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

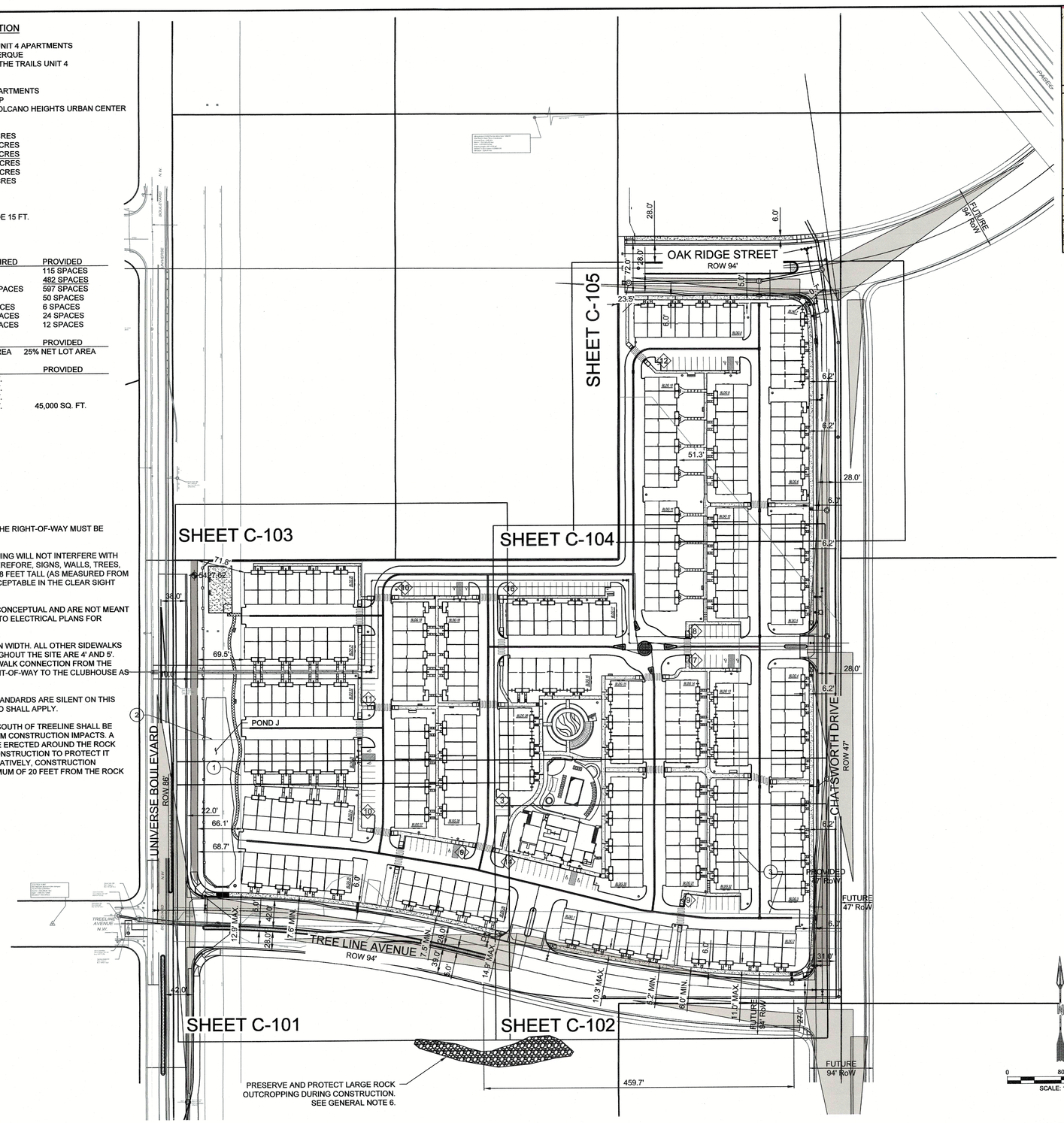
LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

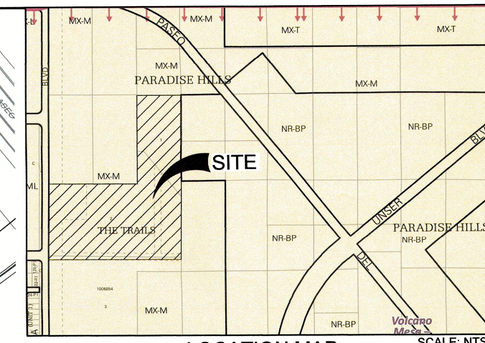
OPEN SPACE	REQUIRED	PROVIDED
150 SQ. FT. / >3BR UNIT	10,950 SQ. FT.	
125 SQ. FT. / 2BR UNIT	21,000 SQ. FT.	
100 SQ. FT. / 1BR UNIT	700 SQ. FT.	
TOTAL	32,650 SQ. FT.	45,000 SQ. FT.

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

GENERAL NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A WORK ORDER.
2. 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.
3. THE LIGHT POLE LOCATIONS ARE CONCEPTUAL AND ARE NOT MEANT FOR BUILDING PURPOSES. REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING.
4. 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 TREELINE AND CHATSWORTH RIGHT-OF-WAY TO THE CLUBHOUSE AS SHOWN.
5. IF ANY USES OR DEVELOPMENT STANDARDS ARE SILENT ON THIS SITE PLAN, PROVISIONS OF THE IDO SHALL APPLY.
6. THE LARGE ROCK OUTCROPPING SOUTH OF TREELINE SHALL BE PRESERVED AND PROTECTED FROM CONSTRUCTION IMPACTS. A TEMPORARY BARRICADE SHALL BE ERECTED AROUND THE ROCK OUTCROPPING AT THE TIME OF CONSTRUCTION TO PROTECT IT FROM HEAVY EQUIPMENT. ALTERNATIVELY, CONSTRUCTION ACTIVITIES SHALL BE KEPT A MINIMUM OF 20 FEET FROM THE ROCK OUTCROPPING.





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

Traffic Engineering, Transportation Division	Date
DRB ABCWUA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Environmental Health Department* Solid Waste Management — Compacted Location only	6/1/20 Date
DRB Chairperson, Planning Department AMAFCA	12/1/2020 Date

* Environmental Health, if necessary

PNM NOTES:
1. ALL METALLIC OBJECTS WITHIN THE PNM EASEMENT ALONG THE WESTERN BOUNDARY SHALL BE GROUNDED TO PREVENT ELECTRIC SHOCK.
2. 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.

LEGEND:

- PROPERTY BOUNDARY
- NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- CONCRETE SIDEWALK
- CRUSHER FINE TRAIL
- MEDIAN CONCRETE
- ASPHALT TRAIL
- SIDEWALK ADA RAMP
- SIDEWALK ADA PARKING RAMP
- CROSS-WALK
- LIGHT POLE
- CLEAR SIGHT TRIANGLE

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 BE
DRAWN BE
CHECKED SG
DATE 10.22.2020

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM, PHONE (505)293-9718

STAMP
JEREMY W SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
10/22/20
PRELIMINARY
NOT FOR CONSTRUCTION
11/2020

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 OVERALL SITE PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-100

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\04022 SITE PLAN.dwg PLOT DATE: Nov 30, 2020 1:49pm

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