

SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION
 The Site: The site consists of approximately 59.89 acres. Zoning for Tract A-1 (Hoffmantown Baptist Church) and Tract A-2 is MX-L.

Land Use: Land use for Tract A-1 is Church and Related Facilities and Telecommunication Facility. Land use for Tract A-2 is Senior Living and Related Services, including 180 units/beds.

Pedestrian and Vehicular Ingress and Egress:
 Vehicular Access: Vehicular access is from two locations along Harper Road, a minor arterial. The access points are aligned with existing median breaks in Harper Road.

Pedestrian Access: Primary pedestrian access is provided along Harper Road via a proposed 6 foot sidewalk and a 6 foot proposed crusher fines path. Pedestrian access into the site is provided via 6 foot pedestrian connections and 6 foot crosswalks to the internal pedestrian circulation system.

Transit Access: Albuquerque Ride Route 2 is along Ventura Street, with a bus stop in proximity to the Harper/Ventura intersection, and Route 93 is along Academy Boulevard. Routes 31/98 are along Wyoming Boulevard.

Bicycle Access: There is a multi-use trail along Wyoming Boulevard (to the west), a bike route along Ventura Street (to the east), and a proposed paved trail along the South Pino Arroyo (to the south).

Internal Circulation: Internal circulation is comprised of a primary loop road and sidewalks throughout the site. All sidewalks shall be a minimum of 6 feet in width, except where adjacent to parking. All pedestrian crossings shall be highlighted with colored, textured paving.

Building Heights: Maximum building height is 40 feet.

KEYED NOTES:

- Existing Property Line
- Proposed Property Line
- Existing Property Line to be vacated
- Existing roadway medians
- Portion of fence within proposed tract to be removed. Fence subject to Fence and Boundary Agreement, Filed: November 21, 1991 (BK BCR 91020 - pg 6683-6688)
- Proposed 26" Water Line and Sewer Line Easement
- Existing Sanitary Sewer Easement, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Refiled: July 13, 1984 (BK Misc. 134A, PG 326-329)
- Existing Sanitary Sewer Easement to be vacated, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Refiled: July 13, 1984 (BK Misc. 134A, PG 326-329)
- Existing 10" Water Line, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 576)
- Existing 10" Water Line to be vacated, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 576)
- Temporary AMAFCA Drainage Easement. Permanent drainage easements will be granted and the temporary drainage easements will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo, Filed: November 6, 1986. (BK C32, PG 7)
- Existing 20" Storm Drain Easement to be vacated, Filed: December 27, 1984. (BK C26, PG 3)
- Existing 200' Drainage and Utility Easement, Filed: July 16, 1965. (BK D3, PG 122)
- Existing Agreement to Dedicate R.O.W. for Moon Street extension to be removed per COA Department of Municipal Development, Filed: August 5, 1986 (BK Misc. 379A, PG 652-656)
- Existing Temporary Easement for ingress and egress to manholes
- Existing (40' x 500') Temporary Construction and Maintenance Easement
- Existing 1.867ac. Sewer Easement
- Existing 10' PNM Easement
- Proposed Dedication of Right-of-Way
- A cross lot blanket drainage easement (excluding buildings and structures) granted across Tract A-2 for the benefit of Tract A-1 to be granted with plat. Allowable discharge will be detailed within COA Hydro File E20D020B.

GENERAL NOTES:

- The purpose of this Site Plan for Subdivision is to subdivide Hoffmantown Baptist Church property in order to create a new tract for development of a senior living facility. The existing land uses and zoning on the remaining Tract A-1 (Hoffmantown Baptist Church) is to remain. This Site Plan for Subdivision is accompanied by a Site Plan for Building Permit.
- Platting to subdivide the property shall be required.

Minimum Building Setbacks:
 Front: 20 feet
 Side: 10 feet
 Rear: 10 feet

Maximum FAR and Density: The proposed FAR is 0.41. The proposed number of units is 180, comprised of Independent Living, Assisted Living, and Memory Care, at a density of 13 du/ac.

Landscape Plan: The landscape shall be consistent with the City's Water Conservation Ordinance Comprehensive City Zoning Code, and xeriscape principles of design in regard to placement, water requirements, turf restrictions and coverage. All landscape areas and the automatic irrigation system will be maintained by the owner in good working order.

PROJECT NUMBER: 1007412
Application Number: 17EPC-40025
 This plan is consistent with the specific Site Development Plan approved by the City Council dated April 18, 2018 and the Findings and Conditions in the Official 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 APPROVAL:

<i>[Signature]</i>	1/23/19
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	01-23-19
ABCWUA	Date
N/A	Date
Parks and Recreation Department	Date
<i>[Signature]</i>	1/23/19
City Engineer/Hydrology	Date
<i>[Signature]</i>	1/23/19
Code Enforcement	Date
N/A	Date
Environmental Health Department	Date
N/A	Date
Solid Waste Management	Date
<i>[Signature]</i>	1-23-19
DRB Chairperson, Planning Department	Date
*Environmental Health Department, if necessary	

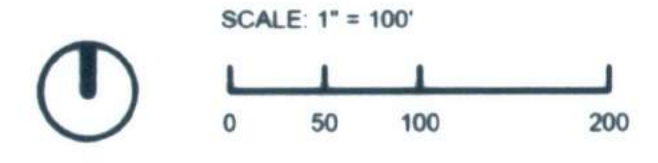


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HARPER ROAD SENIOR LIVING
 ALBUQUERQUE, NM # 2017-0235



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 JANUARY 23, 2019