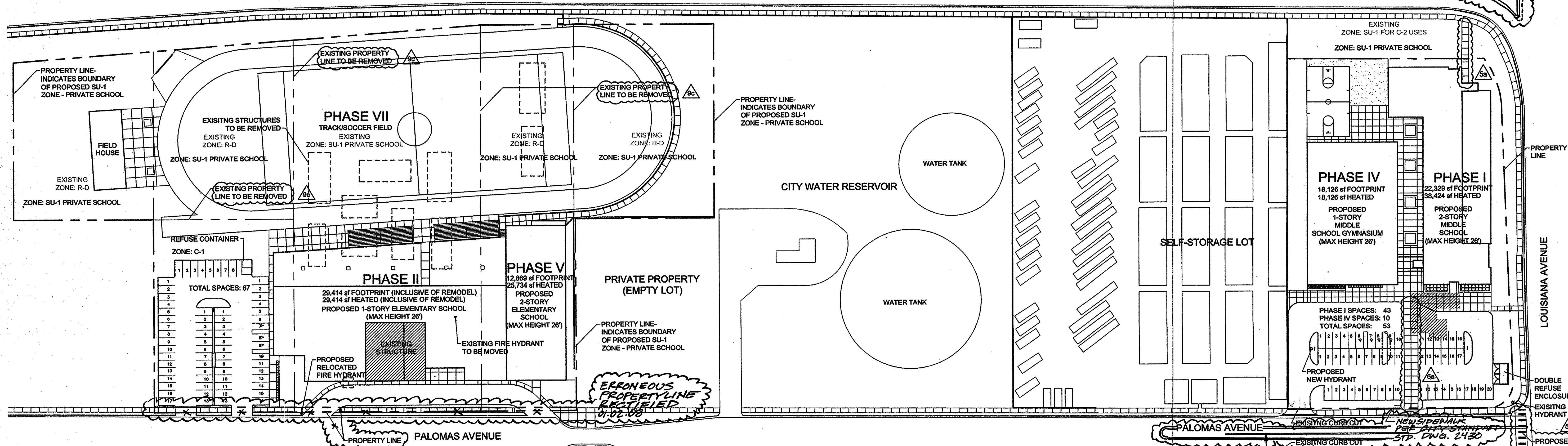


01-02-06
REMOVE AND REPLACE
EXISTING PALM CURB
5' WEST



1000539

HOPE CHRISTIAN MASTER PLAN
6800 PALOMAS NE
JON ANDERSON ARCHITECT A
912 ROMA AVENUE NW
ALBUQUERQUE NEW MEXICO 8
505-764-8306 FAX-764-2879
WWW.JONANDERSONARCHITECT.C

DESIGN REQUIREMENT FOR FUTURE SITE DEVELOPMENT:

- 1. THE FUTURE DEVELOPMENT IS SUBJECT TO THE MINIMUM REQUIREMENTS OF THE ZONING CODE INCLUDING BUT NOT LIMITED TO OFF-STREET PARKING REGULATIONS (SECTION 14-16-3-1) AND LANDSCAPING REGULATIONS (SECTION 14-16-3-10)
2. THE FUTURE DEVELOPMENT OF THE SITES IN QUESTION IS TO BE FOR PRIVATE SCHOOL USE ONLY...
3. OFF-STREET PARKING REQUIREMENTS FOR AUTOMOBILES AND BICYCLES WILL EXPAND UPON CITY REQUIREMENTS...
4. THERE ARE NO CITY TRANSIT FACILITIES IN THIS AREA.
5. LANDSCAPING WILL INCLUDE A LANDSCAPE BUFFER OF 6' ON THE REAR AND SIDE OF THE SITE...
6. IN ADDITION TO COMPLIANCE WITH THE NORTH I-25 SECTOR DEVELOPMENT PLAN LANDSCAPING REQUIREMENTS...
7. THE ARCHITECTURAL REQUIREMENTS FOR THE ENTIRE CAMPUS WILL BE THE SAME AS IS SHOWN ON THE ELEVATIONS IN THE SITE DEVELOPMENT PLAN...
8. SIGNS FOR THE INDIVIDUAL SCHOOLS WILL BE CAST ALUMINUM LETTERS NO MORE THAN 22" IN HEIGHT...
9. LIGHTING WILL BE USED ON THE EXTERIOR TO ILLUMINATE PEDESTRIAN WALKWAYS AND THE PARKING LOT...
10. ALL PEDESTRIAN WALKWAYS WILL BE CONCRETE. SHADE STRUCTURES WILL BE PAINTED STEEL TO BE COLOR COORDINATED WITH THE BUILDING COLOR.

PROJECT NUMBER: 1000539
Application Number: 06 DRB-00128

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/04 and the Findings and Conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? () Yes (X) No

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
Traffic Engineering Transportation Division 2/22/06
Water Utility Department 2/22/06
Parks and Recreation Department 2/22/06
City Engineer 2/22/06
Solid Waste Management N/A
DRB Chairperson, Planning Department 4/22/07

CONSTRUCTION PHASING GENERAL NOTES:
1. PRIOR TO FULL BUILD-OUT, EXISTING STRUCTURES, LANDSCAPING, OR PAVEMENT THAT WILL BE REMOVED IN A FUTURE PHASE WILL REMAIN ON PARCEL UNTIL AN APPROPRIATE PHASE UPON WHICH SUCH DEVELOPMENT WILL BE REMOVED.

DESIGN NOTES:
NO BUILDING WILL HAVE A HEIGHT GREATER THAN 26'.
SETBACK REQUIREMENTS ARE PER THE NORTH I-25 SECTOR DEVELOPMENT PLAN FOR NON RESIDENTIAL DEVELOPMENTS PER THE IP ZONE.
SETBACK REQUIREMENTS:
10' SIDE YARD
20' FRONT YARD
10' REAR YARD
MAXIMUM F.A.R. FOR THE INDIVIDUAL LOTS WILL BE AS FOLLOWS:
ELEMENTARY SCHOOL - 5.0
MIDDLE SCHOOL - 1.75
HIGH SCHOOL - 3.25

LANDSCAPE DESIGN STANDARDS:
THE AREA OF HIGH-WATER USE TURF WILL EXCEED THE LIMIT OF 20% OF LANDSCAPED AREA AS SPECIFIED BY ARTICLES 6-1-1-8 IN ORDER TO FACILITATE ATHLETIC FIELDS AT THE HIGH SCHOOL (50%) AND ELEMENTARY SCHOOL (48%) CAMPUSES. A VARIANCE WILL BE SOUGHT IN ACCORDANCE WITH ARTICLE 6-1-1-5 BASED ON THE VARIANCE ALREADY GIVEN TO CITY OWNED PARKS FOR EXCEEDING THE HIGH-WATER USE TURF AREA FOR ATHLETIC FIELDS.

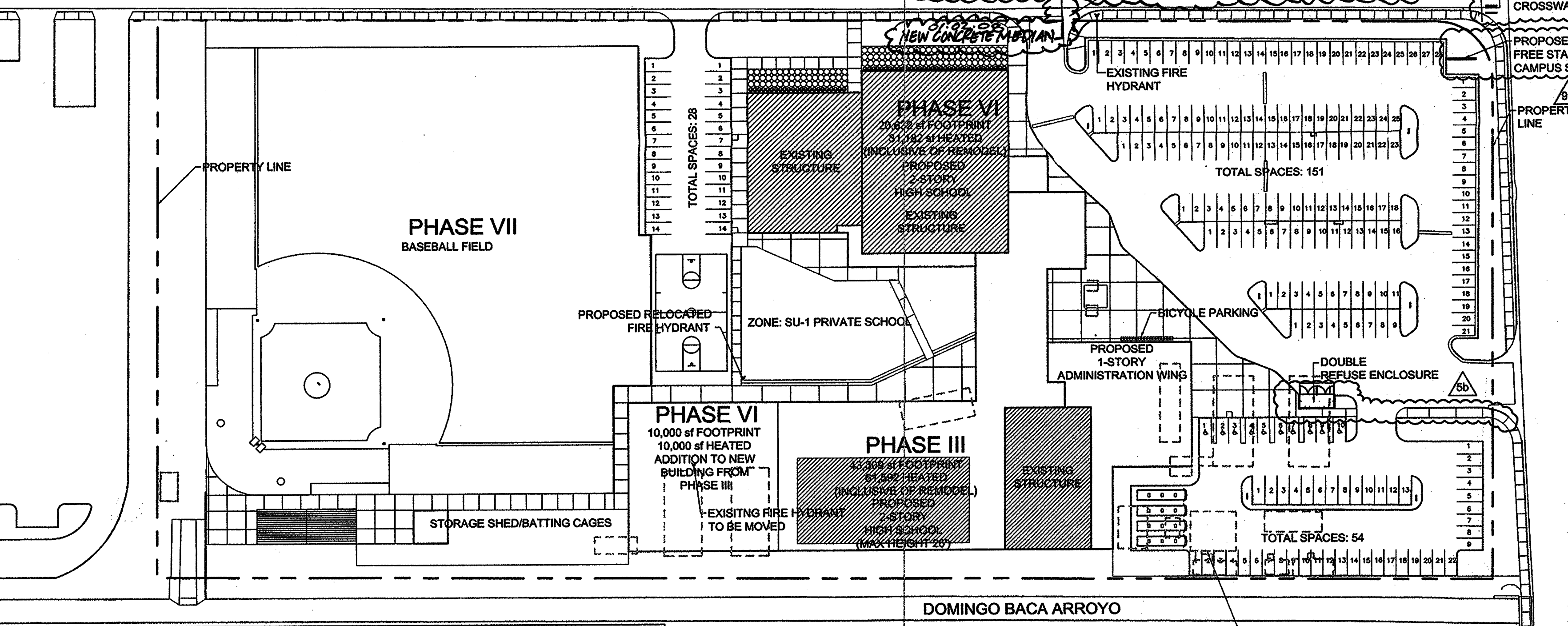
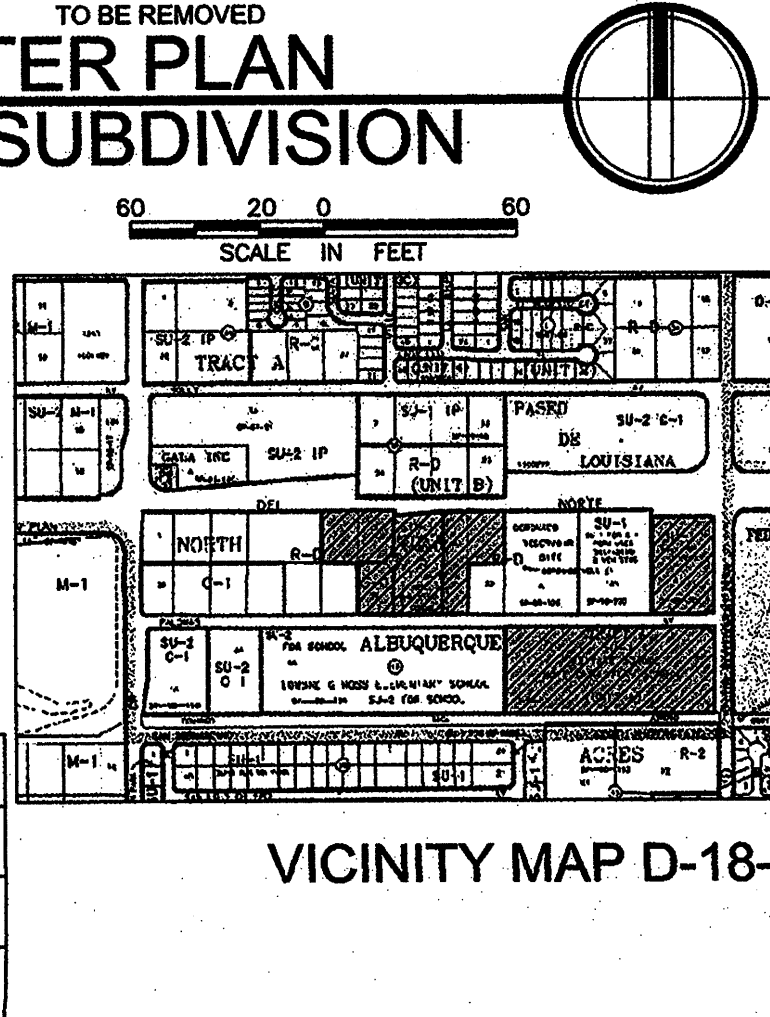


Table with 5 columns: Phasing, Bldg. Footprint (sq. ft.), Total Heated Area (sq. ft.), Parking Required, Parking Provided. Rows include High School & Admin, Phase III, Phase VI, Middle School, Phase I, Phase IV, Elementary School, Phase II, Phase V, and Phase VII.

HOPE CHRISTIAN SCHOOL MASTER PLAN SITE DEVELOPMENT PLAN FOR SUBDIVISION

PARKING REQUIREMENTS AND PROVISIONS
HOPE CHRISTIAN SCHOOLS OFTEN HOLDS SPORTS EVENTS THAT INCREASE THE NEED FOR PARKING. IN AN ATTEMPT TO ALLEVIATE THE CONGESTION ON PALOMAS DURING THESE EVENTS WE ARE PROVIDING MORE PARKING THAN IS REQUIRED BY CITY ZONING ORDINANCES.

Table with 7 columns: School Type, Rq. Parking Spaces, Prov. Parking Spaces, Req. Disabled Spaces, Prov. Disabled Spaces, Rq. Bike Spaces, Prov. Bike Spaces. Rows include Elementary School, Middle School, and High School.



DATE: JANUARY 31, 2006
SHEET TITLE: MASTER PLAN
SHEET NUMBER: M-101