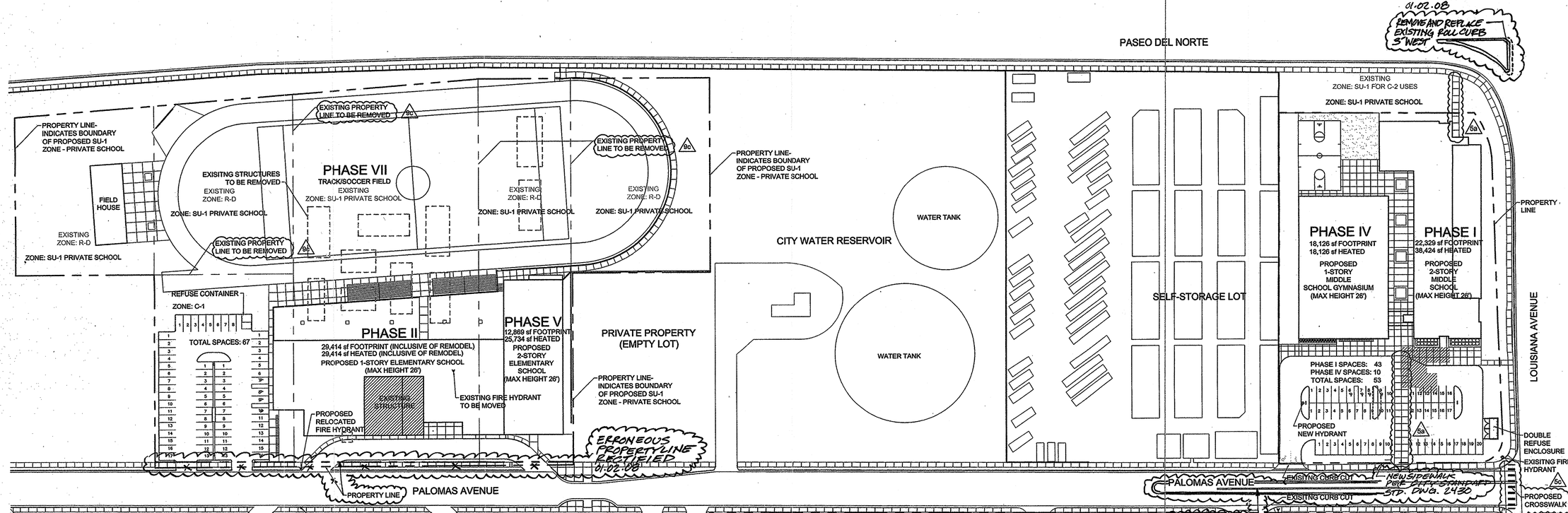

EPC 1000539

HOPE CHRISTIAN MASTER PLAN

6800 PALOMAS NE

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LOCATION MAY BE PLACED WHERE AS DEEMED NECESSARY BY TRAFFIC OPERATIONS

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. THE BUILDINGS WILL BE FRAME CONSTRUCTION WITH STUCCO EXTERIOR. NO BUILDING WILL BE MORE THAN 2 STORIES OR OVER 26 FEET IN HEIGHT. SITE IMPROVEMENTS WILL BE MADE INCLUDING PAVING OR REPAVING PARKING LOTS, CONCRETE PEDESTRIAN WALKWAYS, AND OPEN SPACES WILL BE LANDSCAPED FOR athletic OR RECREATIONAL USE. ALL BUILDINGS WILL HAVE A 10' SETBACK FROM THE PROPERTY LINE. THE DESIGN THEME WILL BE TO CREATE A UNIFIED CAMPUS AND VISUAL CONNECTION BETWEEN THE 3 SITES.

3. OFF-STREET PARKING REQUIREMENTS FOR AUTOMOBILES AND BICYCLES WILL EXPAND UPON CITY REQUIREMENTS IN ORDER TO ACCOMMODATE PEAK TIMES DURING SPORTS EVENTS AND ALLEVIATE TRAFFIC CONGESTION ON PALOMAS AVENUE. PARKING LANDSCAPING WILL FOLLOW THE NORTH I-25 SECTOR DEVELOPMENT PLAN REQUIREMENTS. NO NEW STREET WILL BE CREATED WITH THIS MASTER PLAN.

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, A LANDSCAPE BUFFER OF 10' ADJACENT TO THE RIGHT OF WAY LINE OF ALL ARTERIAL AND COLLECTOR STREETS, AND NO PARKING SPACES SHALL BE MORE THAN 60' FROM A TREE. ALL THESE ARE MANDATED IN THE NORTH I-25 SECTOR DEVELOPMENT PLAN. PLANT SPECIES WILL BE TAKEN FROM THE RECOMMENDED LIST PROVIDED BY THE CITY AND ADAPTED FROM THE PUBLICATION *THE ENCHANTED XERISCAPE: A GUIDE TO WATER-WISE LANDSCAPING IN NEW MEXICO.*

6. IN ADDITION TO COMPLIANCE WITH THE NORTH I-25 SECTOR DEVELOPMENT PLAN LANDSCAPING REQUIREMENTS, THE MASTER PLAN WILL ALSO COMPLY WITH LANDSCAPING REQUIREMENTS OF THE CITY ZONING CODE (SECTION 14-16-3-10).

7. THE ARCHITECTURAL REQUIREMENTS FOR THE ENTIRE CAMPUS WILL BE THE SAME AS IS SHOWN ON THE ELEVATIONS IN THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTED AT THE SAME TIME. FACADE ELEMENTS WILL BE STUCCO, COLORED WITH EL REY #110 ASH. MASSING WILL BE FLAT ROOFED AND NOT TO EXCEED 26 FEET IN HEIGHT. RECESSED WINDOWS OR SHADING DEVICES WILL BE USED TO CONTROL SUNLIGHT IN ALL BUILDING PENETRATIONS. FENESTRATION IS CLEAR GLAZING WITH CLEAR ANODIZED ALUMINUM FRAMING.

8. SIGNS FOR THE INDIVIDUAL SCHOOLS WILL BE CAST ALUMINUM LETTERS NO MORE THAN 22" IN HEIGHT. THESE SHALL BE ATTACHED TO THE EXTERIOR OF THE BUILDING AT A MAXIMUM HEIGHT OF 22'. ONE FREESTANDING SIGN IS PROPOSED FOR ALL THREE SCHOOLS. THIS FREE-STANDING SIGN WILL REPLACE THE EXISTING SIGN BY THE TIME OF FULL BUILDOUT. FREESTANDING SIGN REGULATION ARE PER THE C-1 ZONE.

9. LIGHTING WILL BE USED ON THE EXTERIOR TO ILLUMINATE PEDESTRIAN WALKWAYS AND THE PARKING LOT TO PROVIDE SAFE PASSAGE AT NIGHT. EXTERIOR LIGHT FIXTURES WILL BE ALUMINUM FIXTURES AND MOUNTED AT 10 FEET OR LESS ON THE OUTSIDE OF THE BUILDINGS. PARKING LOT FIXTURES WILL BE POLE MOUNTED AND PAINTED. THESE ARE SHOWN IN THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SET.

10. ALL PEDESTRIAN WALKWAYS WILL BE CONCRETE. SHADE STRUCTURES WILL BE PAINTED STEEL TO BE COLOR COORDINATED WITH THE BUILDING COLOR.

LANDSCAPE DESIGN STANDARDS:

THE AREA OF HIGH-WATER USE TURF WILL EXCEED THE LIMIT OF 20% OF LANDSCAPED AREA AS SPECIFIED BY ARTICLE 6-1-1-8 IN ORDER TO FACILITATE ATHLETIC FIELDS AT THE HIGH SCHOOL (53%) 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. MEDIUM-WATER USE BUFFALO GRASS WILL BE USED AS PLANTING FOR ALL OTHER GRASS AREAS.

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 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 1-22-06
Water Utility Department	Date 2/22/06
Parks and Recreation Department	Date 2/22/06
City Engineer	Date 2/22/06
Solid Waste Management	Date N/A
DRB Chairperson, Planning Department	Date

TERMINATED pursuant to Section 14-16-3-11 of the Zoning Code 4/22/09

EXPIRED 4/22/2016

EXPIRED IN 2016 BECAUSE < 50% OF APP'D SF OF SITE WAS BUILT. 13A,818 SF APP'D/38,424 SF BUILT.

6/13/05

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.

2. THE TREATMENT OF UNDEVELOPED PORTION OF ANY PARCEL THAT IS NOT PART OF A PHASE OF DEVELOPMENT SHALL BE TREATED WITH TEMPORARY LANDSCAPING AND IRRIGATION.

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

CONSTRUCTION PHASING:

		Bldg. Footprint (sq. ft.)	Total Heated Area (sq. ft.)	Parking Required	Parking Provided
High School & Admin. (2-story)	Grades 9 - 12. New building added to existing gymnasium and attached classrooms, remodel of existing building, new parking added, existing parking upgraded, removal of all portable and pre-engineered buildings, new baseball field in 3 phases - III, VI, V	73,941	102,774	200	213
Phase III	New administration building, classrooms, cafeteria, Integration* (renovation) of one existing building, all parking and all landscaping except baseball field.	43,309	61,592	200	233
Phase VI	Integration* (renovation) of gymnasium and attached classroom building, new expansion of building from Phase III (addition of multipurpose Room)	30,632	41,182	0	233+0=233
Middle School (2-story)	Grades 6 - 8. Brand new building located on newly acquired lot. Remove existing building, new classrooms, middle school administration, gymnasium, library, and cafeteria in 2 phases - I and IV.	42,329	58,464	30	53
Phase I	All classrooms, administration, library, cafeteria, 75% of total parking, 90% of total landscaping.	22,329	38,424	28	43
Phase IV	Gymnasium and supporting amenities, removal of existing building to finish parking and landscaping. Middle School complete	18,126	18,126	30	43+10=53
Elementary School (2-story)	Grades Preschool - 6. New building added to existing building to be remodeled remove portable and pre-engineered buildings, pave parking lot, add track and soccer field in 3 phases-II, V, and VII	42,283	55,148	50	67
Phase II	Integration* (remodel) of multipurpose room, new building with classrooms, cafeteria, parking paved, playground and all landscaping not associated with track.	29,414	29,414	40	67
Phase V	New 2 story classrooms added to building from phase II and all portable and pre-engineered building removed.	12,869	25,734	50	67+0=67
Phase VII	Add baseball field and storage to High School. Add track, soccer field and supporting amenities to Elementary School.	N/A	N/A	N/A	N/A

*Integration means that existing building will be remodeled and made to be seamlessly contiguous to new structures being built.

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.

PARKING SPACES (ELEMENTARY & MIDDLE SCHOOLS) = NUMBER OF EMPLOYEES X 1
ELEMENTARY EMPLOYEES = 50
MIDDLE SCHOOL EMPLOYEES = 30
PARKING SPACES (HIGH SCHOOL) = AUDITORIUM SEATING/4
800 SEATS/4 = 200 SPACES
BIKE SPACES (ELEMENTARY & MIDDLE SCHOOL) = TOTAL STUDENTS / 20
ELEMENTARY SCHOOL = 500 STUDENTS / 20
MIDDLE SCHOOL = 500 STUDENTS / 20
BIKE SPACES (HIGH SCHOOL) = TOTAL STUDENTS / 50
HIGH SCHOOL = 500 STUDENTS / 50
DISTANCE BETWEEN TREES IN PARKING LOT = 50' FROM EACH PARKING SPACE

LANDSCAPING BUFFER DISTANCE BETWEEN PARKING AND STREET = 10'

	Rq. Parking Spaces	Prov. Parking Spaces	Req. Disabled Spaces	Prov. Disabled Spaces	Rq. Bike Spaces	Prov. Bike Spaces
Elementary School	50	67	3	4	25	25
Middle School	30	53	2	4	25	25
High School	200	233	8	10	10	25

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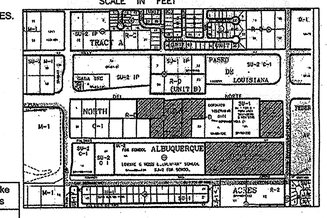
SCALE IN FEET



VICINITY MAP D-18-Z

DATE: JANUARY 31, 2006

SHEET TITLE: MASTER PLAN

SHEET NUMBER: M-101