

NAME: L:\Active Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\OnSite Plan_Sets\Sheets\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: MULTIFAMILY 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	482 SPACES
GARAGE	241 SPACES	597 SPACES
OFF-STREET CONVENTIONAL	241 SPACES	50 SPACES
FUTURE STREET CONVENTIONAL	5 SPACES	6 SPACES
MOTORCYCLE	24 SPACES	24 SPACES
BICYCLE	12 SPACES	12 SPACES
ADA ACCESSIBLE		

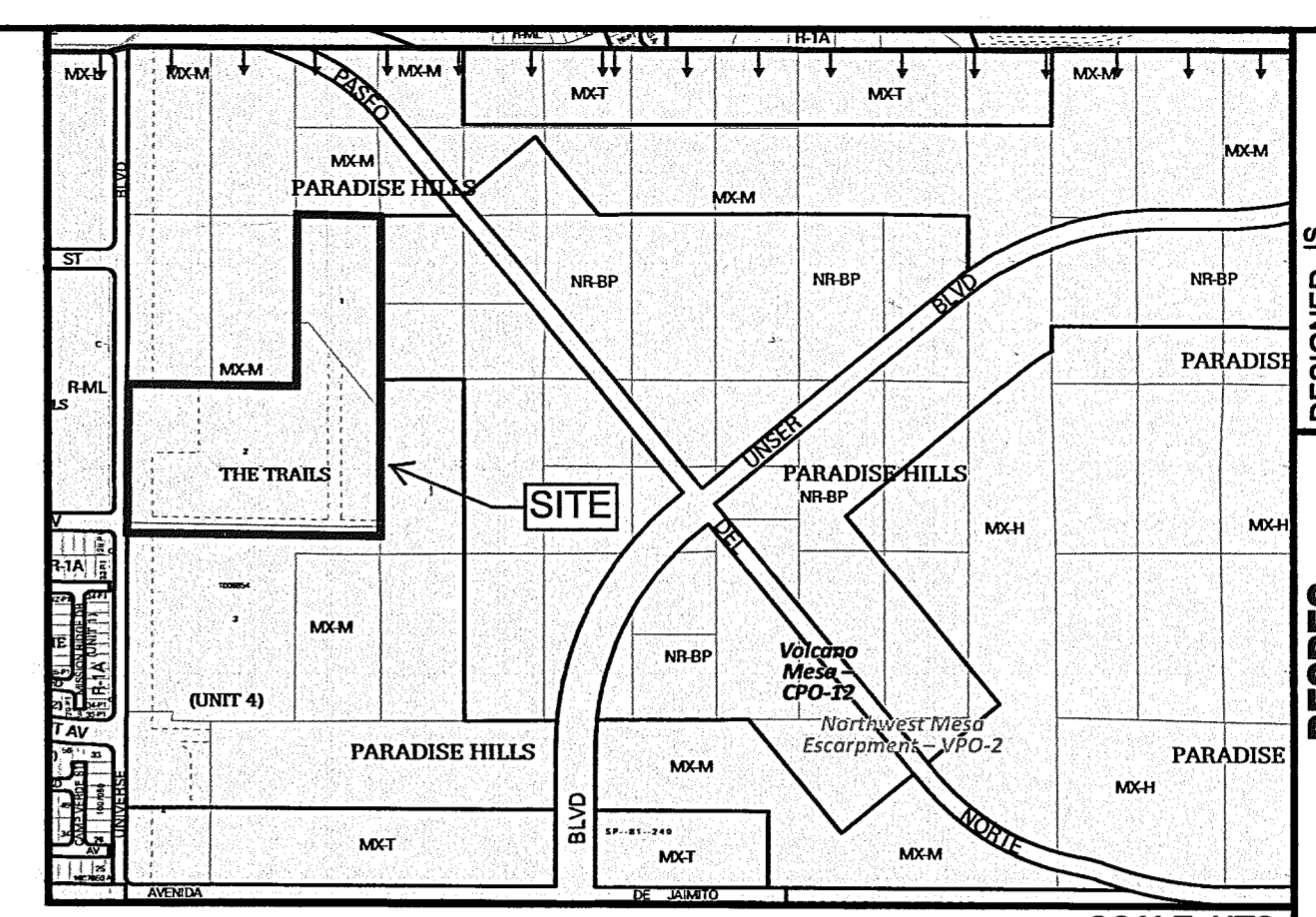
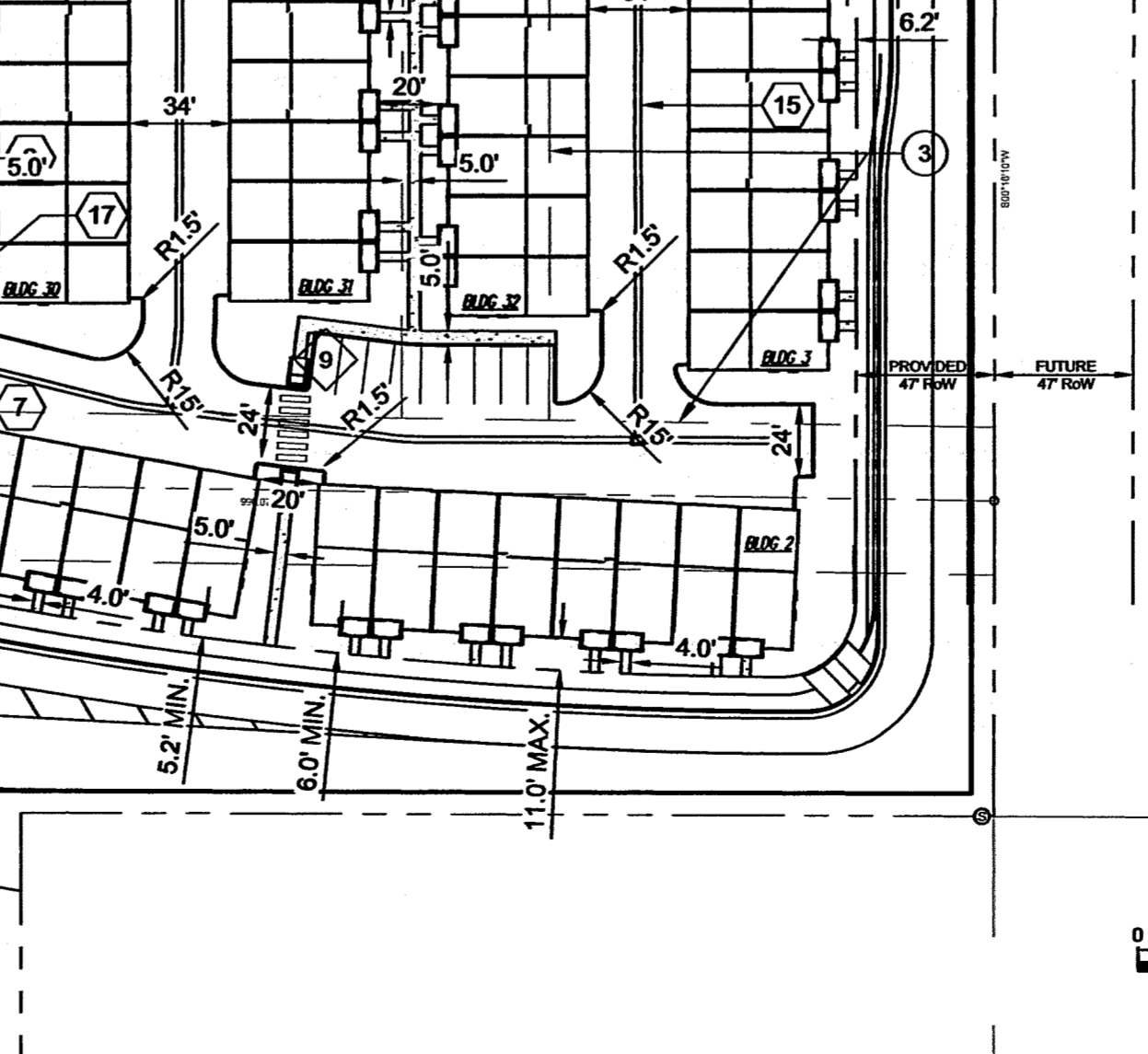
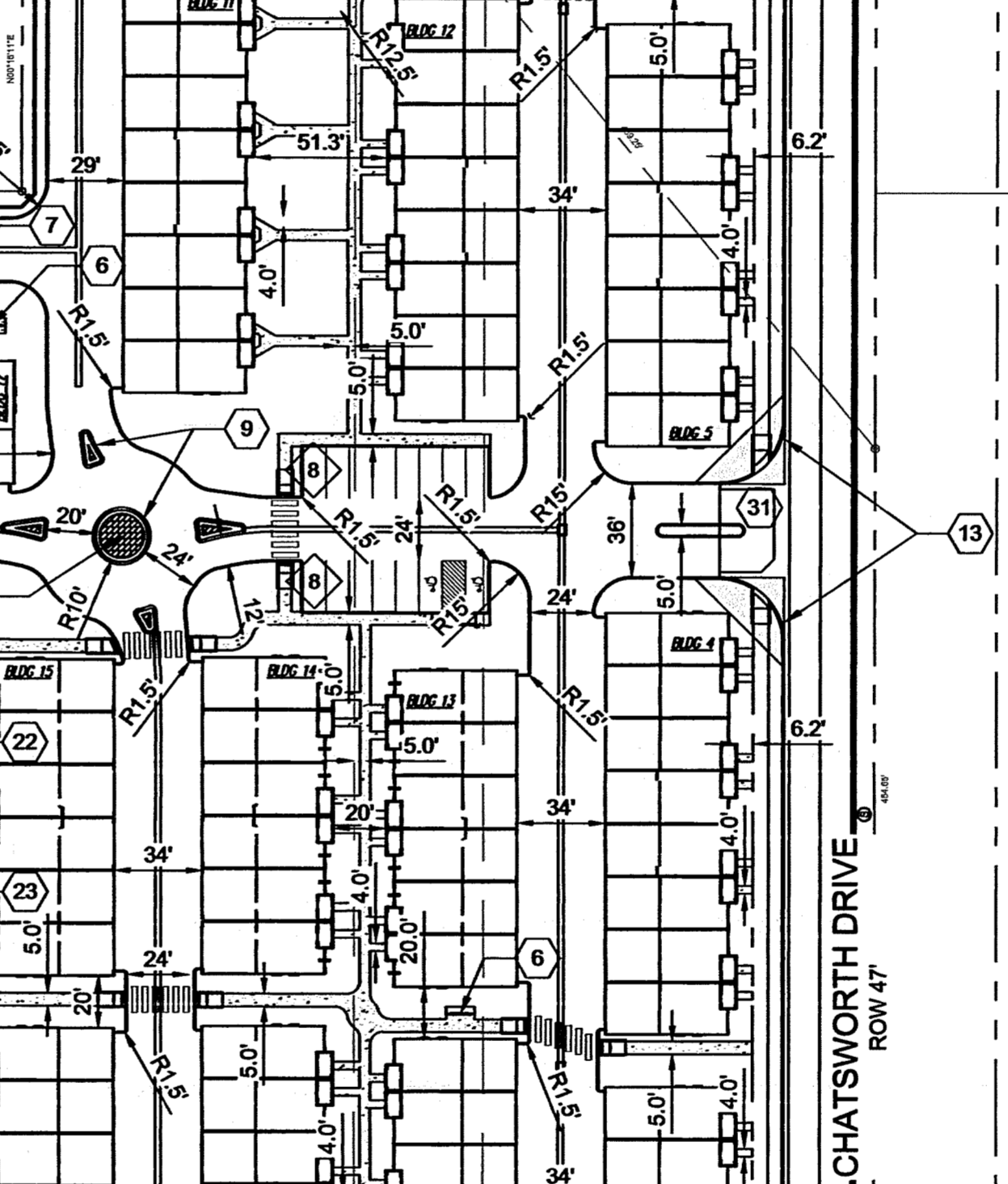
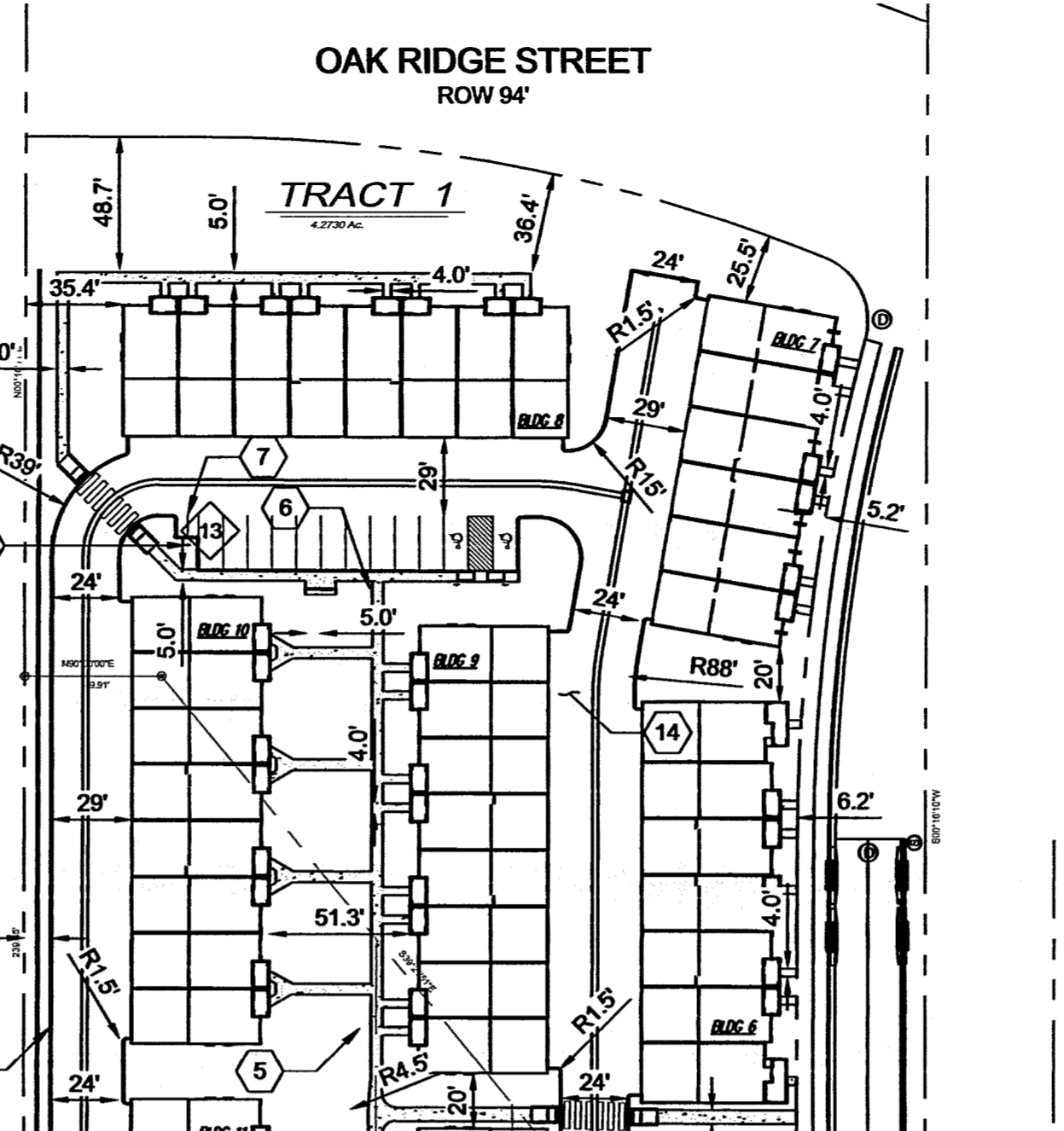
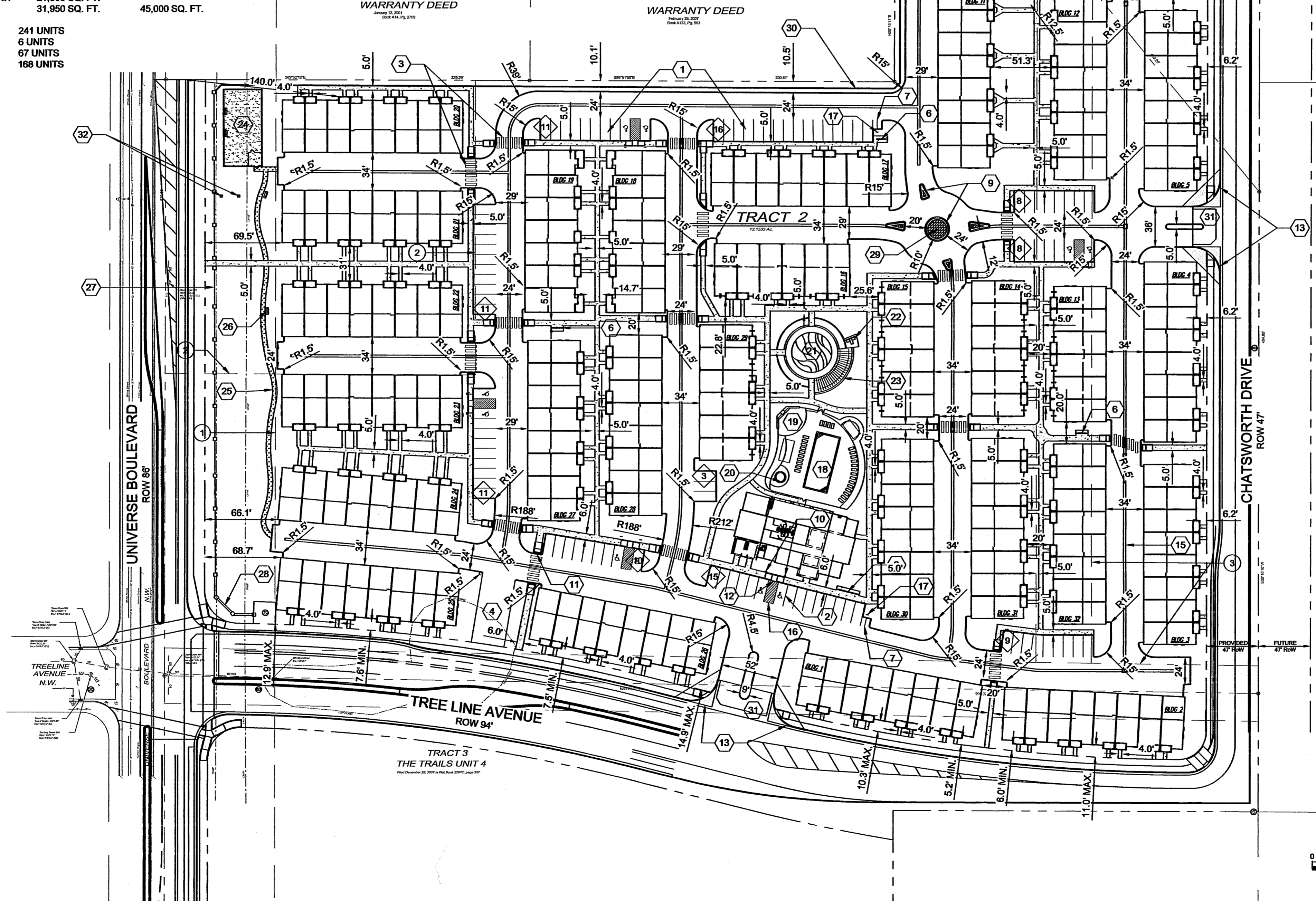
LANDSCAPE	REQUIRED	PROVIDED
10% NET LOT AREA	25% NET LOT AREA	

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.



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

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

DRB ABCWJA ENGINEER	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.

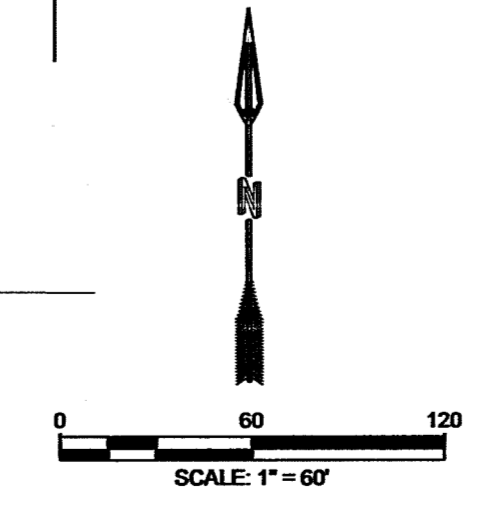
LEGEND:

	PROPERTY BOUNDARY
	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.

SPECIAL WARRANTY DEED



DESIGNED BY: RESPEC
 DRAWN BY: JIS
 CHECKED BY: SG
 DATE: 4.30.2020

COMMUNITY DESIGN SOLUTIONS
 8971 JEFFERSON STREET SUITE 101
 ALBUQUERQUE, NEW MEXICO 87119
 WWW.RESPEC.COM PHONE: (505) 257-1110

REVISION

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

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

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: SITE PLAN

DRB SITE PLAN

SHEET NUMBER: C-100