

PROJECT NUMBER: 1010144
Application Number: 14EPC-40041

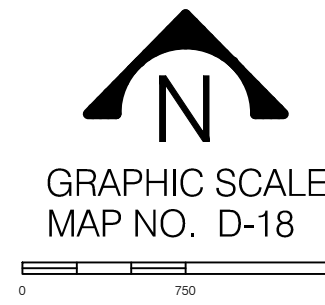
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

VICINITY MAP



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.

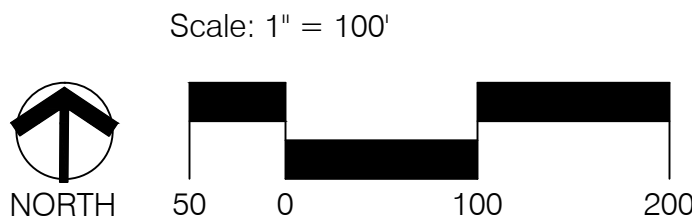
HYDROLOGY:
Site Plans for Building Permit shall state how the site will manage the first flush.

SANTA MONICA PLACE

SITE PLAN FOR SUBDIVISION

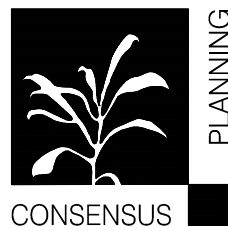
Prepared For:
Titan Senior Living -Santa Monica
6300 Riverside Plaza Lane NW Suite 200
Albuquerque, NM 87120

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

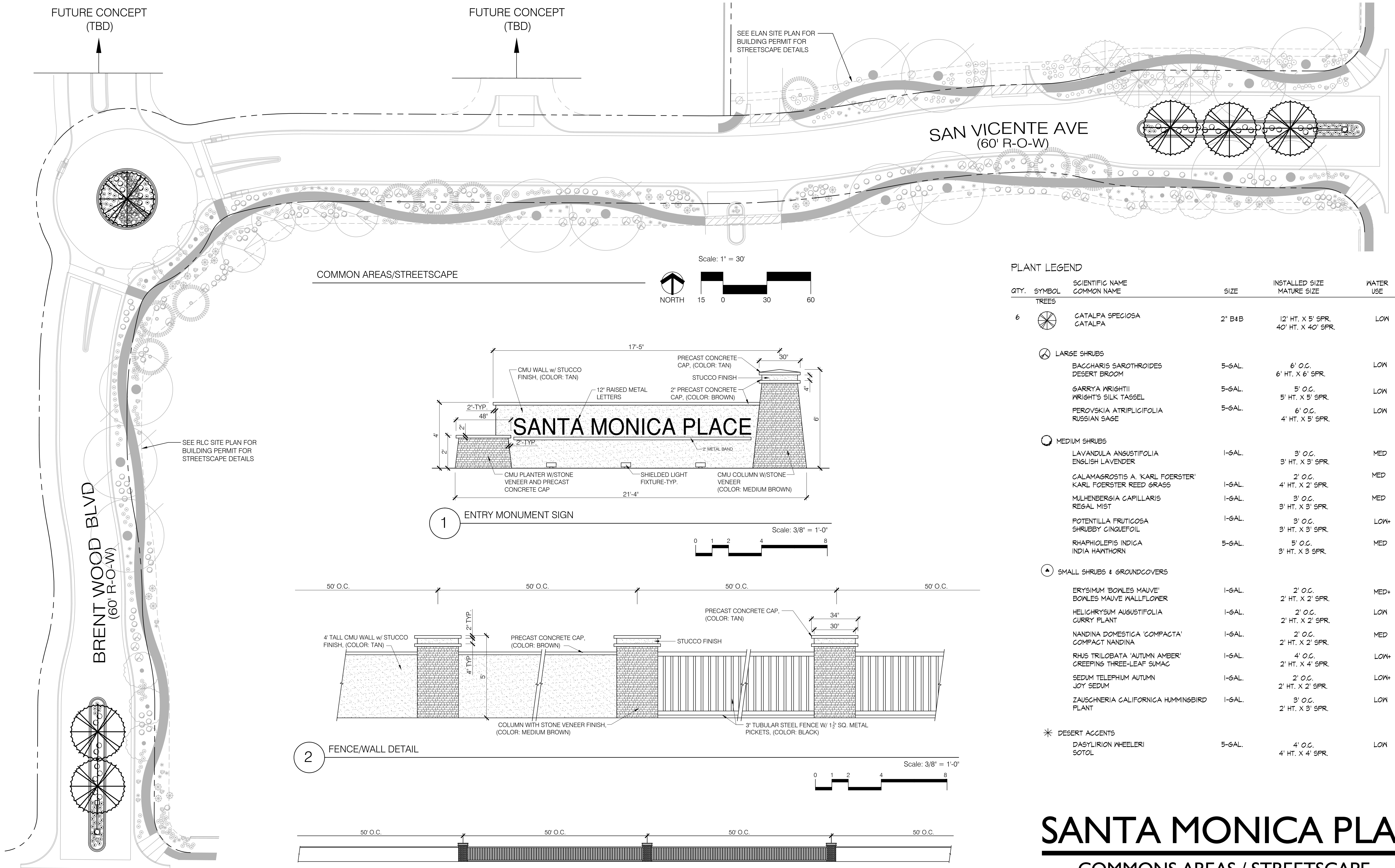


OCTOBER 14, 2014

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Albuquerque, NM 87108



SHEET 1 OF 4



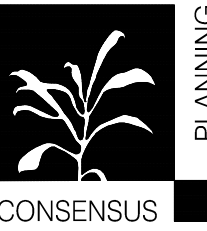
SANTA MONICA PLACE

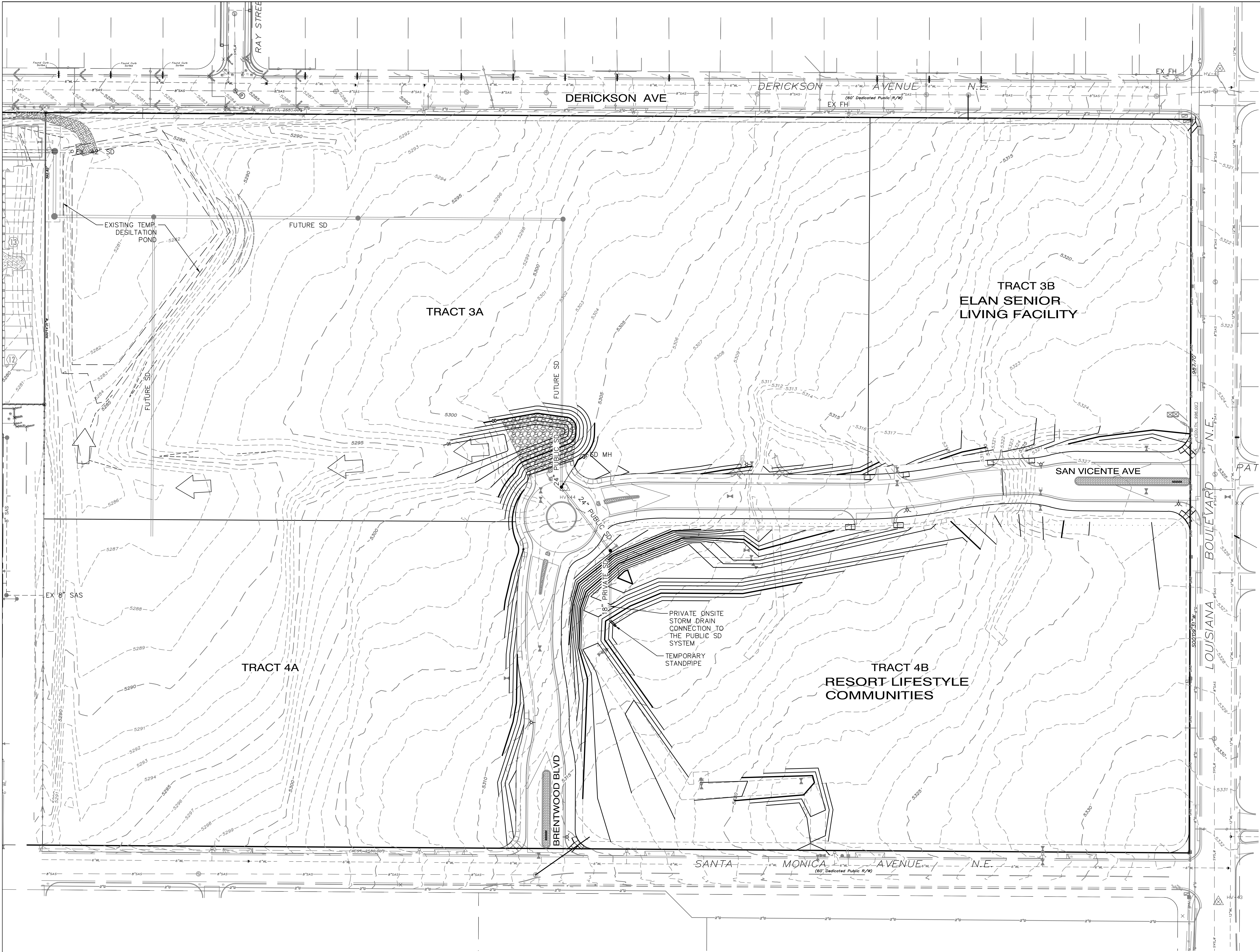
COMMONS AREAS / STREETSCAPE

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Titan Senior Living -Santa Monica
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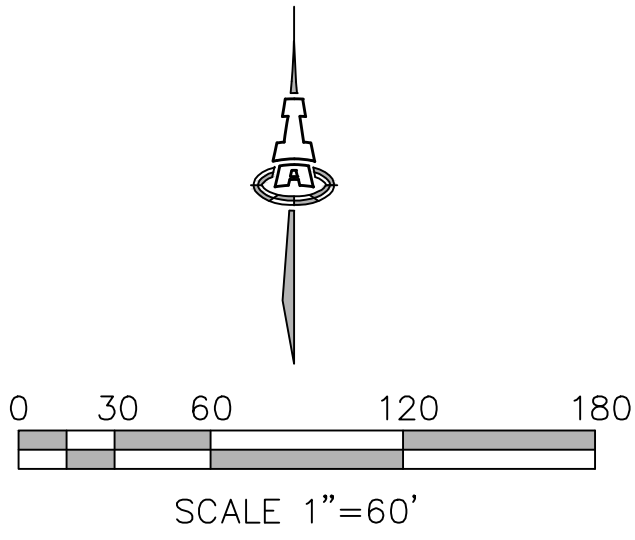
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LEGEND





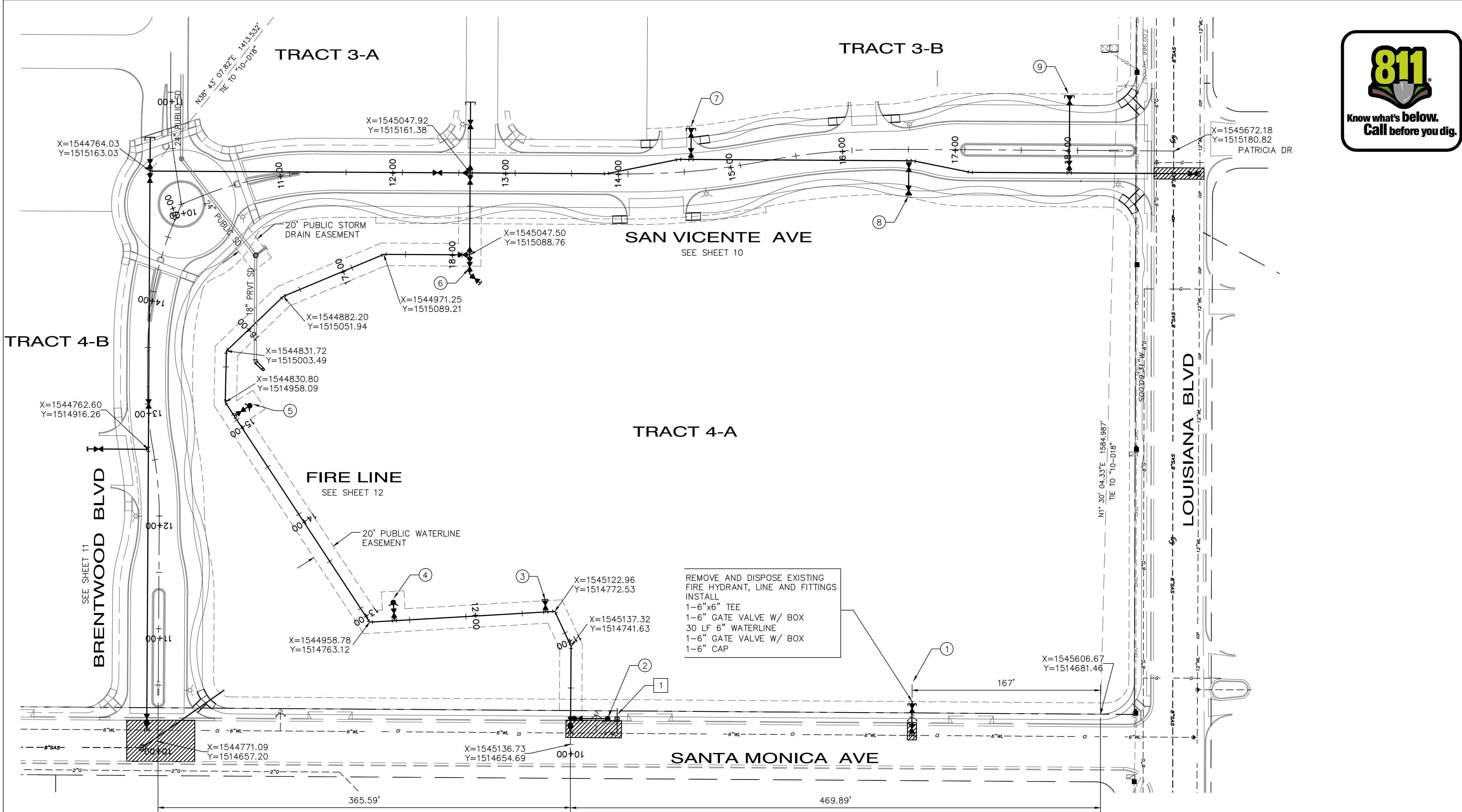
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2048 CO-101.dwg Jun 24, 2014

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

INTERIM DRAINAGE PLAN			
Date:	No. / Revision:	Date:	Job No.
5/20/14			2048
Drawn By:			PAGE
DEC			
Chd By:			SH. OF
FCA			

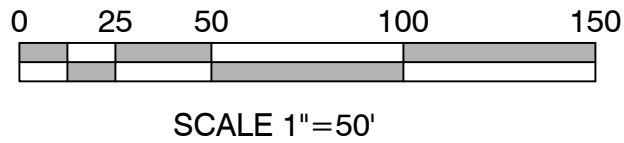
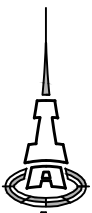


GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF ROAD ROW AND FIRE LINE CENTERLINE.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLE THIS SHEET.
- 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.
- 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	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	689985	Zone Map No.	D-18-Z	Sheet 13 Of 16

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN LARGE PIPE.			
SIZE	LARGE SIDE	SIZE	LARGE SIDE
12x10	30	10x6	53
12x8	54	10x4	71
12x6	74	8x6	31
12x4	89	8x4	52
10x8	29	6x4	29

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.50
MATERIAL: PVC
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWA.

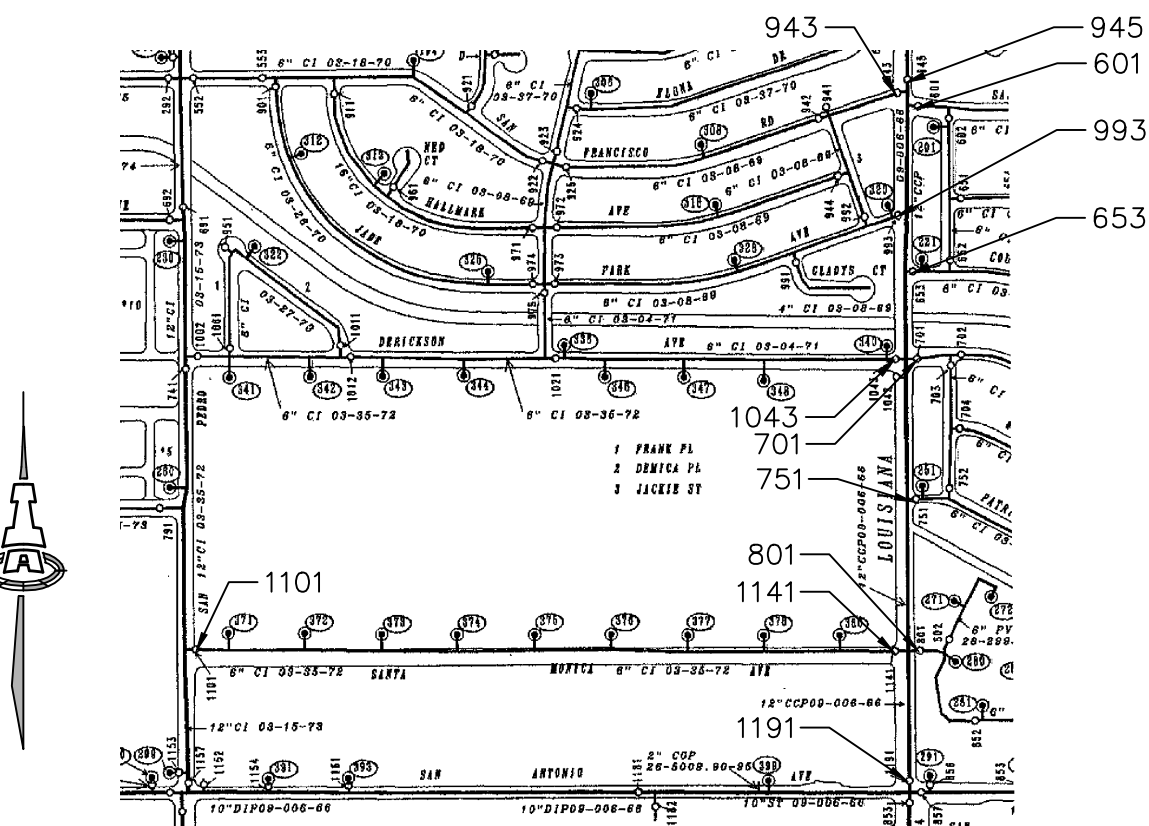
RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)				
SIZE	90°	45°	22 1/2°	11 1/4°
12	37	15	8	4
10	31	13	7	4
8	27	11	6	3
6	20	9	4	2
4	15	6	3	2

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- 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.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- 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			
WATER METERS			
#	SIZE	LOCATION (STATION/OFFSET)	USE (DOMESTIC/IRRIGATION)
1	2"	10+10.09, 41.8' RT (FIRE LINE)	DOMESTIC
No. UNITS SERVED			
1			
FIRE LINES			
#	SIZE	LOCATION (STATION/OFFSET)	STREET/ALIGNMENT
1	6"	10+23.00, 300.0' RT	FIRE LINE
2	6"	10+23.00, 33.6' RT	FIRE LINE
3	6"	11+29.00	FIRE LINE
4	6"	12+63.53	FIRE LINE
5	6"	15+04.15	FIRE LINE
6	6"	18+06.86, 12.5' RT	FIRE LINE
7	6"	14+56.87, 10.6' LT	SAN VICENTE AVE
8	6"	16+50.52, 10.0' RT	SAN VICENTE AVE
9	6"	17+92.70, 10.0' RT	SAN VICENTE AVE



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. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:
http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx

WATER SHUT-OFF PLAN