

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

SITE INFORMATION

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS
 MUNICIPALITY: CITY OF ALBUQUERQUE
 LEGAL DESCRIPTION: TRACTS 1, 2, & 3, THE TRAILS UNIT 4
 DEVELOPMENT AREA: 14.3 ACRES
 ZONING: MX-M
 LAND USE: MULTI-FAMILY APARTMENTS
 ADJACENT ZONING: R-ML, MX-M, NR-BP
 OVERLAYS: CPO-12, VPO-2, VOLCANO HEIGHTS URBAN CENTER

DEVELOPMENT AREA:
 EXISTING TRACT 1: 4.3 ACRES
 EXISTING TRACT 2: 13.2 ACRES
 EXISTING TRACT 3: 12.4 ACRES
 EXISTING TOTAL: 29.9 ACRES
 PROPOSED NEW TRACTS TOTAL: 25.4 ACRES
 DEDICATED RIGHT-OF-WAY: 4.5 ACRES

SETBACKS:
 FRONT YARD: 0 FT / 15 FT.
 SIDE YARD: 0 FT / STREET SIDE 15 FT.
 REAR YARD: 15 FT.

HEIGHT LIMIT: 65 FT.

PARKING (1 SPACE / DU)	REQUIRED	PROVIDED
VISITOR		115 SPACES
GARAGE		482 SPACES
OFF-STREET CONVENTIONAL	248 SPACES	597 SPACES
FUTURE STREET CONVENTIONAL		50 SPACES
MOTORCYCLE	5 SPACES	6 SPACES
BICYCLE	24 SPACES	24 SPACES
ADA ACCESSIBLE	12 SPACES	12 SPACES

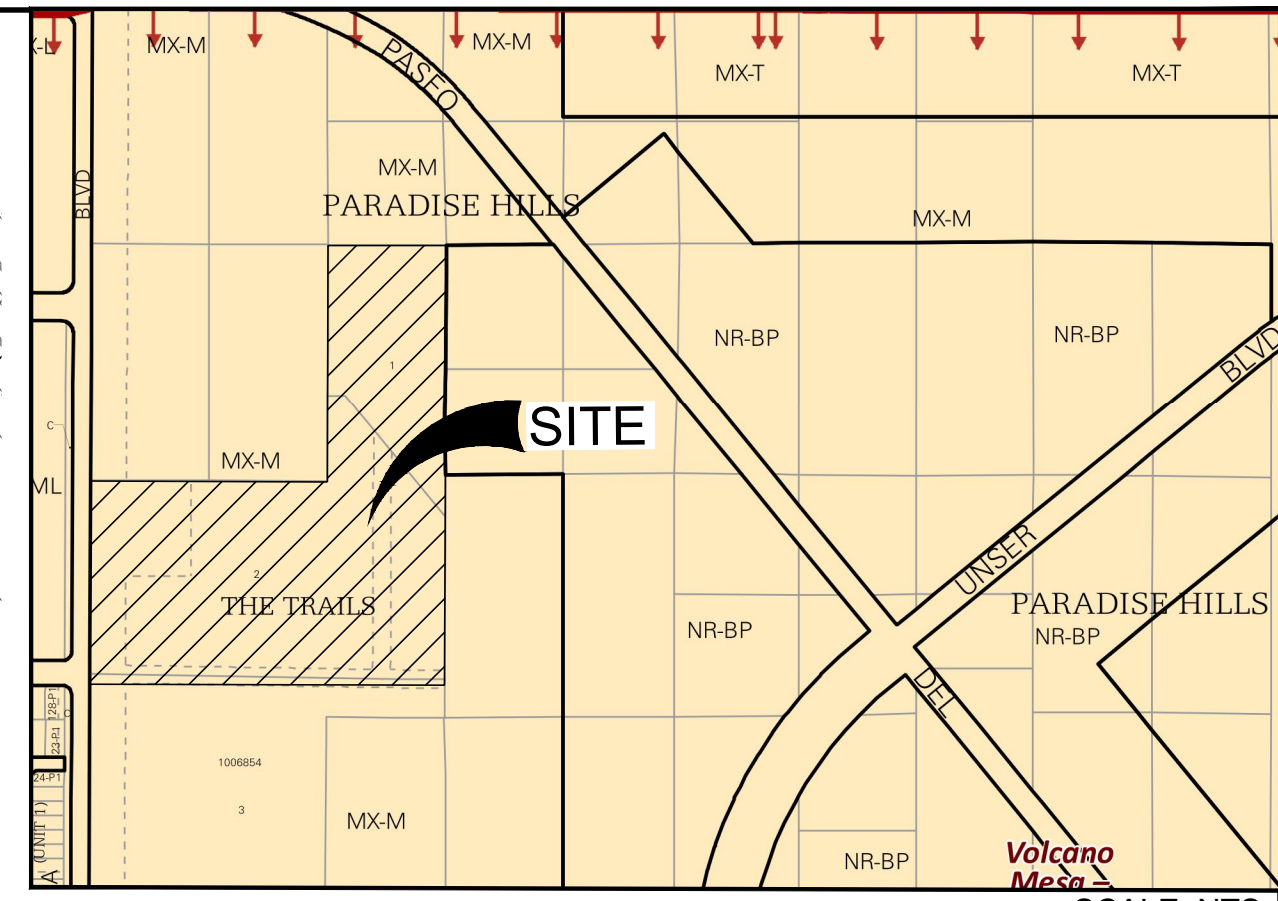
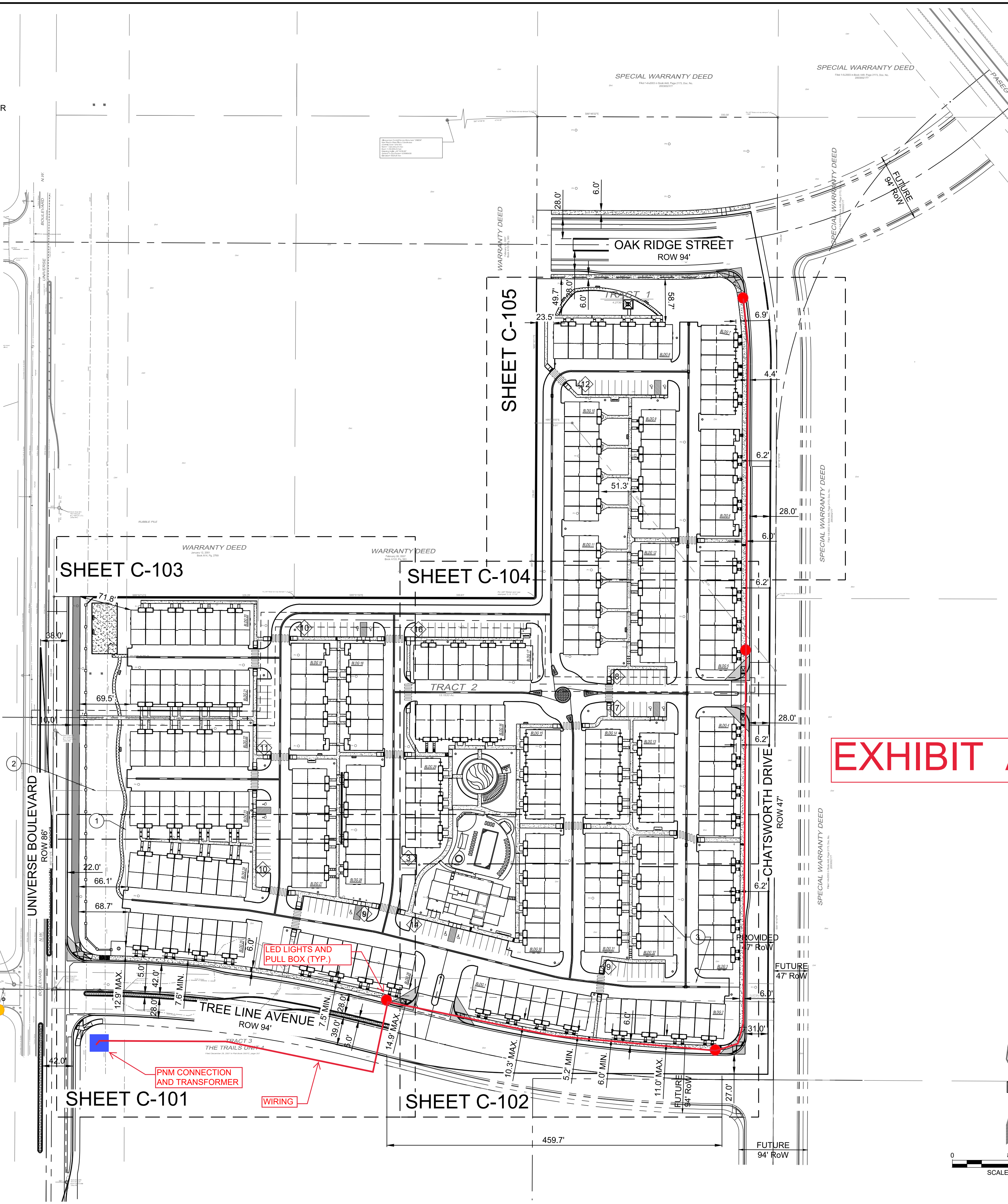
LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

OPEN SPACE	REQUIRED	PROVIDED
150 SQ. FT. / >3BR UNIT	10,950 SQ. FT.	
125 SQ. FT. / 2BR UNIT	21,000 SQ. FT.	
100 SQ. FT. / 1BR UNIT	700 SQ. FT.	
TOTAL	32,650 SQ. FT.	45,000 SQ. FT.

TOTAL UNITS: 248 UNITS
 4 BR: 6 UNITS
 3 BR: 67 UNITS
 2 BR: 168 UNITS
 1 BR: 7 UNITS

PNM NOTES:

- ALL METALLIC OBJECTS WITHIN THE PNM EASEMENT ALONG THE WESTERN BOUNDARY SHALL BE GROUNDED TO PREVENT ELECTRIC SHOCK.
- ALL TREES WITHIN THE PNM EASEMENT SHALL NOT BE TALLER THAN 14 FEET IN HEIGHT AT MATURITY TO PREVENT INTERFERENCE WITH THE 115 KV TRANSMISSION LINE.



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

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

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

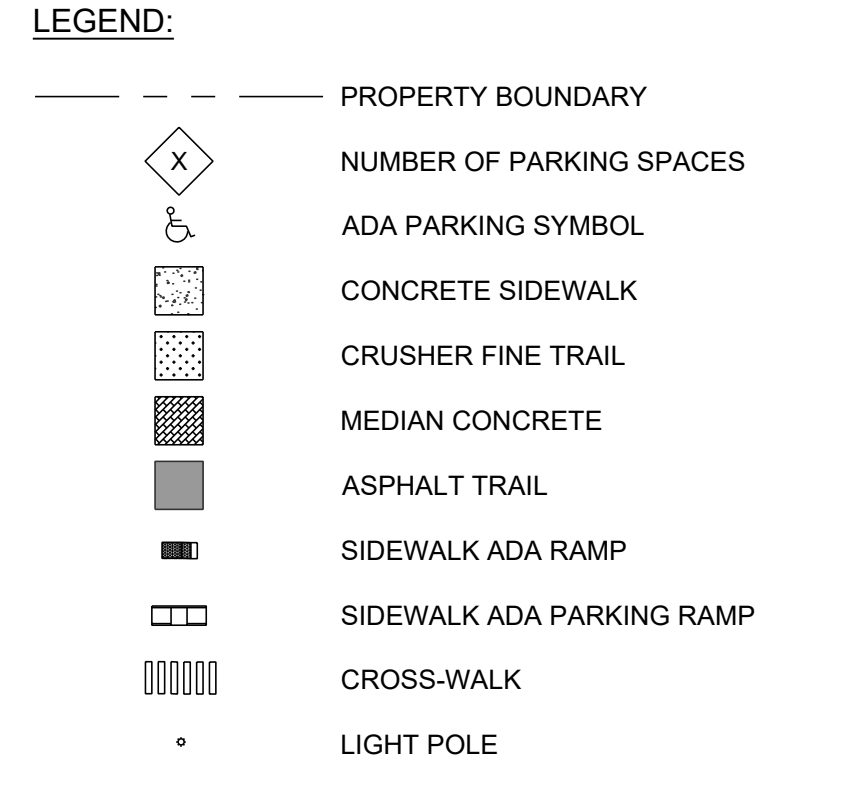
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

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

Signature: Adam May, Compaction Location only 4/1/20

* Environmental Health, if necessary

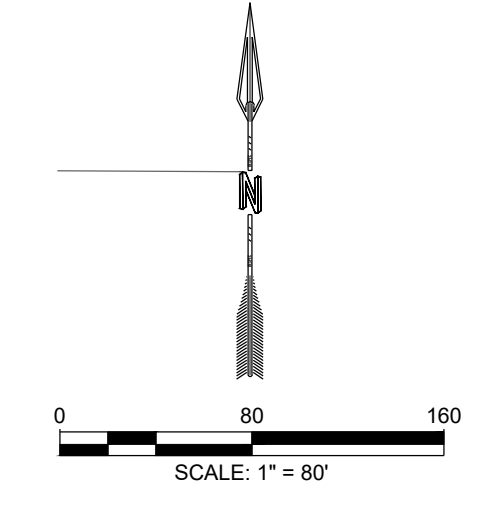
- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A WORK ORDER.
 - LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT 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 AND CHATSWORTH 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.

EXHIBIT A



DESIGNED JS	REVISION
DRAWN JS	
CHECKED SG	
DATE 6.12.2020	

RESPEC COMMUNITY DESIGN SOLUTIONS
 897 JEFFERSON STREET SUITE 101
 WWW.RESPEC.COM PHONE: 808.925.9718

STAMP

 PRELIMINARY
 NOT FOR CONSTRUCTION
 7/2020
 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: CONCEPTUAL OVERALL SITE PLAN

DRB SITE PLAN

SHEET NUMBER: C-100