

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan\Site\Sheets\04022 SITE PLAN.dwg PLOT DATE: Jun 17, 2020 4:45pm

**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: 25.5 ACRES  
 DEDICATED RIGHT-OF-WAY: 4.4 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	245 SPACES	597 SPACES
FUTURE STREET CONVENTIONAL		50 SPACES
MOTORCYCLE	5 SPACES	6 SPACES
BICYCLE	24 SPACES	24 SPACES
ADA ACCESSIBLE	12 SPACES	12 SPACES

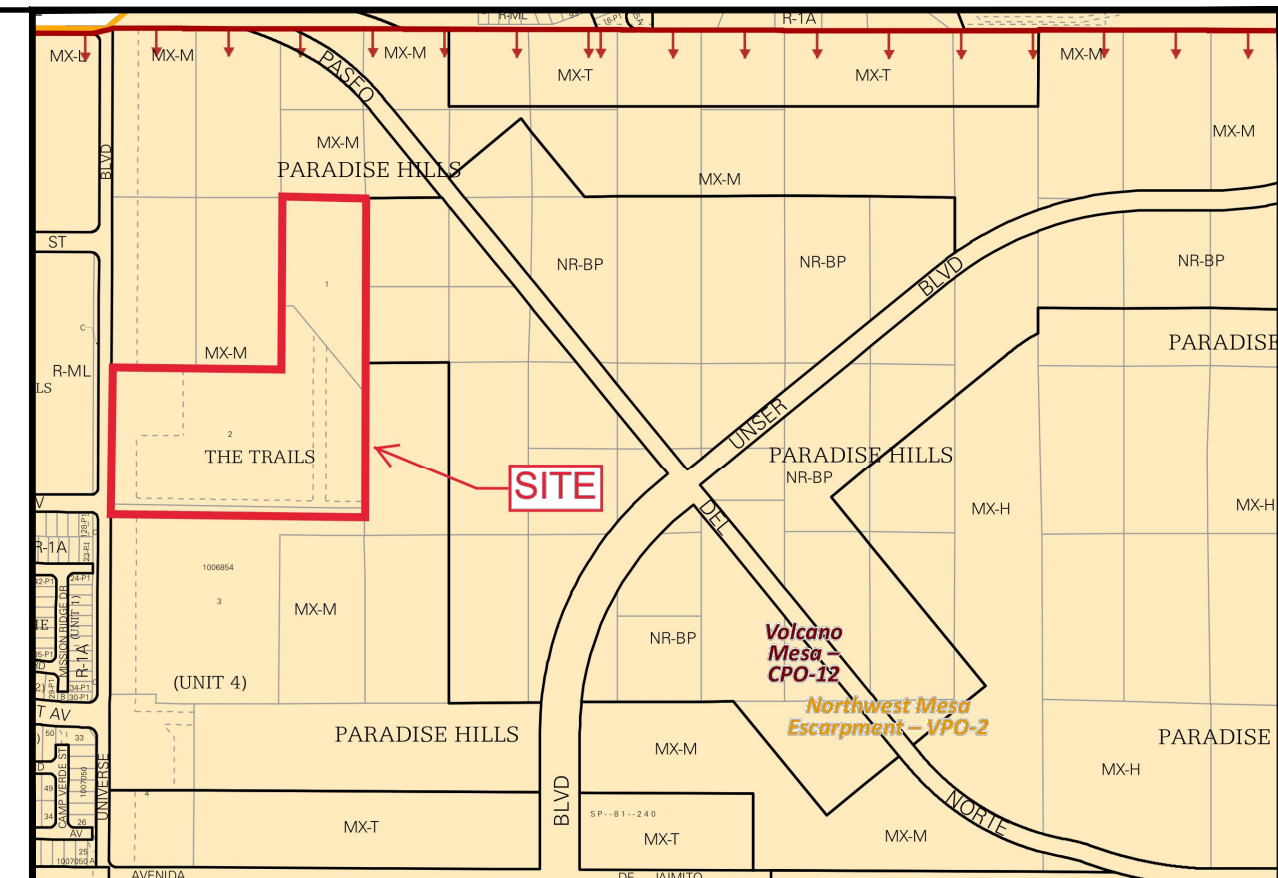
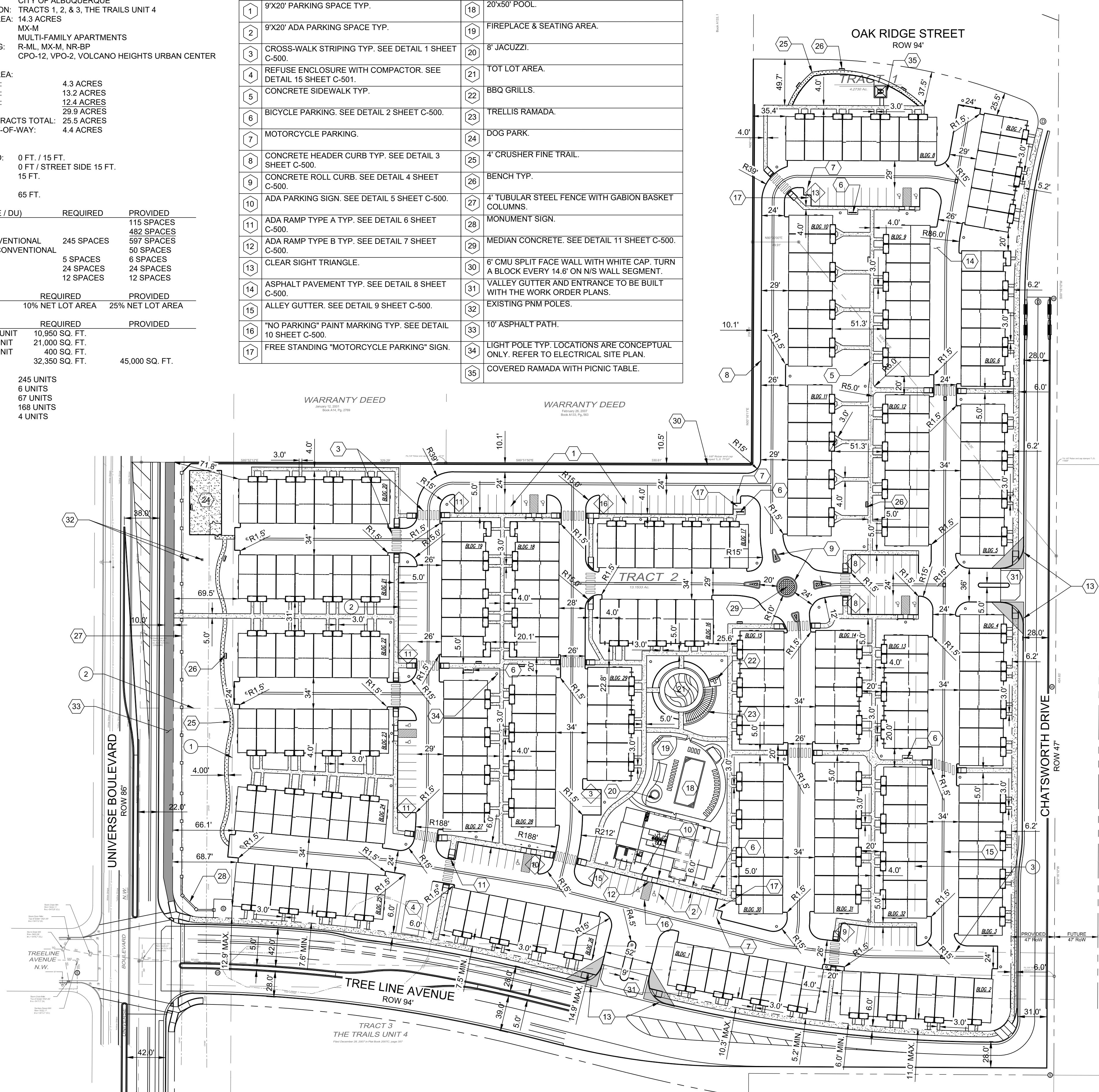
LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

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	400 SQ. FT.	
TOTAL	32,350 SQ. FT.	45,000 SQ. FT.

TOTAL UNITS: 245 UNITS  
 4 BR: 6 UNITS  
 3 BR: 67 UNITS  
 2 BR: 168 UNITS  
 1 BR: 4 UNITS

**KEYED NOTES**

I.D.#	DESCRIPTION	I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.	18	20'X50' POOL.
2	9'X20' ADA PARKING SPACE TYP.	19	FIREPLACE & SEATING AREA.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.	20	8' JACUZZI.
4	REFUSE ENCLOSURE WITH COMPACTOR. SEE DETAIL 15 SHEET C-501.	21	TOT LOT AREA.
5	CONCRETE SIDEWALK TYP.	22	BBQ GRILLS.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.	23	TRELLIS RAMADA.
7	MOTORCYCLE PARKING.	24	DOG PARK.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.	25	4' CRUSHER FINE TRAIL.
9	CONCRETE ROLL CURB. SEE DETAIL 4 SHEET C-500.	26	BENCH TYP.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.	27	4' TUBULAR STEEL FENCE WITH GABION BASKET COLUMNS.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.	28	MONUMENT SIGN.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.	29	MEDIAN CONCRETE. SEE DETAIL 11 SHEET C-500.
13	CLEAR SIGHT TRIANGLE.	30	6' CMU SPLIT FACE WALL WITH WHITE CAP. TURN A BLOCK EVERY 14.6' ON N/S WALL SEGMENT.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.	31	VALLEY GUTTER AND ENTRANCE TO BE BUILT WITH THE WORK ORDER PLANS.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.	32	EXISTING PNM POLES.
16	*NO PARKING* PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.	33	10' ASPHALT PATH.
17	FREE STANDING *MOTORCYCLE PARKING* SIGN.	34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
		35	COVERED RAMADA WITH PICNIC TABLE.



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

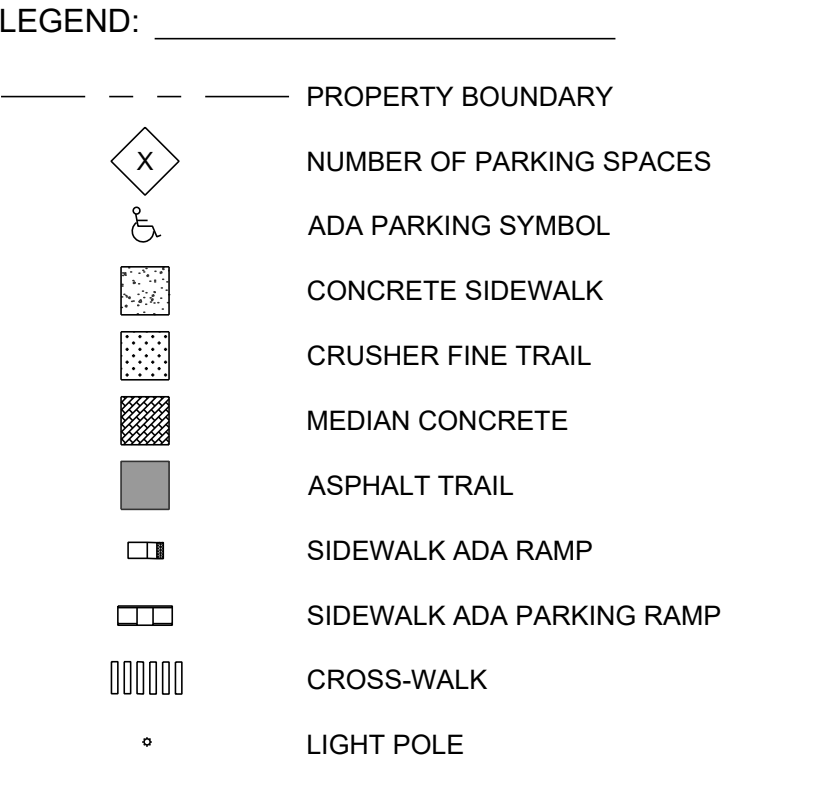
Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB ABCVUA 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

\* Environmental Health, if necessary

- 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 RIGHT-OF-WAY TO THE CLUBHOUSE AS SHOWN.



**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	DRAWN BY	CHECKED BY	DATE
J.S.	J.S.	SG	6.12.2020

RESPEC COMMUNITY DESIGN SOLUTIONS  
 897 JEFFERSON STREET SUITE 101  
 WWW.RESPEC.COM PHONE: 805.953.9718



PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: DRB SITE PLAN

SHEET NUMBER: C-100