



VICINITY MAP

EASEMENT INFORMATION:

PER THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION, TRACTS C, F AND G ARE SUBJECT TO A 25' WIDE FLOATING ACCESS, WATER AND SANITARY SEWER FOR THE BENEFIT OF TRACTS E, G AND H.

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 BY THE DEVELOPER OF THE SUBDIVISION.

PARKING CALCULATIONS: (NET LEASABLE AREAS)

**PROPOSED 2-STORY OFFICE:**  
 4,000 GSF - 1ST FLOOR/200 = 20 SPACES  
 3,000 GSF - 2ND FLOOR/200 = 15 SPACES  
 TOTAL REQUIRED SPACES = 35 SPACES

**TRANSIT REDUCTIONS:**  
 35 SPACES REQUIRED  
 MAXIMUM 10% OVERAGE ALLOWED = 3.5 SPACES

TOTAL PARKING SPACES ALLOWED = 39 SPACES  
 TOTAL PARKING SPACES PROVIDED = 39 SPACES

32 REGULAR SPACES  
 5 COMPACT SPACES  
 2 DISABLED PARKING SPACES

**COMPACT PARKING CALCULATION:**  
 35 REQ'D SPACES x 33% = 12 SPACES ALLOWED  
 TOTAL COMPACT SPACES = 5 SPACES PROVIDED

**DISABLED PARKING REQUIREMENTS:**  
 TOTAL DISABLED SPACES REQUIRED = 2 SPACES  
 TOTAL DISABLED SPACES PROVIDED = 2 SPACES

**MOTORCYCLE REQUIREMENTS:**  
 TOTAL MOTORCYCLE SPACES REQUIRED = 2 SPACE  
 TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACE

**BICYCLE REQUIREMENTS:**  
 1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 35  
 35 PARKING SPACES/20 = 2 TOTAL SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 2 SPACES  
 TOTAL BICYCLE SPACES PROVIDED = 3 SPACES

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:  
 TRACT G FOUNTAIN HILL PLAZA DEVELOPMENT  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO

LAND AREA:  
 .9477 ACRES (41,281 SQ. FT.)

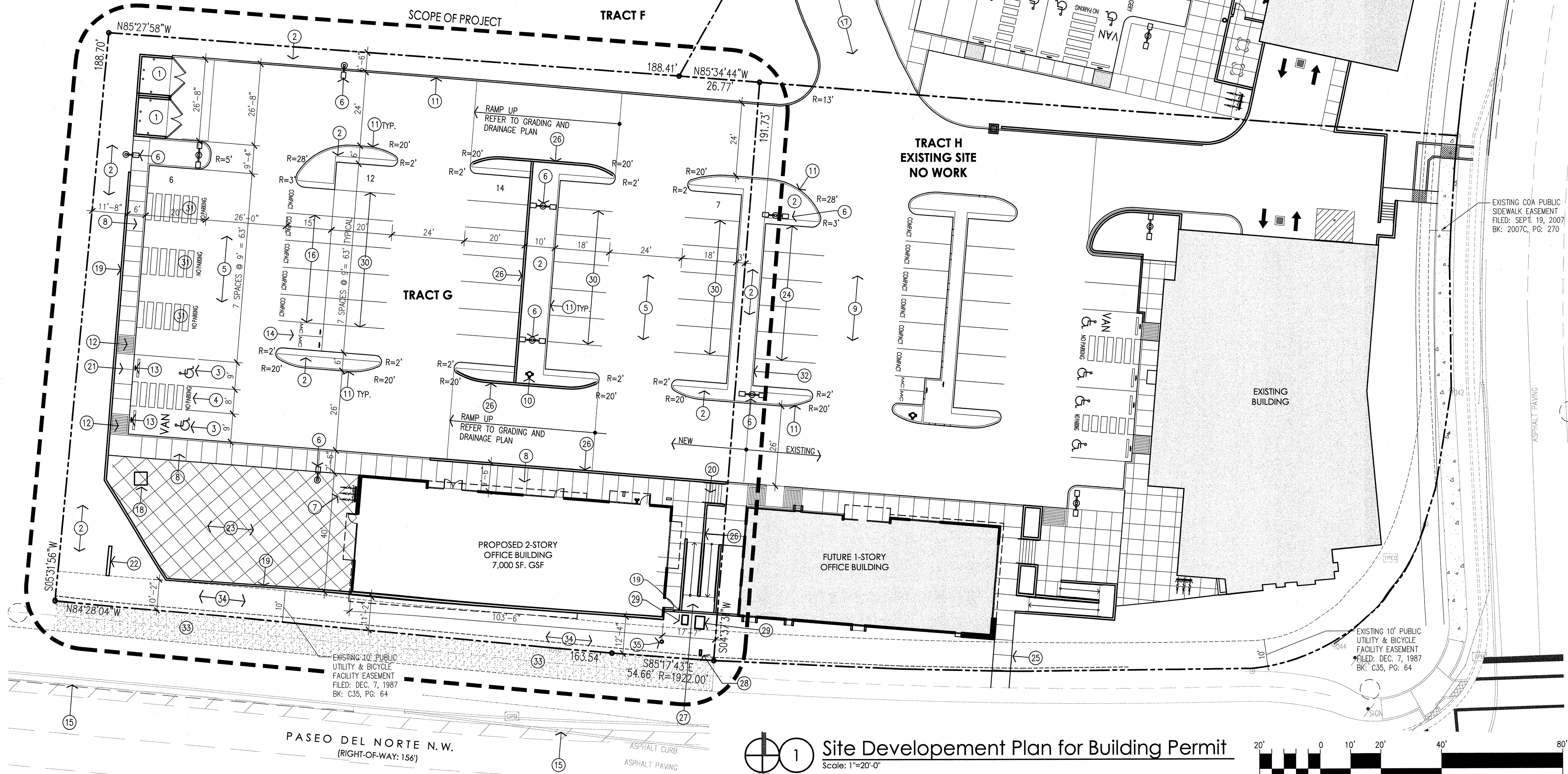
CURRENT ZONING:  
 SU-1 FOR PDA TO INCLUDE C-3 USES  
 (PERMISSIVE AND CONDITIONAL)

ZONE ATLAS PAGE:  
 C-12-Z

BUILDING AREAS: (GROSS BUILDING AREAS)  
 2-STORY OFFICE:  
 4,000 GSF - 1ST FLOOR  
 3,000 GSF - 2ND FLOOR  
 TOTAL GROSS BUILDING AREA 7,000 SF.

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.



KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE TO MATCH EXISTING.
- [2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- [3] PROPOSED HANDICAP PAVEMENT SIGN.
- [4] PROPOSED STRIPED HANDICAP ACCESS 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] EXISTING PARKING LOT TO REMAIN.
- [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". SEE 10/A002.
- [14] PROPOSED 4'-6" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [15] EXISTING CITY CURB.
- [16] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [17] EXISTING ASPHALT DRIVE TO REMAIN.
- [18] PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- [19] PROPOSED CONCRETE RETAINING WALL 8' TALL MAX. REFER TO GRADING AND DRAINAGE PLAN. PROVIDE GUARDRAIL WHERE DIFFERENCE IN GRADE IS GREATER THAN 30".
- [20] PROPOSED CONCRETE STAIR WITH STEEL PIPE HANDRAILS, PAINTED.
- [21] PROPOSED CONCRETE SIDEWALK FLUSH WITH ASPHALT.
- [22] PROPOSED 75 SF MONUMENT SIGN.
- [23] PROPOSED PATIO (2,926 SF).
- [24] EXISTING PAINTED PARKING STRIPING.
- [25] PROPOSED SIDEWALK CONNECTION TO RIGHT OF WAY.
- [26] PROPOSED CONCRETE RETAINING WALL. REFER TO GRADING & DRAINAGE PLAN. PROVIDE GUARDRAIL WHERE SIDEWALK IS ALONG DRIVE AISLE.
- [27] PROPOSED HANDICAP ACCESSIBLE RAMP.
- [28] PROPOSED POST INDICATOR VALVE (PIV). REFER TO UTILITY PLAN.
- [29] PROPOSED BACKFLOW PREVENTER IN HEATED ENCLOSURE. REFER TO UTILITY PLAN.
- [30] PROPOSED PAINTED PARKING LOT STRIPING.
- [31] PROPOSED STRIPED LOADING ZONE.
- [32] EXISTING CURB TO REMAIN.
- [33] FUTURE ASPHALT TRAIL BY OTHERS.
- [34] LANDSCAPED SWALE. REFER TO CIVIL AND LANDSCAPE PLAN.
- [35] PROPOSED DRAIN BASIN. REFER TO CIVIL.

SHEET LIST

- 1 A001 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 2 C001 DRAINAGE MANAGEMENT PLAN
- 3 C100 CONCEPTUAL GRADING & DRAINAGE PLAN
- 4 C200 CONCEPTUAL UTILITY PLAN
- 5 L001 LANDSCAPE PLAN
- 6 A401 EXTERIOR ELEVATIONS
- 7 A402 EXTERIOR ELEVATIONS
- 8 A002 SITE DETAILS

PROJECT NUMBER: 1003445 APPLICATION NUMBER: 05EPC-00022

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Logan Pat</i>	6/20/18
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>Michelle Cade</i>	08-23-18
ABQWUA	Date
<i>Joe O'Neil</i>	6/20/18
PARKS AND RECREATION DEPARTMENT	Date
<i>R. M.</i>	6/20/18
CITY ENGINEER/HYDROLOGY	Date
CODE ENFORCEMENT	Date
<i>N/A</i>	
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>N/A</i>	
SOLID WASTE MANAGEMENT	Date
<i>8-23-18</i>	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date
*ENVIRONMENTAL HEALTH, IF NECESSARY	

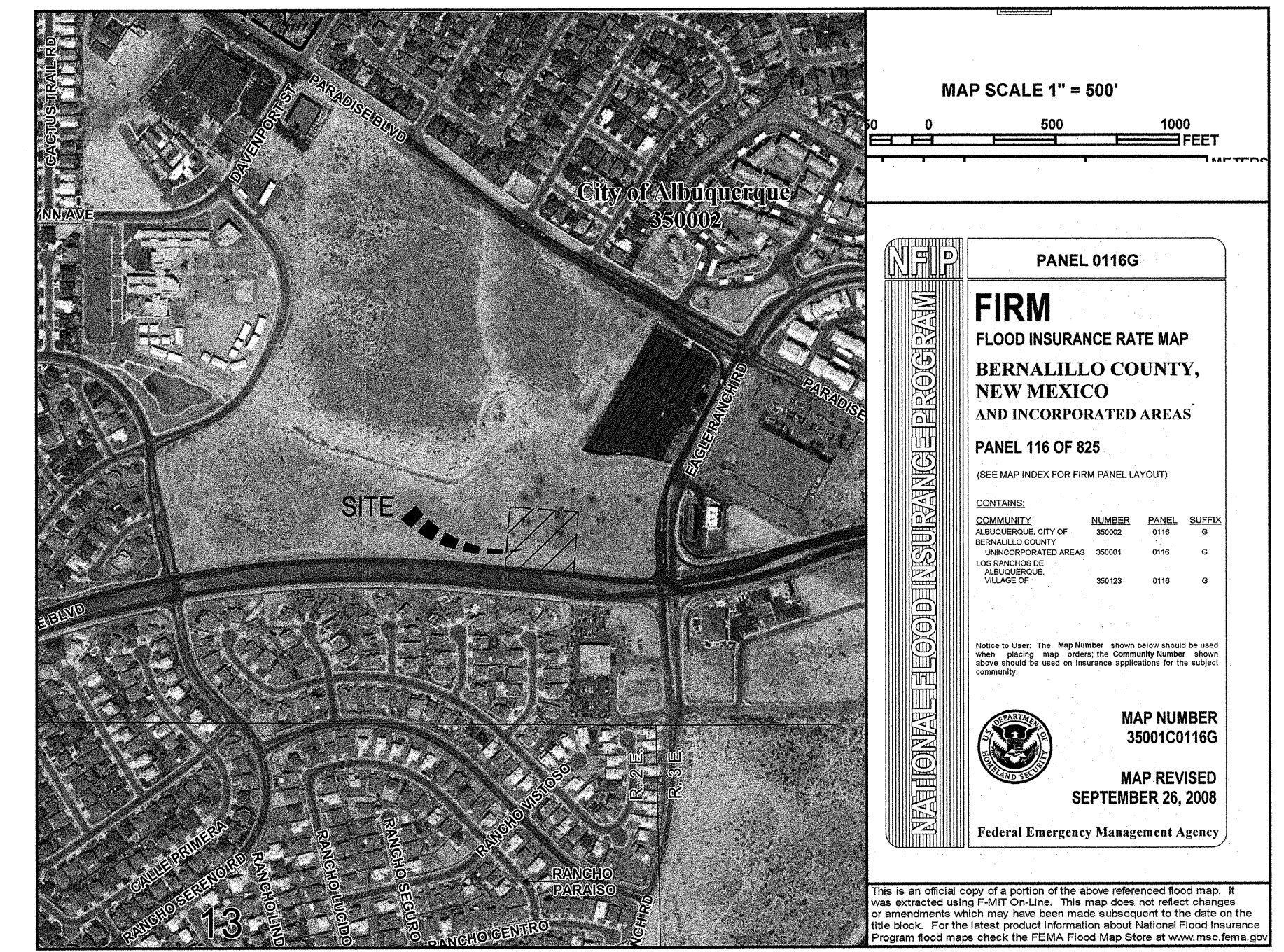
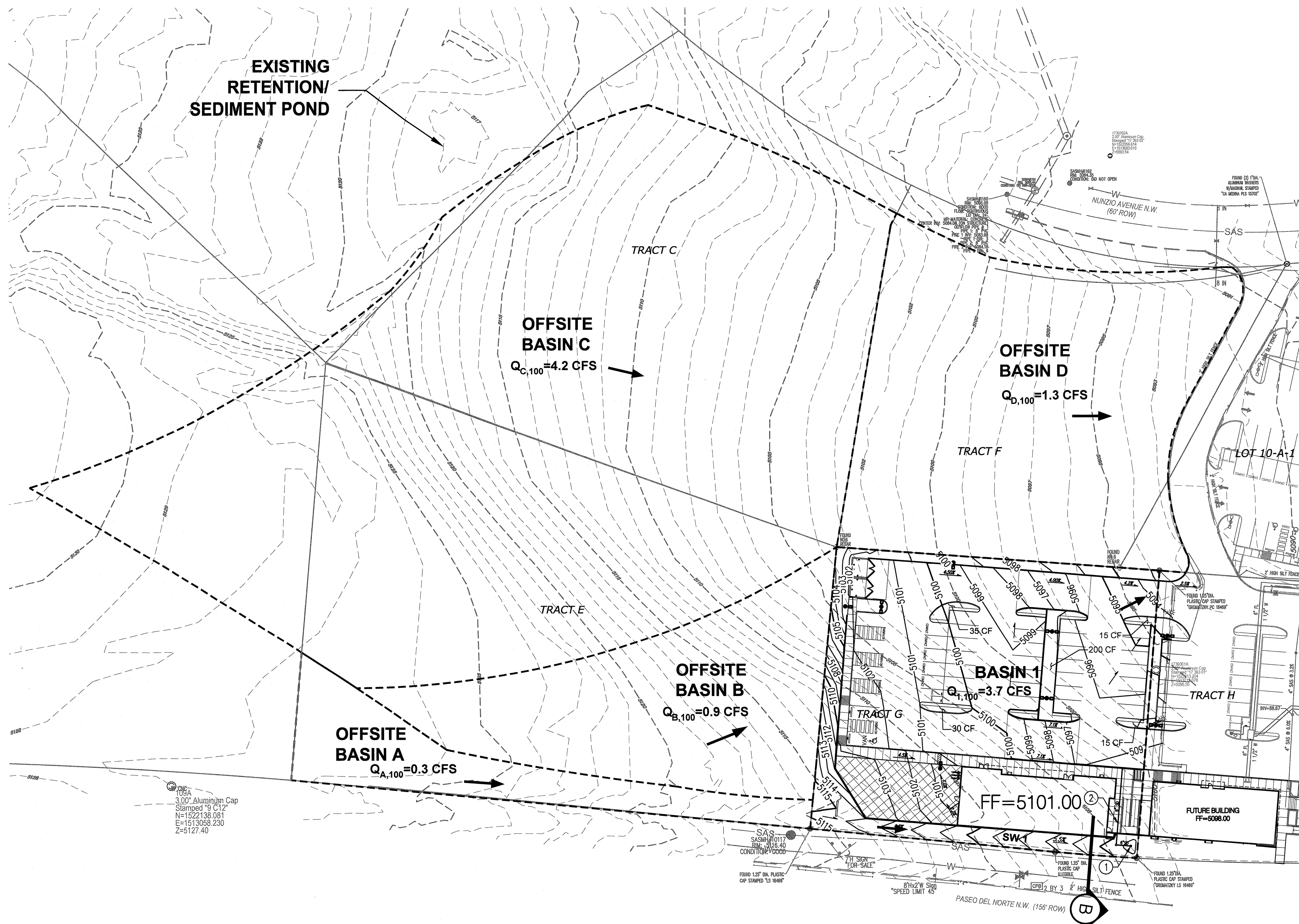
PROJECT Smiles For Kids - Building 4 Shell  
 4011 Paseo Del Norte N.W.  
 Albuquerque, NM 87114  
 TITLE Site Development Plan for Building Permit  
 SHEET A001

JOB NUMBER 17-44  
 DRAWN BY AV  
 PROJECT MGR JDH  
 DATE 6-8-2018  
 PHASE CD

MULLEN HELLER ARCHITECTURE  
 1718 CENTRAL AVENUE SW | STE. D  
 ALBUQUERQUE, NM | 87109  
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FEMA FIRM MAP # 3501C0116G

LEGAL DESCRIPTION: TRACT G OF FOUNTAIN HILLS PLAZA.

**INTRODUCTION:**

THE PROJECT IS LOCATED ON TRACT G OF FOUNTAIN HILLS PLAZA WHICH IS NEAR THE NORTHWEST CORNER OF PASEO DEL NORTE AND EAGLE RANCH RD. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE DEVELOPMENT OF SMILES FOR KIDS DENTIST OFFICE SITE EXPANSION AND REQUEST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.

**EXISTING CONDITIONS:**

TRACT G OF FOUNTAIN HILLS PLAZA IS A 0.95 ACRE SITE THAT IS CURRENTLY UNDEVELOPED. THE SITE SLOPES TO THE NORTH / NORTHEAST WHERE THE RUNOFF FREE DISCHARGES ONTO TRACT F AND LOT 10-A-1 OF ALBUQUERQUE WEST UNIT 1 AND ULTIMATELY INTO EAGLE RANCH RD AND NUNZIO AVE. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 3501C0116G (THIS SHEET).

BASED ON THE DRAINAGE STUDY FOR FOUNTAIN HILLS (CITY OF ALBUQUERQUE DRAINAGE FILE C12/D38), BASIN C-1-B1 IS 1.84 ACRES WITH A PEAK DISCHARGE OF 7.21 CFS. THIS EQUATES TO AN ALLOWABLE PEAK DISCHARGE FROM THE SITE OF APPROXIMATELY 3.7 CFS.

PER THE APPROVED AMAFCA DRAINAGE REPORT FOR THE NORTHEAST DETENTION POND AT PASEO DEL NORTE AND COORS BOULEVARD BY SMITH ENGINEERING, TRACT G FALLS WITHIN BASIN 305A. BASIN 305A DISCHARGES TO NUNZIO ROAD BEFORE CONTINUING INTO EAGLE RANCH ROAD. THE DRAINAGE REPORT SHOWS THE DISCHARGE FROM THIS BASIN CONTINUING EAST TO THE POND NEAR THE EXISTING MOVIE THEATER ON COORS BOULEVARD. IT HAS BEEN DETERMINED THROUGH ANALYSIS OF THE SMITH ENGINEERING DRAINAGE REPORT THAT THE DISCHARGE RATE OF 3.7 CFS FROM TRACT G FULLY DISCHARGES INTO THE RIGHT OF WAY AT NUNZIO ROAD. SEE MEMO DISCUSSING THE AMAFCA DRAINAGE REPORT AND FOUNTAIN HILLS DRAINAGE REPORT (SUBMITTED WITH THIS DRAINAGE MANAGEMENT PLAN) FOR MORE INFORMATION.

**METHODOLOGY:**

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WEST OF THE RIO GRANDE WITHIN PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE".

**PROPOSED CONDITIONS:**

THIS DRAINAGE MANAGEMENT PLAN WAS ANALYZED BASED ON A FULLY DEVELOPED SITE. IT WAS DETERMINED THAT THE MAXIMUM ALLOWABLE PEAK DISCHARGE FROM THE SITE IS 3.7 CFS (AS MENTIONED ABOVE). THIS DMP INCLUDES ANALYSIS OF UNDEVELOPED OFFSITE DRAINAGE FROM BASIN C-A-1 AS SHOWN ON THE FOUNTAIN HILLS PLAZA DMP AS WELL AS RUNOFF FROM TRACT F, INCLUDING BASIN C-1-B2.

TRACT G IS DEFINED AS ONE BASIN, ONSITE BASIN 1. ONSITE BASIN 1 DISCHARGES APPROXIMATELY 3.7 CFS TO THE EXISTING PRIVATE ACCESS ROAD TO THE EAST, WHERE IT SURFACE FLOWS TO NUNZIO ROAD BEFORE CONTINUING TO EAGLE RANCH ROAD. THIS IS CONSISTENT WITH BASIN 305A, PER THE APPROVED AMAFCA DRAINAGE REPORT AS MENTIONED ABOVE. A SMALL DRAINAGE SWALE IS PROPOSED ALONG THE SOUTHERN PROPERTY LINE TO CONVEY A SMALL OFFSITE DRAINAGE BASIN (OFFSITE BASIN A) AND THE AREA SOUTH OF THE BUILDING. AN INLET AND 6" STORM DRAIN WILL INTERCEPT THIS RUNOFF AND DRAIN INTO THE PARKING LOT OF TRACT G. SEE DMP CALCULATIONS FOR DRAINAGE SWALE CAPACITY CALCULATIONS.

RETENTION AREAS WITHIN TRACT G WILL BE INCORPORATED INTO THE LANDSCAPE AREAS WHERE POSSIBLE. THE FIRST FLUSH CALCULATIONS FOR THE OVERALL DEVELOPMENT AREA ARE SHOWN ON THE DRAINAGE BASIN CALCULATIONS. DUE TO THE STEEP SITE AND LIMITED OPPORTUNITIES FOR SURFACE PONDING THE ENTIRE FIRST FLUSH RETENTION VOLUME CANNOT BE ACHIEVED WITH SURFACE PONDING. A TOTAL VOLUME OF 295 CUBIC FEET HAS BEEN PROVIDED. THIS IS APPROXIMATELY 33% OF THE TOTAL REQUIRED VOLUME.

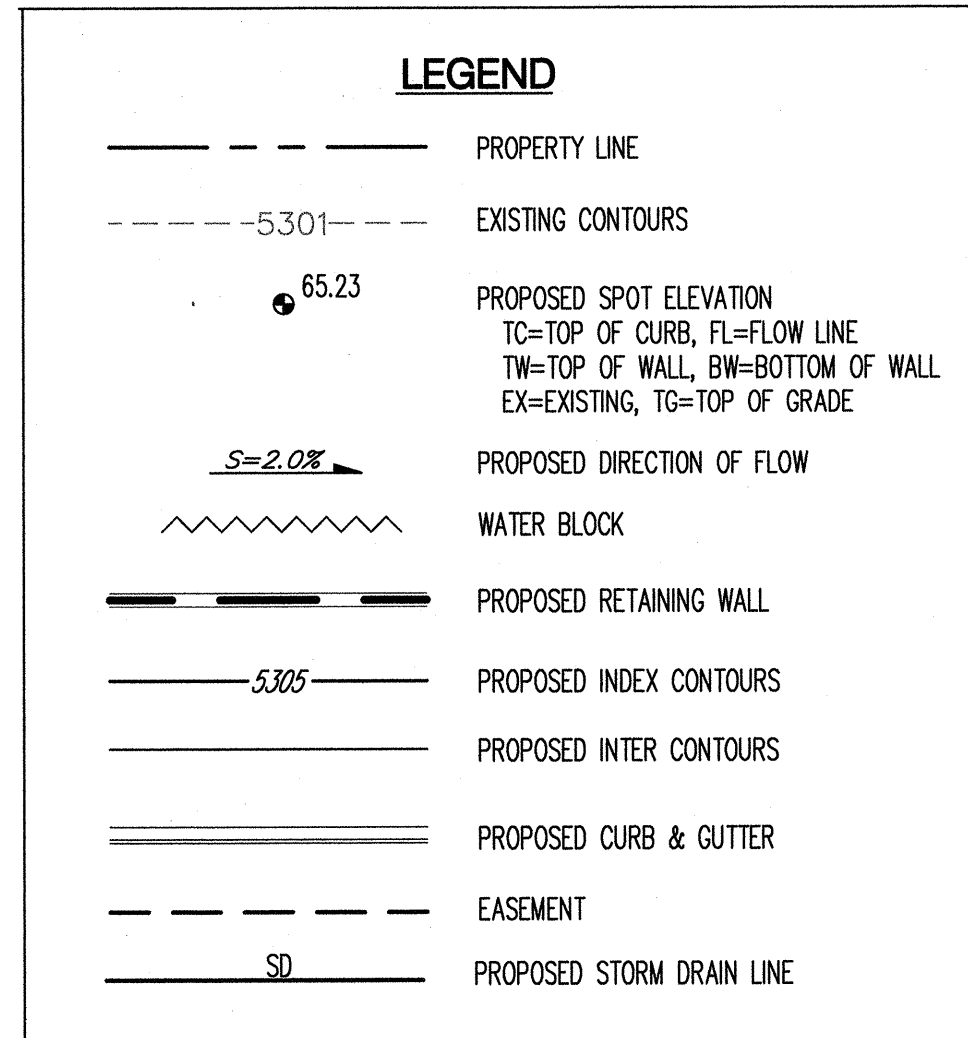
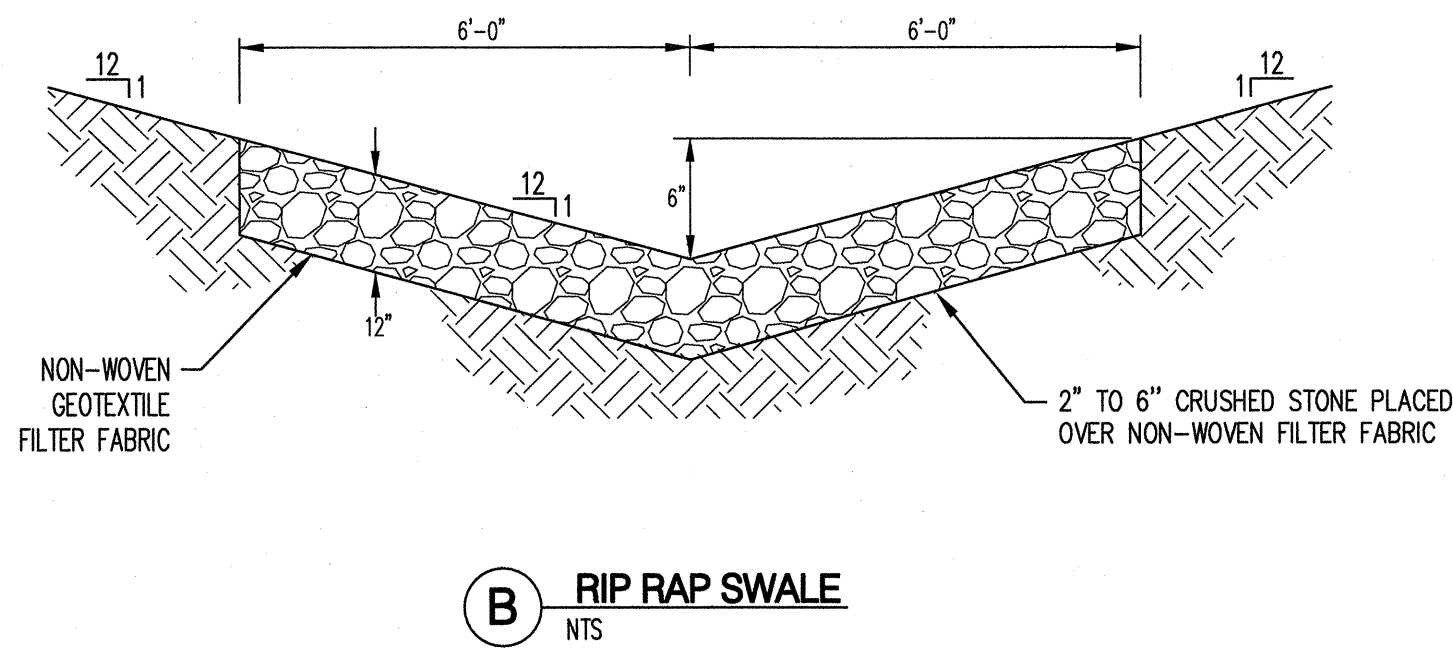
OFFSITE DRAINAGE WEST OF THE SITE CURRENTLY DRAINS ONTO TRACT G. IN THE INTERIM CONDITION, OFFSITE BASIN B WILL BE CONVEYED THROUGH TRACT G. OFFSITE BASIN C WILL CONTINUE ON ITS HISTORIC PATH AND DISCHARGE ONTO TRACT F. DISCHARGE FROM TRACT F (OFFSITE BASIN D) WILL DISCHARGE INTO THE RIGHT OF WAY AS IT DOES CURRENTLY.

**CONCLUSION:**

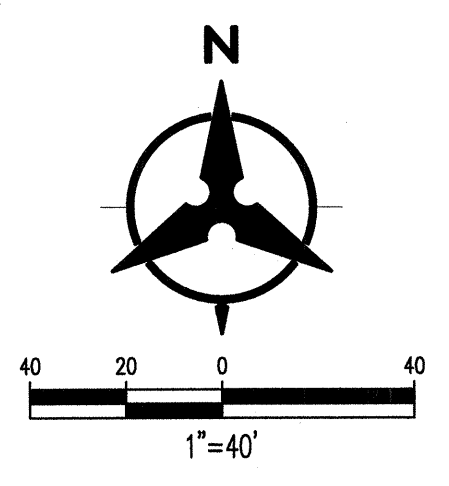
THE PEAK DISCHARGE FROM THE SITE IS 3.7 CFS WHICH IS EQUAL TO THE ALLOWABLE PEAK DISCHARGE RATE. THE SITE WILL DISCHARGE INTO NUNZIO ROAD BEFORE ENTERING EAGLE RANCH, PER THE APPROVED SMITH ENGINEERING DRAINAGE REPORT. IN ADDITION, OFFSITE FLOWS ARE CONVEYED THROUGH TRACT G OR CONTINUE ON THEIR HISTORICAL DRAINAGE PATHS. THEREFORE, WE ARE IN CONFORMANCE WITH CITY OF ALBUQUERQUE HYDROLOGIC REQUIREMENTS AND REQUEST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.

Smiles for Kids Dental Office - Site Expansion															
Proposed Ultimate Development Conditions Basin Data Table															
This table is based on the DPM Section 22.2, Zone: 1															
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q <sub>100yr</sub> (cfs/ac.)	Q <sub>100yr-6hr</sub> (CFS)	WT E (inches)	V <sub>100yr-6hr</sub> (CF)	V <sub>100yr-10day</sub> (CF)	"FIRST FLUSH" CALCULATIONS			
			A	B	C	D						Impervious Area (SF)	Precipitation Depth (IN)	Required Volume (CF)	
Proposed															
1	41170	0.95	0.0%	0.0%	30.0%	70.0%	3.92	3.7	1.68	5750	9280	28819	0.34	817	
A	11098	0.25	100.0%	0.0%	0.0%	0.0%	1.29	0.3	0.44	407	407	0	0.34	0	
B	25373	0.58	61.2%	38.8%	0.0%	0.0%	1.58	0.9	0.53	1119	1119	0	0.34	0	
C	129760	2.98	81.8%	18.2%	0.0%	0.0%	1.42	4.2	0.48	5211	5211	0	0.34	0	
D	44981	1.03	100.0%	0.0%	0.0%	0.0%	1.29	1.3	0.44	1649	1649	0	0.34	0	
<b>TOTAL</b>	<b>207402</b>	<b>4.76</b>						<b>9.2</b>			<b>16018</b>			<b>817</b>	

CAPACITY CALCULATION OF THE DRAINAGE SWALE SW 1										
MANNING'S N = 0.035										
SLOPE = 5.5%										
POINT	DIST	ELEV	WSEL (FT)	DEPTH INC (FT)	FLOW AREA (SQ.FT.)	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOP WIDTH (FT)	TOTAL ENERGY (FT)
1	0	0.5	0.05	0.05	0.025	1.204	0.849	1.2	0.051	
2	6	0	0.1	0.12	0.162	2.408	1.348	2.4	0.128	
3	12	0.5	0.15	0.27	0.472	3.612	1.767	3.6	0.199	
4	18	0.5	0.2	0.48	1.027	4.817	2.14	4.8	0.271	
5	24	0.5	0.25	0.75	1.863	6.021	2.484	6	0.346	
6	30	0.5	0.3	1.08	3.029	7.225	2.805	7.2	0.422	
7	36	0.5	0.35	1.47	4.569	8.423	3.108	8.4	0.5	
8	42	0.5	0.4	1.92	6.523	9.633	3.397	9.6	0.58	
9	48	0.5	0.45	2.43	8.93	10.837	3.675	10.8	0.66	
10	54	0.5	0.5	3	11.827	12.042	3.942	12	0.742	



- KEYED NOTES**
- STORM DRAIN INLET.
  - STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.



DESCRIPTION  
BY  
DATE  
REV  
DATE

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architecture

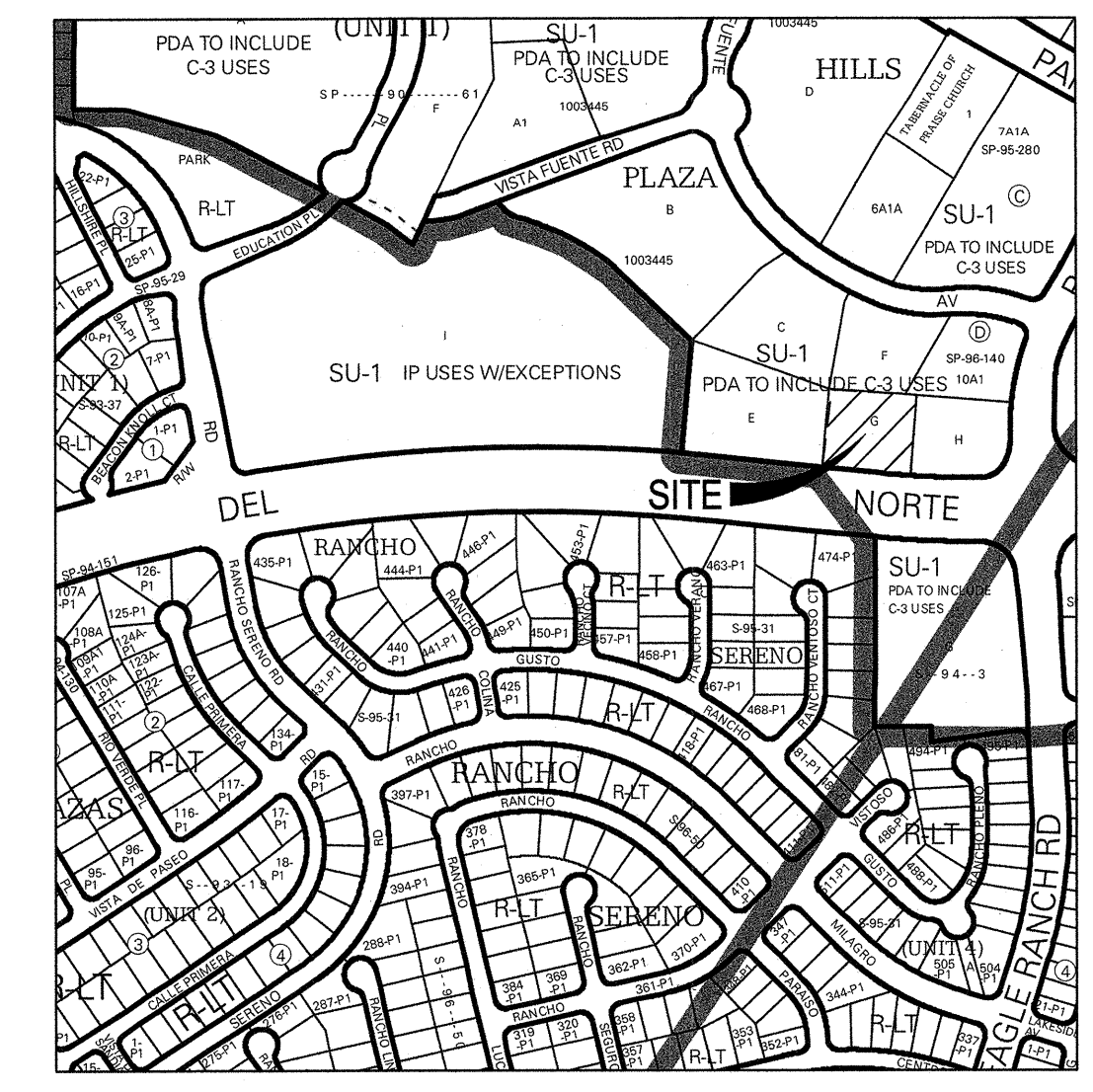
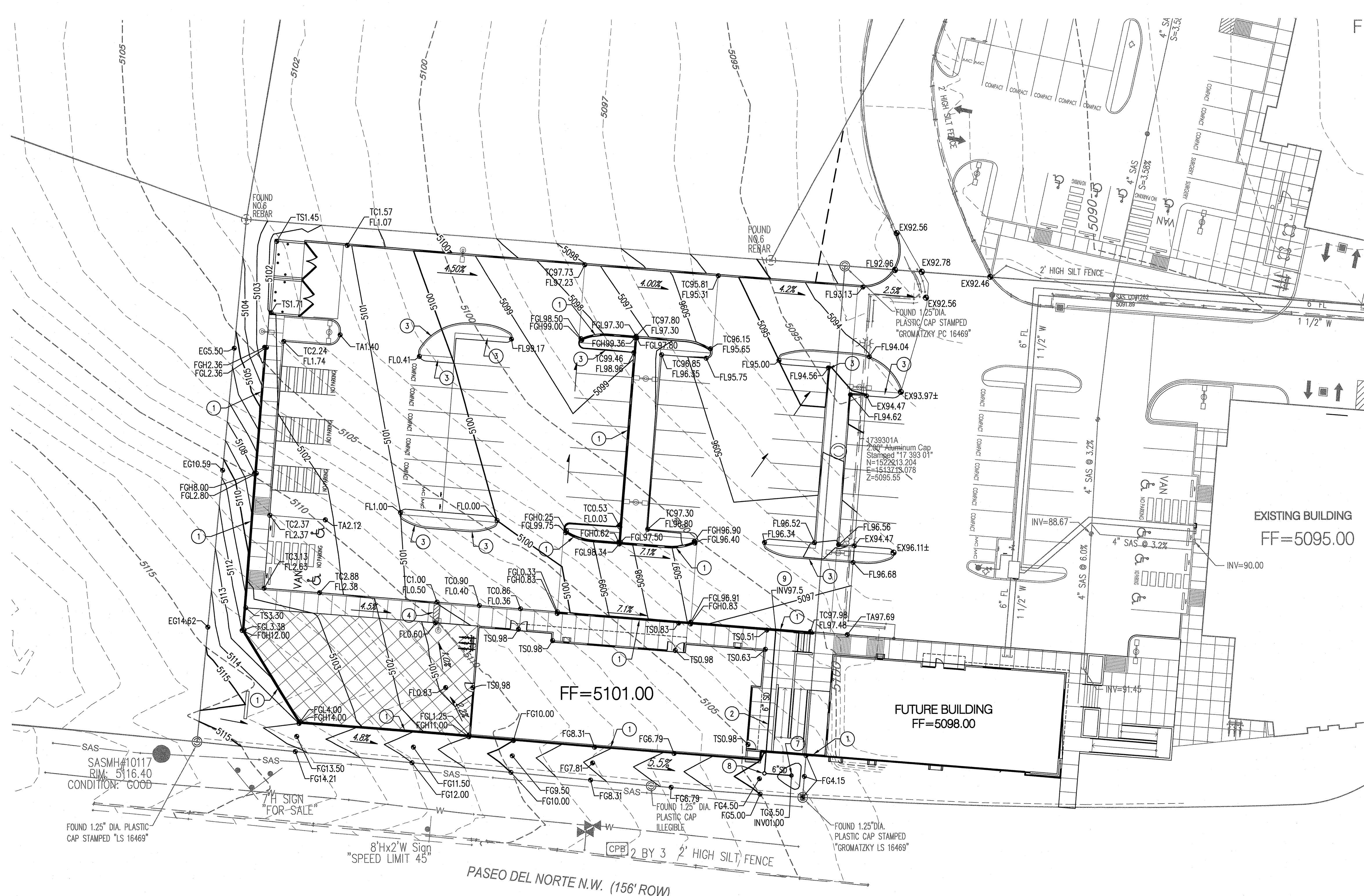
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JOB NUMBER 17-44  
DRAWN BY BO  
PROJECT MGR GSB  
DATE 6-8-2018  
PHASE ENTITLEMENTS

PROJECT  
Smiles For Kids - West Site  
9211 Eagle Ranch Road NW  
Albuquerque, NM 87114  
TITLE  
DRAINAGE MANAGEMENT PLAN





ZONE ATLAS PAGE: C-12

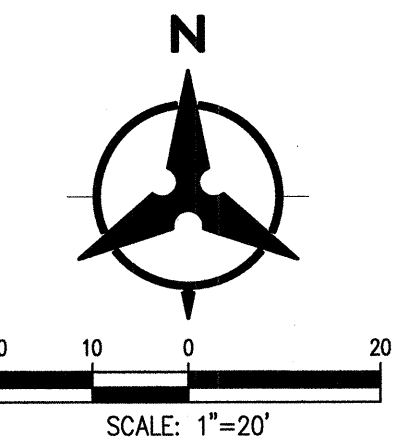
KEYED NOTES

1. PROPOSED RETAINING WALL.
2. PROPOSED STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
3. INSTALL 12" WIDE CURB OPENING.
4. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD. DETAIL 2236.
5. NOT USED.
6. NOT USED.
7. 12" DRAIN BASIN WITH DOME GRATE.
8. STORM DRAIN CLEANOUT.
9. DAYLIGHT 6" STORM DRAIN THRU RETAINING WALL.

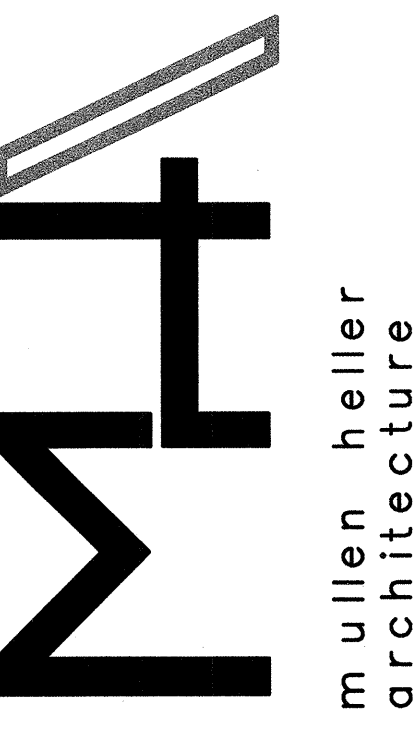
NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- - - - - 5.301 - - - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
- EX=EXISTING, FG=FINISHED GRADE
- TG=TOP OF GRATE, INV=INVERT
- FGH=FINISHED GRADE HIGH
- FGL=FINISHED GRADE LOW
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK / RIDGE OR HIGH POINT
- PROPOSED RETAINING WALL
- - - - - 5.305 - - - - - PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- ==== PROPOSED CURB & GUTTER



REV	DATE	DESCRIPTION
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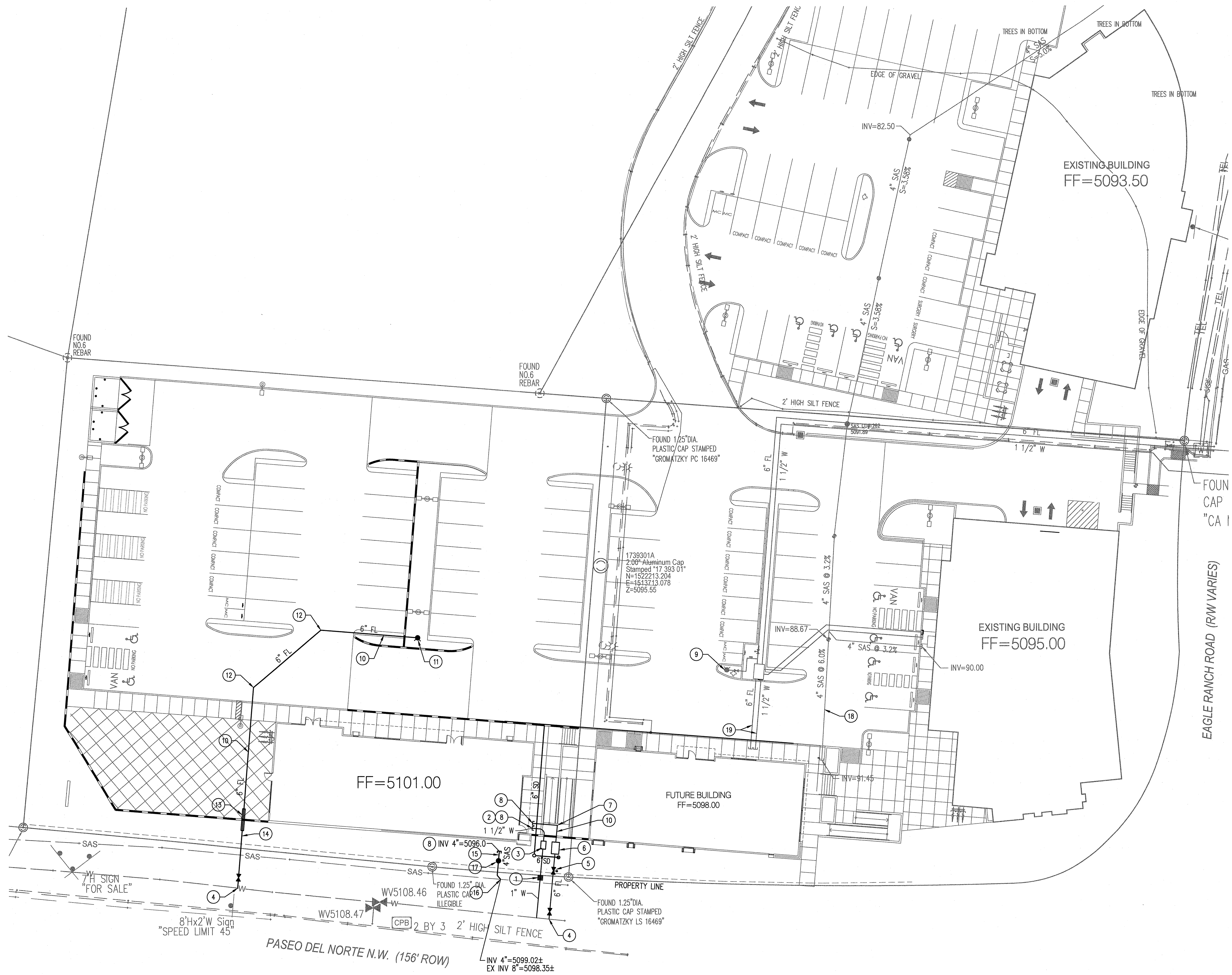
JOB NUMBER 17-44  
 DRAWN BY BO  
 PROJECT MGR GSB  
 DATE 6-8-2018  
 PHASE ENTITLEMENTS

PROJECT Smiles For Kids - West Site  
 9211 Eagle Ranch Road NW  
 Albuquerque, NM 87114

TITLE CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET C100





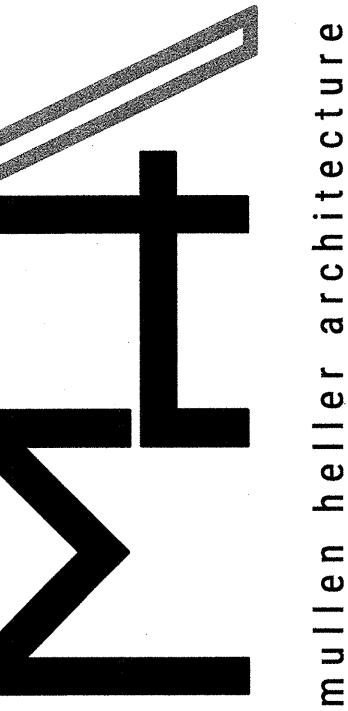
### UTILITY KEYNOTES

1. INSTALL 1" METERED SERVICE CONNECTION, METER BOX & COVER PER COA STD DWG 2362.
2. INSTALL 1 1/2" DOMESTIC WATER SERVICE LINE.
3. INSTALL 1" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER WITH HEATED ENCLOSURE.
4. CONNECT TO EXISTING WATER LINE WITH TAPPING SADDLE AND INSTALL 6" GATE VALVE WITH BOX & LID.
5. INSTALL 6" GATE VALVE WITH POST INDICATOR (PIV).
6. INSTALL 6" FIRE WATER REDUCED PRESSURE BACKFLOW PREVENTER WITH HEATED ENCLOSURE.
7. INSTALL 90° BEND WITH RESTRAINED JOINTS.
8. INSTALL UTILITY SERVICE LINES TO WITHIN 5' OF BUILDING.
9. EXISTING FIRE HYDRANT.
10. INSTALL 6" FIRE LINE.
11. INSTALL FIRE HYDRANT.
12. INSTALL 45° BEND.
13. INSTALL PIPE SLEEVE UNDER RETAINING WALL.
14. INSTALL 2 - 90° VERTICAL BENDS TO DIP FIRE LINE UNDER RETAINING WALL.
15. INSTALL 4" SANITARY SEWER SERVICE LINE.
16. CONNECT TO EXISTING SANITARY SEWER LINE.
17. INSTALL SANITARY SEWER PUMP & FORCE MAIN TO EXISTING SANITARY SEWER LINE.
18. EXISTING 4" SANITARY SEWER STUB-OUT TO REMAIN.
19. EXISTING WATER & FIRE SERVICE LINE STUB-OUTS TO REMAIN.

### UTILITY LEGEND

---	SAS	EXISTING SANITARY SEWER
---	W	EXISTING WATER LINE
□		EXISTING WATER METER
○		EXISTING CAP
+		EXISTING VALVE
○		EXISTING SANITARY SEWER MANHOLE
---	SAS	PROPOSED SANITARY SEWER LINE
---	W	PROPOSED WATER LINE
---	FIRE	PROPOSED FIRE WATER LINE
□		PROPOSED CAP
+		PROPOSED PIV
●		PROPOSED SAS CLEANOUT
+		PROPOSED FIRE HYDRANT

REV	DATE	DESCRIPTION
△△△△△		



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JOB NUMBER 17-44

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PROJECT MGR GSB

DATE 6-8-2018

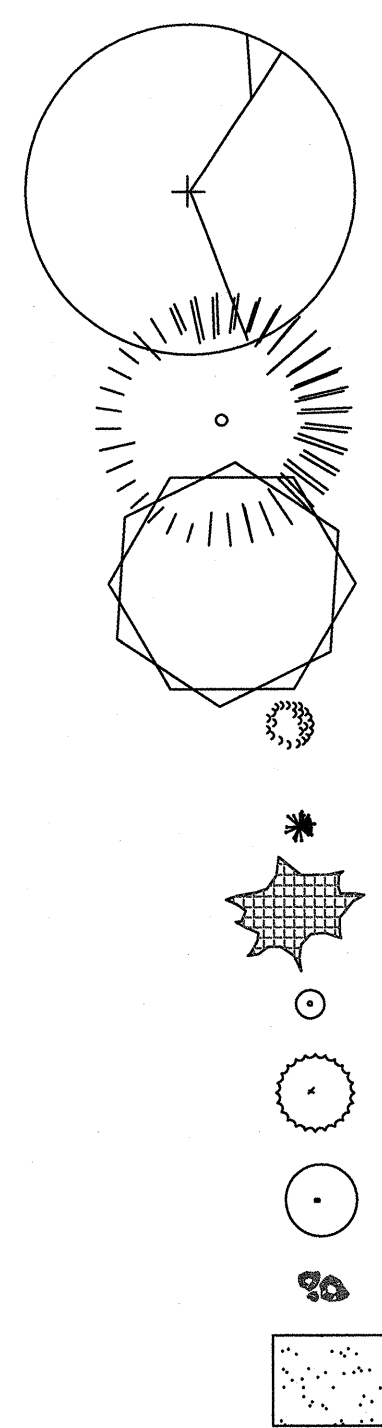
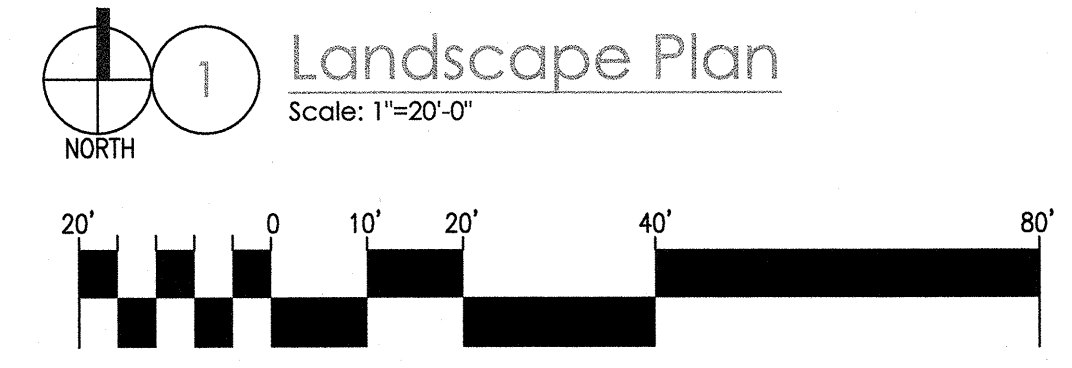
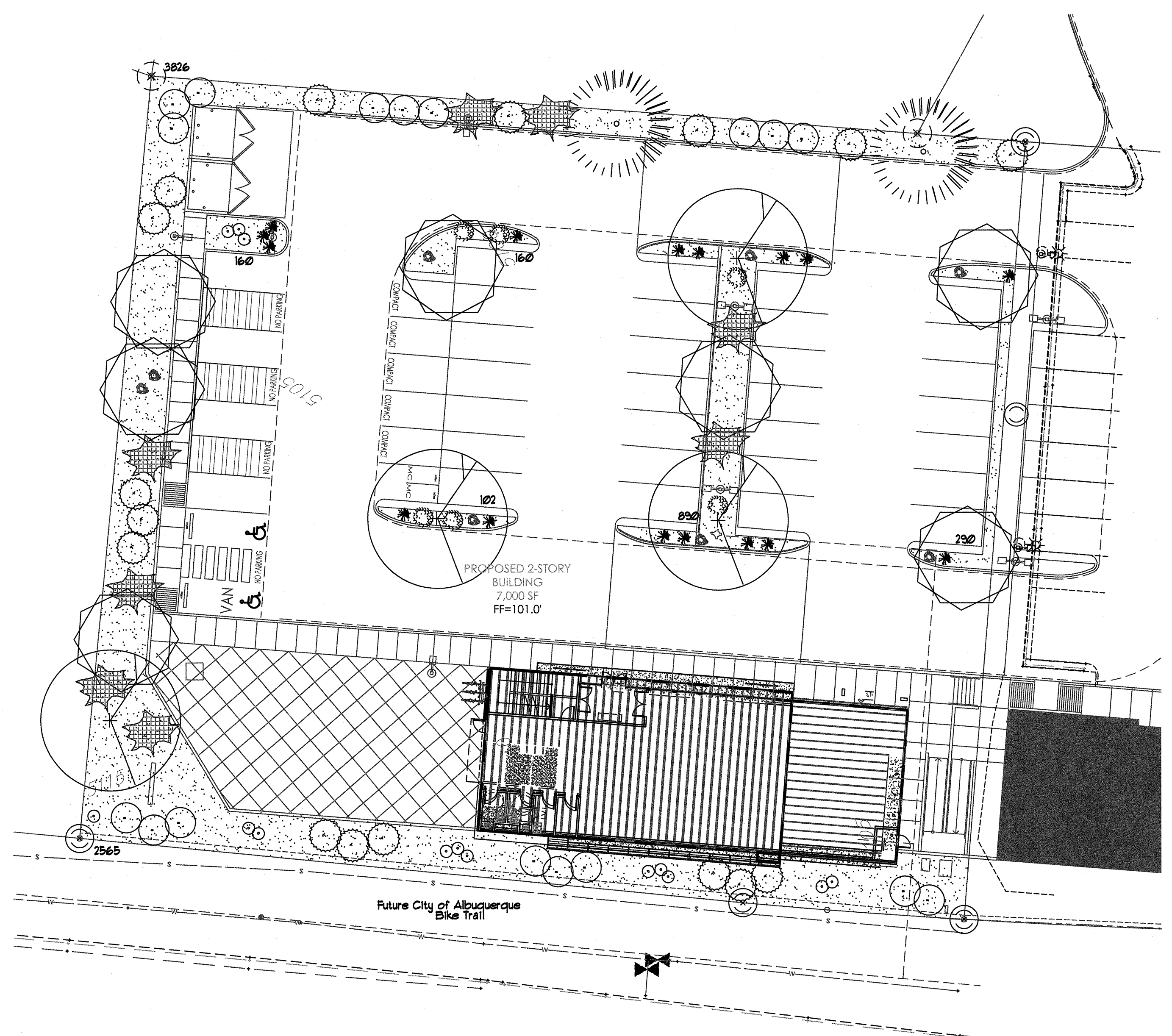
PHASE ENTITLEMENTS

PROJECT **Smiles For Kids - West Site**  
 9211 Eagle Ranch Road NW  
 Albuquerque, NM 87114  
 TITLE **CONCEPTUAL UTILITY PLAN**

SHEET

C200





**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>			
4	2" cal	Chinese Pistache <i>Fraxinus sp.</i>	40x35 1225 4900 M+
2	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 625 1250 M
1	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25 625 5625 M 12072
<b>Shrubs &amp; Groundcovers</b>			
6	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	3x5 25 150 M
16	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	25x2 4 12 M
8	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12 144 1152 M
14	5 Gal	Blue Mist <i>Coryopteris x clandonensis</i>	3x3 9 126 M
16	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1 49 784 L
17	5 Gal	Chamaea <i>Chrysothamnus nauseosus</i>	5x1 49 833 L
8	2-3cf	Boulders To be placed at contractor discretion	3117
7993	Landscape Gravel / Filter Fabric 3/4" Crushed Grey		

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Bernalillo Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gray Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

**IRRIGATION NOTES:**  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafin spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafin shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/8" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

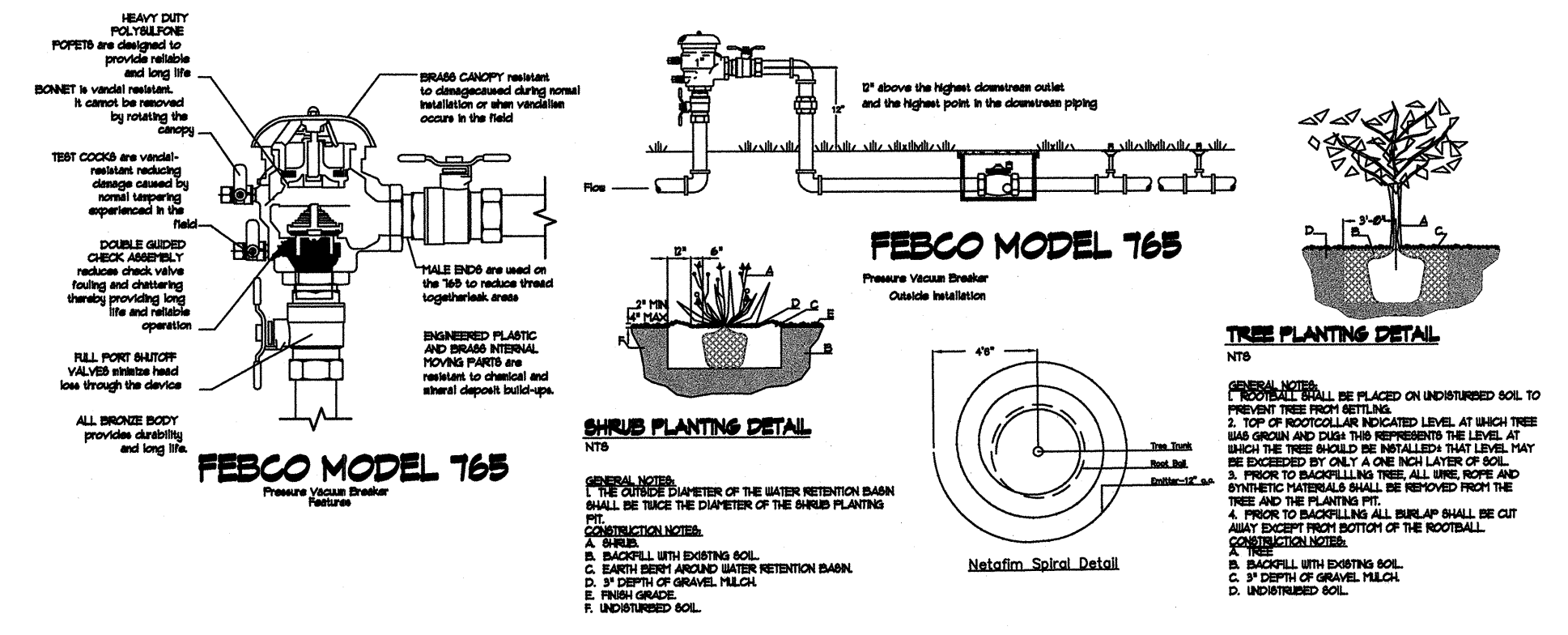
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

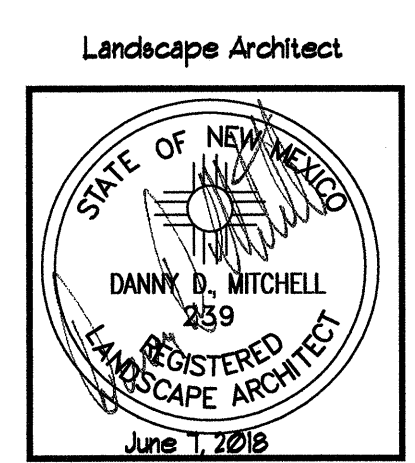
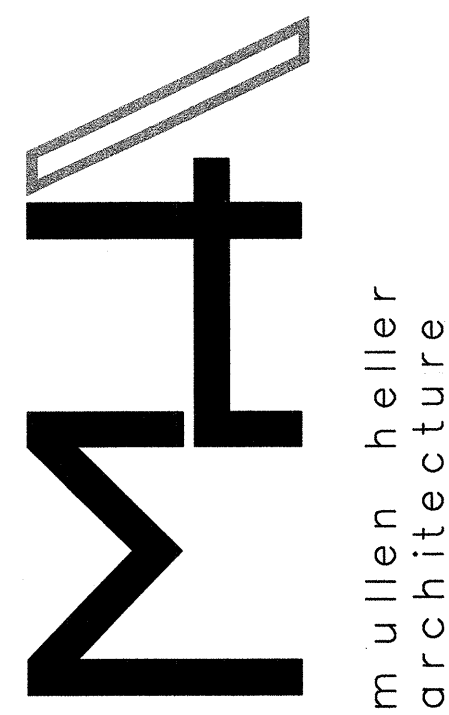
Water and Power source shall be the responsibility of the Developer/Builder.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	41281
TOTAL BUILDING AREA (sf)	-4000
TOTAL LOT AREA (sf)	37281
LANDSCAPE REQUIREMENT	X20
TOTAL LANDSCAPE REQUIRED (15%)	7456
TOTAL ON-SITE LANDSCAPE PROVIDED	7993
TOTAL LIVE GROUNDCOVER REQUIRED	2398
TOTAL LIVE GROUNDCOVER PROVIDED	3117



REV	DATE	DESCRIPTION
1		
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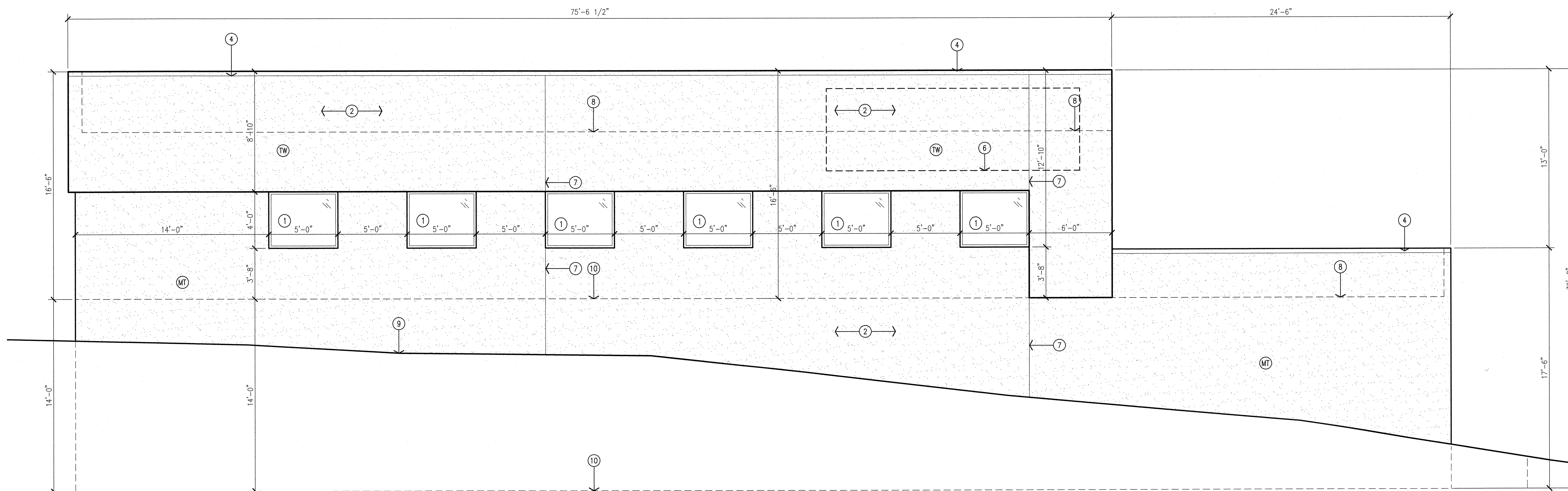
JOB NUMBER	17-44
DRAWN BY	AV
PROJECT MGR	JDH
DATE	6-8-2018
PHASE	CD

PROJECT  
**Smiles For Kids - Building 4 Shell**  
4011 Paseo Del Norte N.W  
Albuquerque, NM 87114  
TITLE  
**Landscape Plan**

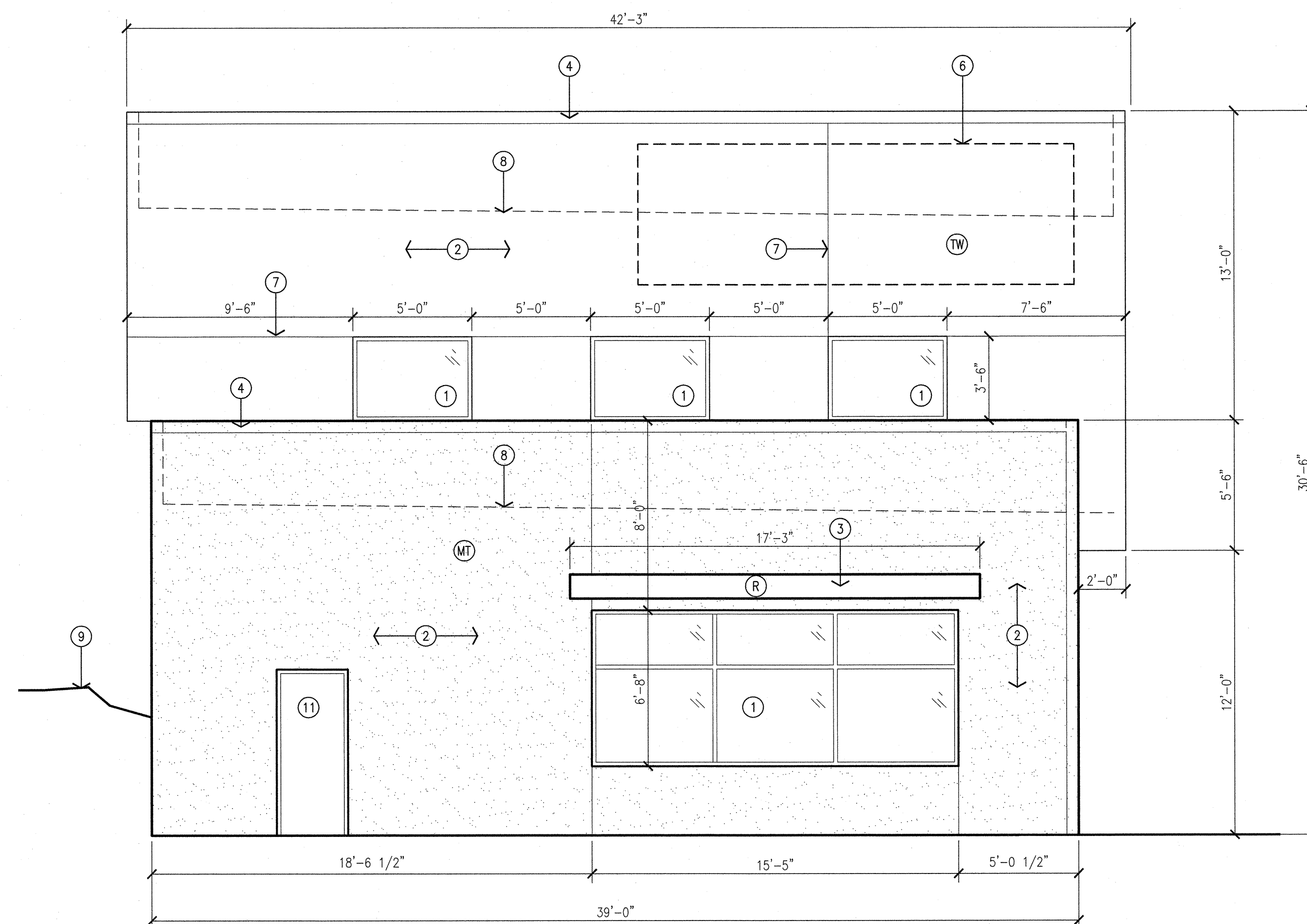
The Hilltop  
7309 Edith NE.  
Albuquerque, NM 87113  
Cont. Lic. 726458  
Ph (505) 898-3630  
Fax (505) 898-1131  
danny@hilltoplandscaping.com







1 South Elevation  
Scale: 1/4"=1'-0"



2 East Elevation  
Scale: 1/4"=1'-0"



GENERAL NOTES:

- [A] ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- [B] THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- [C] CONTRACTOR TO VERIFY SIZES OF ALL OWNER PROVIDED EQUIPMENT PRIOR TO INSTALLATION.
- [D] ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, MODEL CODES, LOCAL CODES, LAWS AND ORDINANCES.
- [F] REFER TO CURRENT ZONING AND SUBDIVISION REGULATIONS FOR SIGNAGE REQUIREMENTS.

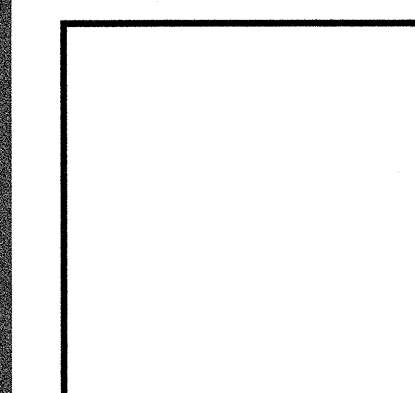
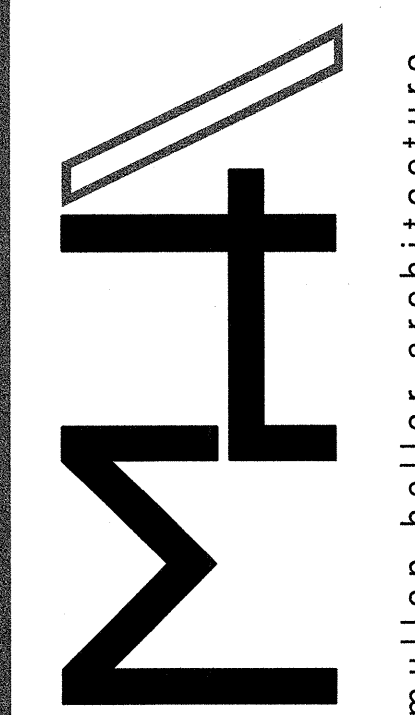
KEYED NOTES:

- [1] ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FRAME WITH TINTED GLAZING.
- [2] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT.
- [3] STEEL CANOPY, PAINTED.
- [4] PRE-FINISHED SHEET METAL PARAPET CAP TO MATCH STUCCO FINISH COLOR.
- [5] 12" TALL PREMISE ID.
- [6] BUILDING SIGNAGE.
- [7] STUCCO CONTROL JOINT.
- [8] LINE OF ROOF LEVEL BEYOND.
- [9] LINE OF EXTERIOR FINISH GRADE.
- [10] LINE OF FLOOR LEVEL BEYOND.
- [11] HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STUCCO.

EXTERIOR COLORS SCHEDULE:

- (MT) MEDIUM TAN
- (R) RUSTY RED
- (TW) LIGHT TAN/ WHITE

REV	DATE	DESCRIPTION
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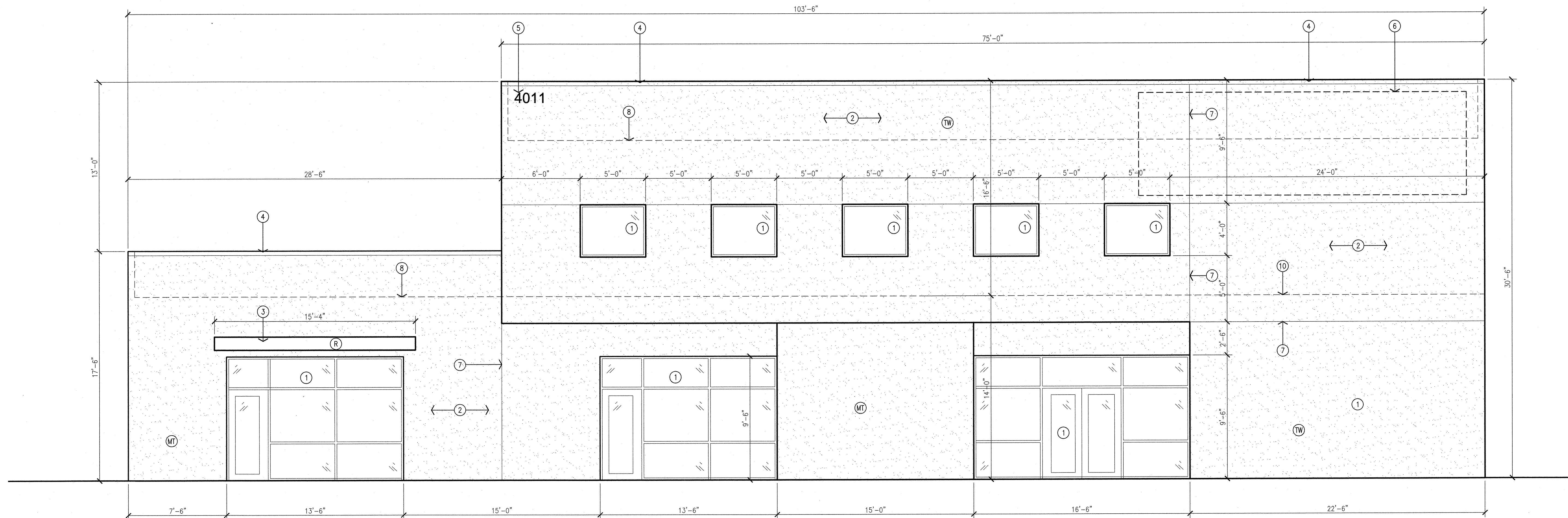
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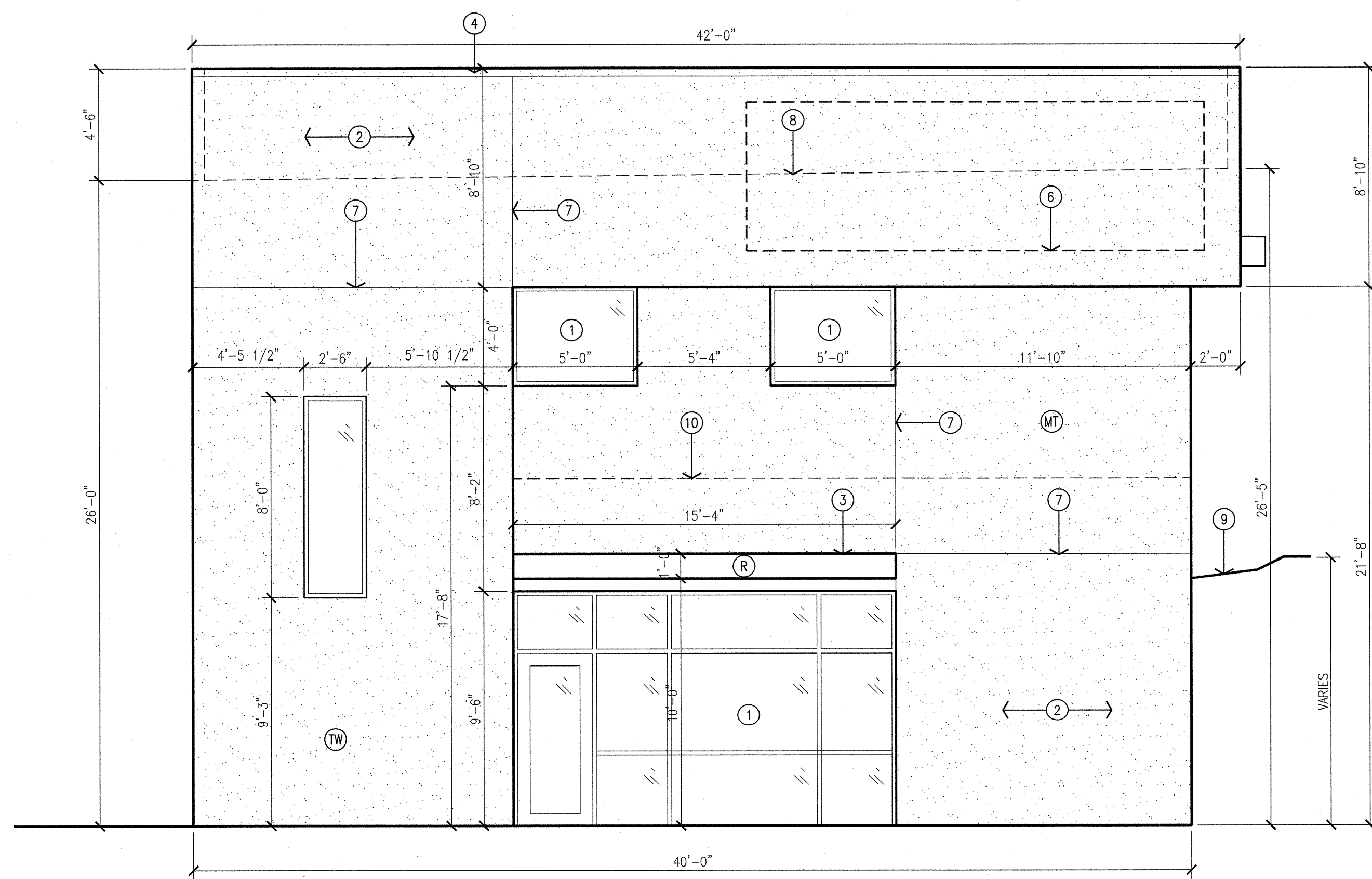
PROJECT  
**Smiles For Kids - Building 4 Shell**  
4011 Paseo Del Norte N.W  
Albuquerque, NM 87114

TITLE  
**Exterior Elevations**





1 North Elevation  
Scale: 1/4"=1'-0"



2 West Elevation  
Scale: 1/4"=1'-0"



GENERAL NOTES:

- [A] ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.
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- [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- [F] REFER TO CURRENT ZONING AND SUBDIVISION REGULATIONS FOR SIGNAGE REQUIREMENTS.

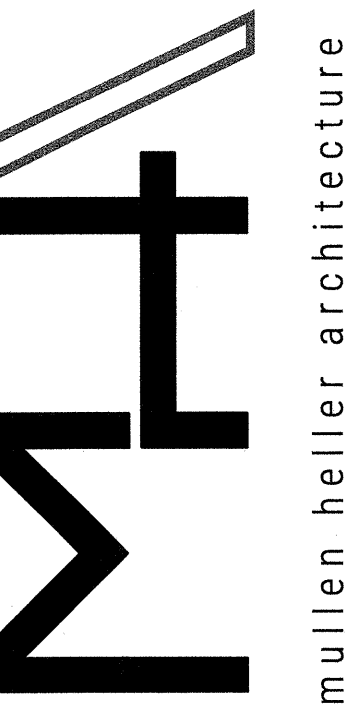
KEYED NOTES:

- [1] ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FRAME WITH TINTED GLAZING.
- [2] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT.
- [3] STEEL CANOPY, PAINTED.
- [4] PRE-FINISHED SHEET METAL PARAPET CAP TO MATCH STUCCO FINISH COLOR.
- [5] 12" TALL PREMISE ID.
- [6] BUILDING SIGNAGE.
- [7] STUCCO CONTROL JOINT.
- [8] LINE OF ROOF LEVEL BEYOND.
- [9] LINE OF EXTERIOR FINISH GRADE.
- [10] LINE OF FLOOR LEVEL BEYOND.

EXTERIOR COLORS SCHEDULE:

- (MT) MEDIUM TAN
- (R) RUSTY RED
- (TW) LIGHT TAN/ WHITE

REV	DATE	DESCRIPTION
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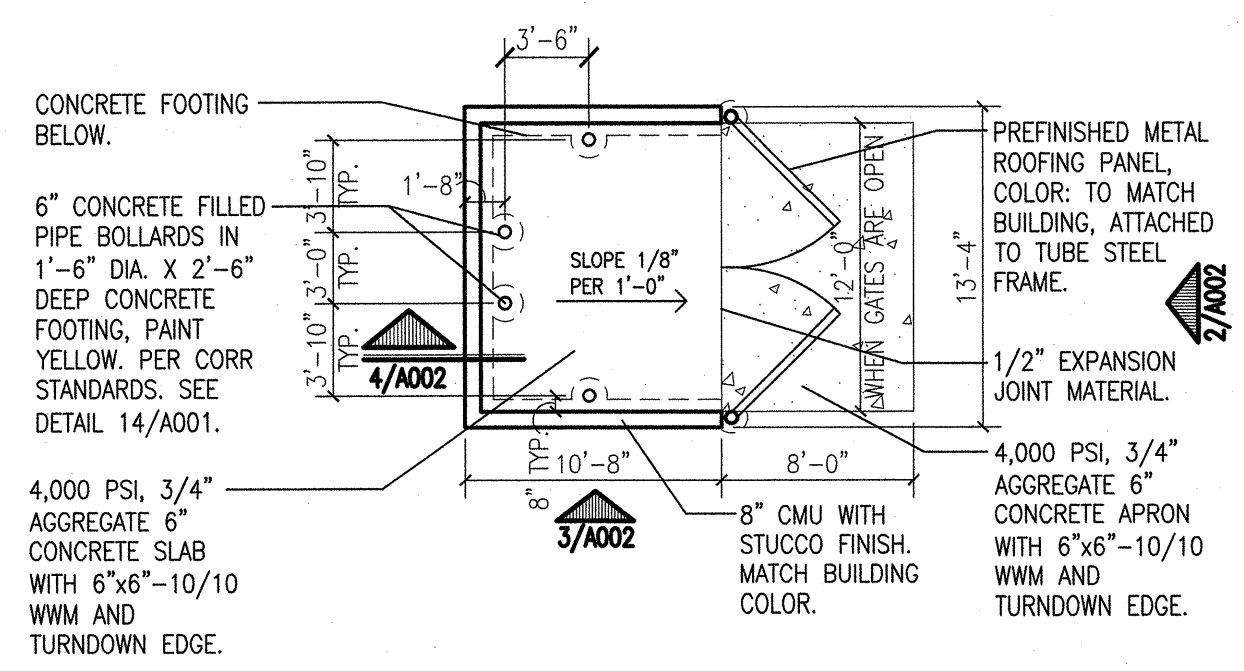
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PROJECT MGR	JDH
DATE	6-8-2018
PHASE	CD

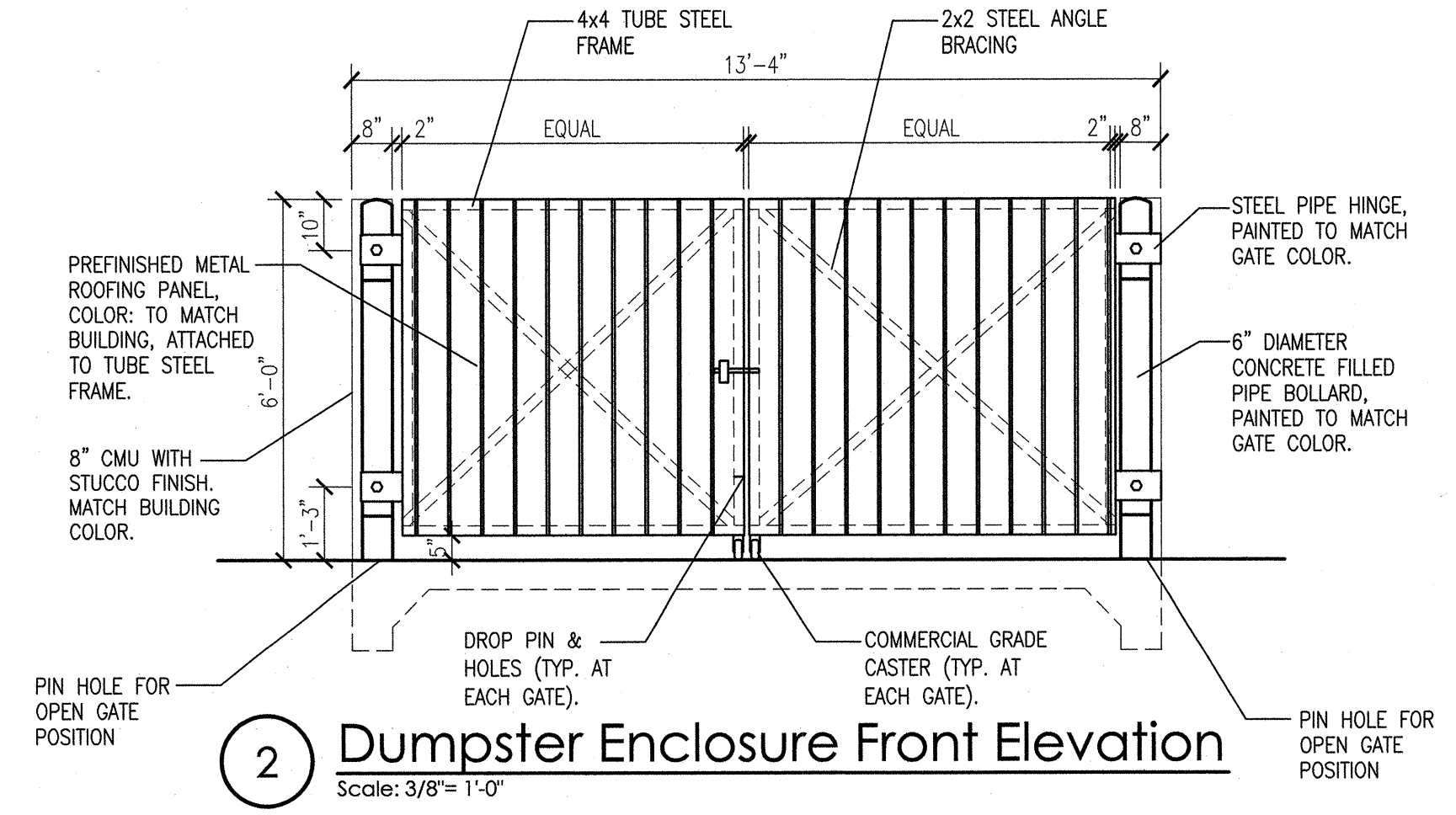
PROJECT  
Smiles For Kids - Building 4 Shell  
4011 Paseo Del Norte N.W  
Albuquerque, NM 87114  
TITLE  
Exterior Elevations

SHEET  
A401

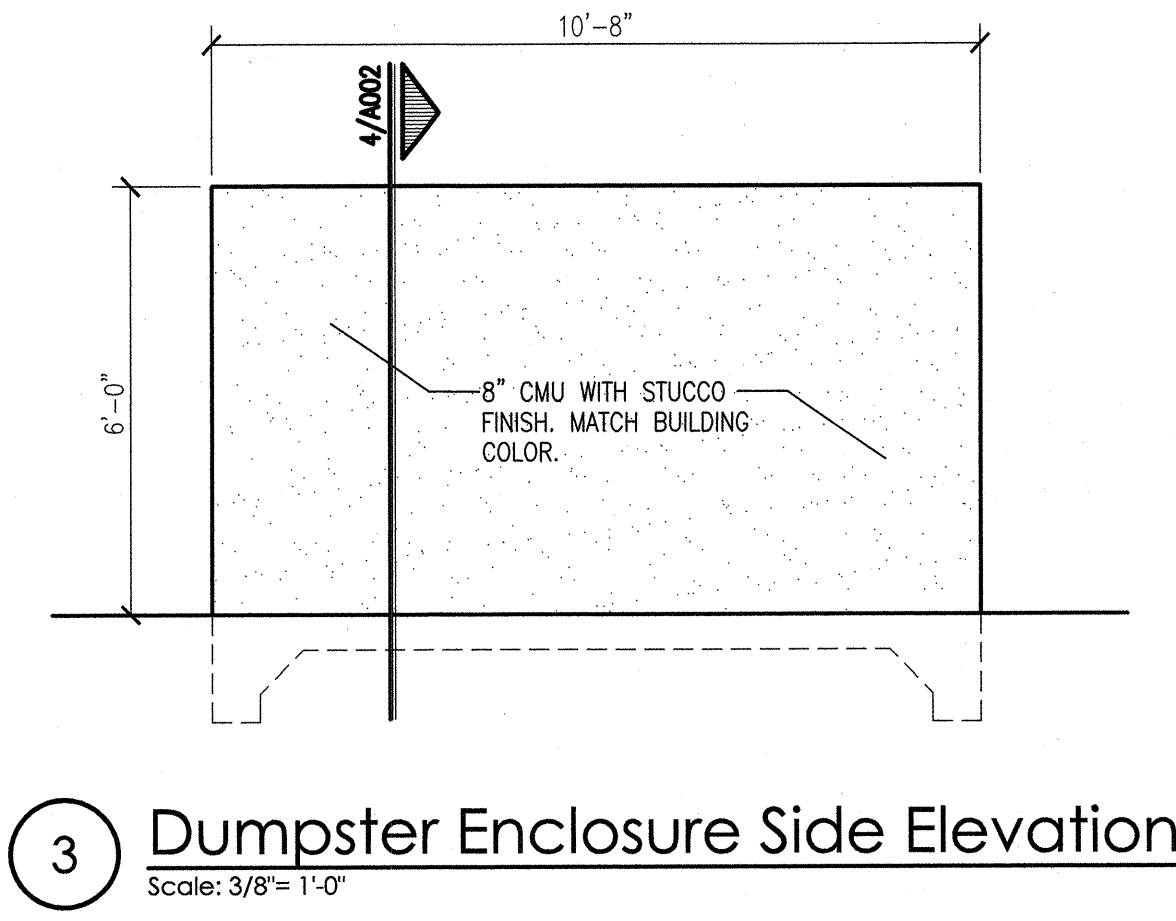




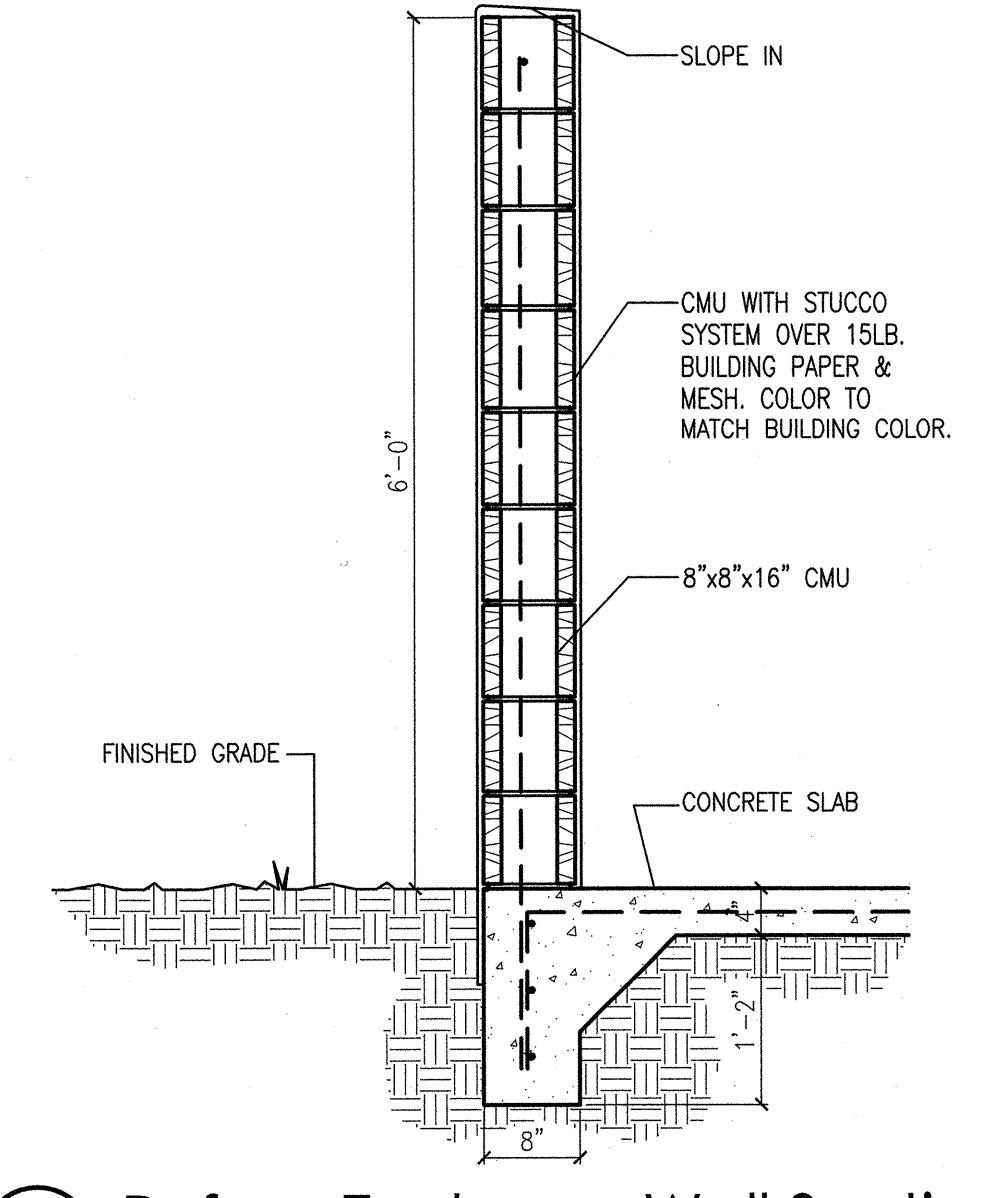
**1 Dumpster Enclosure Plan**  
Scale: 1/8"=1'-0"



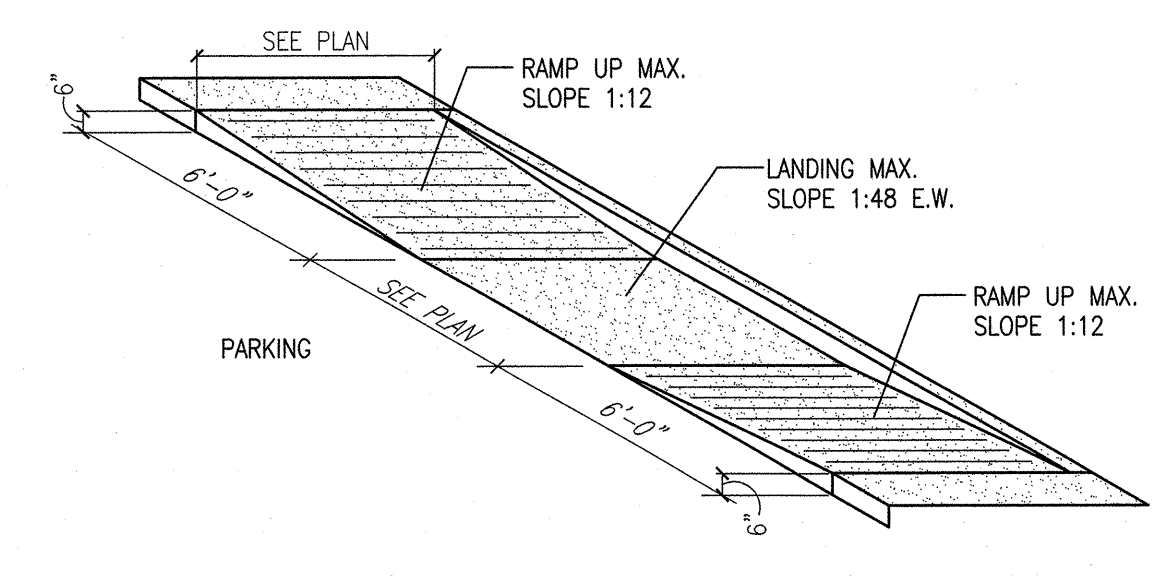
**2 Dumpster Enclosure Front Elevation**  
Scale: 3/8"=1'-0"



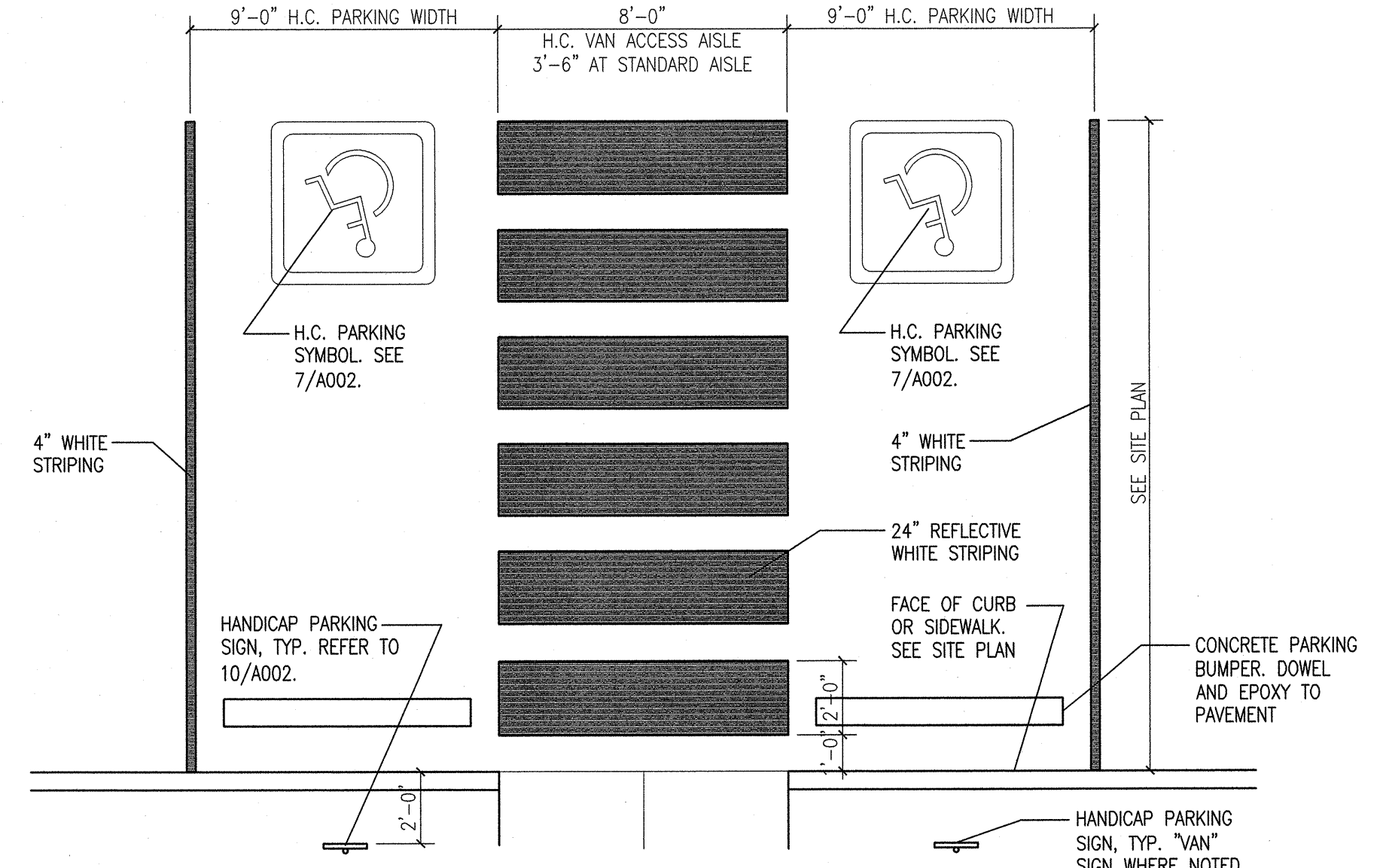
**3 Dumpster Enclosure Side Elevation**  
Scale: 3/8"=1'-0"



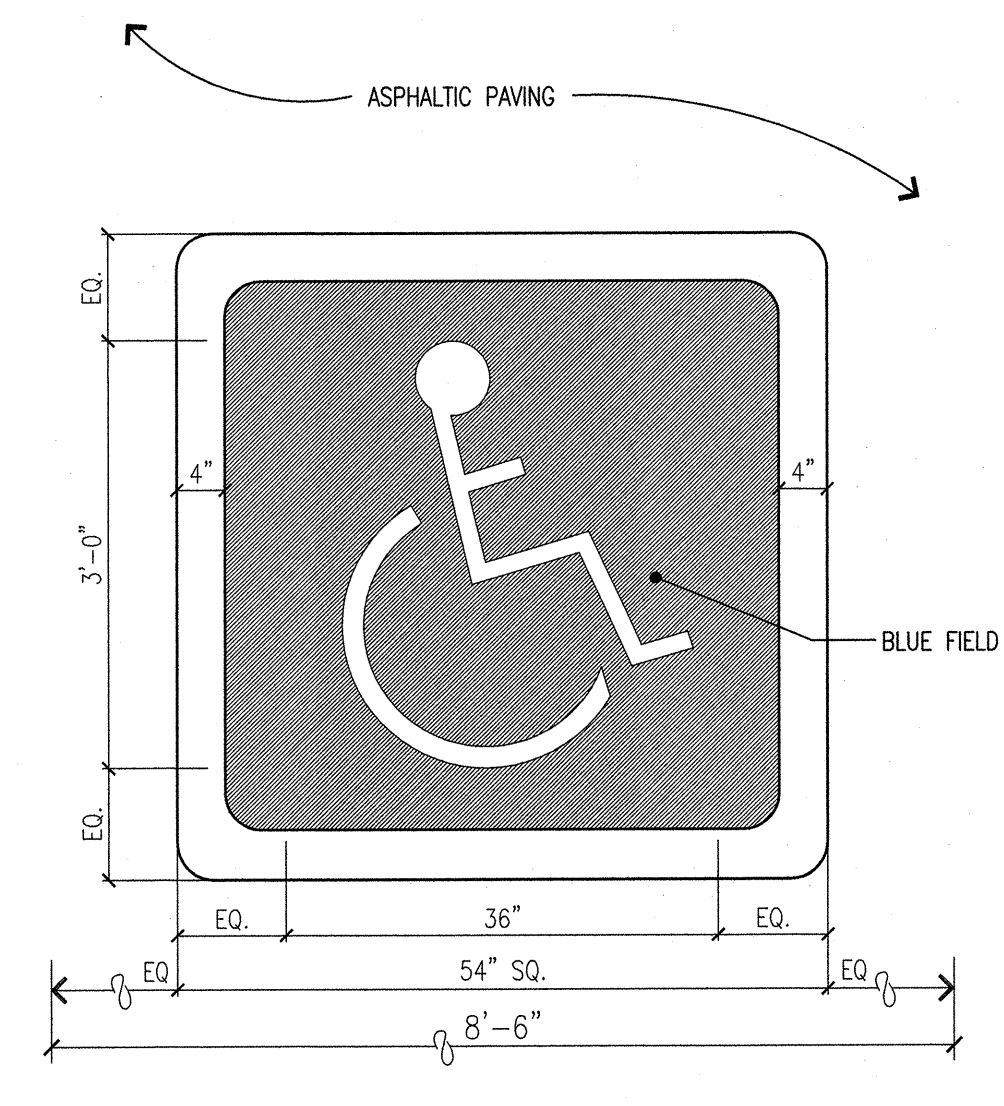
**4 Refuse Enclosure Wall Section**  
Scale: 1"=1'-0"



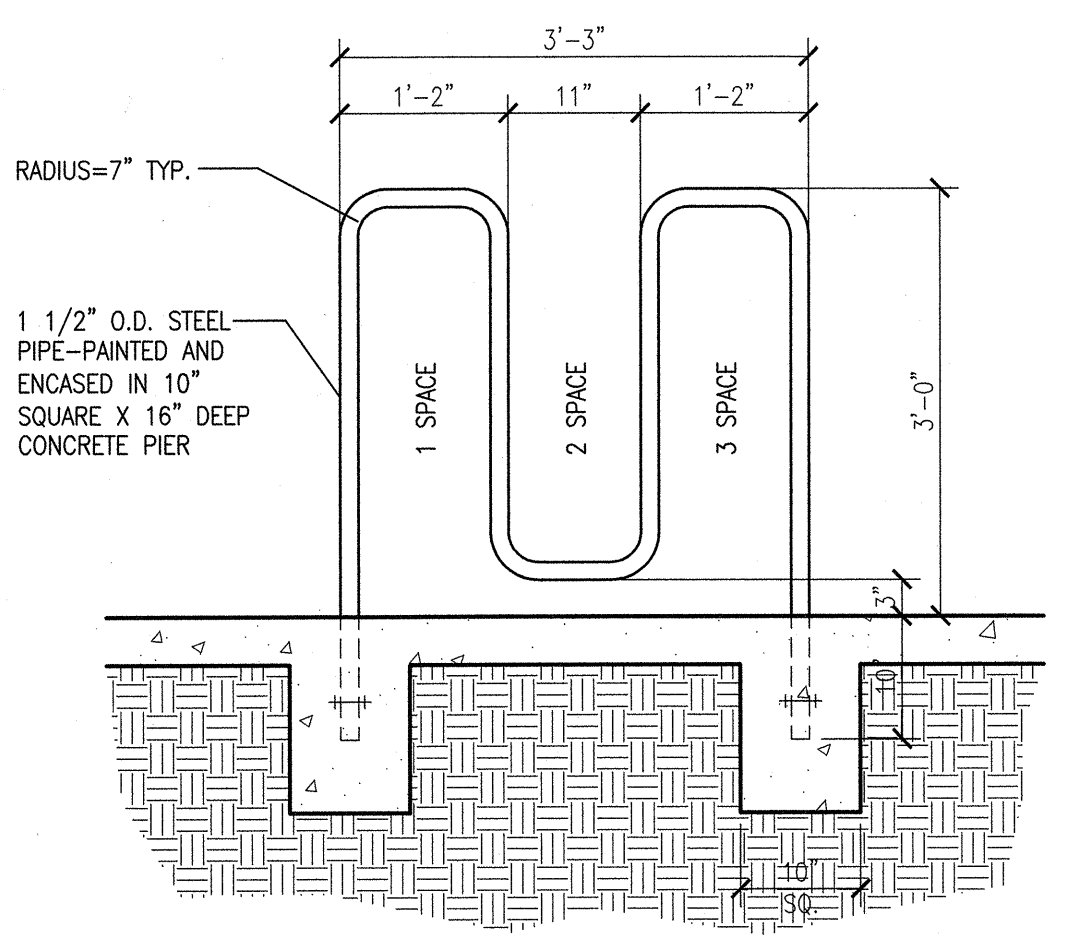
**5 H.C. Ramp Detail**  
Scale: Not To Scale (isometric)



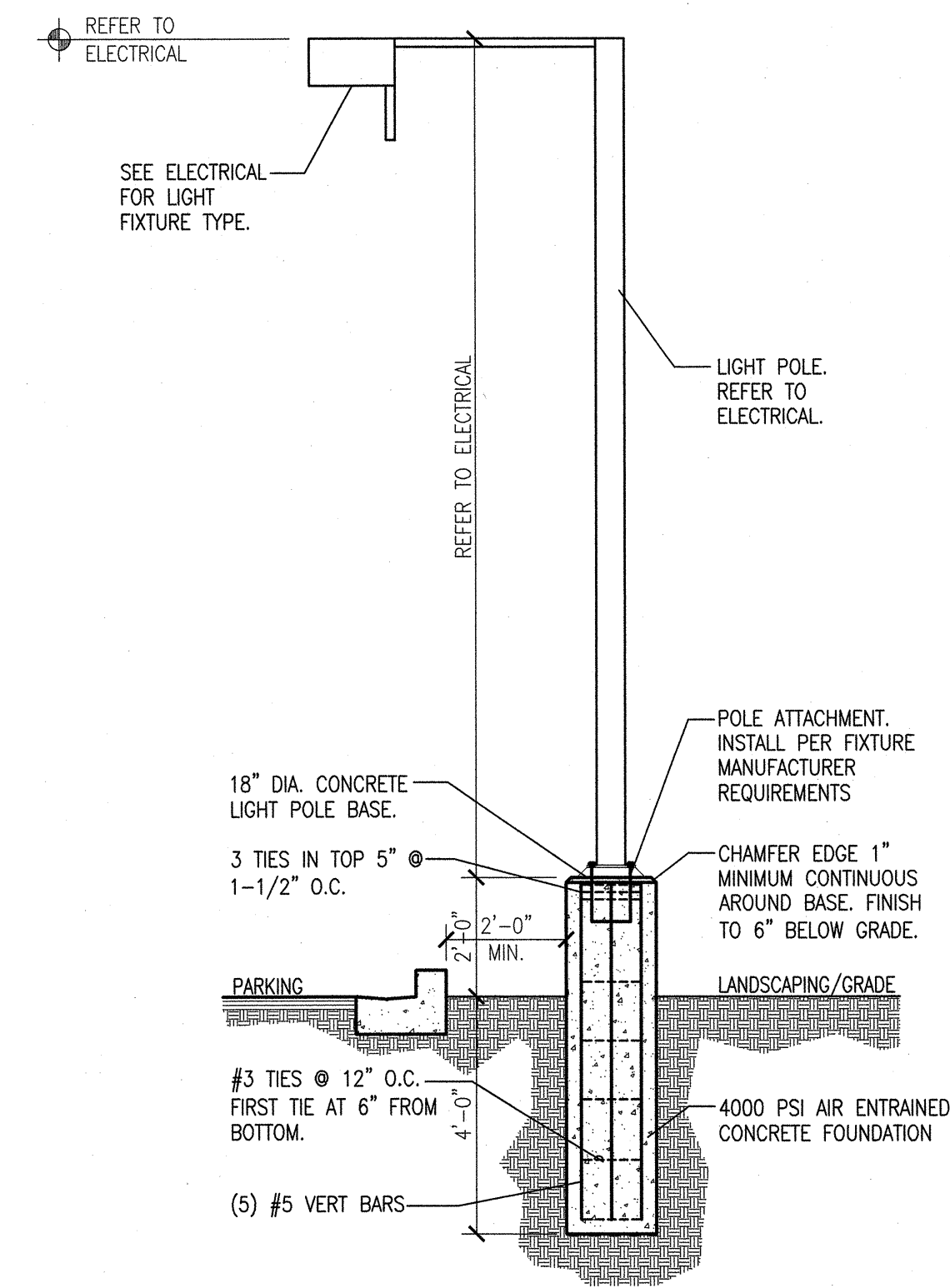
**6 HC Parking Striping Detail**  
Scale: 1/4"=1'-0"



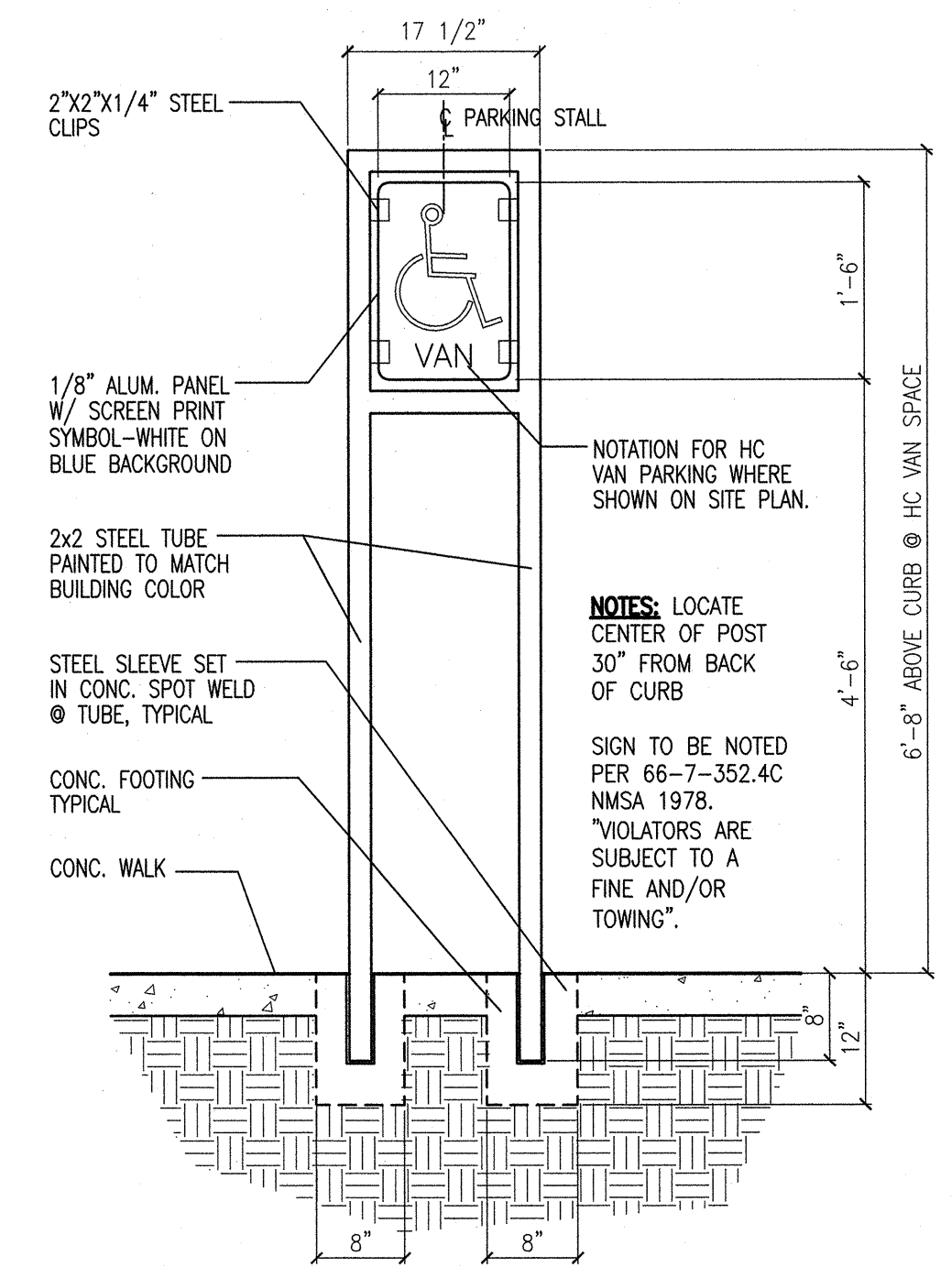
**7 HC Pavement Sign Detail**  
Scale: 3/4"=1'-0"



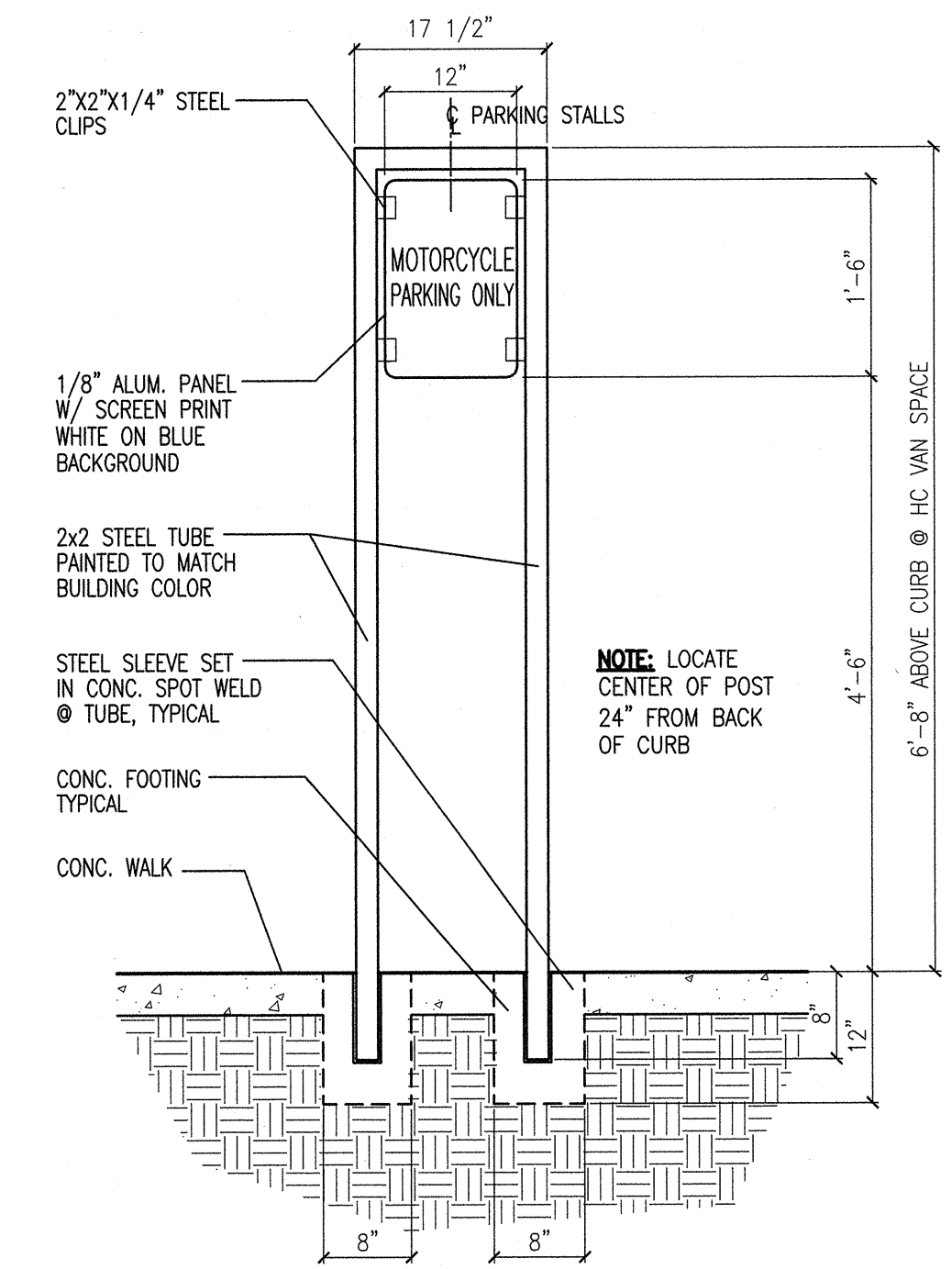
**8 Bicycle Rack Detail**  
Scale: 3/4"=1'-0"



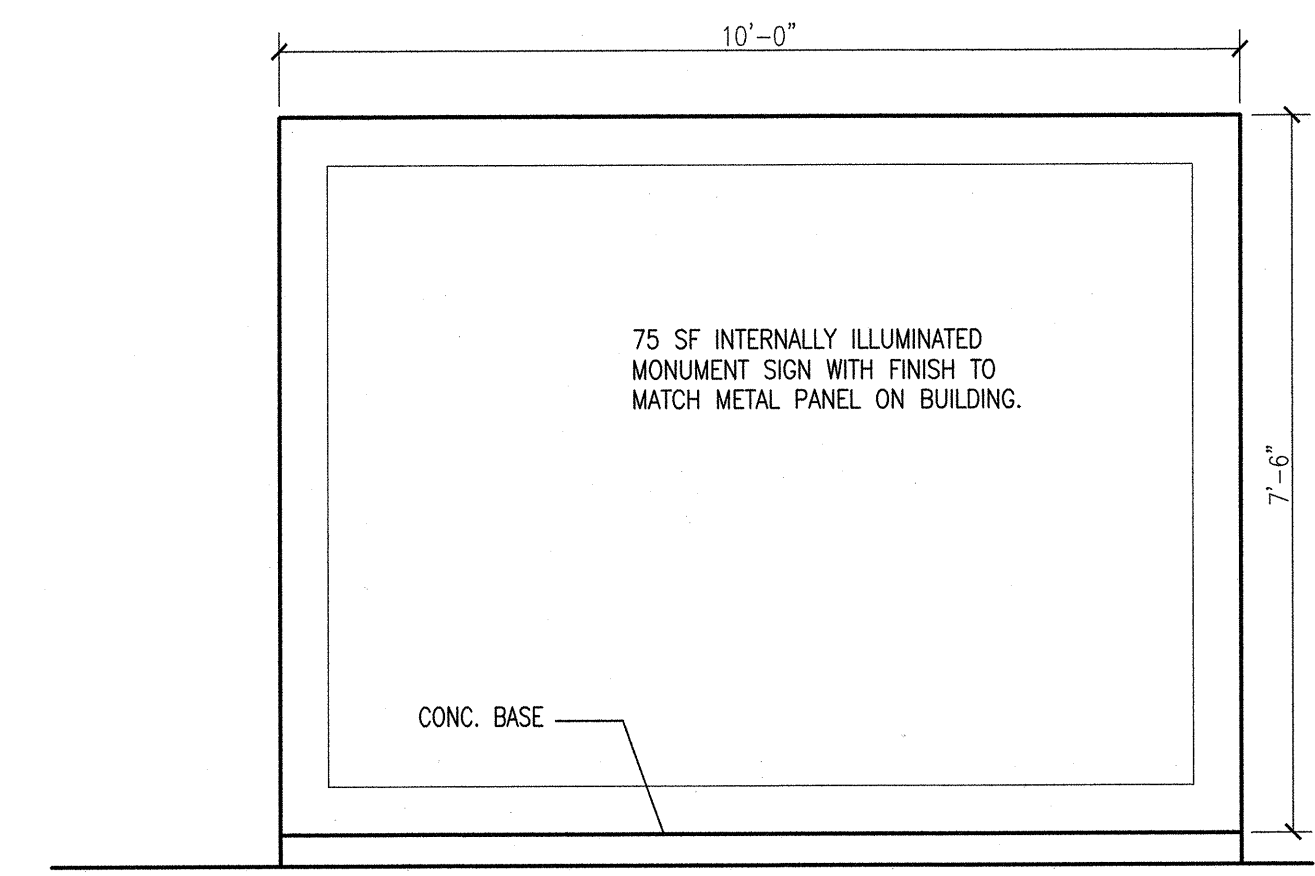
**9 Light Pole Detail**  
Scale: 3/8"=1'-0"



**10 HC Parking Sign Detail**  
Scale: 3/4"=1'-0"

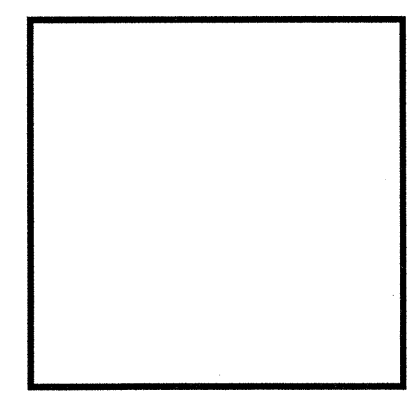
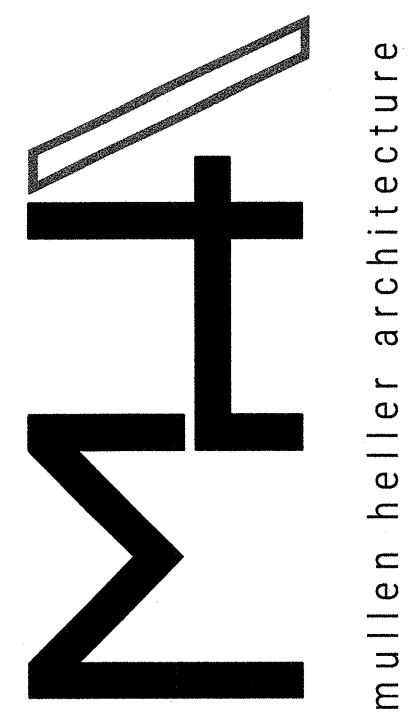


**11 MC Parking Sign Detail**  
Scale: 3/4"=1'-0"



**12 Monument Sign Elevation**  
Scale: 1/2"=1'-0"

DESCRIPTION	
BY	
DATE	
REV	A A A A A



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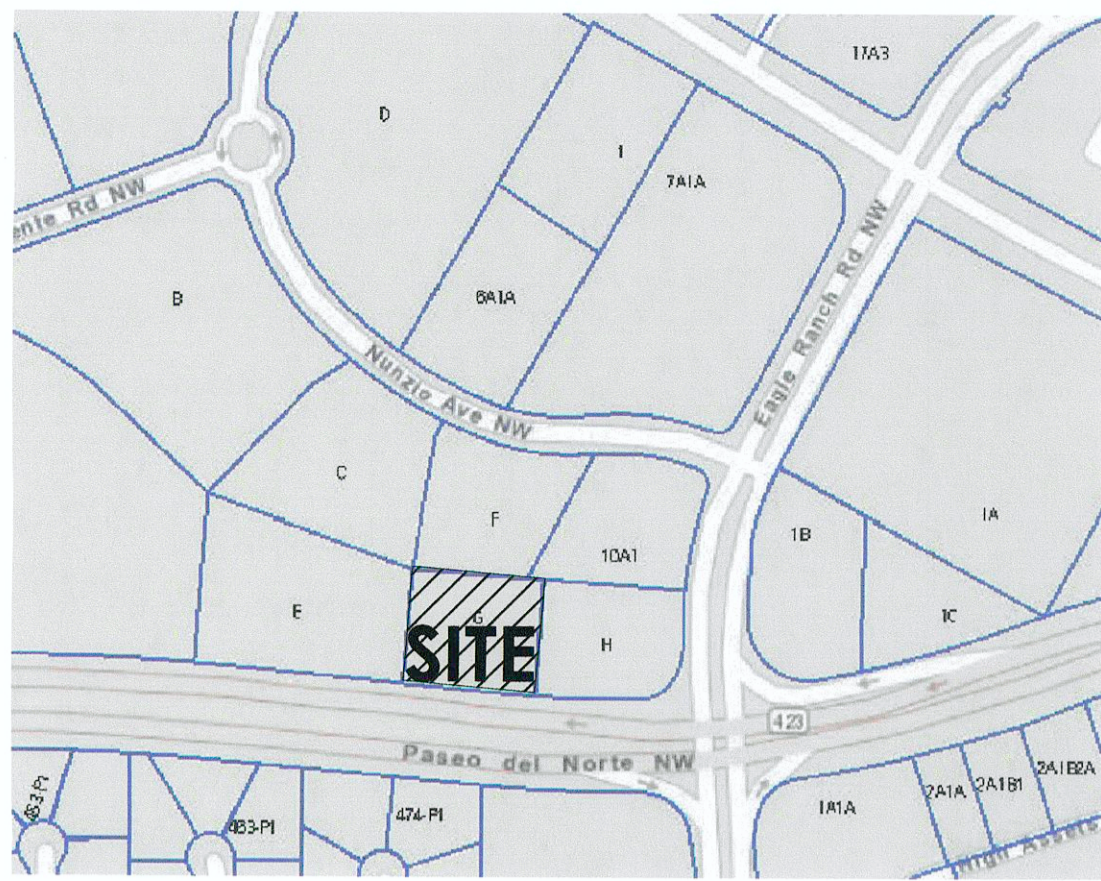
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PHASE	CD

PROJECT  
**Smiles For Kids - Building 4 Shell**  
4011 Paseo Del Norte N.W  
Albuquerque, NM 87114

TITLE  
**Site Details**

SHEET  
**A002**





VICINITY MAP

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.

PARKING CALCULATIONS: (NET LEASABLE AREAS)

**PROPOSED 2-STORY OFFICE:**  
 4,000 GSF.-1ST FLOOR/200 = 20 SPACES  
 3,000 GSF.-2ND FLOOR/300 = 10 SPACES  
**TOTAL REQUIRED SPACES = 30 SPACES**

**TRANSIT REDUCTIONS:**  
 30 SPACES REQ'D x 10% REDUCTION = (PROXIMITY TO BUS ROUTE 94)  
 30 x 10% = 27 TOTAL SPACES REQUIRED  
**TOTAL PARKING SPACES REQUIRED = 27 SPACES**  
**TOTAL PARKING SPACES PROVIDED = 43 SPACES**

34 REGULAR SPACES  
 7 COMPACT SPACES  
 2 HANDICAP PARKING SPACES

**COMPACT PARKING CALCULATION:**  
 27 REQ'D SPACES x 33% = 9 SPACES ALLOWED  
**TOTAL COMPACT SPACES = 7 SPACES PROVIDED**

**DISABLED PARKING REQUIREMENTS:**  
 TOTAL DISABLED SPACES REQUIRED = 2 SPACES  
 TOTAL DISABLED SPACES PROVIDED = 2 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 = 27 PARKING SPACES/20 = 2 TOTAL SPACES REQUIRED  
**TOTAL BICYCLE SPACES REQUIRED = 2 SPACES**  
**TOTAL BICYCLE SPACES PROVIDED = 3 SPACES**

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:  
 TRACT G FOUNTAIN HILL PLAZA DEVELOPMENT  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO

LAND AREA:  
 .9477 ACRES (41,281 SQ. FT.)

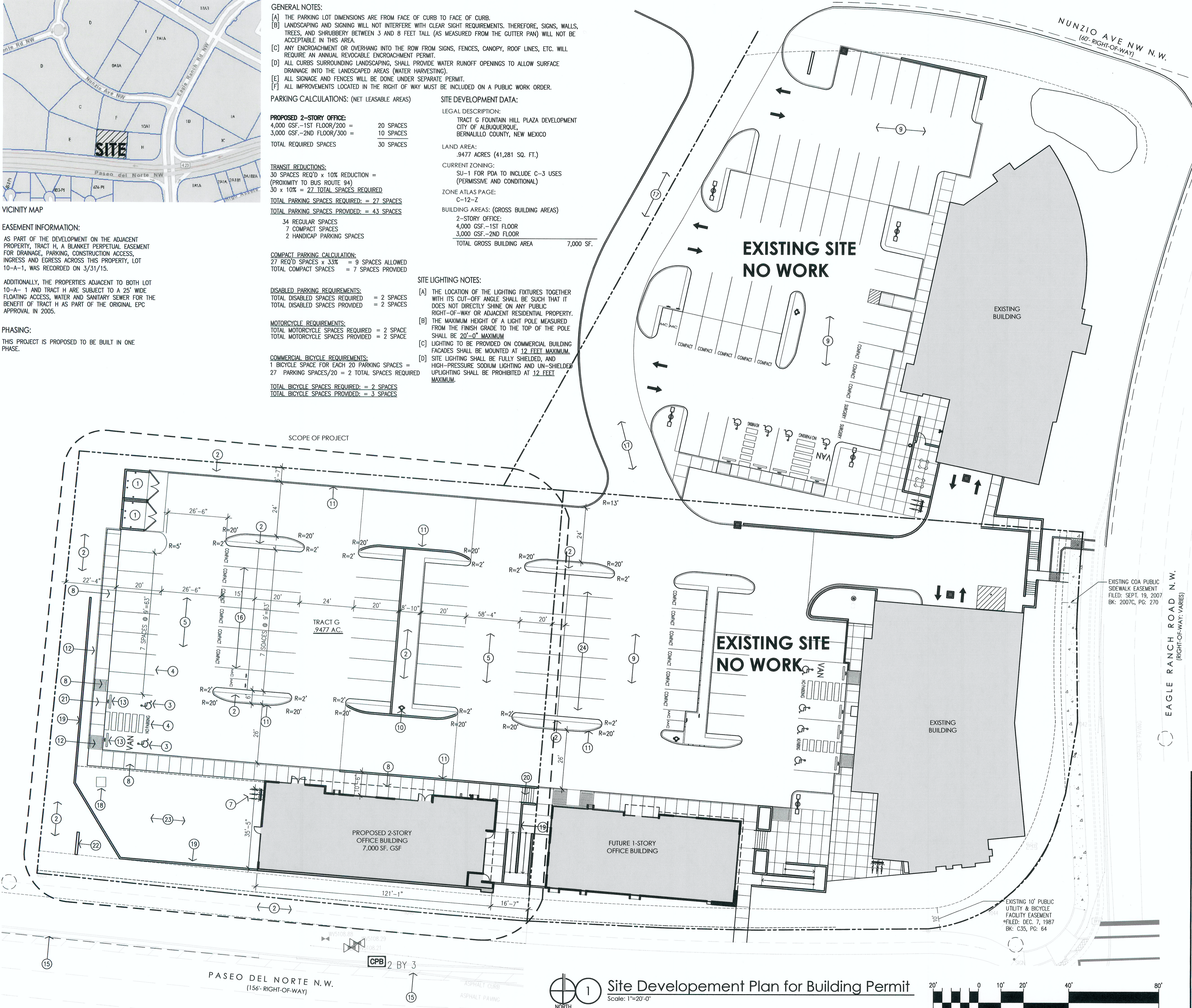
CURRENT ZONING:  
 SU-1 FOR PDA TO INCLUDE C-3 USES  
 (PERMISSIVE AND CONDITIONAL)

ZONE ATLAS PAGE:  
 C-12-Z

BUILDING AREAS: (GROSS BUILDING AREAS)  
 2-STORY OFFICE:  
 4,000 GSF.-1ST FLOOR  
 3,000 GSF.-2ND FLOOR  
**TOTAL GROSS BUILDING AREA = 7,000 SF.**

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.

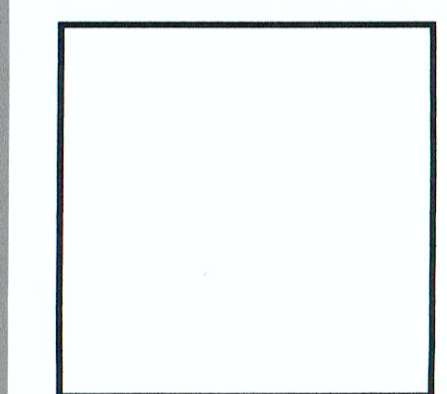


KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE TO MATCH EXISTING.
- [2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- [3] PROPOSED HANDICAP PAVEMENT SIGN.
- [4] PROPOSED STRIPED HANDICAP ACCESS 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] EXISTING PARKING LOT TO REMAIN
- [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'-6" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [15] EXISTING CITY CURB.
- [16] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [17] EXISTING ASPHALT DRIVE TO REMAIN
- [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 CONCRETE SIDEWALK FLUSH WITH ASPHALT.
- [22] PROPOSED 75 SF MONUMENT SIGN.
- [23] PROPOSED PATIO (258 SF).
- [24] EXISTING PAINTED PARKING STRIPING
- [25] PROPOSED SIDEWALK CONNECTION TO RIGHT OF WAY.

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REV	DATE	DESCRIPTION
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 ALBUQUERQUE, NM | 87109  
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JOB NUMBER	17-44
DRAWN BY	AV
PROJECT MGR	JDH
DATE	2-9-2018
PHASE	CD

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 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 ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

*John M. Mullen* 2-9-18

PROJECT Smiles For Kids - Building 4 Shell  
 4011 Paseo Del Norte N.W.  
 Albuquerque, NM 87114

TITLE Site Development Plan for Building Permit

SHEET A001