

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site covered by this Site Plan for Subdivision is comprised of a portion of Tracts 3 and 4, Bulk Land Plat of Tracts 1 thru 4, Santa Monica Place. The site consists of 2 separate parcels (3B and 4B with Right-Of-Way) to be created by plat totaling 13.2 acres. The property is bounded on the north by Derickson Avenue, to the south by Santa Monica Avenue, and to the east by Louisiana Boulevard.

ZONING AND PROPOSED USE:
The site is currently zoned R-T (Tract 3B) and R-LT (Tract 4B). These two tracts (Tracts 3-B and 4-B) will be rezoned to SU-1 for Senior Housing Facility and Related Uses. The remainder of Tracts 3 and 4 will retain the existing zoning of R-T and R-LT and are not part of this Site Plan for Subdivision. The land use for Tract 3B will be Assisted Living and Memory Care Facility. The land use for Tract 4B will be Senior Independent Living Facility.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access and Circulation - Louisiana Boulevard is designated as an Urban Collector. It provides primary access to the site. Secondary access is from Santa Monica and Derickson, Local Streets. Access to Tracts 3-B and 4-A is from the new interior local streets created for this project (Brentwood Boulevard and San Vicente Avenue).

Transit - The property is currently served by Bus Route 34 (San Pedro Commuter), which runs along Louisiana Boulevard. An existing bus stop is located adjacent to the site.

Bicycle Facilities - The multi-use Pino Trail runs along South Pino Arroyo Channel, to the south of this site. Bike lanes are currently on Louisiana Boulevard, as well as on San Pedro Boulevard to the west.

Pedestrian Facilities - The primary pedestrian access to the site will be from Louisiana Boulevard and Santa Monica Avenue via Brentwood Boulevard and San Vicente Avenue.

BUILDING HEIGHTS AND SETBACKS:
Buildings shall not exceed three stories and 52 feet in height as measured to the average height between the plate and the ridge of a gable, hip, or gambrel roof. Setbacks shall be per the O-1 zone as provided in the Comprehensive City Zoning Code.

MAXIMUM FLOOR AREA RATIO (FAR):
The maximum FAR for both tracts individually shall be .50.

LANDSCAPE PLAN:
Landscape plans shall be submitted as part of the Site Plan for Building Permit and shall be consistent with the Comprehensive City Zoning Code, Water Conservation Landscaping and Water Waste Ordinance, and the Pollen Control Ordinance. Street trees shall be provided in accordance with the Street Tree Ordinance. A landscape plan for the common areas (Roundabout and Medians) is provided on sheet 2.

HYDROLOGY:
Site Plans for Building Permit shall state how the site will manage the first flush.

PROJECT NUMBER: 1010144
Application Number: 14EPC-40041

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Sept 11 2014 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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:

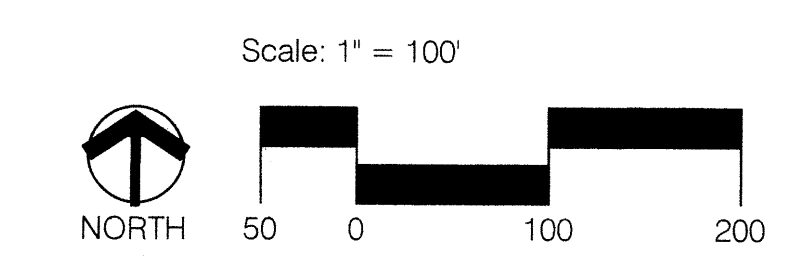
<i>[Signature]</i>	10-22-14
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	10/22/14
ABC/WUA	Date
<i>[Signature]</i>	10/22/14
Parks and Recreation Department	Date
<i>[Signature]</i>	10-22-14
City Engineer	Date
<i>[Signature]</i>	10-27-14
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SANTA MONICA PLACE

SITE PLAN FOR SUBDIVISION

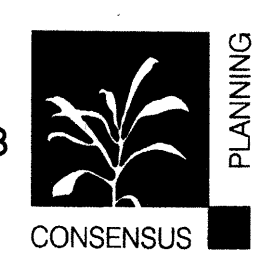
Prepared For:
Titan Senior Living - Santa Monica
6300 Riverside Plaza Lane NW Suite 200
Albuquerque, NM 87120

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



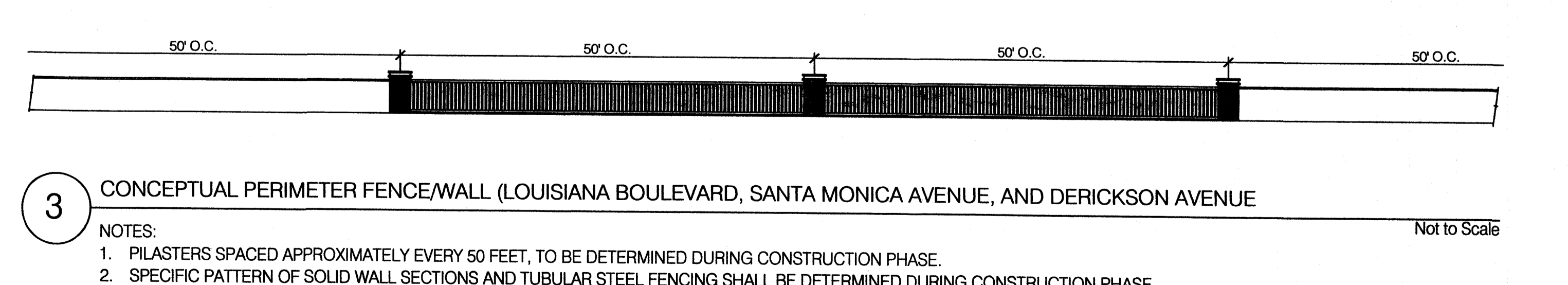
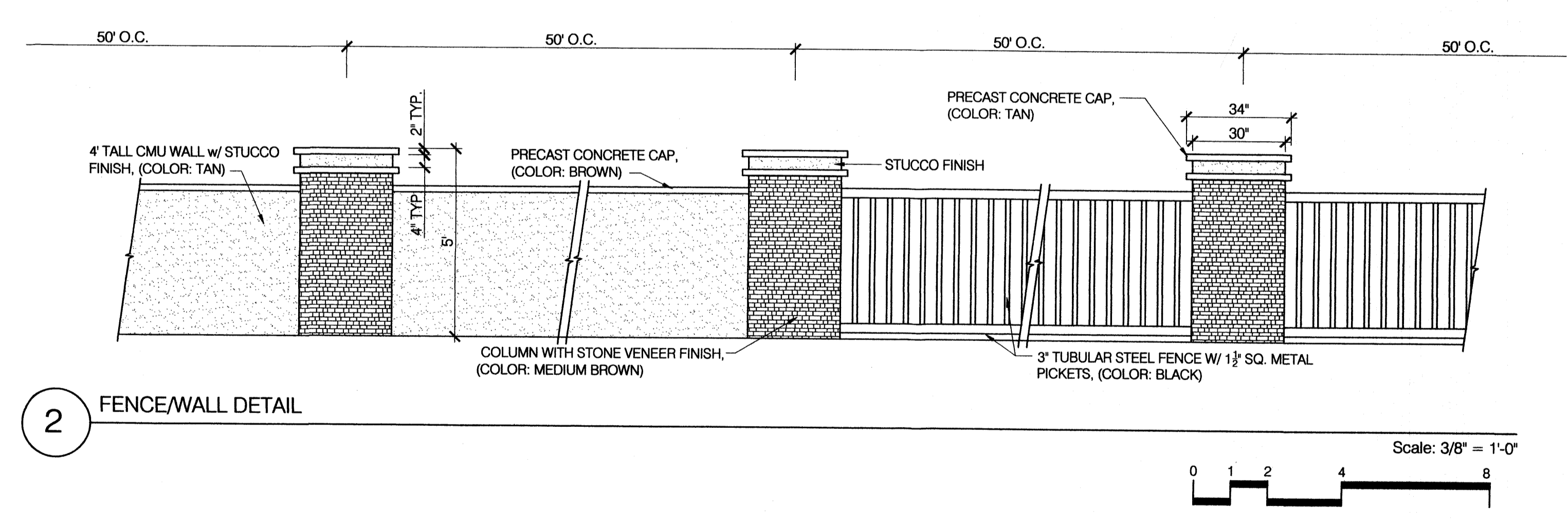
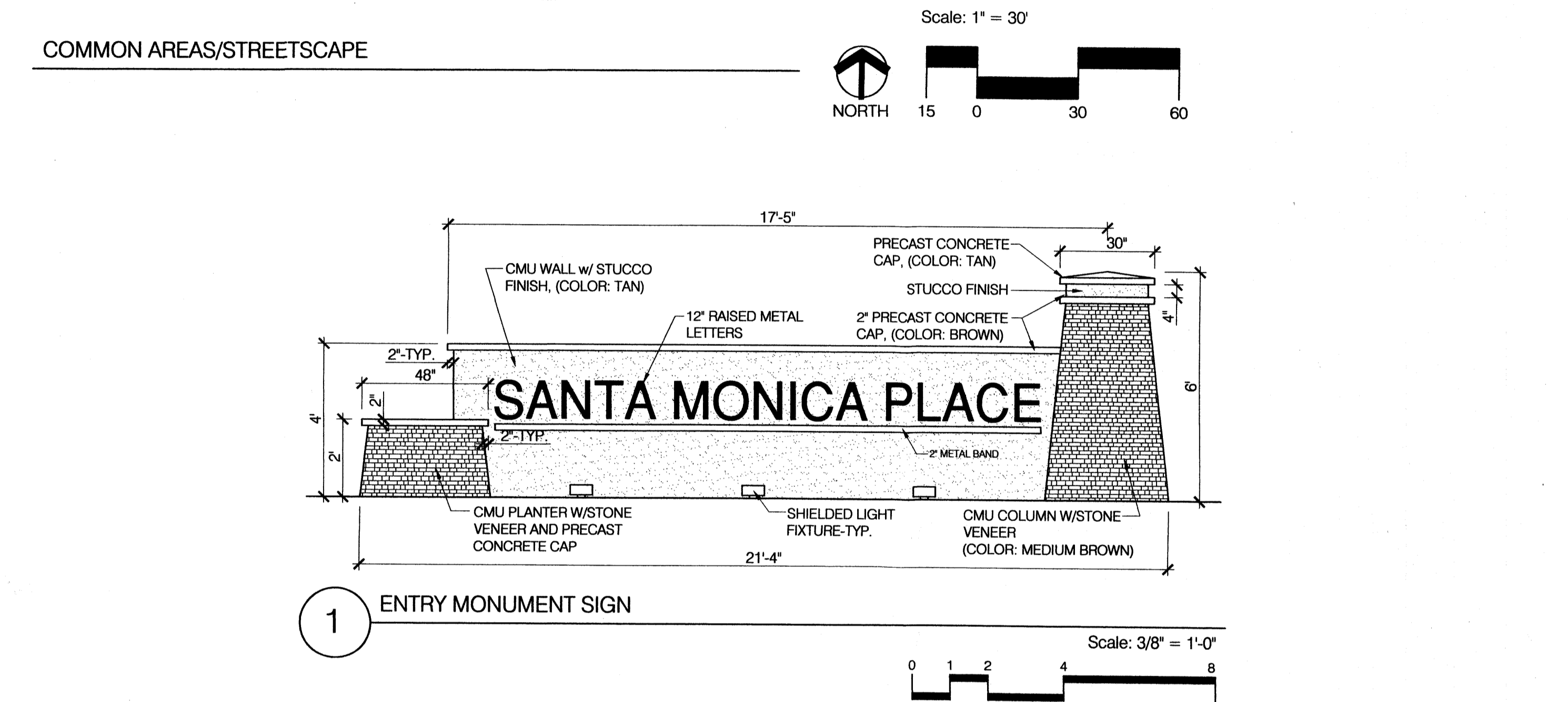
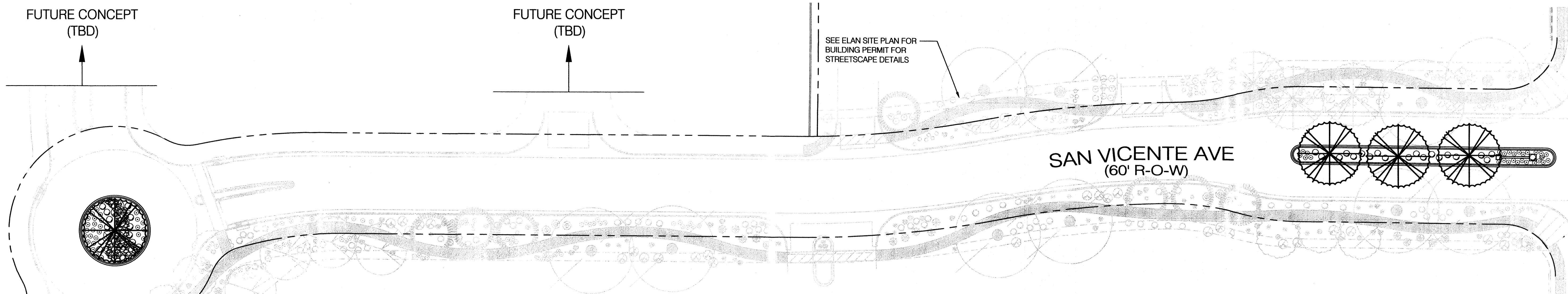
OCTOBER 14, 2014

Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108



SHEET 1 OF 4

1010144



NOTES:

1. PILASTERS SPACED APPROXIMATELY EVERY 50 FEET, TO BE DETERMINED DURING CONSTRUCTION PHASE.
2. SPECIFIC PATTERN OF SOLID WALL SECTIONS AND TUBULAR STEEL FENCING SHALL BE DETERMINED DURING CONSTRUCTION PHASE.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
6		CATALPA SPECIOSA CATALPA	2" B&B	12' HT. X 5' SPR. 40' HT. X 40' SPR.	LOW
LARGE SHRUBS					
		BACCHARIS SAROTROIDES DESERT BROOM	5-GAL.	6' O.C. 6' HT. X 6' SPR.	LOW
		GARRYA WRIGHTII WRIGHT'S SILK TASSEL	5-GAL.	5' O.C. 5' HT. X 5' SPR.	LOW
		PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5-GAL.	6' O.C. 4' HT. X 5' SPR.	LOW
MEDIUM SHRUBS					
		LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
		CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	1-GAL.	2' O.C. 4' HT. X 2' SPR.	MED
		MULHENBERGIA CAPILLARIS REGAL MIST	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.	LOW+
		RHAPHIOLEPIS INDICA INDIA HAWTHORN	5-GAL.	5' O.C. 3' HT. X 3' SPR.	MED
SMALL SHRUBS & GROUNDCOVERS					
		ERYSIMUM 'BOULES MAUVE' BOULES MAUVE WALLFLOWER	1-GAL.	2' O.C. 2' HT. X 2' SPR.	MED+
		HELICHRYSUM ANGUSTIFOLIA CURRY PLANT	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW
		NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	1-GAL.	2' O.C. 2' HT. X 2' SPR.	MED
		RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE-LEAF SUMAC	1-GAL.	4' O.C. 2' HT. X 4' SPR.	LOW+
		SEDUM TELEPHIUM AUTUMN JOY SEDUM	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW+
		ZAUSCHNERIA CALIFORNICA HUMMINGBIRD PLANT	1-GAL.	3' O.C. 2' HT. X 3' SPR.	LOW
DESERT ACCENTS					
		DASYLIRION WHEELERI SOTOL	5-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW

NOTE: LANDSCAPING 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 THIS AREA.

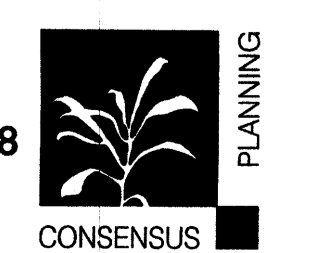
SANTA MONICA PLACE

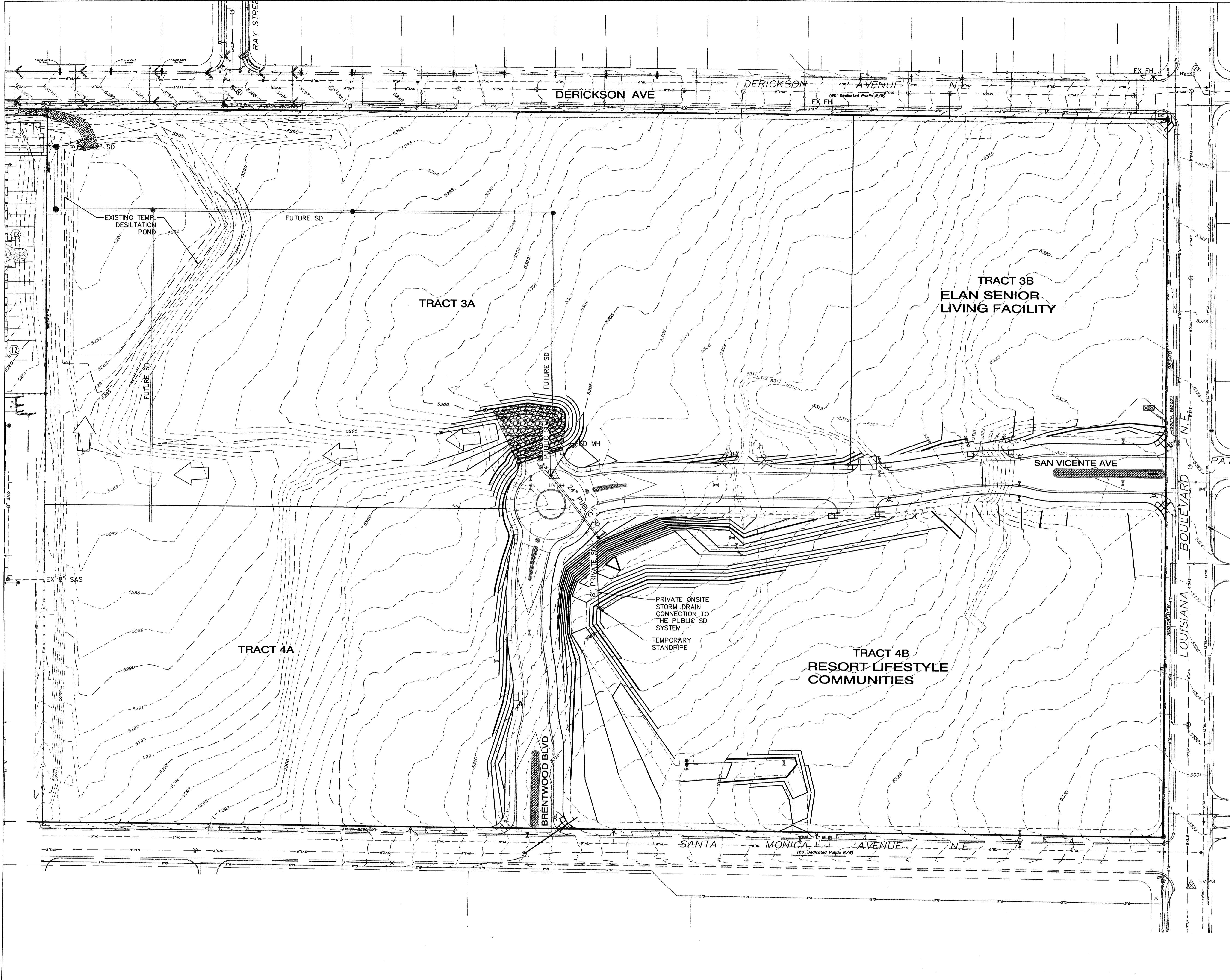
COMMONS AREAS / STREETScape

Prepared For:
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Albuquerque, NM 87120

Prepared By:
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Albuquerque, NM 87102

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LEGEND

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2048 CG-101.dwg Jun 24, 2014

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SANTA MONICA PLACE
 TRACTS 3-A, 3-B, & 4-A INFRASTRUCTURE
 DEL REY INVESTMENT, LLC

INTERIM DRAINAGE PLAN

Date:	5/20/14	No.:	Revision:	Date:	Job No.:
Drawn By:	DEC				2048
Chk By:	FCA				PAGE
					SH.3 OF 4

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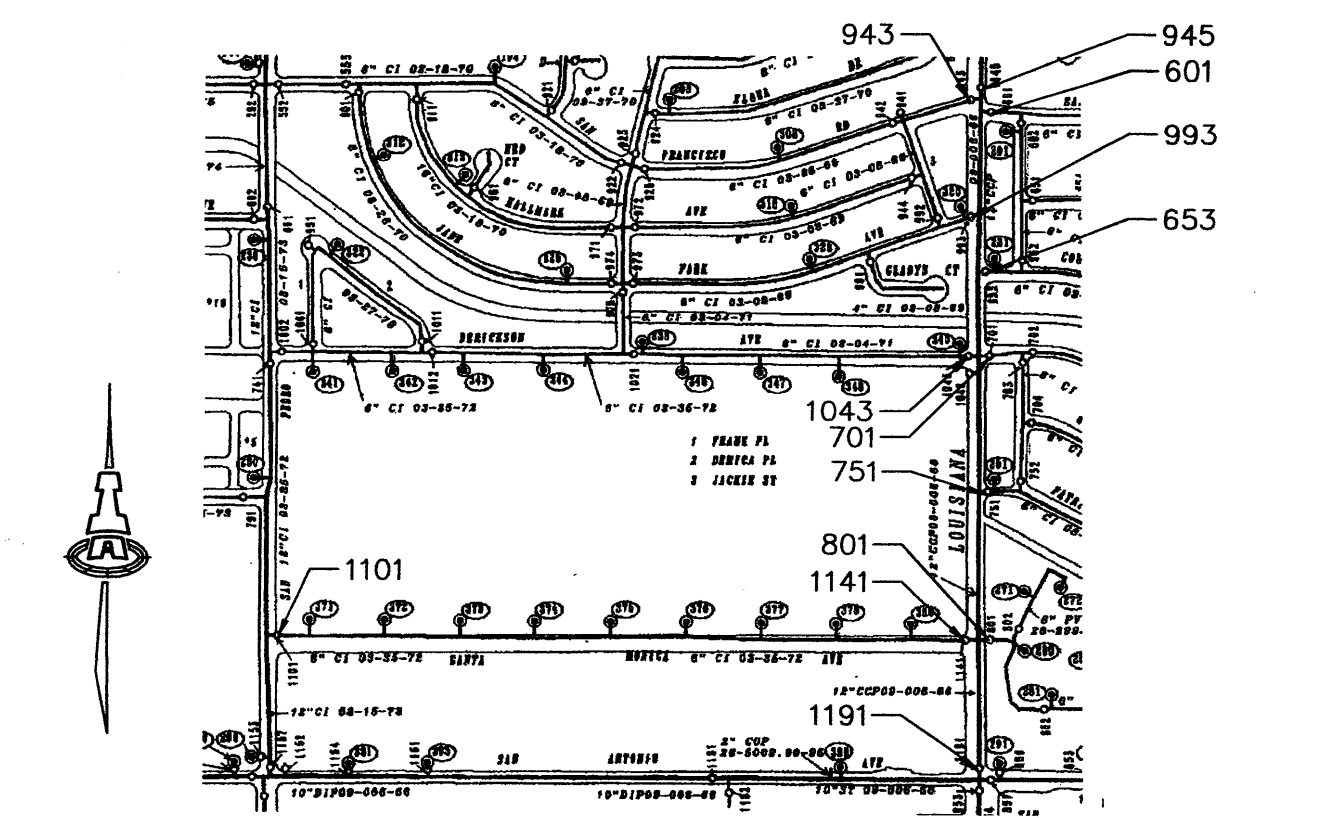
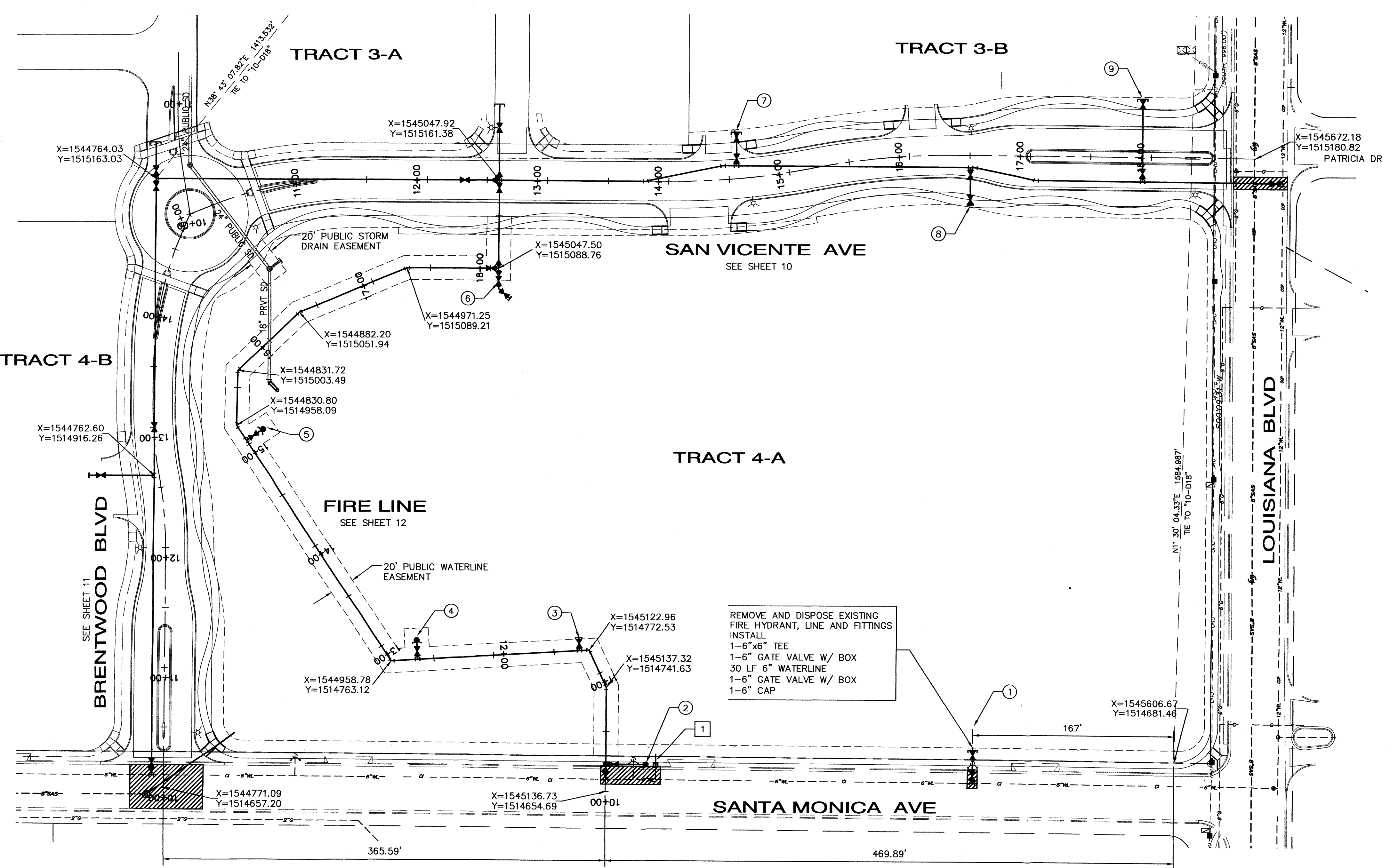
GENERAL NOTES

- 1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY... 2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTOR EQUIPMENT... 3. CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF ROAD ROW... 4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS... 5. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE... 6. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLE THIS SHEET... 7. SUPPLEMENTAL SPECIFICATION: ALL SEWER BACKFILL FOR WATER LINE AND SANITARY LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557... 8. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.

LEGEND
NEW GATE VALVE W/ VALVE BOX
NEW WATER LINE W/ FITTING
NEW WATER SERVICE METERS
NEW SAS LINE & MH
6" SEWER SERVICE
EXISTING SAS LINE & MH
EXISTING WL & GV
REMOVE AND REPLACE EXISTING PAVEMENT

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2048 CU-101.dwg Oct 06,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: SANTA MONICA PLACE
MASTER UTILITY PLAN
Design Review Committee City Engineer Approval
City Project No. 689985 Zone Map No. D-18-Z Sheet 4 of 4



SHUT-OFF VALVES 943, 945, 601, 993, 653, 1043, 701, 751, 801, 1141, 1191, 1101 TO PROVIDE NON-PRESSURE CONNECTIONS.
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.

Table with 4 columns: SIZE, LARGE SIDE, SIZE, LARGE SIDE. Lists restrained joint lengths for various pipe sizes and fittings.

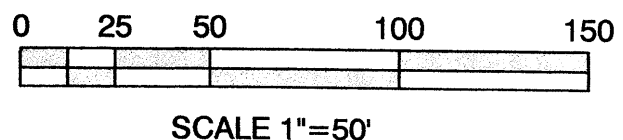
THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:
DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.50
MATERIAL: PVC

Table with 6 columns: SIZE, 90°, 45°, 22 1/2°, 11 1/4°, VALVES & DEAD ENDS. Lists restrained joint lengths for horizontal bends, valves, and dead ends.

- NOTES:
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

WATER METER AND FIRE LINE SUMMARY FOR COMMERCIAL DEVELOPMENT
Table with 3 columns: SIZE, LOCATION (STATION/OFFSET), STREET/ALIGNMENT. Lists water meters and fire lines for various locations.



SCALE 1"=50'

AS-BUILT INFORMATION table with columns for CONTRACTOR, DATE, and MICRO-FILM INFORMATION.

ENGINEER'S SEAL table with columns for SEAL, FIELD NOTES, and SURVEY INFORMATION.

REVISIONS table with columns for NO., DATE, REMARKS, and DESIGN.

Design Review Committee and City Engineer Approval table.