



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Apartment complex development			

<b>APPLICATION INFORMATION</b>			
Applicant: Sonata Trails, LLC.		Phone: (505) 259-3397	
Address:		Email: JL@wcinm.com	
City:	State:	Zip:	
Professional/Agent (if any): RESPEC		Phone: (505) 253-9811	
Address: 5971 Jefferson St. NE Suit 101		Email: Jeremy.shell@respec.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site: Apartment Development		List all owners: Sonata Trails, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tract 1, 2 and 3		Block:	Unit: 4
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C-10-Z		Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 3		# of Proposed Lots: 3	Total Area of Site (Acres): 29.9
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: Universe Blvd. NW		Between: Paseo Del Norte Blvd.	and: Tree Line Ave. NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

<b>Signature:</b>		<b>Date:</b> 6/18/2020	
<b>Printed Name:</b> Jeremy Shell		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:			Fee Total:
Staff Signature:		Date:	Project #



June 18, 2020

Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque, Planning

**RE: Sonata Unit 4 Trails Apartments  
Tracts 1, 2, and 3, The Trails Unit 4  
Second DRB Submittal**

RESPEC, agent for Sonata Trails, LLC, owner of the above referenced property, is requesting approval from the Development Review Board (DRB) on this Site Development Plan submitted for your consideration. This is the second submittal to the DRB for this project. The first hearing was held on June 3, 2020. Below is a response to comments received at the first DRB meeting.

**ABCWUA**

1. The development is outside of the Adopted Service Area. Water Authority Board approval is required prior to Site Plan approval. This will be in the form of a development agreement. The development agreement shall be supplemented by a serviceability letter.
  2. A request for availability was received. Serviceability Letter #200426 is currently being researched.
    - a. The official requirements will be stated in the serviceability letter.
  3. Utility Plan
    - a. A meter is shown for each unit. This is not consistent with a previous proposal for a previous request for availability statement which included master meters for the entire development. The proposal for individual meters for each unit (which is not consistent with the calculation for UECs in the Rate Ordinance) appears to be significantly more costly.
      - i. The onsite public waterline can be minimized depending on the outcome of metered service locations. The apartment complex can be served by either a master meter or a combination of meters to serve buildings.
- / The meters for each unit have been removed. We are proposing a master meter at the southeast corner of the development. See revised utility sheets.**
- b. Coordination with the engineer is taking place to understand the best routing of sanitary sewer for the subject development as it has an impact on the surrounding area. The alignment along Chatsworth Dr. is being researched to better understand a potential high point and ability for adjacent properties to discharge to this line.
  - c. A proposed lift station is shown at the northwest corner of the subject development which ultimately discharges to proposed public gravity sanitary sewer along Treeline Ave.
    - i. Considering the potential interim condition with the private lift station, the Utility Plan should show the phases.
      1. The interim use of a private lift station and the trigger to eliminate the private lift station and discharge to public sanitary sewer that flows to the proposed interceptor along Paseo Del Norte/Avenida De Jaimito

5971 JEFFERSON ST., NE  
SUITE 101  
ALBUQUERQUE, NM 87109  
505.268.2661



when it is available may need to be detailed in the development agreement.

- / Detail has been added to demonstrate the phases for the private sanitary sewer. See revised utility sheets, specifically C-113.
  - d. Please confirm if the proposed manhole south of existing manhole C10302 can be eliminated by extending east directly from the existing manhole along Treeline Ave.
- / As you are aware, the design of sewer in this area is being sorted out between myself and your group due to conflict with storm drain in the intersection. I am currently proposing to continue the pressure sewer to the manhole you reference above since it would be an interim condition and would help avoid this conflict. I am waiting to hear back pending your internal discussion.
  - i. Ultimately, the public sanitary sewer along Treeline Ave. shall be able to discharge to the proposed interceptor along the Paseo Del Norte/ Avenida De Jaimito alignment.
    - 1. Public sanitary sewer along Treeline Ave. that flows east is not shown on the Utility Plan.
- / If I remember correctly, a public sewer in Tree Line was not required in the previous serviceability statement. Will this be a requirement with the new serviceability letter? If so, who will this sewer serve? No change has been made to the utility sheets.
  - e. Public waterline and sanitary sewer along the frontages of Treeline Ave. and Chatsworth Dr. are not shown to be proposed on the Utility Plan.
- / Public waterline and sewer are shown in Chatsworth Dr. and public waterline is shown in Tree Line Ave. See revised utility sheets.
  - f. Label proposed lift station and onsite sanitary sewer as private (both force main and gravity sewer). Based on the determination of the onsite waterline, public waterline and private waterline shall be labeled as well.
- / All utilities on-site will be private and all utilities within the right-of way will be public. See revised note 13 on sheet C-108.

## CODE ENFORCEMENT

- 1) VPO-2 applies 3-6(E) page 124
  - / To the best of my knowledge, the standards of VPO-2 are met with the current site plan and building elevations. If there is something specific that is concerning, please bring it to my attention.
- 2) CPO-12 applies 3-4 (M) page 105
  - / My understanding is the CPO-12 applies to low-density residential development. Since this project is not low-density, I do not think CPO-12 applies.
- 3) Urban Center
- 4) Area of Change
- 5) Neighborhood Edges 5-9 page 286
  - / To the best of my knowledge, the standards as laid out in the Neighborhood Edges section of the IDO are met with the current site plan. If there is something specific that is concerning, please bring it to my attention.
- 6) Edge buffering 5-6(E) page 259
  - / To the best of my knowledge, the standards as laid out in the Edge Buffering section of the IDO are met with the current site plan. If there is something specific that is concerning, please bring it to my attention.



- 7) Use specific standards applies 4-3(B)&(d) Conditional use required  
/ Agreed. A conditional use application is being processed with a hearing date of July 21.

## PARKS AND REC

Universe Boulevard NW is a Minor Arterial requiring street trees spaced approximately 25-ft on center per IDO Section 5-6(C)(4)(h). It is understood there are overhead utilities and it is acceptable to choose lower growing species in this area.

- / Street trees have been added along Universe spaced 25-ft on center. See revised landscape plan.

The Official Albuquerque Plant Palette and Sizing List was developed to encourage more drought tolerant species as the climate changes, and it is requested that the developer re-consider the large trees species. Frontier Elm is not on the list and may need extra irrigation. Lacebark Elm is still recommended. Raywood Ash should also be re-considered.

- / The Frontier Elm has been removed. See revised landscape plan.

## HYDROLOGY

- Hydrology needs an approved Conceptual Grading & Drainage Plan  
/ A conceptual grading plan and drainage report were submitted on June 15. I believe all comments provided by the City have been addressed.
- Hydrology needs AMAFCA approval  
/ A conceptual grading plan and drainage report were submitted on June 15. We are waiting for their comments.

## TRANSPORTATION

1. Traffic Impact Study approval is required prior to site plan approval for the second phase of this development for any off-site improvements. Submit draft of study prior to approval that defines proposed roadway improvements; this will be need to be reviewed prior to finalizing the infrastructure list.  
/ Terry Brown is continuing to make progress on the TIS. He believed that a study may not be warranted, which caused some delay.
2. Provide a plat. A plat is required prior to site plan approval.  
/ The plat is in process and we anticipate a sketch plat will be heard at the July 8 DRB meeting.
3. On the site plan, label roadway widths for surrounding streets that correspond with the roadway cross-sections and infrastructure list.  
/ Roadway width labels have been provided for adjacent streets. See revised site plan.
4. Because Oak Ridge fronts the subject site property, add roadway section for Oak Ridge to the infrastructure list. Roadway improvements are required along the entire length of the site.  
/ Oak Ridge has been added to the infrastructure list. See revised infrastructure list. Just to confirm, based on our previous conversations I believe Oak Ridge can be a deferred item. Is that still correct?



5. On the infrastructure list, identify width of all sidewalks and the trail on the infrastructure list in the description of the roadway improvements.  
/ Sidewalk and trail widths are identified on the infrastructure list. See revised infrastructure list.
6. Add keyed notes for all ADA ramps on the site plan.  
/ Keyed notes 11 & 12 callout ADA ramps. The ADA ramp symbols have been added to the legend. See revised site plan.
7. Motorcycle signs shall be mounted instead of free-standing. Provide sign detail.  
/ Comment ignored at your direction. No revisions made.
8. A 6-foot minimum sidewalk width shall be provided from main building to right-of-way and from handicapped spaces at main building to building entrance.  
/ A 6-foot sidewalk has been provided from the main building to the Tree Line right-of-way and from handicapped spaces at the main building to the entrance.
9. Label all on-site walkway widths, and add a keyed note for crosswalks on the site plan.  
/ All on-site walkway widths have been labeled. A keyed note for crosswalks has been provided and a symbol has been provided in the legend. See revised site plan.
10. Provide roadway cross-section for Woodmont prior to second phase of development.  
/ Acknowledged. A roadway cross-section for Woodmont will be provided at such time Tract 3 is developed.
11. Note DMD's comments on cross-section improvements.  
/ 1-foot has been added to the parking spaces along Tree Line and Chatsworth and 1-foot has been subtracted from the buffer area. See revised cross-sections.

## PLANNING

- The Code Enforcement signature line is missing from the Site Plan on Sheet C-100.  
/ Code Enforcement signature line has been added. See revised site plan.
- The Color, Reflectivity, and Roof-Mounted Equipment requirements for the Northwest Mesa Escarpment – VPO-2 must be met as listed below:

### 3-6(E)(4) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(E)(4)(a) Colors include the yellow ochers, browns, dull reds, and grey- greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

3-6(E)(4)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.



### 3-6(E)(5) Reflectivity

Reflective or mirrored glass is prohibited.

### 3-6(E)(6) Roof-mounted Equipment

No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

- / The requirements for VPO-2 have been met.
- Solid Waste and AMAFCA's signatures will be required for this Site Plan, and their signatures are encouraged prior to the DRB Meeting. Prior to DRB members signing the Site Plan, the required signature from Solid Waste and AMAFCA must be obtained.
- / Solid waste signature has been provided. See revised site plan. AMAFCA is currently reviewing our drainage report. We will provide AMAFCA signature once approval is received.
- The Site Plan mentions the proposed development as multi-family dwellings, but the design of the proposed dwellings seem to be townhomes. Please clarify this on the Site Plan.
- / Four 1-bedroom units have been added to the second floor of the clubhouse building. We believe this meets the definition of a multi-family development rather than townhomes. See revised site plan.
- There appear to be pedestrian connections to sidewalks along the street frontages of Chatsworth Avenue and Treeline Avenue, but it's not clear on the Site Plan if there would be sidewalks along those frontages.
- / Sidewalks and trails along property frontages will be built with this project. A hatch for off-site walkways has been added for clarity.
- Frontier Elm trees depicted on the Landscape Plan are not on the City of Albuquerque's Tree List.
- / The Frontier Elm has been removed. See revised landscape plan.
- Need lighting details.
- / Locations for site lighting have been added. See revised site plan. This is shown for informational purposes. A final lighting design will be provided at building permit.
- Need enclosure details.
- / Enclosure details have been provided. See sheet C-501.
- Façade design requirements of 5-11(E)(2) of the IDO must be met.
- / Façade design requirements of 5-11(E)(2) have been met.
- All Site Plan sheets need to be signed and sealed by a licensed design professional.
- / All site plan sheets have been signed and sealed. See revised site plan sheets.
- Staff requests that benches be placed in the open space areas on the site outside of the central recreational area.
- / Benches were provided in the western open space area. Additional benches have been added throughout the site outside of the central recreational area. See revised site plan.



- Please consider the planting of buffalo grass on portions of the site or consider crusher fine to provide recreational areas outside of the central recreational area.
- / A new recreational area has been provided at the north end of the site that includes a crusher fine trail, grass, a ramada with a picnic table, and benches. See revised site plan and landscape plan.

Your consideration in this matter is appreciated. Please feel free to reach out to me if there are any questions or concerns with this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeremy Shell', is written over a light gray rectangular background.

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

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

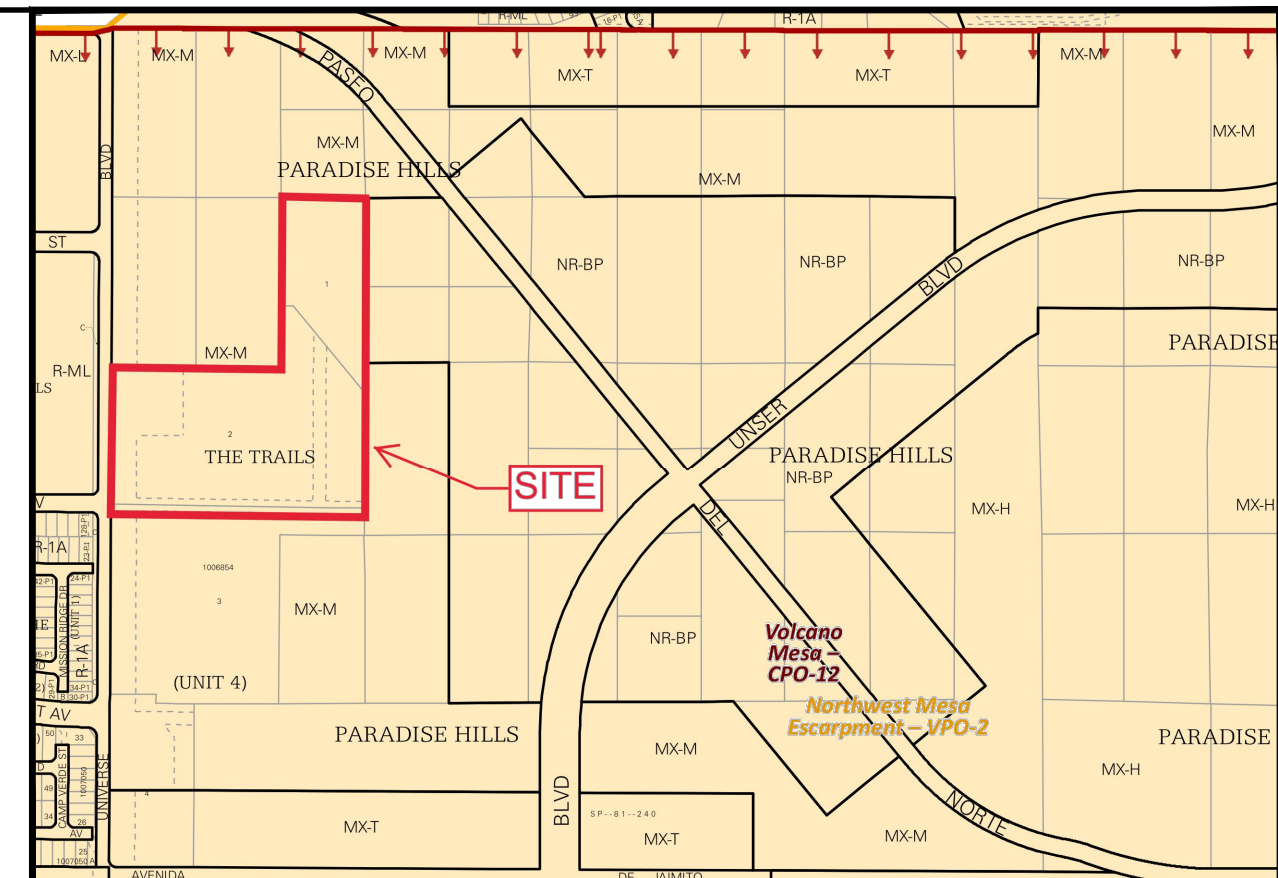
LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

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: \_\_\_\_\_

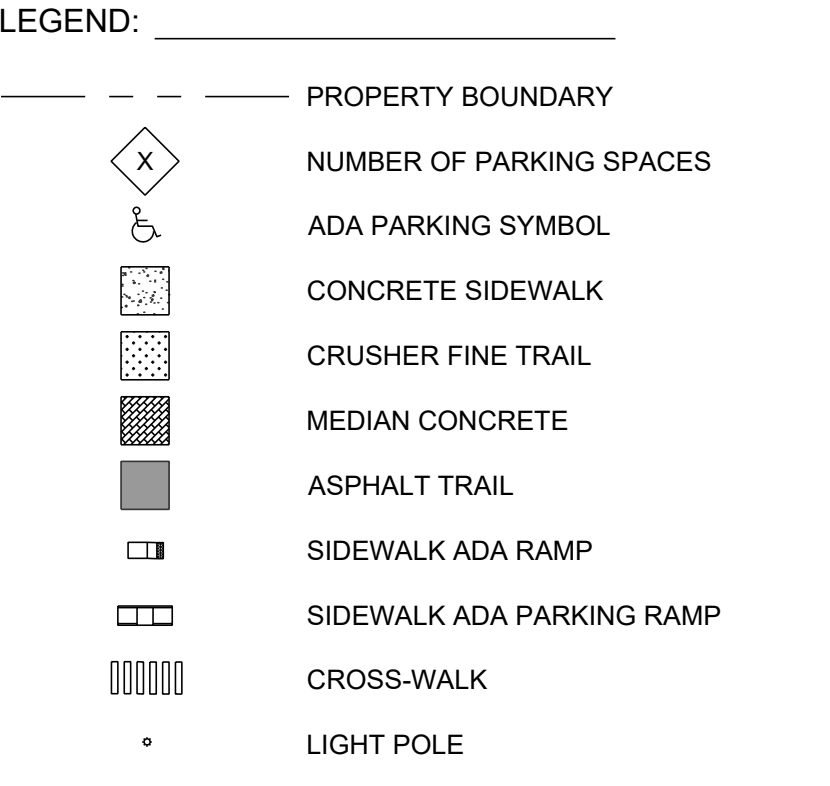
Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

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

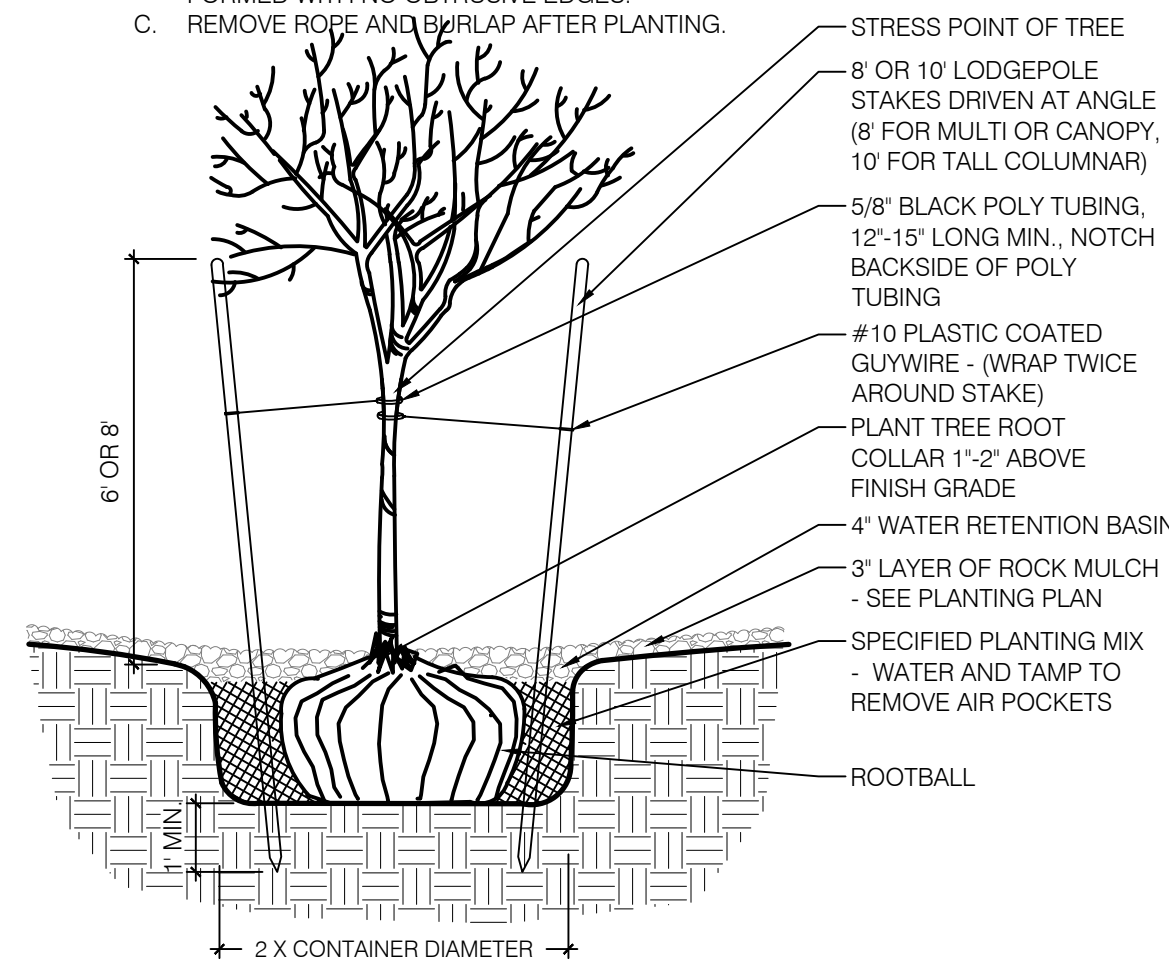
SHEET TITLE: DRB SITE PLAN

SHEET NUMBER: C-100



NOTES:

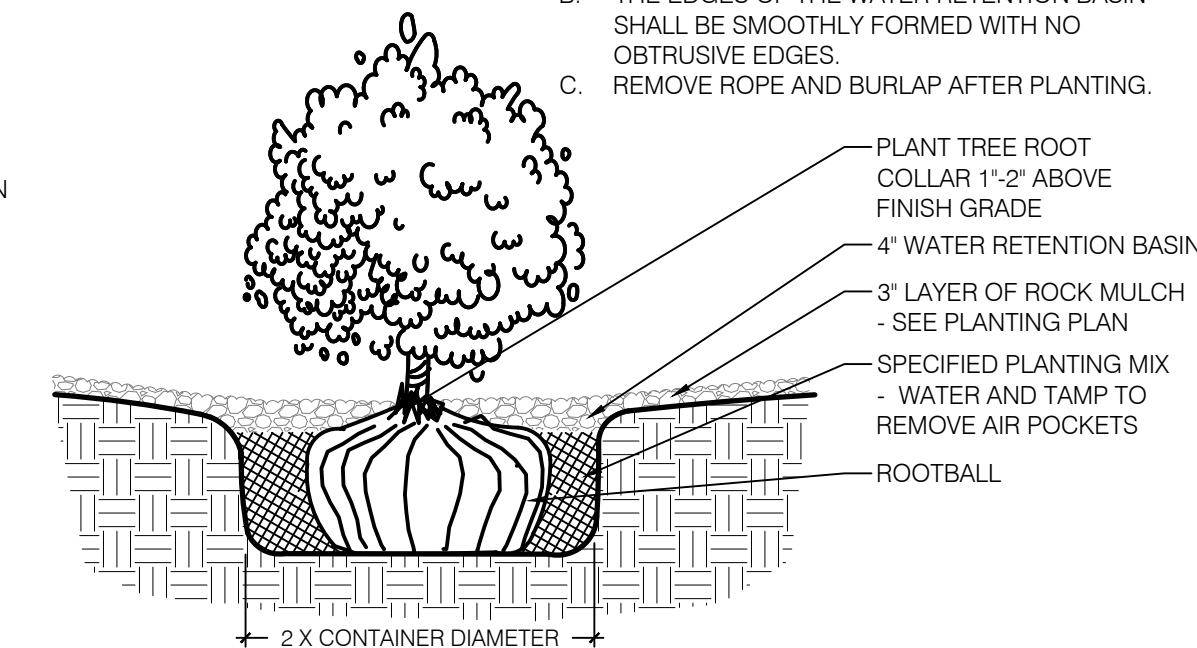
- A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
- C. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL  
SCALE: N.T.S.

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.



SHRUB PLANTING DETAIL  
SCALE: N.T.S.

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 REQUIRED (73 X 300 SF, 168 X 250 SF): 63,900 SF  
OPEN SPACE PROVIDED: 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

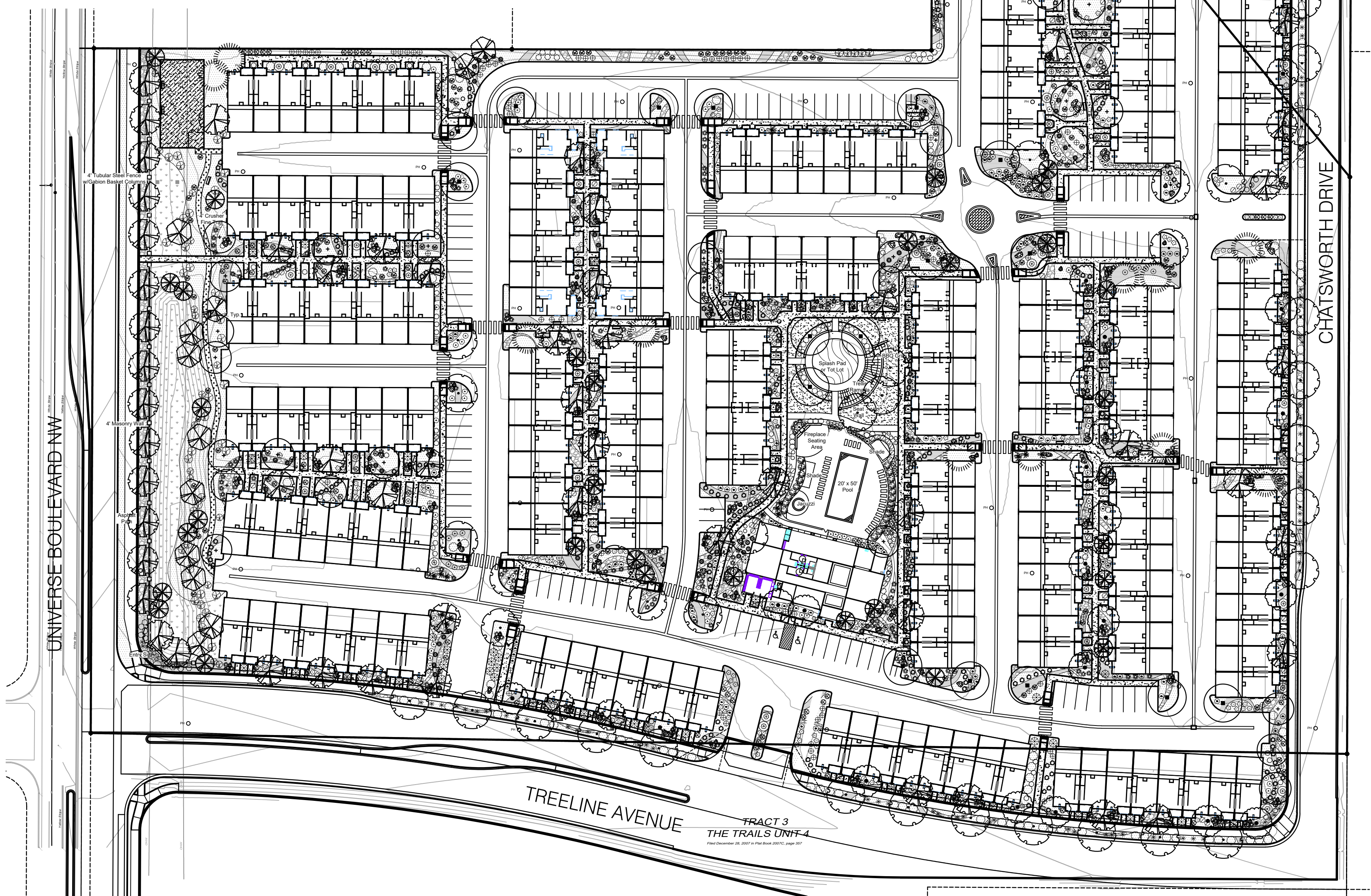
PARKING LOT TREES:  
THE PROJECT IS PROVIDING 112 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
PARKING LOT TREES REQUIRED: 11  
PARKING LOT TREES PROVIDED: 38

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>					
68		ACER TATARICUM GARANN' HOT WINGS MAPLE	2' B&B	20' HT. X 24' SPR.	MED+
15		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	LOW+
30		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
24		PISTACIA ATLANTICA X RED PUSH' RED PUSH PISTACHE	2' B&B	40' HT. X 30' SPR.	MED
50		ULMUS PARVIFOLIA ALLEE ELM	2' B&B	40' HT. X 35' SPR.	MED+
25		PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE PEAR	2' B&B	30' HT. X 25' SPR.	MED+
32		VITEX AGNUS-CASTUS PURPLE CHASTETREE (MULTI-TRUNK)	15-GAL	20' HT. X 20' SPR.	MED
<b>SHRUBS AND GROUNDCOVERS</b>					
308		ACHILLEA MOONSHINE / 'SANGRIA' MOONSHINE / 'SANGRIA YARROW (50/50)	1-GAL	2' HT. X 2' SPR.	MED
132		BUDDELEIA DAVIDII NANHOENSIS DWARF BLUE BUTTERFLY BUSH	1-GAL	4' HT. X 4' SPR.	MED
179		CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	1-GAL	4' HT. X 4' SPR.	LOW
119		CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	1-GAL	4' HT. X 4' SPR.	LOW
70		FALLUGIA PARADOXA APACHE FLUME	1-GAL	5' HT. X 5' SPR.	LOW
140		JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED
19		JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5-GAL	1' HT. X 8' SPR.	MED
22		NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	1-GAL	4' HT. X 4' SPR.	MED+
91		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
173		POTENTILLA FRUTICOSA 'JACKMANI' JACKMAN'S SHRUBBY CINQUEFOIL	1-GAL	3' HT. X 3' SPR.	MED
64		PRUNUS CISTENA CISTENA PLUM	5-GAL	6' HT. X 6' SPR.	MED
92		PRUNUS GLANDULOSA FLOWERING ALMOND	5-GAL	4' HT. X 4' SPR.	MED
178		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	1-GAL	2' HT. X 4' SPR.	LOW+
203		SALVIA DORRIS PURPLE SAGE	1-GAL	3' HT. X 3' SPR.	MED
124		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	1-GAL	30' HT. X 3' SPR.	MED
<b>DESERT ACCENTS</b>					
101		DASYLIRIUM WHEELERI DESERT SPOON	1-GAL	4' HT. X 4' SPR.	LOW
91		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW
<b>ORNAMENTAL GRASSES</b>					
256		CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1-GAL	30' HT. X 3' SPR.	MED
289		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\"/>			
		SUNSET ROSE CRUSHER FINES (3\"/>			
		DOG PARK ENGINEERED WOOD FIBER (4\"/>			
		TURF - BLUEGRASS SOD			
<b>REVEGETATIVE SEEDING</b>					
		AREAS SHALL BE REVEGETATED BY HYDROMULCH TACKIFIER APPLICATION PER COA SPECIFICATION SECTION 1012 (GRAVELY UPLANDS AND SLOPES). LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATED SEED TO LIMIT OF DISTURBANCE			



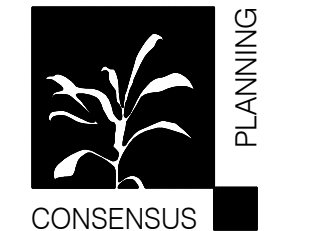
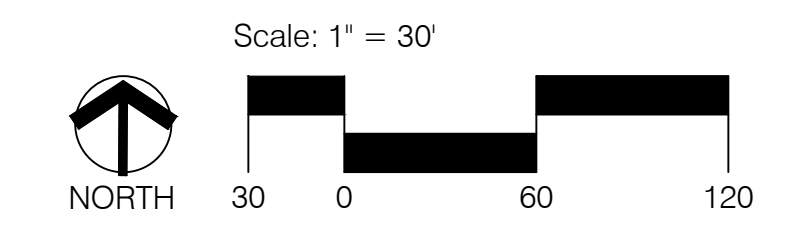
6-18-20

# SONATA

## LANDSCAPE PLAN

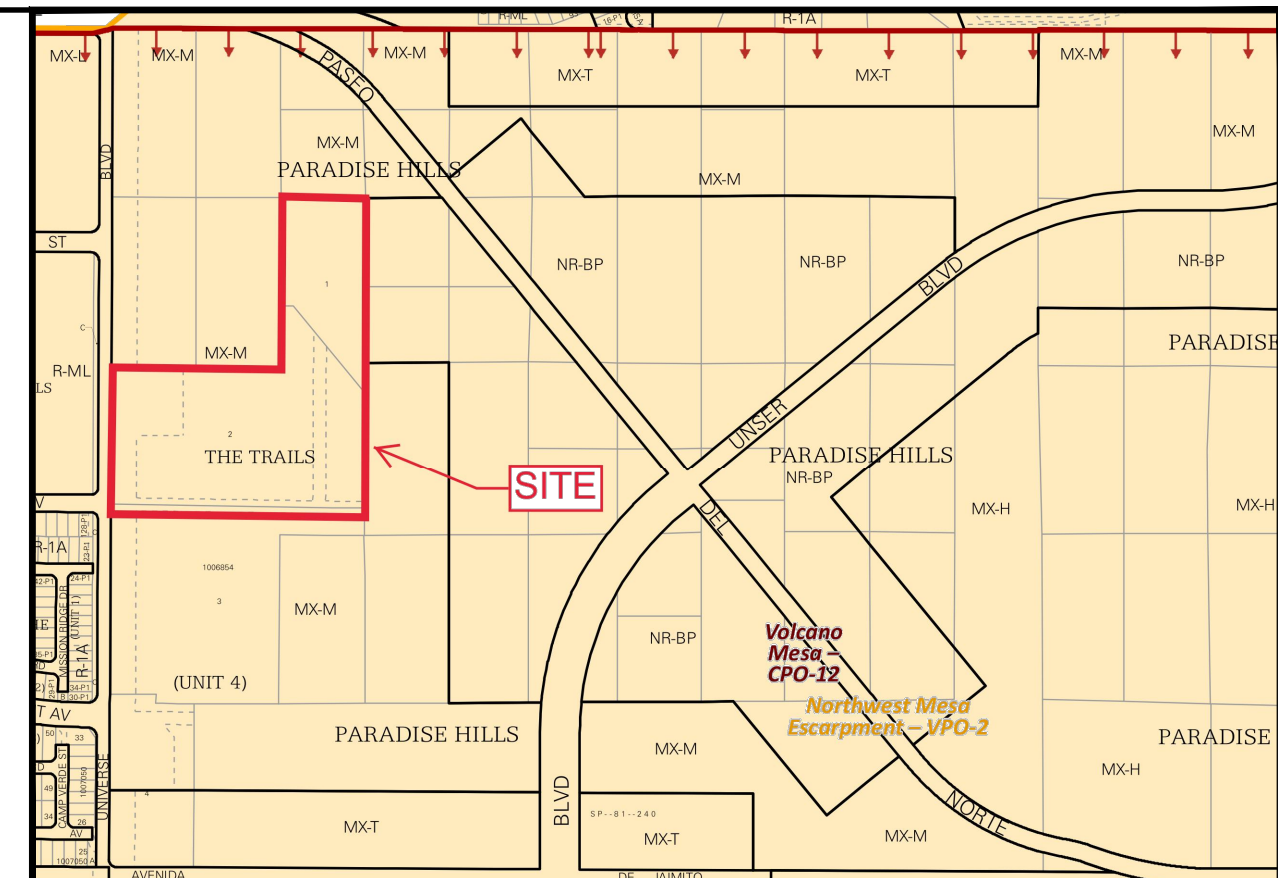
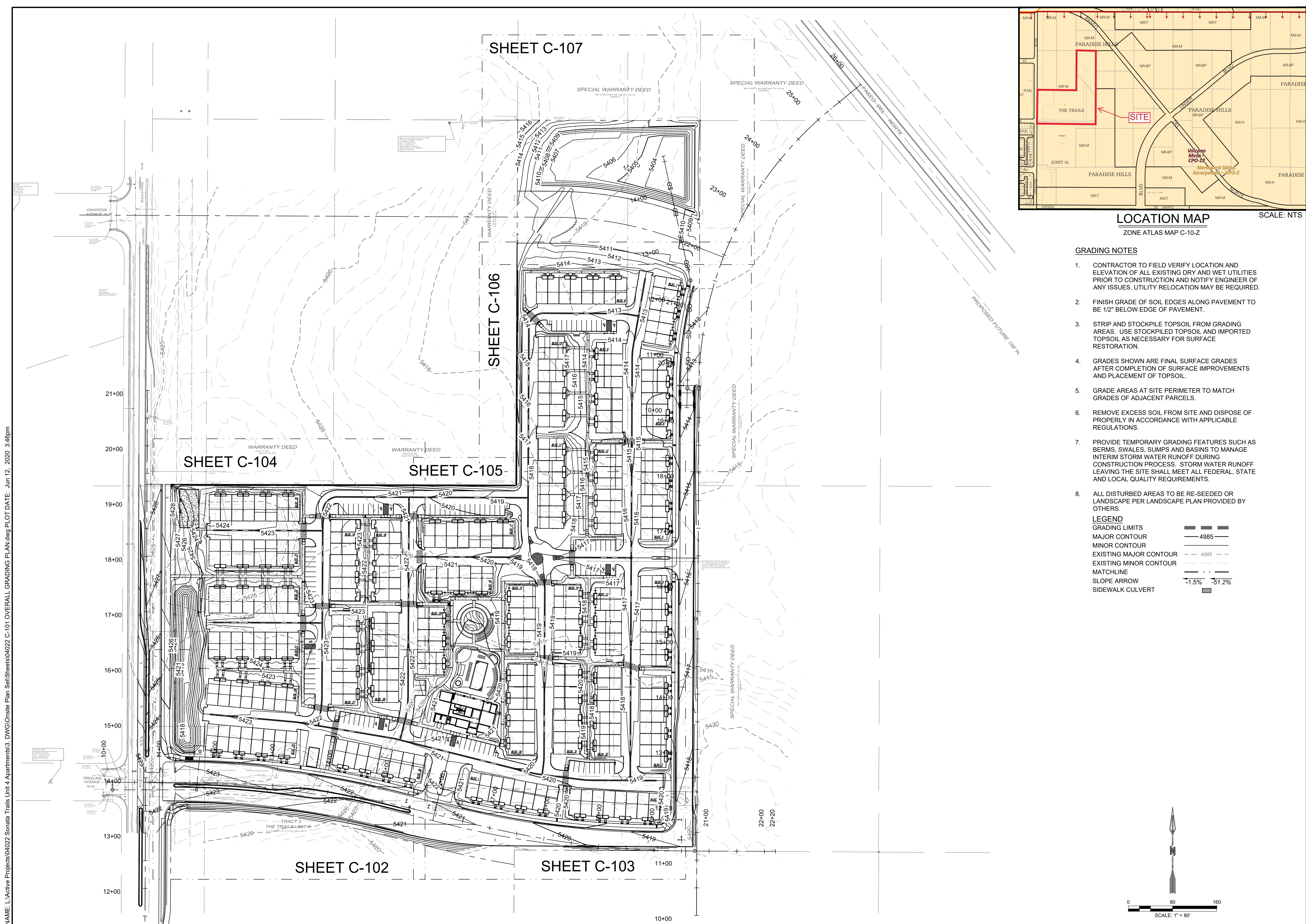
Prepared for:  
SONATA TRAILS, LLC

Prepared by:  
CONSENSUS PLANNING, INC.



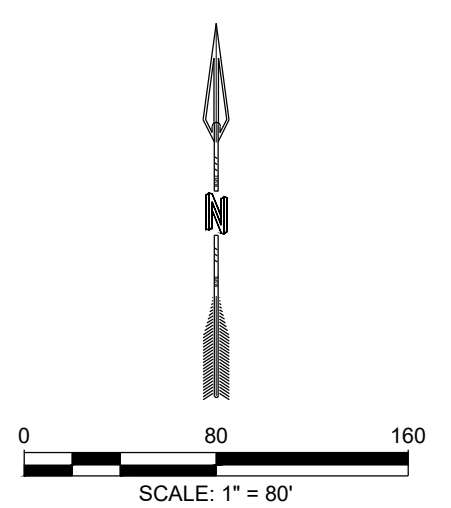
JUNE 18, 2020

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DIV\CONSOLE Plan Sets\Sheets\04022 C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 3:46pm



LOCATION MAP  
ZONE ATLAS MAP C-10-Z  
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% — 5.2% |
| SIDEWALK CULVERT       | ▨             |



DESIGNED BY	RESPEC
DRAWN BY	BE
CHECKED BY	SG
DATE	6.12.2020

STAMP

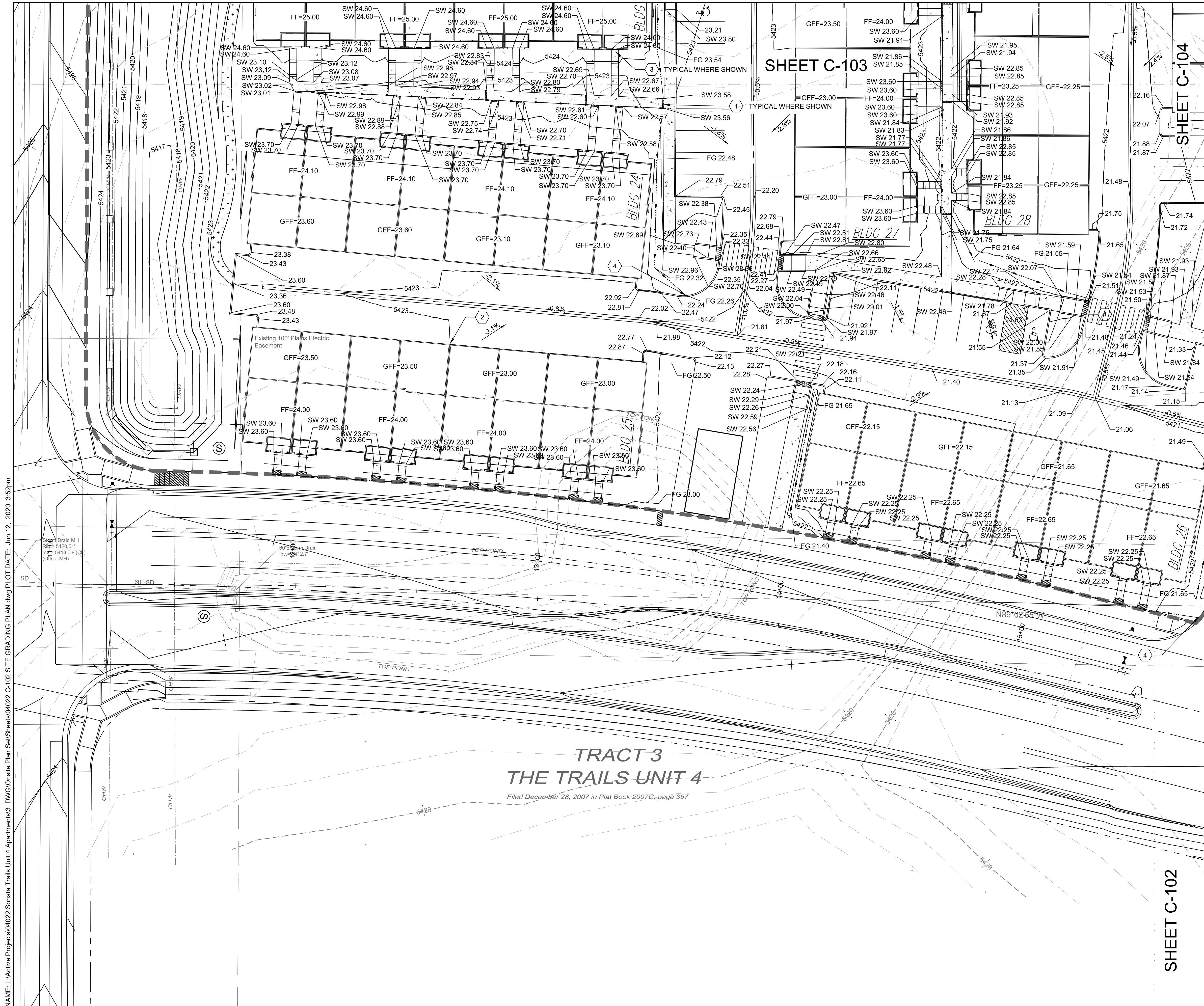
PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL OVERALL GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-101**

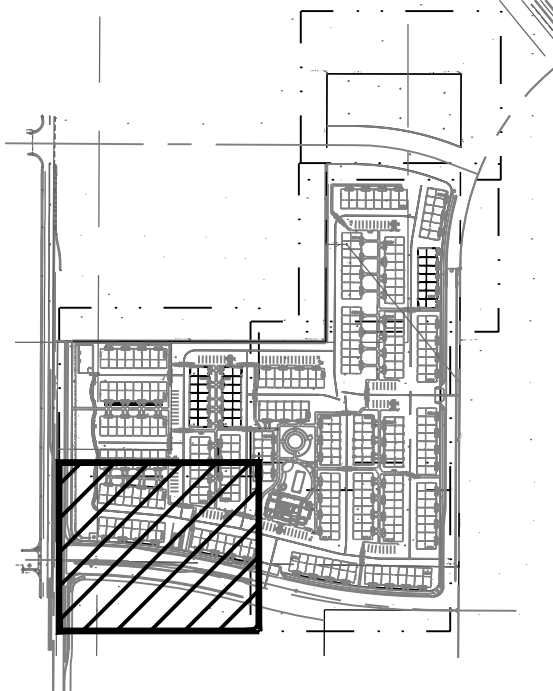
REVISION



**SHEET C-103**

**SHEET C-104**

**SHEET C-102**



**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**

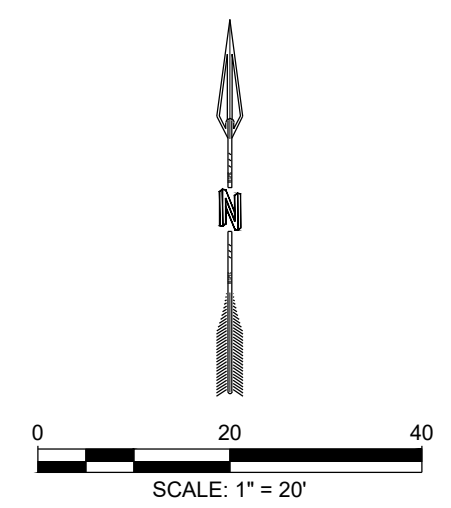
GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	-1.5% -51.2%
SIDEWALK CULVERT	---

**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.



**TRACT 3  
THE TRAILS UNIT 4**

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

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-102 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 3:52pm

<p>DESIGNED BY: RESPEC          DRAWN BY: RESPEC          CHECKED BY: RESPEC          DATE: 6.12.2020</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
NO.	DESCRIPTION				
<p>STAMP</p> <p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION 6/2020</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 SITE GRADING PLAN</p>					
<p>SUBMITTED FOR: DRB SITE PLAN</p>					
<p>SHEET NUMBER: C-102</p>					



NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Consult\Plan Set\Sheets\04022 C-103 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 3:57pm

50' Public Roadway Easement granted to the City of Albuquerque and a 50' Public Sanitary Sewer and Waterline Easement granted to New Mexico Utilities, Inc. dated December 26, 2007 in Plat Book 2007C, Page 357.

SHEET C-102

DESIGNED BY	RESPEC
DRAWN BY	RESPEC
CHECKED BY	RESPEC
DATE	6.12.2020

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
8971 JEFFERSON STREET SUITE 101  
WWW.RESPEC.COM PHONE: 850.553.9718

STAMP  
SHELDON E. GREER  
NEW MEXICO  
1715A  
REGISTERED PROFESSIONAL ENGINEER  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
6/2020  
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

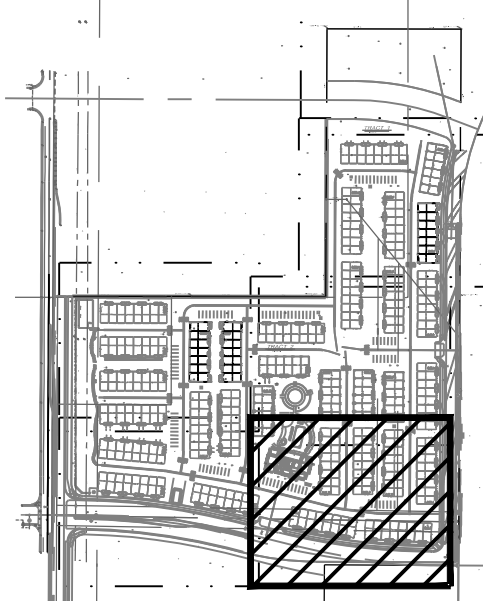
**nm811**  
Know what's Below.  
Call before you dig.

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

SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-103**



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-SEEDDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

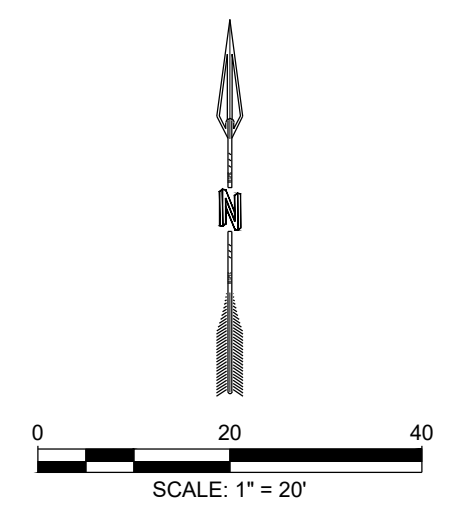
**LEGEND**

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.



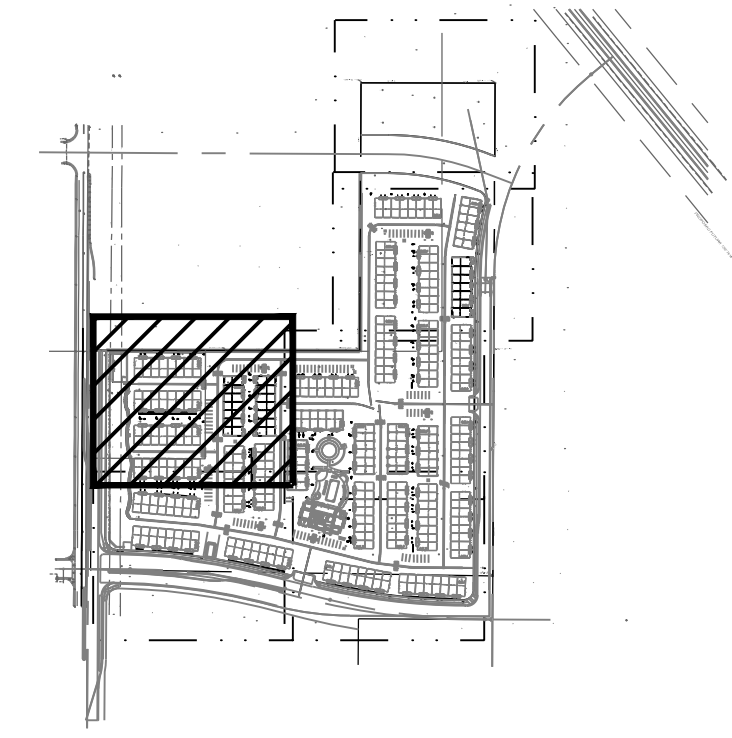
# WARRANTY DEED

January 12, 2001  
Book A14, Pg. 2769

# WARRANTY

February 26, 2007  
Book A133, Pg. 563

SHEET C-105



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**

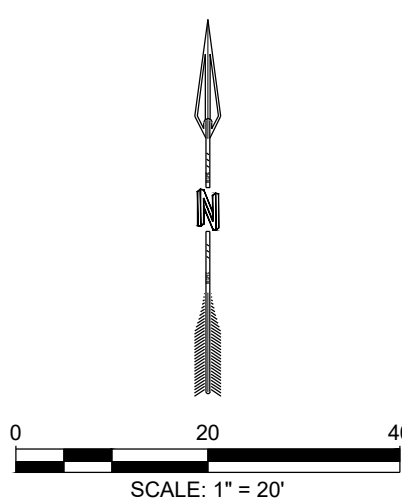
GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	-1.5% -51.2%
SIDEWALK CULVERT	---

### SPOT ELEVATION SYMBOLS

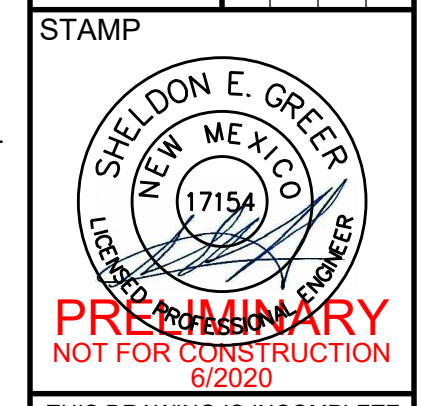
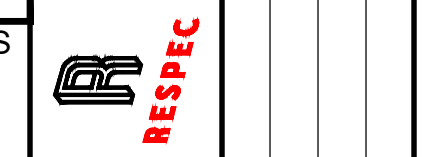
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND

### 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.



DESIGNED BY	BE	REVISION
DRAWN BY	BE	
CHECKED BY	SG	
DATE		6.12.2020

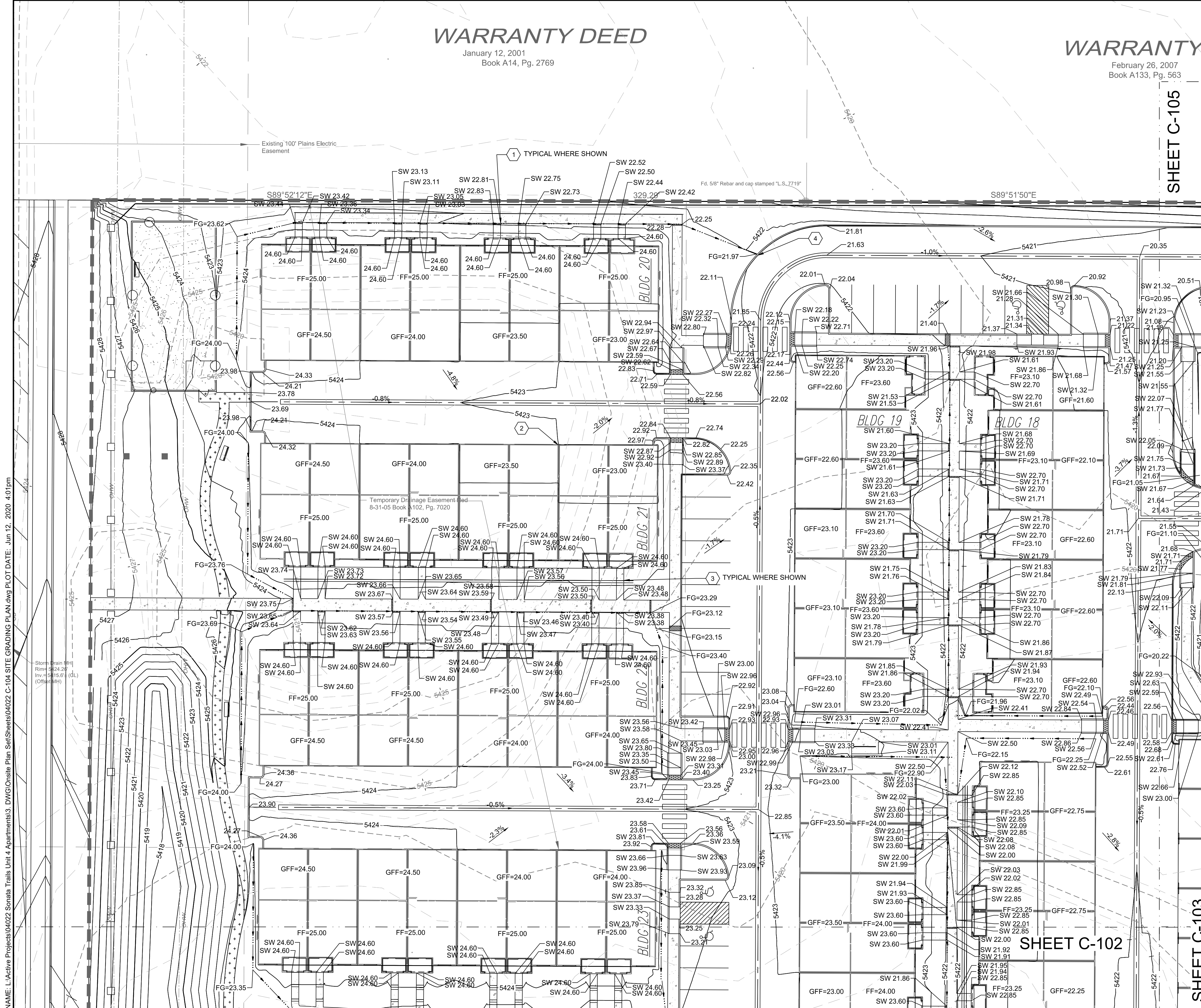


PROJECT NAME:  
SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE:  
CONCEPTUAL SITE GRADING PLAN

SUBMITTED FOR:  
DRB SITE PLAN

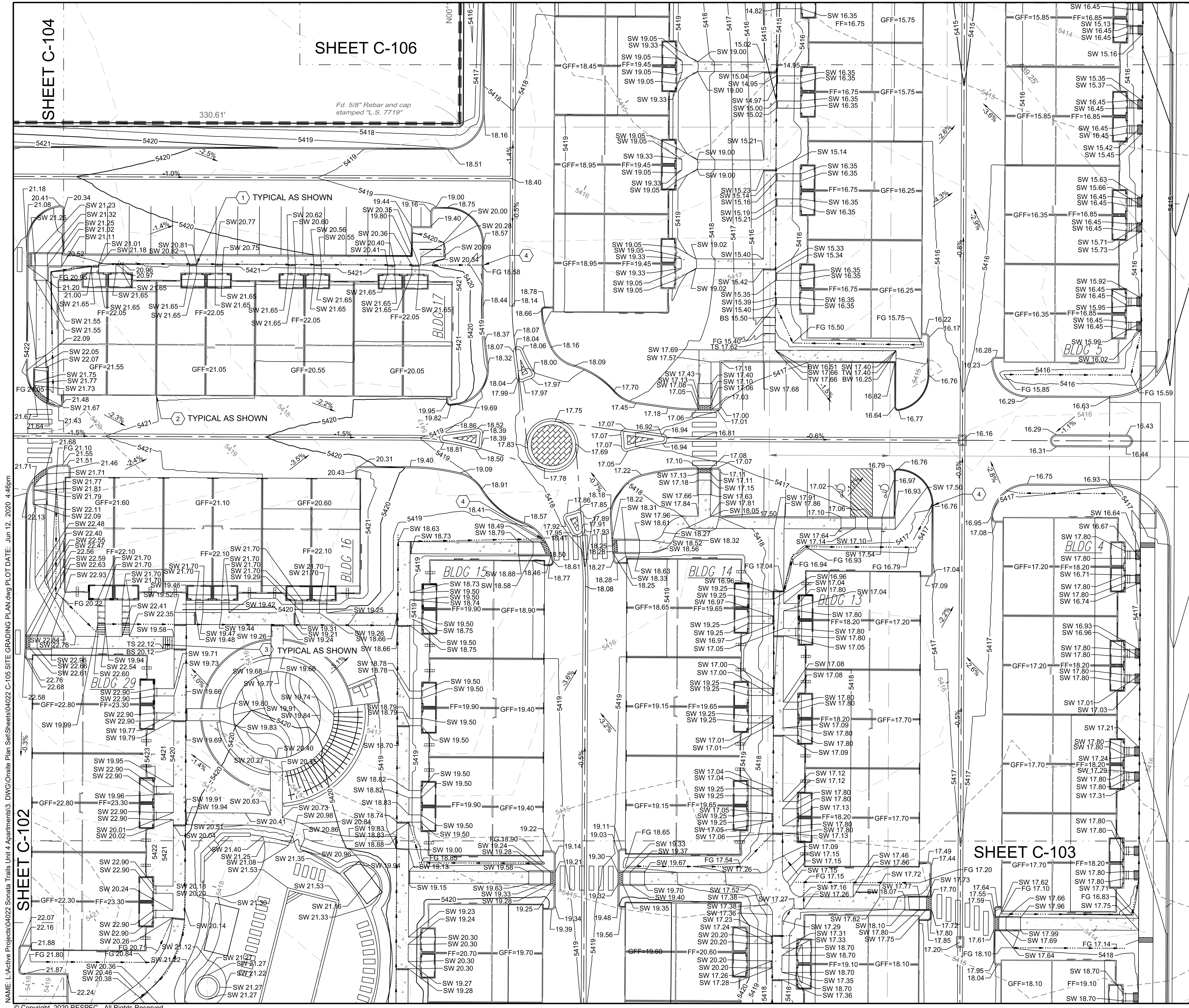
SHEET NUMBER:  
C-104



SHEET C-103

SHEET C-102

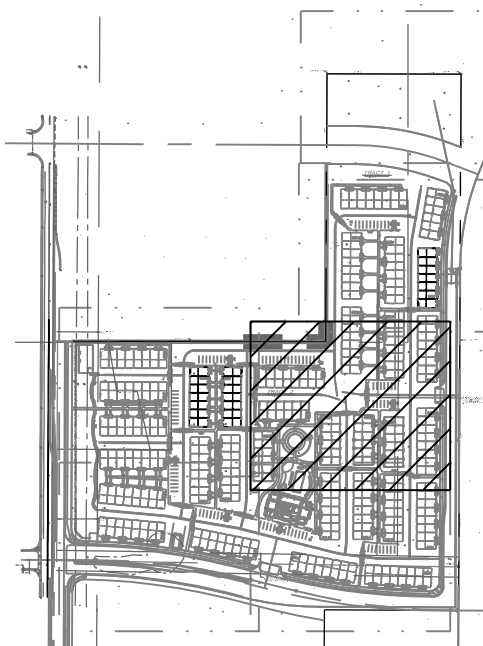
NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 C-104 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 4:01pm



SHEET C-104

SHEET C-106

SHEET C-103



KEY MAP SCALE: NTS

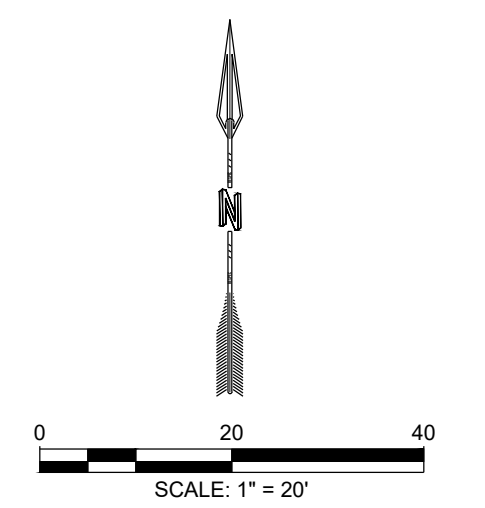
GRADING NOTES

- 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-SEED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

- LEGEND**
- GRADING LIMITS
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - 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.                    |



NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-105 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 4:46pm

SHEET C-102

© Copyright 2020 RESPEC - All Rights Reserved

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
RESPEC	RESPEC	RESPEC	6.12.2020

STAMP

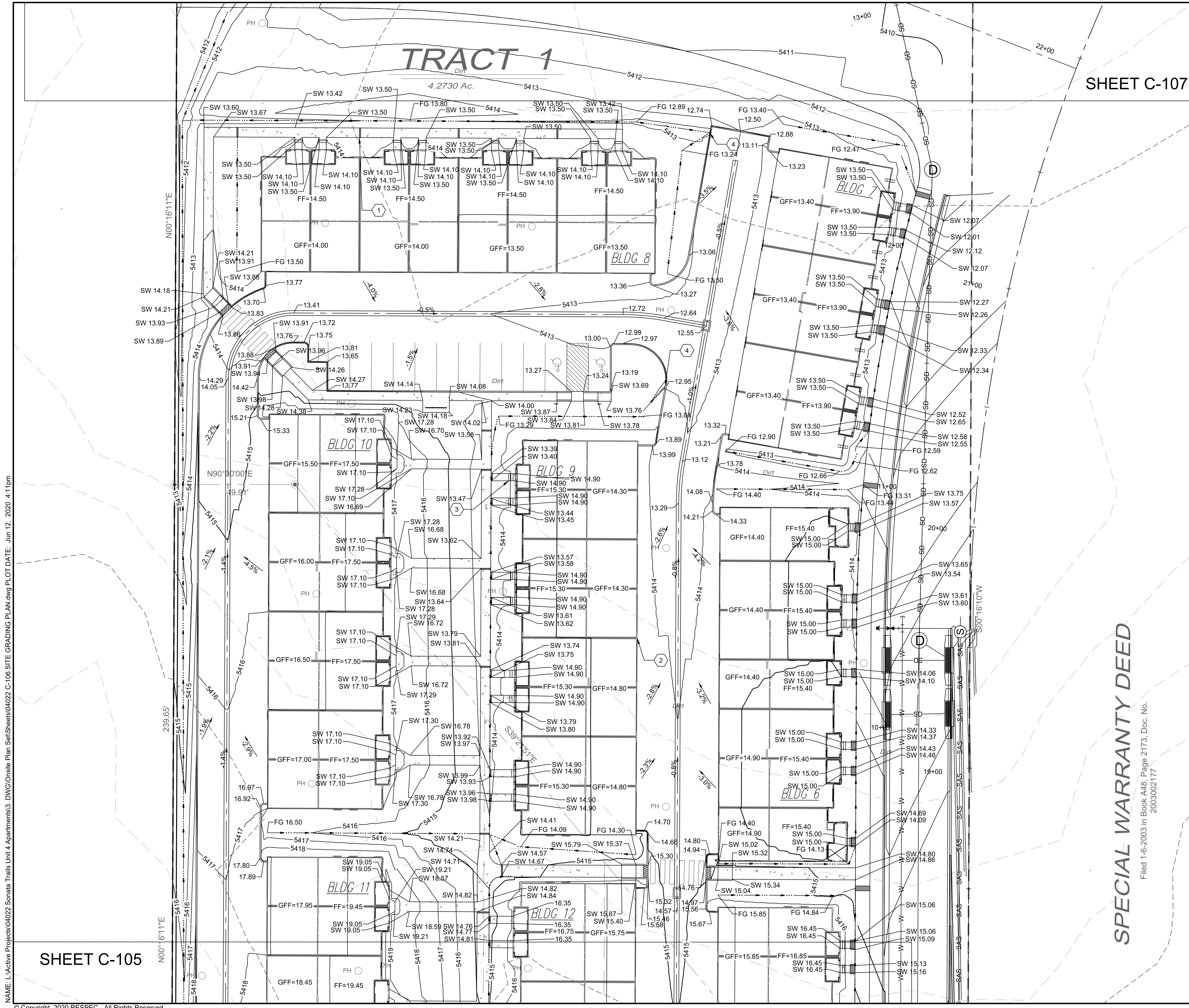
PRELIMINARY  
NOT FOR CONSTRUCTION  
6/2020

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

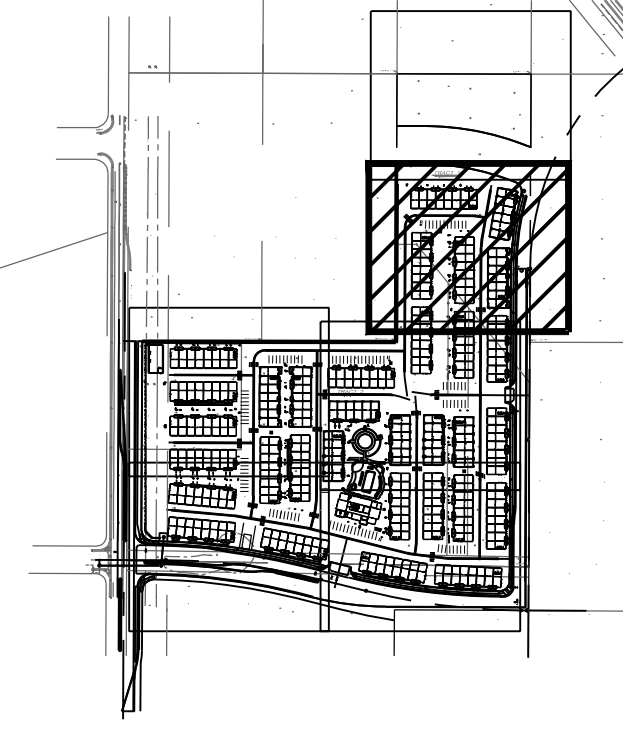
SHEET TITLE:  
**CONCEPTUAL SITE GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-105**



SHEET C-107



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-SEEDDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

**LEGEND**

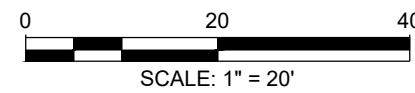
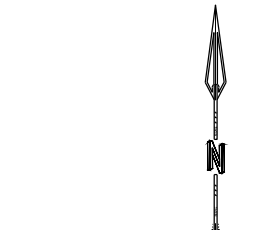
GRADING LIMITS	---
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	— 4985 —
EXISTING MAJOR CONTOUR	- - - 4985 - - -
EXISTING MINOR CONTOUR	- - - 4985 - - -
MATCHLINE	— · —
SLOPE ARROW	↘ -1.5%
SIDEWALK CULVERT	▬

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.



SPECIAL WARRANTY DEED

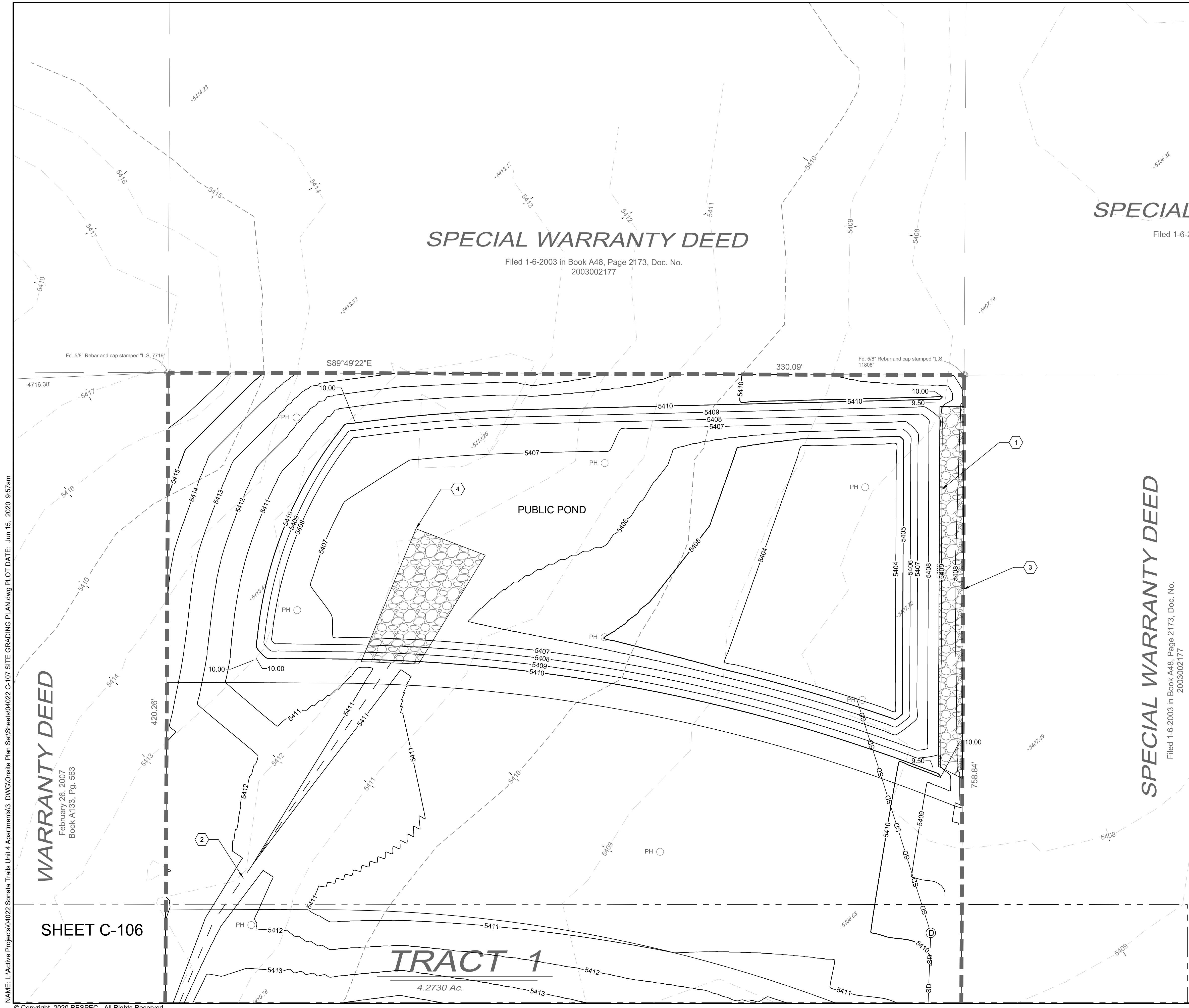
Filed 1-6-2003 in Book A48, Page 2173, Doc. No. 2003002177

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DWG\Onsite Plan\_Sets\Sheets\04022 C-108 SITE GRADING PLAN.dwg PLOT DATE: Jun 12, 2020 4:11pm

SHEET C-105

© Copyright 2020 RESPEC - All Rights Reserved

DESIGNED BY <b>RESPEC</b>	REVISION
DRAWN BY BE	
CHECKED BY SG	
DATE 6.12.2020	
COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 805.953.9718	
STAMP SHELDON E. GREER NEW MEXICO 1715A REGISTERED PROFESSIONAL ENGINEER <b>PRELIMINARY</b> NOT FOR CONSTRUCTION 6/2020	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
<b>nm811</b> Know what's Below. Call before you dig.	
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-106</b>	

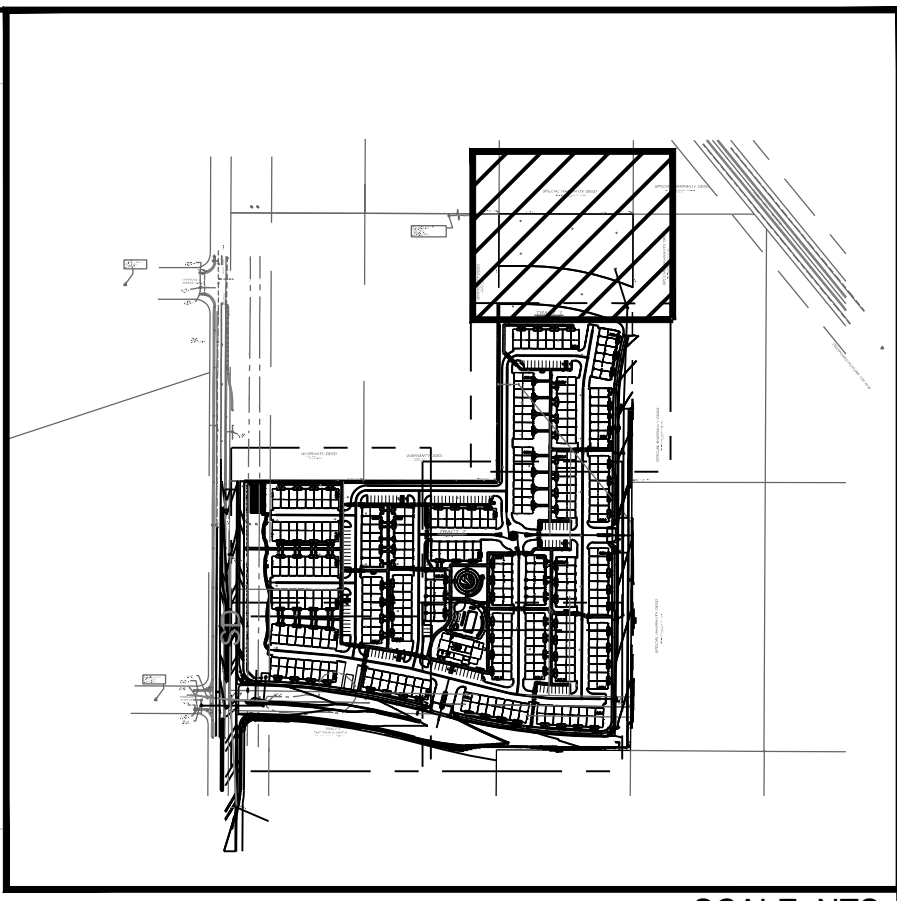


**SPECIAL**

Filed 1-6-2003

**SPECIAL WARRANTY DEED**

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



**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**

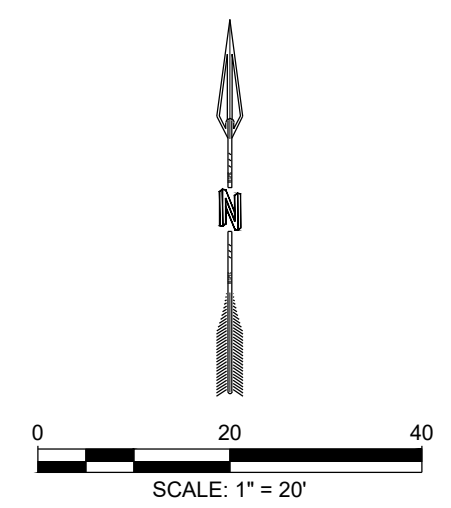
GRADING LIMITS	—
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	— 4985 —
EXISTING MAJOR CONTOUR	- - - 4985 - - -
EXISTING MINOR CONTOUR	- - - 4985 - - -
MATCHLINE	- · - · -
SLOPE ARROW	↘ -1.5% ↘ ↘ -1.2% ↘
SIDEWALK CULVERT	▨

**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'. TOP OF WEIR ELEVATION = 5409'.
②	1' DEEP MINIMUM EARTHEN SWALE.
③	RIP RAP D50=8" DOWNSTREAM OF OVERFLOW WEIR.
④	RIP RAP D50=8" POND RUNDOWN.



DESIGNED BY	BE
DRAWN BY <td>BE</td>	BE
CHECKED BY <td>SG</td>	SG
DATE <td>6.12.2020</td>	6.12.2020

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
897 JEFFERSON STREET SUITE 101  
DALLAS, TEXAS 75202  
WWW.RESPEC.COM PHONE: (214) 523-9718

**RESPEC**

STAMP  
SHELDON E. GREER  
NEW MEXICO  
1715A  
REGISTERED PROFESSIONAL ENGINEER  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
6/2020

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 GRADING PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-107**

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: Jun 15, 2020 9:57am

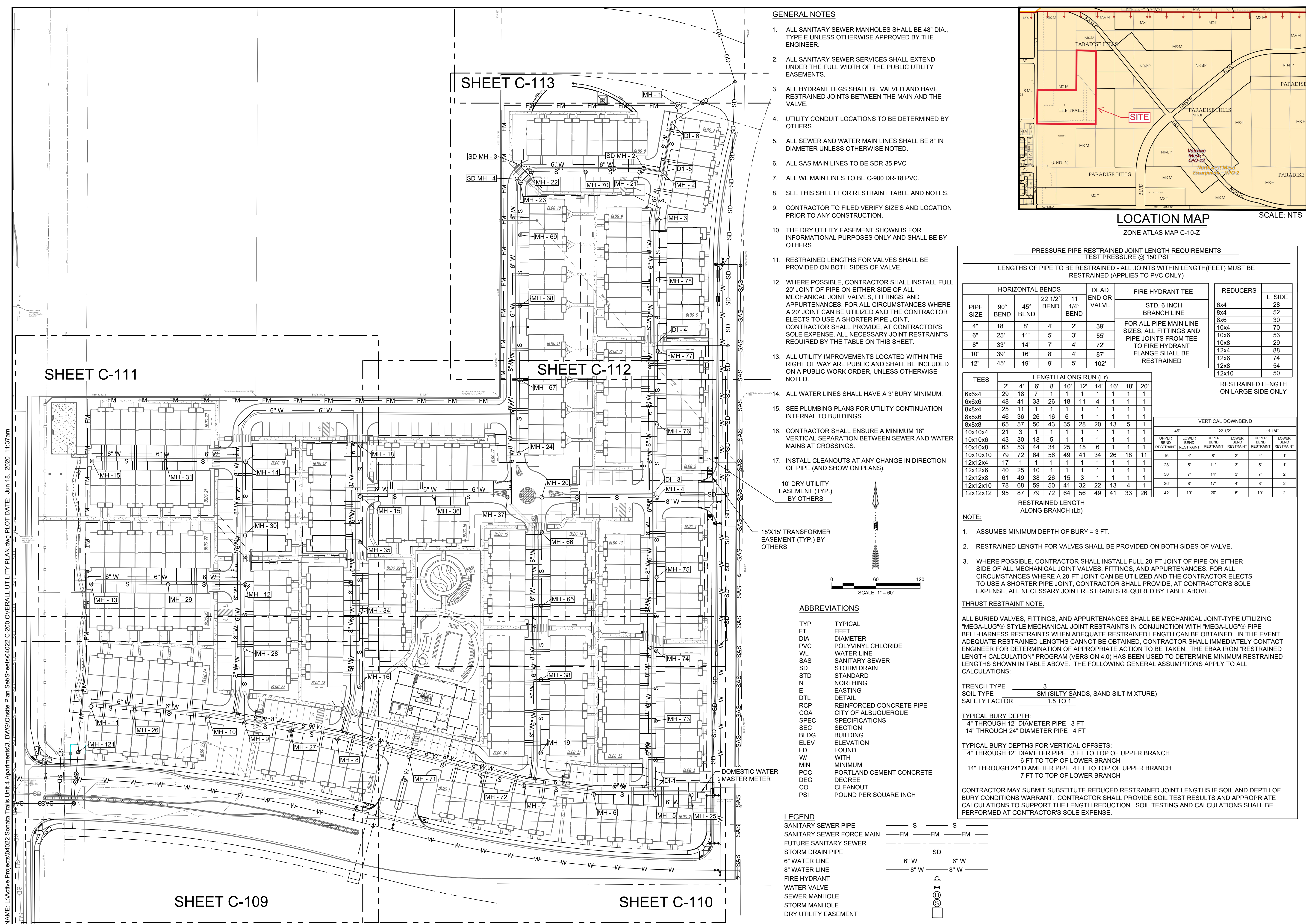
**WARRANTY DEED**  
February 26, 2007  
Book A133, Pg. 563

**SHEET C-106**

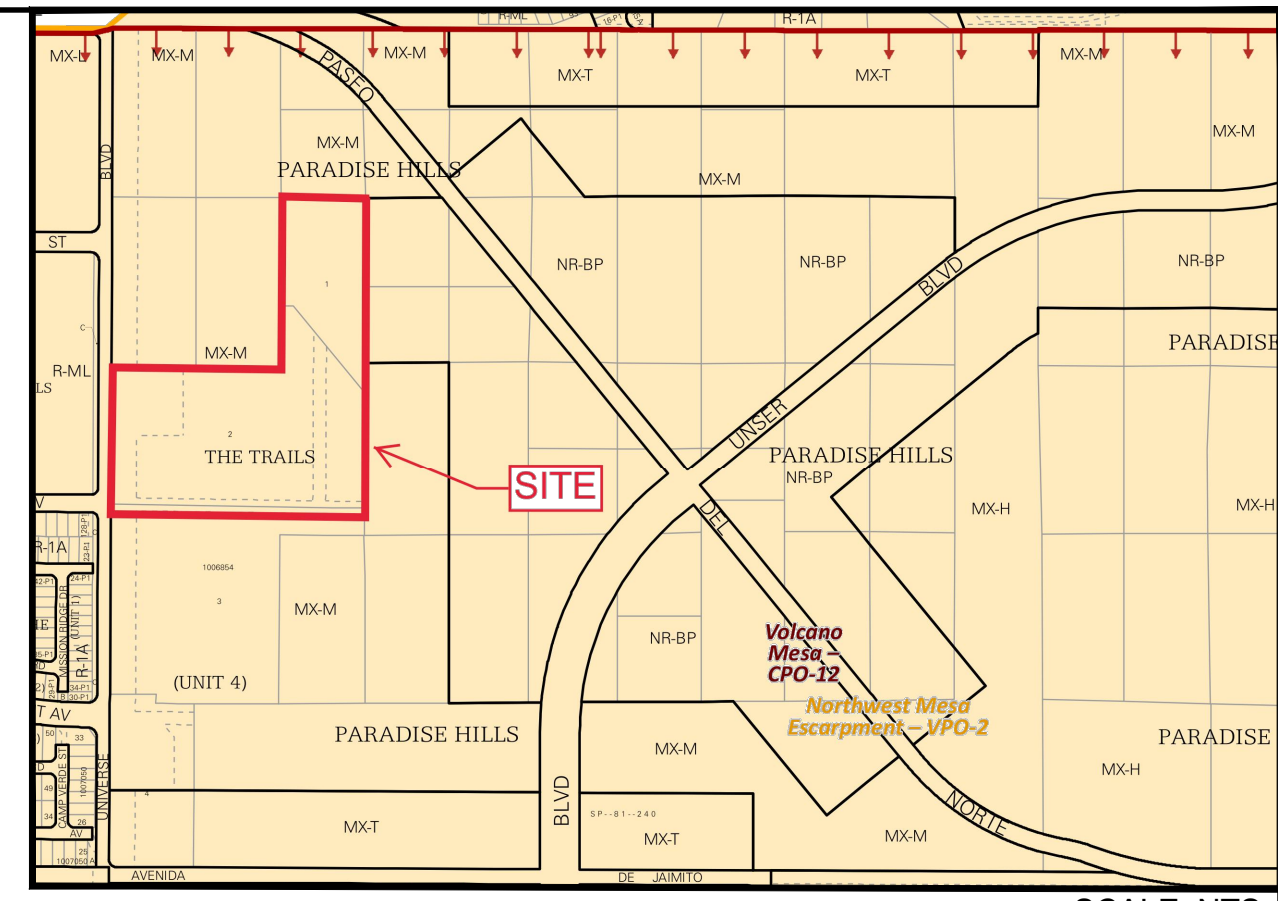
**TRACT 1**  
4.2730 Ac.



NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3\_DIV\Onsite Plan\_Sat\Sheets\04022\_C-200 OVERALL UTILITY PLAN.dwg PLOT DATE: Jun 18, 2020 11:37 am



- 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 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).
- 10' DRY UTILITY EASEMENT (TYP.) BY OTHERS
- 15'X15' TRANSFORMER EASEMENT (TYP.) BY OTHERS



**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	REDUCERS	
	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND			STD. 6-INCH BRANCH LINE	L. SIDE
4"	18"	8"	4"	2"	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED	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

**TEES**

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

**RESTRAINED LENGTH ALONG BRANCH (Lb)**

RESTRAINED LENGTH ALONG BRANCH (Lb)	45°			22 1/2°			11 1/4°		
	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT			
16'	4'	8'	2'	4'	1'				
23'	5'	11'	3'	5'	1'				
30'	7'	14'	4'	7'	2'				
36'	9'	17'	4'	8'	2'				
42'	10'	20'	5'	10'	2'				

**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.

- 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 — FM
  - FUTURE SANITARY SEWER — — —
  - STORM DRAIN PIPE — 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

DESIGNED BY	DRAWN	CHECKED	DATE
JDV	JDV	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:** CONCEPTUAL OVERALL UTILITY PLAN

**SUBMITTED FOR:** DRB SITE PLAN

**SHEET NUMBER:** C-108

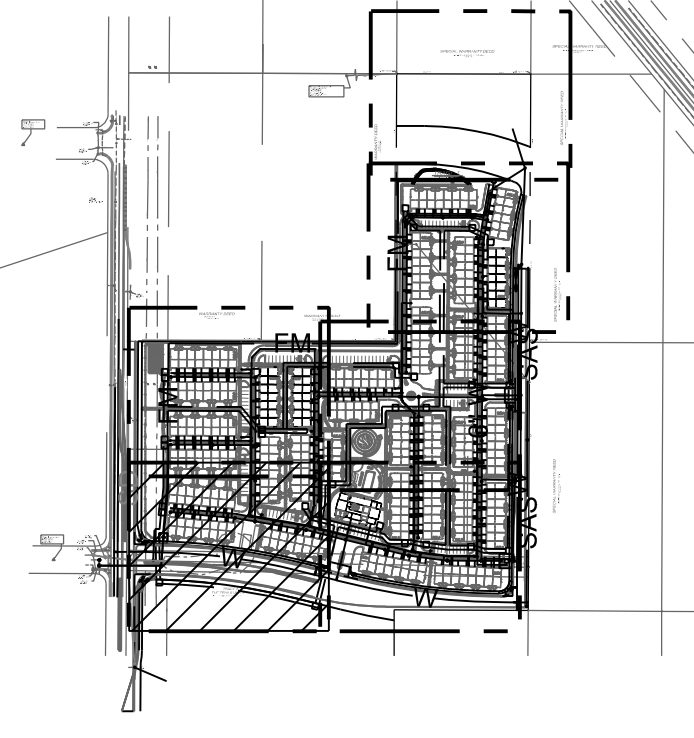
**REVISION**

NO.	DESCRIPTION

SHEET C-111

SHEET C-112

SHEET C-110



KEY MAP SCALE: NTS

WATER CONSTRUCTION NOTES

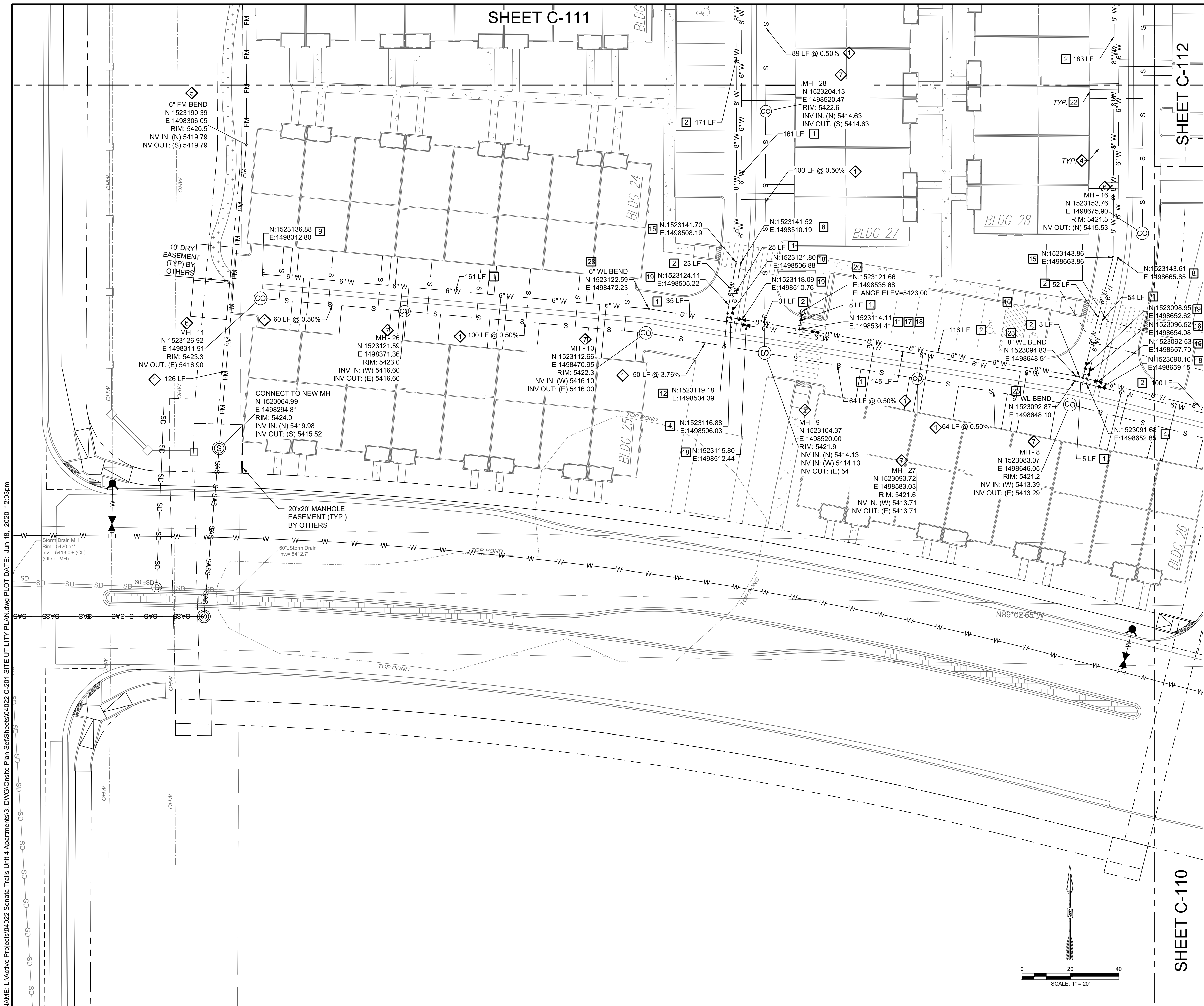
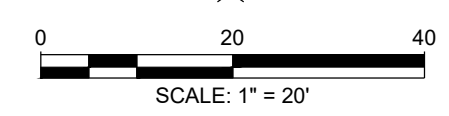
I.D.#	DESCRIPTION
1	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 6" TEE
5	INSTALL 6" 90° BEND
6	INSTALL 6" 45° BEND
7	INSTALL 6" 22 1/2° BEND
8	INSTALL 6" 11 1/2° BEND
9	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

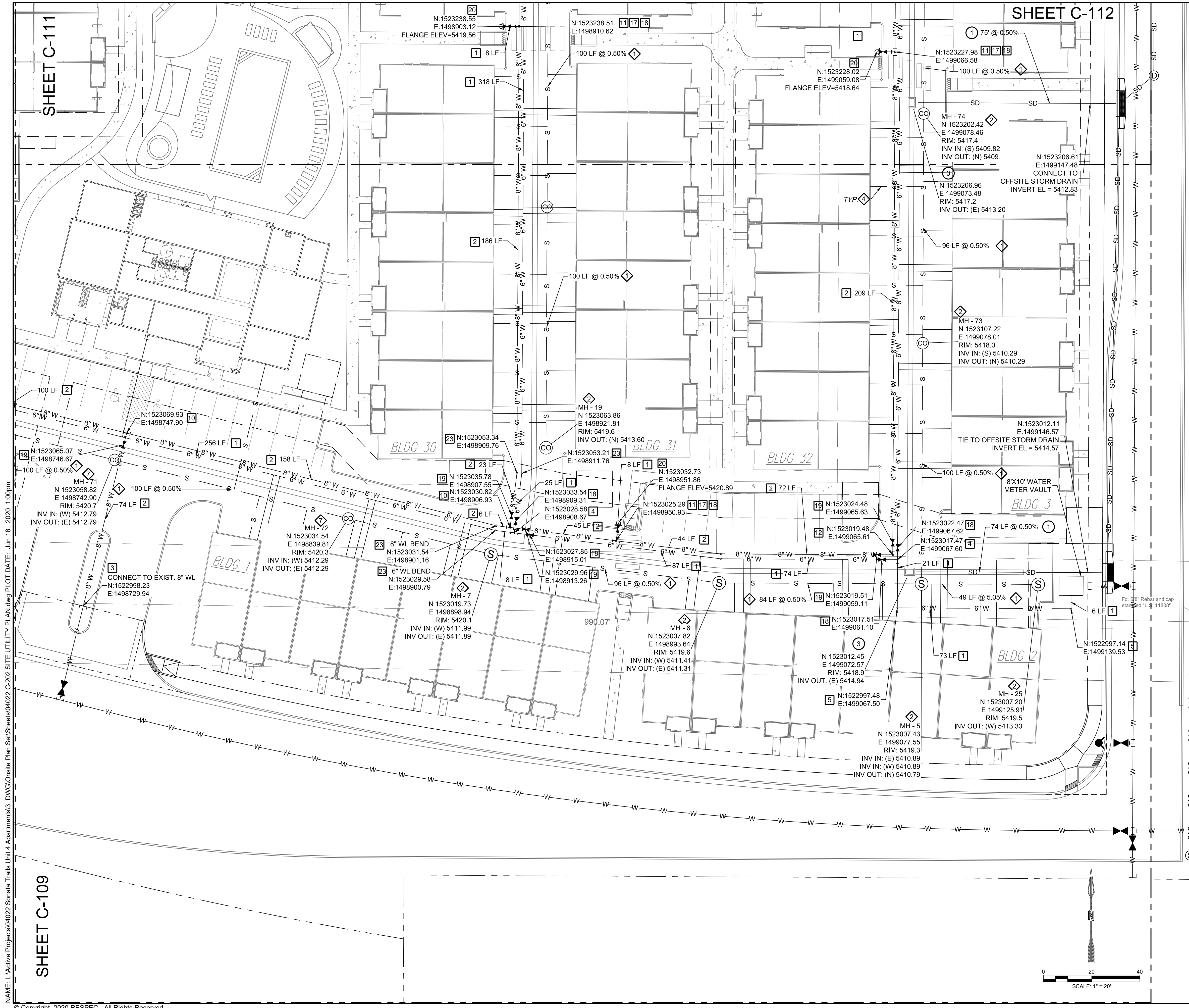
STORM DRAIN CONSTRUCTION NOTES

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



NAME: L:\Active Projects\04022\_Sonata Trails Unit 4\_Apartments3\_DWG\OnSite Plan Set\Sheets\04022\_C-201\_SITE UTILITY PLAN.dwg PLOT DATE: Jun 18, 2020 12:03pm

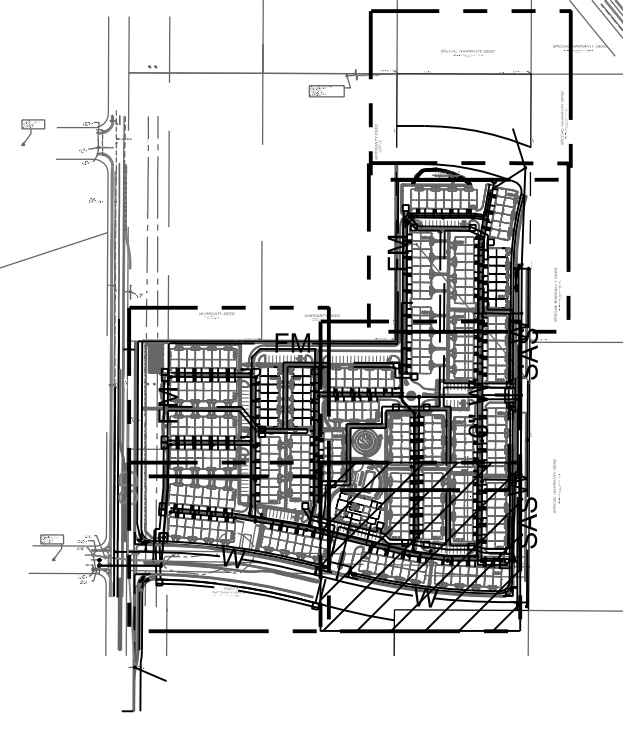
DESIGNED: JDV	DRAWN: JDV	CHECKED: SG	DATE: 6.12.2020
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 6971 JEFFERSON STREET, SUITE 100 DENVER, CO 80221 WWW.RESPEC.COM PHONE: (303) 533-9718</p>			
<p>PRELIMINARY NOT FOR CONSTRUCTION 6/2020</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS 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:		CONCEPTUAL SITE UTILITY PLAN	
SUBMITTED FOR:		DRB SITE PLAN	
SHEET NUMBER:		C-109	



SHEET C-112

SHEET C-111

SHEET C-109



KEY MAP SCALE: NTS

WATER CONSTRUCTION NOTES

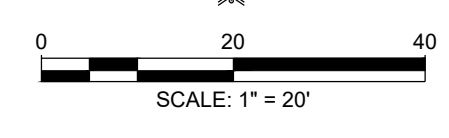
I.D.#	DESCRIPTION
1	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
4	INSTALL 6" TEE
5	INSTALL 6" 90° BEND
6	INSTALL 6" 45° BEND
7	INSTALL 6" 22 1/2° BEND
8	INSTALL 6" 11 1/2° BEND
9	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

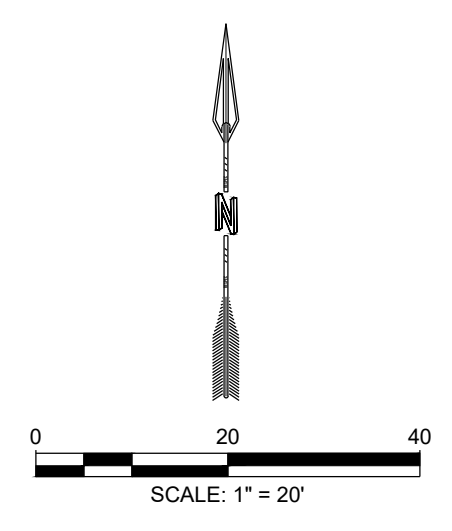
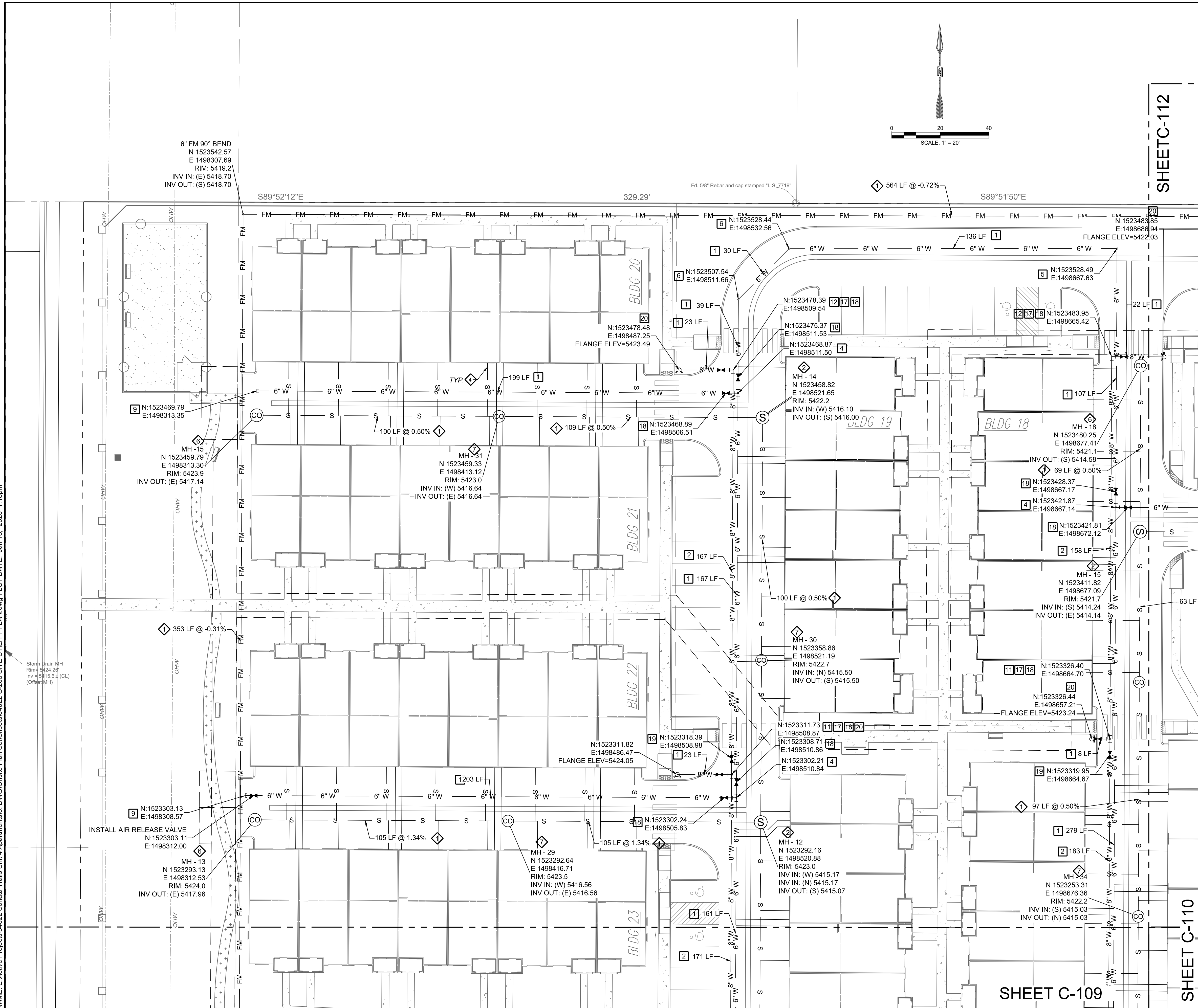


NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan\_Sat\Sheets\04022 C-202 SITE UTILITY PLAN.dwg PLOT DATE: Jun 18, 2020 1:00pm

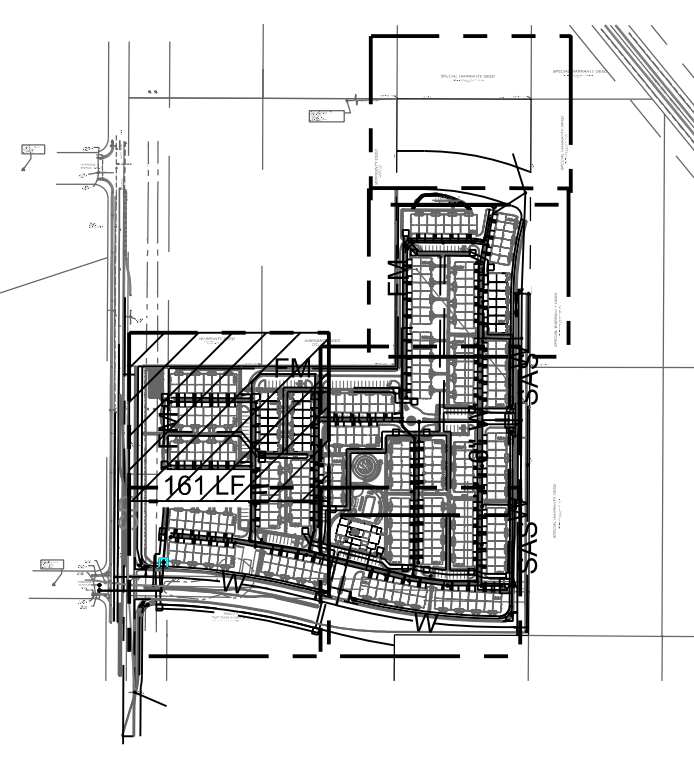
© Copyright 2020 RESPEC - All Rights Reserved

DESIGNED: JDV	REVISION
DRAWN: JDV	
CHECKED: SG	
DATE: 6.12.2020	
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 605.953.9718</p>	
<p>PRELIMINARY NOT FOR CONSTRUCTION 6/2020</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:	CONCEPTUAL SITE UTILITY PLAN
SUBMITTED FOR:	DRB SITE PLAN
SHEET NUMBER:	C-110

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan\_Sets\Sheets\04022 C-203 SITE UTILITY PLAN.dwg PLOT DATE: Jun 18, 2020 1:18pm



SHEET C-112



**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

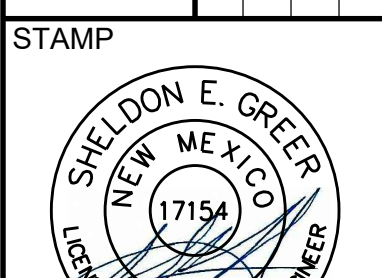
**SEWER CONSTRUCTION NOTES**

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	DRAWN BY	CHECKED BY	DATE
JDV	JDV	SG	6.12.2020



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
6/2020

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

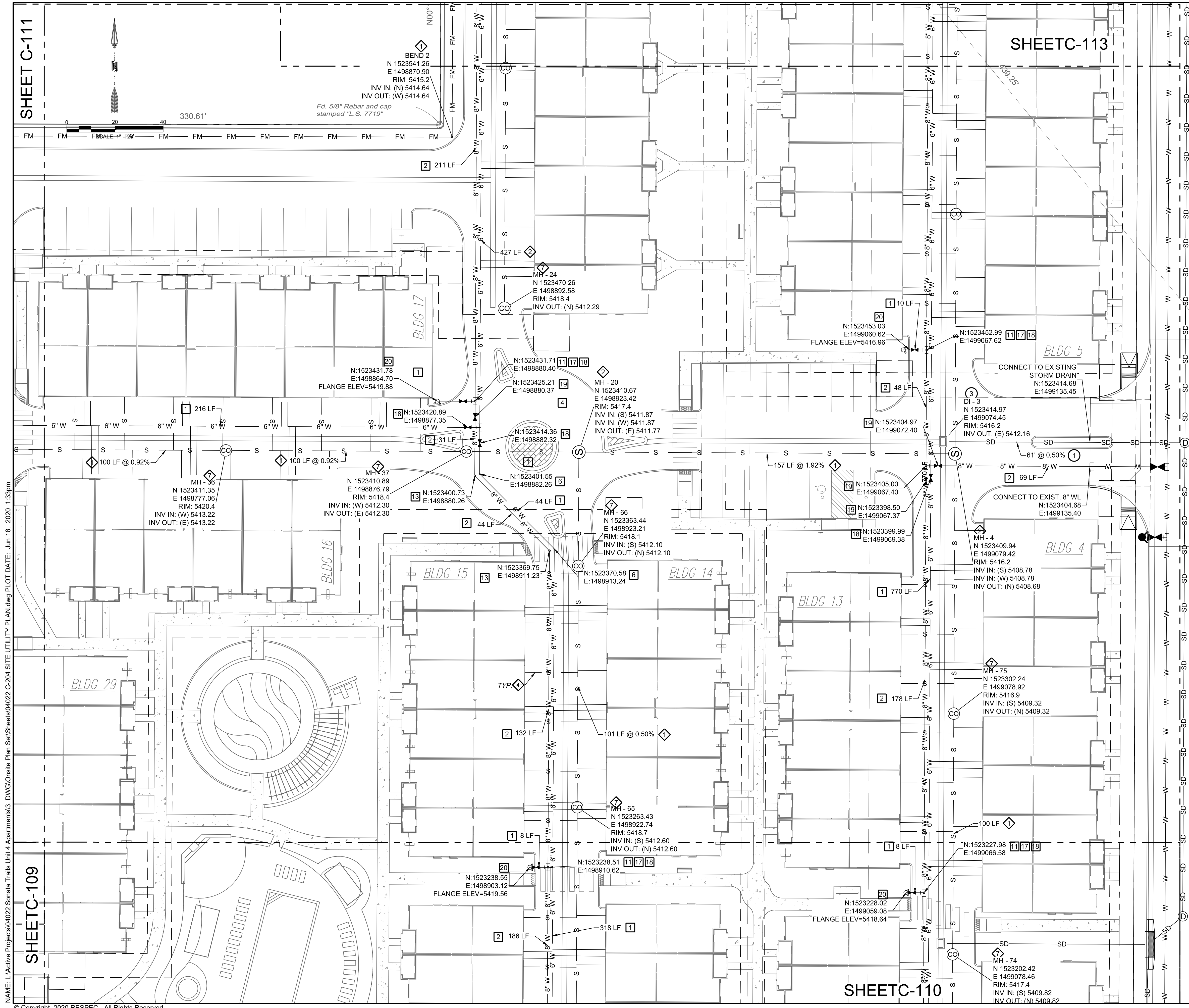


PROJECT NAME:  
**SONATA TRAILS UNIT 4 APARTMENTS**

SHEET TITLE:  
**CONCEPTUAL SITE UTILITY PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-111**

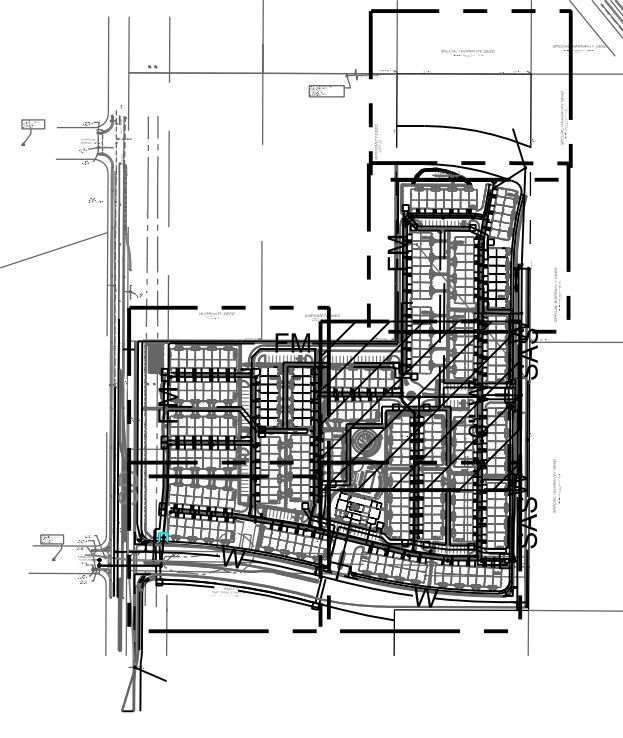


SHEET C-111

SHEET C-109

SHEET C-113

SHEET C-110



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 8" 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
JDV	SG
PROJECT NAME	PROJECT NUMBER
SONATA TRAILS UNIT 4 APARTMENTS	1715A
CONCEPTUAL SITE UTILITY PLAN	DRB SITE PLAN
	C-112

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

RESPEC

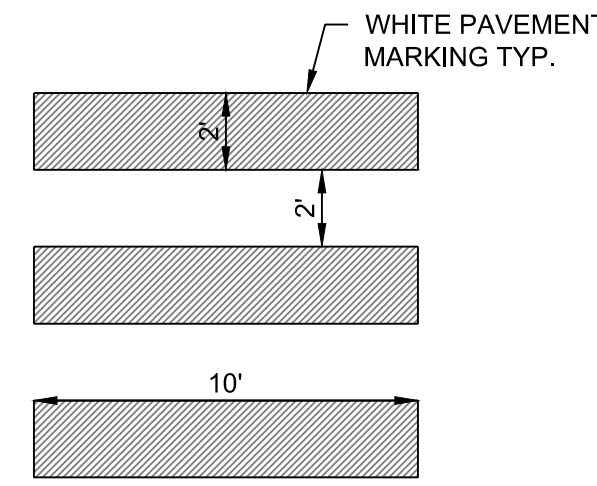
STAMP  
SHELDON E. GREER  
NEW MEXICO  
1715A  
REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY  
NOT FOR CONSTRUCTION  
6/2020

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

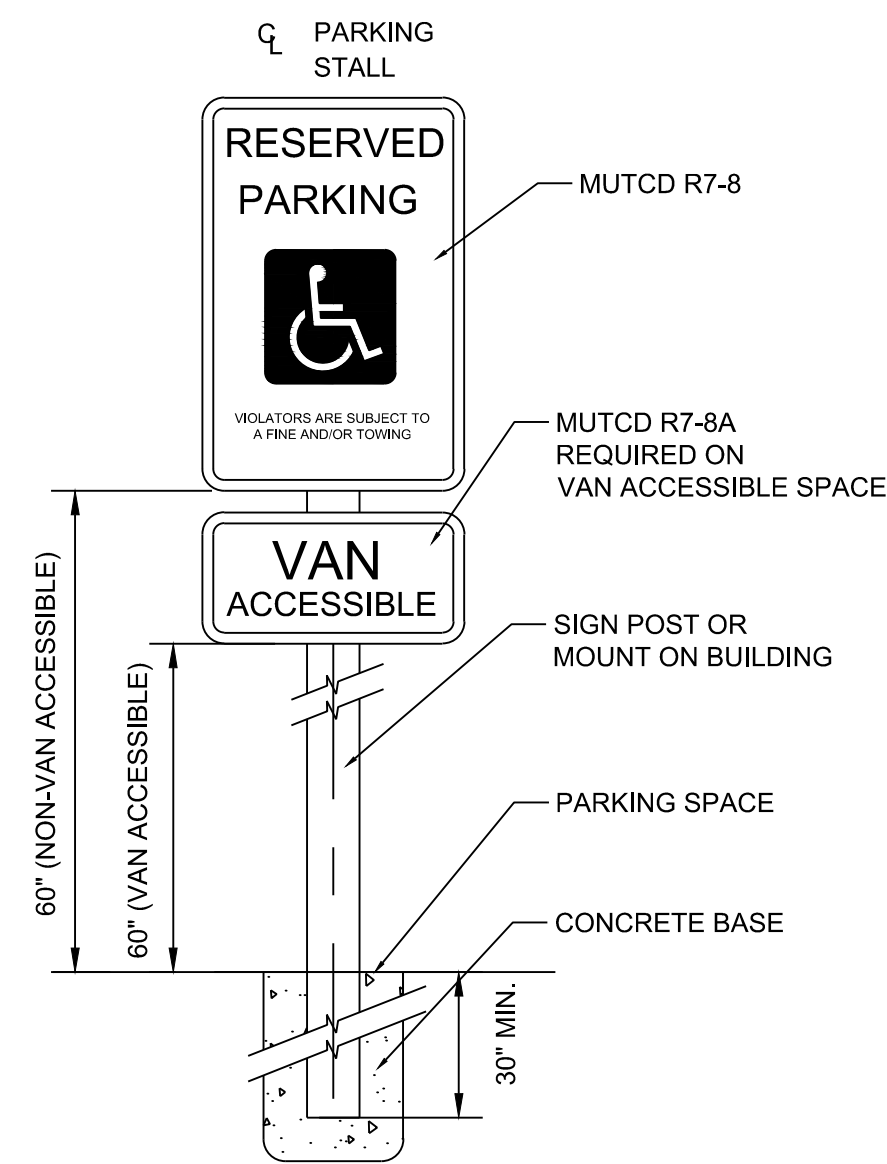
nm811  
Know what's Below.  
Call before you dig.

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3.DWG\Onsite Plan Set\Sheets\04022 C-204 SITE UTILITY PLAN.dwg PLOT DATE: Jun 18, 2020 1:33pm  
© Copyright 2020 RESPEC - All Rights Reserved

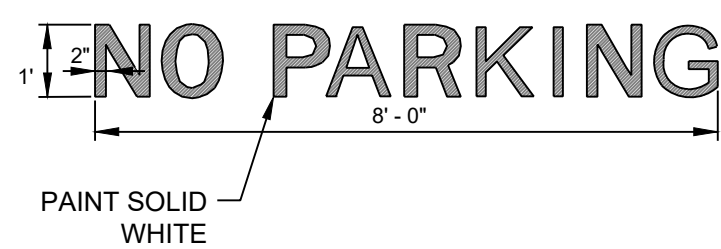




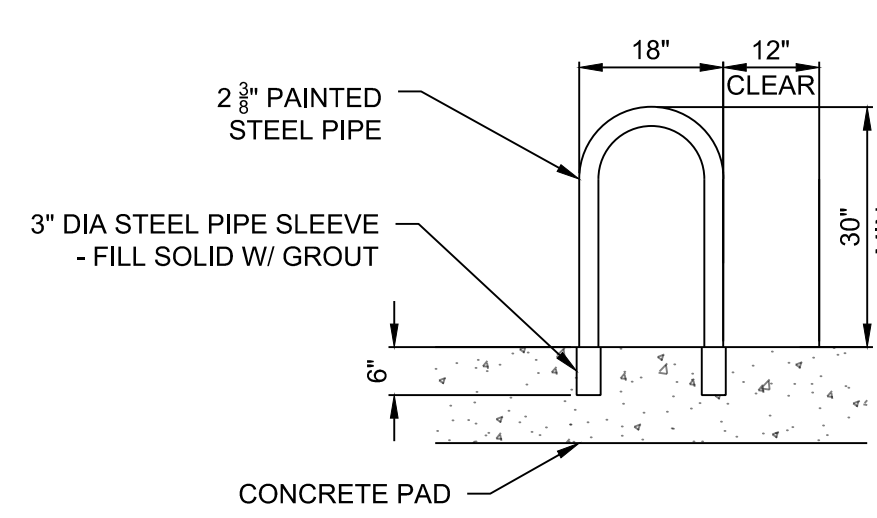
**1 CROSS-WALK STRIPING DETAIL**  
NO SCALE



**5 ADA PARKING SIGN DETAIL**  
NO SCALE

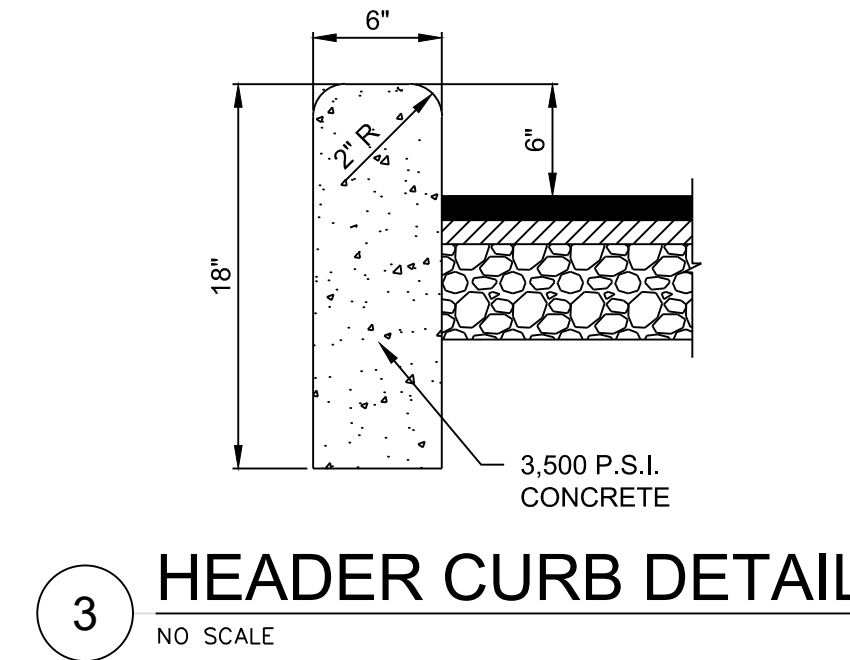


**10 "NO PARKING" PAINT MARKING DETAIL**  
NO SCALE

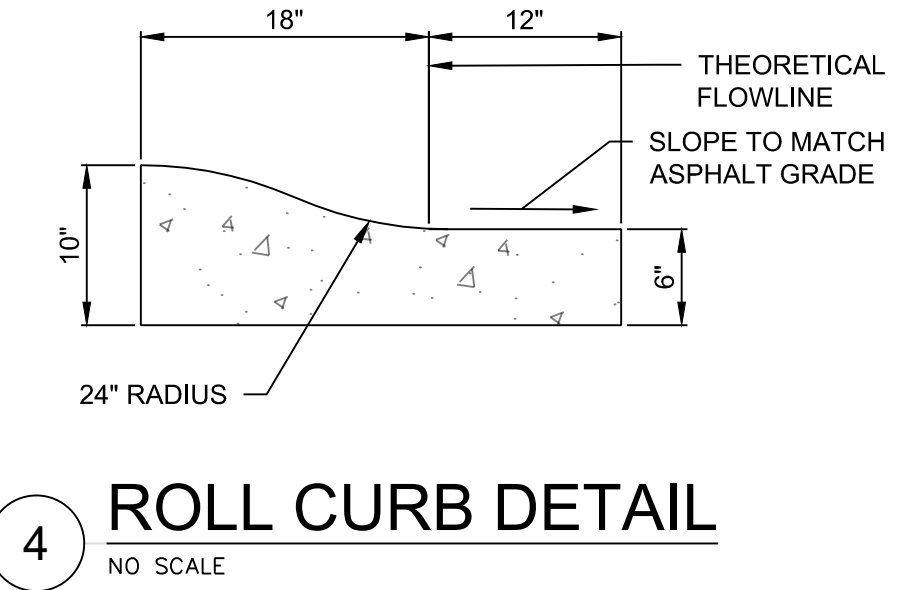


**2 BICYCLE PARKING DETAIL**  
NO SCALE

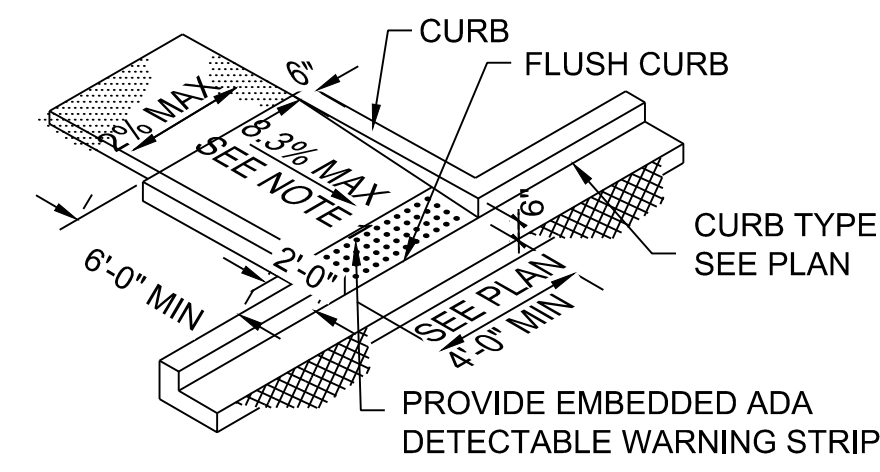
- BICYCLE RACK NOTES:**
1. SEE SITE PLAN FOR BIKE RACK LOCATION.
  2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMBI/TOASTER RACKS ARE NOT ALLOWED.
  3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
  4. THE RACK ALLOWS VARYING BICYCLE FRAME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



**3 HEADER CURB DETAIL**  
NO SCALE

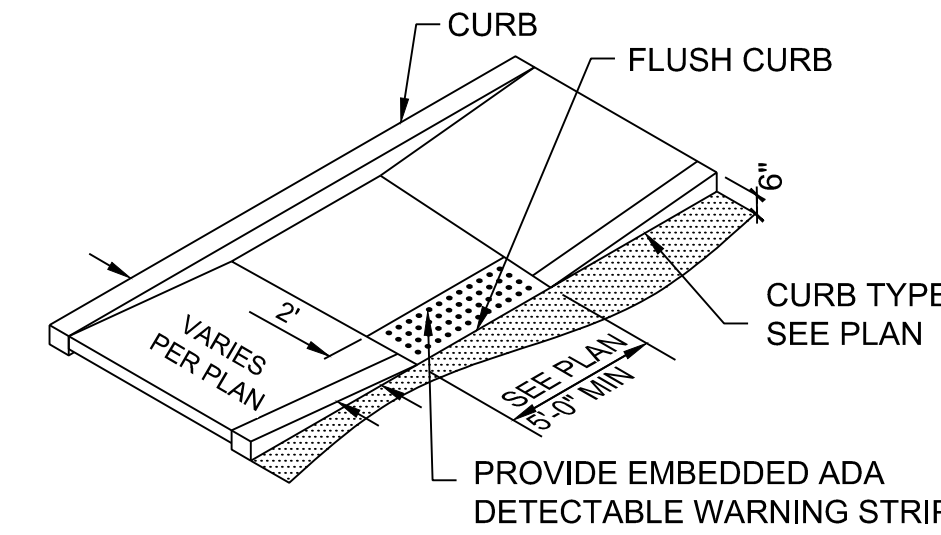


**4 ROLL CURB DETAIL**  
NO SCALE



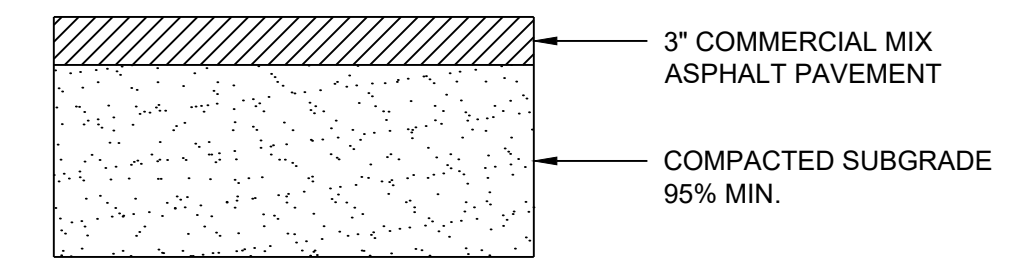
- NOTES:**
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
  2. CROSS SLOPE NOT TO EXCEED 2%.

**6 ADA RAMP TYPE A DETAIL**  
NO SCALE

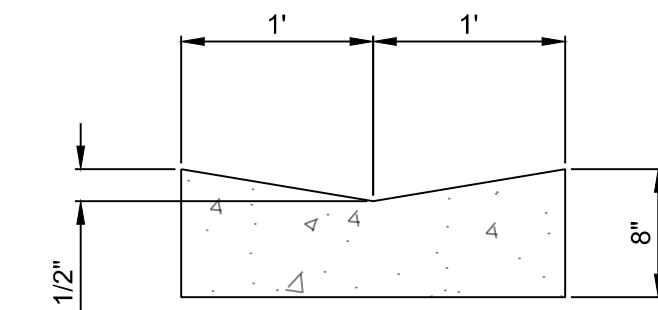


- NOTES:**
1. LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.3%.
  2. CROSS RAMP SLOPE NOT TO EXCEED 2.0%.
  3. PROVIDE 5' x 5' MIN. LANDING AT TOP AND BOTTOM OF RAMP. LANDING SLOPE NOT TO EXCEED 2.0% IN ALL DIRECTIONS.

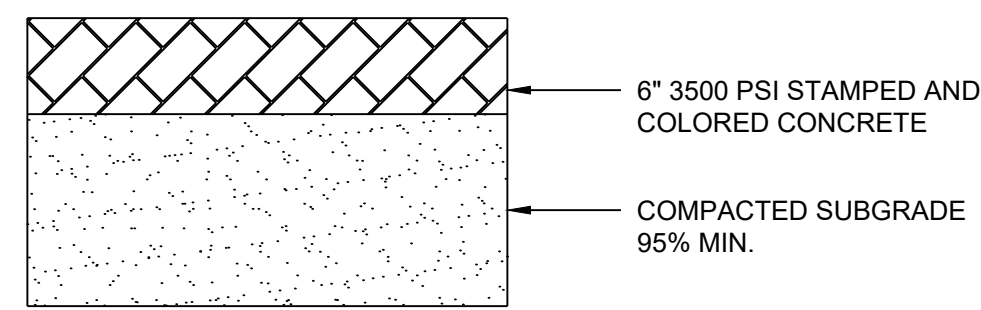
**7 ADA RAMP TYPE B DETAIL**  
NO SCALE



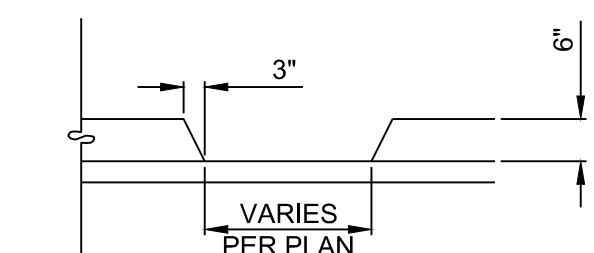
**8 ASPHALT PAVEMENT SECTION**  
NO SCALE



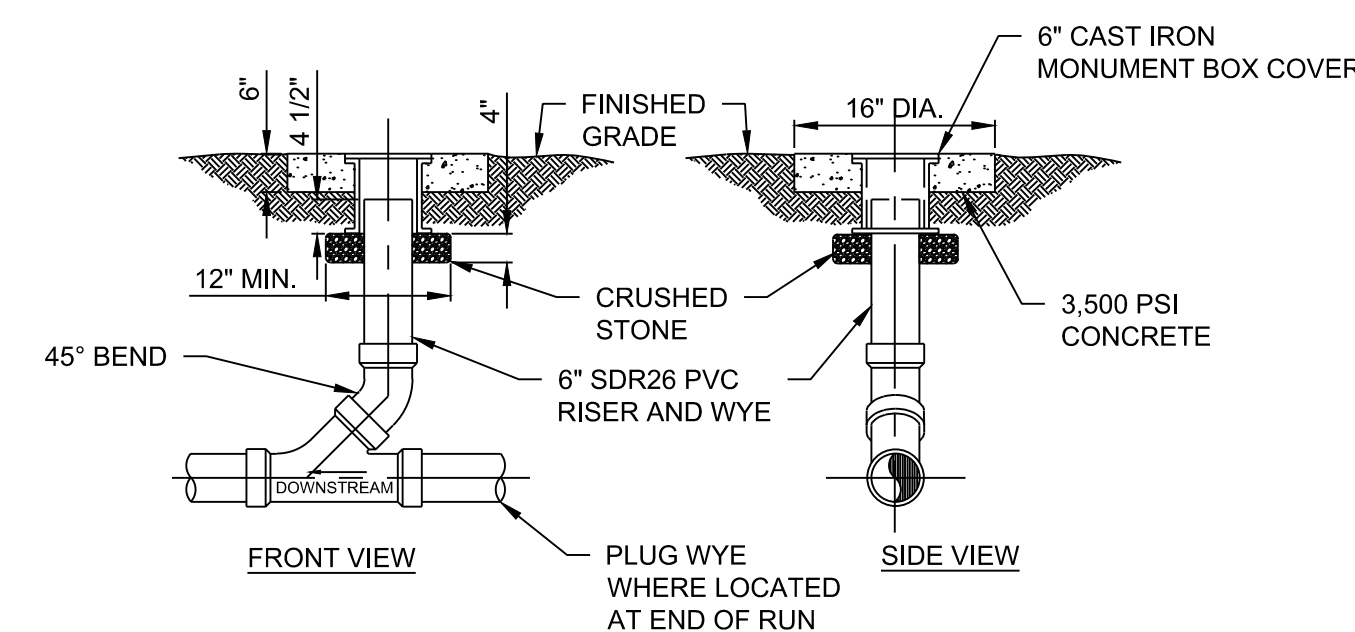
**9 ALLEY GUTTER DETAIL**  
NO SCALE



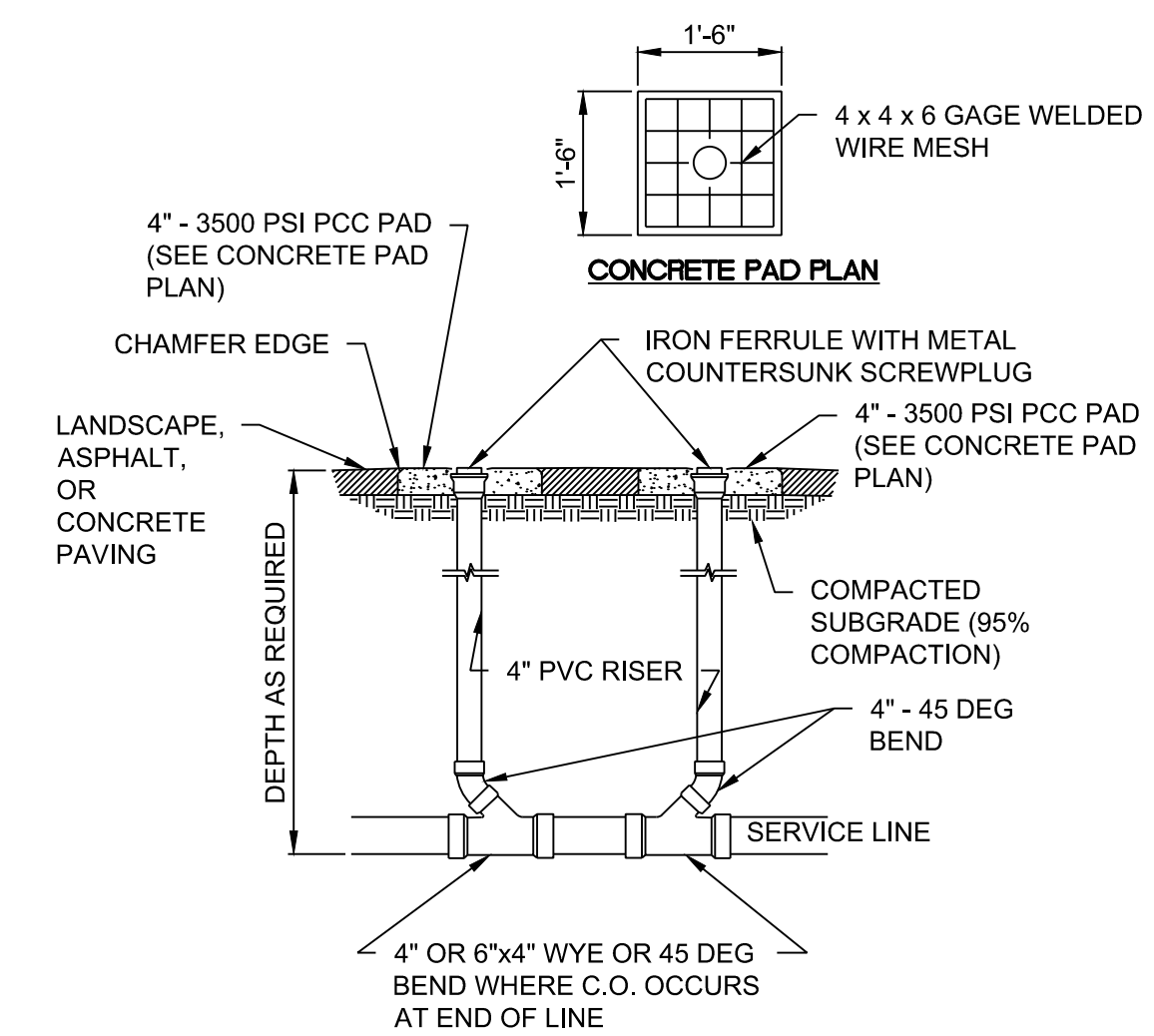
**11 MEDIAN CONCRETE DETAIL**  
NO SCALE



**12 CURB CUT DETAIL**  
NO SCALE



**14 SEWER SINGLE CLEAN OUT DETAIL**  
NO SCALE



**13 SEWER DOUBLE CLEAN OUT DETAIL**  
NO SCALE

DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
J.S.		J.S.		J.S.		6.12.2020	

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
897 JEFFERSON STREET SUITE 101  
WWW.RESPEC.COM PHONE: 605.925.9718

STAMP  
SHELDON E. GREER  
NEW MEXICO  
1715A  
REGISTERED PROFESSIONAL ENGINEER

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
6/2020

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

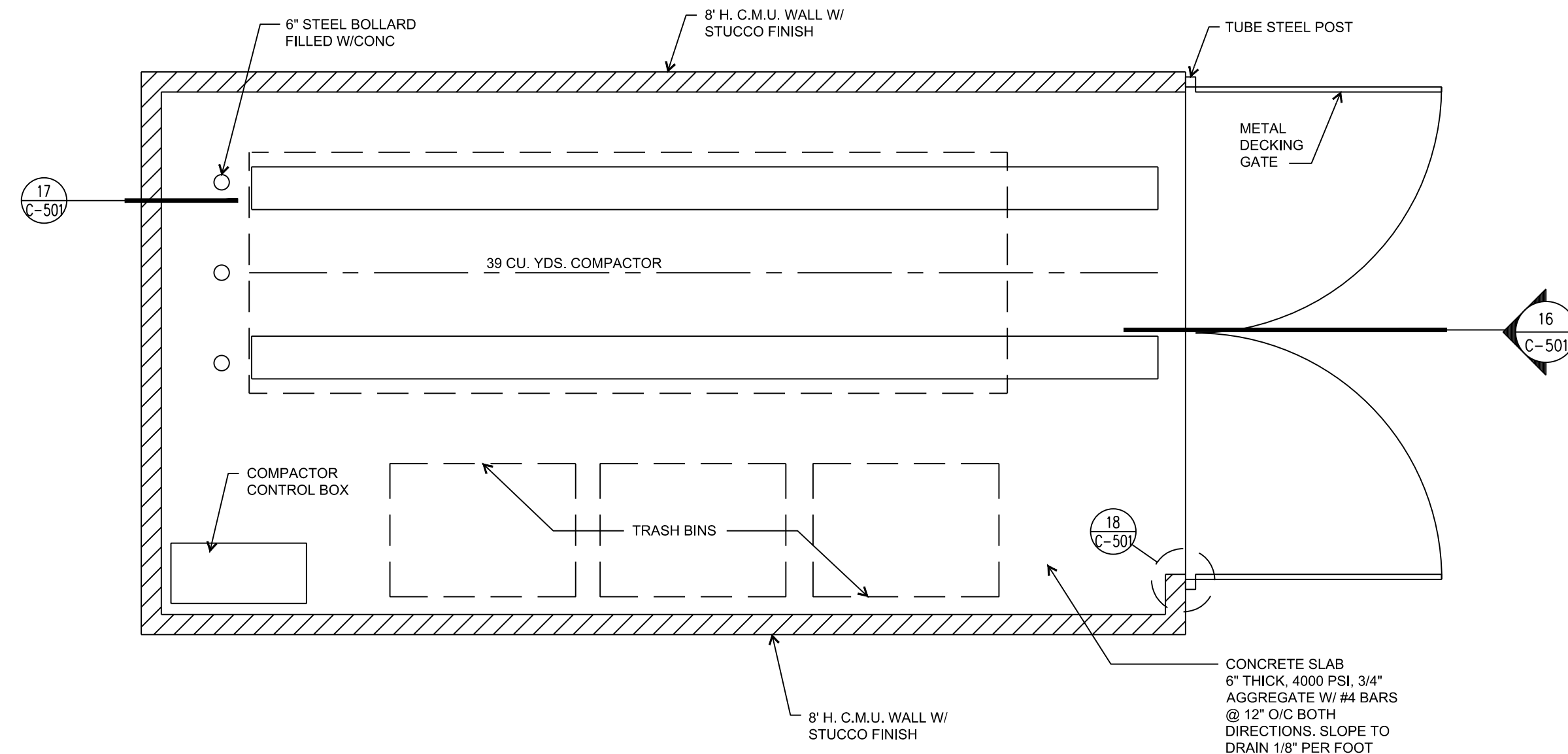
**nm811**  
Know what's Below.  
Call before you dig.

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

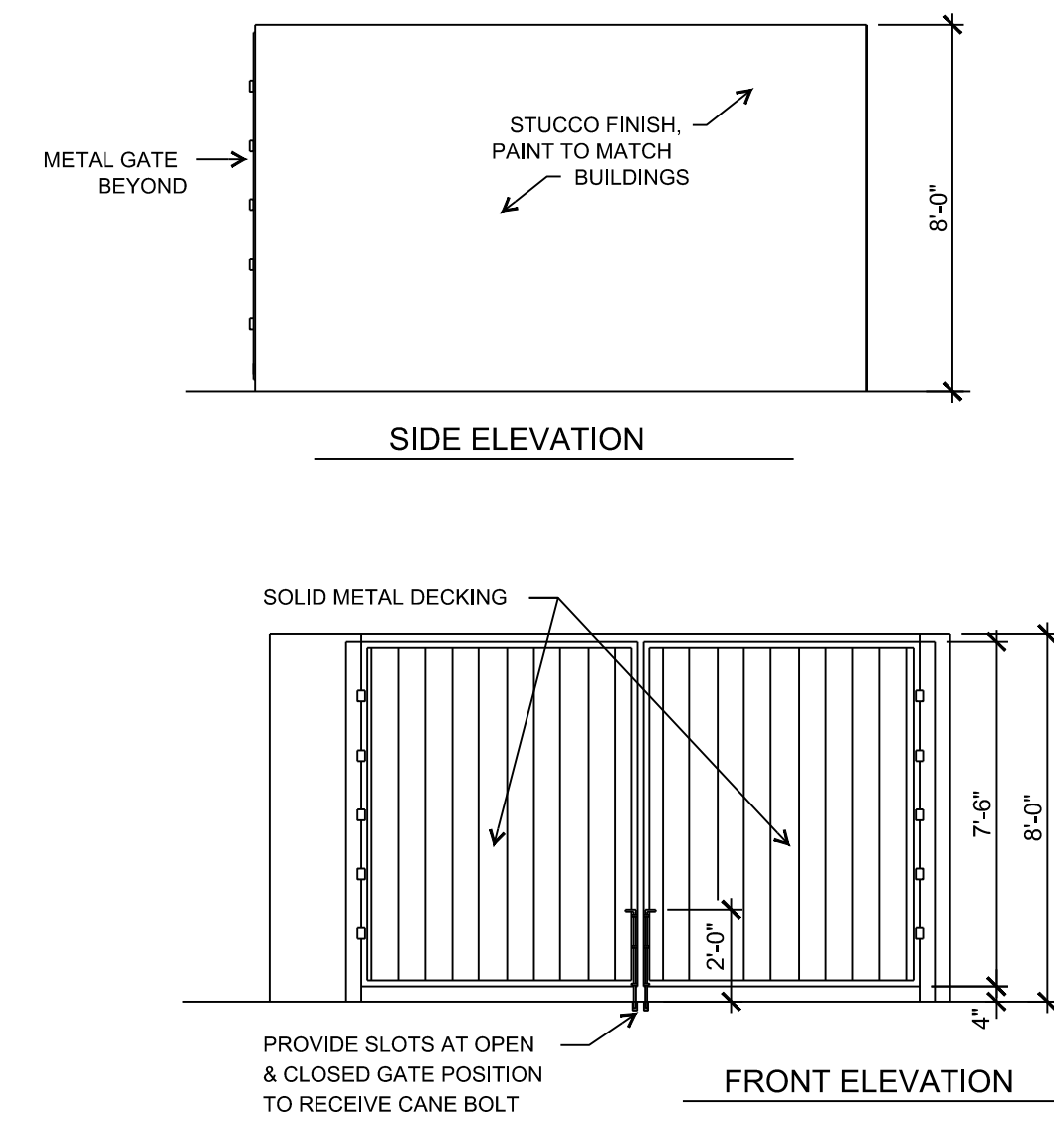
SHEET TITLE:  
**DETAIL**

SUBMITTED FOR:  
**DRB SITE PLAN**

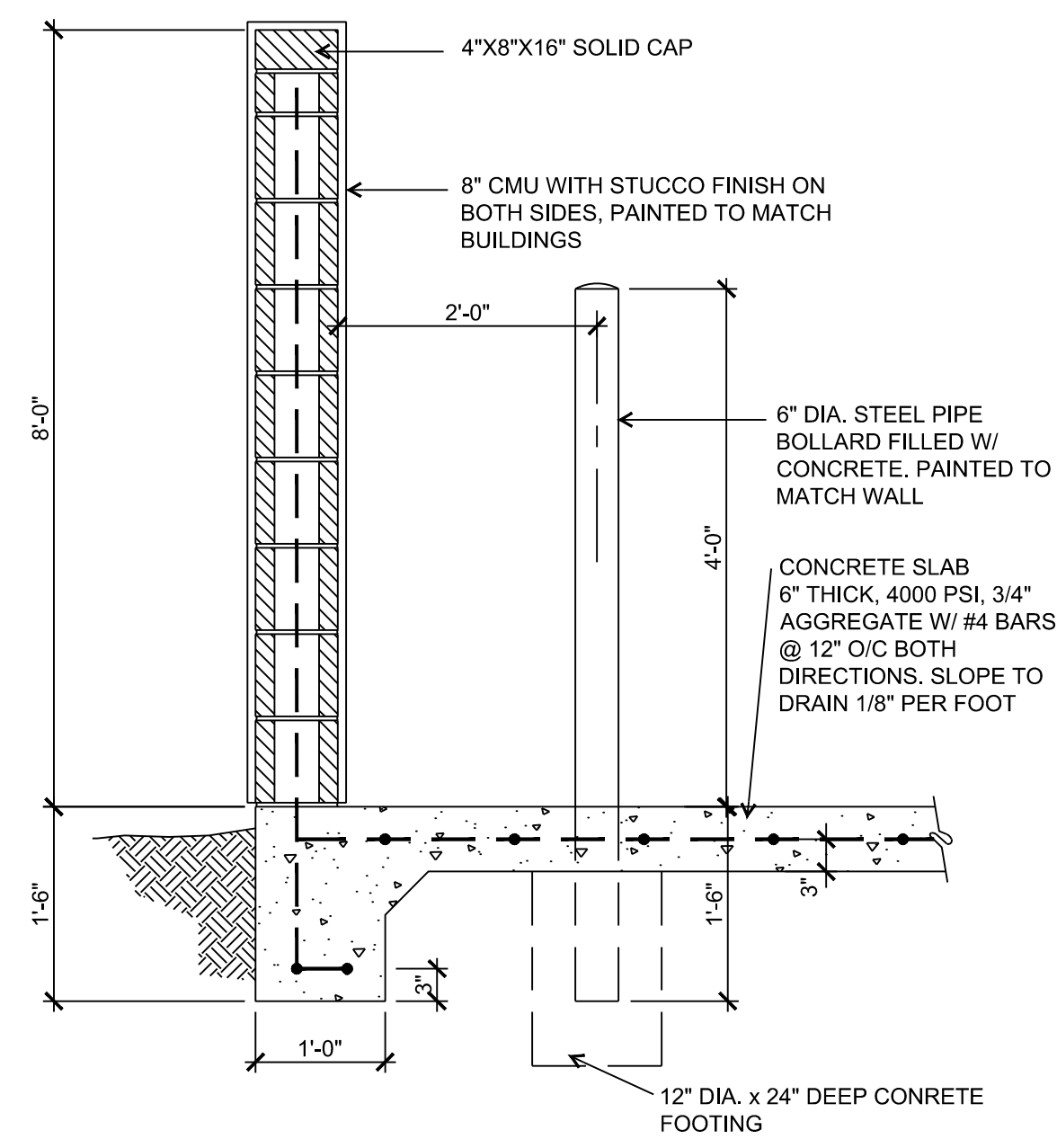
SHEET NUMBER:  
**C-500**



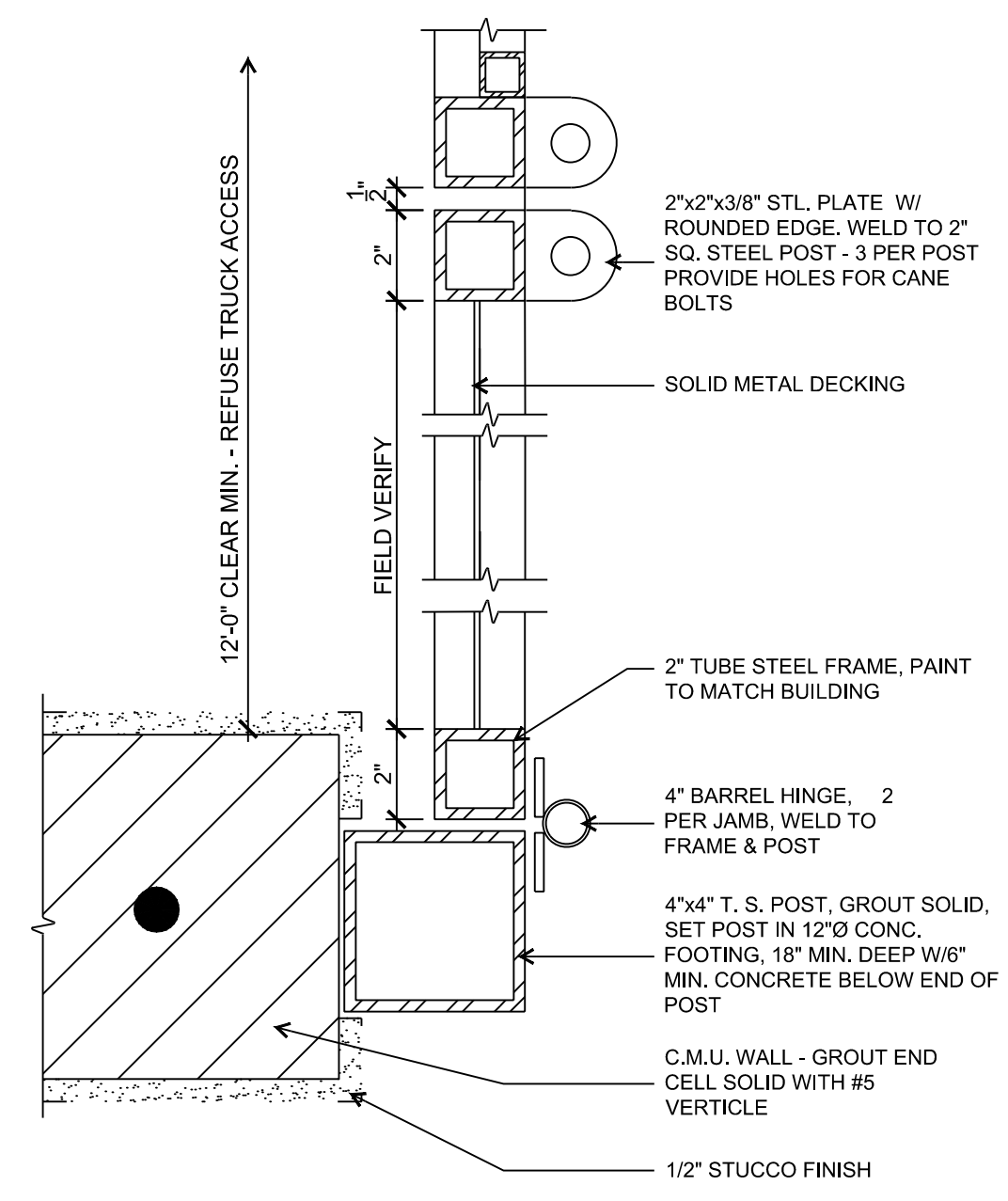
15 TRASS COMPACTOR YARD PLAN DETAIL  
NO SCALE



16 TRASH COMPACTOR YARD ELEVATIONS DETAIL  
NO SCALE

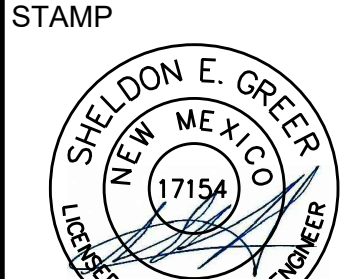



17 TRASH ENCLOSURE WALL DETAIL  
NO SCALE



18 TRASH COMPACTOR YARD GATE DETAIL  
NO SCALE

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 DETAIL C-501.dwg PLOT DATE: Jun 12, 2020 10:18am

<p>DESIGNED BY: JS DRAWN BY: JS CHECKED BY: SG DATE: 6.12.2020</p>	<p>REVISION</p>
<p><b>RESPEC</b> COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 805.953.9718</p>	
<p>STAMP    <b>PRELIMINARY</b>          NOT FOR CONSTRUCTION          6/2020</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: <b>SONATA TRAILS UNIT 4 APARTMENTS</b></p>	
<p>SHEET TITLE: <b>DETAIL</b></p>	
<p>SUBMITTED FOR: <b>DRB SITE PLAN</b></p>	
<p>SHEET NUMBER: <b>C-501</b></p>	



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

**FIGURE 12**

Date Submitted: June 18, 2020

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

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

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 2020-003707  
DRB Application No.: 2020-00046

**Sonata Trails Unit 4 Apartments  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts 1, 2, and 3, The Trails Unit 4  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		Paving 42' Edge - Face	Asphalt pavement, median, striping, curb & gutter	Universe Blvd	Northern boundary of Tract 3	370' south of Tree Line Ave	/	/	/
		42' Edge - Face	Asphalt pavement, median, striping, curb & gutter, and 10' asphalt trail (east side only)	Universe Blvd	Southern boundary of Tract 2	530' north of Tree Line Ave	/	/	/
			1/2 intersection (east side) of Universe Blvd and Tree Line Ave and ADA ramps	Universe Blvd and Tree Line Ave			/	/	/
		72' F-F	Asphalt pavement, median, striping, curb & gutter, and 6' sidewalk (north side only)	Tree Line Ave	Universe Blvd	480' east of Universe Blvd	/	/	/
		28' Face - Face	Asphalt pavement, striping, curb & gutter (north side only), 6' sidewalk (north side only), and transition with asphalt curb	Tree Line Ave	480' east of Universe Blvd	Chatsworth Dr	/	/	/
			1/4 intersection (northwest corner) of Tree Line Ave and Chatsworth Dr and ADA ramp	Tree Line Ave and Chatsworth Dr			/	/	/
		52'	Private entrance with valley gutter and ADA ramps	Tree Line Ave 500' east of Universe Blvd			/	/	/
		28' Face - Face	Asphalt pavement, median, striping, curb & gutter, and 6' sidewalk on west side only	Chatsworth Dr	Tree Line Ave	800' north of Tree Line Ave	/	/	/
			Curb & gutter and 6' sidewalk on west side only	Chatsworth Dr	800' north of Tree Line Ave	1000' north of Tree Line Ave	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	<b>Paving</b> 36'	Private entrance with valley gutter and ADA ramps	Chatsworth Dr 500' north of Tree Line Ave			/	/	/
<input type="text"/>	<input type="text"/>	72' Face-Face	Asphalt pavement, median, striping, curb & gutter, and 6' sidewalk both sides	Oak Ridge Dr. 1000' north of Tree Line			/	/	/
<input type="text"/>	<input type="text"/>	<b>Storm Drain</b> 60" RCP	50 LF storm drain lateral with manhole	Universe Blvd and Tree Line Ave intersection			/	/	/
<input type="text"/>	<input type="text"/>	36" RCP	50 LF storm drain lateral with connection to existing manhole	Universe Blvd 260' south of Tree Line Ave			/	/	/
<input type="text"/>	<input type="text"/>	18"-36" RCP	Double type A and double type C inlets with 1300 LF storm drain	Chatsworth Dr	Tree Line Ave	1300' north of Tree Line Ave	/	/	/
<input type="text"/>	<input type="text"/>	<b>Water</b> 8"	1000 LF water main	Tree Line Ave	Universe Blvd	Chatsworth Dr	/	/	/
<input type="text"/>	<input type="text"/>	8"	1000 LF water main	Chatsworth Dr	Tree Line Ave	1000' north of Tree Line Ave	/	/	/
<input type="text"/>	<input type="text"/>	<b>Sewer</b> 8"	1000 LF sewer main	Chatsworth Dr	Tree Line Ave	1000' north of Tree Line Ave	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

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

**NOTES**

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

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

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Jeremy Shell**  
NAME (print)

---

**RESPEC**  
FIRM

---

SIGNATURE - date

DRB CHAIR - date

---

TRANSPORTATION DEVELOPMENT - date

---

UTILITY DEVELOPMENT - date

---

CITY ENGINEER - date

PARKS & RECREATION - date

---

AMAFCA - date

---

CODE ENFORCEMENT - date

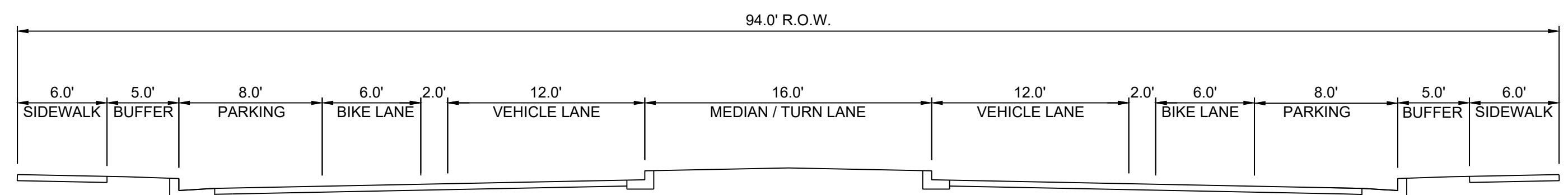
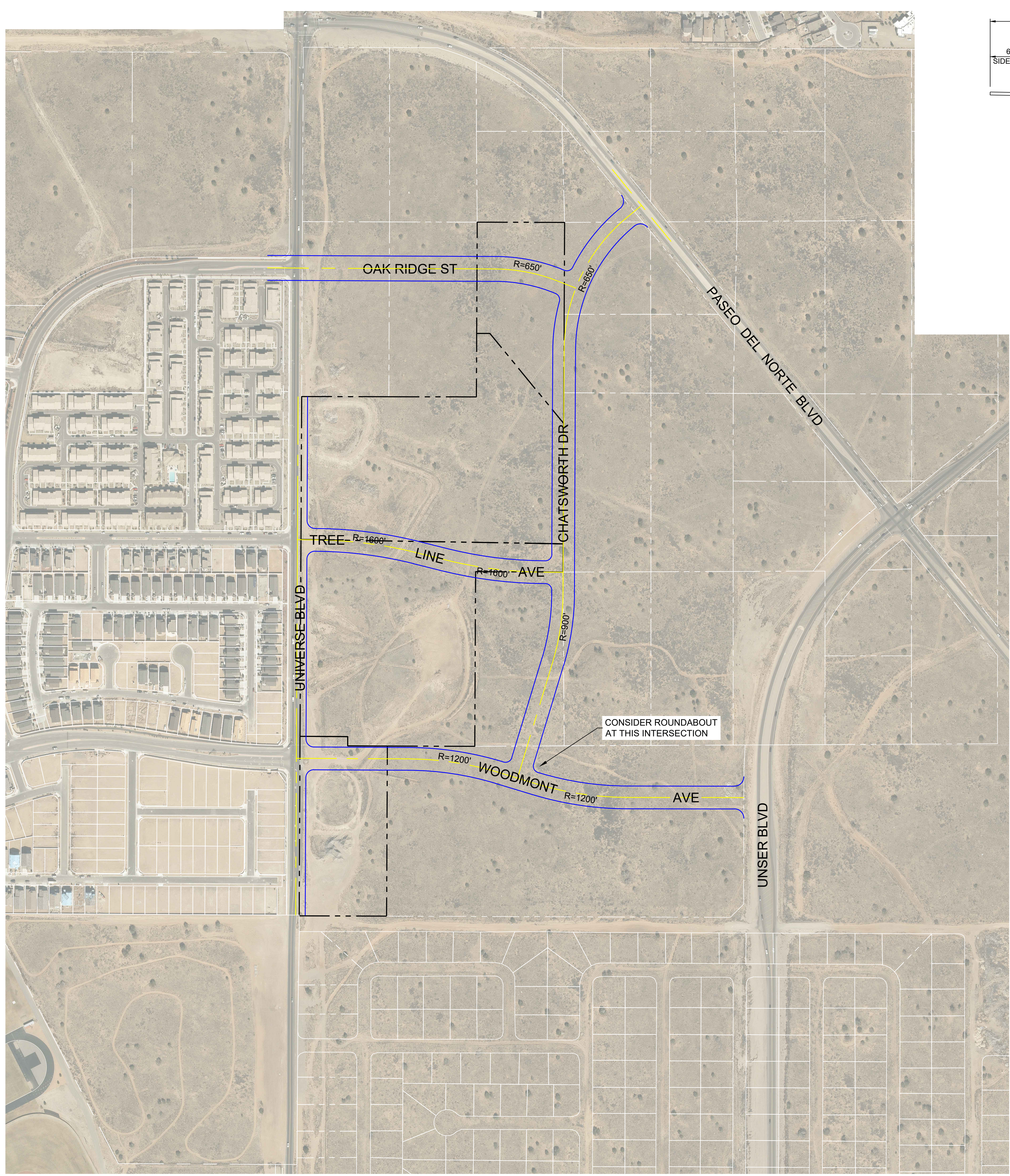
---

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

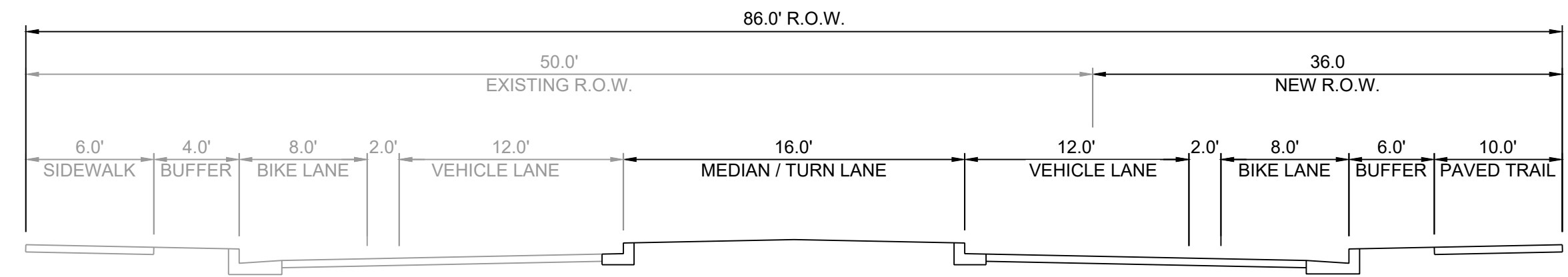
**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

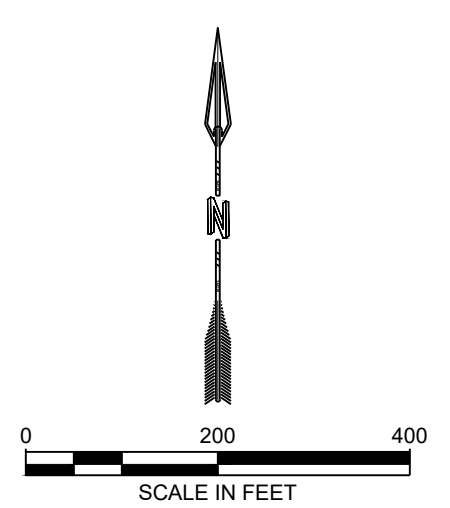
NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Exhibits\04022 Ortho Lidar.dwg PLOT DATE: Jun 11, 2020 3:29pm



TREE LINE / CHATSWORTH / OAK RIDGE TYPICAL SECTION  
NTS



UNIVERSE BOULEVARD TYPICAL SECTION  
NTS



CONCEPTUAL ROADWAY ALIGNMENTS  
JUNE 2020



**RESPEC**  
5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NEW MEXICO 87109  
WATER & NATURAL RESOURCES  
(505) 268-2661  
WWW.RESPEC.COM