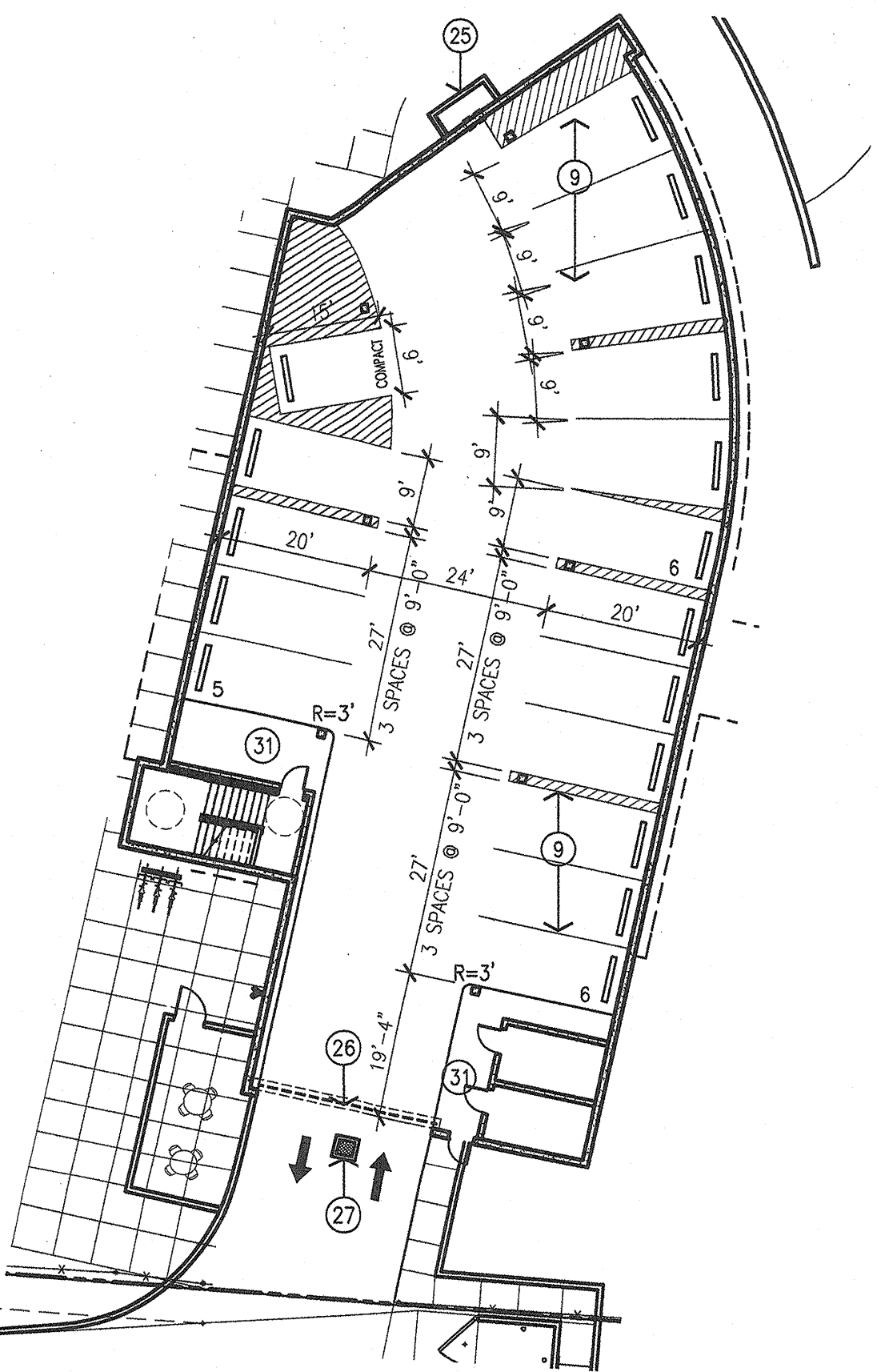


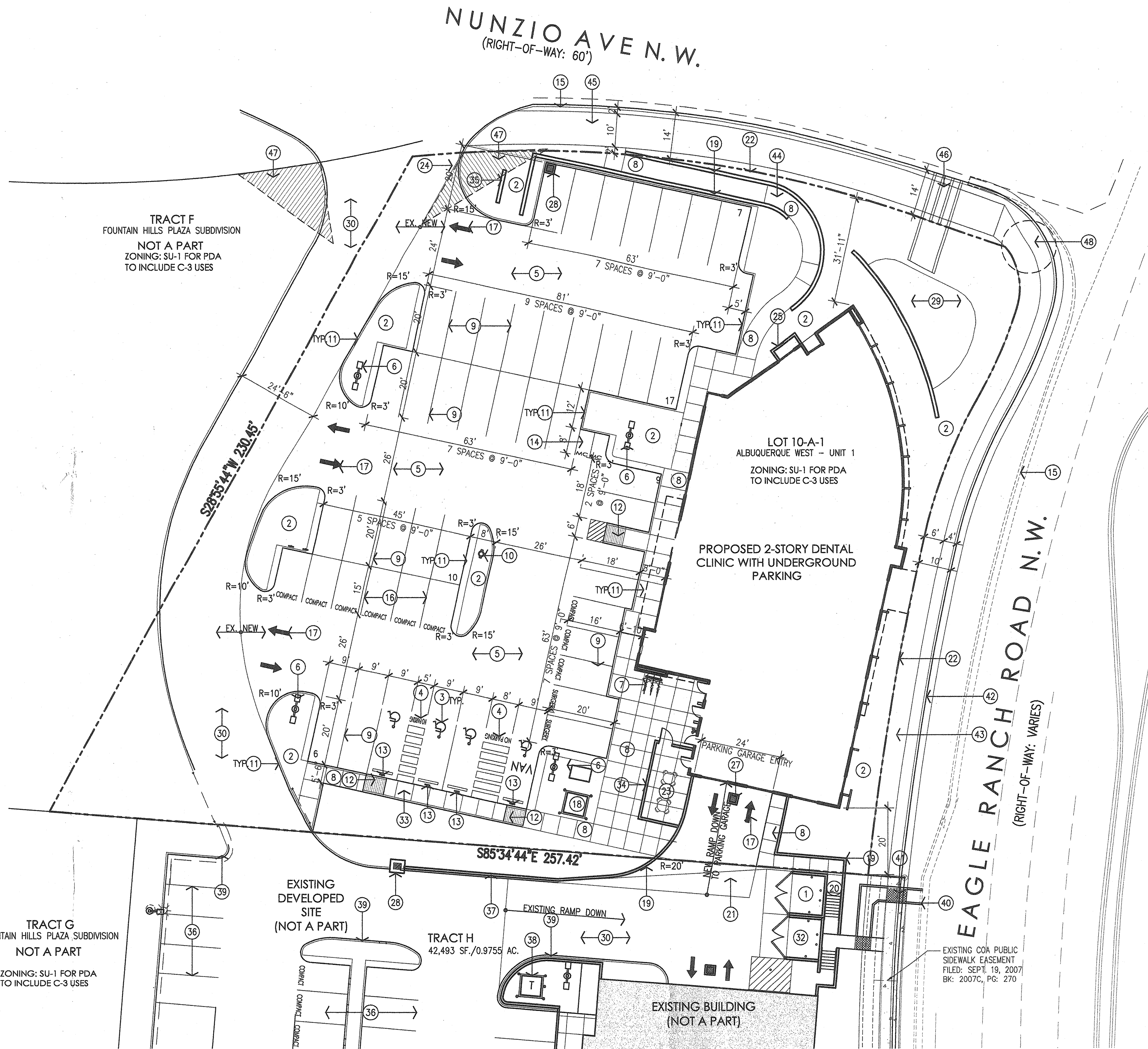
VICINITY MAP:



LOCATION MAP:



**2** Underground Parking Plan  
Scale: 1"=20'-0"



**1** Architectural Site Plan  
Scale: 1"=20'-0"

**EASEMENT INFORMATION:**

AS PART OF THE DEVELOPMENT ON THE ADJACENT PROPERTY, TRACT H, A BLANKET PERPETUAL EASEMENT FOR DRAINAGE, PARKING, CONSTRUCTION ACCESS, INGRESS AND EGRESS ACROSS THIS PROPERTY, LOT 10-A-1, WAS RECORDED ON 3/31/15.

ADDITIONALLY, THE PROPERTIES ADJACENT TO BOTH LOT 10-A-1 AND TRACT H ARE SUBJECT TO A 25' WIDE FLOATING ACCESS, WATER AND SANITARY SEWER FOR THE BENEFIT OF TRACT H AS PART OF THE ORIGINAL EPC APPROVAL IN 2005.

**PHASING:**

THIS PROJECT IS PROPOSED TO BE BUILT IN ONE PHASE.

**GENERAL NOTES:**

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [B] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- [F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

**KEYED NOTES:**

- [1] PROPOSED REFUSE ENCLOSURE TO MATCH EXISTING.
- [2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- [3] PROPOSED HANDICAP PAVEMENT SIGN.
- [4] PROPOSED STAMPED CONCRETE HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- [5] PROPOSED ASPHALT PAVING.
- [6] PROPOSED SITE LIGHTING. HEIGHT NOT TO EXCEED 20' TALL.
- [7] PROPOSED BIKE RACK WITH 3 SPACES.
- [8] PROPOSED CONCRETE SIDEWALK.
- [9] PROPOSED PAINTED PARKING STRIPING.
- [10] PROPOSED FIRE HYDRANT LOCATION. REFER TO UTILITY PLAN.
- [11] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- [12] PROPOSED HANDICAP RAMP. REFER TO DETAIL.
- [13] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
- [14] PROPOSED 4'-8" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [15] EXISTING CITY CURB AND GUTTER.
- [16] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [17] PROPOSED PAINTED DIRECTION ARROW ON PAVEMENT.
- [18] PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- [19] PROPOSED CONCRETE RETAINING WALL. REFER TO GRADING AND DRAINAGE.
- [20] PROPOSED CONCRETE STAIR WITH STEEL PIPE HANDRAILS (PAINTED) TO PARKING GARAGE LEVEL.
- [21] PROPOSED RAMP DOWN INTO PARKING GARAGE BELOW BUILDING.
- [22] LINE OF PROPOSED RIGHT OF WAY.
- [23] PROPOSED PATIO (258 SF.).
- [24] TIE NEW DRIVEWAY CURB INTO EXISTING CURB AND GUTTER SYSTEM. REFER TO GRADING AND DRAINAGE PLAN.
- [25] PROPOSED CONCRETE VENT OPENING FROM UNDERGROUND PARKING TO GRADE ABOVE.
- [26] PROPOSED UNDERGROUND PARKING GATE.
- [27] PROPOSED SLUMP PUMP PIT WITH GRATE COVER. REFER TO GRADING AND DRAINAGE.
- [28] PROPOSED DRAIN INLET. REFER TO GRADING AND DRAINAGE.
- [29] PROPOSED STORMWATER DETENTION POND. REFER TO GRADING AND DRAINAGE.
- [30] EXISTING ASPHALT DRIVE TO REMAIN.
- [31] PROPOSED CONCRETE ISLAND.
- [32] EXISTING REFUSE ENCLOSURE TO REMAIN.
- [33] PROPOSED CONCRETE SIDEWALK FLUSH WITH ASPHALT.
- [34] PROPOSED 5'-0" TALL PATIO WALL.
- [35] PROPOSED 75 SF MONUMENT SIGN.
- [36] EXISTING PAINTED PARKING STRIPING.
- [37] EXISTING CONCRETE RETAINING WALL TO REMAIN.
- [38] EXISTING TRANSFORMER TO REMAIN.
- [39] EXISTING CONCRETE CURB TO REMAIN.
- [40] EXISTING DRAINAGE OPENING IN CONCRETE CURB.
- [41] EXISTING SIDEWALK CULVERT WITH METAL GRATE.
- [42] PROPOSED CITY CURB AND GUTTER. SEE CIVIL.
- [43] PROPOSED CITY STANDARD CONCRETE SIDEWALK. SEE CIVIL.
- [44] PROPOSED SIDEWALK CONNECTION TO RIGHT OF WAY.
- [45] PROPOSED CITY 10'-0" WIDE ASPHALT TRAIL.
- [46] PROPOSED CONCRETE SPILLWAY WITH SIDEWALK CULVERTS. SEE CIVIL.
- [47] CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- [48] PROPOSED CITY STANDARD HANDICAP RAMP.

**SITE DEVELOPMENT DATA:**

**LEGAL DESCRIPTION:**  
LOT 10-A-1 FOUNTAIN HILL PLAZA DEVELOPMENT  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO

**LAND AREA:**  
1.08 ACRES (46,174 SQ. FT.)

**CURRENT ZONING:**  
SU-1 FOR PDA TO INCLUDE C-3 USES  
(PERMISSIVE AND CONDITIONAL)

**ZONE ATLAS PAGE:**  
C-12-Z

**BUILDING AREAS: (GROSS BUILDING AREAS)**

2-STORY DENTAL OFFICE:	10,585 GSF.
7,590 GSF.-1ST FLOOR	
2,995 GSF.-2ND FLOOR	
UNDERGROUND PARKING	7,547 GSF.
<b>TOTAL GROSS BUILDING AREA</b>	<b>18,132 SF.</b>

**SITE LIGHTING NOTES:**

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 12 FEET MAXIMUM.

**PARKING CALCULATIONS: (NET LEASABLE AREAS)**

**PROPOSED 2-STORY DENTAL CLINIC:**

7,590 NSF.-1ST FLOOR/200 =	37 SPACES
2,995 NSF.-2ND FLOOR/300 =	9 SPACES
<b>TOTAL REQUIRED SPACES</b>	<b>46 SPACES</b>

**TRANSIT REDUCTIONS:**

46 SPACES REQ'D x 10% REDUCTION =  
(PROXIMITY TO BUS ROUTE 94)  
46 x 10% = 4.6 TOTAL SPACES REQUIRED

**TOTAL PARKING SPACES REQUIRED = 41 SPACES**

**TOTAL PARKING SPACES PROVIDED = 68 SPACES**

53 REGULAR SPACES  
9 COMPACT SPACES  
4 HANDICAP PARKING SPACES

**COMPACT PARKING CALCULATION:**

46 REQ'D SPACES x 33% = 15 SPACES ALLOWED  
TOTAL COMPACT SPACES = 9 SPACES PROVIDED

**DISABLED PARKING REQUIREMENTS:**

TOTAL DISABLED SPACES REQUIRED = 4 SPACES  
TOTAL DISABLED SPACES PROVIDED = 4 SPACES

**MOTORCYCLE REQUIREMENTS:**

TOTAL MOTORCYCLE SPACES REQUIRED = 2 SPACE  
TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACE

**COMMERCIAL BICYCLE REQUIREMENTS:**

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES =  
46 PARKING SPACES/20 = 3 TOTAL SPACE REQUIRED

**TOTAL BICYCLE SPACES REQUIRED = 3 SPACES**  
**TOTAL BICYCLE SPACES PROVIDED = 3 SPACES**

**PROJECT NUMBER: 1003445 APPLICATION NUMBER: 05EPC-00022**

THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: AUGUST 18, 2005 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

**IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO** IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

**DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>Roguy Mullen</i>	06/21/17
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>Mike Cad</i>	09-07-17
UTILITIES DEVELOPMENT	Date
<i>S. Anderson</i>	06/11/17
PARKS AND RECREATION DEPARTMENT	Date
<i>Janis D. Hughes</i>	9-8-2017
CITY ENGINEER	Date
<i>MA</i>	9-8-17
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT APPROVAL IS ATTACHED AS SEPARATE SHEET	
SOLID WASTE MANAGEMENT	Date
<i>MA</i>	9-8-17
DRG CHAIRPERSON, PLANNING DEPARTMENT	Date

revision \_\_\_\_\_  
by \_\_\_\_\_  
date \_\_\_\_\_

rev

**MH**  
Mullen Heller  
Architecture P.C.

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505 268 4244 [f]

17-04 AV  
Douglas Heller, AIA  
06-08-2017

job number  
drawn by  
project manager  
date

project title  
**Smiles for Kids Dental Office PHASE 2**  
9211 Eagle Ranch Road, NW,  
Albuquerque, New Mexico 87114

sheet title  
**Site Development Plan for Building Permit**

sheet  
**A001**