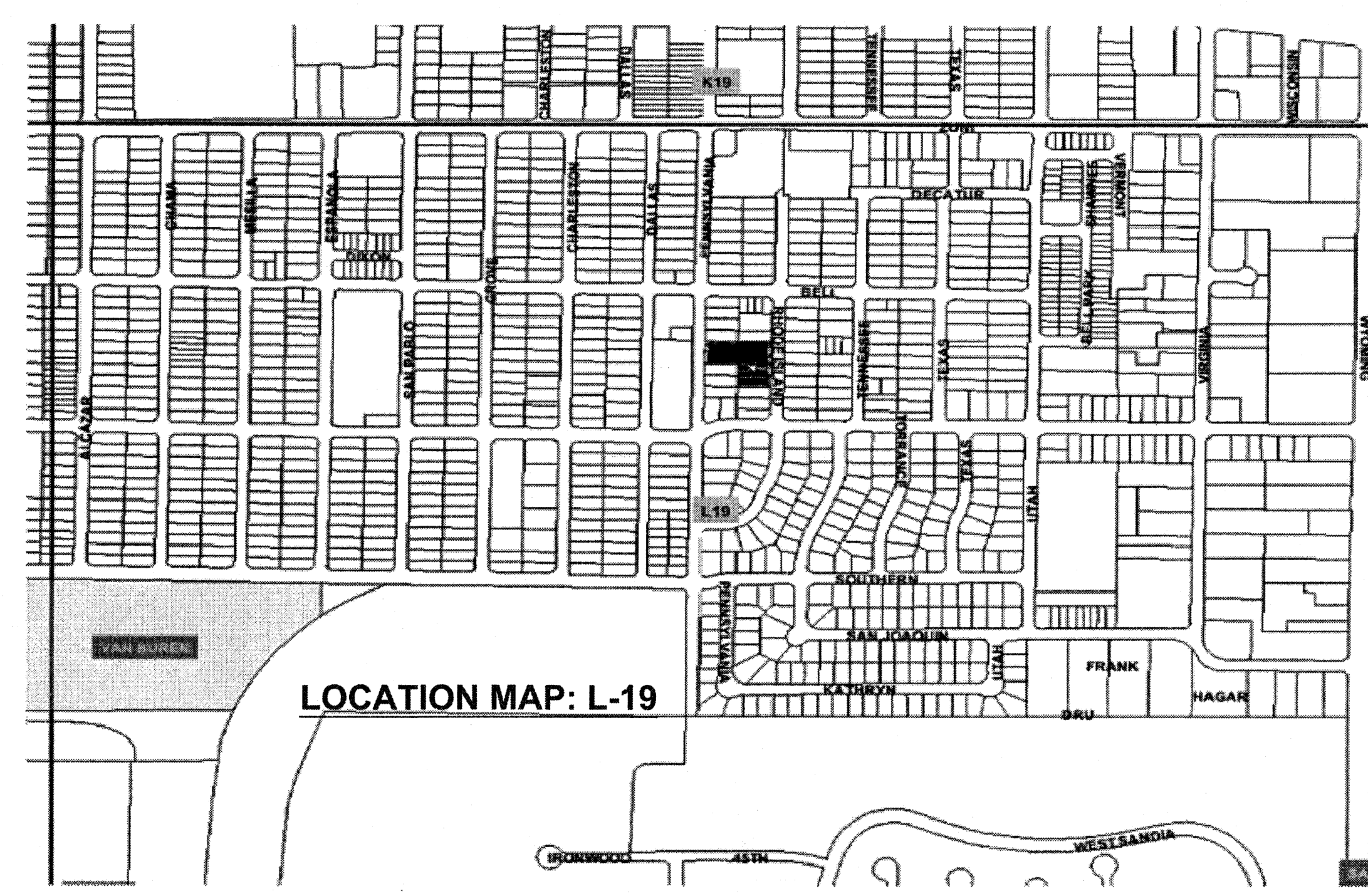
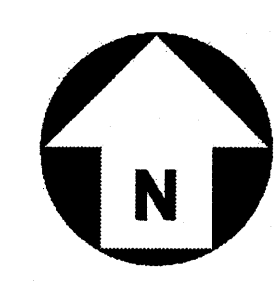
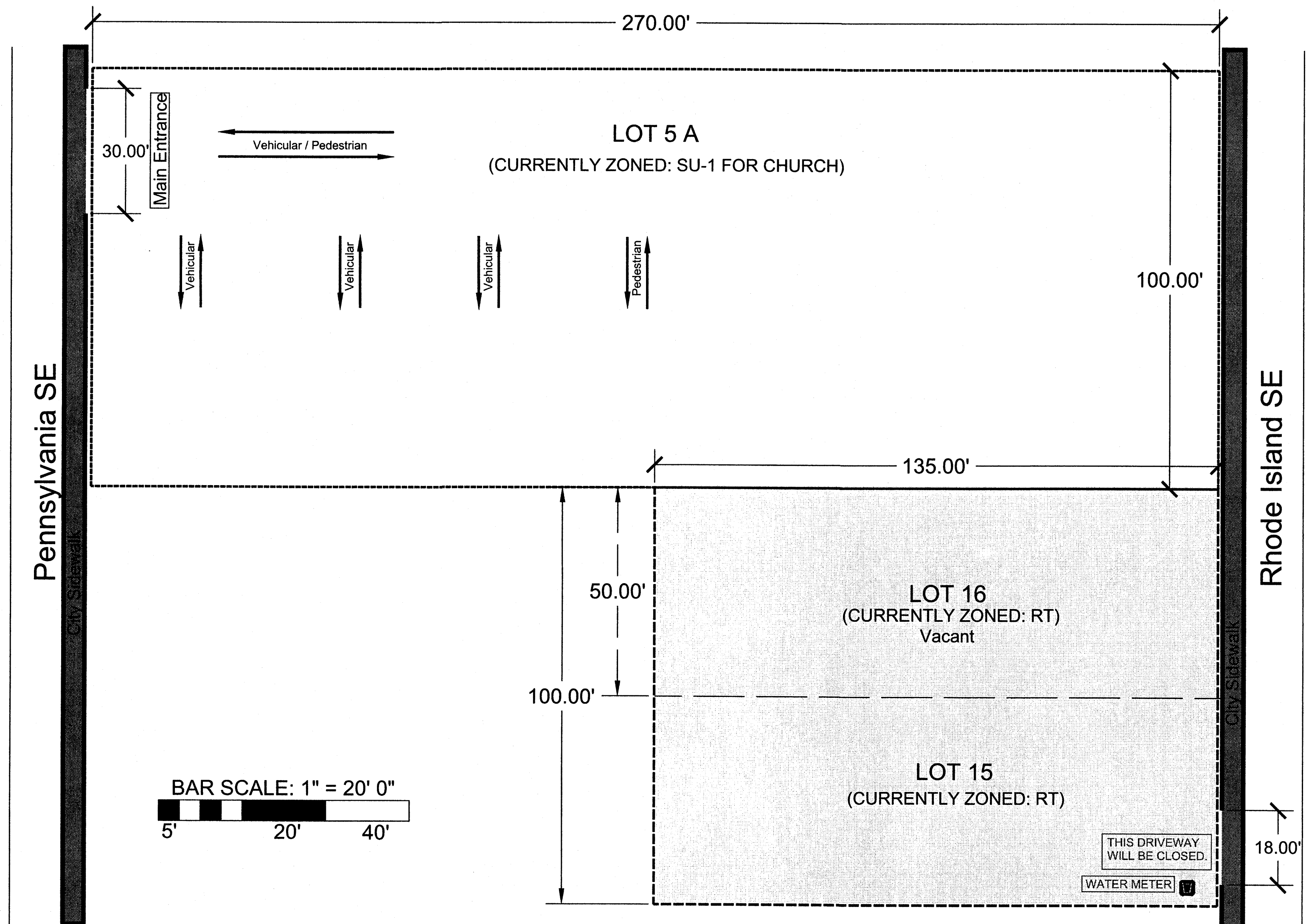


SITE DEVELOPMENT PLAN FOR SUBDIVISION

REVISION #



LEGAL DESCRIPTION
 LOT 5 A, 15, AND 16 BLOCK 8, CASAS SERENAS ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SCALE: 1" = 20' 0"

CURRENT USE OF PROPERTY

LOT 5 A
 Lot 5A is currently zoned SU-1 for church. Site consists of parking, landscaped areas, a 2000 Sq. ft. single story structure containing a meditation hall, restroom, and a 6000 Sq. ft. two stories structure containing a temple of worship prayer rooms (second floor) and religious education area and restroom (first floor.)

LOTS 15 & 16 (Proposed zone change from R-T to SU-1 for Church and Related Uses)
 - Lots 15 and 16 are currently zoned R-T.
 - Lot 15 is currently existing common property line consists of a 50+ year-old unoccupied single story residential type stucco and flat roof structure.
 - Lot 16 is vacant.


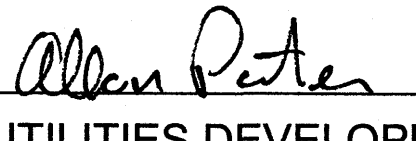

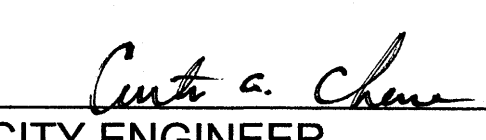
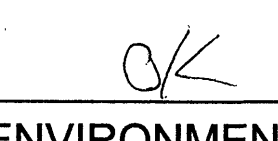
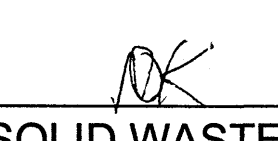

PROPOSAL FOR FUTURE USE

For future growth, the 50+ year old dwelling home on lot 15 will be demolished and replaced by a new single story building for a meditation hall, Buddhism class, Vietnamese language class, and youth/senior citizen activities.

- The future structure shall not exceed 26 feet in height.
- Maximum Floor Ratio is .33 (5000 Square feet)
- Minimum Building Setback (M.B.S.) shall be not less than 15 feet from the Rhode Island Side walk (rear-yard) and not less than 10 feet from side-yard to the Southern and Western portion of the subject site.

NOTES:

- Development of the site will require a site development plan for building permit approved by the EPC.
- There is only one main entrance and a parking lot of 14 spaces on 420 Pennsylvania SE; therefore, vehicular and pedestrian ingress and egress will use this entrance to access the temple.
- The entrance on Rhode Island will remain closed; No internal circulation required.
- Pedestrian paths are indicated in the site plan.
- Off street parking shall not dominate the street frontage.
- Future architectural theme and style will be compatible with surroundings.
- Future light poles will be no more than 16 feet in height.
- Future landscape, east of 429 Rhode Island street, will be similar to the temple side landscape.
- The remaining land shall be the landscaped for four sacred Buddhist places.

PROJECT NUMBER:	1000501 CASE # 12EPC40081
APPLICATION NUMBER:	15DRB-70475
DRB DEVELOPMENT PLAN APPROVAL	
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>6-12-13</u> DATE
 UTILITIES DEVELOPMENT	<u>06/12/13</u> DATE
 PARKS AND RECREATION DEPARTMENT	<u>6-12-13</u> DATE
 CITY ENGINEER	<u>6-12-13</u> DATE
 ENVIRONMENTAL HEALTH DEPARTMENT	 DATE
 SOLID WASTE MANAGEMENT	 DATE
 DRB CHAIRPERSON PLANNING DEPARTMENT	<u>6-12-13</u> DATE

CHUA QUANG MINH
 THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION
 420 PENNSYLVANIA SE
 ALBUQUERQUE, NEW MEXICO 87108

SHEET

1

05/30/2013
DATE

PROJECT NO.

1000501