

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments3_DIV\GIS\Site Plan\04022 SITE PLAN.dwg PLOT DATE: May 28, 2020 9:04am

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	241 SPACES	597 SPACES
FUTURE STREET CONVENTIONAL		50 SPACES
MOTORCYCLE	5 SPACES	6 SPACES
BICYCLE	24 SPACES	24 SPACES
ADA ACCESSIBLE	12 SPACES	12 SPACES

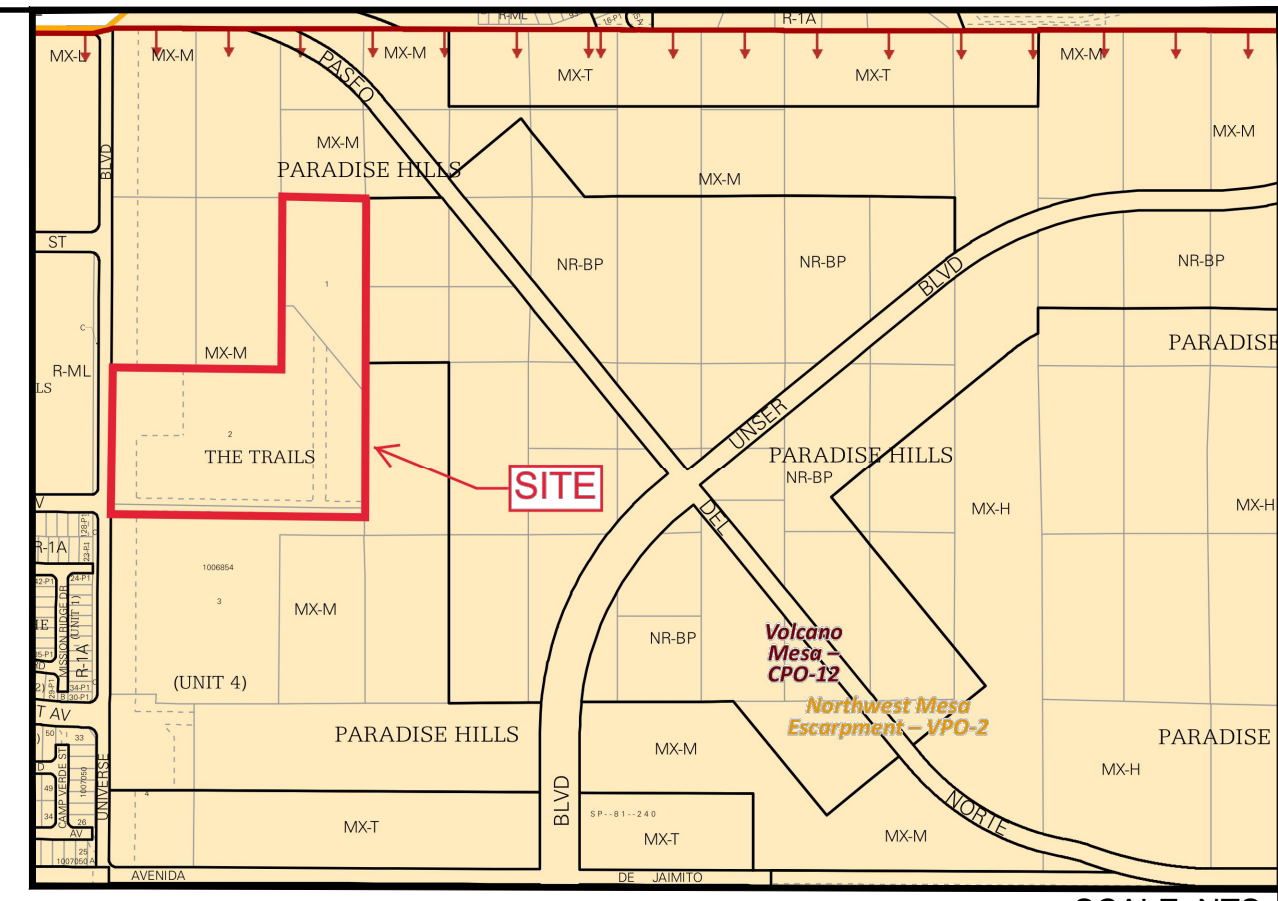
LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

OPEN SPACE	REQUIRED	PROVIDED
150 SQ. FT. / >3BR UNIT	10,950 SQ. FT.	
125 SQ. FT. / 2BR UNIT	21,000 SQ. FT.	
TOTAL	31,950 SQ. FT.	45,000 SQ. FT.

TOTAL UNITS:	241 UNITS
4 BR:	6 UNITS
3 BR:	67 UNITS
2 BR:	168 UNITS

KEYED NOTES

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



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

* Environmental Health, if necessary

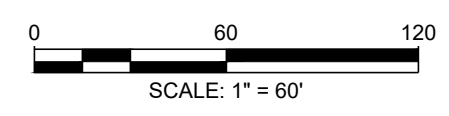
- ### GENERAL NOTES:
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A WORK ORDER.
 - LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING.
 - SIDEWALKS TO EACH UNIT ARE 4' IN WIDTH. ALL OTHER SIDEWALKS PROVIDING CONNECTIVITY THROUGHOUT THE SITE ARE 5'. THE ONLY EXCEPTION IS A 6' SIDEWALK CONNECTION FROM THE TREE LINE RIGHT-OF-WAY TO THE CLUBHOUSE AS SHOWN.

LEGEND:

---	PROPERTY BOUNDARY
X	NUMBER OF PARKING SPACES
♿	ADA PARKING SYMBOL
▨	CONCRETE SIDEWALK
▩	CRUSHER FINE TRAIL
▧	MEDIAN CONCRETE

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.	4.30.2020

DRAWN BY: J.S.
 CHECKED BY: SG
 PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS
 SHEET TITLE: DRB SITE PLAN
 SHEET NUMBER: C-100

STAMP: PRELIMINARY NOT FOR CONSTRUCTION 5/2020
 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

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