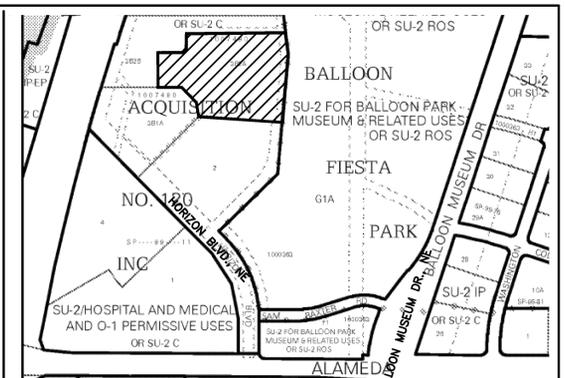


PROJECT SUMMARY

THE EXISTING SITE IS 106 RESIDENT SKILLED NURSING FACILITY. ALL THE ELEMENTS OF THIS SITE ARE FULLY DEVELOPED SUCH AS PARKING, LANDSCAPING AND UTILITIES. THIS PURPOSE OF SITE PLAN AMENDMENT IS TO PROVIDE ADDITIONAL 52 PARKING SPACES TO THE EXISTING 53 SPACES.



VICINITY MAP: C-17-Z

LEGAL DESCRIPTION:
 TRACT 3B-2-A, LANDS OF IHS ACQUISITION NO. 120, INC.
 CONTAINING 4.6876 ACRES
 ZONING: SU-2
 ADDRESS: 8820 HORIZON BLVD., NE

KEYED NOTES:

1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. EXISTING LANDSCAPING AREA, TYP.
3. NEW 6' SIDEWALK, 6" ABOVE ASPHALT
4. EXISTING 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
5. PROPOSED 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
6. PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B.
7. EXISTING TRASH ENCLOSURE.
8. EXISTING 6' SIDEWALK, TO REMAIN UNDISTURBED
9. EXISTING CURB & GUTTER, TYP.
10. EDGE OF EXISTING PAVING, TYP.
11. EXISTING 25' WATER AND SANITARY SEWER EASEMENT.
12. EXISTING 24' WIDE PRIVATE ACCESS EASEMENT TO BENEFIT TRACT 3B-2-A.
13. EXISTING 7' MST&T AND 10' P.U.E.
14. EXISTING 10' PRIVATE DRAINAGE EASEMENT, 5' EACH SIDE PROPERTY LINE.
15. EXISTING 10' PRIVATE SANITARY SEWER EASEMENT.
16. EXISTING 20' PRIVATE SANITARY SEWER EASEMENT.
17. EXISTING 10' PNM EASEMENT.
18. EXISTING MOTORCYCLE AND BICYCLE PARKINGS.
19. ADDED 48 NEW PARKING SPACES.
20. ADDED 5 NEW PARKING SPACES.
21. WC RAMP PER COA STANDARD & ADA COMPLIANT
22. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"

PROJECT NUMBER: 1007490
 APPLICATION NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE DEVELOPMENT REVIEW BOARD (DRB), DATED 9-9-2011, AND THE FINDINGS AND CONDITIONS IN THE ORIGINAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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 |



SBS CONSTRUCTION AND ENGINEERING, LLC

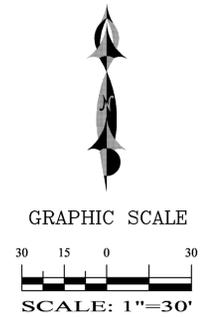
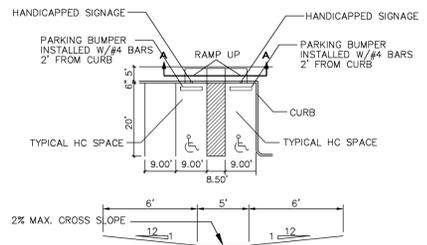
10209 SNOWFLAKE CT, NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)804-5013

FIESTA PARK CARE CENTER
 8820 HORIZON BLVD., NE
 AMENDMENT SITE PLAN FOR BUILDING PERMIT

| | | | |
|-----------------------------|----------------|-----------------|-----------|
| DRAWING: 201616-SITE-GD.DWG | DRAWN BY: SH-B | DATE: 8-29-2016 | SHEET # 1 |
|-----------------------------|----------------|-----------------|-----------|

SITE DATA

| | |
|------------------------------|--|
| LOT AREA: | 204,191.86 S.F. (4.6876 ACRES) |
| BUILDING AREA: | 65,754.00 S.F. |
| PARKING CALCULATIONS: | |
| PARKING REQUIRED: | 106 RESIDENTS/2 = 53 SPACES |
| 1 SPACE PER 2 RESIDENTS | TOTAL 53 SPACES |
| TOTAL PARKING REQUIRED: | 53 SPACES |
| TOTAL PARKING PROVIDED: | 53 SPACES EXISTING 52 SPACES PROPOSED |
| TOTAL | 105 SPACES |
| HC PARKING REQUIRED: | 4 SPACES (1 VAN) |
| HC PARKING PROVIDED: | 8 SPACES (2 VAN) |



LAST REVISION: 08-30-16