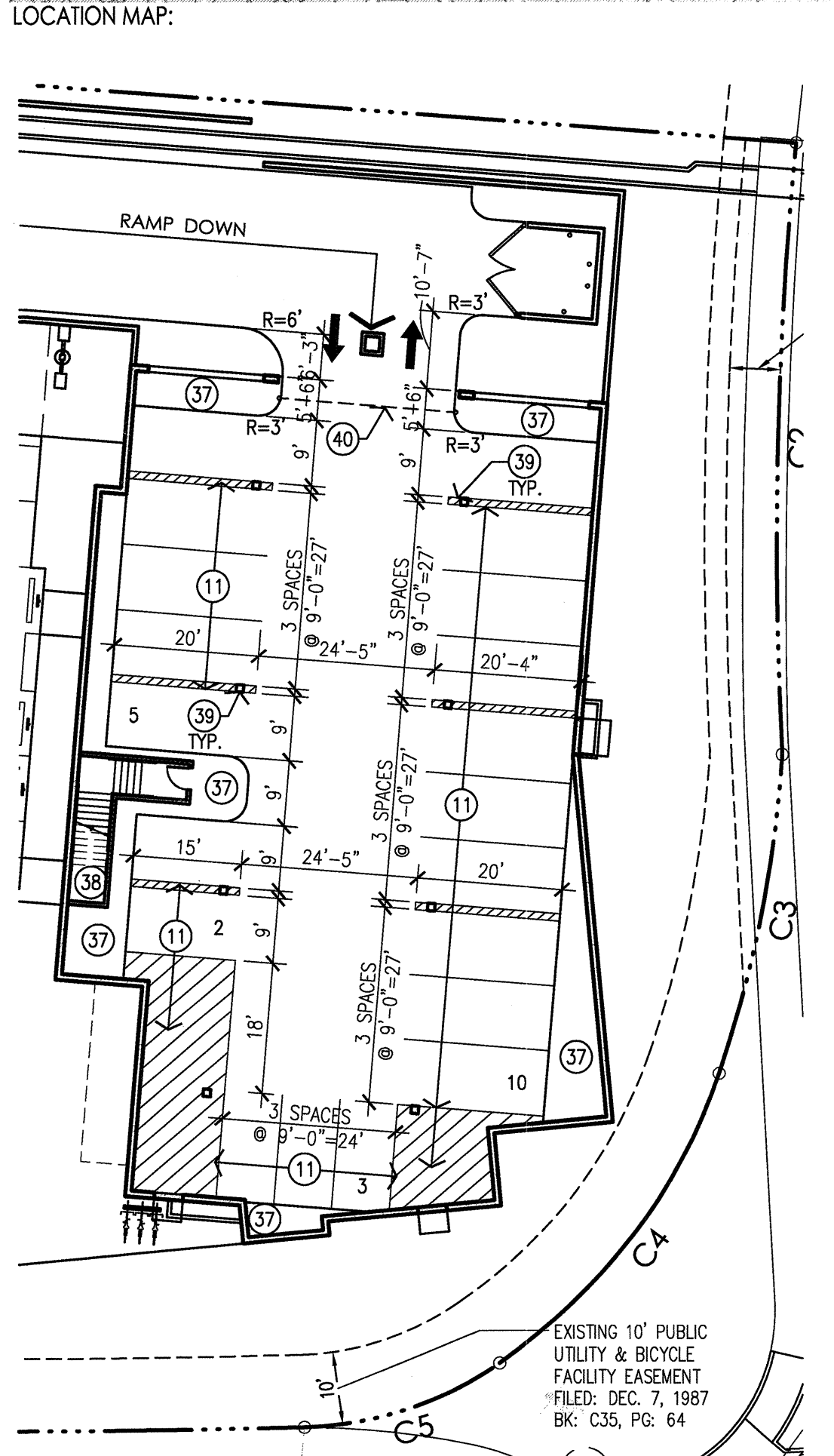
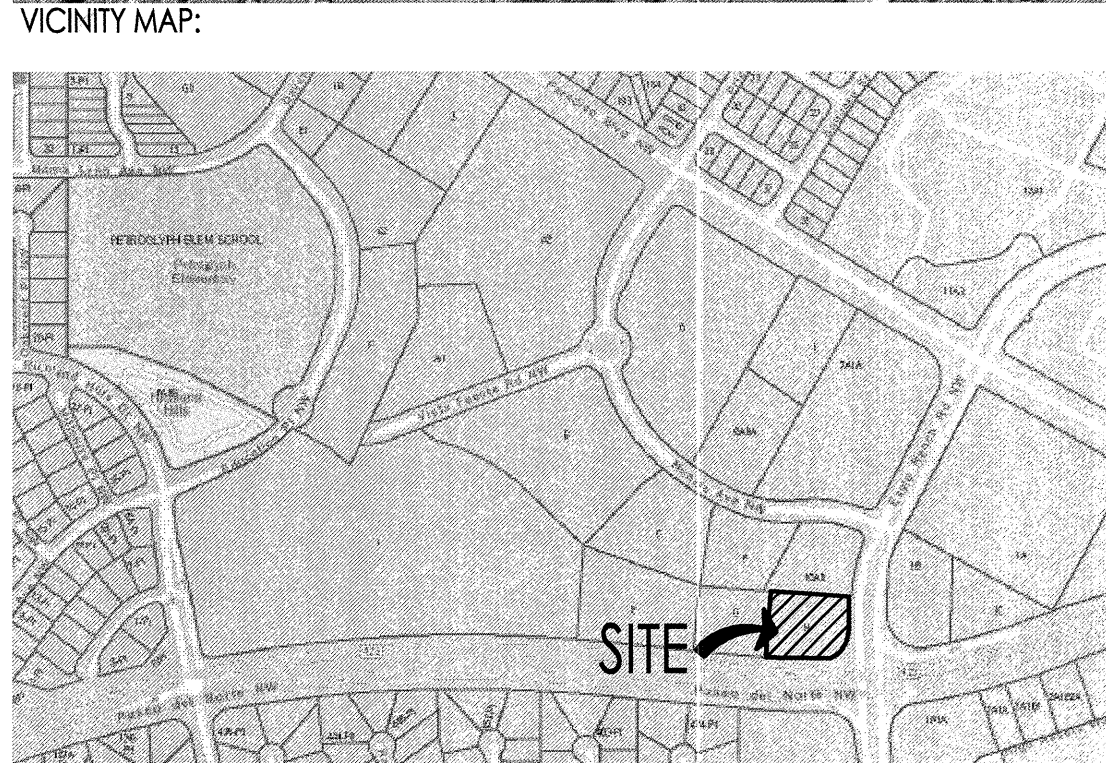
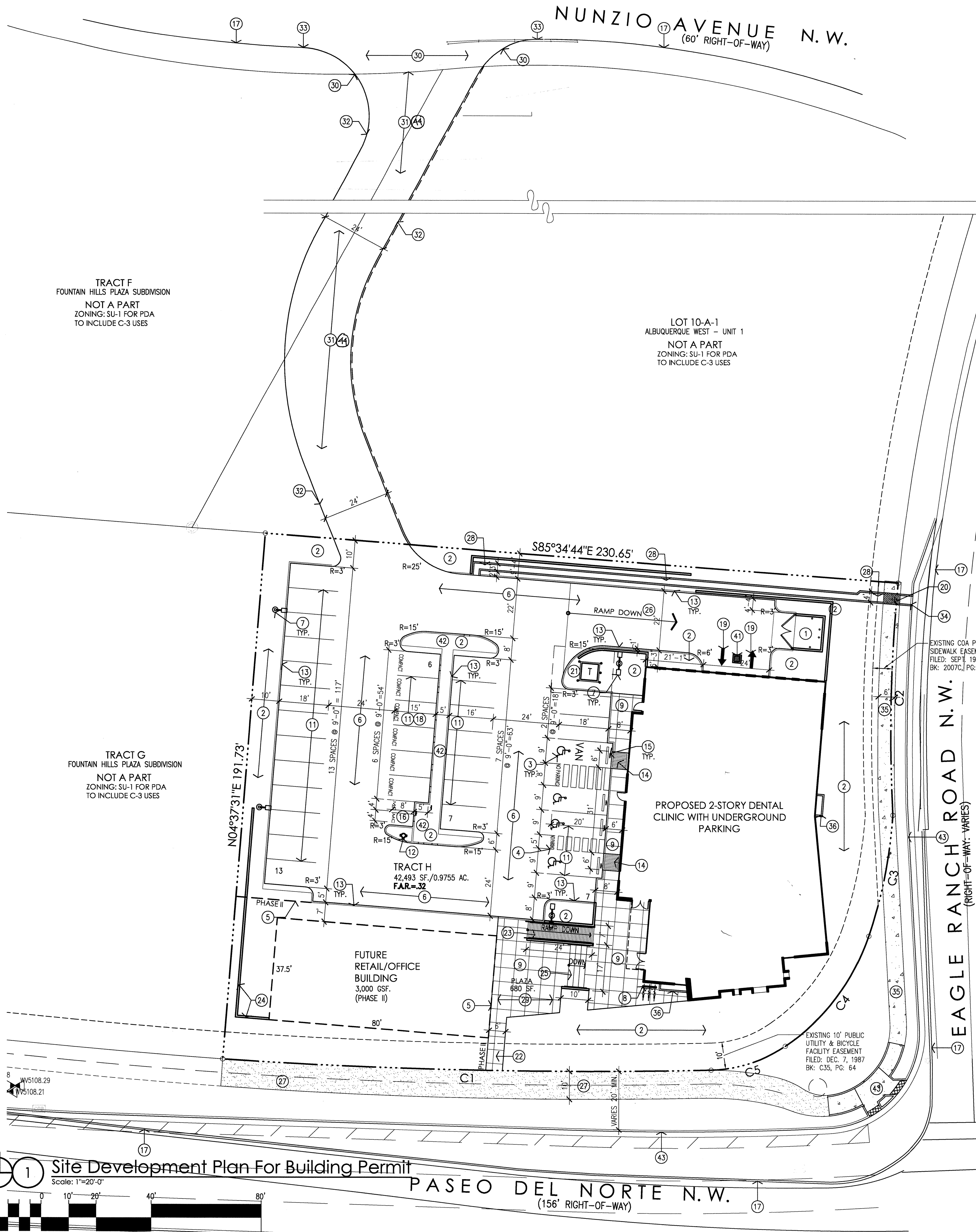
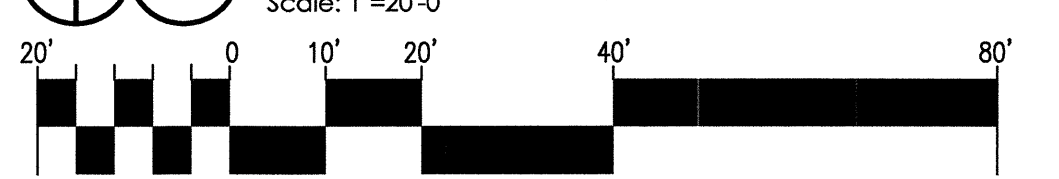


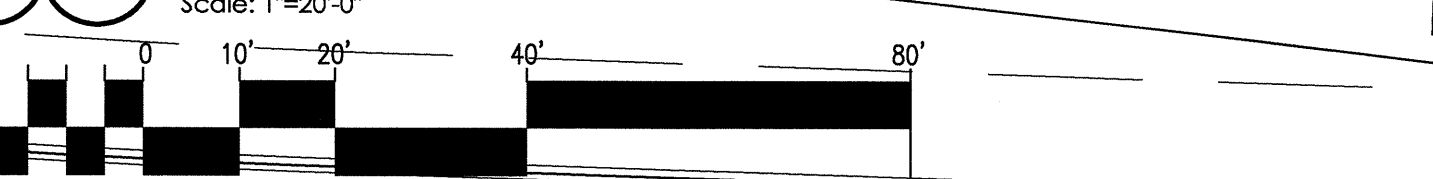
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	05°17'48"	88.90'	177.68'	1922.00'	177.62'	N88°45'30"W
C2	06°32'05"	42.33'	84.50'	567.24'	84.42'	S01°17'15"W
C3	15°07'38"	22.57'	44.88'	170.00'	44.75'	S11°11'34"W
C4	36°33'40"	26.43'	51.05'	80.00'	50.19'	S37°07'26"W
C5	32°59'26"	14.81'	28.79'	50.00'	28.39'	S71°48'41"W



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



1 Site Development Plan For Building Permit
Scale: 1"=20'-0"



PARKING CALCULATIONS: (CONT'D)

COMPACT PARKING CALCULATION:
59 REQ'D SPACES x 33% = 19 SPACES ALLOWED
TOTAL COMPACT SPACES = 6 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 = 59 PARKING SPACES/20 = 3 TOTAL SPACE REQUIRED
TOTAL BICYCLE SPACES REQUIRED = 3 SPACES
TOTAL BICYCLE SPACES PROVIDED = 3 SPACES

KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE WITH STUCCO FINISH TO MATCH BUILDING COLOR.
- [2] PROPOSED LANDSCAPING PLAN. 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] PHASE II AND LIMITS OF CONSTRUCTION LINE FROM BACK OF CURB/SIDEWALK.
- [6] PROPOSED ASPHALT PAVING.
- [7] PROPOSED SITE LIGHTING. HEIGHT NOT TO EXCEED 20' TALL.
- [8] PROPOSED BIKE RACK WITH 3 SPACES.
- [9] PROPOSED CONCRETE SIDEWALK.
- [10] PROPOSED STAMPED CONCRETE PEDESTRIAN CONNECTION.
- [11] PROPOSED PAINTED PARKING STRIPING.
- [12] PROPOSED FIRE HYDRANT LOCATION. REFER TO UTILITY PLAN.
- [13] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- [14] PROPOSED HANDICAP RAMP. REFER TO DETAIL.
- [15] 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.
- [16] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [17] CURRENT CURB LINE.
- [18] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [19] PROPOSED PAINTED DIRECTION ARROW ON PAVEMENT.
- [20] PROPOSED SIDEWALK CULVERT WITH METAL GRATE TOP TO BE FLUSH WITH TOP OF CONCRETE SIDEWALK. REFER TO CIVIL AND COA STD. DWG. 2236.
- [21] PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- [22] PROPOSED CONCRETE SIDEWALK CONNECTION TO EXISTING SIDEWALK. MAX SLOPE 1:12
- [23] PROPOSED CONCRETE RAMP WITH STEEL PIPE HANDRAILS, PAINTED.
- [24] PROPOSED CONCRETE RETAINING WALL. REFER TO GRADING AND DRAINAGE.
- [25] PROPOSED CONCRETE STAIR WITH STEEL PIPE HANDRAILS, PAINTED.
- [26] PROPOSED RAMP DOWN INTO PARKING GARAGE BELOW BUILDING.
- [27] PROPOSED 10'-0" WIDE ASPHALT TRAIL.
- [28] PROPOSED CONCRETE DRAINAGE CHANNEL ALONG PROPERTY LINE OUT TO EAGLE RANCH ROAD. REFER TO GRADING AND DRAINAGE PLAN.
- [29] PROPOSED PLAZA (680 SF.) WITH BENCH SEATING.
- [30] PROPOSED CONCRETE DRIVEWAY (STD. DWG. 2426) AND RAMPS (STD. DWG. 2426) TO BE CONSTRUCTED TO COA STANDARDS.
- [31] TEMPORARY ASPHALT PAVING TO NEW DRIVEWAY LOCATION ON NUNZIO AVENUE (SHOWN HATCHED).
- [32] TEMPORARY ASPHALT CURB ALONGSIDE TEMPORARY DRIVEWAY.
- [33] THE NEW DRIVEWAY CURB INTO EXISTING CURB AND GUTTER SYSTEM. REFER TO GRADING AND DRAINAGE PLAN.
- [34] PROPOSED OPENING IN EXISTING CURB AND GUTTER SYSTEM FOR DRAINAGE. REFER TO GRADING AND DRAINAGE PLAN.
- [35] PROPOSED CONCRETE SIDEWALK (STD. DWG. 2430).
- [36] PROPOSED CONCRETE VENT OPENING FROM UNDERGROUND PARKING TO GRADE ABOVE.
- [37] PROPOSED CONCRETE ISLAND.
- [38] PROPOSED STAIRWELL TO FIRST FLOOR.
- [39] PROPOSED BUILDING COLUMNS.
- [40] PROPOSED UNDERGROUND PARKING GATE.
- [41] SUMP PUMP PIT WITH GRATE COVER REFER TO GRADING AND DRAINAGE.
- [42] PARKING ISLAND TO SERVE AS FIRST FLUSH DRAINAGE AREA. PROVIDE CURB OPENINGS ON UPSTREAM SIDE.
- [43] FUTURE OFFSITE IMPROVEMENTS.
- [44] ACCESS EASEMENT AS REPORTED IN RECORDED DOCUMENT # 201502063 DATED: 03/31/2015

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
TRACT H OF FOUNTAIN HILLS PLAZA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LAND AREA:
0.9755 ACRES (42,493 SQ. FT.)

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

ZONE ATLAS PAGE:
C-12-7

BUILDING AREAS: (GROSS BUILDING AREAS)

2-STORY DENTAL OFFICE:	10,674 GSF.
7,678 GSF.-1ST FLOOR	
2,996 GSF.-2ND FLOOR	
FUTURE BUILDING (PHASE II):	3,000 SF.
TOTAL GROSS BUILDING AREA	13,674 SF.

SITE DEVELOPMENT PHASING:

PHASE I:
PHASE I WILL INCLUDE THE CONSTRUCTION OF PROPOSED 2-STORY DENTAL CLINIC, UNDERGROUND PARKING BELOW BUILDING FOOTPRINT, TEMPORARY PAVING OF ACCESS DRIVE THRU ADJACENT LOT 10-A-1 TO THE NORTH OATH NUNZIO AVENUE NW, AND RELATED AT GRADE PARKING FOR PROPOSED USES.

PHASE II:
PHASE II WILL INCLUDE THE CONSTRUCTION OF THE FUTURE BUILDING ONLY. PHASE II SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB) AND ADHERE TO THE DESIGN STANDARDS INCLUDED IN THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

SITE DEVELOPMENT GENERAL NOTES:

- [A] THE DESIGN STANDARDS INCLUDED IN THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION-FOUNTAIN HILLS PLAZA (EPC APPROVAL: MAY 2007 & DRB APPROVAL: JUNE 2007) SHALL GOVERN ALL NEW BUILDINGS FOR TRACT H OF THIS DEVELOPMENT.
- [B] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [C] 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.
- [D] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC., WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [E] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [F] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- [G] TRACTS C, F, & G ARE SUBJECT TO A TWENTY-FIVE FOOT WIDE FLOATING ACCESS. WATER, DRAINAGE AND SANITARY SEWER EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACTS E, F, & G GRANTED WITH THIS PLAN. THIS EASEMENT WILL BE CONFINED AND DEFINED WITH FUTURE PLATTING. PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION RECORDED ON: 09/19/07

SITE DEVELOPMENT 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:
7,178 NSF.-1ST FLOOR/200 = 36 SPACES
2,840 NSF.-2ND FLOOR/300 = 9 SPACES
REQUIRED SPACES = 45 SPACES

FUTURE BUILDING: (PHASE II)
2,700 NSF./200 = 14 SPACES
TOTAL REQUIRED SPACES = 59 SPACES
TOTAL REQUIRED = 59 SPACES

TRANSIT REDUCTIONS:
59 SPACES REQ'D x 10% REDUCTION = (PROXIMITY TO BUS ROUTE 94)
59 x 10% = 5.9 TOTAL SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 53 SPACES
TOTAL PARKING SPACES PROVIDED = 53 SPACES

43 REGULAR SPACES
6 COMPACT SPACE
4 HANDICAP VAN PARKING SPACE

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

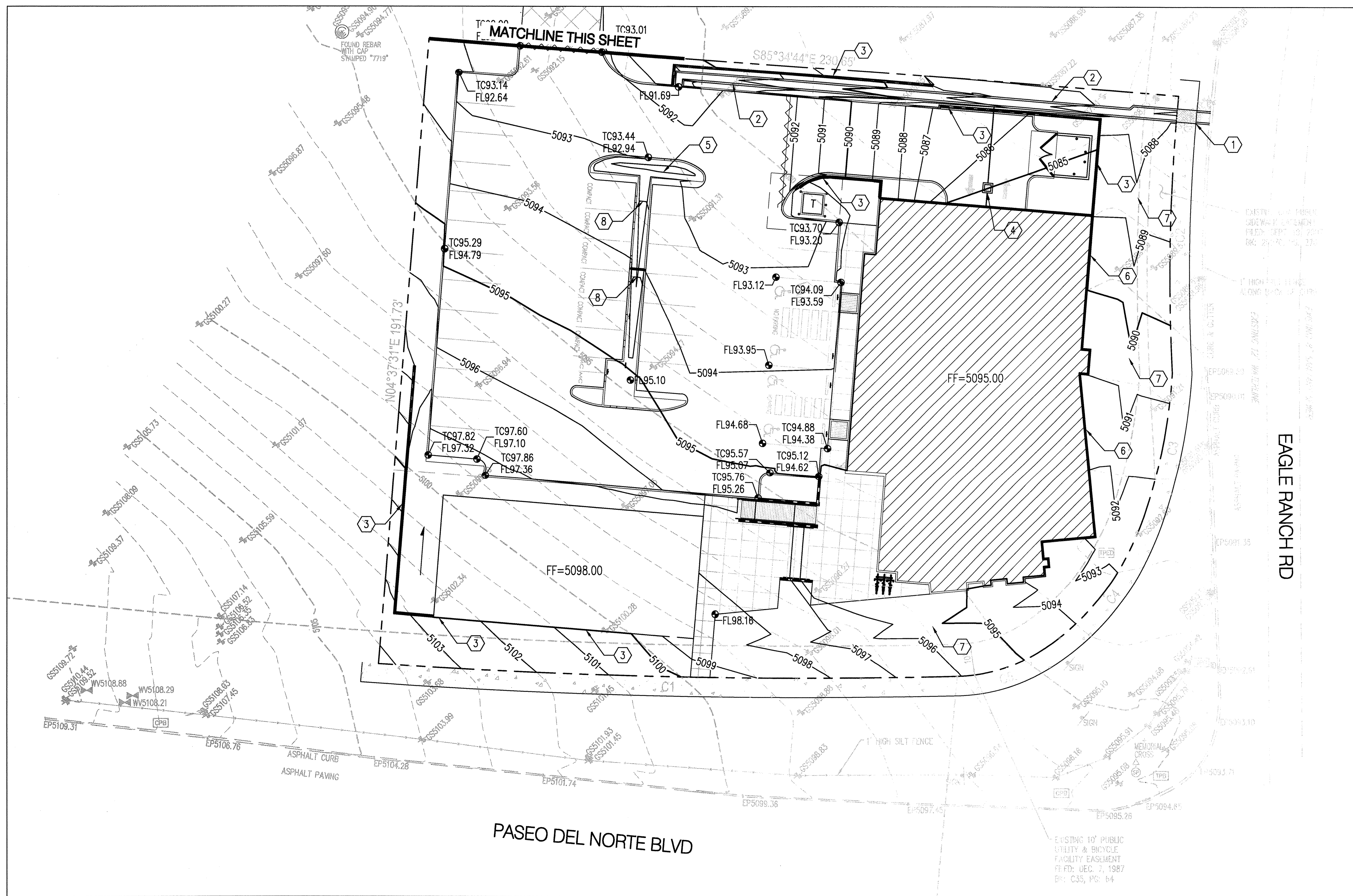
<i>[Signature]</i>	3/25/15
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>[Signature]</i>	05/11/15
UTILITIES DEVELOPMENT	Date
<i>[Signature]</i>	5-25-15
PARKS AND RECREATION DEPARTMENT	Date
<i>[Signature]</i>	3-25-15
CITY ENGINEER	Date
<i>[Signature]</i>	5-13-15
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT APPROVAL IS ATTACHED AS SEPARATE SHEET	
SOLID WASTE MANAGEMENT	Date
<i>[Signature]</i>	5-13-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

revision	by	date
Per DRB Staff Comments	mms	3/18/15
Per DRB Staff Comments	mms	3/13/15
Per COA Hydrology Dept.	mms	02/17/15

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job number 14-22
drawn by cv.mws
project manager Douglas Heller, AIA
date 3/5/15

project title **Smiles for Kids Dental Office**
9201 Eagle Ranch Road, NW
Albuquerque, New Mexico 87114
sheet title **Site Development Plan For Building Permit**



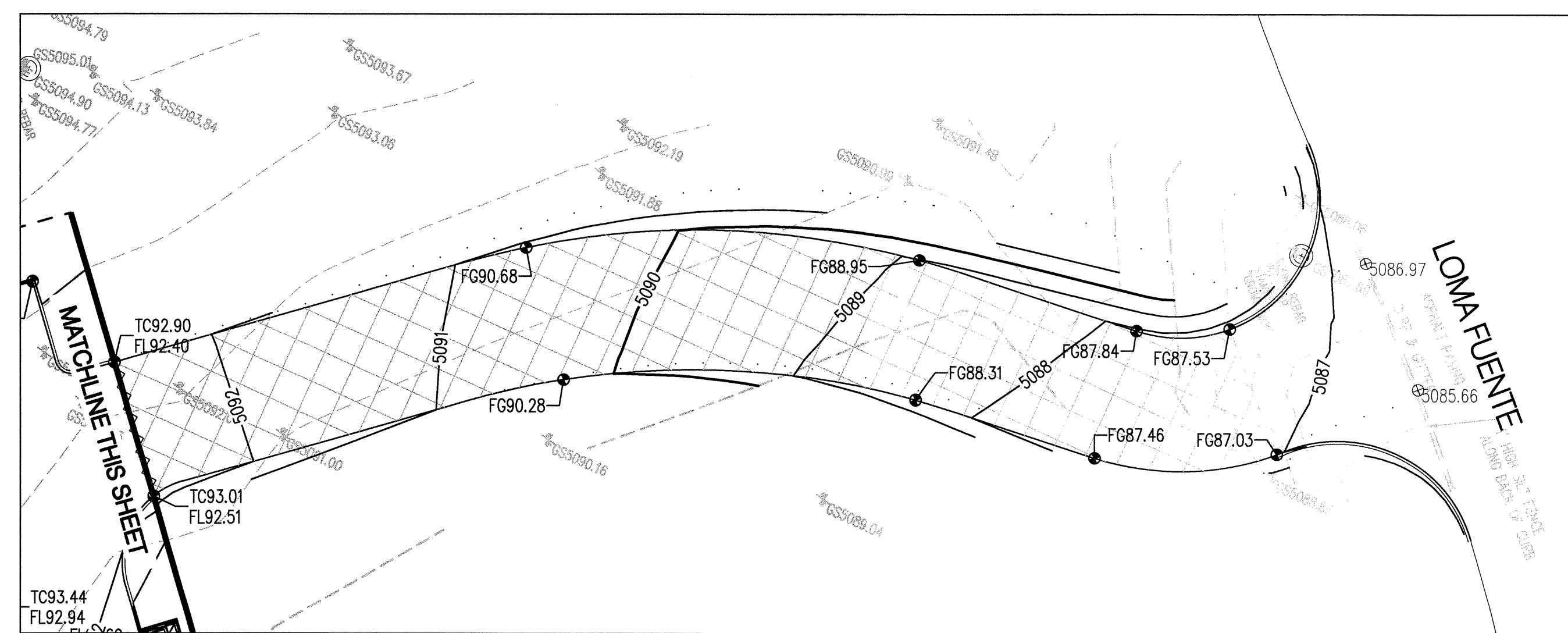
SITE CONCEPTUAL GRADING PLAN



VICINITY MAP: C-12

GRADING KEYED NOTES

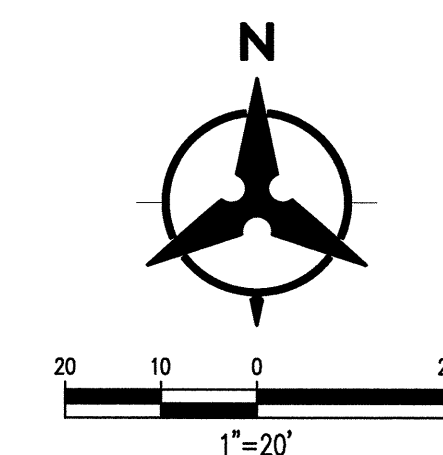
1. INSTALL SIDEWALK CULVERT
2. INSTALL RIBBON CHANNEL
3. INSTALL RETAINING WALL
4. INSTALL SUMP PUMP
5. POND FOR FIRST FLUSH
6. BUILDING STEM WALL
7. SWALE TO KEEP RUNOFF AWAY FROM BUILDING AND RETAINING WALLS
8. CHECK DAM



ACCESS ROAD CONCEPTUAL GRADING PLAN

LEGEND

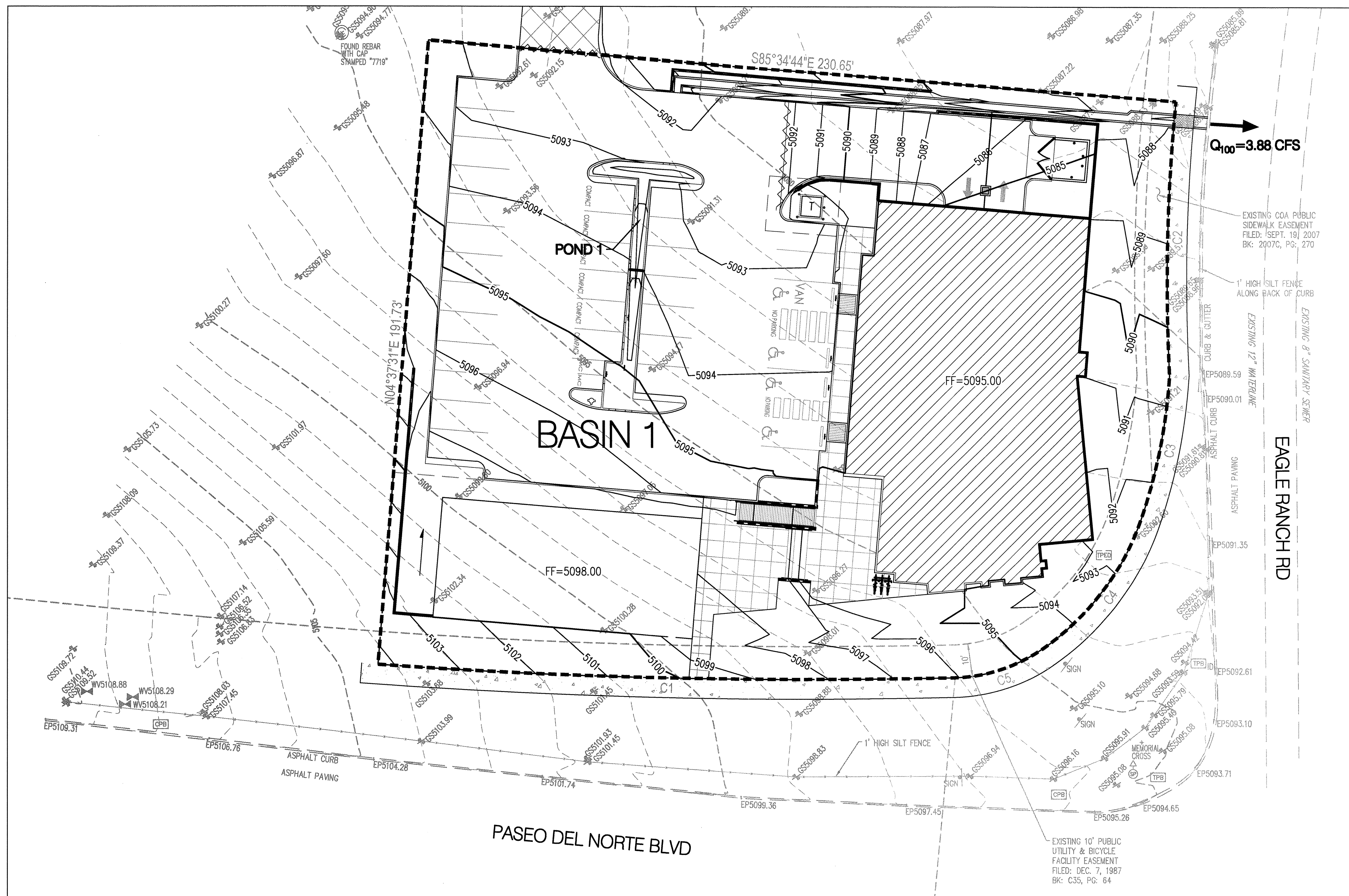
	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED SPOT ELEVATION
	TC=TOP OF CURB, FL=FLOW LINE
	TW=TOP OF WALL, BW=BOTTOM OF WALL
	EX=EXISTING, TG=TOP OF GRADE
	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	PROPOSED STORM DRAIN LINE



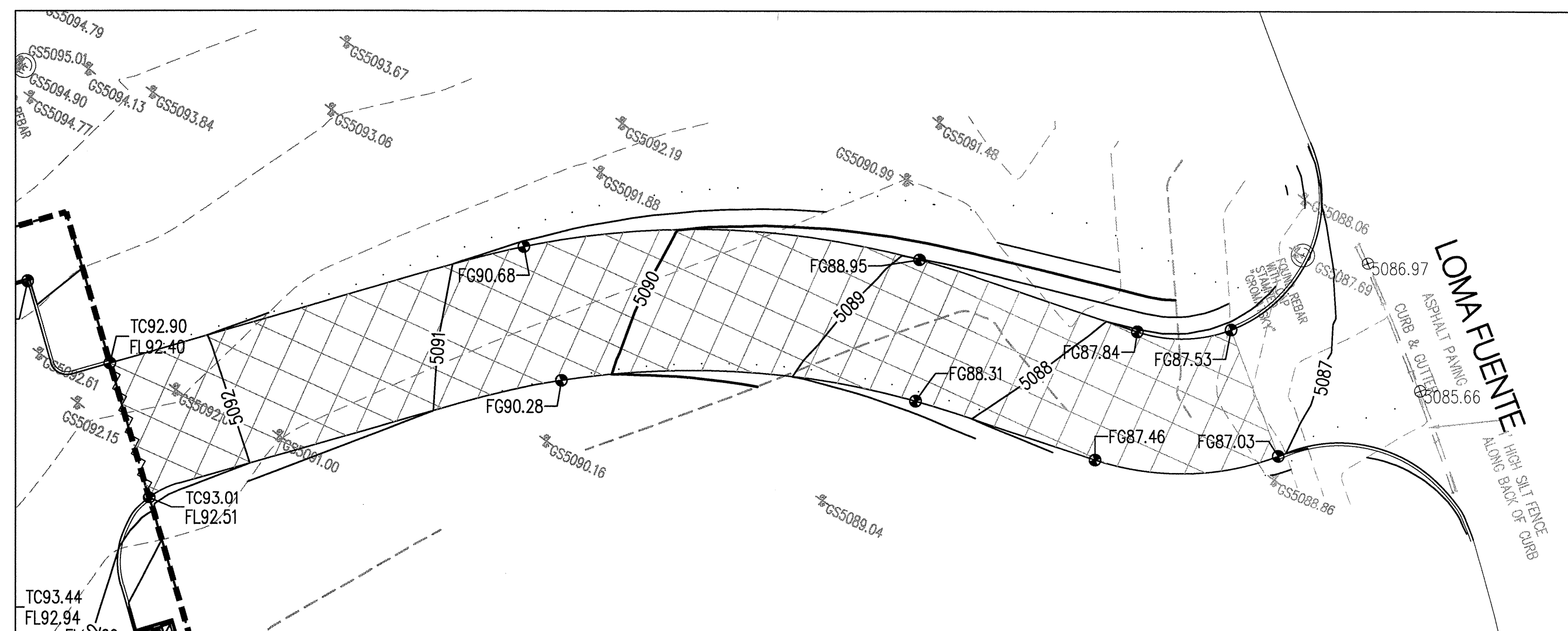
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job number	20150304
drawn by	MHS
project manager	CSB
date	12.12.2014

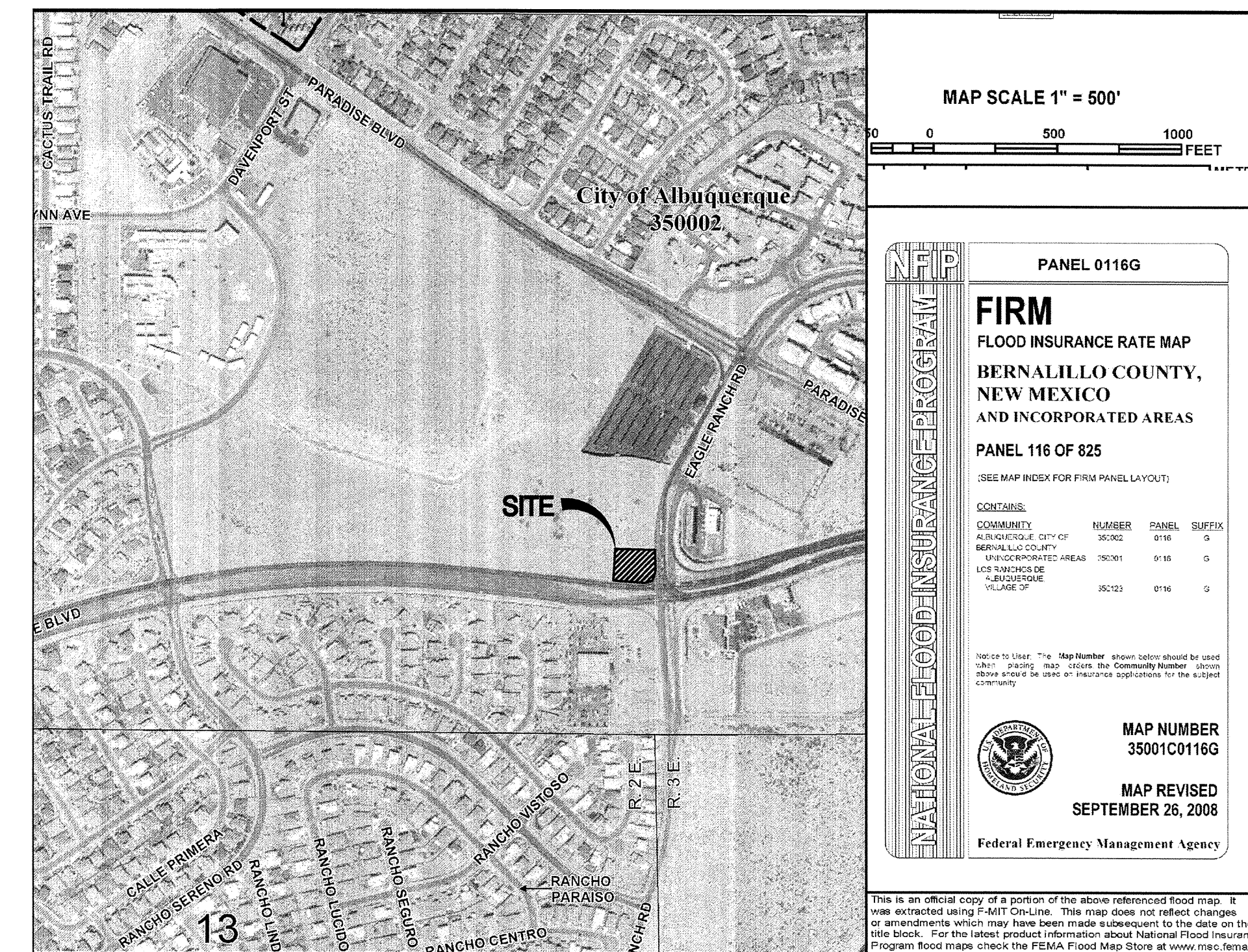


SITE CONCEPTUAL DRAINAGE MANAGEMENT PLAN



ACCESS ROAD CONCEPTUAL GRADING PLAN

- LEGEND**
- PROPERTY LINE
 - 5.301- EXISTING CONTOURS
 - 65.23 PROPOSED SPOT ELEVATION
 - TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE
 - S=2.0% PROPOSED DIRECTION OF FLOW
 - ▬ WATER BLOCK
 - ▬ PROPOSED RETAINING WALL
 - 5.305- PROPOSED INDEX CONTOURS
 - ▬ PROPOSED INTER CONTOURS
 - ▬ PROPOSED CURB & GUTTER
 - EASEMENT
 - SD PROPOSED STORM DRAIN LINE



FEMA FIRM MAP # 35001C0116G

Smiles for Kids Dental Office
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(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WT E (inches)	V(100yr-6hr) (CF)	V(100yr-10day) (CF)
			A	B	C	D					
1	42493	0.98	0.0%	0.0%	26.0%	74.0%	3.98	3.88	1.72	6074	9926
TOTAL	42493	**0.98						3.88			***9926

PROPOSED BASIN DATA TABLE

INTRODUCTION:

THE PROJECT IS LOCATED ON THE NORTHWEST INTERSECTION OF PASEO DEL NORTE BLVD AND EAGLE RANCH RD. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 35001C0116G (THIS SHEET). THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE DEVELOPMENT OF SMILES FOR KIDS DENTIST OFFICE AND REQUEST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.

EXISTING CONDITIONS:

THE 0.98 ACRE SITE IS CURRENTLY UNDEVELOPED. THE SITE SLOPES TO THE NORTH / NORTHEAST WHERE THE RUNOFF OPENLY DISCHARGES INTO EAGLE RANCH RD.

BASED ON THE DRAINAGE STUDY FOR FOUNTAIN HILLS (CITY OF ALBUQUERQUE DRAINAGE FILE #12/D38), THE ALLOWABLE PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 4.08 CFS.

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" (THIS SHEET).

PROPOSED CONDITIONS:

THIS DRAINAGE MANAGEMENT PLAN WAS DEVELOPED IN ACCORDANCE WITH A FULLY DEVELOPED SITE. IT WAS DETERMINED THAT THE MAXIMUM ALLOWABLE PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 4.08 CFS (AS MENTIONED ABOVE). THIS IS A SMALL SITE AND ACTS AS ONE DRAINAGE BASIN (BASIN 1).

THE ULTIMATE OUTFALL LOCATION IS EAGLE RANCH ROAD THROUGH MEANS OF RIBBON CHANNEL AND A SMALL POND (POND 1) IN THE PARKING LOT USED TO MITIGATE THE FIRST FLUSH. A PORTION OF THE SITE DRAINS INTO THE PARKING GARAGE, THAT FLOW IS THEN DIRECTED INTO A SUMP PUMP WHERE IT DISCHARGES INTO SANITARY SEWER.

OFFSITE PRIVATE ACCESS ROAD IS NOT INCLUDED IN THE CALCULATION. RUNOFF FROM TRACT 10-A-1 WILL BE ADDRESSED WITH THE DEVELOPMENT OF THAT TRACT.

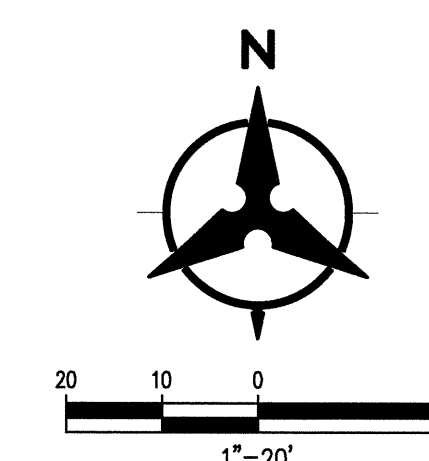
FIRST FLUSH CALCULATIONS:

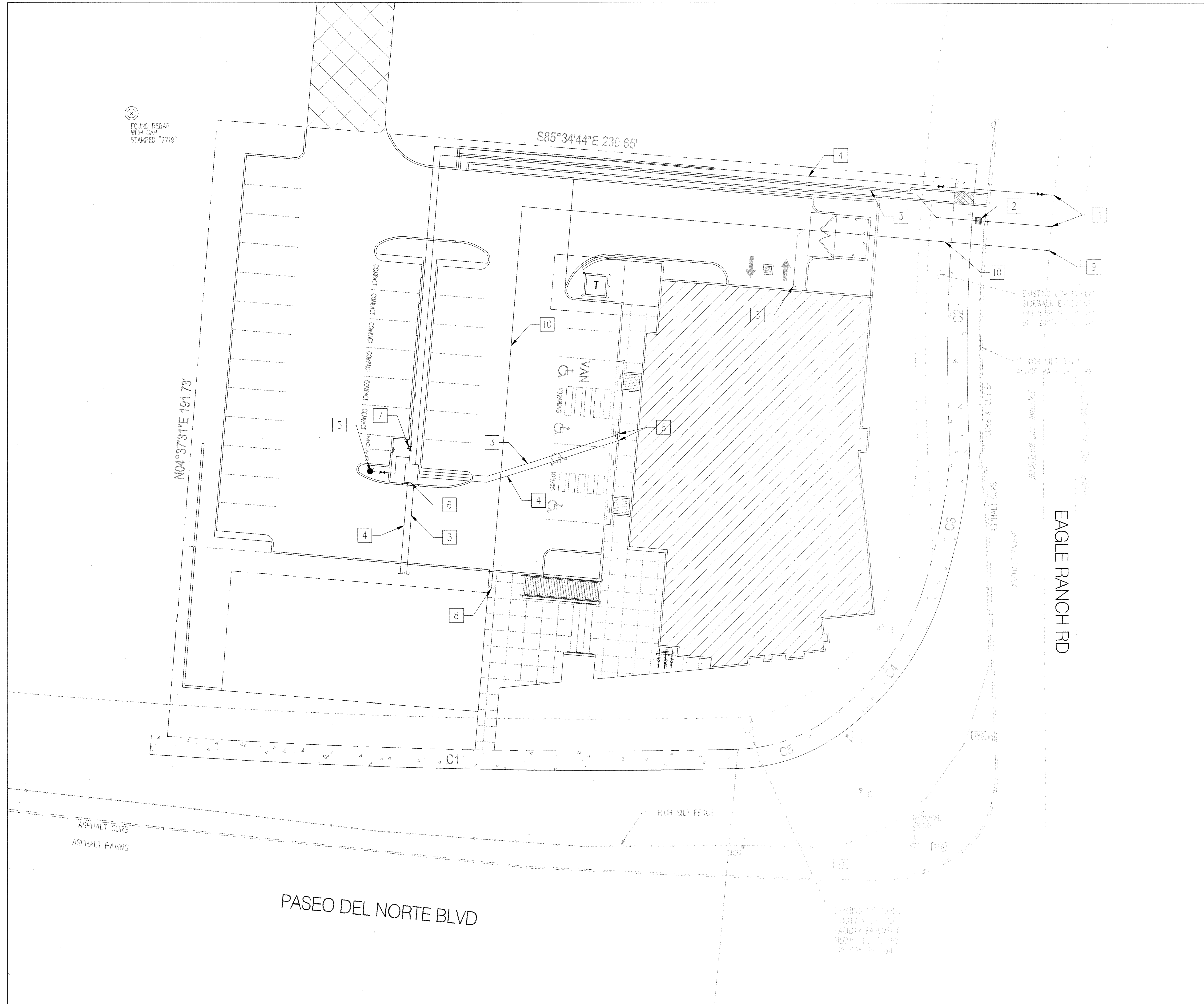
IMPERVIOUS AREA: 28,868 SF
VOLUME REQUIRED: 1,058 CF
VOLUME PROVIDED: 315 CF

THERE WERE MANY CONTRIBUTING FACTORS THAT LIMITED THE VOLUME THAT COULD BE INCORPORATED INTO THE SITE DESIGN. THE SITE HAS AN EXISTING SLOPE OF APPROXIMATELY 10.00%. STEEP SLOPE SITES MAKE IT CHALLENGING TO INCORPORATE SHALLOW RETENTION AREAS IN THE LANDSCAPE DESIGN AND REDUCE THE ACTUAL VOLUME INTERCEPTED. IN ADDITION, BUILDING AND SITE PARKING SET BACKS LIMITED THE AREA AVAILABLE TO PROVIDE RETENTION PONDS WHERE THEY WOULD BE MOST EFFECTIVE AT TREATING THE FIRST FLUSH. ANOTHER SITE CONSTRAINT IS AN EXISTING UTILITY EASEMENT (ALONG EAGLE RANCH AND PASEO DEL NORTE) CONTAINING COMMUNICATION AND GAS LINES. GIVEN THE SITE CONSTRAINTS, THIS DESIGN MAXIMIZED THE FIRST FLUSH RETAINED WITHIN THE PARKING LOT PONDING AREA.

CONCLUSION:

THE PEAK DISCHARGE FROM THE SITE IS 3.88 CFS WHICH IS LESS THAN THE ALLOWABLE PEAK DISCHARGE RATE. THEREFORE, WE ARE IN CONFORMANCE WITH CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND REQUEST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.





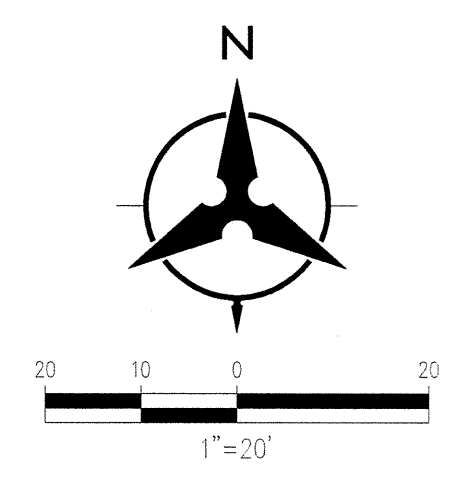
SITE CONCEPTUAL UTILITY PLAN

UTILITY KEYED NOTES

1. CONNECT TO EXISTING 12" WATERLINE
2. INSTALL 1-1/2" WATER METER
3. INSTALL NEW DOMESTIC SERVICE LINE
4. INSTALL NEW FIRE PROTECTION LINE
5. INSTALL NEW PRIVATE FIRE HYDRANT
6. INSTALL HEATED ENCLOSURE FOR DOMESTIC AND FIRE PROTECTION REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
7. INSTALL POST INDICATOR VALVE
8. STUB TO WITHIN 5' OF BUILDING
9. CONNECT TO EXISTING 8" SAS LINE
10. INSTALL NEW SAS SERVICE LINE

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	PROPOSED EASEMENT
---	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
V	PROPOSED VALVE
FL	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
○	PROPOSED CAP
■	PROPOSED WATER METER
PIV	PROPOSED POST INDICATOR VALVE



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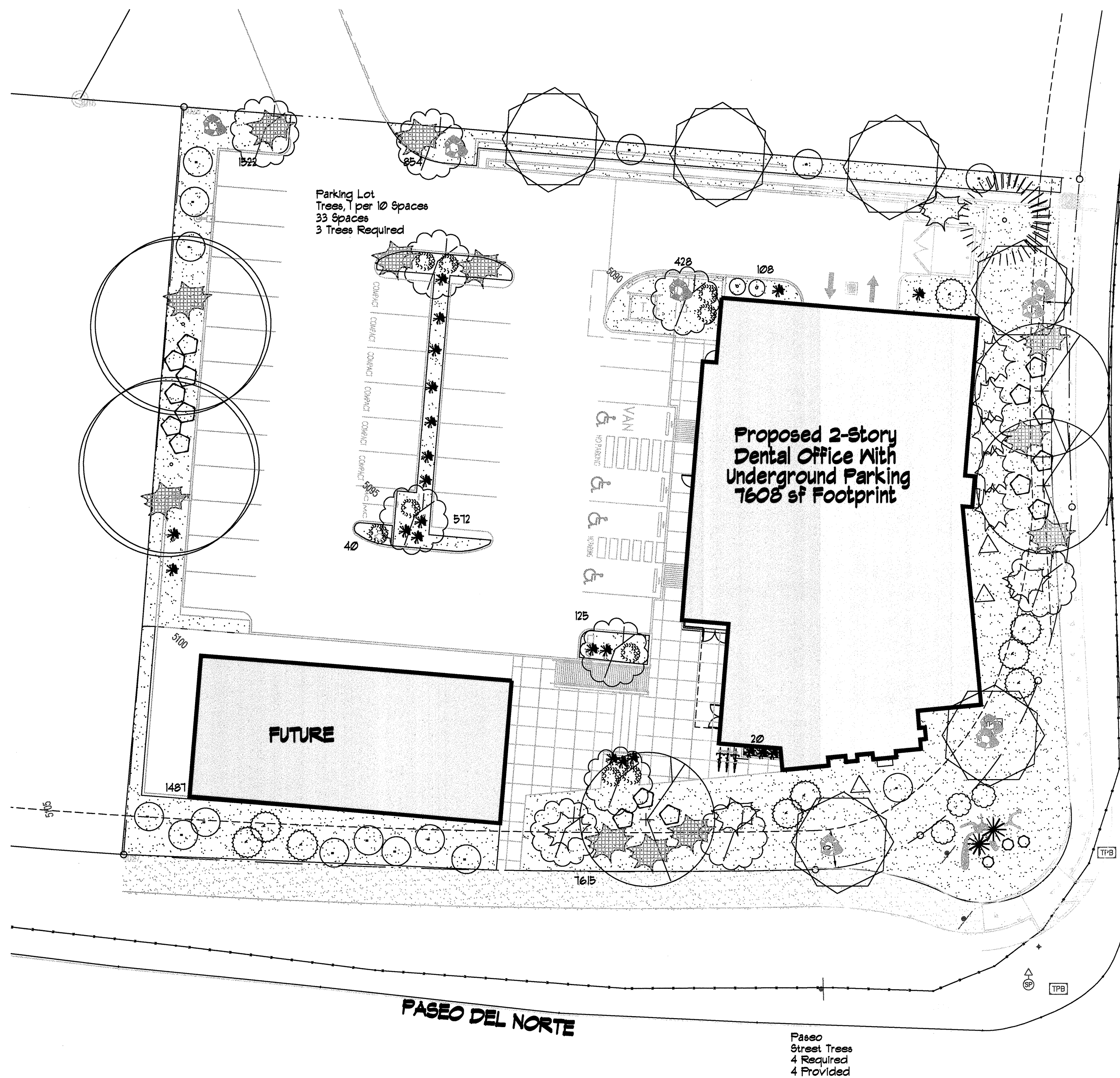
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job number	20150304
drawn by	MHS
project manager	CSB
date	12.12.2014

project title
Smiles for Kids Dental Office
 9201 Eagle Ranch Road, NW
 Albuquerque, New Mexico 87114
 sheet title
Conceptual Utility Plan

Bohannon & Huston
 www.bhinc.com 800.877.5332

F:\20150304\CDP\Plans\General\20150304up01.dwg
 Mon, 9-Mar-2015 - 3:21:pm, Plotted by: AROMERO



Eagle Ranch
Street Trees
5 Required
5 Provided

Parking Lot
Trees, 1 per 10 Spaces
33 Spaces
3 Trees Required

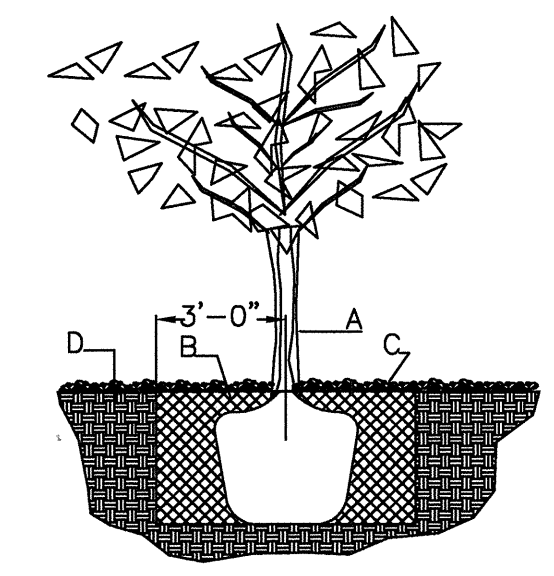
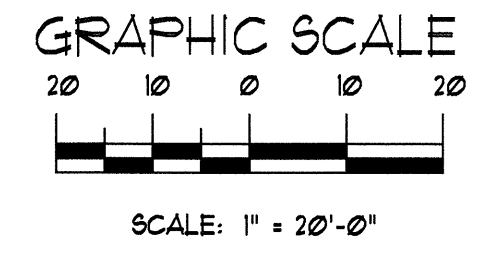
Proposed 2-Story
Dental Office With
Underground Parking
7608 sf Footprint

FUTURE

EAGLE RANCH RD.

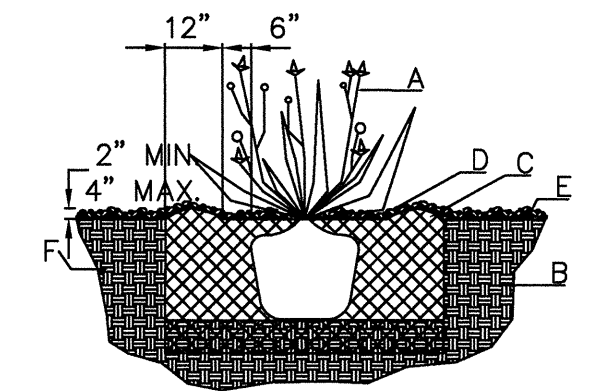
PASEO DEL NORTE

Paseo Street Trees
4 Required
4 Provided



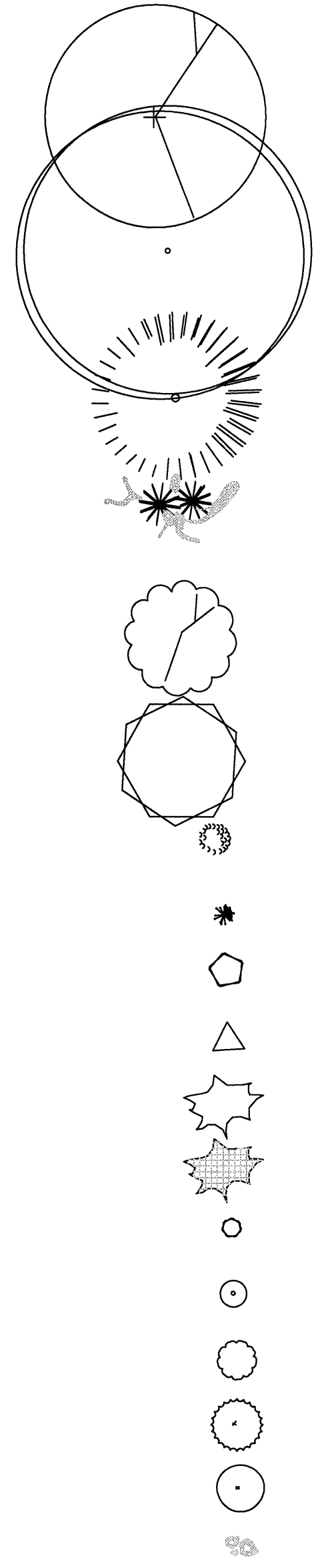
TREE PLANTING DETAIL

- NTS
- GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- A. TREE
 - B. BACKFILL WITH EXISTING SOIL.
 - C. 3" DEPTH OF GRAVEL MULCH.
 - D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

- NTS
- GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- A. SHRUB.
 - B. BACKFILL WITH EXISTING SOIL.
 - C. EARTH BERM AROUND WATER RETENTION BASIN.
 - D. 3" DEPTH OF GRAVEL MULCH.
 - E. FINISH GRADE.
 - F. UNDISTURBED SOIL.



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
3	2" Cal.	Ash <i>Fraxinus sp.</i>	40x35 1225 3675 M+
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 3750 M
1	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 625 3750 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 36 3750 M
10	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 144 3750 M
Shrubs & Groundcovers			
6	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	20x25 625 3750 M
9	5 Gal.	India Hawthorne <i>Raphiolepis indica</i>	3x5 25 225 M
22	5 Gal.	Feather Reed Grass <i>Calamagrostis arundinacea</i>	25x2 4 88 M
16	5 Gal.	Wintergreen Barberry <i>Berberis julianae</i>	5x5 25 400 M
3	5 Gal.	Butterfly Bush <i>Buddleia davidii</i>	5x5 25 75 M
9	5 Gal.	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12 144 1296 M
12	5 Gal.	Buffalo Juniper <i>Juniperus sabinia 'Buffalo'</i>	1x12 144 1728 M
3	5 Gal.	Cherry Sage <i>Salvia greggii</i>	2x3 9 27 M
2	5 Gal.	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 18 M
3	5 Gal.	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6 36 108 L
9	5 Gal.	Apache Plume <i>Fallugia paradoxa</i>	6x7 49 294 L
15	5 Gal.	Chamisa <i>Chrysothamnus nauseosus</i>	5x5 25 375 L
8	2-3cf	Boulders To be placed at contractor discretion	21059

Landscape Gravel / Filter Fabric
7/8" Santa Fe Brown / Filter Fabric

Oversize Landscape Gravel / Filter Fabric
2-4" Adobe Rose

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

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.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Brown 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.

No changes or substitutions shall be made to this plan without the express written consent of the Landscape Architect of record.

This plan is the exclusive property of The Hilltop and is provided to the client per a design build agreement. If The Hilltop is not the landscape installation contractor, a design fee equal to 5% of the contract shall be paid to The Hilltop by the owner, prior to release of plans.

The Landscape Architect of record reserves the right to inspect the installation and reject any and all irrigation, plant materials and gravel, and have replaced at the contractor's expense, any item not in compliance with the intent of this plan.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10' GFH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

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.

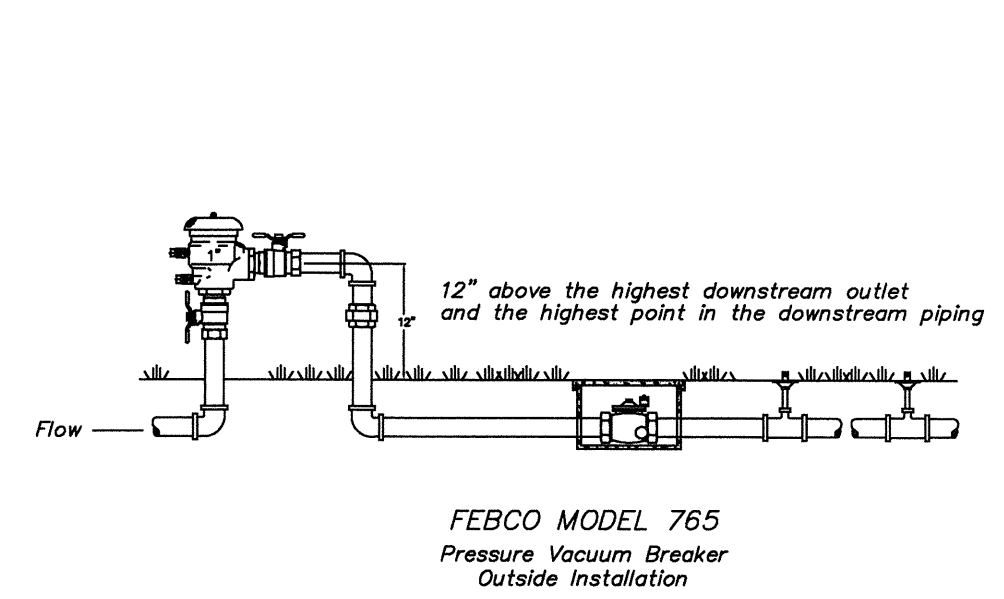
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

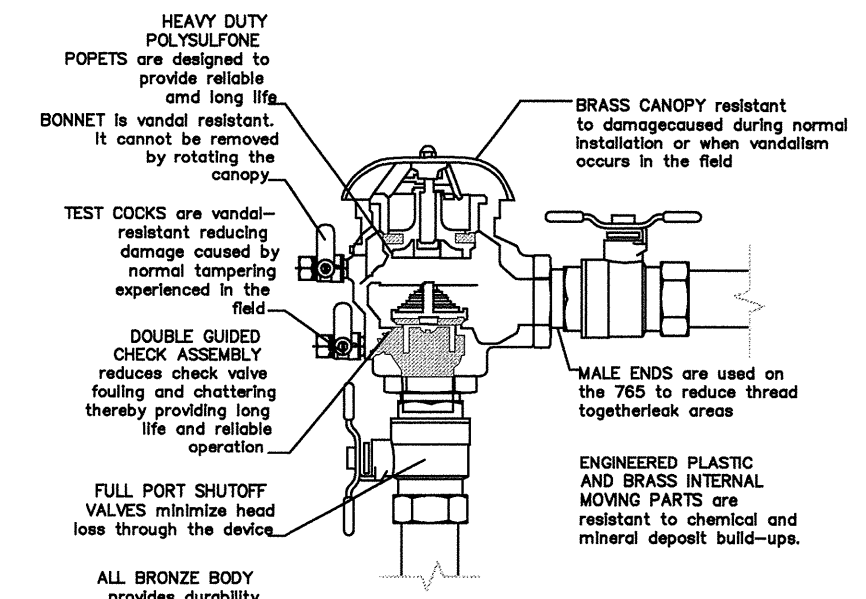
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

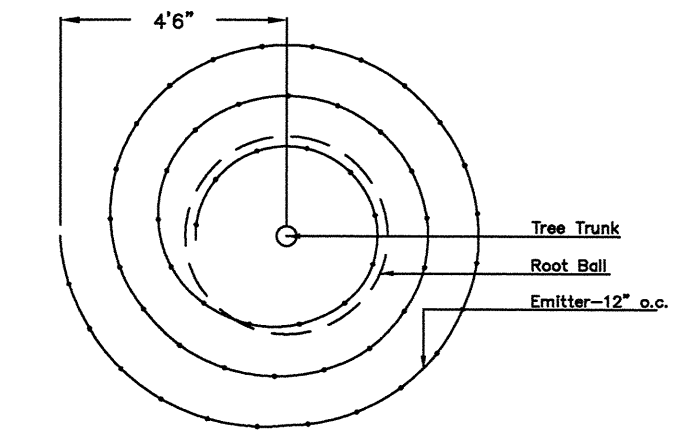
TOTAL LOT AREA (sf)	42493
MINUS TOTAL BUILDING AREA (sf)	-1608
MINUS PHASE TWO	-5527
TOTAL LOT AREA OF PHASE ONE (sf)	29358
LANDSCAPE REQUIREMENT	x 20
TOTAL LANDSCAPE REQUIRED (20%)	5872
TOTAL LANDSCAPE PROVIDED	12711
TOTAL LIVE PLANT COVER REQUIRED (75%)	9578
TOTAL LIVE PLANT COVER PROVIDED	21059



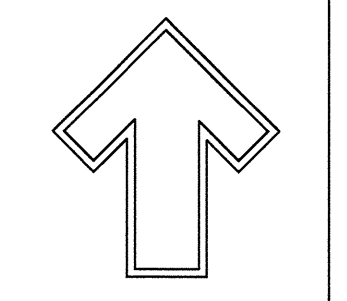
FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation



FEBCO MODEL 765
Pressure Vacuum Breaker
Features

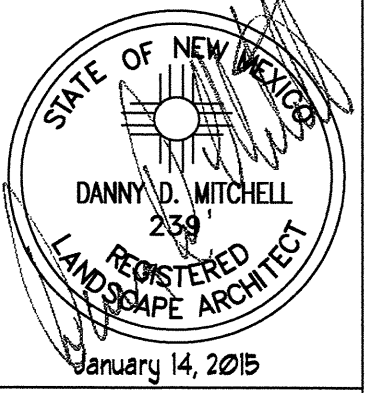


Netafim Spiral Detail



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Landscape Architect



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Architecture P.C.

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Fountain Hills Dental
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Albuquerque, NM 87114

LANDSCAPE PLAN

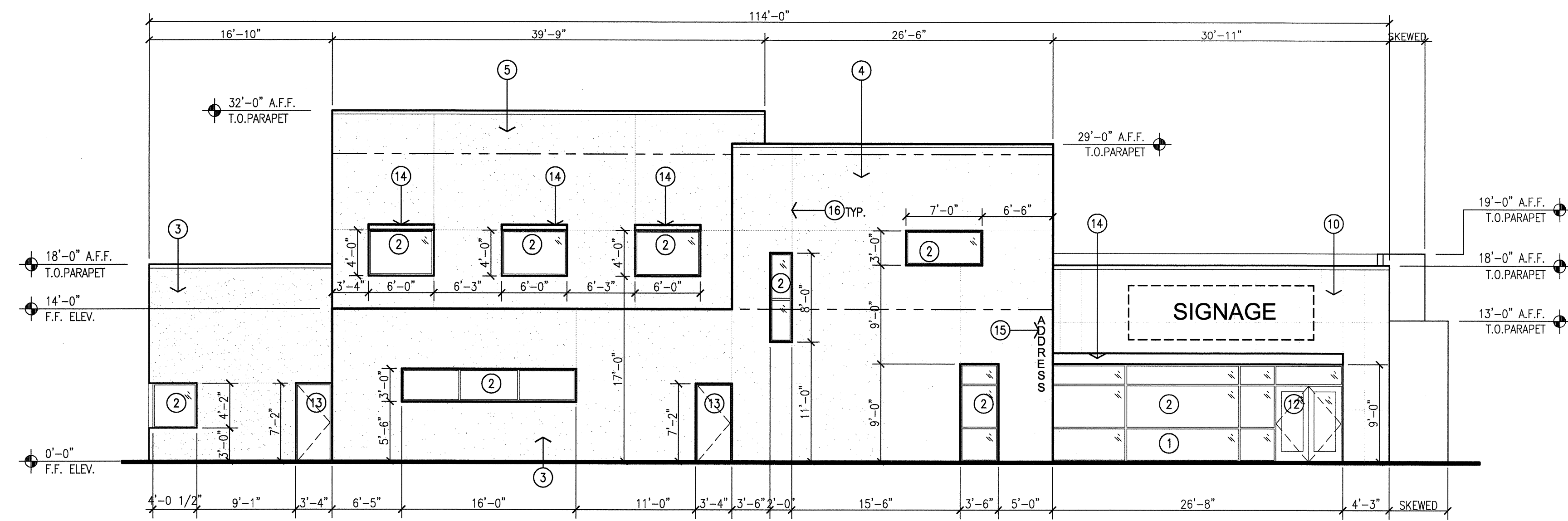
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

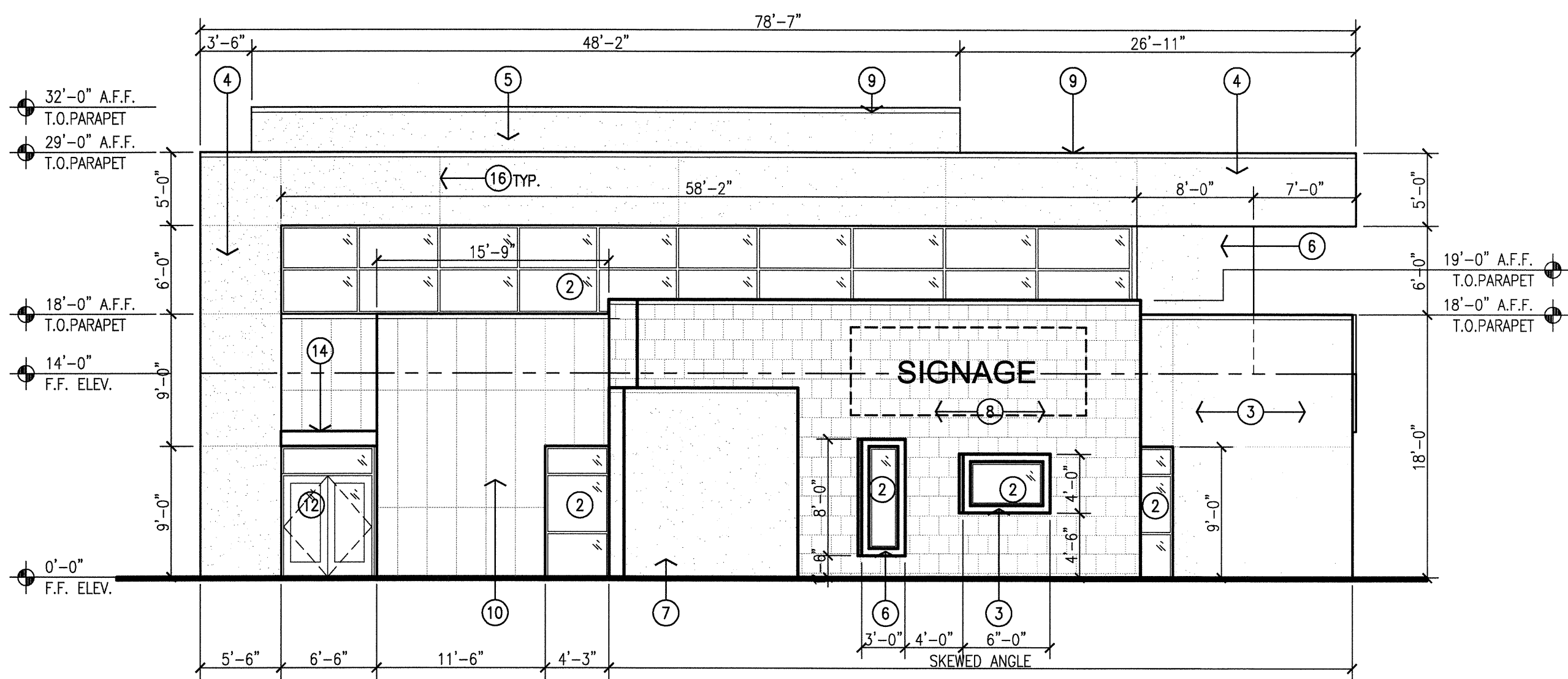
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cm
DESIGN BY
cm
05/10/2015

DATE
01/14/15

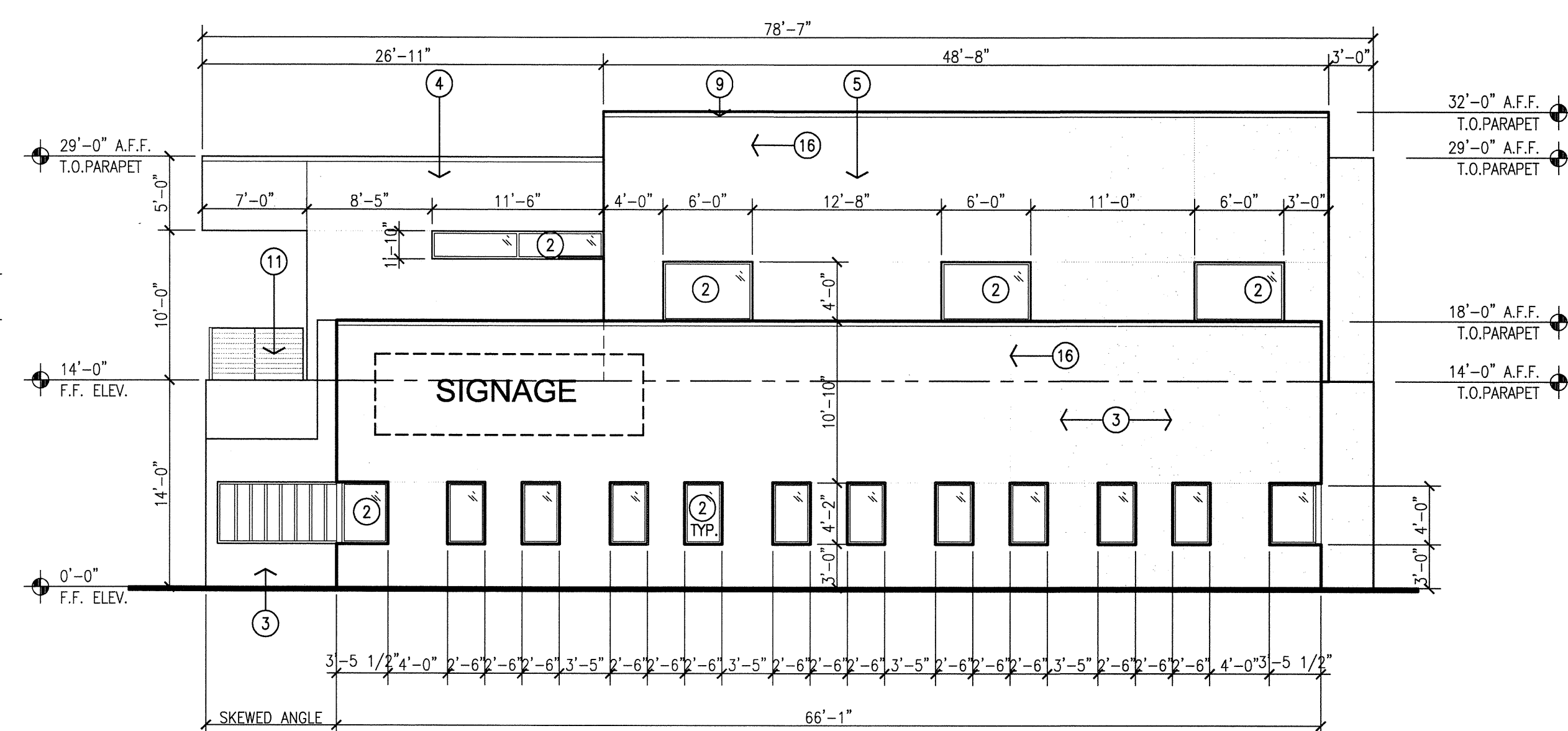
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LS-101



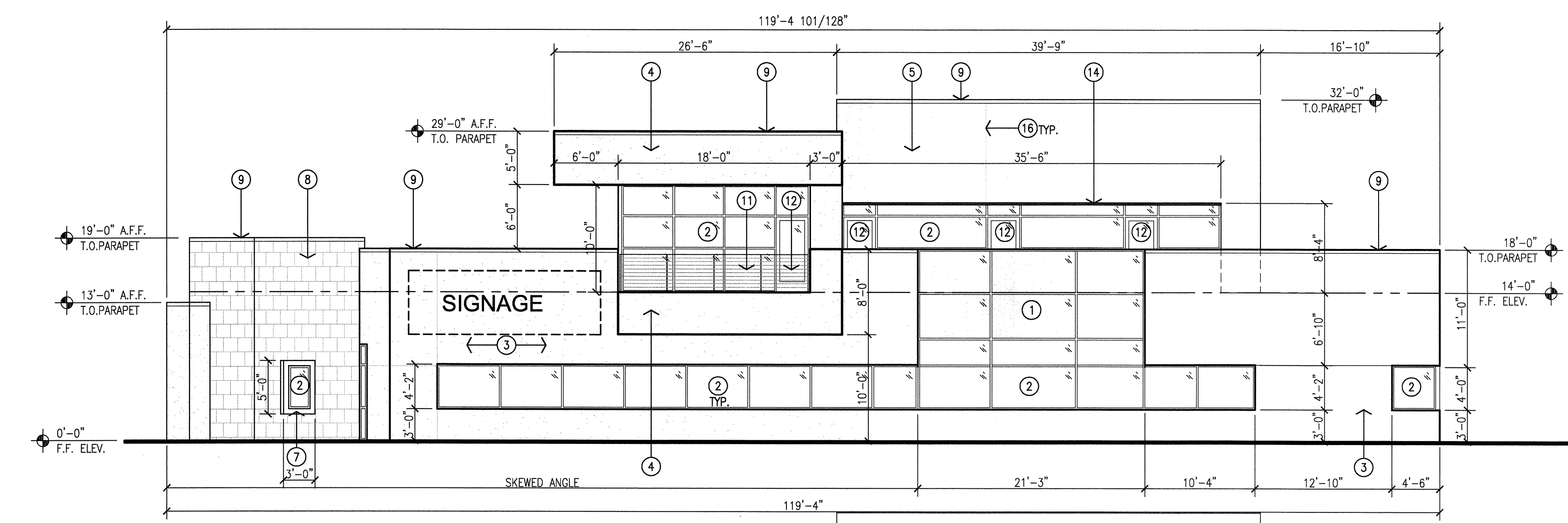
1 West Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"



3 North Elevation
Scale: 1/8" = 1'-0"



4 East Elevation
Scale: 1/8" = 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.

KEYED NOTES:

- [1] ALUMINUM STOREFRONT SYSTEM, CLEAR ANNOZIDED FRAME WITH SPANDREL GLAZING.
- [2] ALUMINUM STOREFRONT SYSTEM, CLEAR ANNOZIDED FRAME WITH TINTED GLAZING.
- [3] FIELD-1: 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: LIGHT TAN
- [4] FIELD-2: 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: TAN
- [5] FIELD-3: 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: LIGHT BROWN
- [6] ACCENT 1: 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: ORANGE (EARTH TONE)
- [7] ACCENT 2: 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: GREEN (EARTH TONE)
- [8] NATURAL STONE VENEER FINISH.
- [9] METAL PARAPET CAP TO MATCH ADJACENT FINISH COLOR.
- [10] METAL WALL PANEL SYSTEM (NON CORRUGATED), LIGHT TAN OR GRAY.
- [11] METAL RAILING; PAINTED DARK EARTH TONE.
- [12] ALUMINUM STOREFRONT DOOR, CLEAR ANNOZIDED FRAME WITH SPANDREL LIGHT.
- [13] HOLLOW METAL DOOR PAINTED TO MATCH STUCCO.
- [14] METAL CANOPY TO MATCH STOREFRONT FINISH.
- [15] 12" HIGH ADDRESS CHANNEL LETTERS.
- [16] STUCCO CONTROL JOINT.

EXISTING BUILDING C SIGNAGE CALCULATIONS:

- BUILDING MOUNTED:**
- WEST ELEVATION- 2900 SF X 9%
234 SF ALLOWED
85 SF ILLUMINATED PROVIDED
 - SOUTH ELEVATION- 1194 SF X 9%
126 SF ALLOWED
120 SF ILLUMINATED PROVIDED
 - EAST ELEVATION- 2900 SF X 9%
107 SF ALLOWED
96 SF ILLUMINATED PROVIDED
 - NORTH ELEVATION- 1189 SF X 9%
107 SF ALLOWED
99 SF ILLUMINATED PROVIDED

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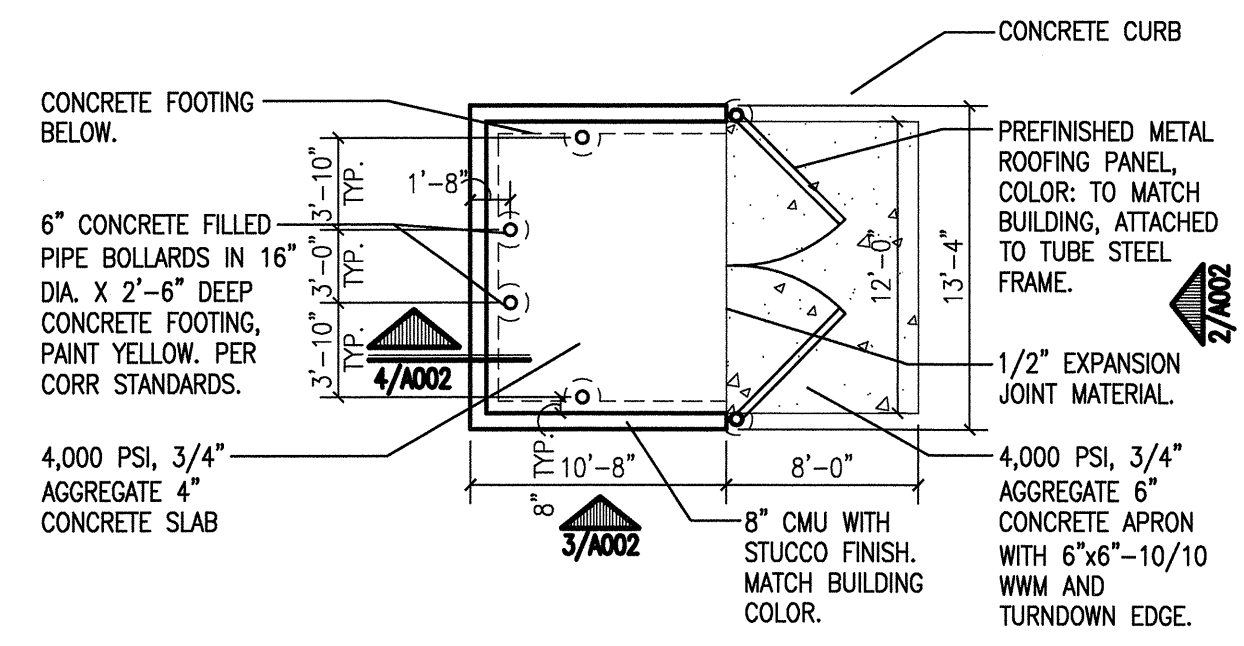
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Architecture P.C.

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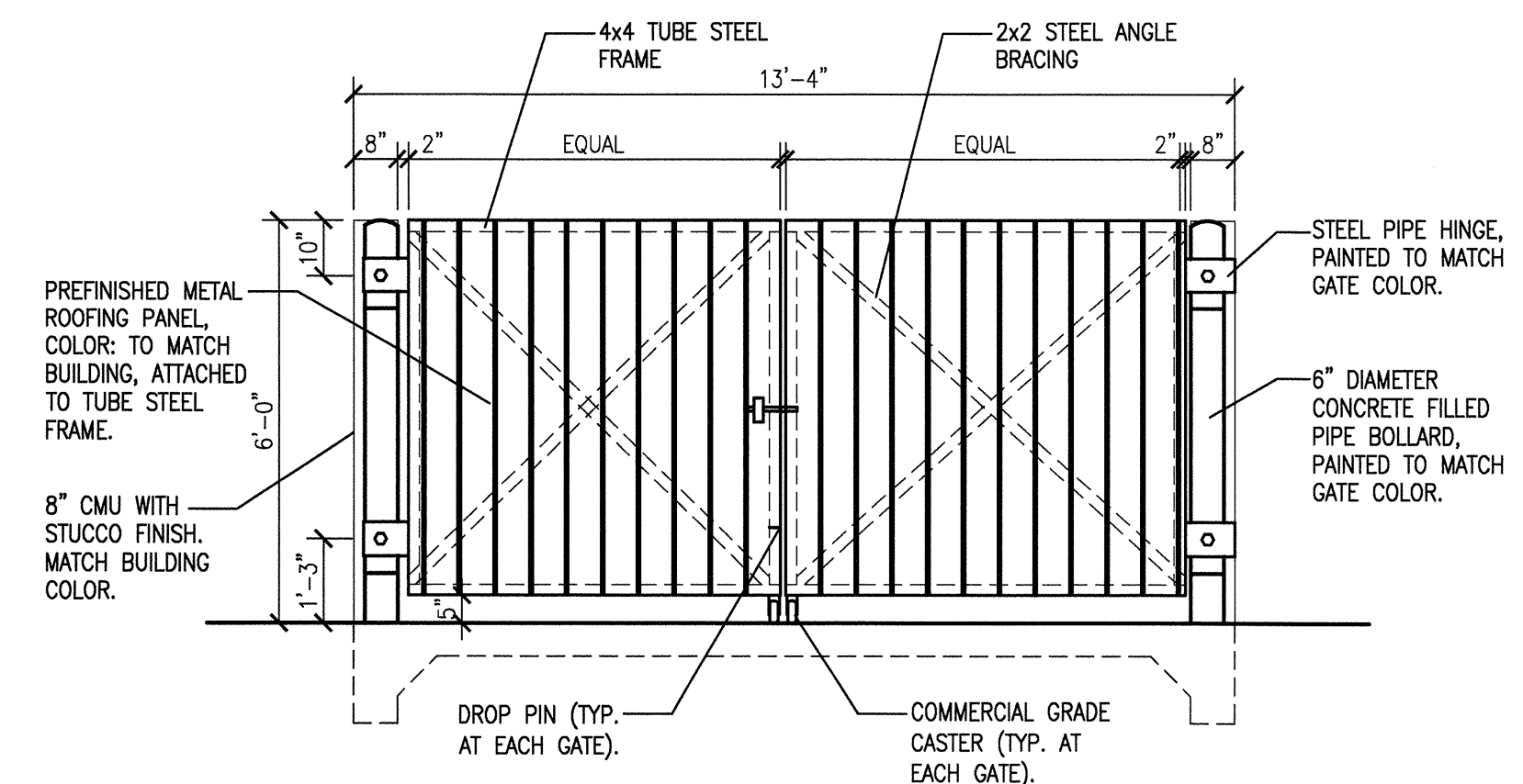
job number 14-22
drawn by cv
project manager Douglas Heller, AIA
date 12.12.2014

project title
Smiles for Kids Dental Office
9201 Eagle Ranch Road, NW
Albuquerque, New Mexico 87114
sheet title
Exterior Elevations

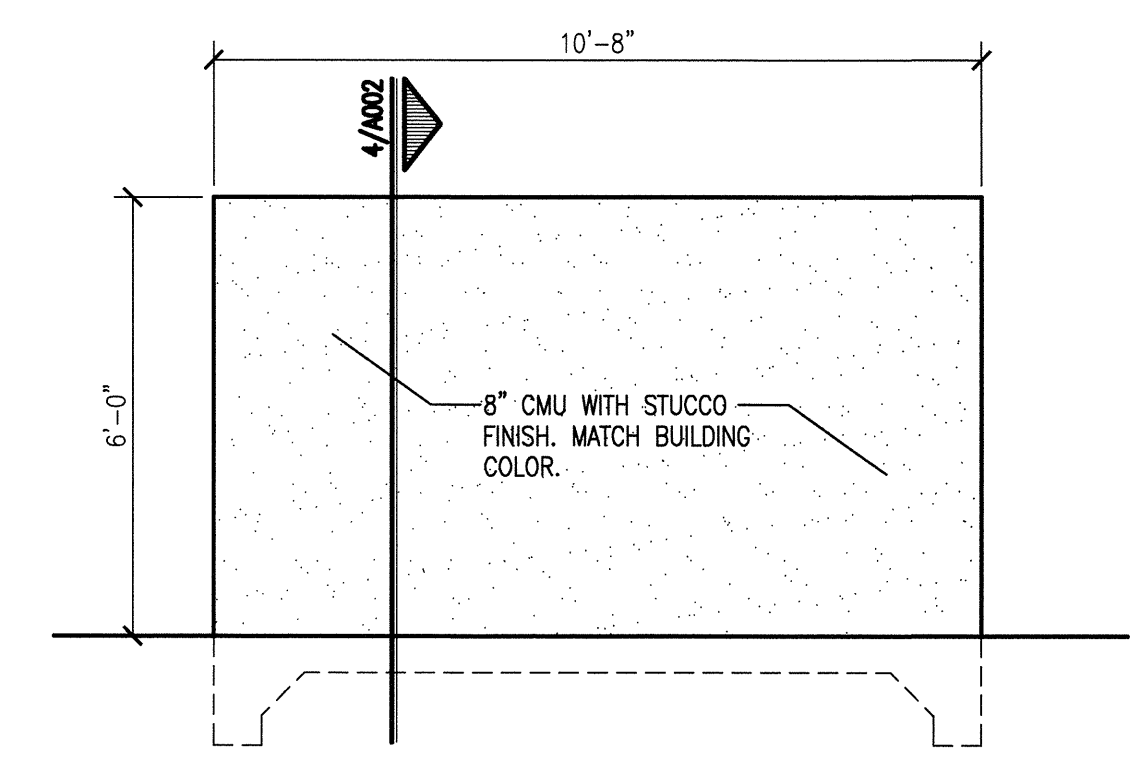
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A401
SHEET 6 of 7



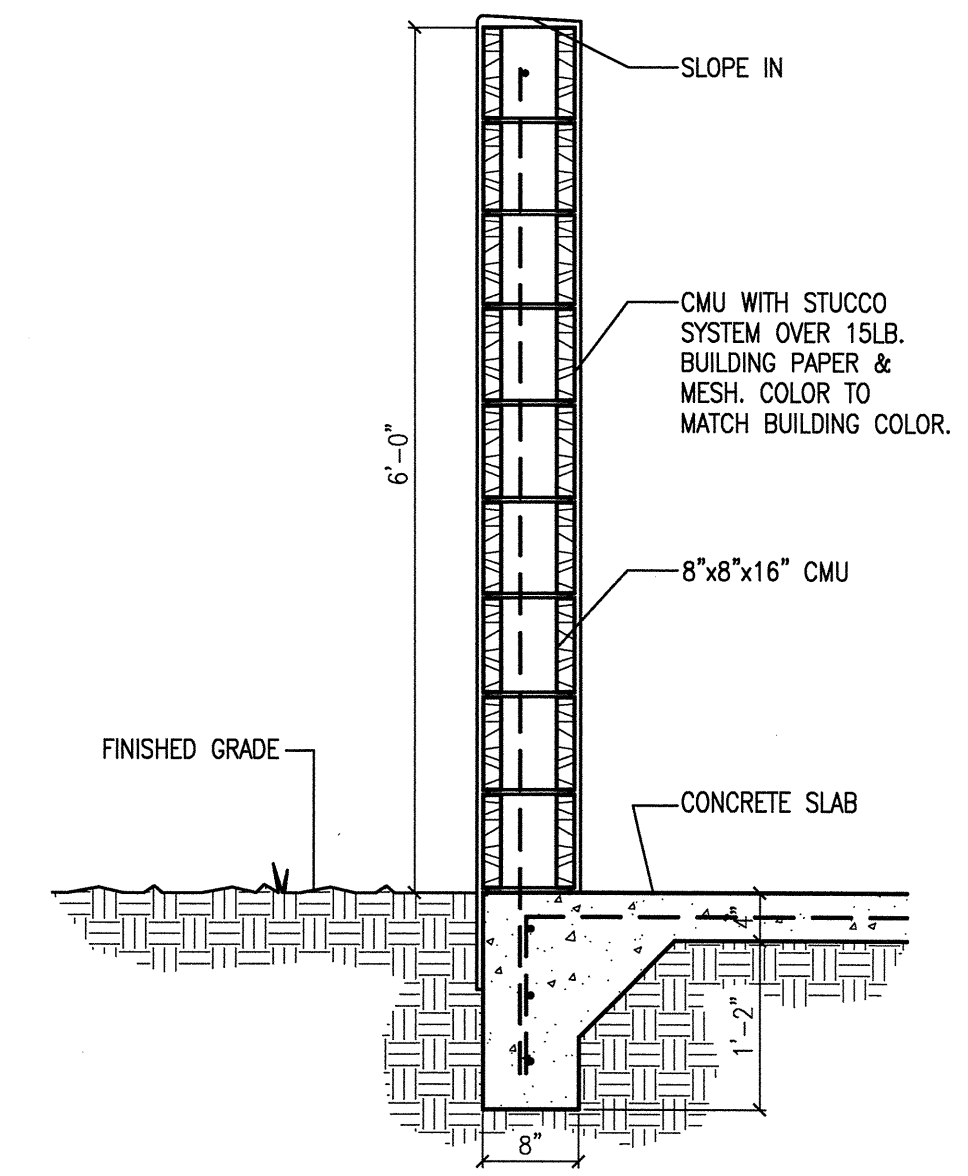
1 Dumpster Enclosure Plan
Scale: 1/8"=1'-0"



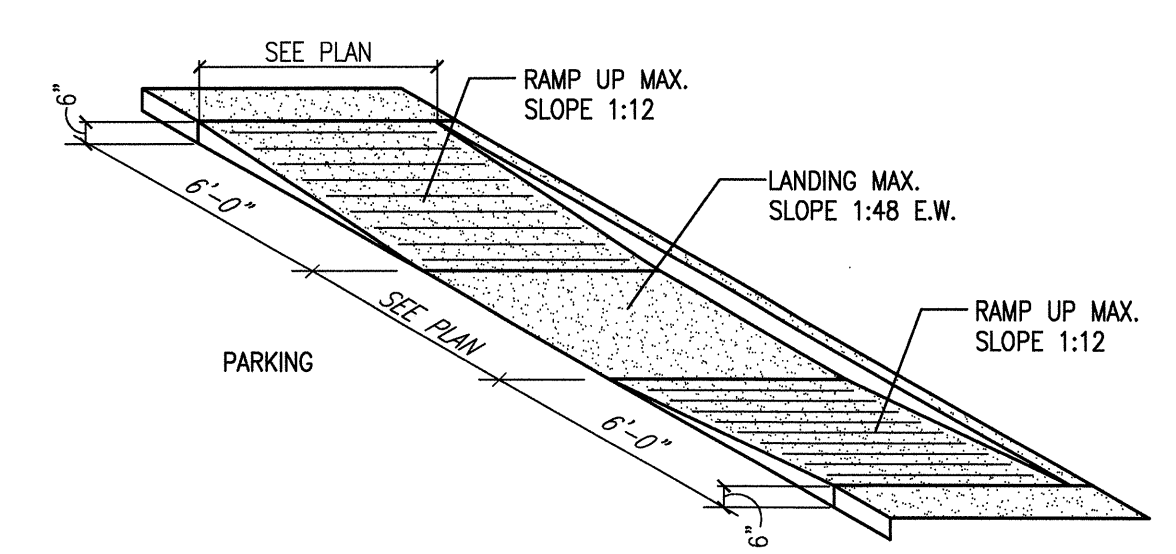
2 Dumpster Enclosure Front Elevation
Scale: 3/8"=1'-0"



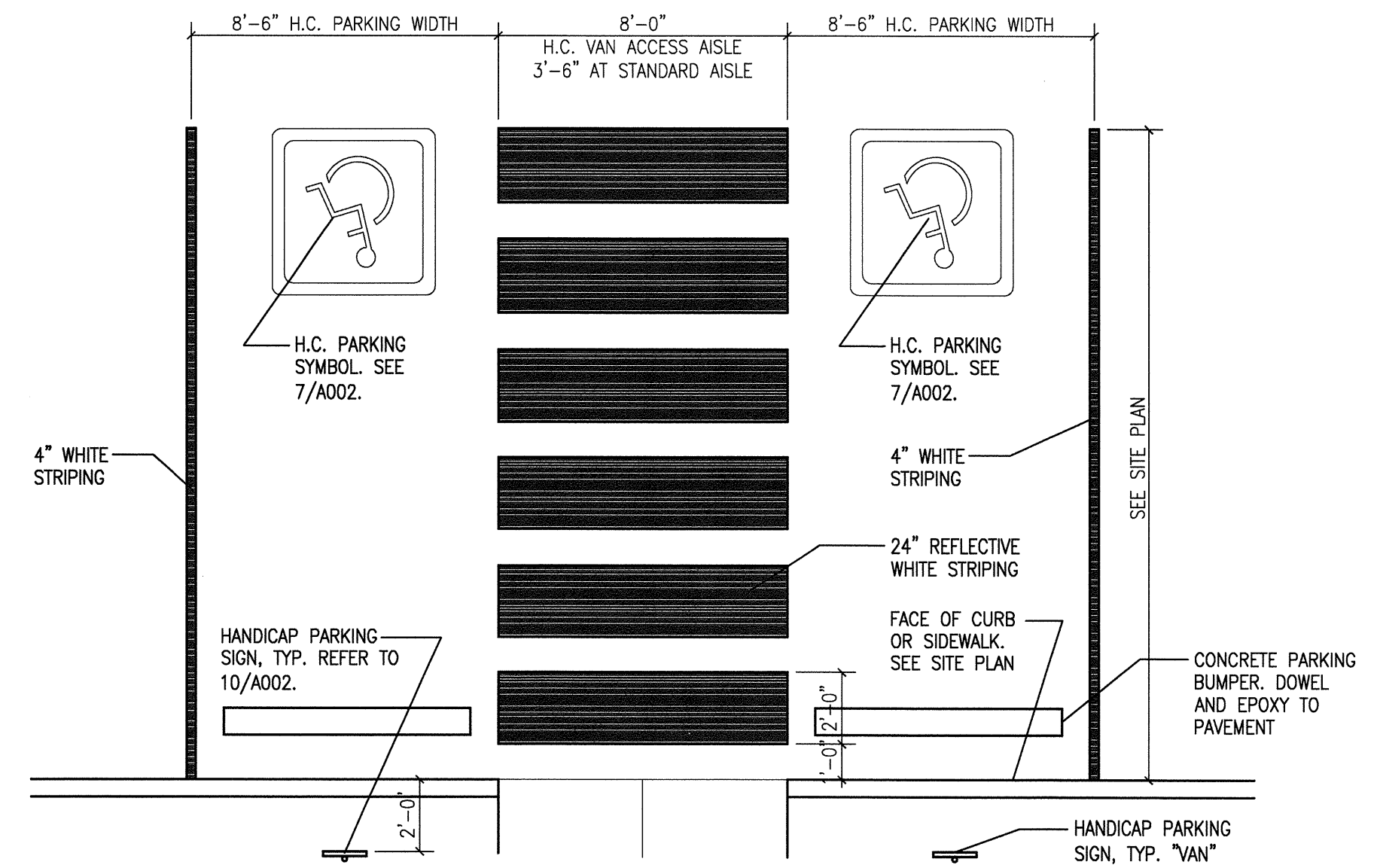
3 Dumpster Enclosure Side Elevation
Scale: 3/8"=1'-0"



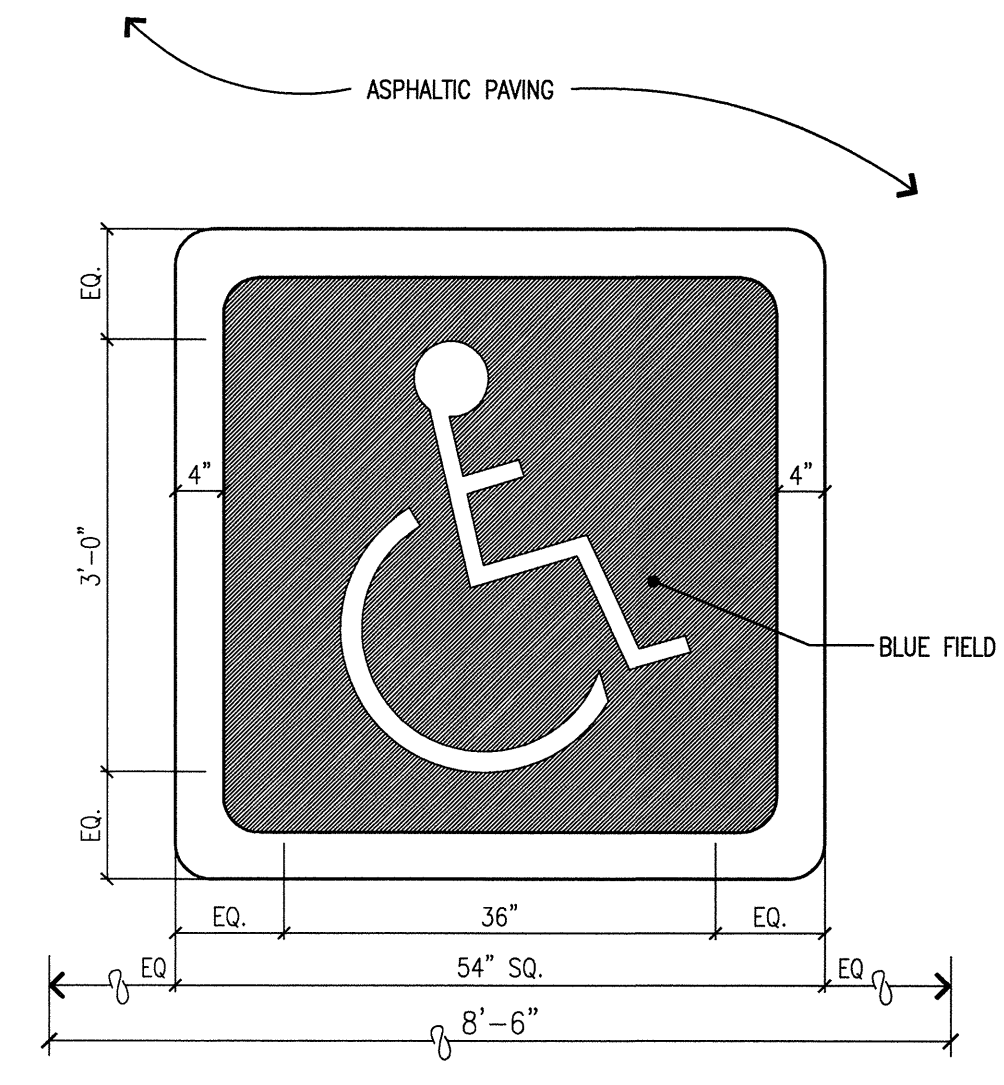
4 Refuse Enclosure Wall Section
Scale: 1"=1'-0"



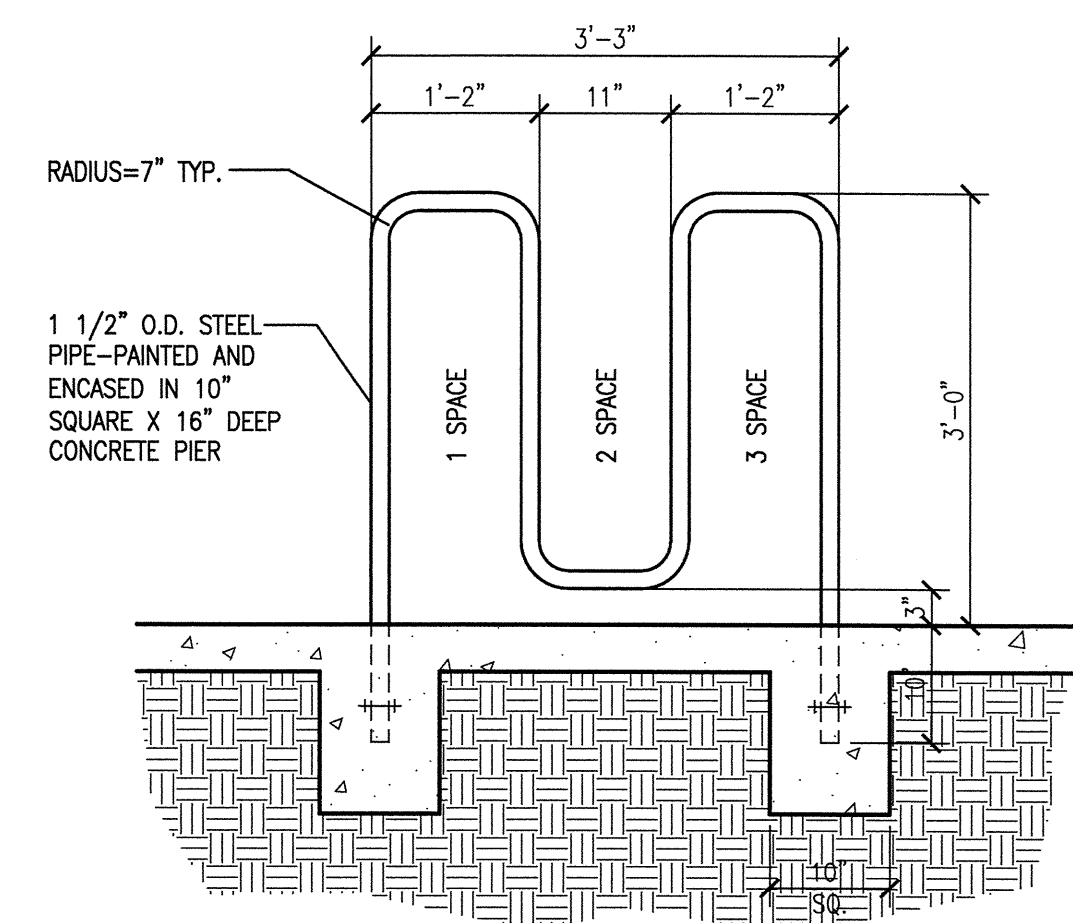
5 H.C. Ramp Detail
Scale: Not To Scale (Isometric)



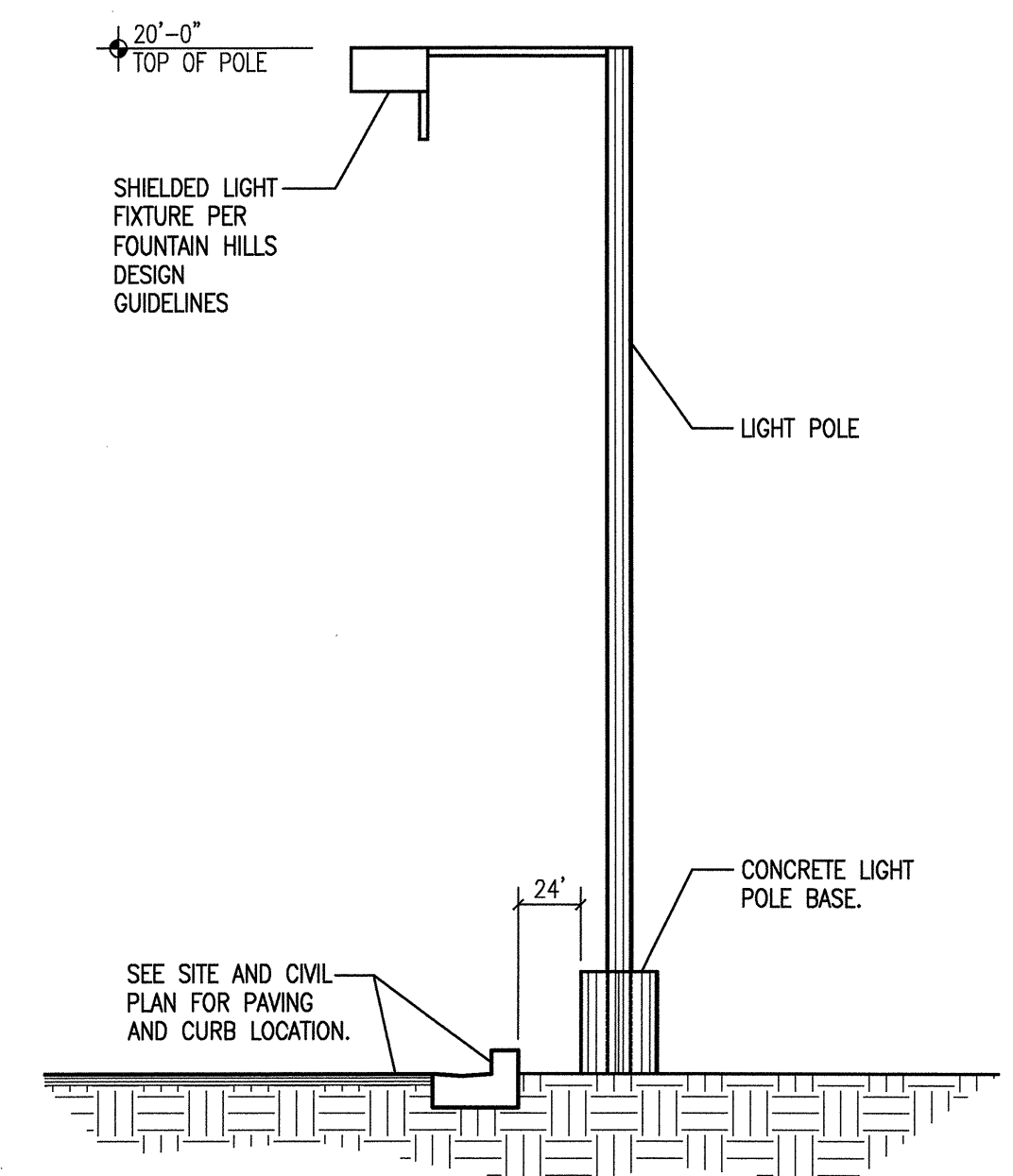
6 HC Parking Striping Detail
Scale: 1/4"=1'-0"



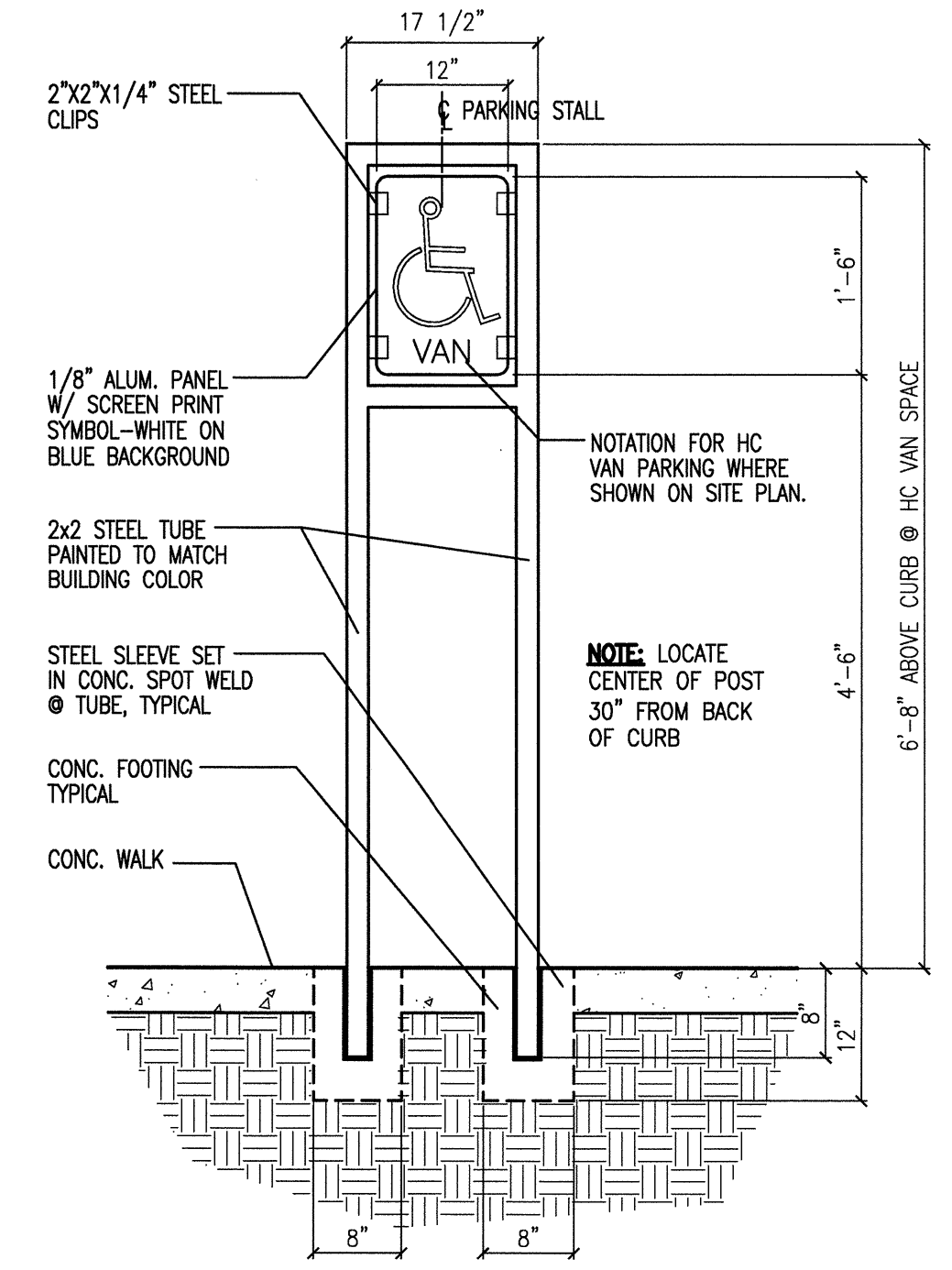
7 HC Pavement Sign Detail
Scale: 3/4"=1'-0"



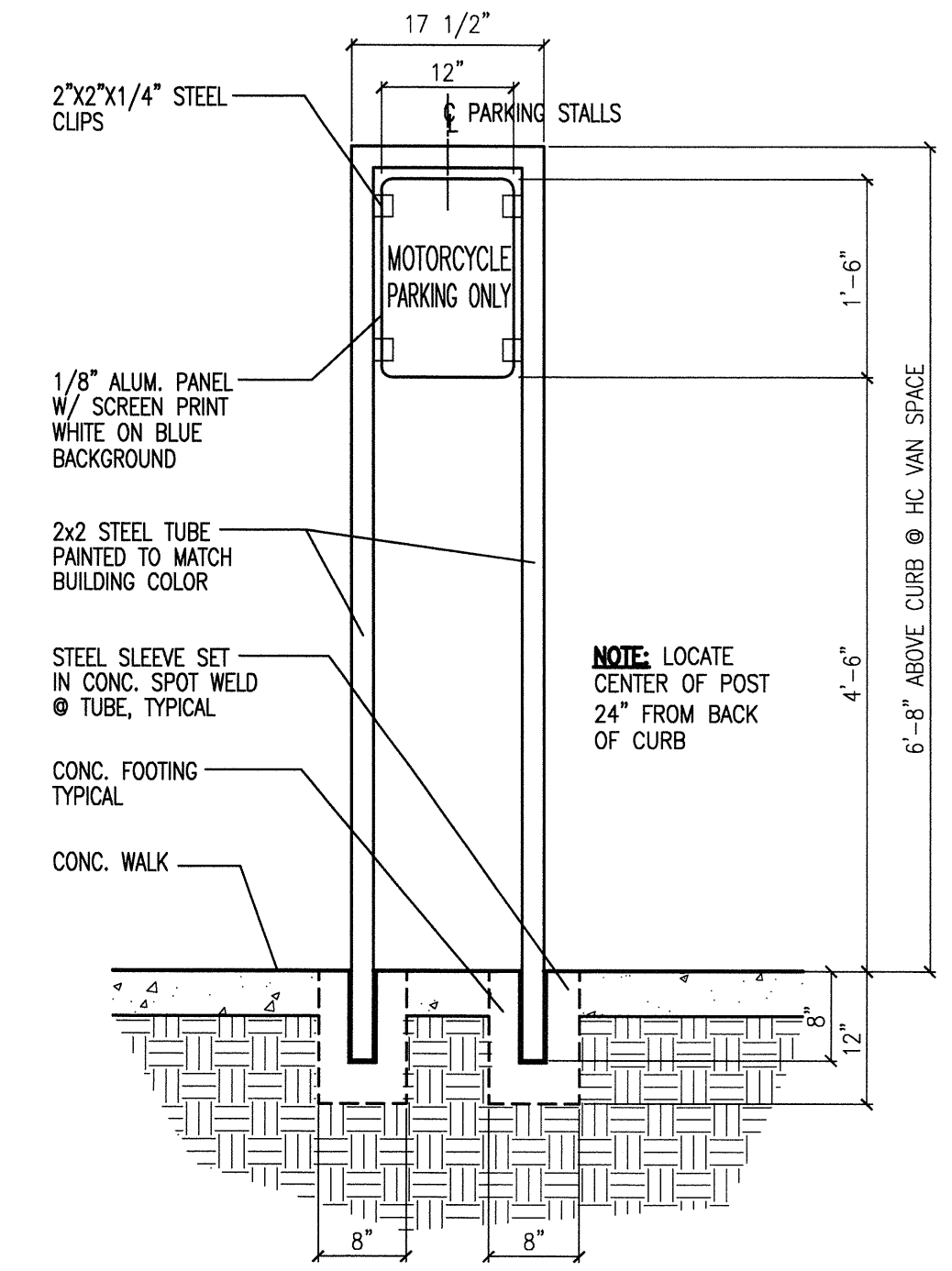
8 Bicycle Rack Detail
Scale: 3/4"=1'-0"



9 Light Pole Elevation Detail
Scale: 1"=1'-0"



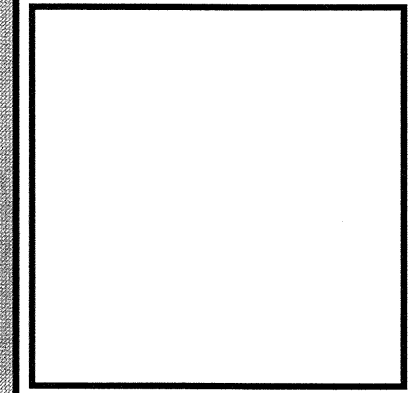
10 HC Parking Sign Detail
Scale: 3/4"=1'-0"



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

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Site Details