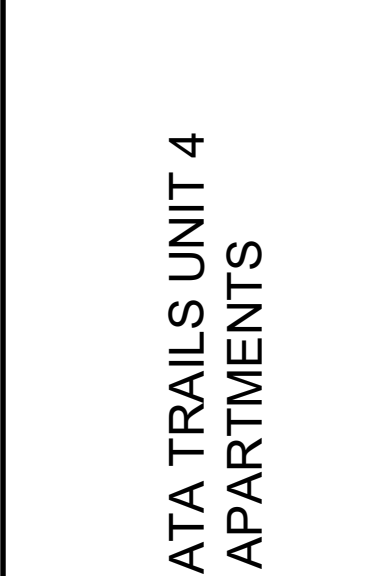
I.D.#	DESCRIPTION
3	EXISTING 50' PUBLIC ROADWAY, SEWER, AND WATER EASEMENT TO BE VACATED.



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PROJECT NAME:  
SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE:  
CONCEPTUAL SITE PLAN

SUBMITTED FOR:  
DRB SITE PLAN

SHEET NUMBER:  
C-102

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-102 SITE PLAN.dwg PLOT DATE: Jul 22, 2020 4:11pm

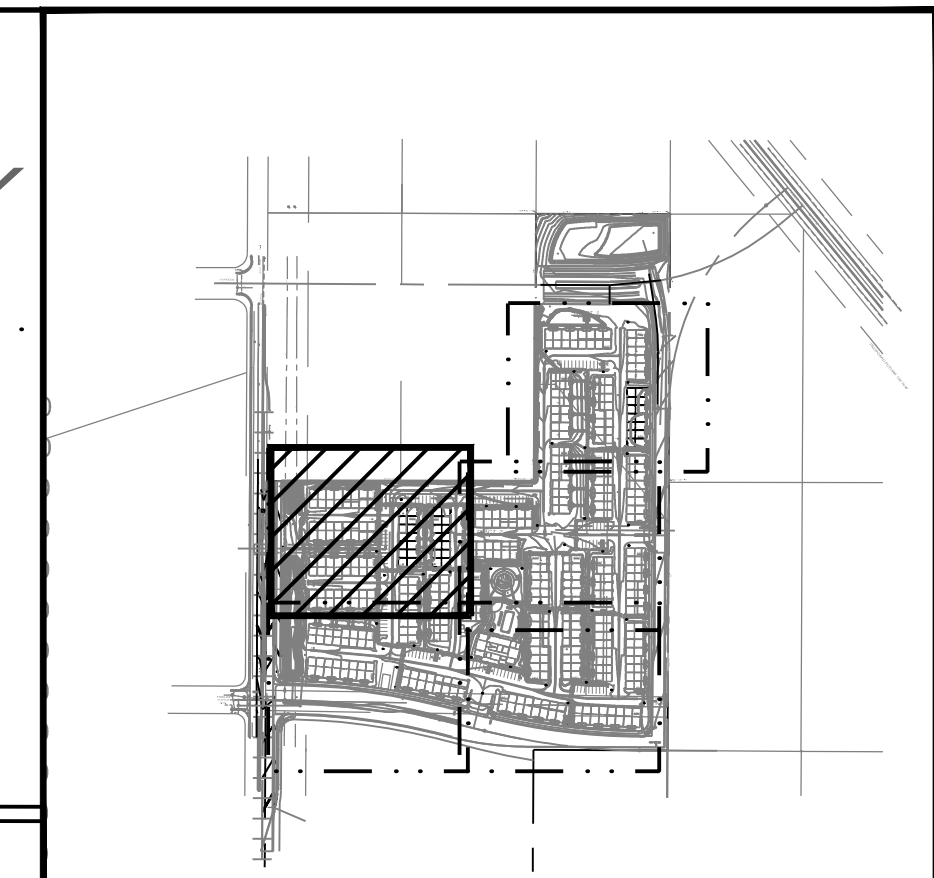
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January 12, 2001  
Book A14, Pg. 2769

# WARRANTY

February 26, 2007  
Book A133, Pg. 563

SHEET C-104



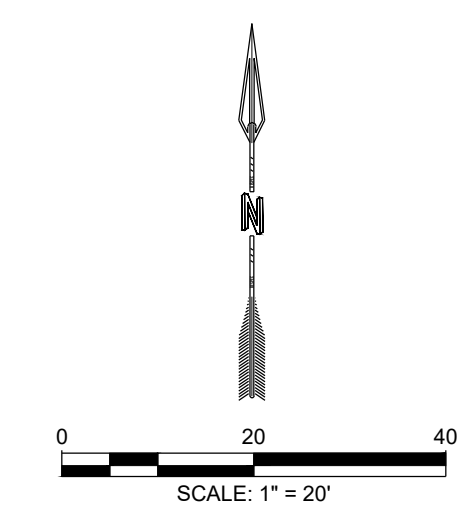
KEY MAP SCALE: NTS

### 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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PROJECT NAME:

SONATA TRAILS UNIT 4  
APARTMENTS

SHEET TITLE:

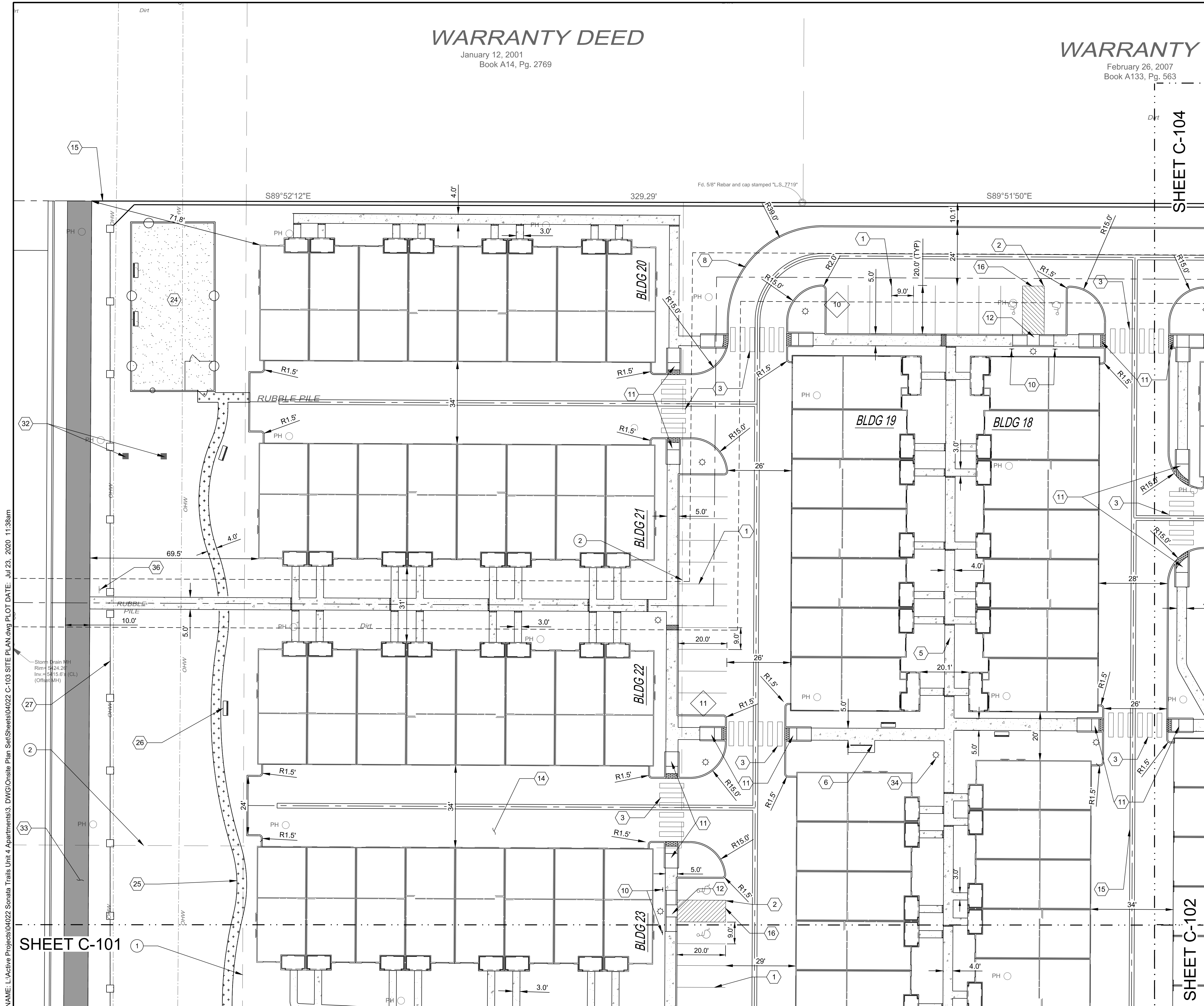
CONCEPTUAL SITE  
PLAN

SUBMITTED FOR:

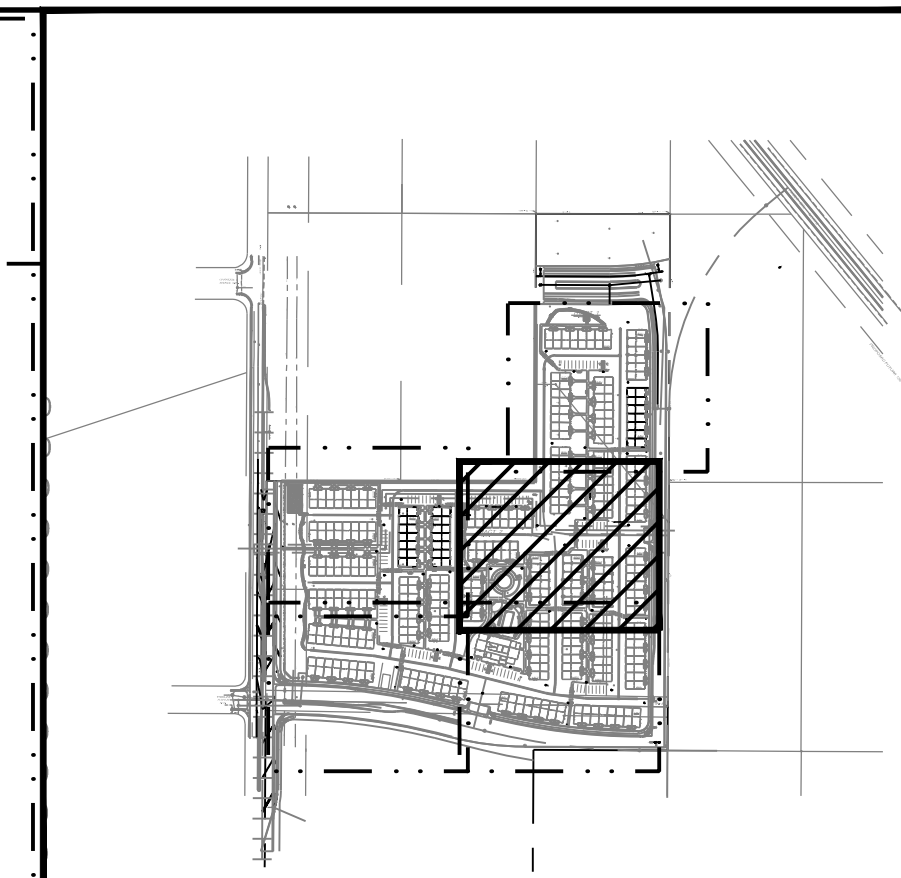
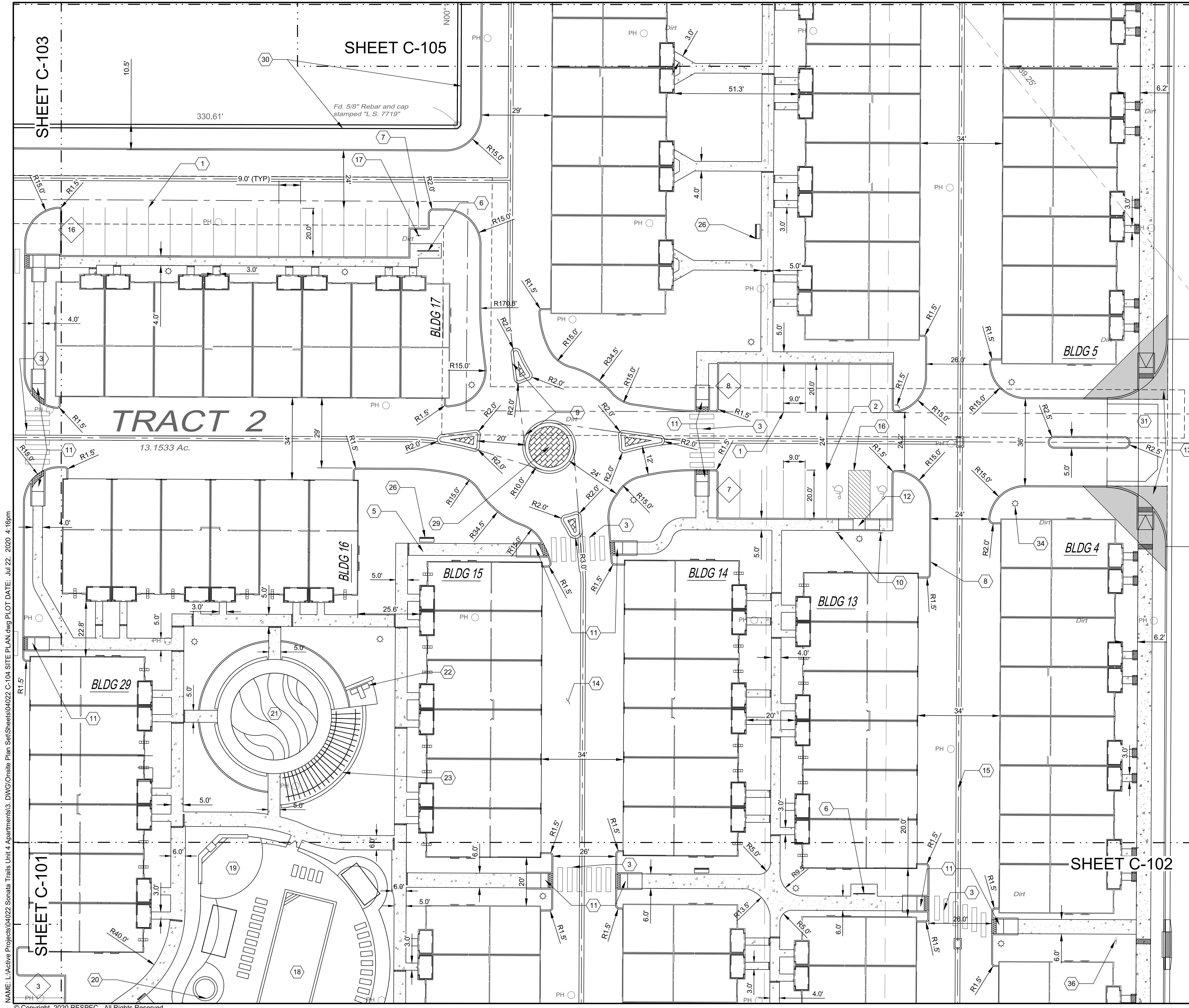
DRB SITE PLAN

SHEET NUMBER:

C-103



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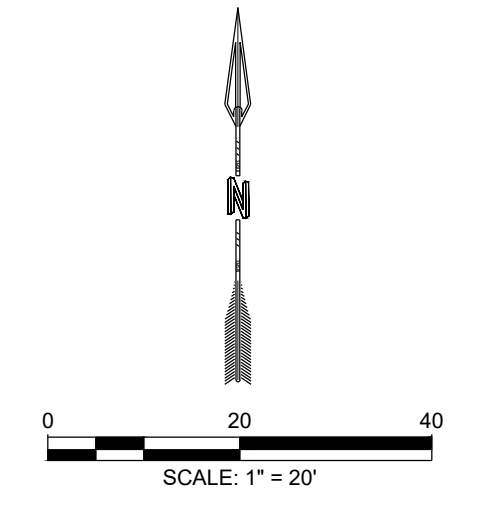


**KEYED NOTES**

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.

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PROJECT NAME: <b>SONATA TRAILS UNIT 4 APARTMENTS</b>	
SHEET TITLE: <b>CONCEPTUAL SITE PLAN</b>	
SUBMITTED FOR: <b>DRB SITE PLAN</b>	
SHEET NUMBER: <b>C-104</b>	





**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 GROUND COVERS WILL BE PROVIDED WITH (2) 2 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUND COVERS 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

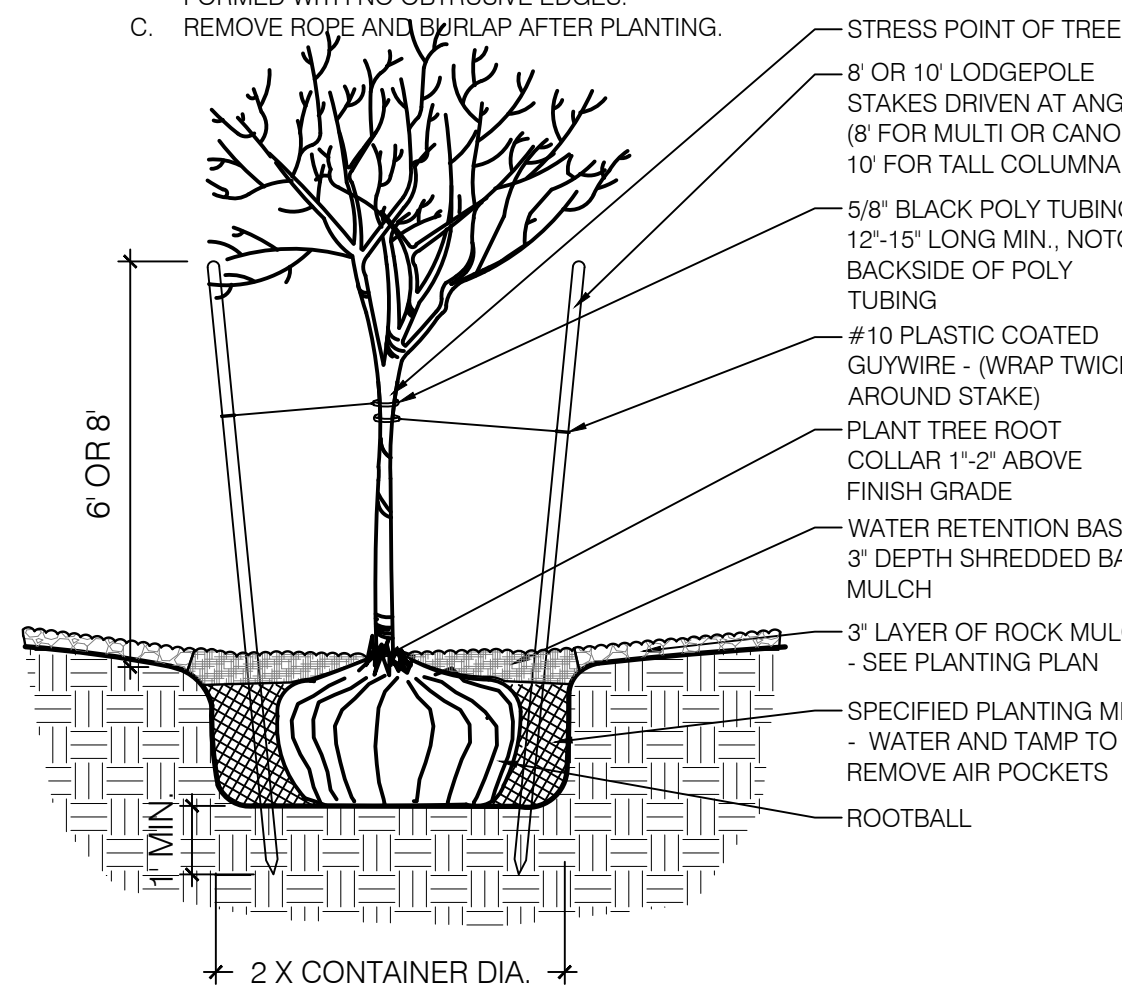
STREET TREES:  
TREELINE AVENUE IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 50' O.C.

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

**PLANT LEGEND**

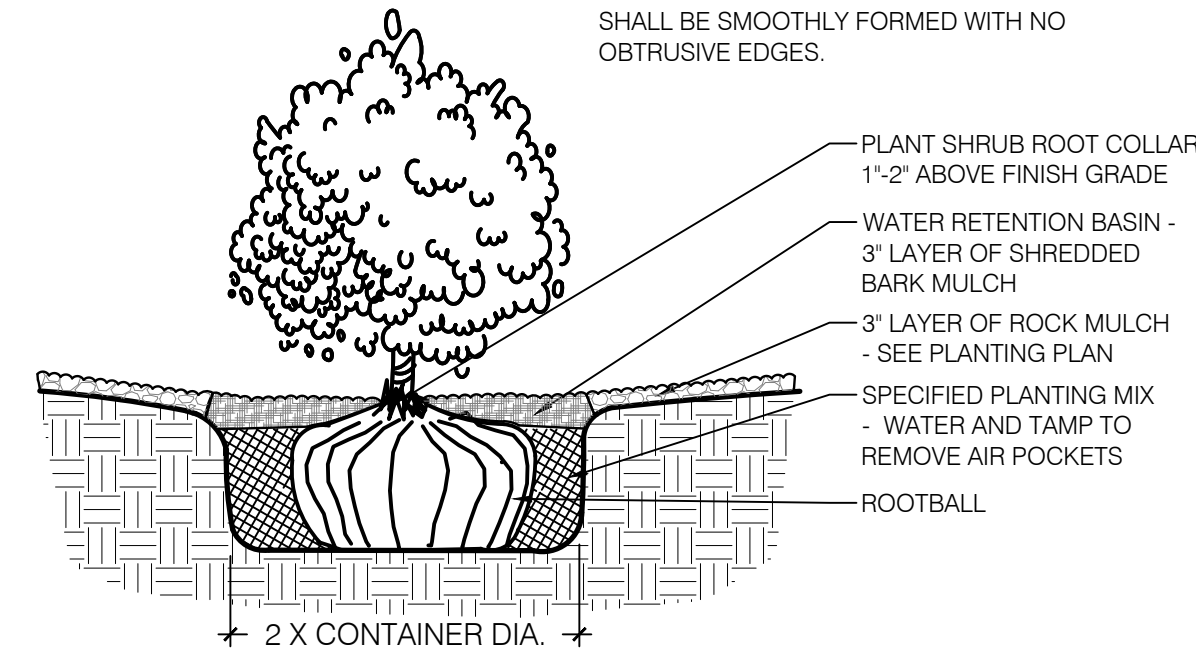
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>					
53		ACER TATARICUM GARANN HOT WINGS MAPLE	2' B&B	20' HT. X 24' SPR.	MED+
20		CERCIS RENIFORMIS OKLAHOMA REDBUD	2' B&B	14' HT. X 12' SPR.	MED
16		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' 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 GROUND COVERS</b>					
301		ACHILLEA MOONSHINE / SANGRIA MOONSHINE / SANGRIA YARROW (50/50)	1-GAL	2' HT. X 2' SPR.	MED
131		BUDDEIA DAVIDII NANHOENSIS DWARF BLUE BUTTERFLY BUSH	1-GAL	4' HT. X 4' SPR.	MED
176		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
139		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
65		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>					
245		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
<b>MULCHES AND BOULDERS</b>					
		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			
<b>REVEGETATIVE SEEDING</b>					
		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.			

- NOTES:  
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.  
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.  
C. REMOVE ROPE AND BURLAP AFTER PLANTING.

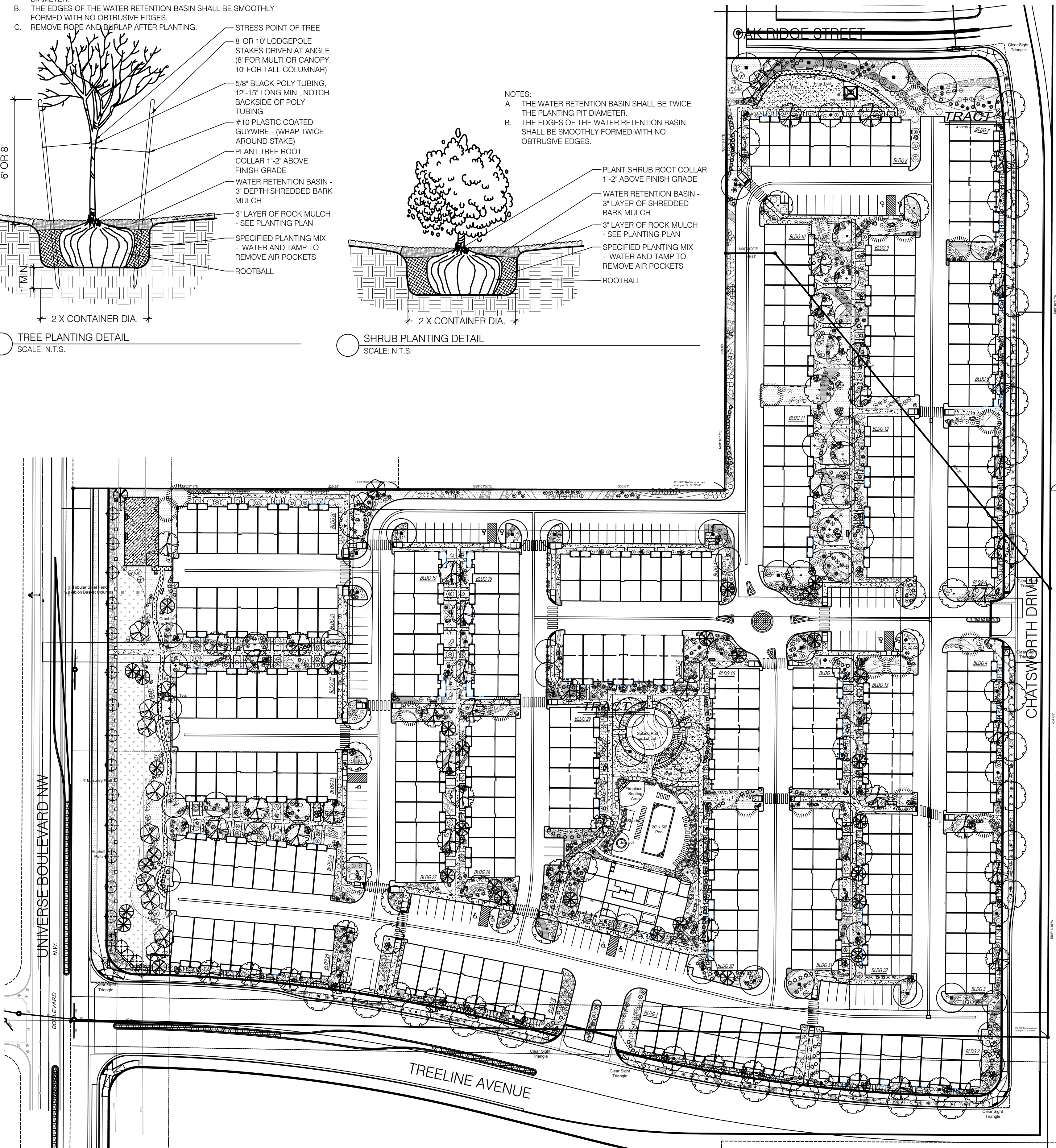


TREE PLANTING DETAIL  
SCALE: N.T.S.

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B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.



SHRUB PLANTING DETAIL  
SCALE: N.T.S.



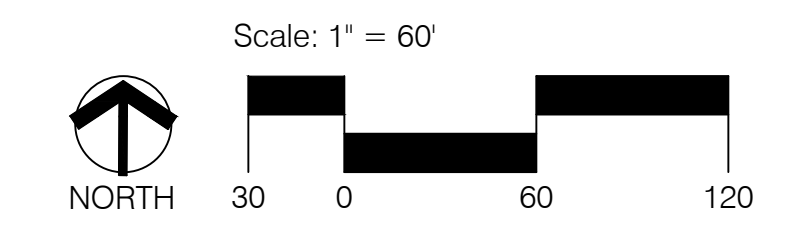
7-23-20

# SONATA

## LANDSCAPE PLAN

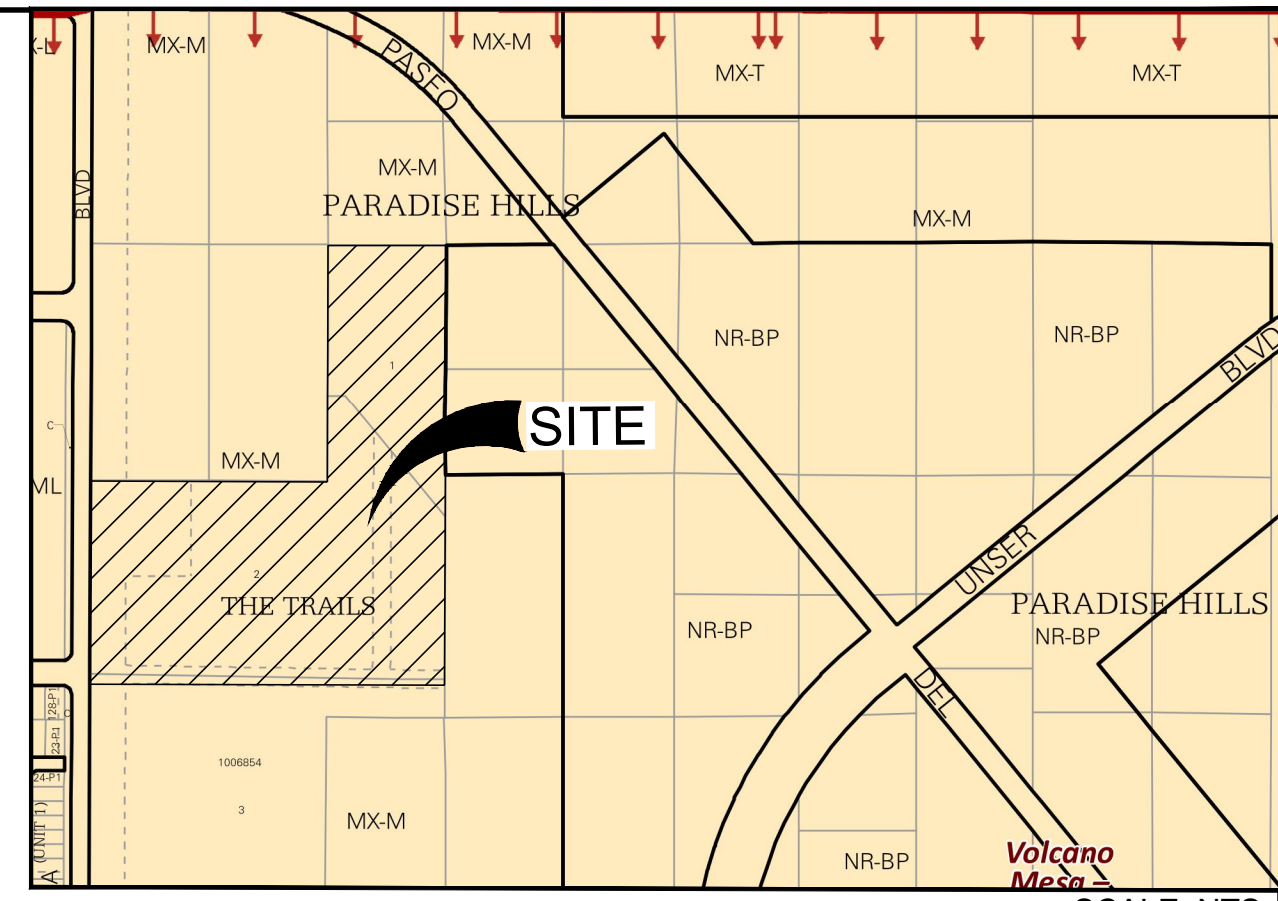
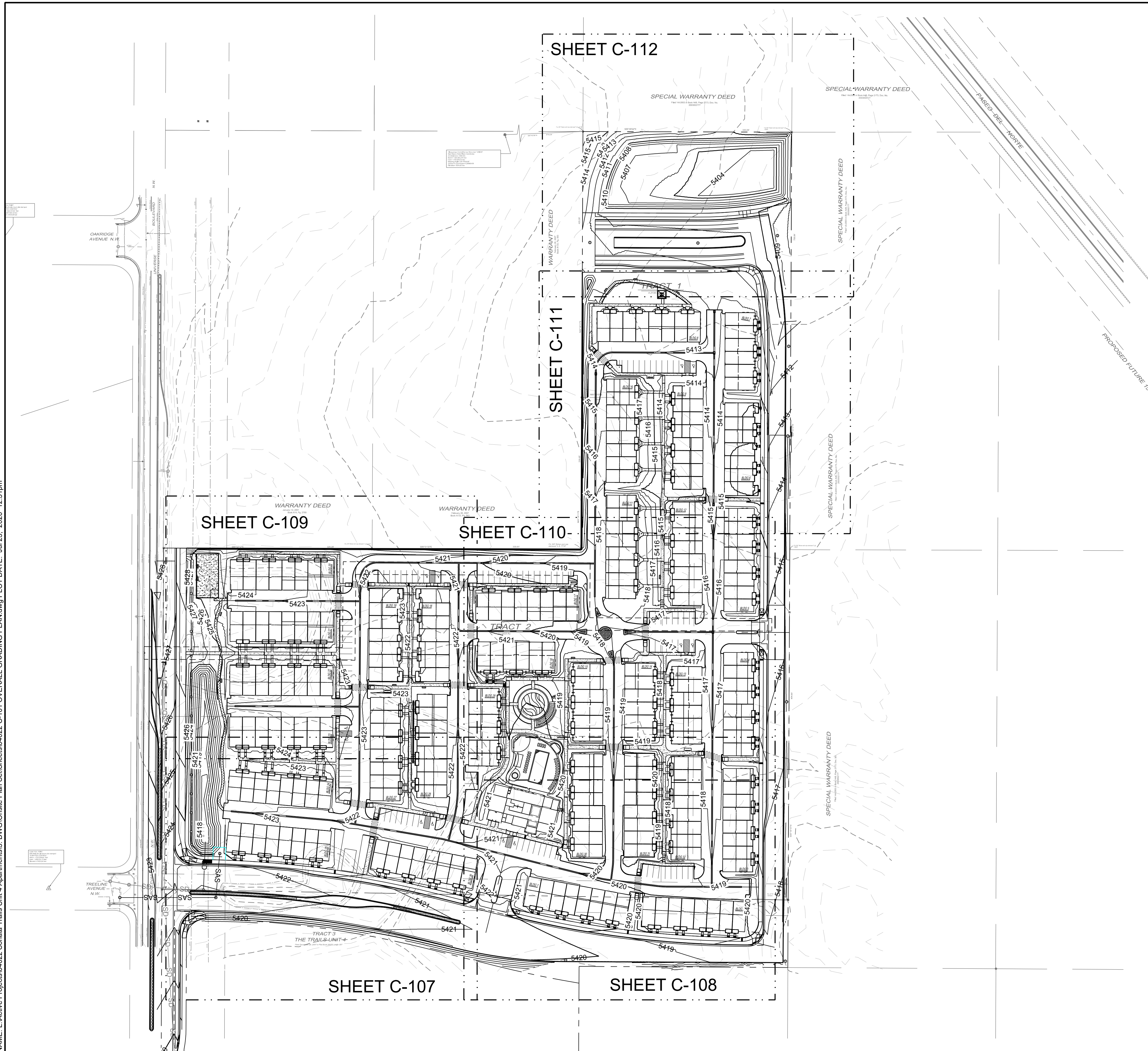
Prepared for:  
SONATA TRAILS, LLC

Prepared by:  
CONSENSUS PLANNING, INC.



JULY 2, 2020  
REV. JULY 23, 2020

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Jul 23, 2020 12:51pm



LOCATION MAP  
ZONE ATLAS MAP C-10-Z

GRADING NOTES

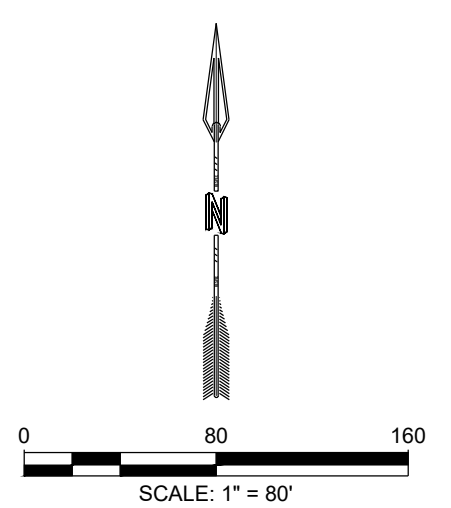
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

PNM NOTE

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

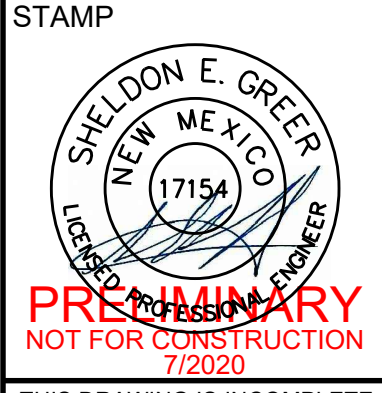
LEGEND

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



DESIGNED BY	BE
DRAWN BY	SG
CHECKED BY	SG
DATE	6.12.2020

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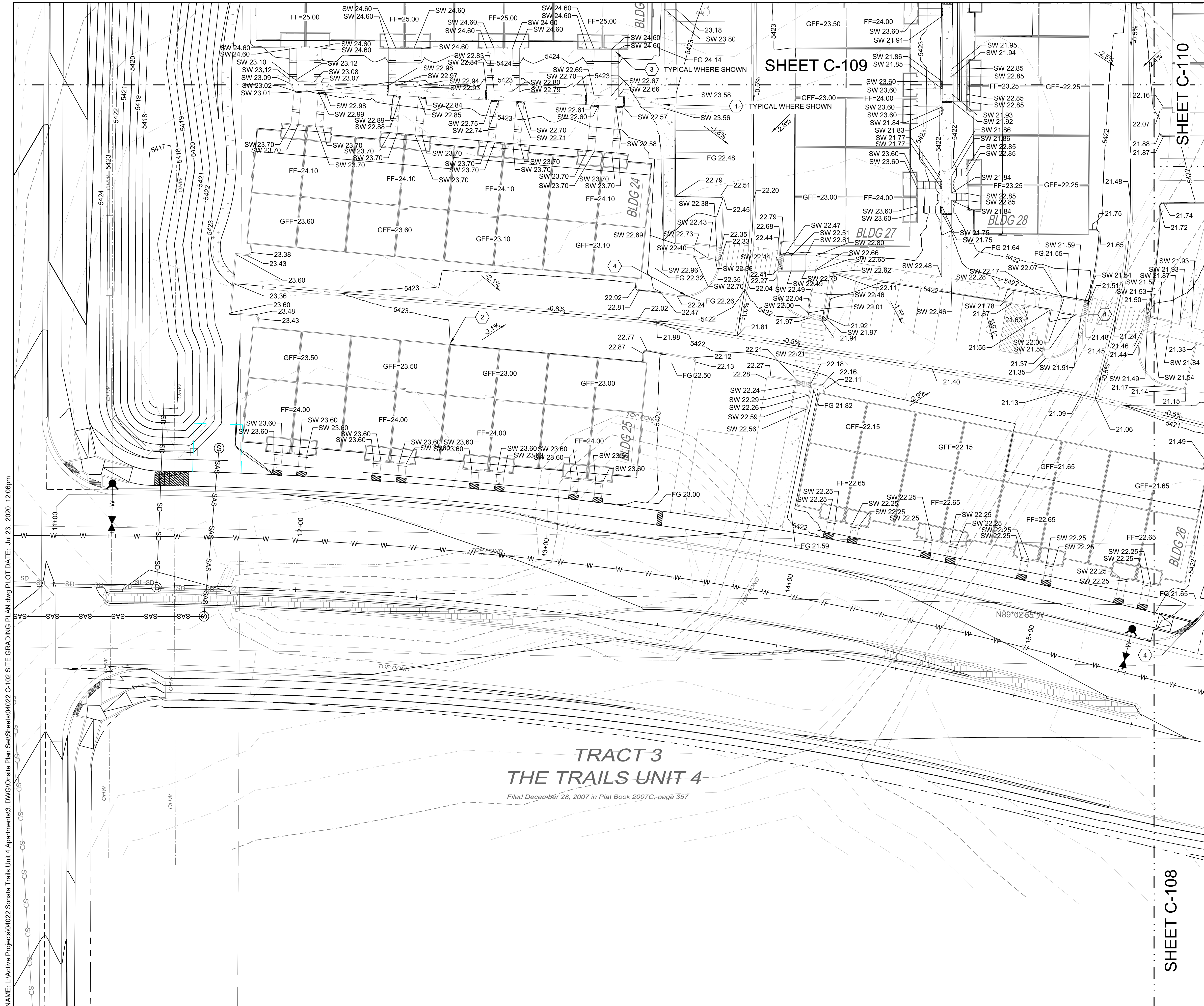
PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL OVERALL GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-106**

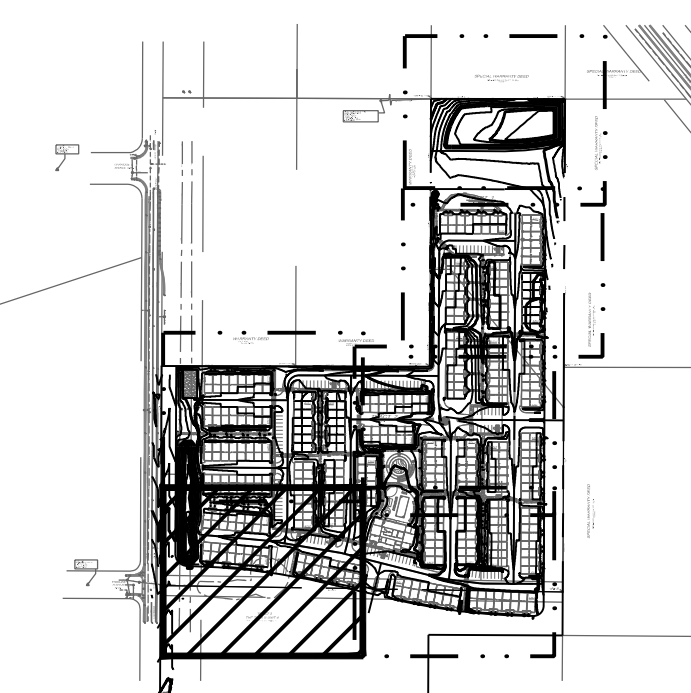




**SHEET C-109**

**SHEET C-110**

**SHEET C-108**



**KEY MAP** SCALE: NTS

**GRADING NOTES**

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**LEGEND**

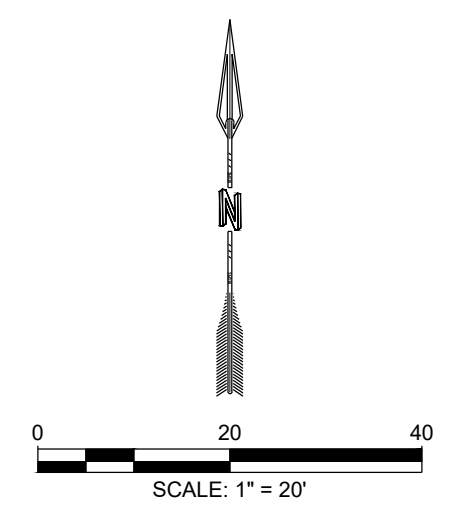
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MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	-1.5% -51.2%
SIDEWALK CULVERT	---

**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

**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	CONCRETE STEP TYP.
4	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



SCALE: 1" = 20'

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DWG\Onsite Plan\_Sets\Sheets\04022 C-102 SITE GRADING PLAN.dwg PLOT DATE: Jul 23, 2020 12:08pm

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
RESPEC	RESPEC	RESPEC	6.12.2020

**STAMP**

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7/2020

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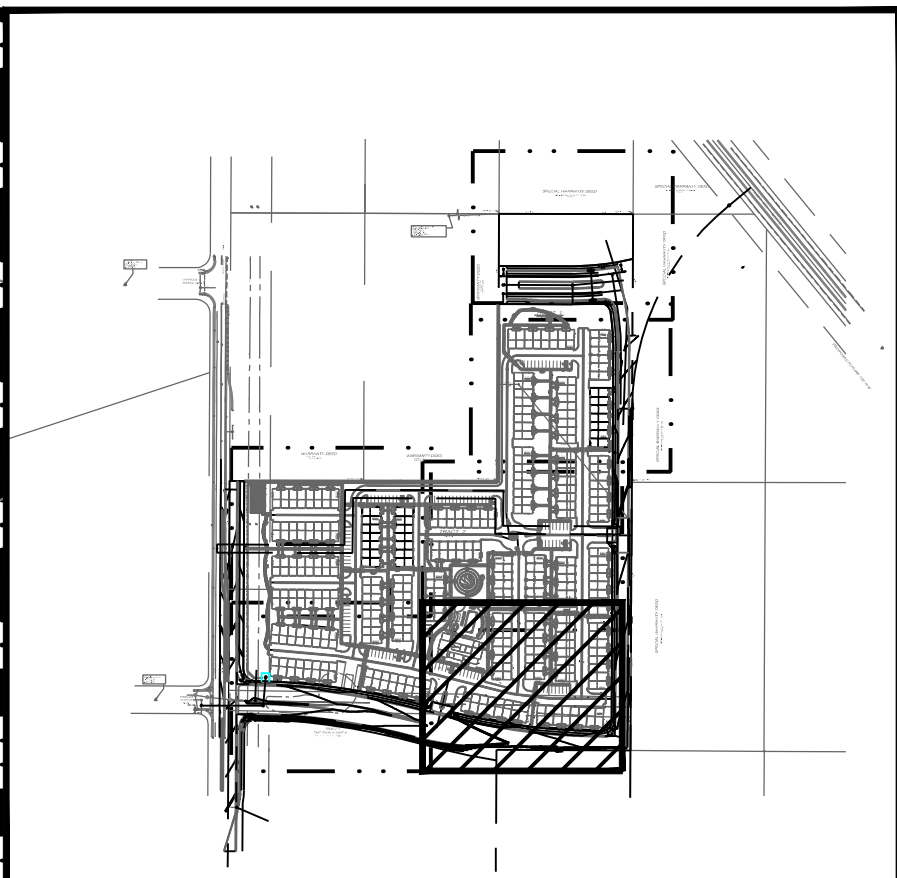
PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-107**

REVISION



**KEY MAP** SCALE: NTS

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**LEGEND**

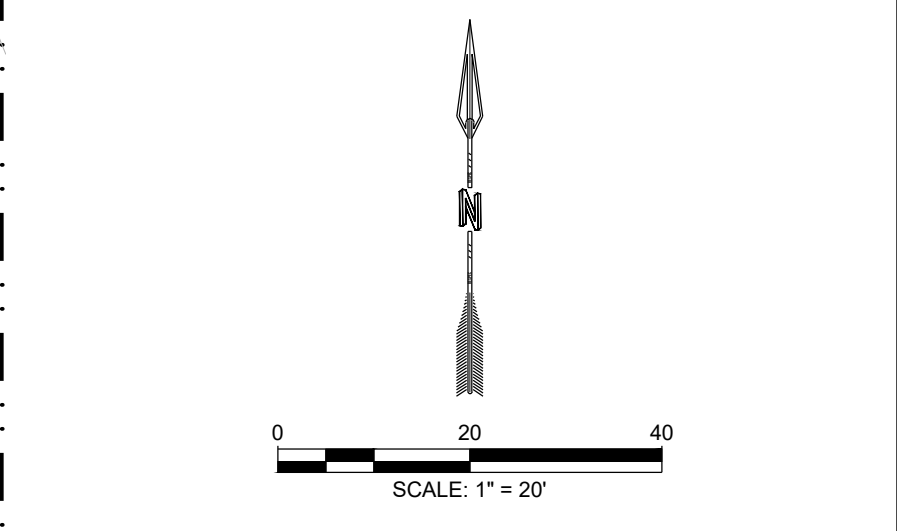
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MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	-1.5% -1.2%
SIDEWALK CULVERT	---

**SPOT ELEVATION SYMBOLS**

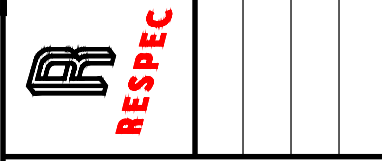
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3	CONCRETE STEP TYP.
4	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



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DRAWN BY	BE
CHECKED BY	SG
DATE	6.12.2020
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7/2020

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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-108**

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-103 SITE GRADING PLAN.dwg PLOT DATE: Jul 22, 2020 4:25pm

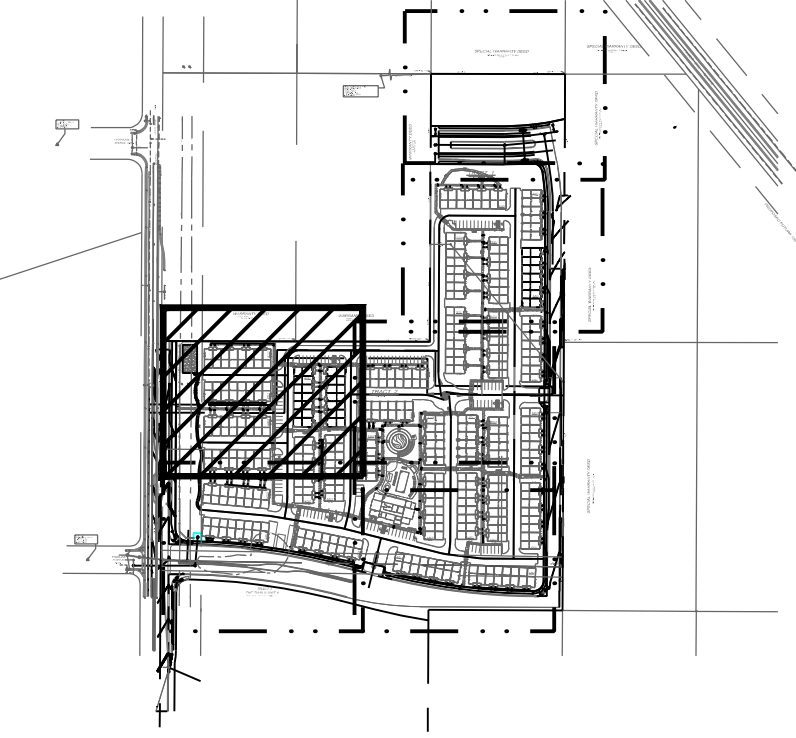
# WARRANTY DEED

January 12, 2001  
Book A14, Pg. 2769

# WARRANTY

February 26, 2007  
Book A133, Pg. 563

SHEET C-110



KEY MAP SCALE: NTS

### GRADING NOTES

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**LEGEND**

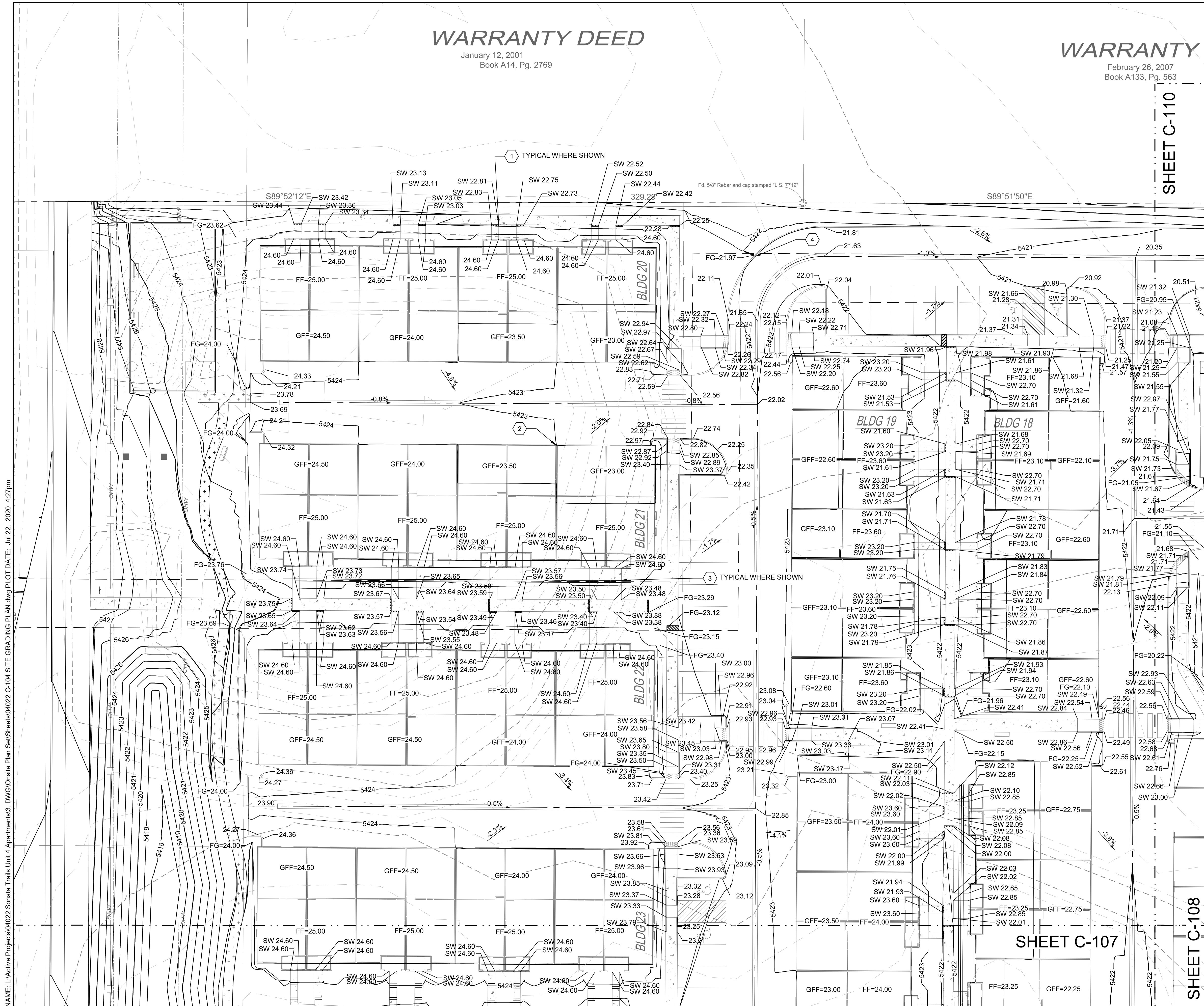
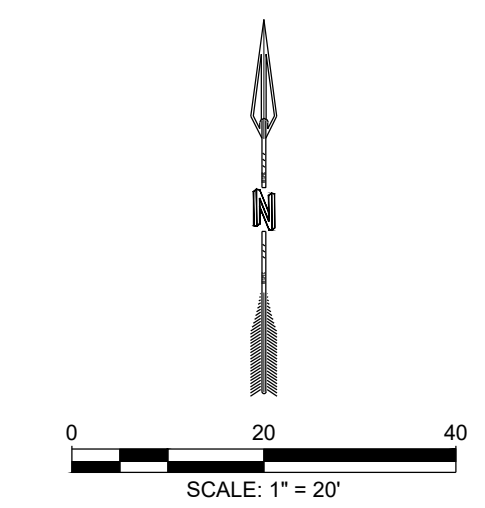
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MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	-1.5% -1.2%
SIDEWALK CULVERT	---

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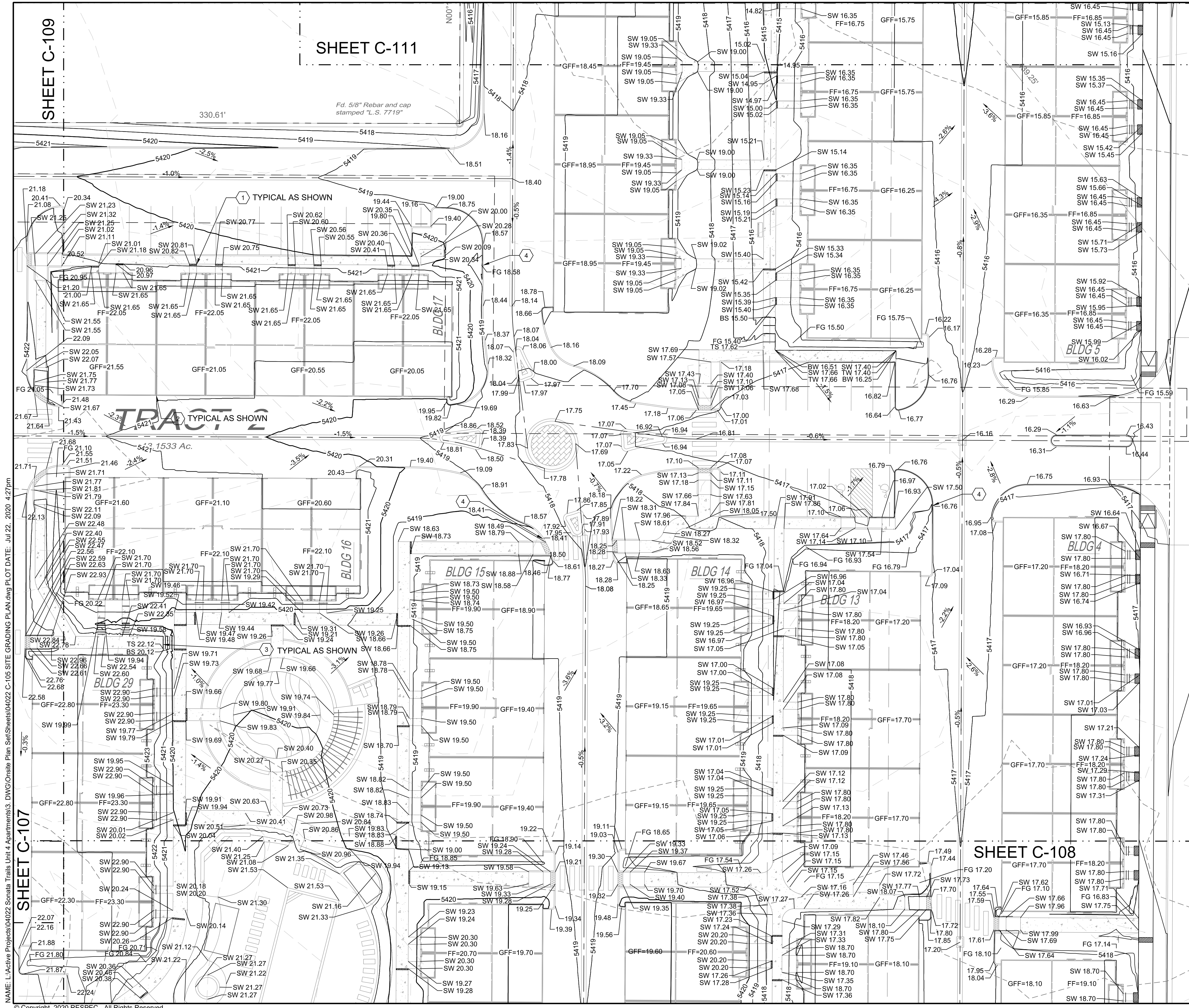
SHEET C-107

SHEET C-108

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan\_Sets\Sheets\04022 C-104 SITE GRADING PLAN.dwg PLOT DATE: Jul 22, 2020 4:27pm

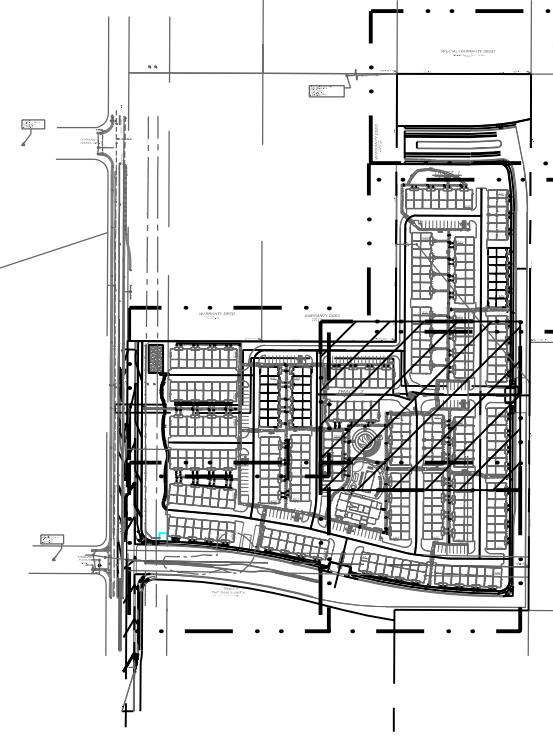
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DESIGNED BY: BE	RESPEC	STAMP	
DRAWN BY: BE	RESPEC	PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS	
CHECKED BY: SG	RESPEC	SHEET TITLE: CONCEPTUAL SITE GRADING PLAN	
DATE: 6.12.2020	RESPEC	DRB SITE PLAN	
SHEET NUMBER: C-109			REVISION



SHEET C-111

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



KEY MAP SCALE: N.T.S.

GRADING NOTES

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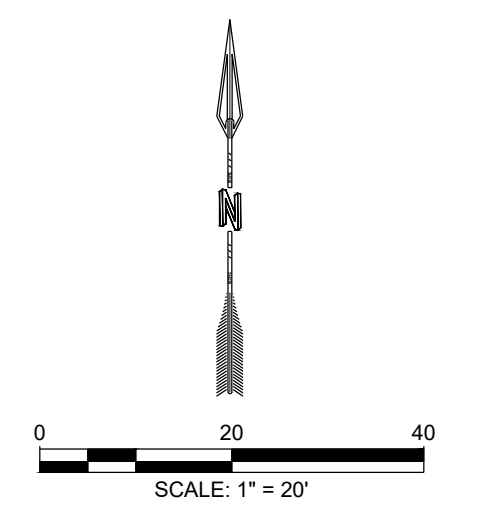
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GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	---
SIDEWALK CULVERT	---

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**KEYED NOTES**

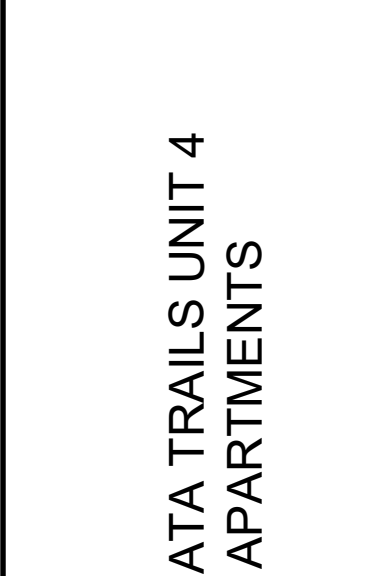
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2	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
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4	1" CURB OPENING. SEE DETAIL 12 SHEET C-500.



DESIGNED BY	RESPEC
DRAWN BY	BE
CHECKED BY	SG
DATE	6.12.2020



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



PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE GRADING PLAN

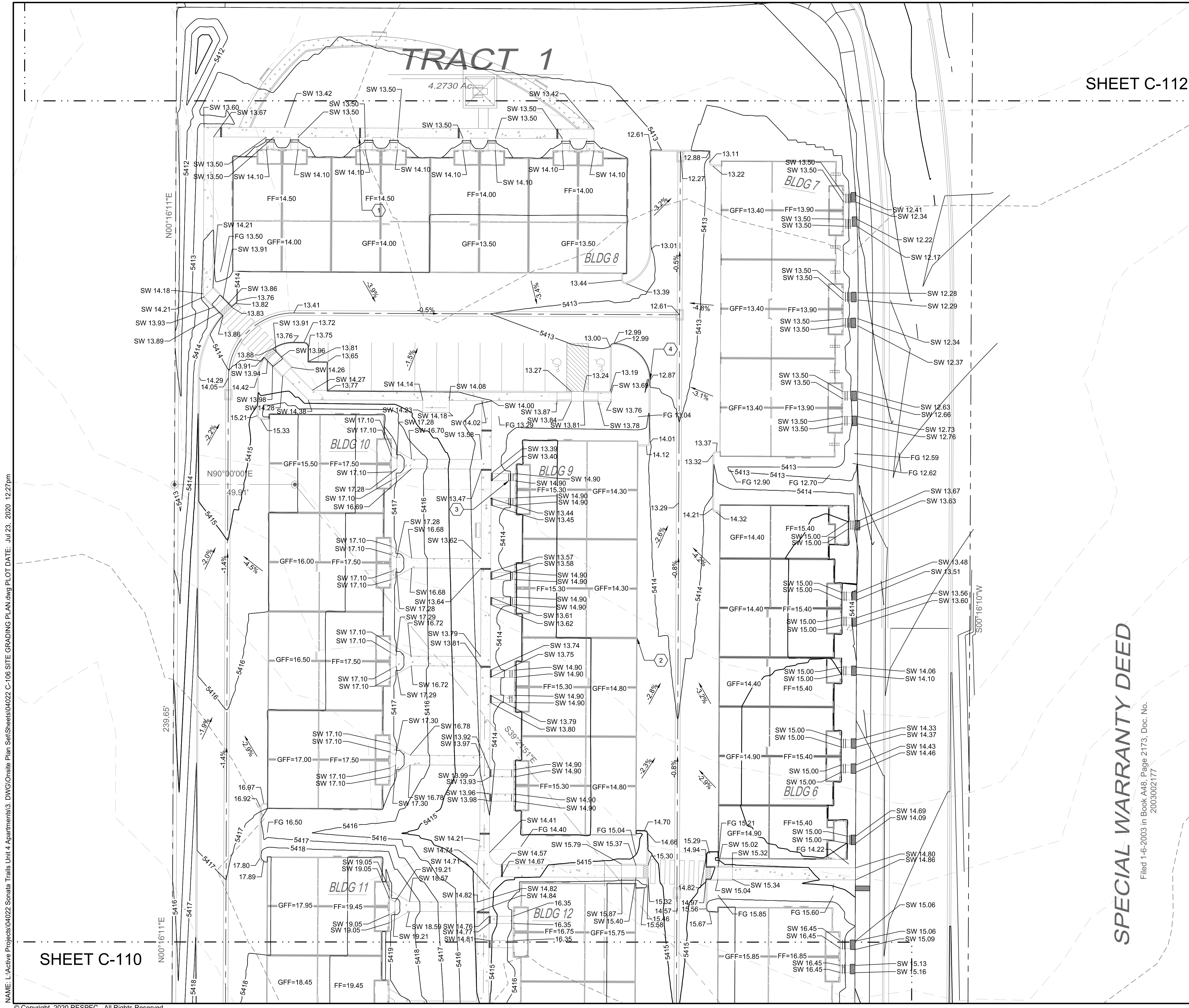
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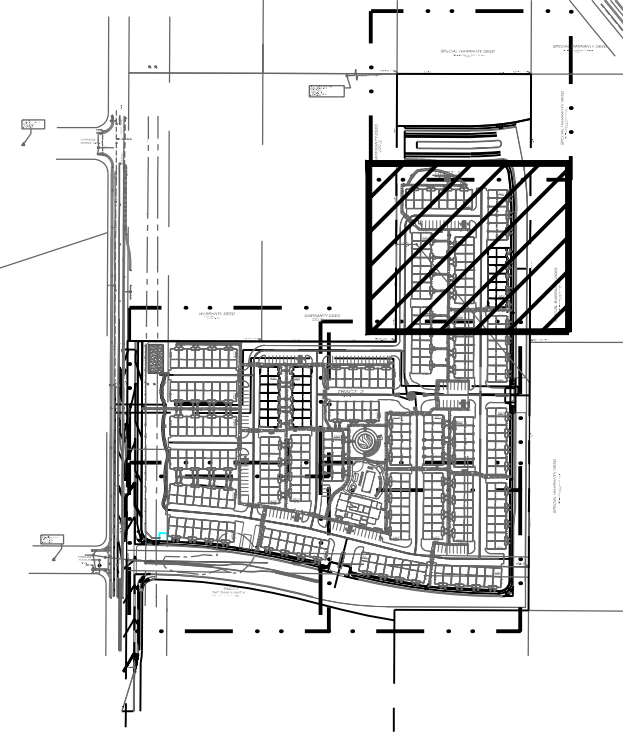
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SHEET C-107

SHEET C-108



SHEET C-112



KEY MAP SCALE: NTS

GRADING NOTES

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- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDING OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

LEGEND

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

SPOT ELEVATION SYMBOLS

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

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	CONCRETE STEP TYP.
4	1' CURB OPENING. SEE DETAIL 12 SHEET C-500.



SCALE: 1" = 20'

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DWG\Onsite Plan\_Sets\Sheets\04022 C-108 SITE GRADING PLAN.dwg PLOT DATE: Jul 23, 2020 12:27pm

SHEET C-110

SPECIAL WARRANTY DEED

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

DESIGNED BY	RESPEC	REVISION	
DRAWN BY	RESPEC		
CHECKED BY	RESPEC		
DATE	6.12.2020		

COMMUNITY DESIGN SOLUTIONS  
897 JEFFERSON STREET SUITE 101  
WWW.RESPEC.COM PHONE: 605.953.9718

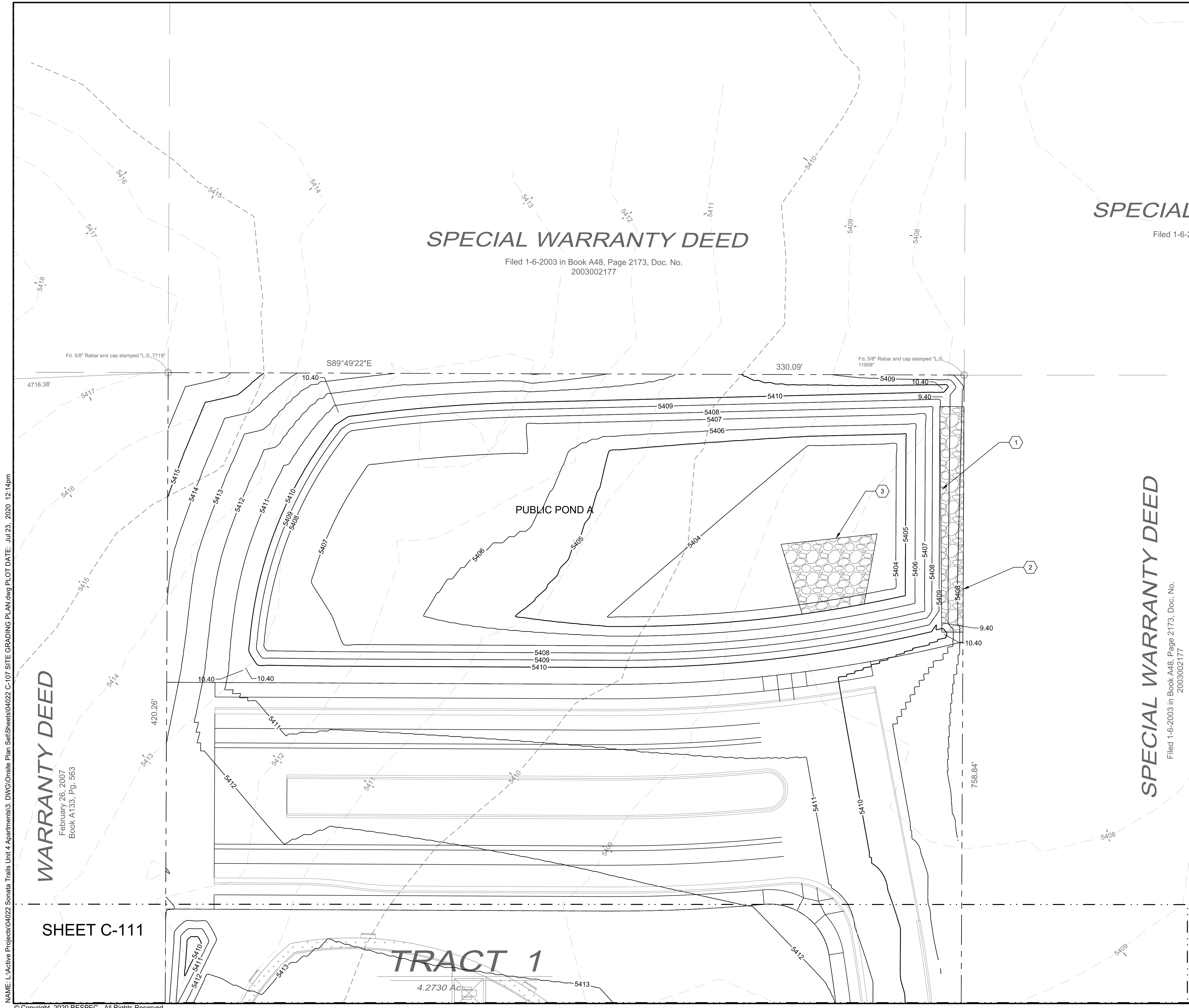
STAMP  
SHELDON E. GREER  
NEW MEXICO  
1715A  
REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY  
NOT FOR CONSTRUCTION  
7/2020  
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL SITE GRADING PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-111

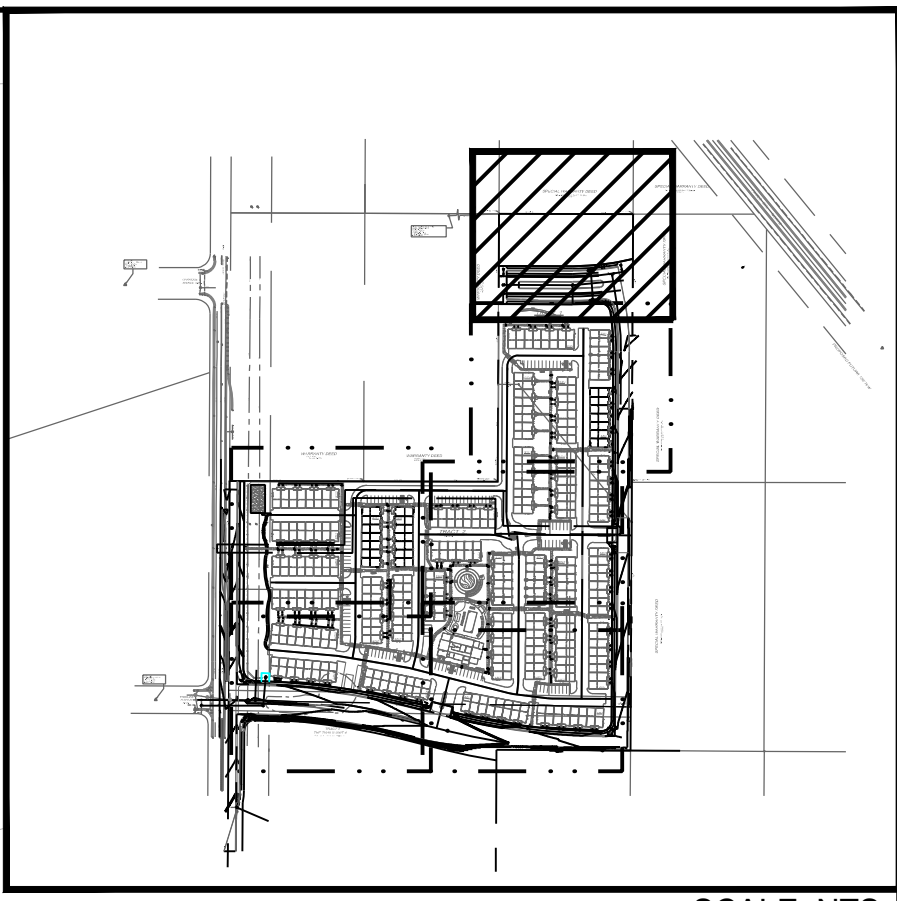


**SPECIAL WARRANTY DEED**

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

**SPECIAL**

Filed 1-6-2003



**KEY MAP** SCALE: NTS

**GRADING NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDING OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

**LEGEND**

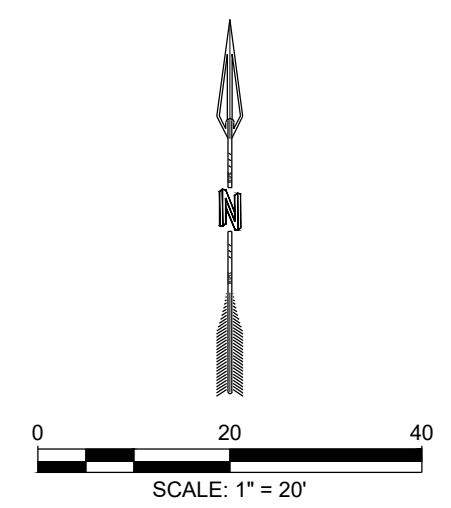
GRADING LIMITS	—
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	— 4985 —
EXISTING MAJOR CONTOUR	- - - 4985 - - -
EXISTING MINOR CONTOUR	- - - 4985 - - -
MATCHLINE	- · - · -
SLOPE ARROW	↘ -1.5% ↘ ↘ -1.2% ↘
SIDEWALK CULVERT	▨

**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

**KEYED NOTES**

I.D.#	DESCRIPTION
①	1' OVERFLOW WEIR. TOP OF POND ELEVATION = 5410.40'. TOP OF WEIR ELEVATION = 5409.04'.
②	RIP RAP D50=8" DOWNSTREAM OF OVERFLOW WEIR.
③	RIP RAP D50=8" POND RUNDOWN.



DESIGNED BY	BE
DRAWN BY	SG
CHECKED BY	SG
DATE	6.12.2020

**RESPEC**  
 COMMUNITY DESIGN SOLUTIONS  
 897 JEFFERSON STREET SUITE 101  
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**nm811**  
 Know what's Below.  
 Call before you dig.

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

SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-112**

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3\_DWG\Onsite Plan Set\Sheets\04022 C-107 SITE GRADING PLAN.dwg PLOT DATE: Jul 23, 2020 12:14pm

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

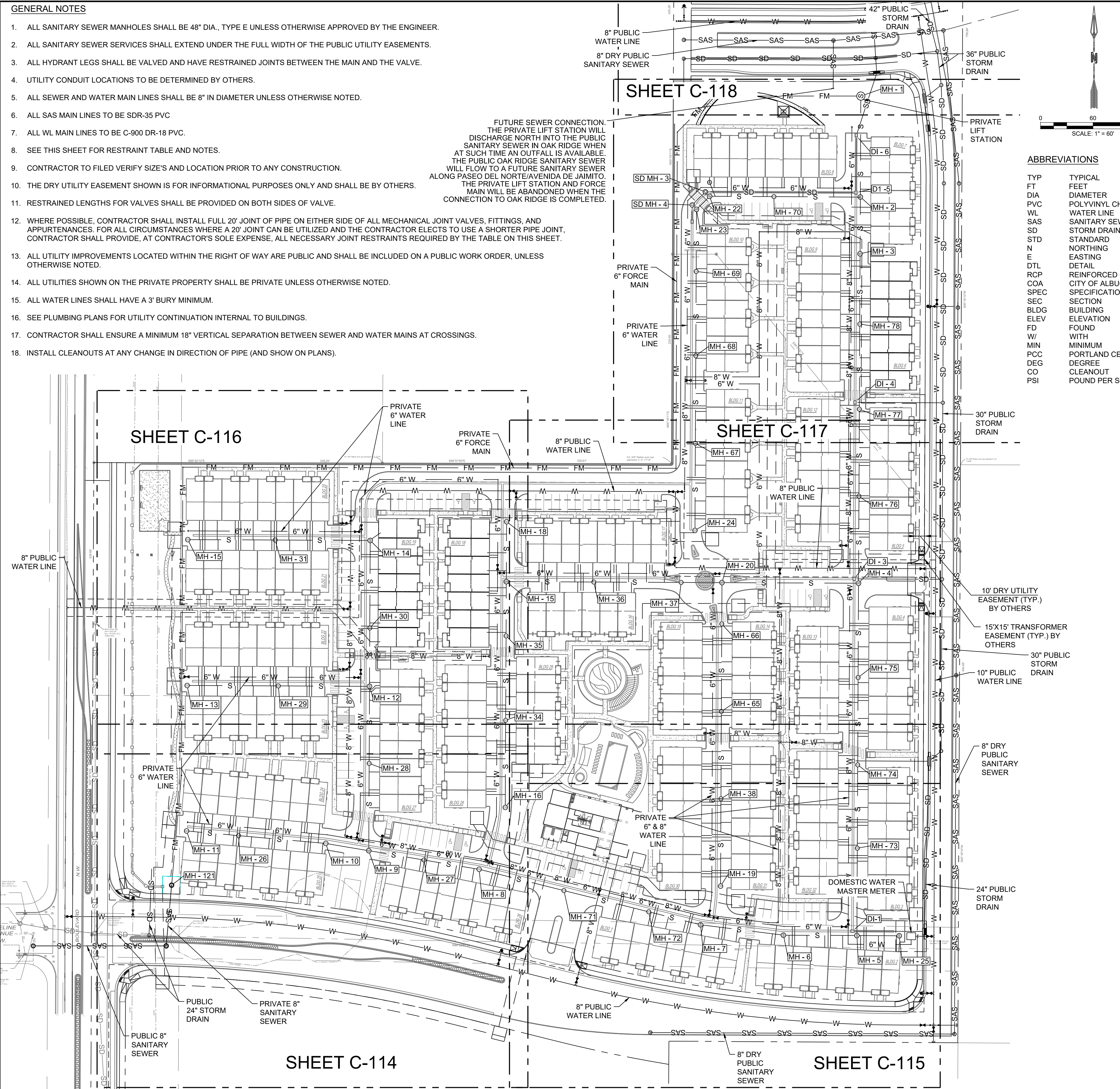
**SHEET C-111**

**TRACT 1**  
 4.2730 AC.

**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 18" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS AT CROSSINGS.
- INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE (AND SHOW ON PLANS).

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.

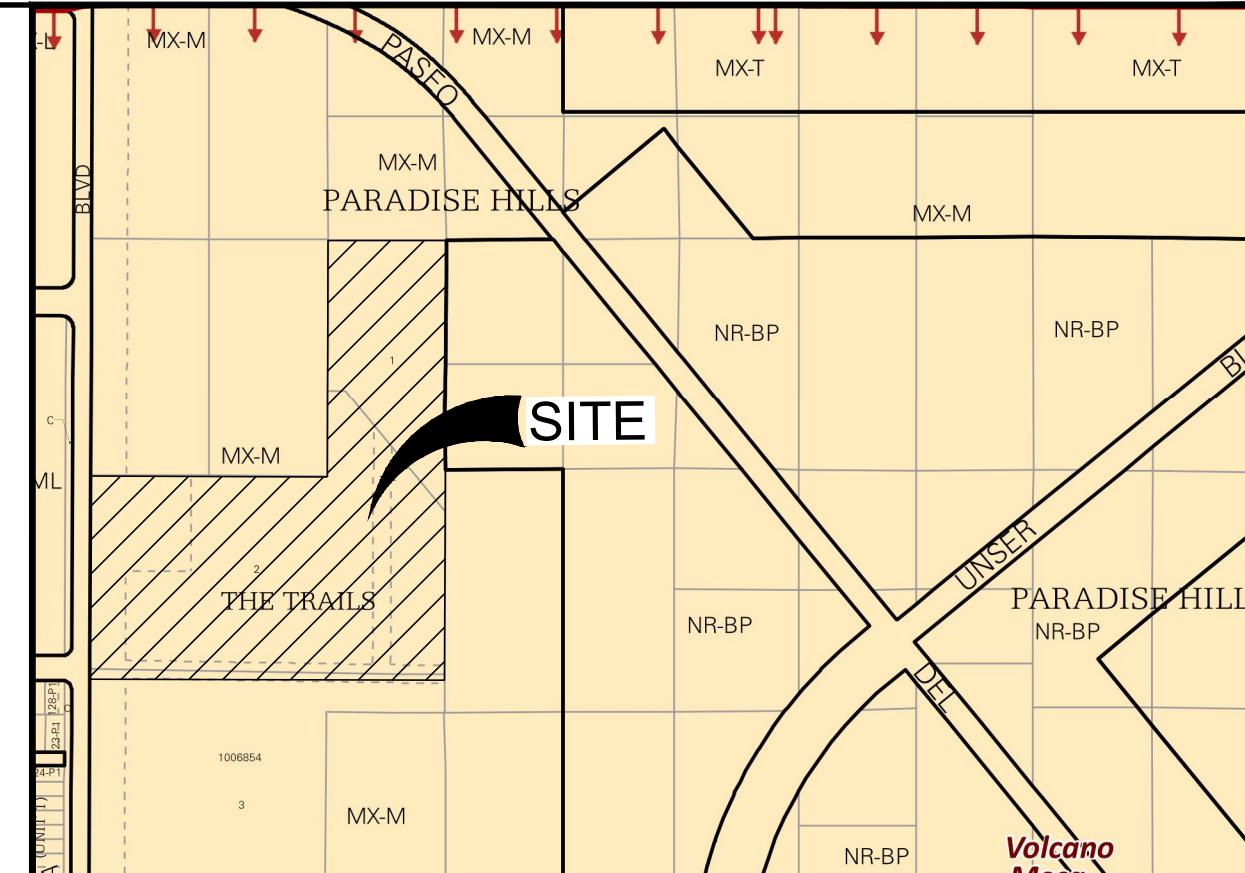


**ABBREVIATIONS**

- |      |                          |
|------|--------------------------|
| 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      |
| SPEC | 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     | ---  | ---  |
| 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**  
ZONE ATLAS MAP C-10-Z  
SCALE: NTS

**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'	10x4	28	
6"	25'	11'	5'	3'	55'	10x6	52	
8"	33'	14'	7'	4'	72'	10x8	30	
10"	39'	16'	8'	4'	87'	12x4	70	
12"	45'	19'	9'	5'	102'	10x8	53	
						12x6	29	
						12x8	88	
						12x6	74	
						12x8	54	
						12x10	50	

RESTRAINED LENGTH ON LARGE SIDE ONLY

TEES	LENGTH ALONG RUN (L)								VERTICAL DOWNBEND					
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'	45°		22 1/2°	
6x6x4	29	18	7	1	1	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
6x6x6	48	41	33	26	18	11	4	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
8x8x4	25	11	1	1	1	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
8x8x6	46	36	26	16	6	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
8x8x8	65	57	50	43	35	28	20	13	5	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
10x10x4	21	3	1	1	1	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
10x10x6	43	30	18	5	1	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
10x10x8	63	53	44	34	25	15	6	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
10x10x10	79	72	64	56	49	41	34	26	18	11	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
12x12x4	17	1	1	1	1	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
12x12x6	40	25	10	1	1	1	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
12x12x8	61	49	38	26	15	3	1	1	1	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
12x12x10	78	68	59	50	41	32	22	13	4	1	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
12x12x12	95	87	79	72	64	56	49	41	33	26	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT

**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.

DESIGNED BY: RESPEC  
DRAWN BY: RESPEC  
CHECKED BY: RESPEC  
DATE: 6.12.2020

RESPEC COMMUNITY DESIGN SOLUTIONS  
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7/2020

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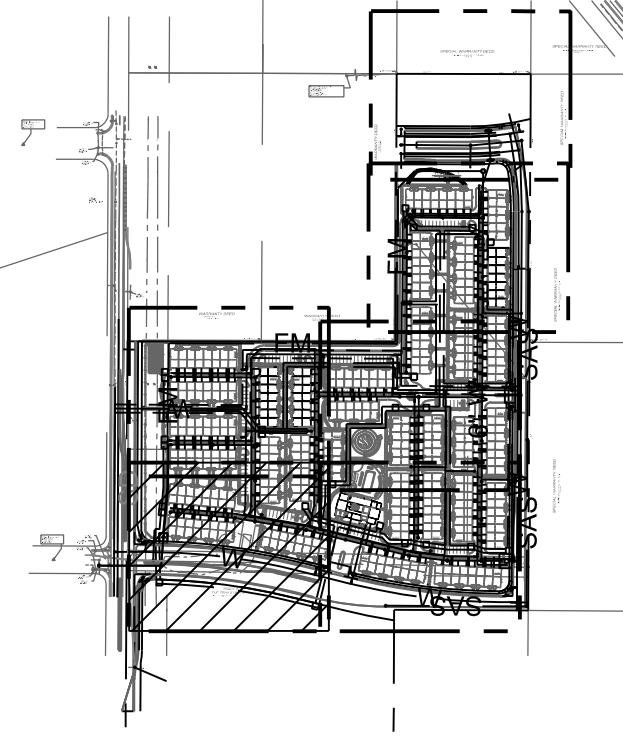
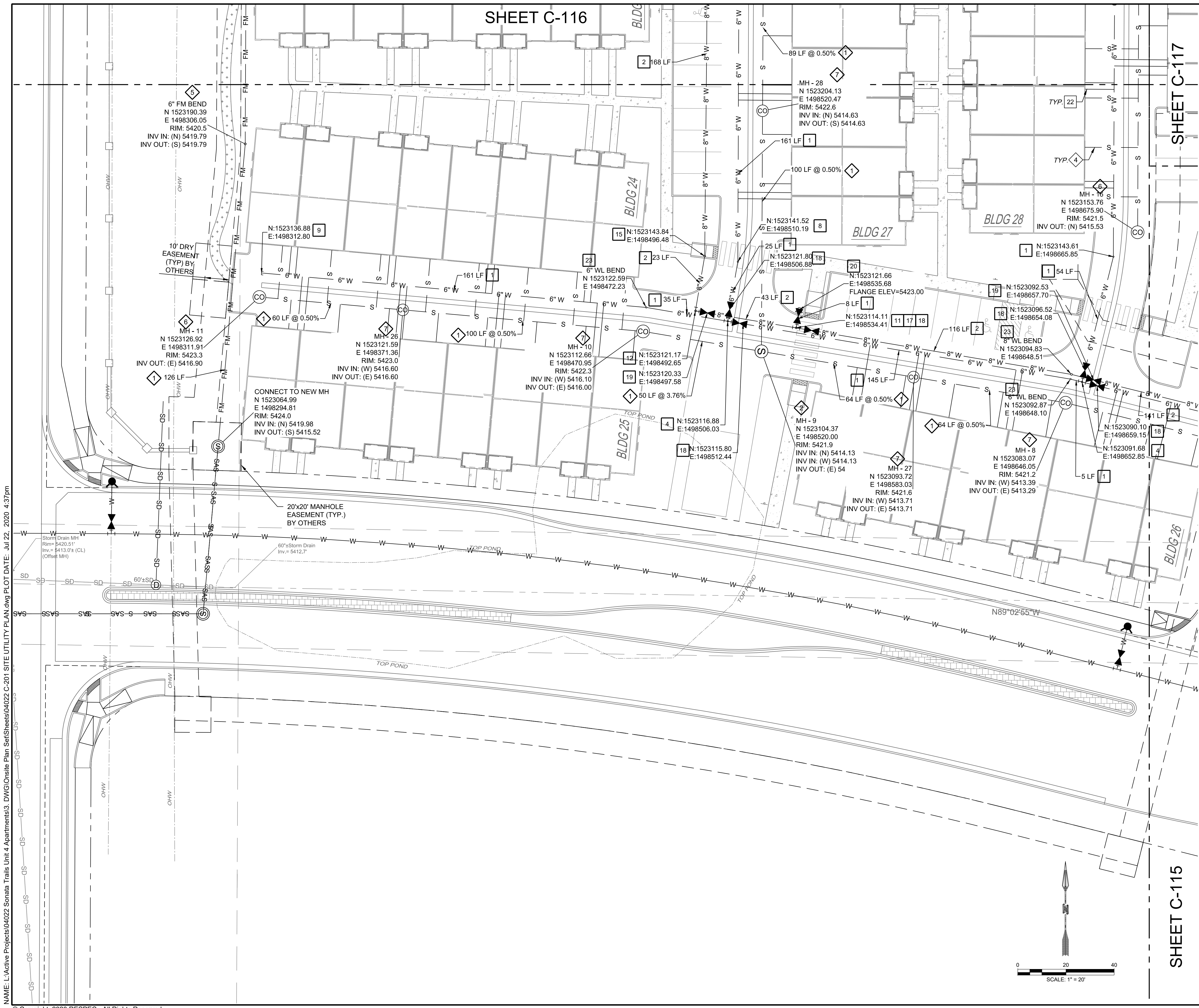
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL OVERALL UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-113

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3\_DWG\Onsite Plan\_Sets\Sheets\04022 C-200 OVERALL UTILITY PLAN.dwg PLOT DATE: Jul 23, 2020 12:39pm



KEY MAP SCALE: NTS

WATER CONSTRUCTION NOTES

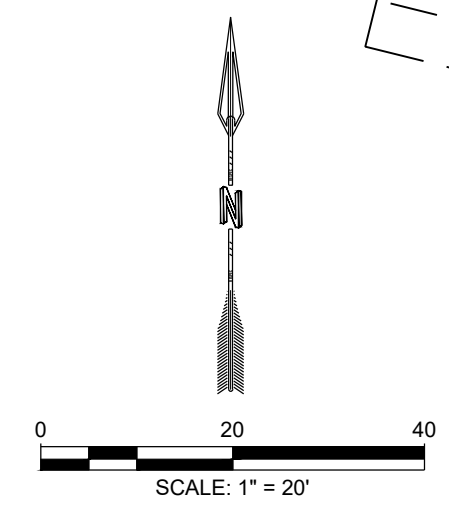
I.D.#	DESCRIPTION
1	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 6" TEE
5	INSTALL 6" 90° BEND
6	INSTALL 6" 45° BEND
7	INSTALL 6" 22 1/2° BEND
8	INSTALL 6" 11 1/2° BEND
9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

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 6" SEWER PER STD. SPEC. SEC. 901
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.
5	DEFLECT PIPE
6	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500
7	INSTALL DOUBLE CLEANOUT PER DETAIL SHEET C-500

STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 24" RCP STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL TYPE D CATCH BASIN SINGLE GRATE
4	INSTALL CATCH BASIN DOUBLE GRATE
5	INSTALL 4" DIA. MANHOLE TYPE "E", PER COA STD. DTL. 2102



SHEET C-115

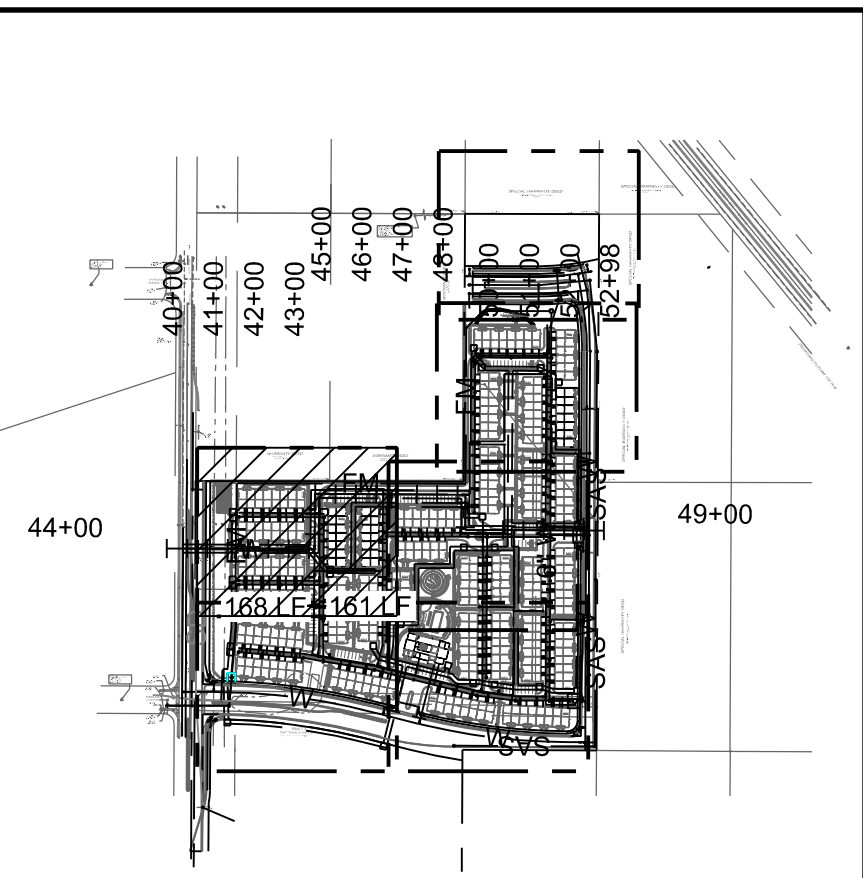
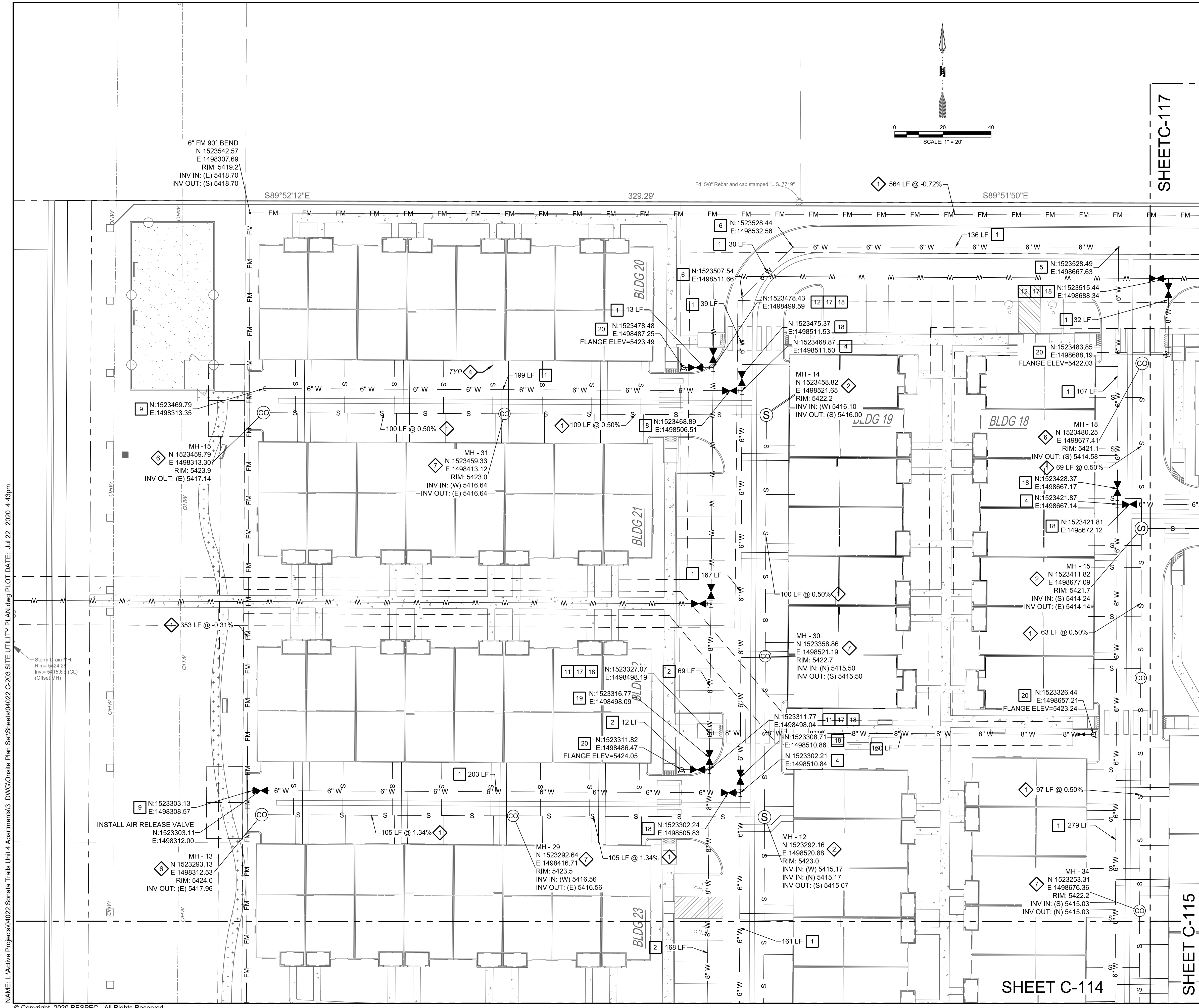
C-114

NAME: L:\Active Projects\04022\_Sonata Trails Unit 4\_Apartments3\_DWG\OnSite Plan Set\Sheets\04022\_C-201\_SITE UTILITY PLAN.dwg PLOT DATE: Jul 22, 2020 4:37pm

<p>DESIGNED: JDV DRAWN: JDV CHECKED: SG DATE: 6.12.2020</p>	<p>REVISION</p>
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 6970 JEFFERSON STREET, SUITE 100 DENVER, CO 80221 WWW.RESPEC.COM PHONE: (303) 533-9718</p>	
<p>STAMP</p> <p>PRELIMINARY NOT FOR CONSTRUCTION 7/2020</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>	
<p>PROJECT NAME:</p> <p><b>SONATA TRAILS UNIT 4 APARTMENTS</b></p>	
<p>SHEET TITLE:</p> <p><b>CONCEPTUAL SITE UTILITY PLAN</b></p>	
<p>SUBMITTED FOR:</p> <p><b>DRB SITE PLAN</b></p>	
<p>SHEET NUMBER:</p> <p><b>C-114</b></p>	







KEY MAP SCALE: NTS

**WATER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 6" 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 6" TEE
5	INSTALL 6" 90° BEND
6	INSTALL 6" 45° BEND
7	INSTALL 6" 22 1/2° BEND
8	INSTALL 6" 11 1/2° BEND
9	INSTALL 6" CAP
10	INSTALL 8" TEE
11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 8" 22 1/2° BEND
15	INSTALL 8" 11 1/2° BEND
16	INSTALL 8" CAP
17	*MEG A LUG* ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
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

**SEWER CONSTRUCTION NOTES**

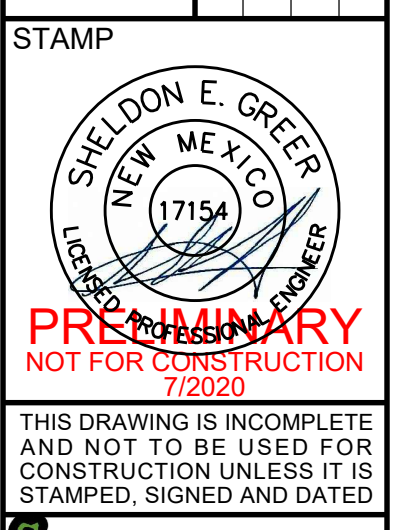
I.D.#	DESCRIPTION
1	INSTALL 6" SEWER PER STD. SPEC. SEC. 901
2	INSTALL 4" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
3	INSTALL 8" DIA. SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
4	INSTALL 4" SEWER SERVICE, PER COA STD. DTL. 2125. INSTALL DOUBLE CLEANOUT 5' FROM BUILDING. SEE DETAIL ON SHEET C-500.
5	DEFLECT PIPE
6	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500
7	INSTALL DOUBLE CLEANOUT PER DETAIL SHEET C-500

**STORM DRAIN CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 24" RCP STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL TYPE D CATCH BASIN SINGLE GRATE
4	INSTALL CATCH BASIN DOUBLE GRATE
5	INSTALL 4" DIA. MANHOLE TYPE "E", PER COA STD. DTL. 2102

DESIGNED: JDV  
 DRAWN: JDV  
 CHECKED: SG  
 DATE: 6.12.2020

RESPEC  
 COMMUNITY DESIGN SOLUTIONS  
 897 JEFFERSON STREET SUITE 101  
 WWW.RESPEC.COM PHONE: 605.953.9718



PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

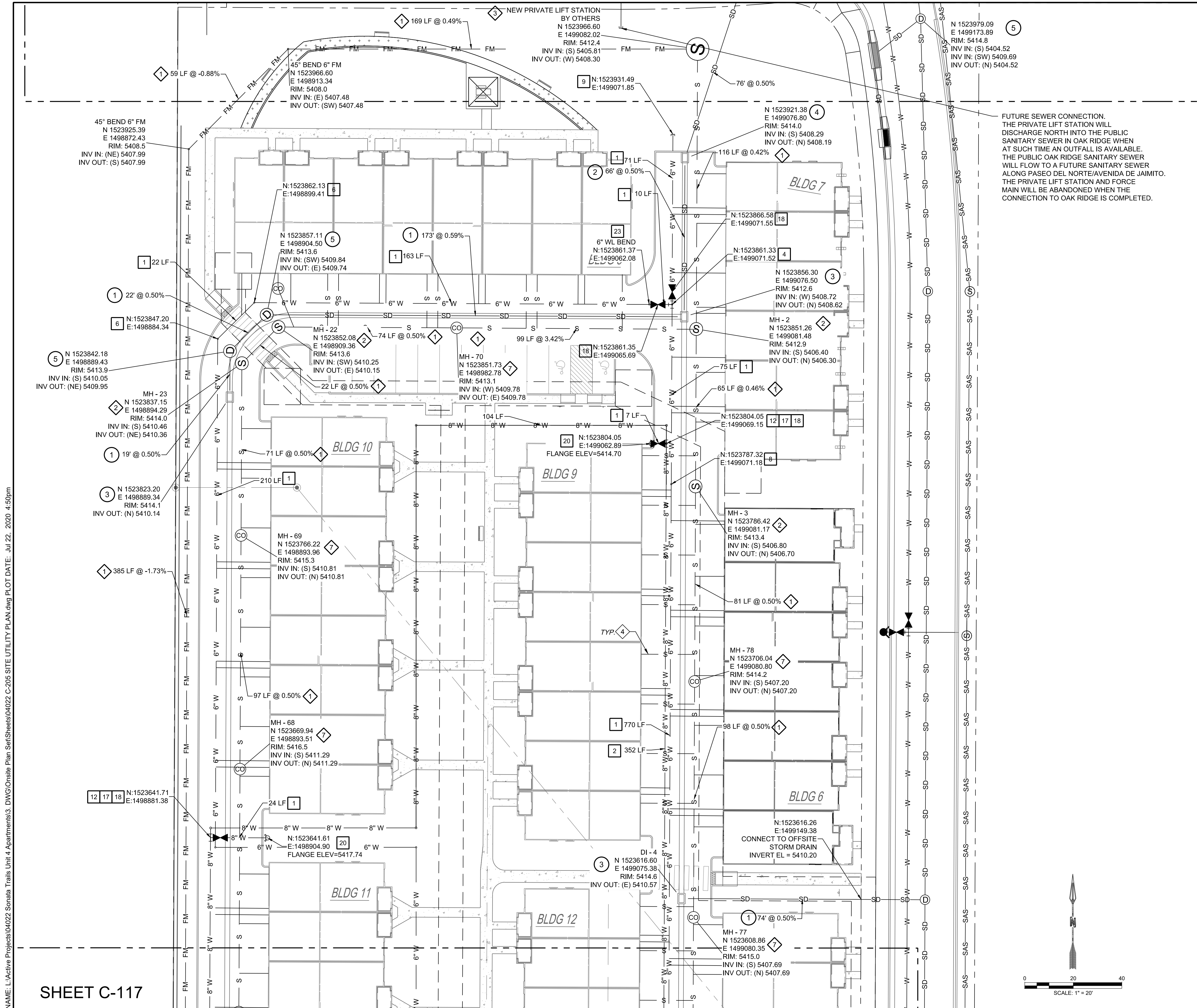
SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

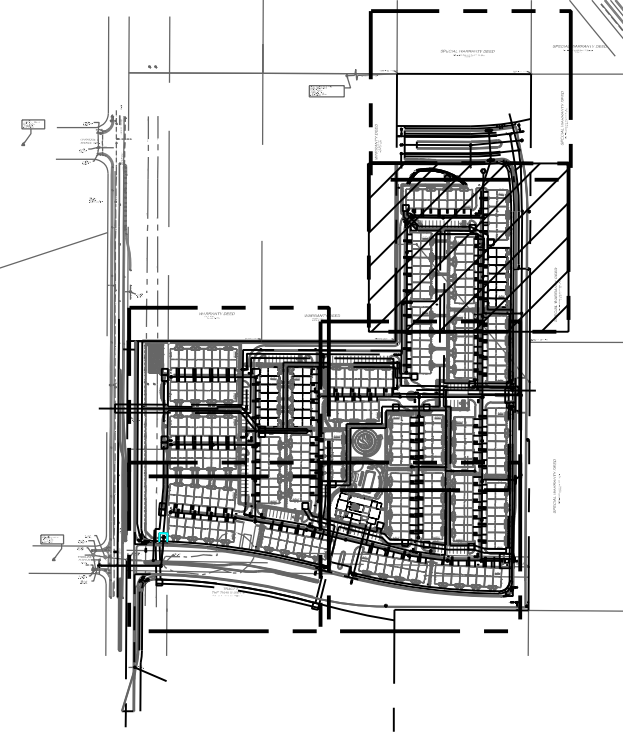
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NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3\_DWG\Consult Plan\_Sheets\04022 C-203 SITE UTILITY PLAN.dwg PLOT DATE: Jul 22, 2020 4:43pm





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 PASEO DEL NORTE/AVENIDA DE JAIMITO. THE PRIVATE LIFT STATION AND FORCE MAIN WILL BE ABANDONED WHEN THE CONNECTION TO OAK RIDGE IS COMPLETED.



KEY MAP SCALE: NTS

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 6" 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 6" TEE
5	INSTALL 6" 90° BEND
6	INSTALL 6" 45° BEND
7	INSTALL 6" 22 1/2° BEND
8	INSTALL 6" 11 1/2° BEND
9	INSTALL 6" CAP
10	INSTALL 8" TEE
11	INSTALL 8" X 6" TEE
12	INSTALL 8" 90° BEND
13	INSTALL 8" 45° BEND
14	INSTALL 8" 22 1/2° BEND
15	INSTALL 8" 11 1/2° BEND
16	INSTALL 8" CAP
17	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
18	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
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

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 6" SEWER PER STD. SPEC. SEC. 901
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.
5	DEFLECT PIPE
6	INSTALL SINGLE CLEANOUT PER DETAIL SHEET C-500
7	INSTALL DOUBLE CLEANOUT PER DETAIL SHEET C-500

STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 24" RCP STORM DRAIN PIPE
2	INSTALL 30" RCP STORM DRAIN PIPE
3	INSTALL TYPE D CATCH BASIN SINGLE GRATE
4	INSTALL CATCH BASIN DOUBLE GRATE
5	INSTALL 4" DIA. MANHOLE TYPE "E", PER COA STD. DTL. 2102

DESIGNED BY	DATE
JDV	6.12.2020
DRAWN	
CHECKED	
SG	

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 897 JEFFERSON STREET SUITE 101  
 WWW.RESPEC.COM PHONE: 605.925.9718

STAMP: SHELDON E. GREER  
 NEW MEXICO  
 1715A  
 PRELIMINARY  
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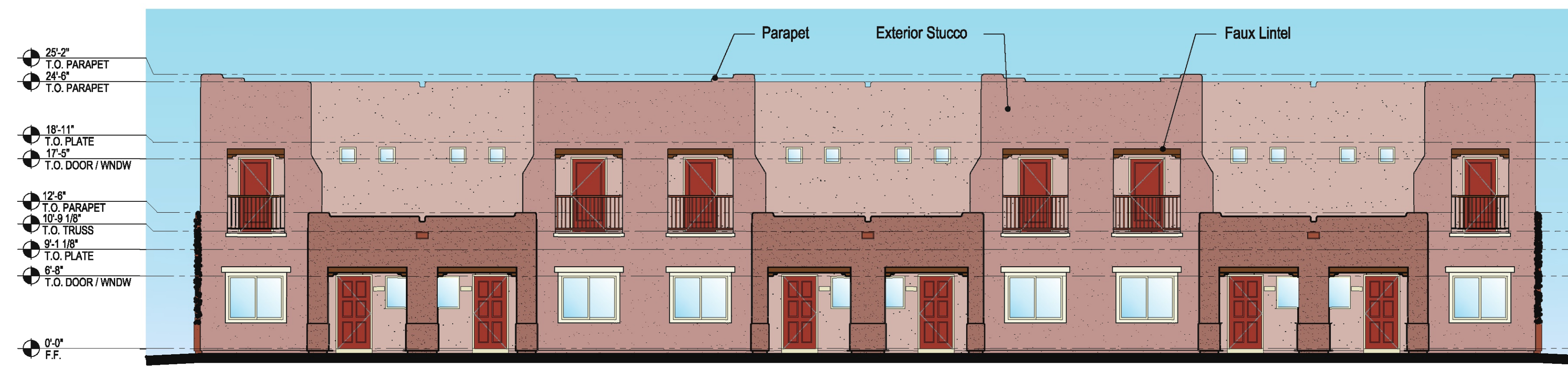
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SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

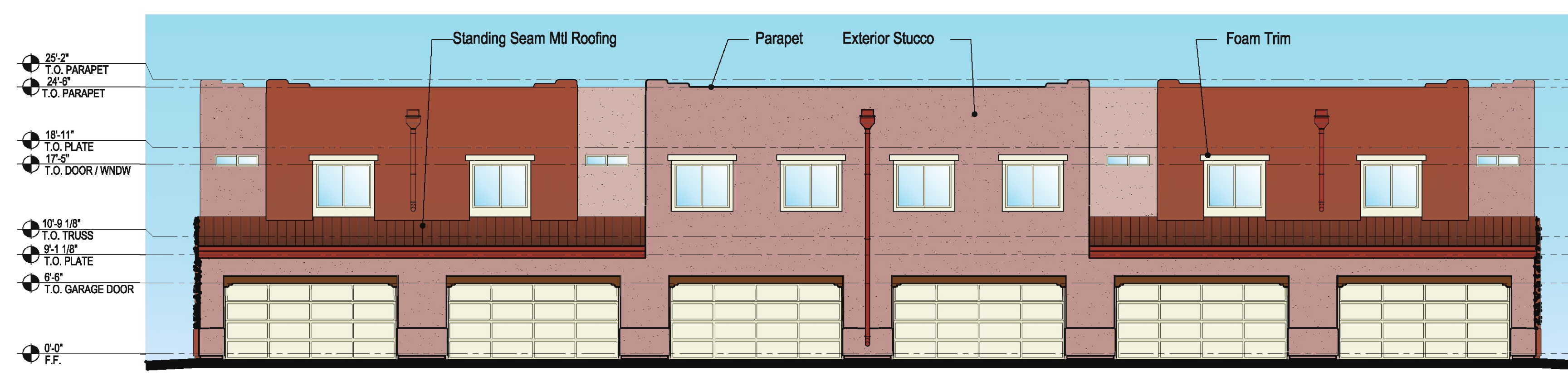
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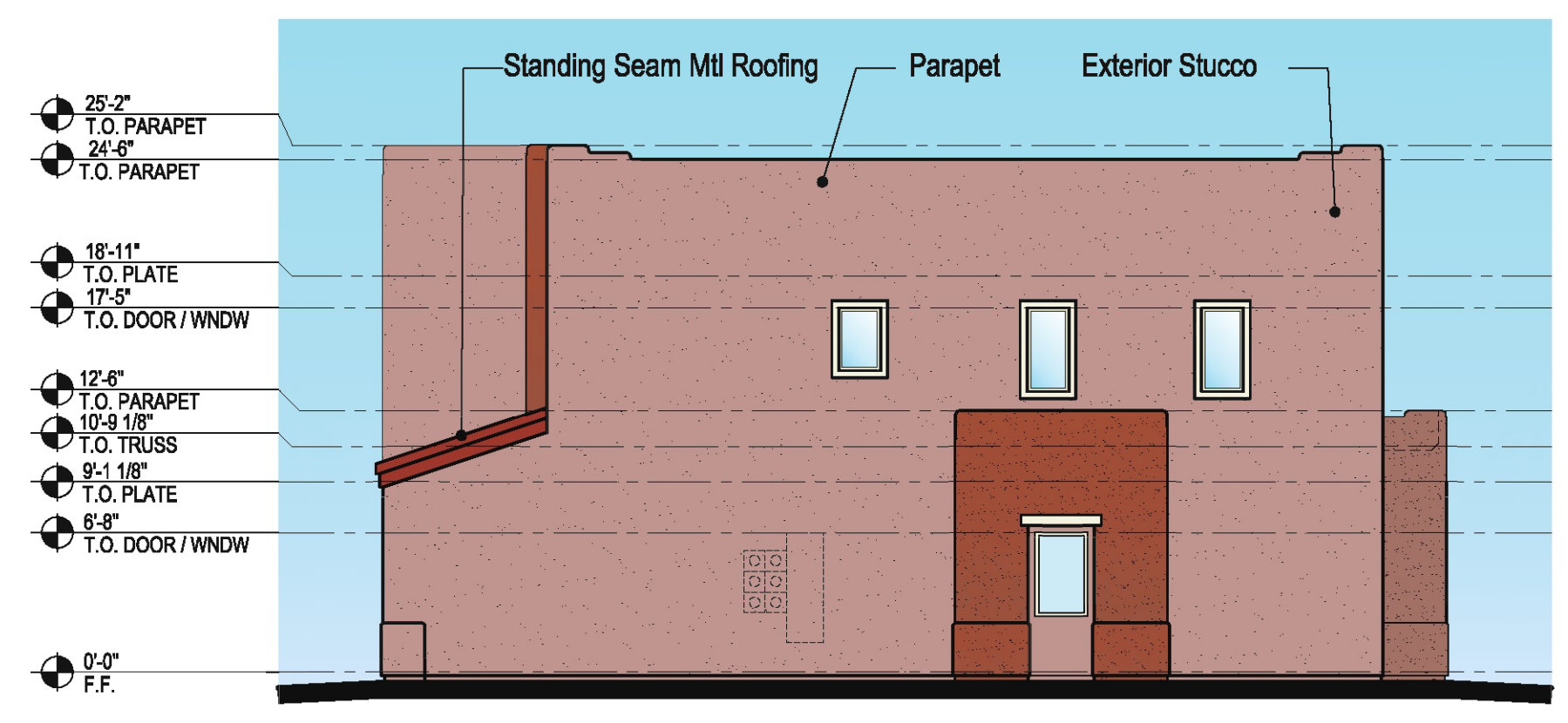
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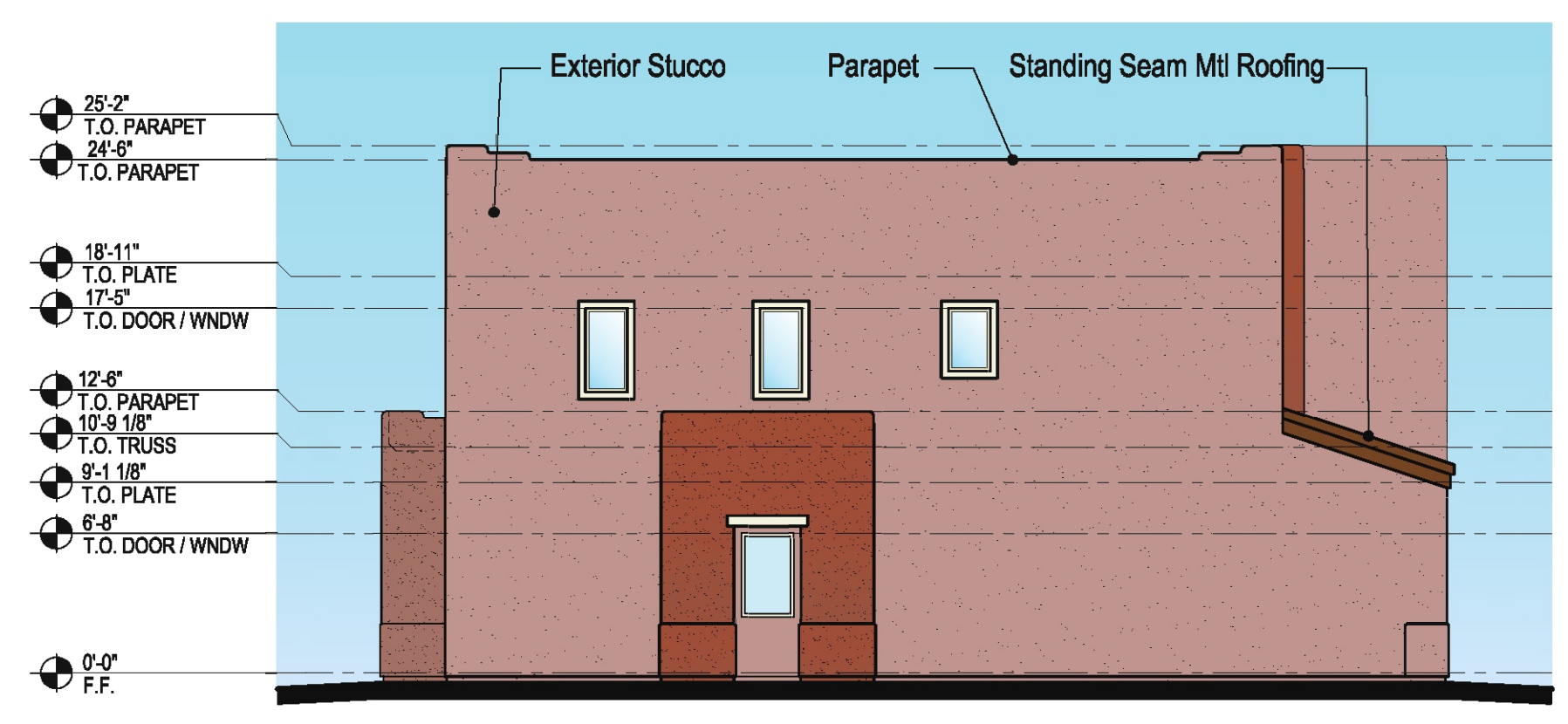
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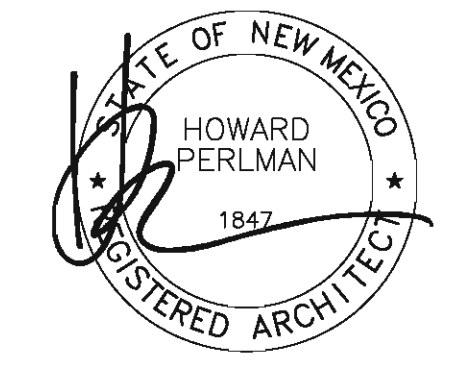
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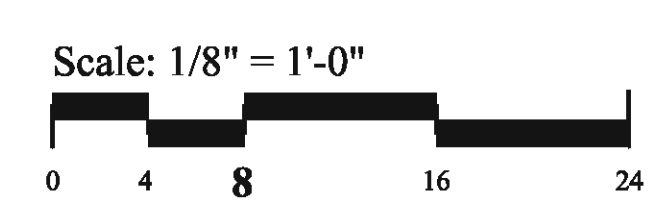
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**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



JULY 8, 2020



**Conceptual Elevations - Building 6**

PROJECT No. 920016 JULY 8, 2020

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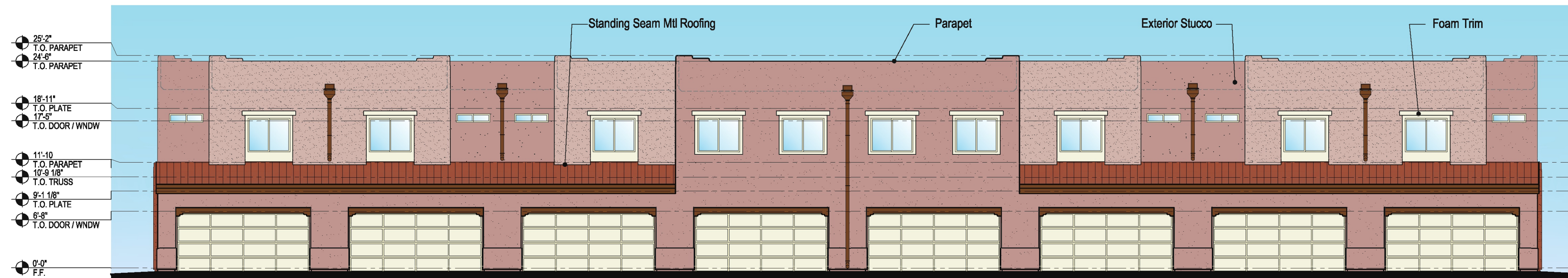
SONATA 1, LLC

**Sonata, Tract 3**  
Albuquerque, New Mexico

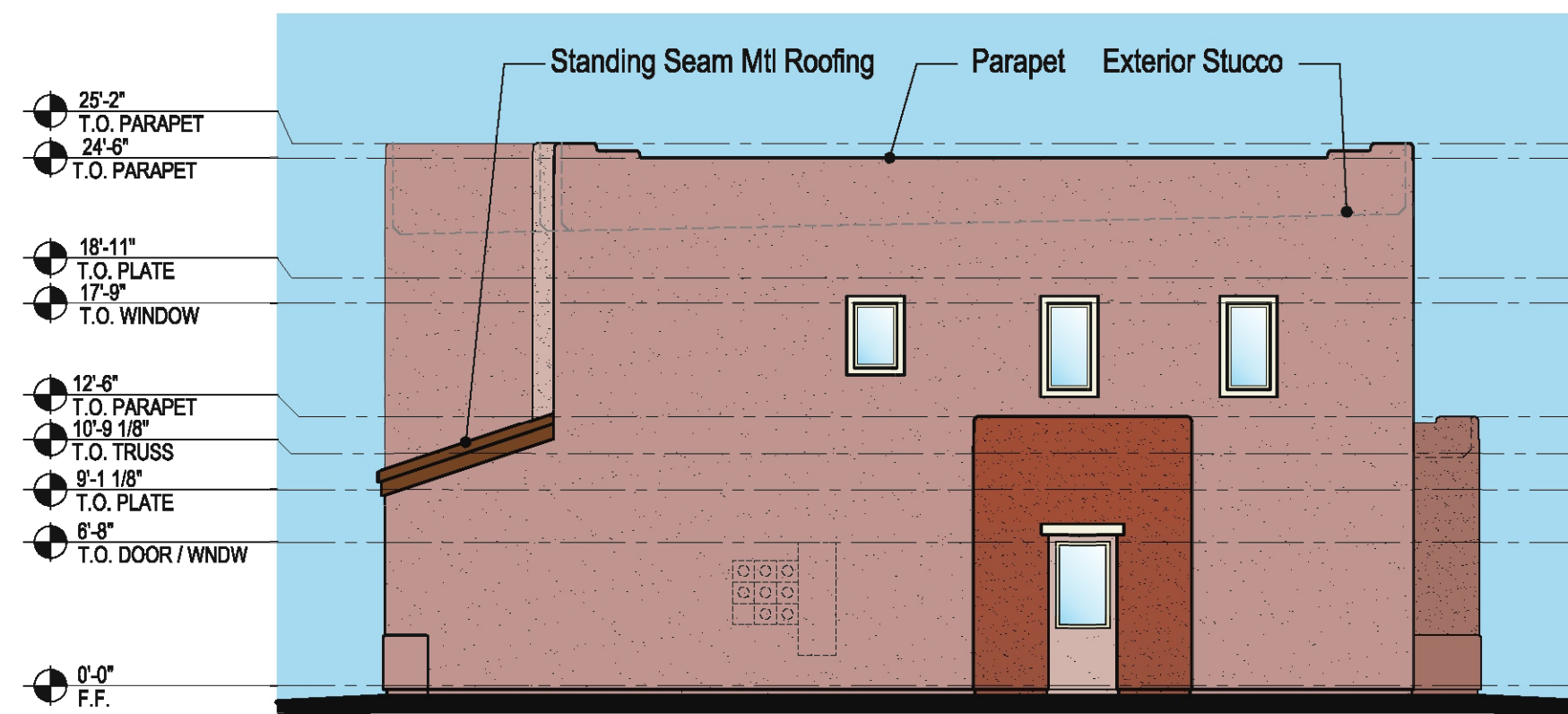




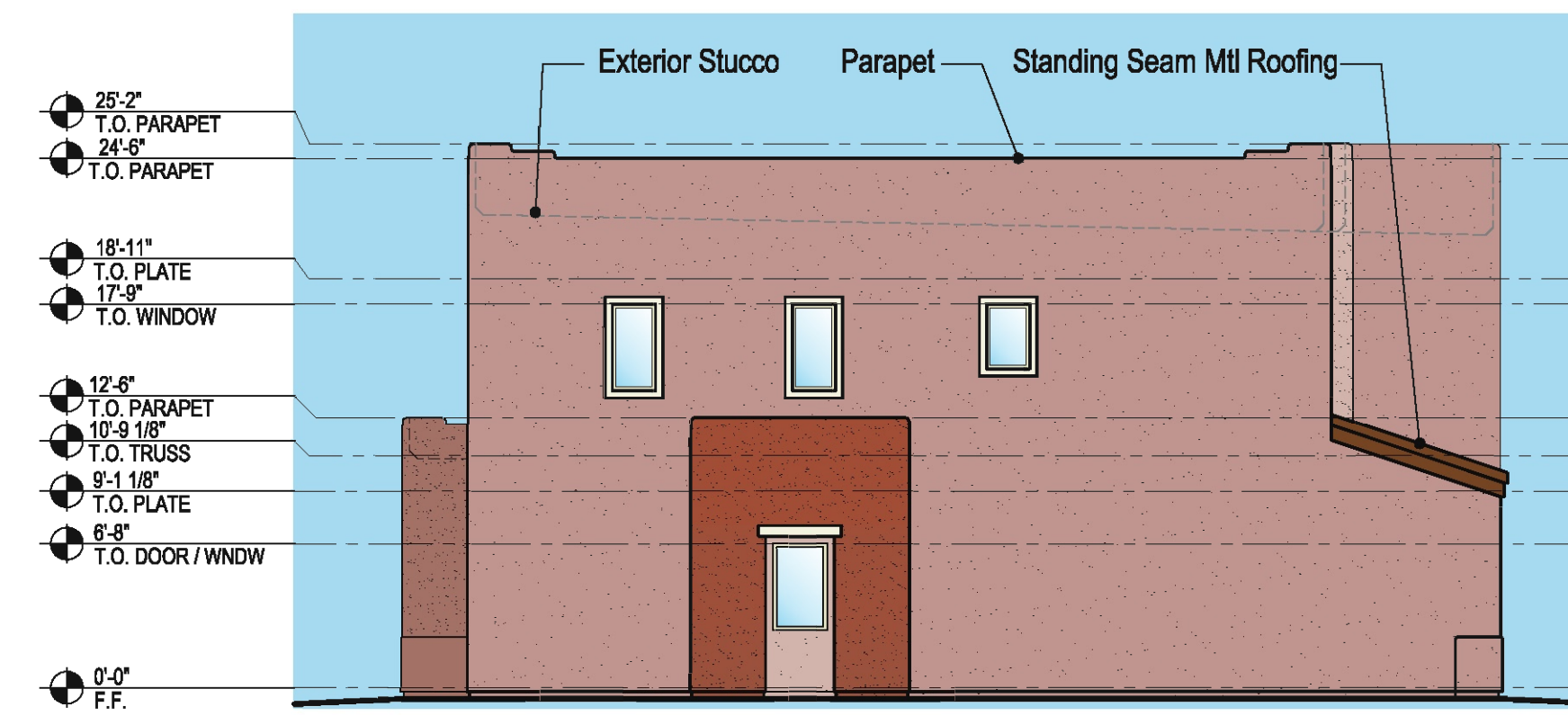
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REAR ELEVATION  
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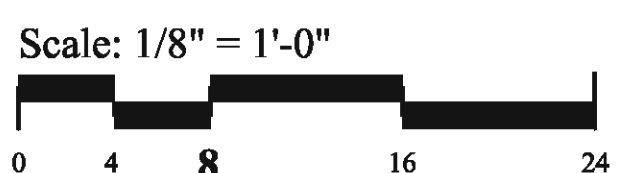
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



JULY 8, 2020



## Conceptual Elevations - Building 7

PROJECT No. 920016 JULY 8, 2020

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SONATA 1, LLC

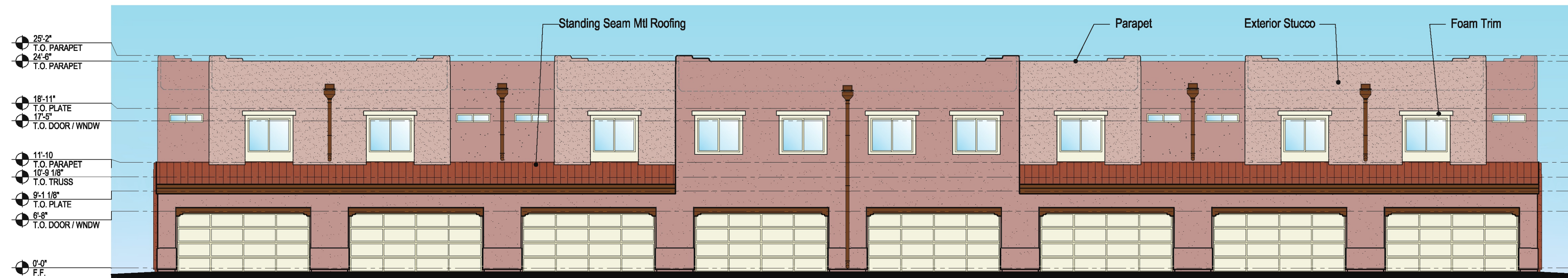
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Albuquerque, New Mexico

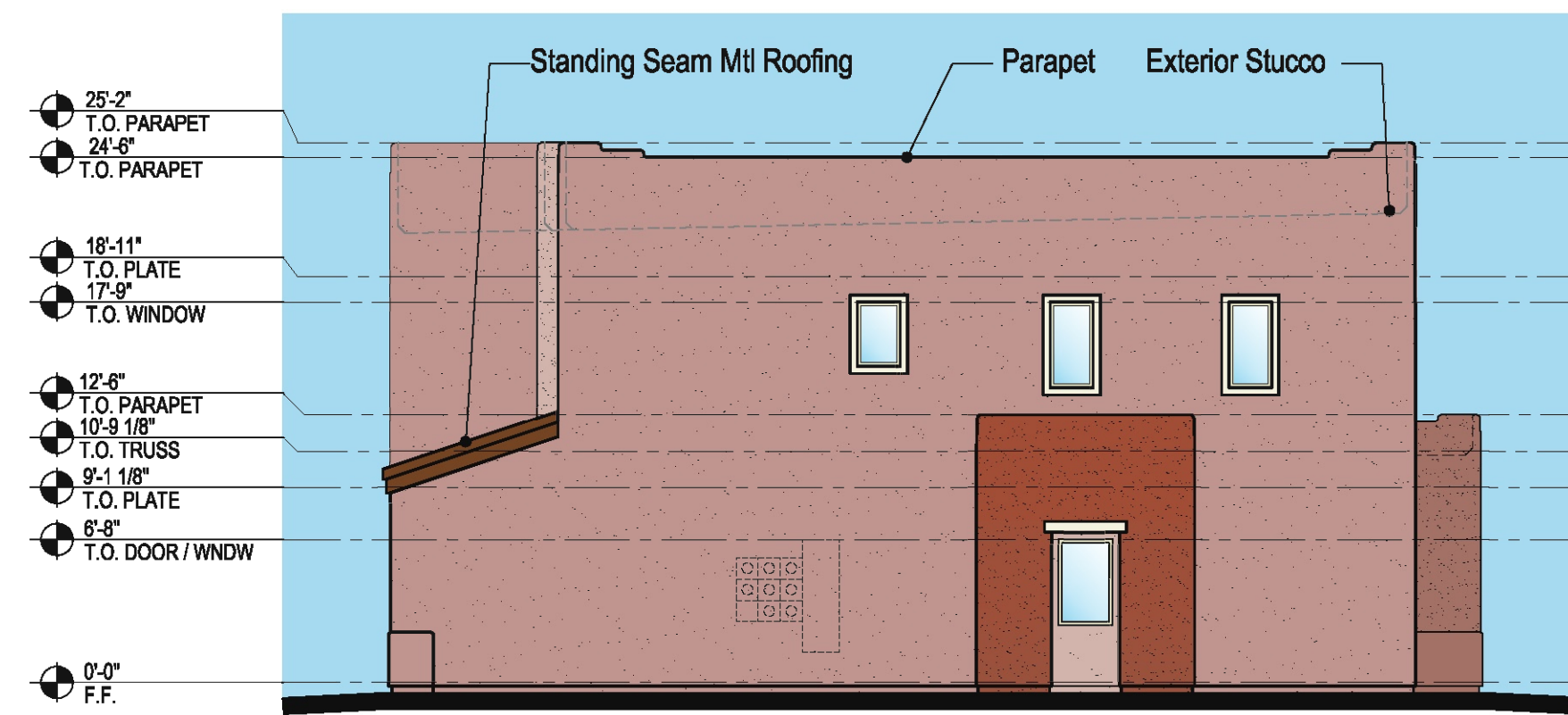




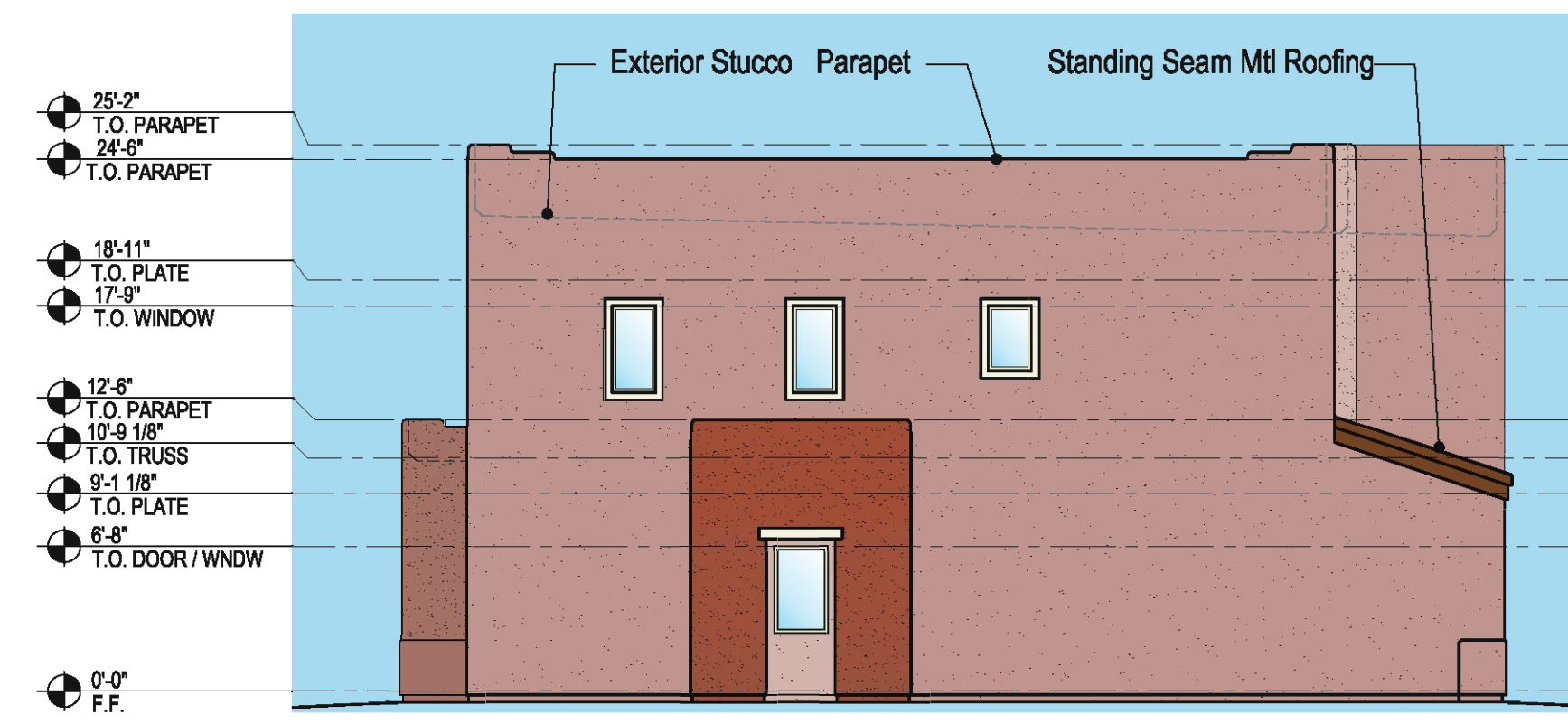
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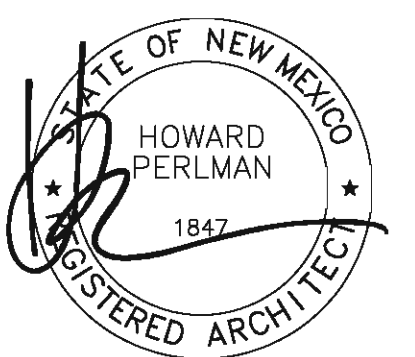
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LEFT SIDE ELEVATION  
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RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



JULY 8, 2020

Scale: 1/8" = 1'-0"



## Conceptual Elevations - Building 8

PROJECT No. 920016 JULY 8, 2020

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SONATA 1, LLC

# Sonata, Tract 3

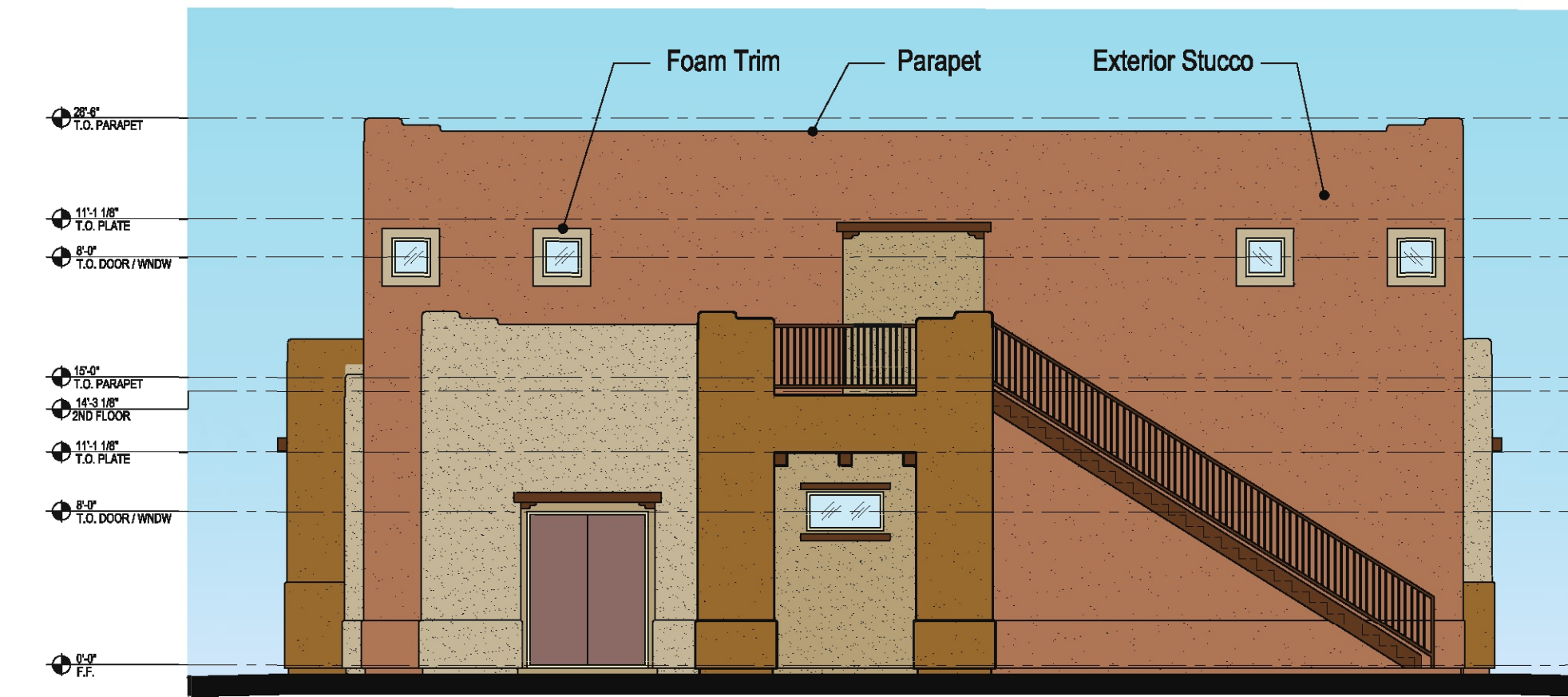
Albuquerque, New Mexico





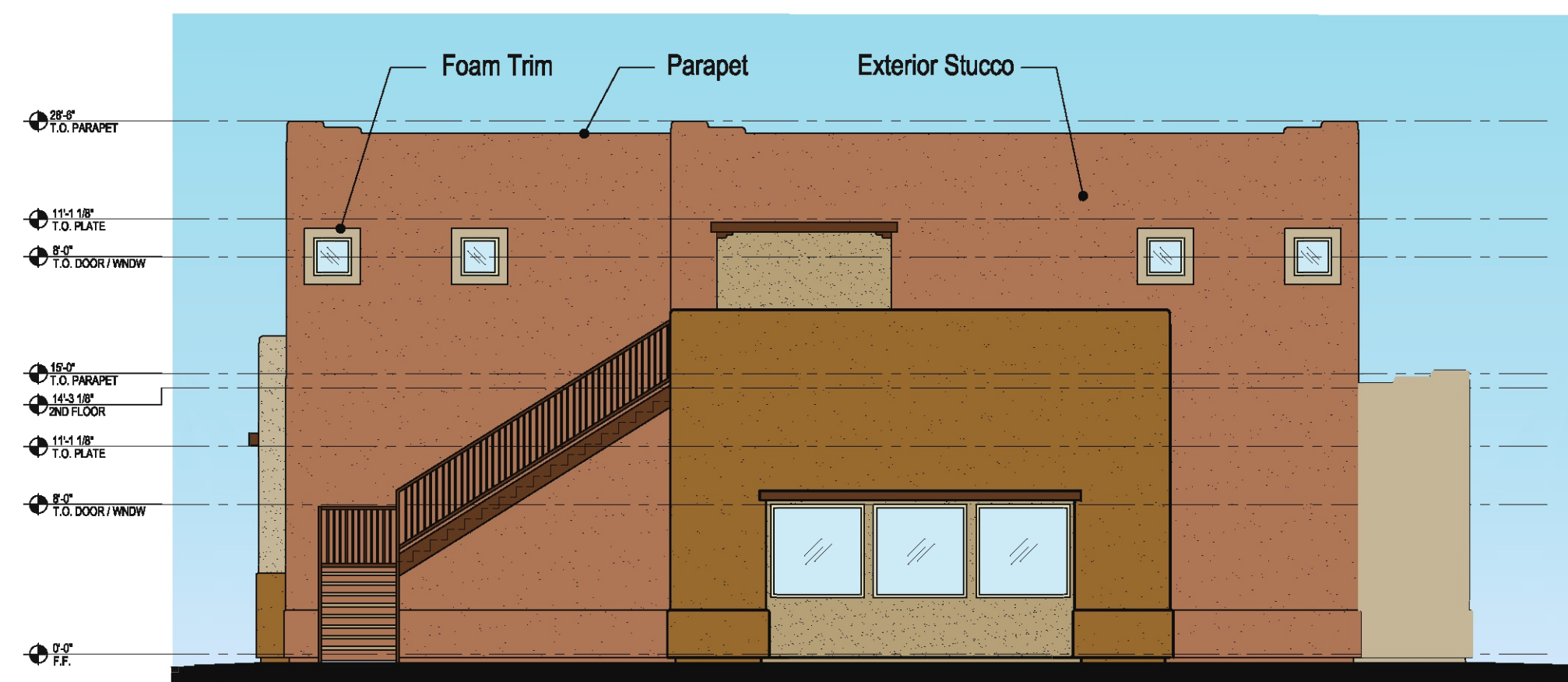
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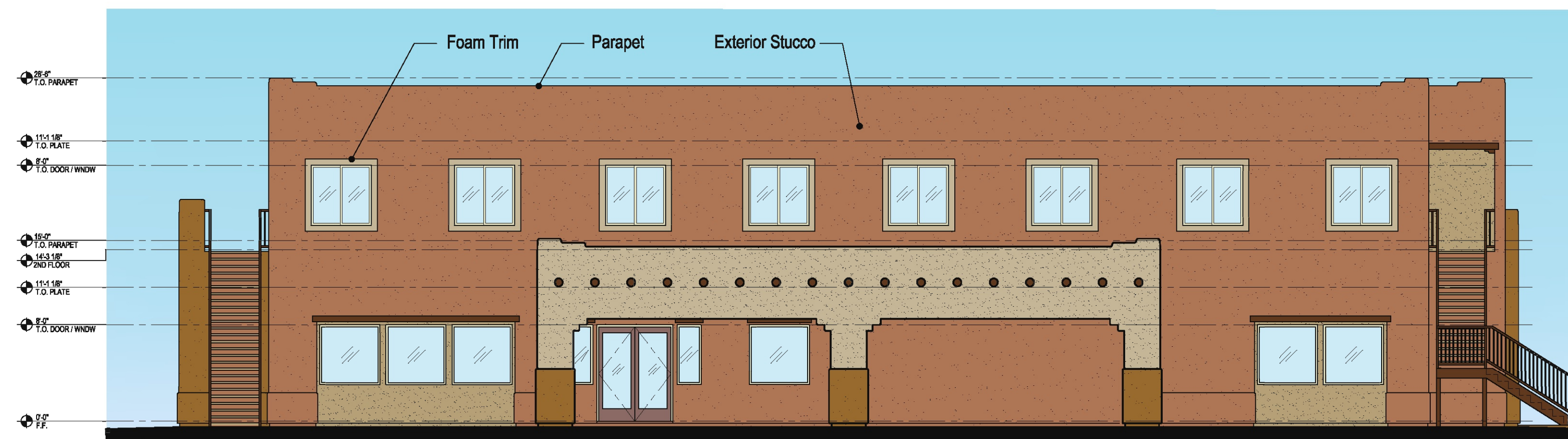
RIGHT SIDE ELEVATION

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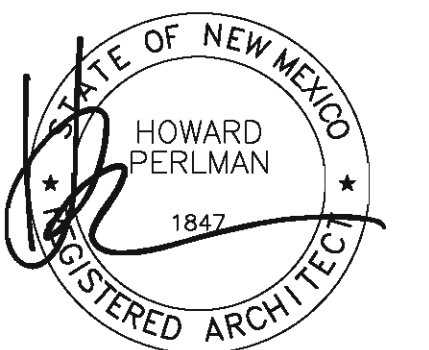
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



JULY 8, 2020

Scale: 1/8" = 1'-0"



## Conceptual Elevations - Clubhouse

PROJECT No. 920016 JULY 8, 2020

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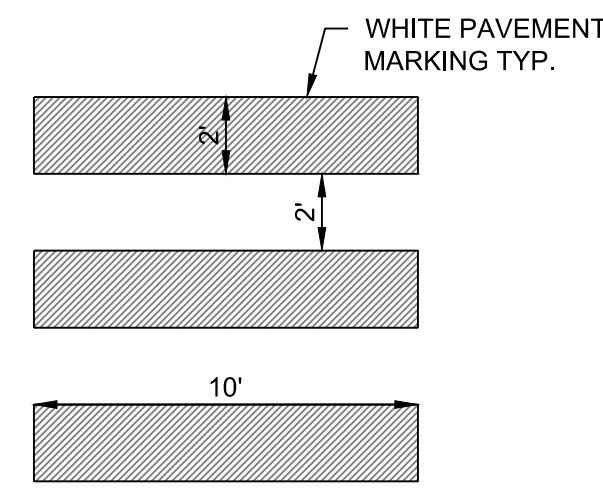
SONATA 1, LLC

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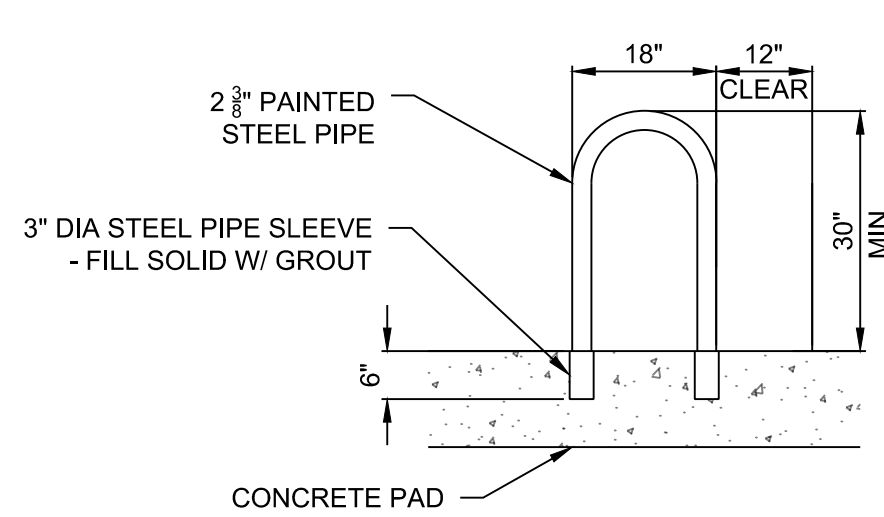
Albuquerque, New Mexico

**PAZ DESIGN GROUP**  
PAZ DESIGN GROUP  
450 FREMONT STREET #233  
LAS VEGAS, NEVADA 89101  
702.202.3571 702.979.1326 fax



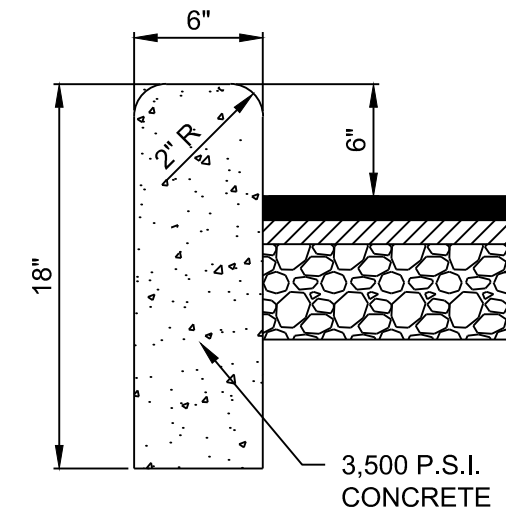


**CROSS-WALK STRIPING DETAIL**  
NOT TO SCALE

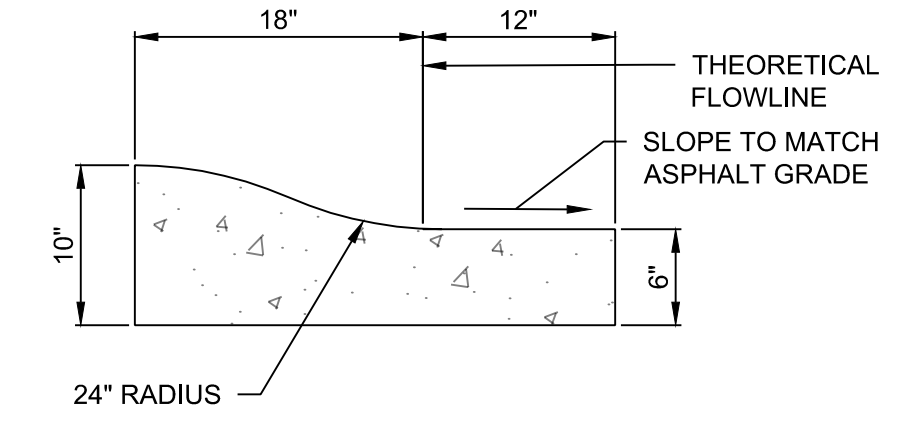


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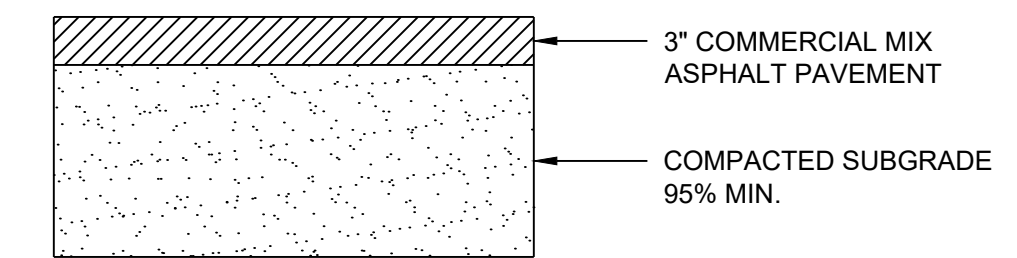
- BICYCLE RACK NOTES:**
1. SEE SITE PLAN FOR BIKE RACK LOCATION.
  2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMBI/TOASTER RACKS ARE NOT ALLOWED.
  3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
  4. THE RACK ALLOWS VARYING BICYCLE FRAME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



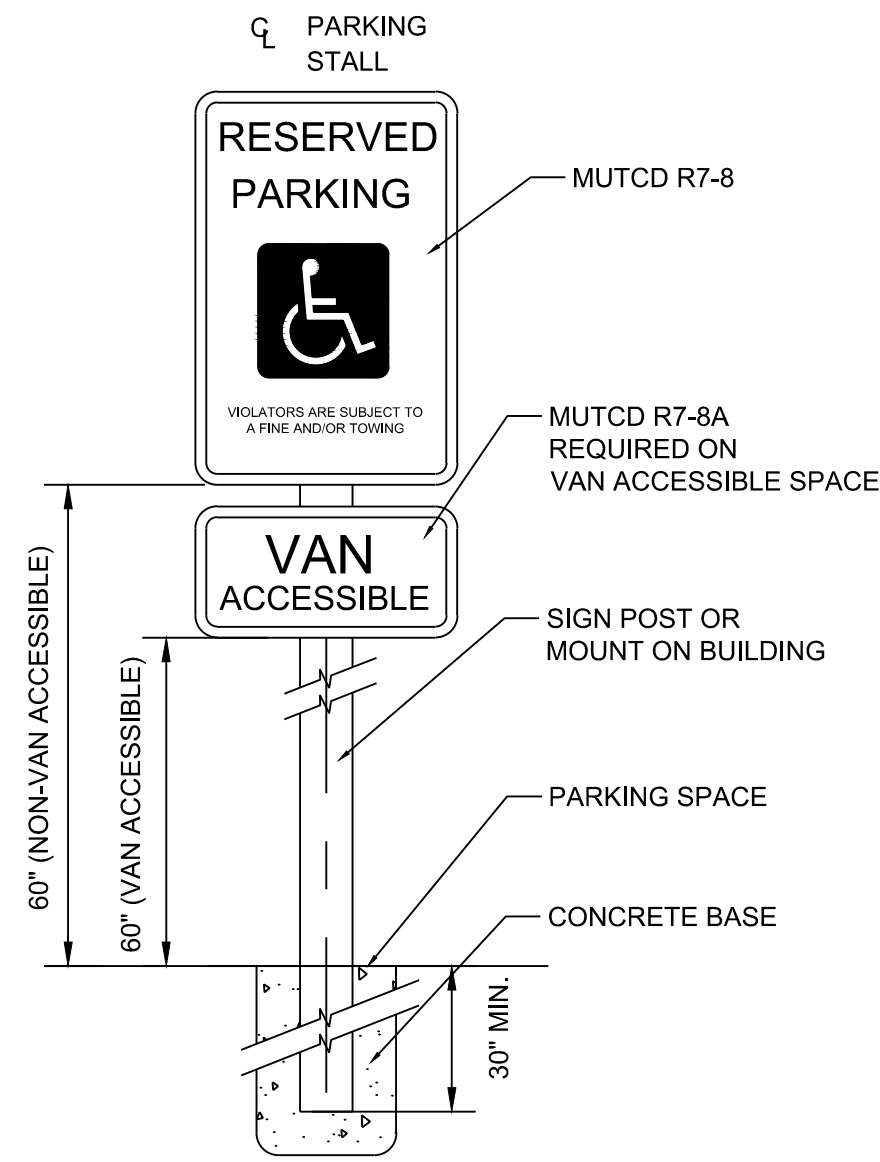
**HEADER CURB DETAIL**  
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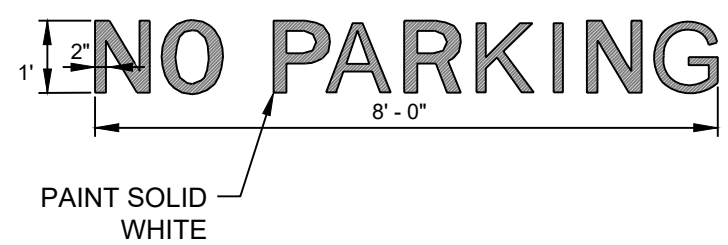
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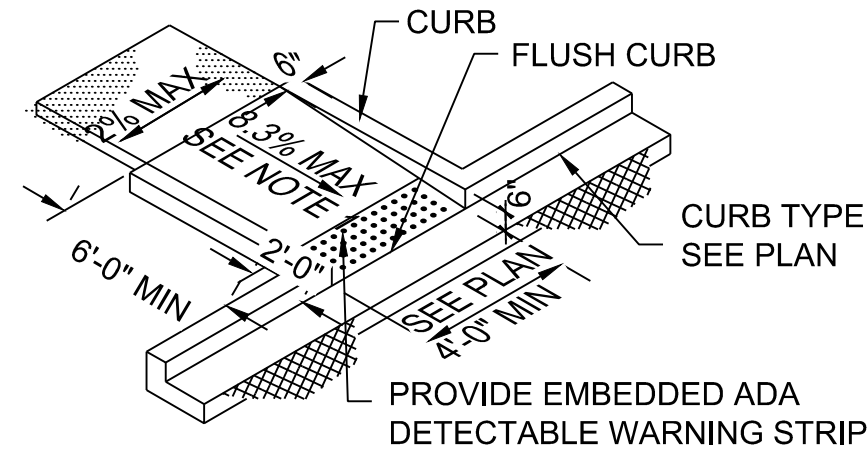
**ASPHALT PAVEMENT SECTION**  
NOT TO SCALE



**ADA PARKING SIGN DETAIL**  
NOT TO SCALE



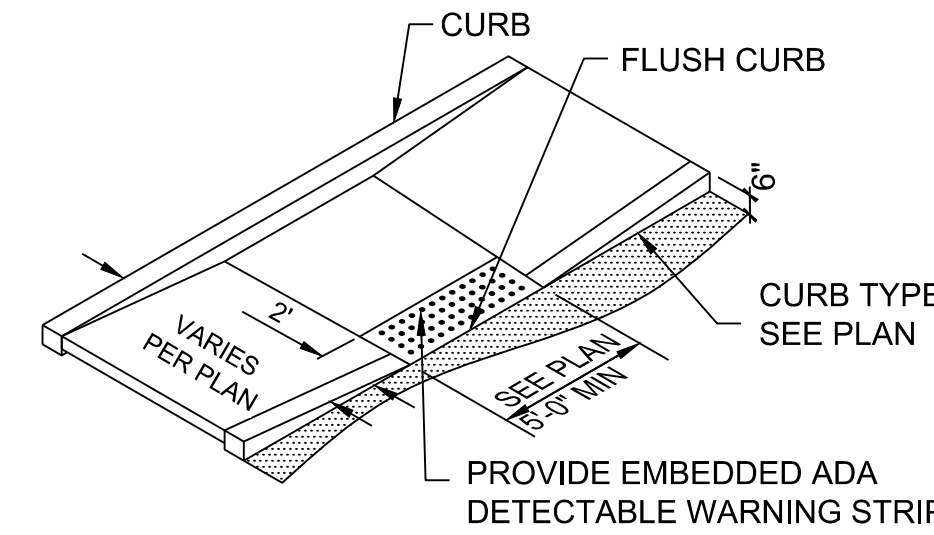
**"NO PARKING" PAINT MARKING DETAIL**  
NOT TO SCALE



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%.

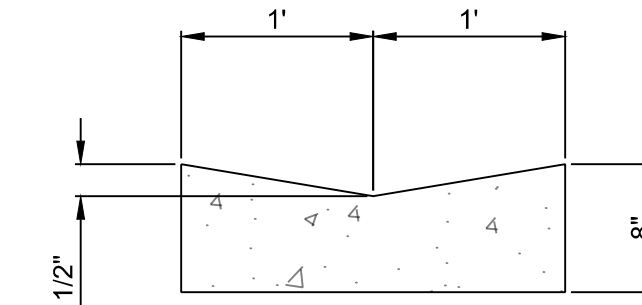
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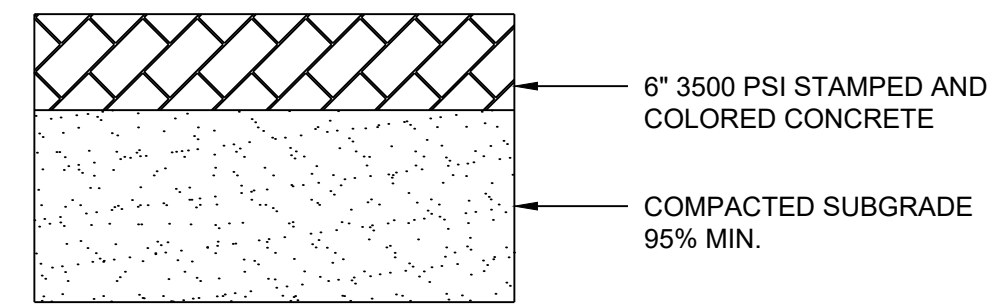
NOTES:

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.

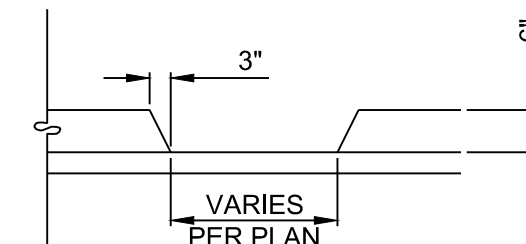
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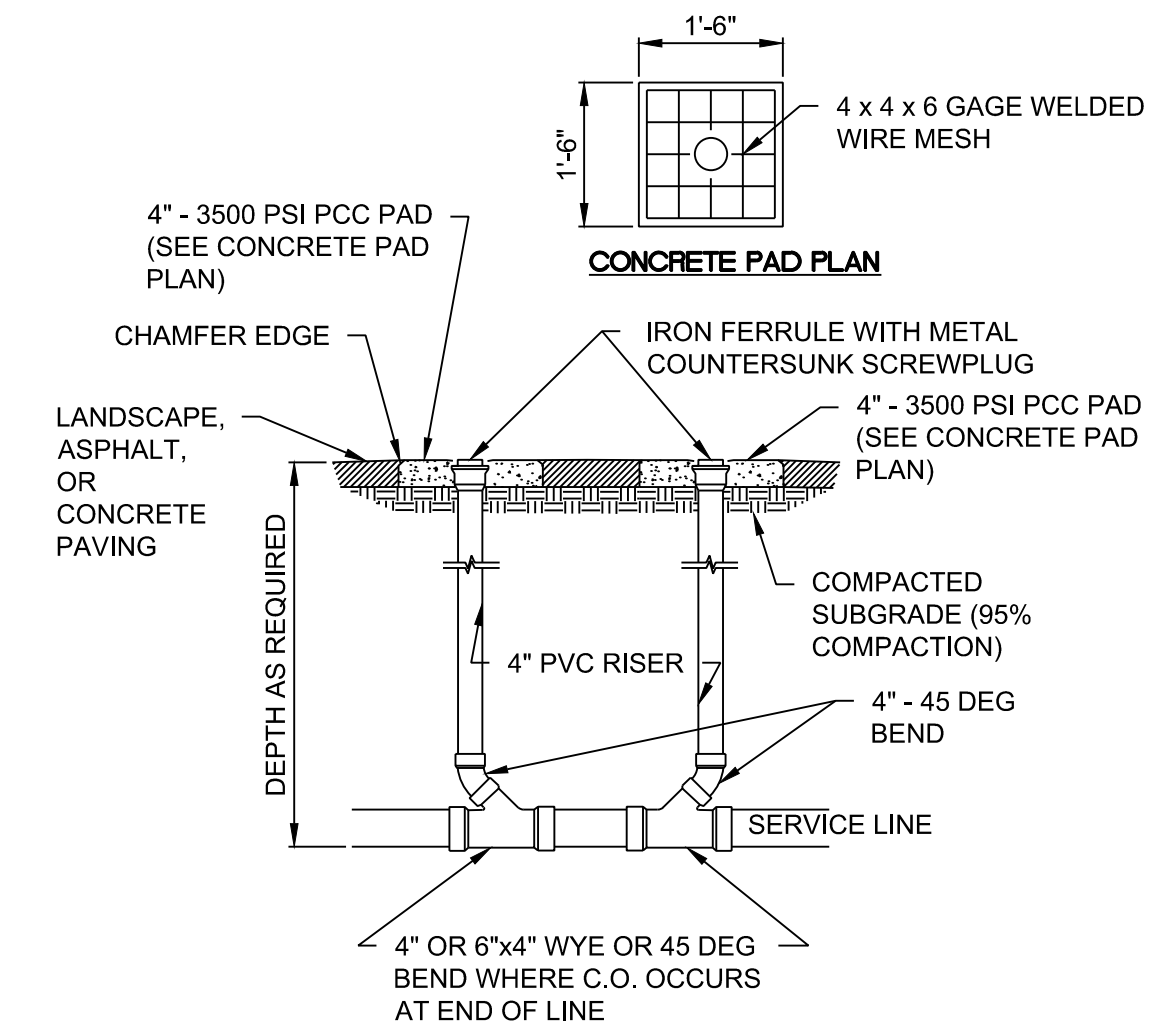
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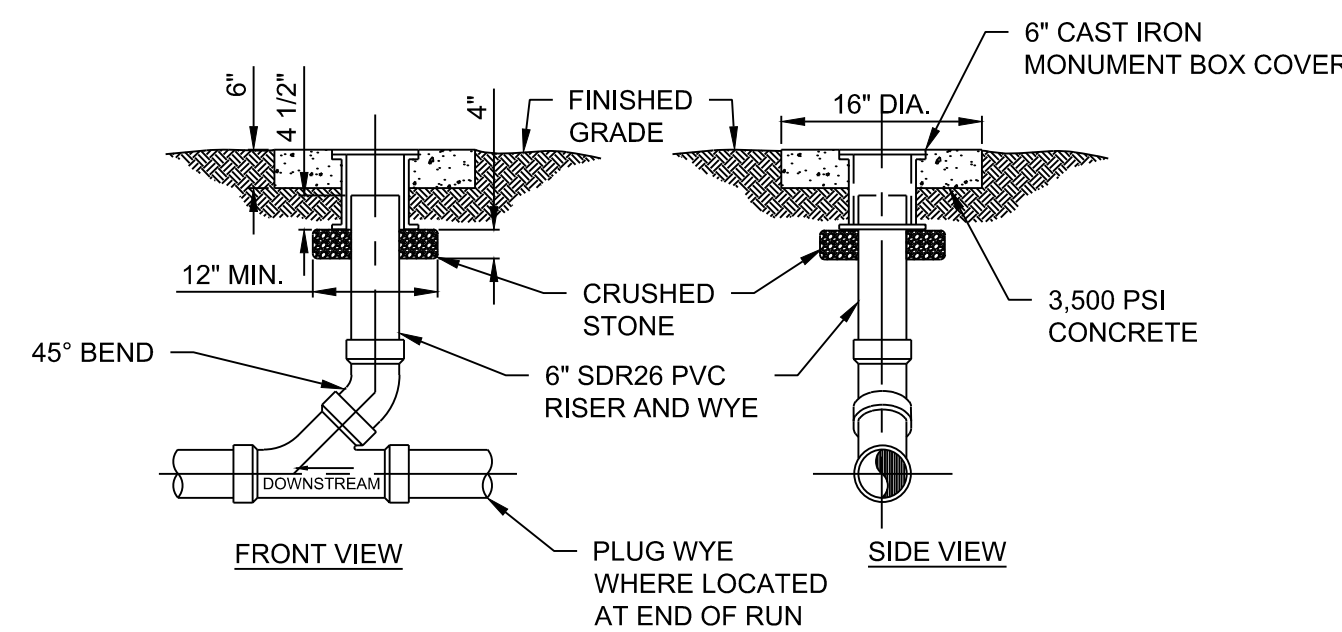
**MEDIAN CONCRETE DETAIL**  
NOT TO SCALE



**CURB CUT DETAIL**  
NOT TO SCALE



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



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

DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
RESPEC		RESPEC		RESPEC		6.12.2020	

STAMP

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
7/2020

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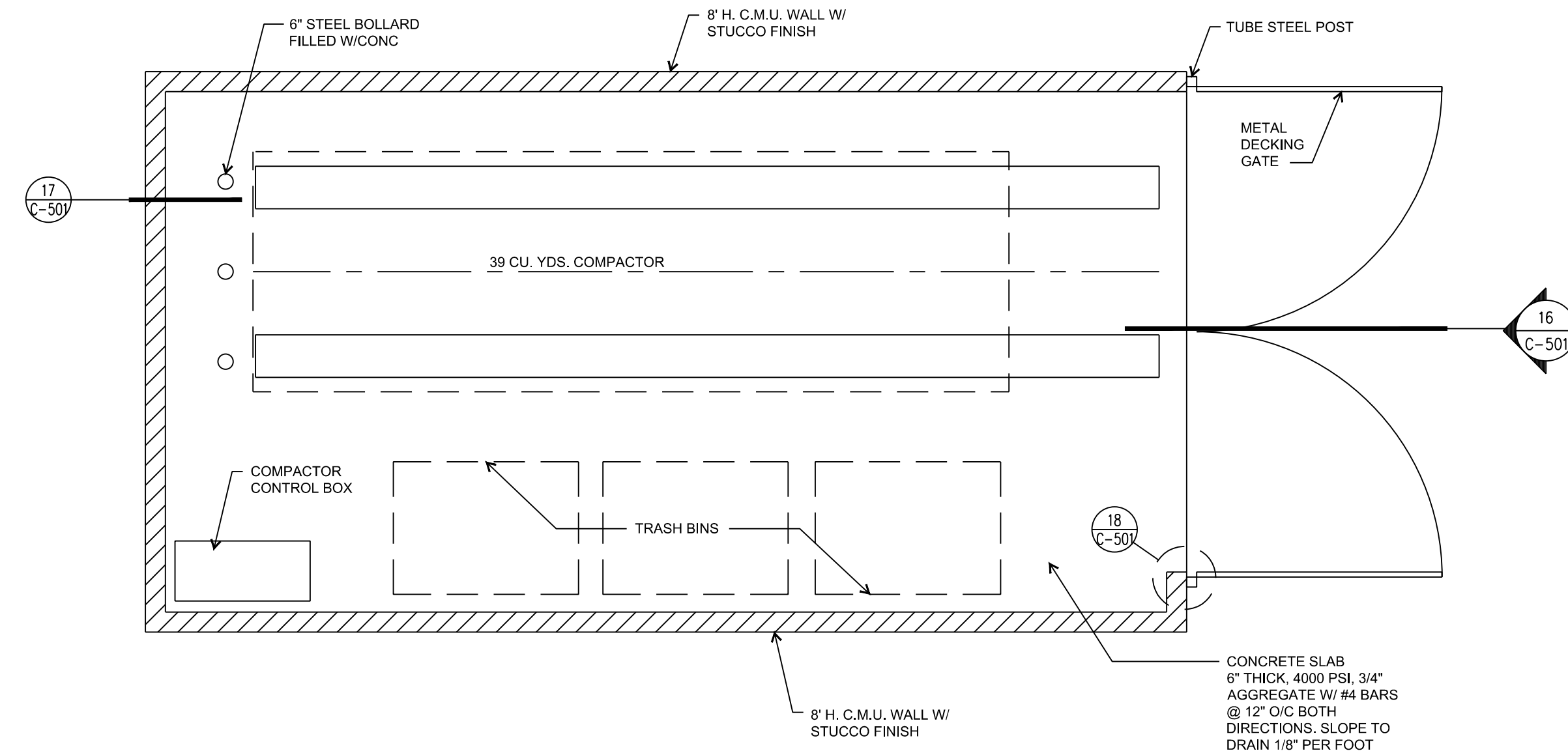
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**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**DETAIL**

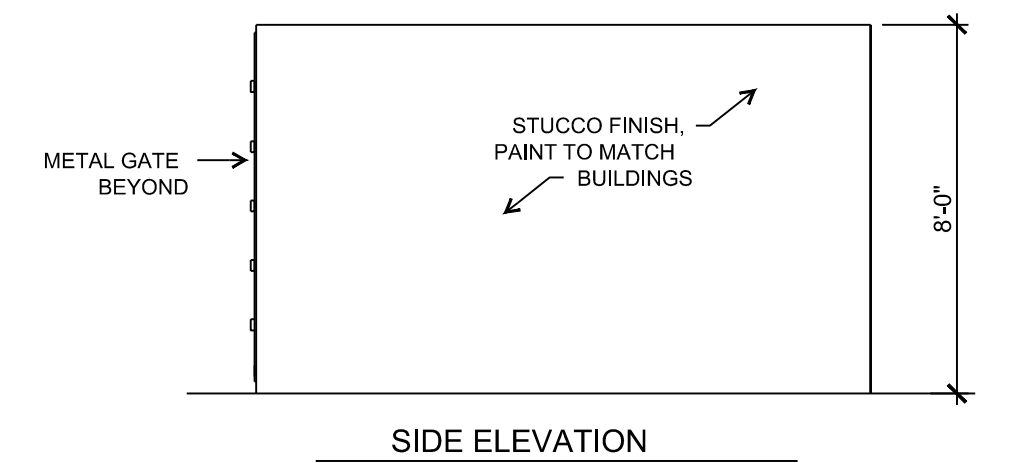
SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
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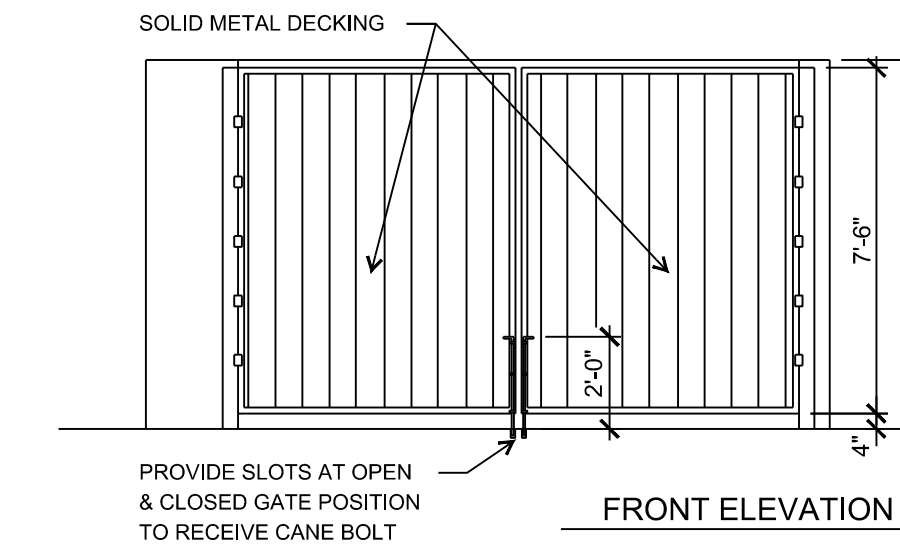
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**TRASH COMPACTOR YARD PLAN DETAIL**  
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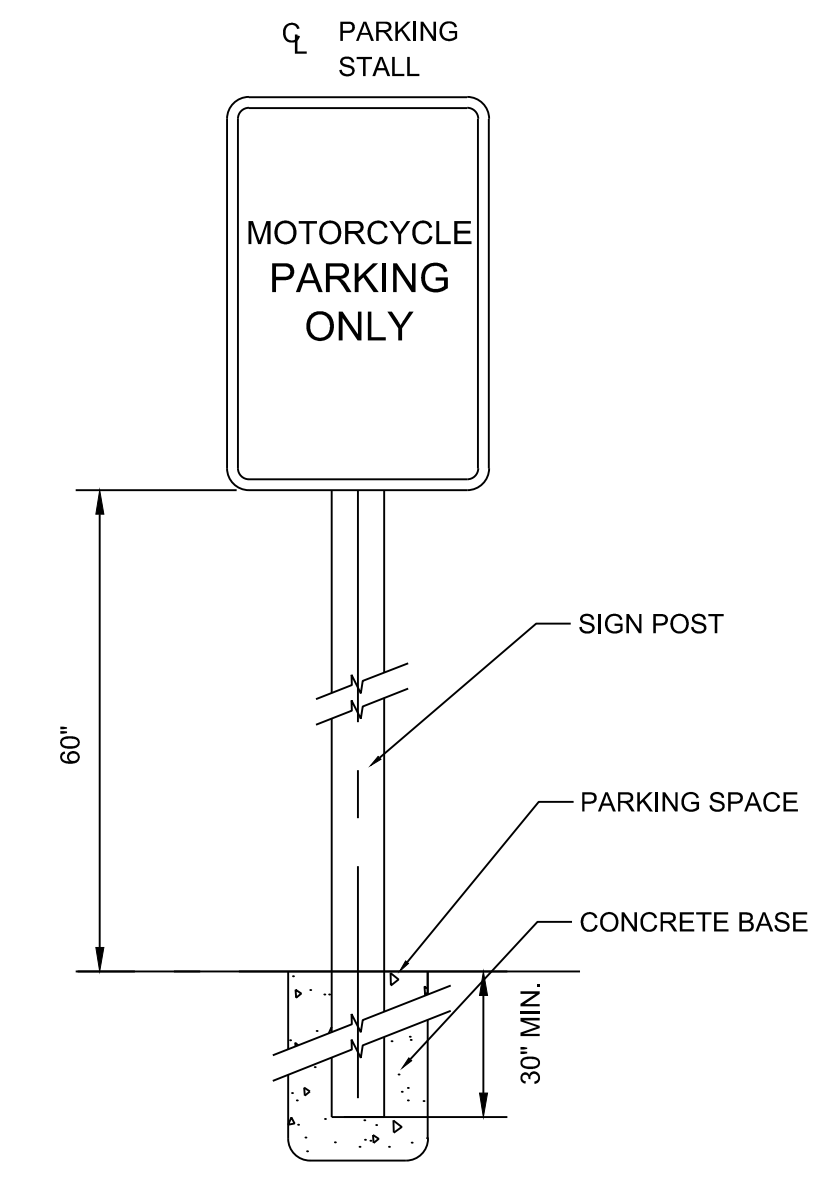


**SIDE ELEVATION**

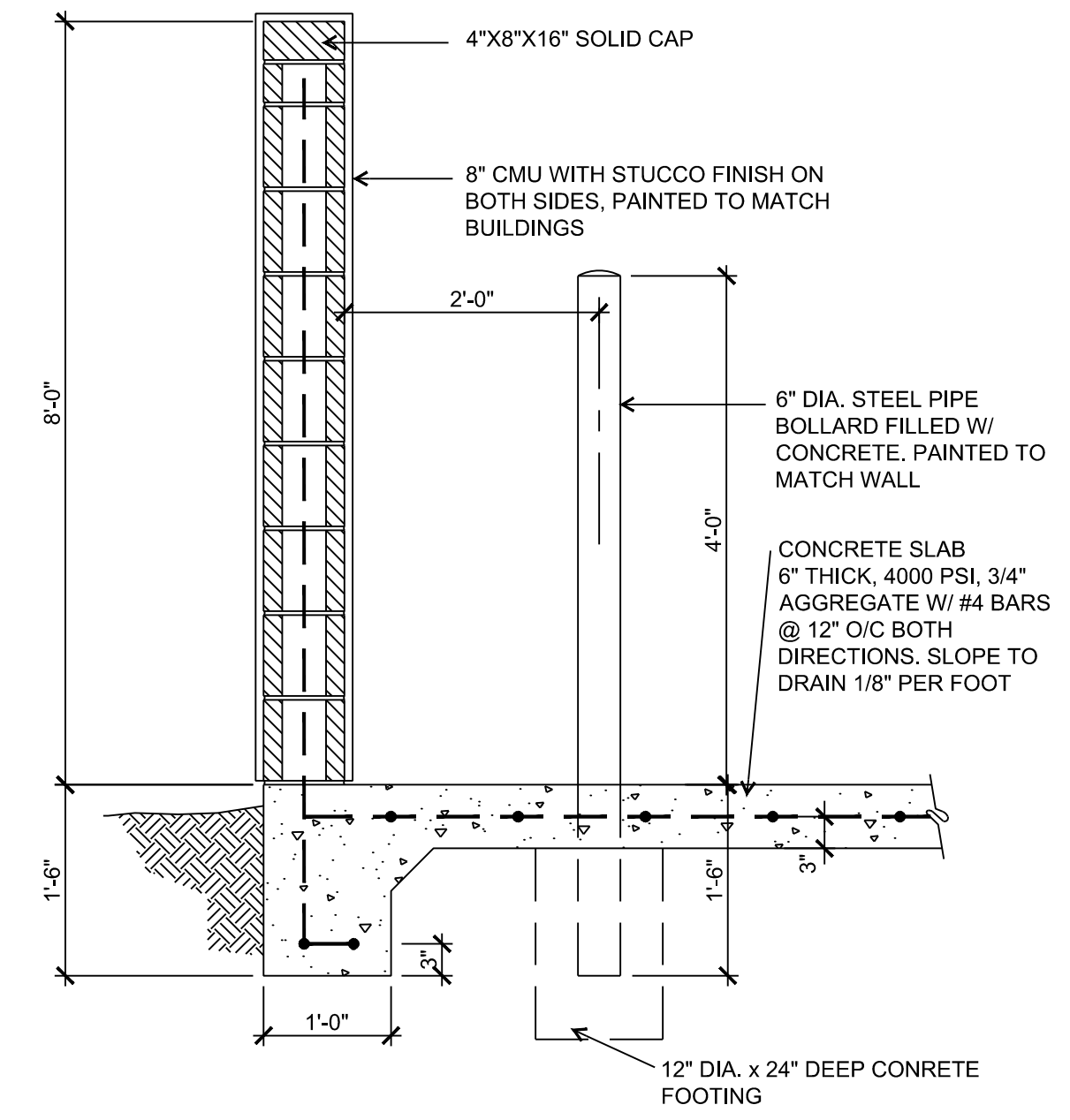


**FRONT ELEVATION**

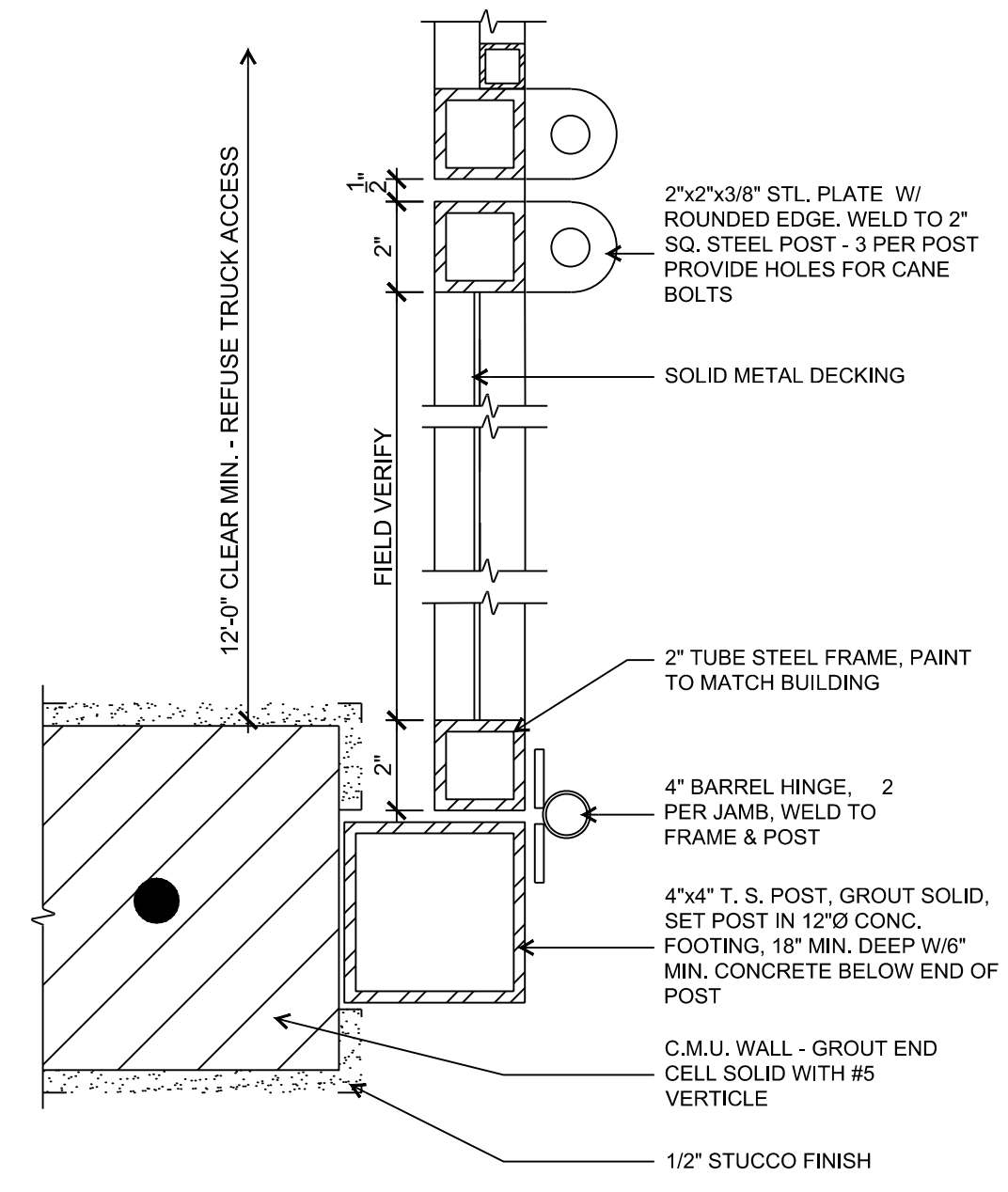
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**MOTORCYCLE PARKING SIGN DETAIL**  
NOT TO SCALE



**TRASH ENCLOSURE WALL DETAIL**  
NOT TO SCALE



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

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DESIGNED: JS DRAWN: JS CHECKED: SG DATE: 6.12.2020	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 805.925.9718	
STAMP PRELIMINARY NOT FOR CONSTRUCTION 7/2020	
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