

1 SITE PLAN
1" = 30'-0"

PROJECT NUMBER: PR-2019-002134

APPLICATION NUMBER: SI-2024-00260

IS AN INFRASTRUCTURE LIST REQUIRED (X) 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.

DEF SITE DEVELOPMENT PLAN APPROVAL:

<i>Ernest Arroyo</i>	DATE	Jun 26, 2024
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE	Jun 27, 2024
<i>Abcwa</i>	DATE	Jun 26, 2024
PARKS AND RECREATION DEPARTMENT	DATE	Jun 25, 2024
<i>Hequn Chen</i>	DATE	Jun 26, 2024
HYDROLOGY	DATE	Jun 26, 2024
<i>Jeff Palmer</i>	DATE	Jun 26, 2024
CODE ENFORCEMENT	DATE	Jun 26, 2024
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE	
<i>Shirley</i>	DATE	Jul 1, 2024
PLANNING DEPARTMENT	DATE	
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE	

SITE PLAN KEY / SHEET INDEX

AS.100	SITE PLAN
AS.102	PROJECT PHASING DIAGRAMS
AS.201	SITE DETAILS
LP.101	LANDSCAPING PLAN
LP.102	LANDSCAPING PLAN
C.100	GENERAL NOTES
C.101	CONCEPTUAL GRADING & DRAINAGE
C.102	FIRE#1
C.103	TRAFFIC CIRCULATION LAYOUT
C.105	GRADING & DRAINAGE
C.106	UTILITY PLAN
A.200	BUILDING ELEVATIONS
ES.102	OVERALL ELECTRICAL SITE PLAN COMPLETE
ES.103	OVERALL ELECTRICAL SITE PLAN COMPLETE CALCULATION
AS.100*	SITE PLAN (VERSION SIGNED BY SOLID WASTE)

BUILDING AREA BY PHASE	CONSTRUCTION STARTS
PHASE 01 LEVEL 1: 28,388 SF LEVEL 2: 21,561 SF	05/2024
PHASE 02 LEVEL 1: 12,435 SF LEVEL 2: 7,017 SF	06/2025
PHASE 03 LEVEL 1: 14,686 SF LEVEL 2: 3,355 SF	06/2026
PHASE 04 LEVEL 1 (REMODELED): 13,427 SF LEVEL 2 (REMODELED): 3,100 SF	06/2027
PHASE 05 LEVEL 1* (REMODELED): 6,098 SF LEVEL 1 (ADDITION): 1,490	06/2028
TOTAL BUILDING AREA:	111,557 SF

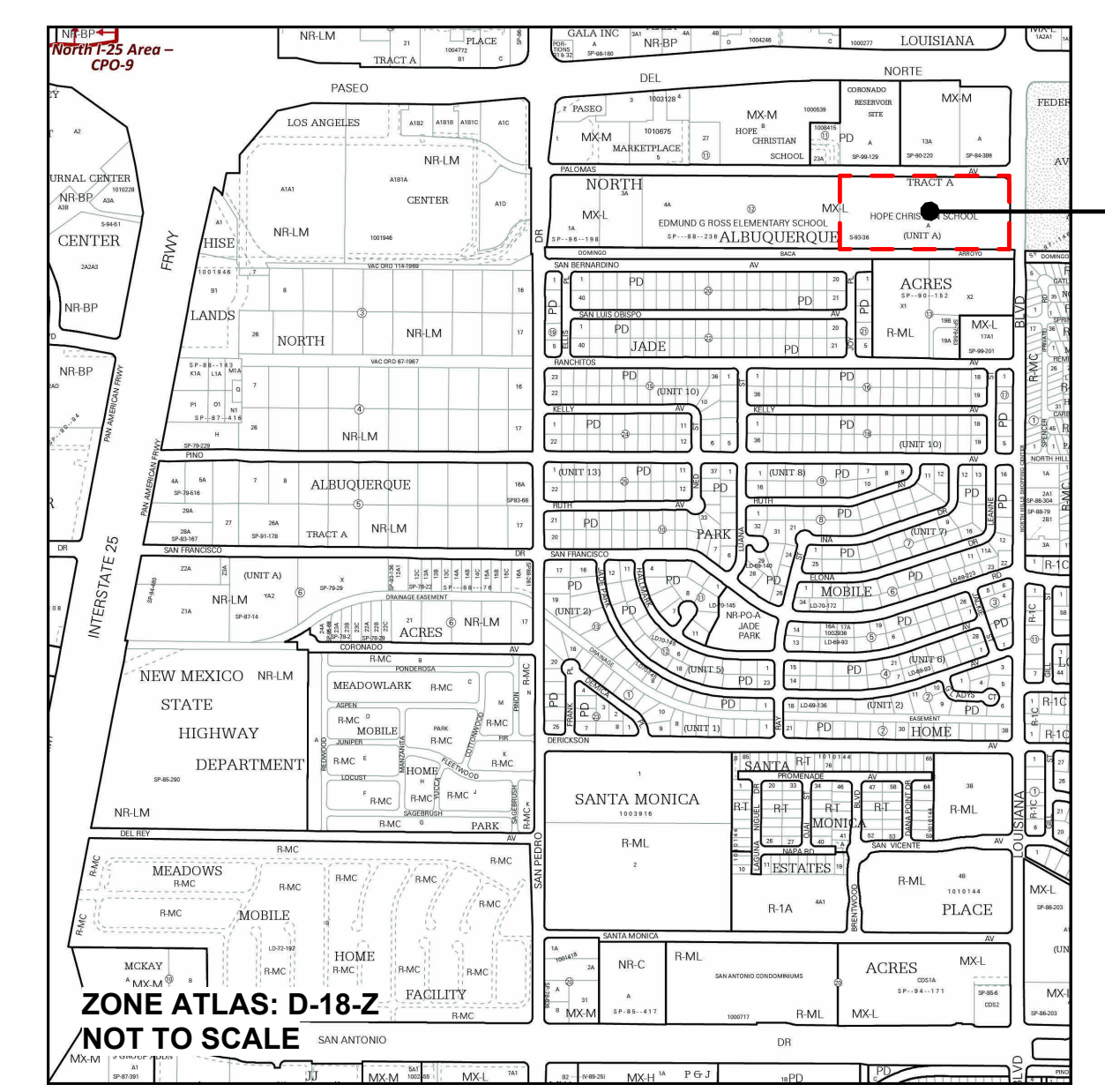
BUILDING LEGEND:

	NEW CONSTRUCTION
	EXISTING TO BE REMODELED

LEGAL DESCRIPTION
HOPE CHRISTIAN SCHOOL, BLOCK 12, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT ENTITLED "PLAT OF HOPE CHRISTIAN SCHOOL, BLOCK 12, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 24, 1994, IN VOLUME 940, FOLIO 97.

PARKING REQUIREMENTS AND PROVISIONS
ZONING CODE: CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE
14-16-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS
HIGH SCHOOL: 1 SPACE / 4 SEATS IN MAIN AUDITORIUM OR 3 SPACES / CLASSROOM WHICHEVER IS GREATER
MAIN AUDITORIUM SEATS 591 OCCUPANTS (CONCENTRATED; CHAIRS ONLY - NOT FIXED) 591 SEATS / 4
= 148 SPACES REQUIRED
SINCE OVER 20 SPACES ARE REQUIRED, UP TO 25% CAN BE COMPACT SPACES
STANDARD 132
COMPACT 28 (~23% OF TOTAL SPACES PROVIDED)
ACCESSIBLE 11
TOTAL SPACES PROVIDED 189
14-16-5-5(C)(8) ACCESSIBLE PARKING (PER 2010 ADA STANDARDS TABLE 208.2)
TOTAL NUMBER OF PARKING SPACES PROVIDED (EAST LOT) = 101 TO 150
MINIMUM REQUIRED ACCESSIBLE PARKING SPACES = 8 (2 VAN)
SPACES PROVIDED (EAST LOT) = 8 (2 VAN)
TOTAL NUMBER OF PARKING SPACES PROVIDED (WEST LOT) = 36 TO 50
MINIMUM REQUIRED ACCESSIBLE PARKING SPACES = 3 (1 VAN)
SPACES PROVIDED (EAST LOT) = 3 (1 VAN)
14-16-5-5(D) MINIMUM MOTORCYCLE PARKING REQUIREMENTS (TABLE 5-5-4)
REQUIRED OFF-STREET VEHICLE PARKING SPACES = 101-150
NUMBER OF MOTORCYCLE SPACES REQUIRED = 4
SPACES PROVIDED = 4 (2 IN EAST LOT, 2 IN WEST LOT)
14-16-5-5(E) MINIMUM BICYCLE PARKING REQUIREMENTS (TABLE 5-5-5)
HIGH SCHOOL: 20% OF REQUIRED OFF-STREET PARKING SPACES
TOTAL NUMBER OF OFF-STREET PARKING SPACES REQUIRED = 148
20% OF 148 = 30 BICYCLE SPACES REQUIRED
BICYCLE SPACES PROVIDED = 30 (15 RACKS X 2 BIKES/RACK)

ZONING REQUIREMENTS
ZONING DISTRICT: MIXED USE - LOW INTENSITY ZONE DISTRICT (MX-L)
INTEGRATED DEVELOPMENT ORDINANCE
CITY OF ALBUQUERQUE, NEW MEXICO
SETBACKS:
FRONT: 5 FEET
SIDE: INTERIOR: 0 FEET, STREET SIDE: 5 FEET
REAR: 15 FEET
MAXIMUM HEIGHT: 38 FEET.
SEATING & GATHERING AREA REQUIREMENTS
QUANTITY REQUIRED: 1 PER 30,000 GSF FLOOR AREA: 111,557/30,000 = 4
QUANTITY PROVIDED: 4
AREA REQUIRED: 400 SQUARE FEET EACH MIN.
AREA PROVIDED: 2x 1000 S.F. AREAS + 2x 500 S.F. AREAS
SHADING REQUIRED: AT LEAST 25% OF REQUIRED AREAS
SHADING PROVIDED: >30% OF REQUIRED AREAS
REQUIRED SEATING AND GATHERING AREAS SHALL BE PROVIDED WITH PEDESTRIAN-SCALE LIGHTING, STREET FURNITURE OR SEATING AREAS, AND TRASH RECEPTACLES AND SHALL BE LINKED TO THE PRIMARY ENTRANCE OF THE PRIMARY BUILDING AND THE PUBLIC SIDEWALK OR INTERNAL DRIVE AISLE OR LOCATED ADJACENT TO OR TO MAXIMIZE VIEWS TO PUBLIC OR PRIVATE OPEN SPACE. SEE LANDSCAPE PLANS FOR SITE FURNISHING.
SITE PLAN NARRATIVE:
The subject site (the Hope Christian High School campus at 6800 Palomas Ave NE), along with the nearby sites of the Hope Christian Middle School campus at 8001 Louisiana Blvd NE and the Hope Christian Elementary School campus at 6721 Palomas Ave NE, had previously all been controlled by a Site Development Plan for Subdivision and Master Plan (COA Project #1000539), approved by the DRB in 2006. This SDP for SUB and MP expired and was automatically terminated in 2013 because less than 50% of the proposed improvements were completed within 7 years of its approval. In a 2019 DRB approval for a new Site Plan for the Hope Christian Elementary campus (PR-2019-002134, SI-2019-00056), it was determined by the DRB that any future development of the 3 aforementioned campuses, formerly controlled by the terminated SDP for SUB and MP, would henceforth be governed by separate and distinct Site Plans for each campus/site, each to be submitted and reviewed independently of one another.
The subject site is now controlled by the governing policies of the Integrated Development Ordinance (IDO), under which the proposed development falls under the Site Plan - Administrative (DFT) approval process. As no controlling Site Plan or Master Plan currently exists for the subject site, this application is being submitted as a new Site Plan, as an amendment to or extension of any prior-approved Site Plan (since the previous SDP for SUB and MP is expired).



VICINITY MAP: D-18-Z

SITE ZONING: MX-L

KEYNOTE LEGEND

Key Value	Keynote Text
02.03	EXISTING CONCRETE PAVING TO REMAIN
02.15	EXISTING 6" - 0" HIGH CHAINLINK FENCE TO REMAIN
03.01	4" CONCRETE SLAB W/ BROOM FINISH - SEE CIVIL
03.09	NEW CONCRETE CURB AND GUTTER - SEE CIVIL
03.37	NEW CONCRETE ROLL CURB & GUTTER - SEE CIVIL
04.03	PARKING LOT BUFFER WALL - 3" - 0" HIGH MINIMUM 8" INTEGRALLY COLORED CMU - FINISH & COLOR TO MATCH EXISTING CMU WALLS @ HOPE CHRISTIAN MIDDLE SCHOOL. SEE STRUCTURAL FOR FOUNDATION/REINFORCING.
05.58	METAL PIPE VEHICLE ACCESS GATE. 26" MIN. CLEAR VEHICLE ACCESS WIDTH. SEE DETAIL.
12.01	BICYCLE RACK - "HOOP" BY DERO OR APPROVED EQUAL. SEE AS 201 FOR DETAILS. MIN. SPACING 4' O.C. SEE DETAIL. 15/AS.201
26.12	10' POLE LIGHT, INDIRECT - SEE ELECTRICAL
26.13	ARCHITECTURAL AREA LIGHT, TYPE V OPTICS. 20' SQUARE POLE - SEE ELECTRICAL
32.02	NEW ASPHALT PAVING - SEE CIVIL
32.10	NEW 6'-0" HIGH CHAINLINK FENCE
32.34	NEW LANDSCAPED AREA. SEE CIVIL AND LANDSCAPE
32.40	SPEED BUMP, TYPICAL. SEE CIVIL
32.42	TRAFFIC DIRECTORY SIGN - "PARKING, ADMINISTRATION, HIGH SCHOOL DROP-OFF"
32.43	TRAFFIC SIGN - "WRONG WAY, DO NOT ENTER"
32.44	REQUIRED SEATING AND GATHERING AREA. SEE SEATING AND GATHERING AREA REQUIREMENTS ON THIS SHEET
32.45	NEW CROSSWALK STRIPING
32.46	EXISTING CROSSWALK TO REMAIN - STRIPING TO BE REPAINTED
32.48	PAINTED LETTERING - "RIGHT TURN ONLY"
32.50	TRAFFIC SIGN "RIGHT TURN ONLY" - SEE AS. 103 FOR DETAIL

REVISION SCHEDULE

#	Date	Description













PR-2019-002134_SI-2024-00716_Site_Plan_Approved_Sheet_1

Final Audit Report

2024-07-01

Created:	2024-06-26
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3BE1IG5RUS34VXKzdvswUbqlee2X9Lo-

"PR-2019-002134_SI-2024-00716_Site_Plan_Approved_Sheet_1" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-06-26 - 0:13:59 AM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2024-06-26 - 0:18:36 AM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2024-06-26 - 0:18:37 AM GMT
-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature
2024-06-26 - 0:18:37 AM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2024-06-26 - 0:18:37 AM GMT
-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
2024-06-26 - 0:18:37 AM GMT
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2024-06-26 - 0:18:37 AM GMT
-  Email viewed by Tiequan Chen (tchen@cabq.gov)
2024-06-26 - 0:29:50 AM GMT
-  Document e-signed by Tiequan Chen (tchen@cabq.gov)
Signature Date: 2024-06-26 - 0:30:15 AM GMT - Time Source: server
-  Email viewed by Whitney Phelan (wphelan@cabq.gov)
2024-06-26 - 6:22:04 AM GMT

 Document e-signed by Whitney Phelan (wphelan@cabq.gov)

Signature Date: 2024-06-26 - 6:25:05 AM GMT - Time Source: server

 Email viewed by Ernest Armijo (earmijo@cabq.gov)

2024-06-26 - 1:58:17 PM GMT

 Document e-signed by Ernest Armijo (earmijo@cabq.gov)


Signature Date: 2024-06-26 - 1:58:35 PM GMT - Time Source: server

 Email viewed by Jeff Palmer (jppalmer@cabq.gov)


2024-06-26 - 2:06:55 PM GMT

 Document e-signed by Jeff Palmer (jppalmer@cabq.gov)


Signature Date: 2024-06-26 - 2:07:05 PM GMT - Time Source: server

 Document e-signed by David G. Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2024-06-27 - 4:34:59 PM GMT - Time Source: server

 Email viewed by Jolene Wolfley (jwolfley@cabq.gov)

2024-07-01 - 3:49:53 PM GMT

 Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)

Signature Date: 2024-07-01 - 3:50:12 PM GMT - Time Source: server

 Agreement completed.

2024-07-01 - 3:50:12 PM GMT