



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mullen Heller Architecture, PC. PHONE: 505-268-4144
 ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

APPLICANT: THR Properties LLC. PHONE: 505-892-9010
 ADDRESS: 8201 Golf Course Road NW Suite C-3 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Obtain Design Review Board (DRB) Approval - See attached letter of explanation

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract H Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
 Existing Zoning: SU-1 FOR PDA TO INCLUDE C-3 USES Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): C-12-Z UPC Code: 101206451026111904

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _____
Z-94-31, Z-96-30, DRB-96-83, 05EPC-00022, 07DRB-70053, Prj. #:1000762 and 1003445

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.9755 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: Physical Address: 9201 Eagle Ranch Road, NW.
 Between: Paseo Del Norte NW. and Nunzio Avenue NW.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 9/24/14

SIGNATURE [Signature] DATE 01/20/2015
 (Print Name) Douglas Heller Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"

- N/A-less than 5 Ac. 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- on SPSD Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- N/A 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

_____ Applicant name (print)

_____ Applicant signature / date

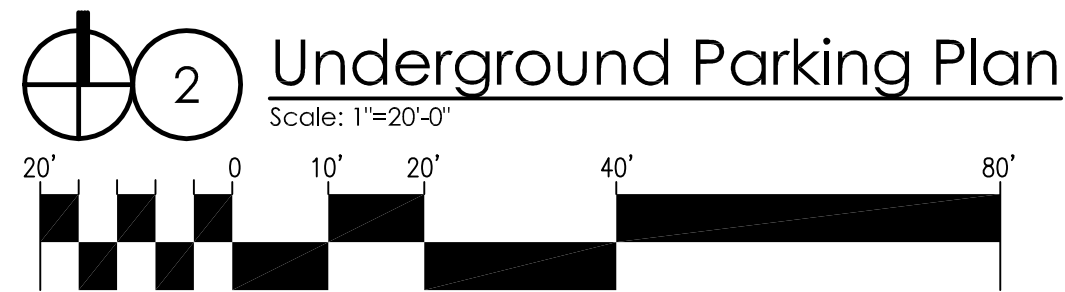
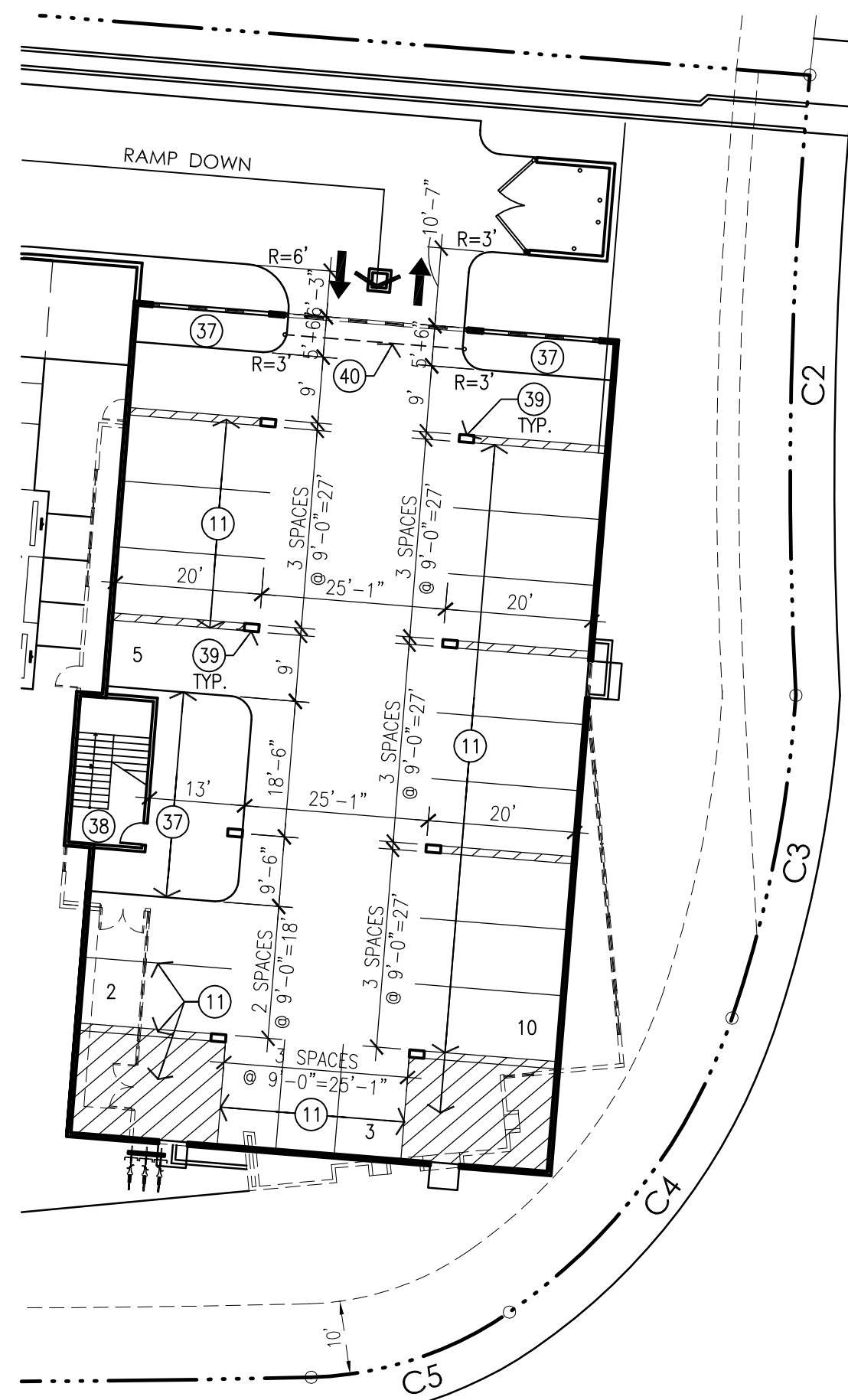


Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____
- Case #s assigned _____ - _____
- Related #s listed _____ - _____

_____ Planner signature / date
 _____ Project #

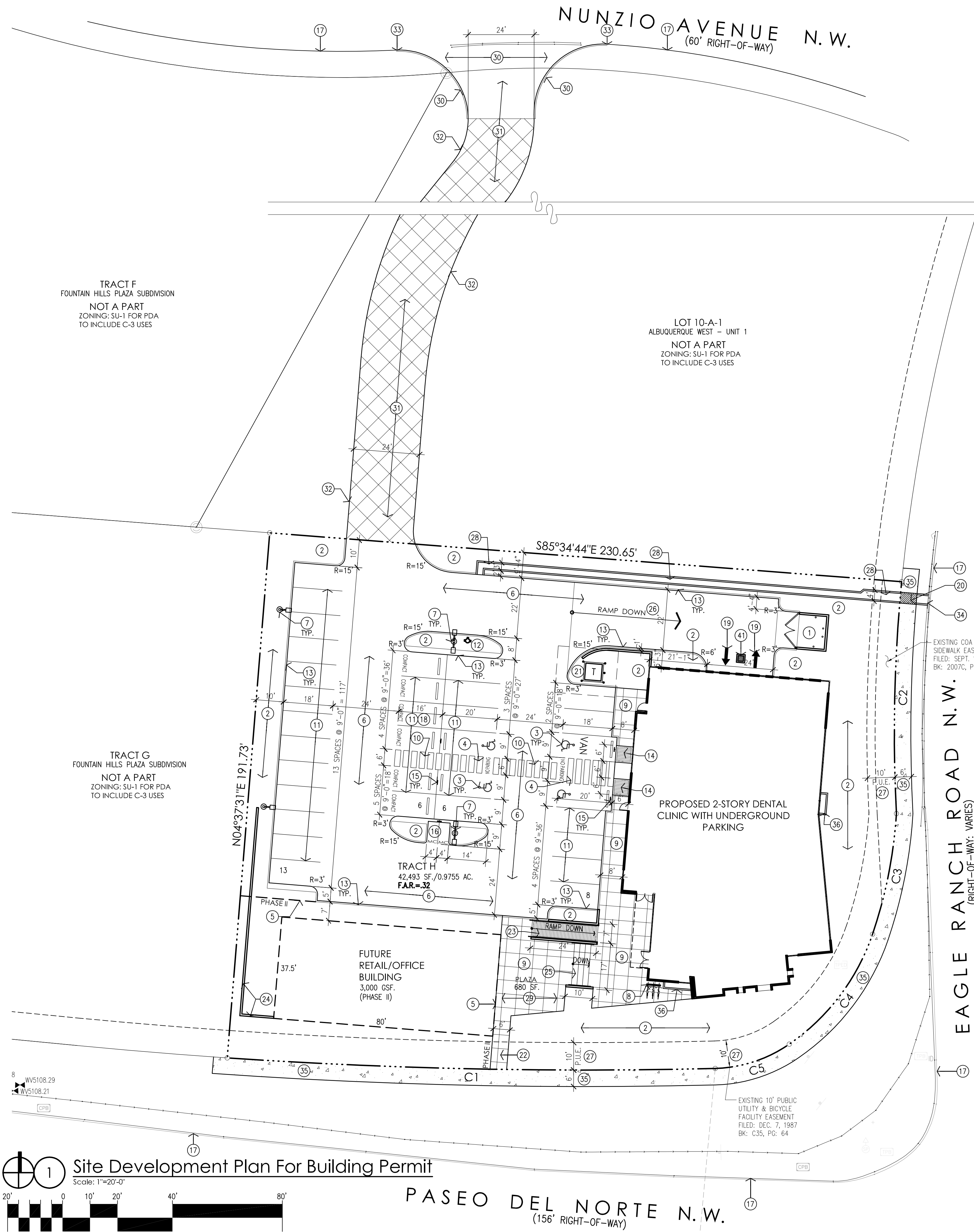
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	05°17'48"	88.90'	177.68'	1922.00'	177.62'	N88°45'30"W
C2	08°32'05"	42.33'	84.50'	567.24'	84.42'	S01°17'15"W
C3	15°07'38"	22.57'	44.88'	170.00'	44.75'	S11°11'34"W
C4	36°33'40"	26.43'	51.05'	80.00'	50.19'	S37°07'26"W
C5	32°59'26"	14.81'	28.79'	50.00'	28.39'	S71°48'41"W



TRACT F
FOUNTAIN HILLS PLAZA SUBDIVISION
NOT A PART
ZONING: SU-1 FOR PDA
TO INCLUDE C-3 USES

TRACT G
FOUNTAIN HILLS PLAZA SUBDIVISION
NOT A PART
ZONING: SU-1 FOR PDA
TO INCLUDE C-3 USES

LOT 10-A-1
ALBUQUERQUE WEST - UNIT 1
NOT A PART
ZONING: SU-1 FOR PDA
TO INCLUDE C-3 USES



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:

- PROPOSED REFUSE ENCLOSURE WITH STUCCO FINISH TO MATCH BUILDING COLOR.
- PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- PROPOSED HANDICAP PAVEMENT SIGN.
- PROPOSED STAMPED CONCRETE HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- PHASE II AND LIMITS OF CONSTRUCTION LINE FROM BACK OF CURB/SIDEWALK.
- PROPOSED ASPHALT PAVING.
- PROPOSED SITE LIGHTING. HEIGHT NOT TO EXCEED 20' TALL.
- PROPOSED BIKE RACK WITH 3 SPACES.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED STAMPED CONCRETE PEDESTRIAN CONNECTION.
- PROPOSED PAINTED PARKING STRIPING.
- PROPOSED FIRE HYDRANT LOCATION. REFER TO UTILITY PLAN.
- PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- PROPOSED HANDICAP RAMP. REFER TO DETAIL.
- 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".
- PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- EXISTING CITY CURB AND GUTTER TO REMAIN.
- COMPACT PARKING SPACES 9'-0"x16'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- PROPOSED PAINTED DIRECTION ARROW ON PAVEMENT.
- PROPOSED SIDEWALK CULVERT WITH METAL GRATE TOP TO BE FLUSH WITH TOP OF CONCRETE SIDEWALK. REFER TO CIVIL AND COA STD. DWG. 2236.
- PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- PROPOSED CONCRETE SIDEWALK CONNECTION TO EXISTING SIDEWALK. MAX SLOPE 1:12
- PROPOSED CONCRETE RAMP WITH STEEL PIPE HANDRAILS, PAINTED.
- PROPOSED INTEGRALLY COLORED CONCRETE RETAINING WALL. REFER TO GRADING AND DRAINAGE.
- PROPOSED CONCRETE STAIR WITH STEEL PIPE HANDRAILS, PAINTED.
- PROPOSED RAMP DOWN INTO PARKING GARAGE BELOW BUILDING.
- EXISTING 10'-0" PUBLIC UTILITY & BICYCLE FACILITY EASEMENT.
- PROPOSED CONCRETE DRAINAGE CHANNEL ALONG PROPERTY LINE OUT TO EAGLE RANCH ROAD. REFER TO GRADING AND DRAINAGE PLAN.
- PROPOSED PLAZA (680 SF.) WITH BENCH SEATING.
- PROPOSED CONCRETE DRIVEWAY (STD. DWG. 2426) AND RAMPS (STD. DWG. 2426) TO BE CONSTRUCTED TO COA STANDARDS.
- TEMPORARY ASPHALT PAVING TO NEW DRIVEWAY LOCATION ON NUNZIO AVENUE (SHOWN HATCHED).
- TEMPORARY ASPHALT CURB ALONGSIDE TEMPORARY DRIVEWAY.
- THE NEW DRIVEWAY CURB INTO EXISTING CURB AND GUTTER SYSTEM. REFER TO GRADING AND DRAINAGE PLAN.
- PROPOSED OPENING IN EXISTING CURB AND GUTTER SYSTEM FOR DRAINAGE. REFER TO GRADING AND DRAINAGE PLAN.
- PROPOSED 6'-0" WIDE ADA ACCESSIBLE CONCRETE SIDEWALK (STD. DWG. 2430).
- PROPOSED CONCRETE VENT OPENING FROM UNDERGROUND PARKING TO GRADE ABOVE.
- PROPOSED CONCRETE ISLAND.
- PROPOSED STAIRWELL TO FIRST FLOOR.
- PROPOSED BUILDING COLUMNS.
- PROPOSED UNDERGROUND PARKING GATE.
- SUMP PUMP PIT WITH GRATE COVER. REFER TO GRADING AND DRAINAGE.

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-12-2

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 ONTO NUNZIO AVENUE NW, AND RELATED AT GRADE PARKING FOR PROPOSED USES.

PHASES 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:

- THE DESIGN STANDARDS INCLUDED IN THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION-FOUNTAIN HILLS PLAZA (EPC APPROVAL: MAY 2007 & DRB APPROVAL: JUNE 2007) SHALL COVER ALL NEW BUILDINGS FOR TRACT H OF THIS DEVELOPMENT.
- THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- 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.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- 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.
- THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- 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) 14 SPACES
2,700 NSF./200 = 14 SPACES
TOTAL REQUIRED SPACES 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:	APPLICATION NUMBER:
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: 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:	
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT APPROVAL IS ATTACHED AS SEPARATE SHEET	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

revision
by
date
rev

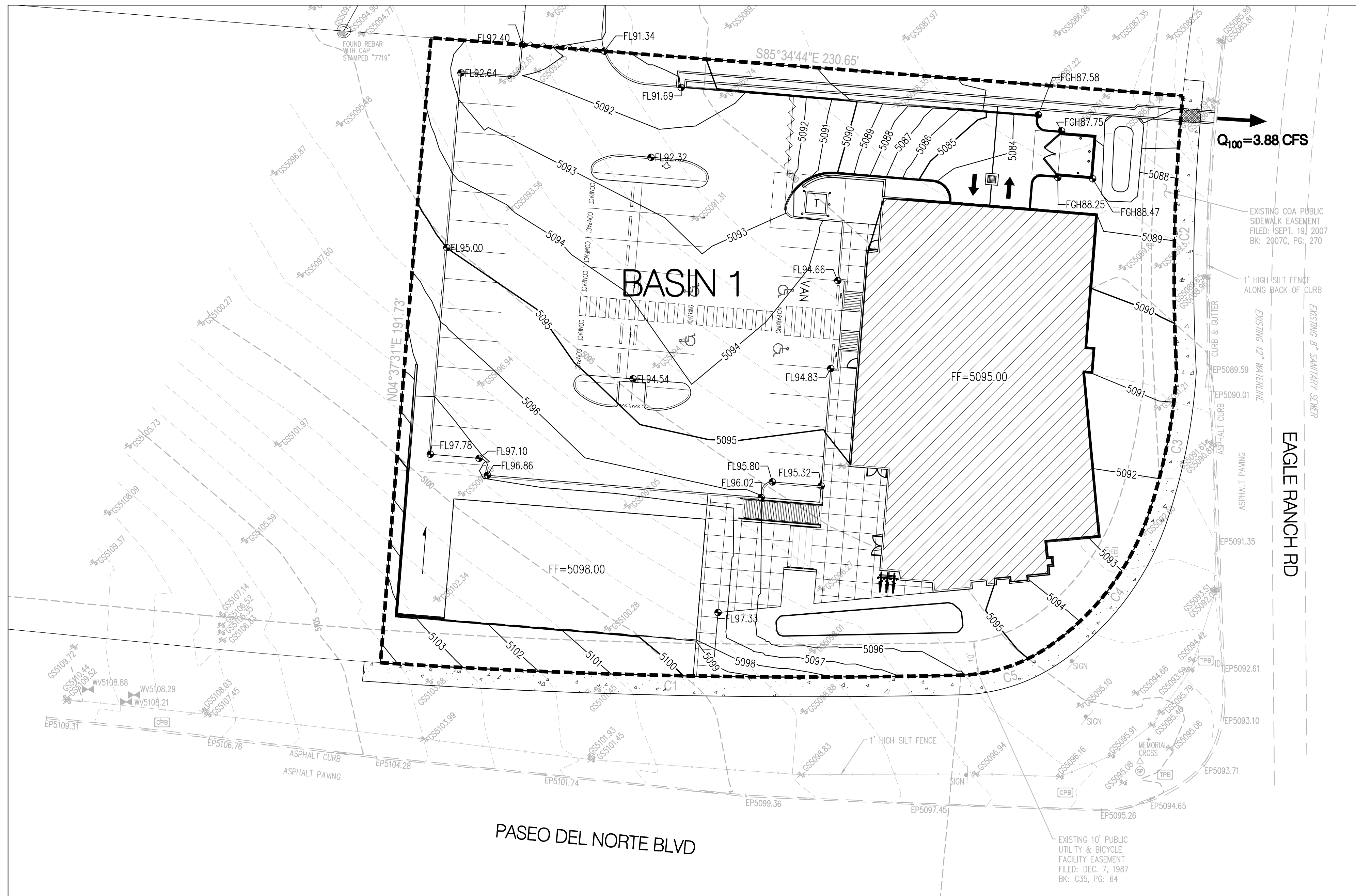
Mullen Heller Architecture P.C.
924 Park Avenue SW Suite B Albuquerque 87102 505 268 4144[p] 505 268 4244 [f]

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

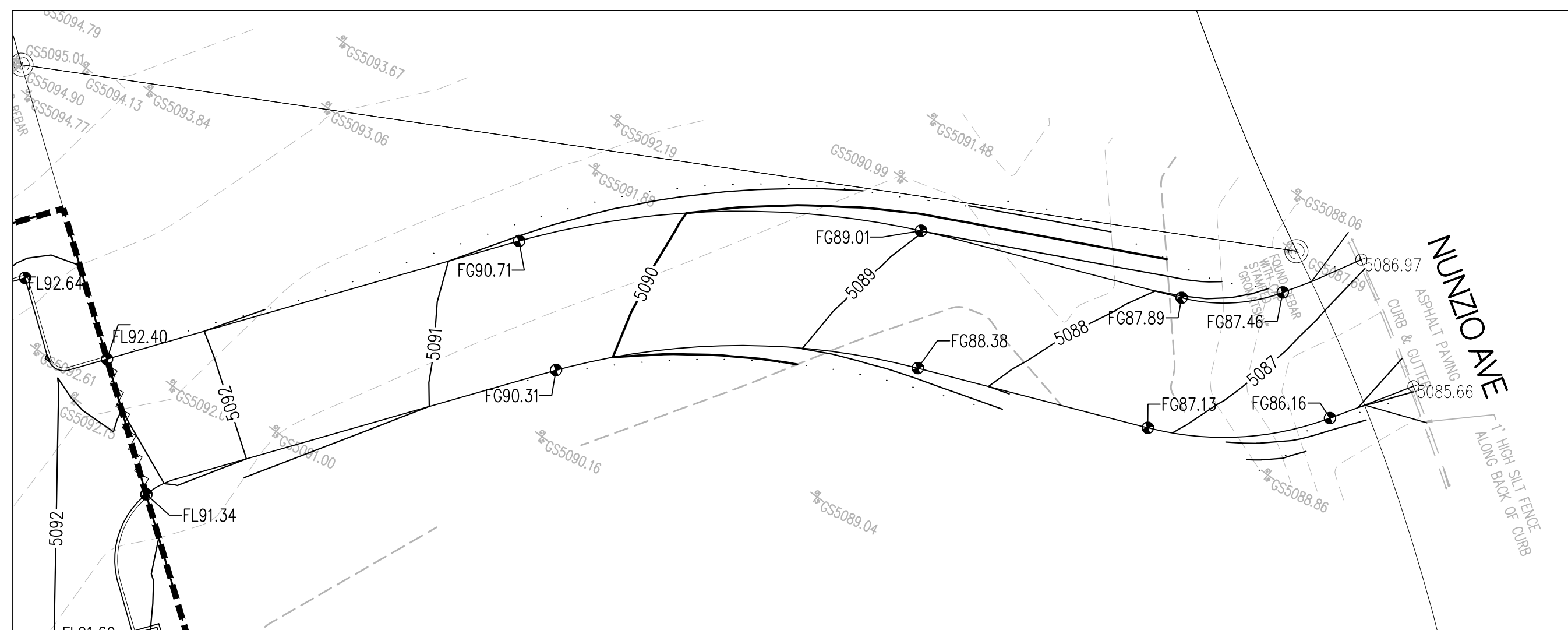
Smiles for Kids Dental Office
9201 Eagle Ranch Road, NW, Albuquerque, New Mexico 87114

Site Development Plan For Building Permit

sheet: SDPBP SH001 of 7

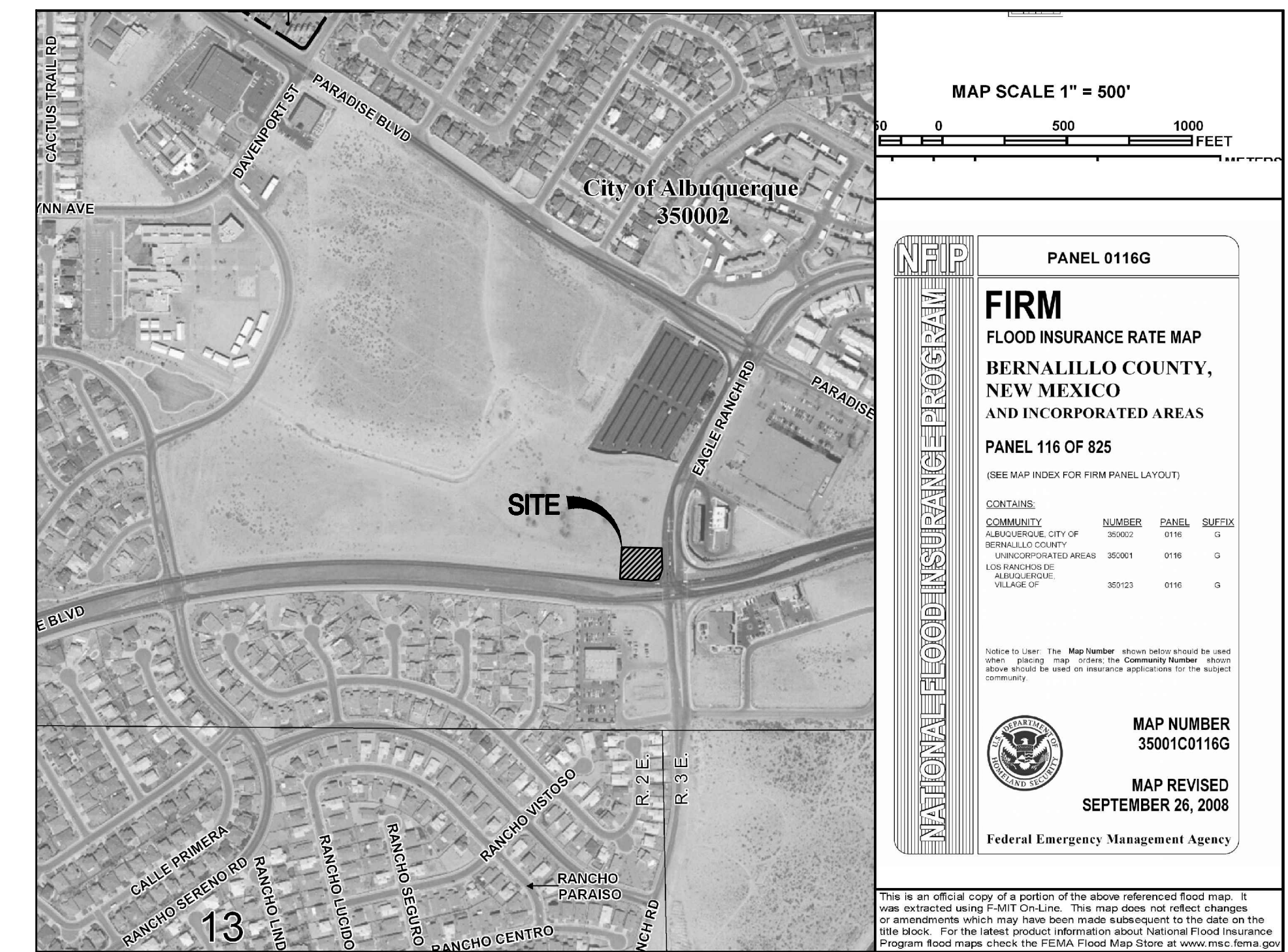
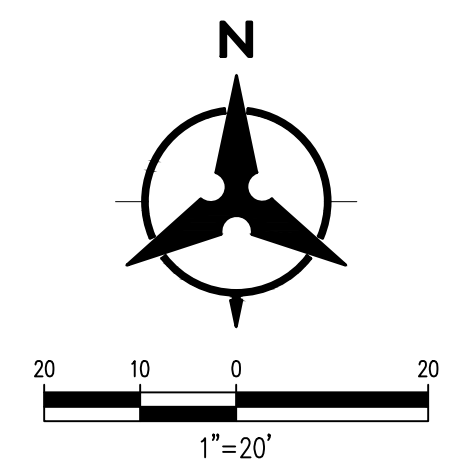


SITE CONCEPTUAL DRAINAGE MANAGEMENT PLAN



ACCESS ROAD CONCEPTUAL GRADING PLAN

- LEGEND**
- PROPERTY LINE
 - - - - - EXISTING CONTOURS
 - 65.23 PROPOSED SPOT ELEVATION
 - TC=TOP OF CURB, FL=FLOW LINE
 - 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)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	CF
Proposed 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 #C12/D3B), 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 ENTIRE SITE ACTS AS BASIN 1. THE ULTIMATE OUTFALL LOCATION IS EAGLE RANCH ROAD THROUGH MEANS OF RIBBON CHANNEL AND SEVERAL SMALL PONDS 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 THE ADJACENT RIBBON CHANNEL AND ULTIMATELY OUTFALLS INTO EAGLE RANCH RD. 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.

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.

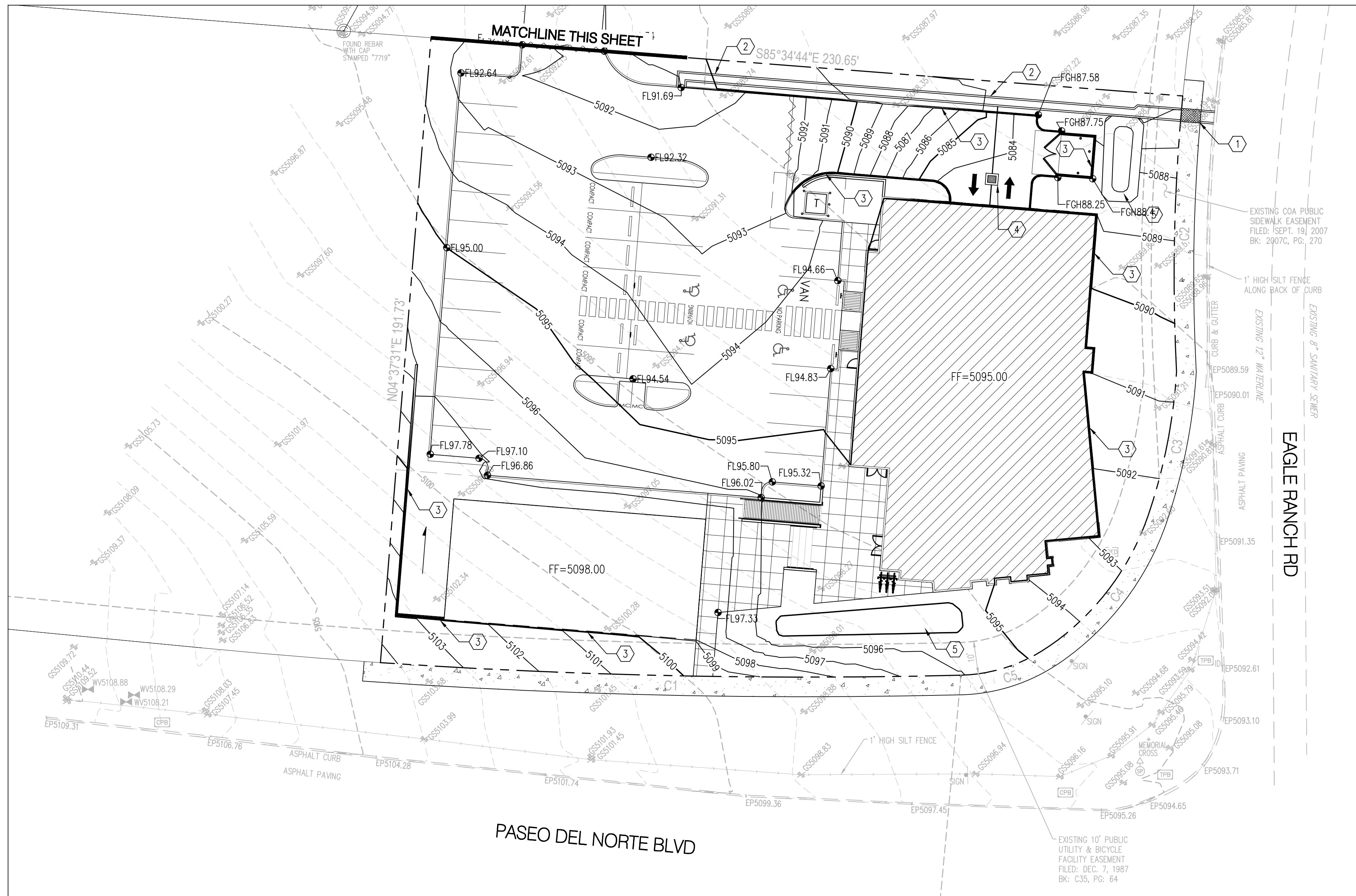
revision
by
date
rev

MH
Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

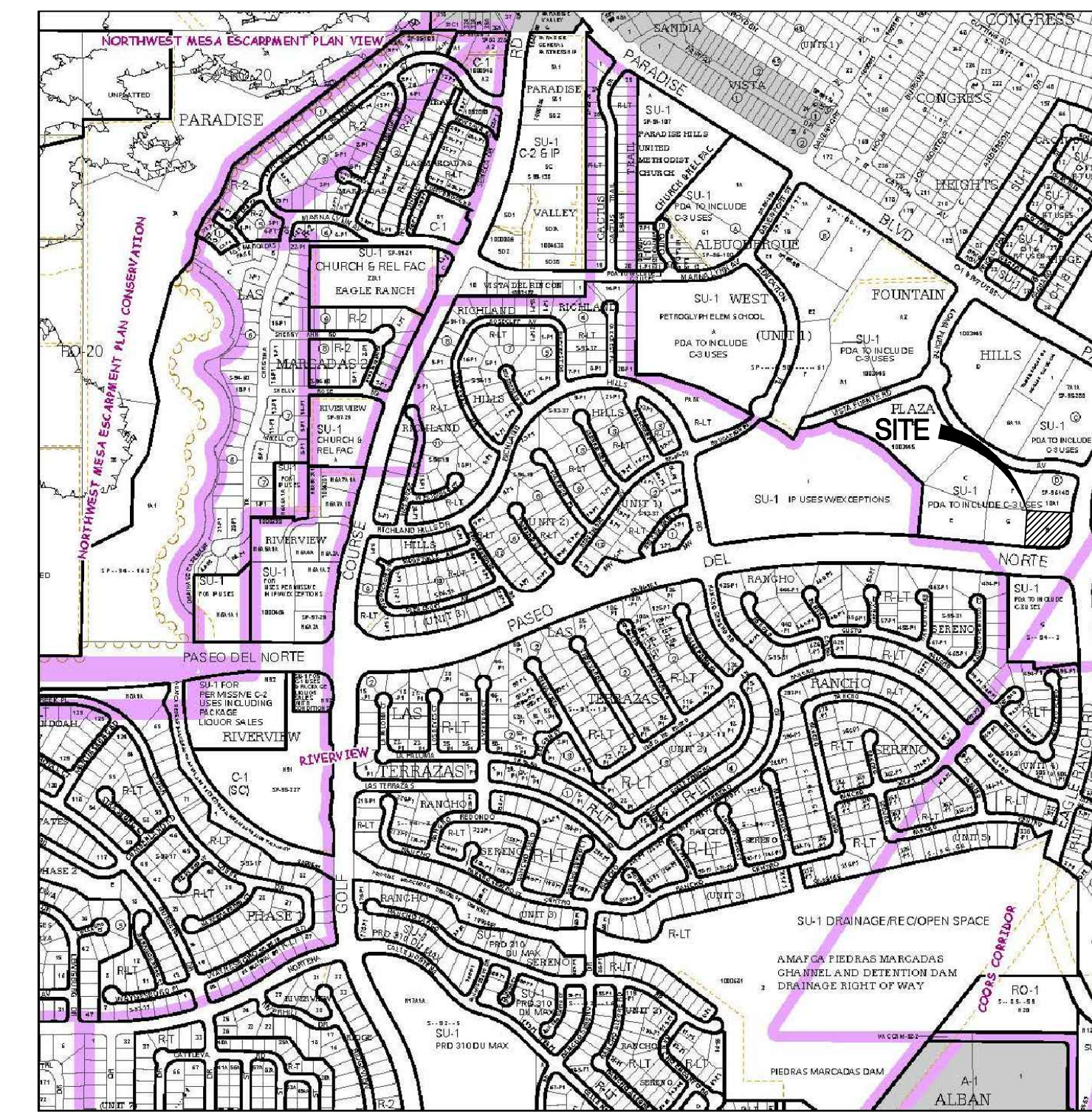
job number 20150304
drawn by MHS
project manager GSB
date 12.12.2014

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

sheet-
C101
SH 2 of 7



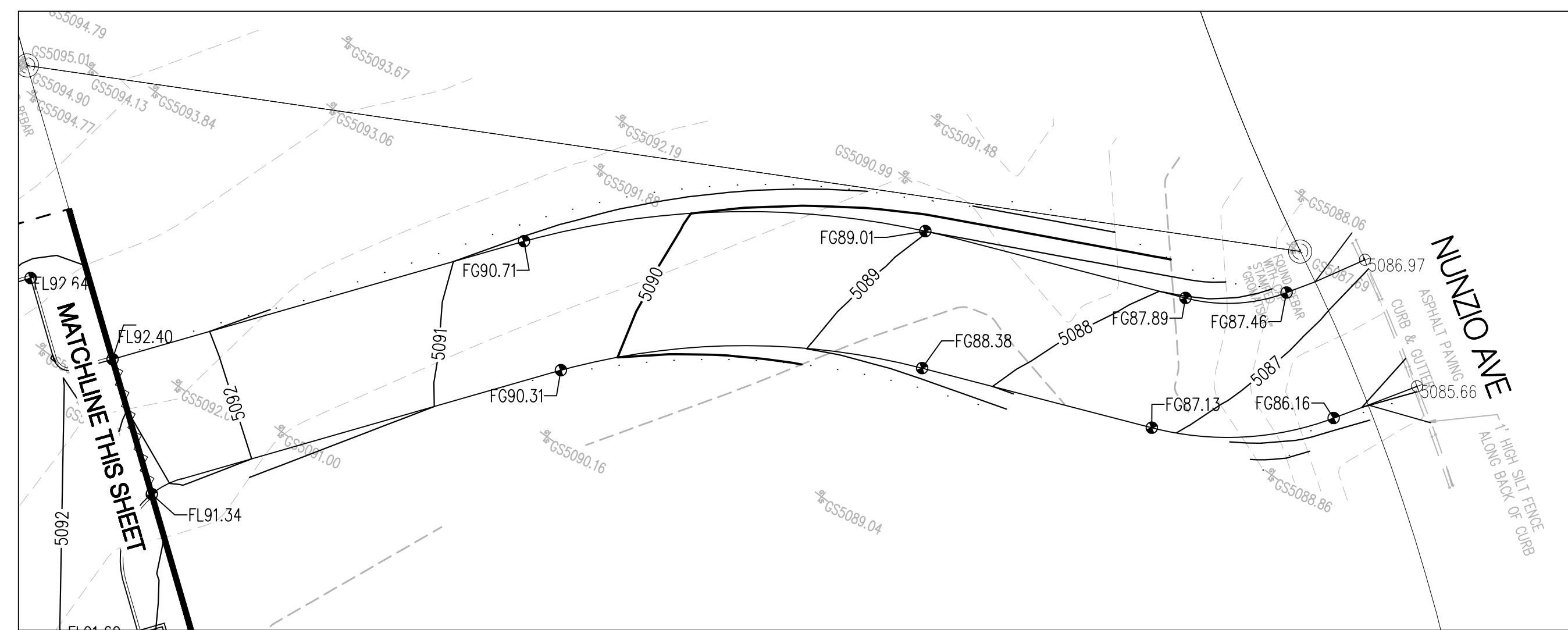
SITE CONCEPTUAL GRADING PLAN



VICINITY MAP: C-12

GRADING KEYED NOTES

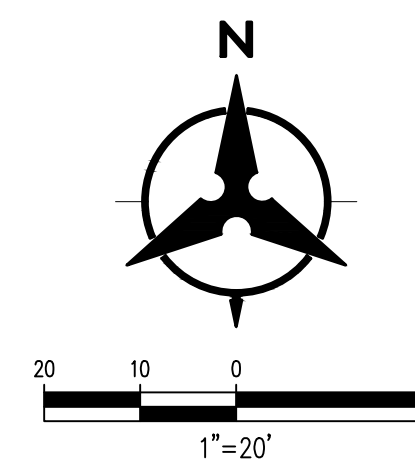
1. INSTALL SIDEWALK CULVERT
2. INSTALL RIBBON CHANNEL
3. INSTALL RETAINING WALL
4. INSTALL SUMP PUMP
5. POND FOR FIRST FLOOD



ACCESS ROAD CONCEPTUAL GRADING PLAN

LEGEND

- PROPERTY LINE
- - - 5301 - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
TC=TOP OF CURB, FL=FLOW LINE
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
- - - 5305 - - - PROPOSED INDEX CONTOURS
- ===== PROPOSED INTER CONTOURS
- ===== PROPOSED CURB & GUTTER
- - - EASEMENT
- SD PROPOSED STORM DRAIN LINE

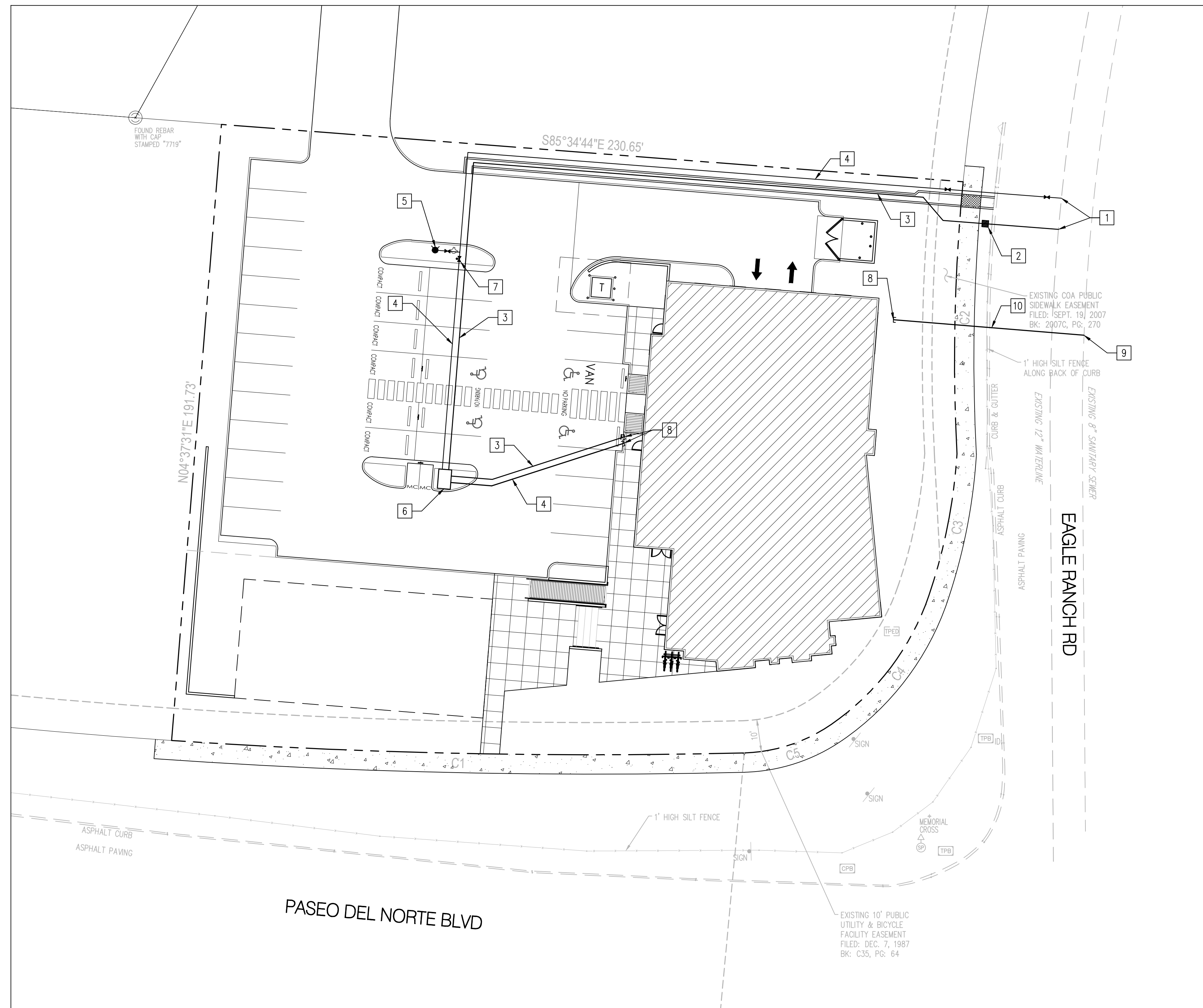


revision	
by	
date	
rev	◀◀◀◀

MH
Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

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 Grading Plan



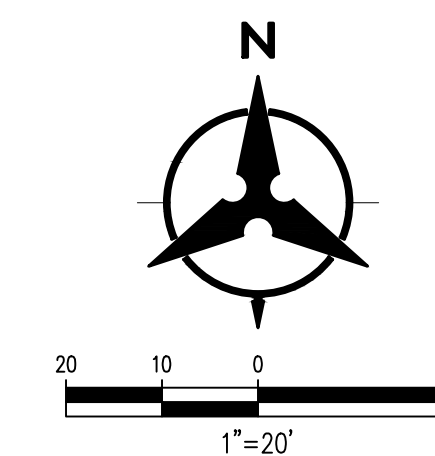
SITE CONCEPTUAL UTILITY PLAN

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
● ₂₀	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
✕	PROPOSED VALVE
FL	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
○	PROPOSED CAP
■	PROPOSED WATER METER
● _{PIV}	PROPOSED POST INDICATOR VALVE

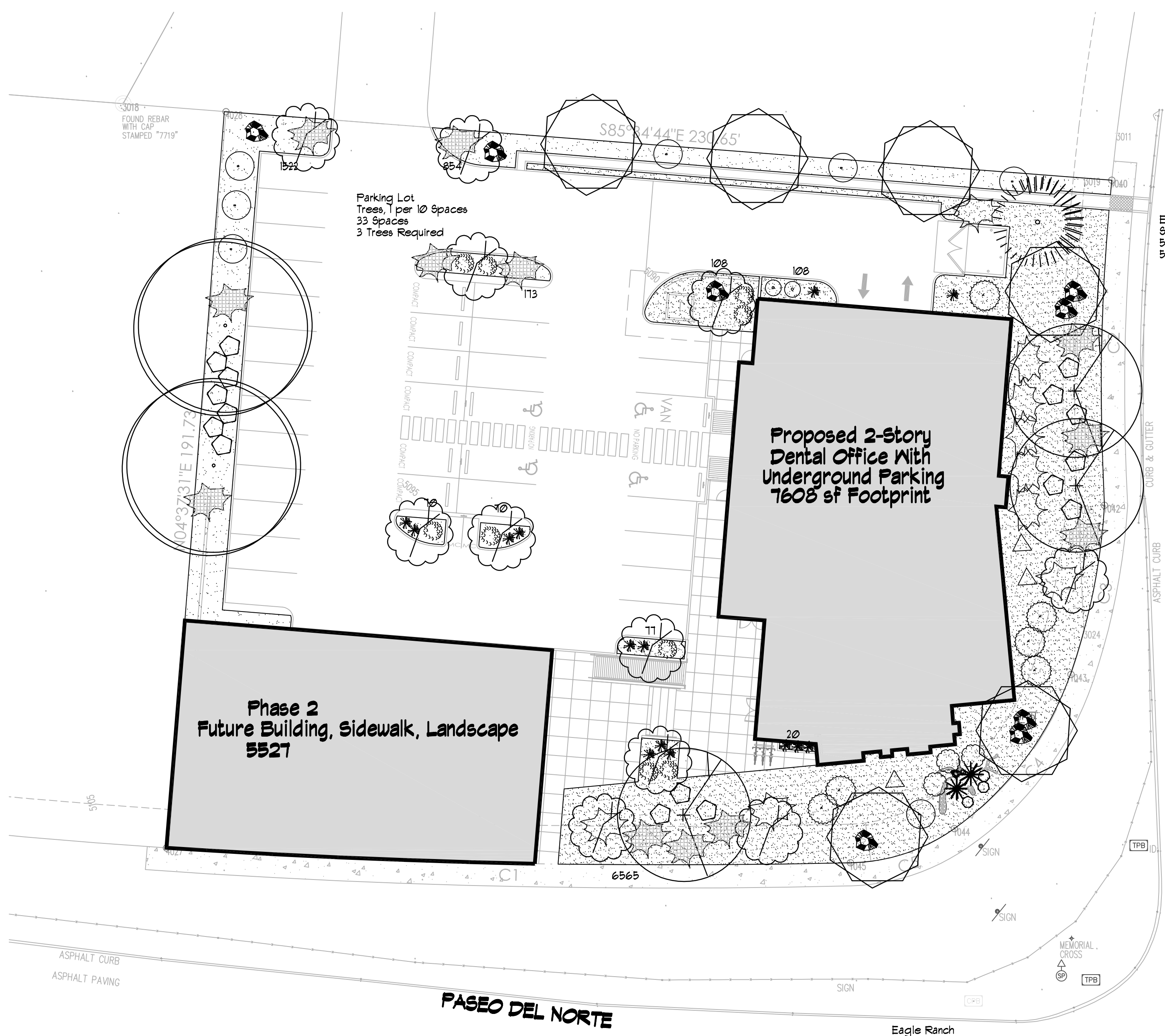


revision	
by	
date	
rev	◀◀◀◀◀

MH
Mullen Heller
 Architecture P.C.
 924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144[p]
 505 268 4244 [f]

job number	20150304
drawn by	MHS
project manager	GSB
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



Eagle Ranch Street Trees
5 Required
5 Provided

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

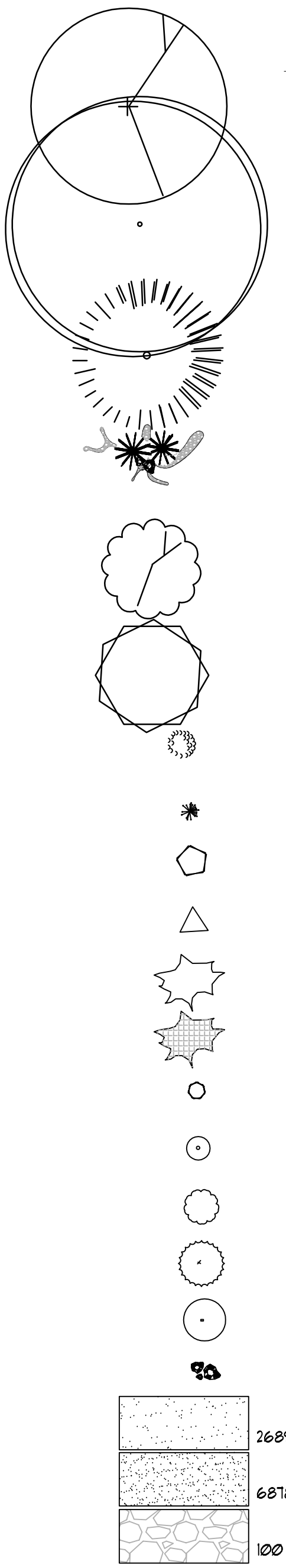
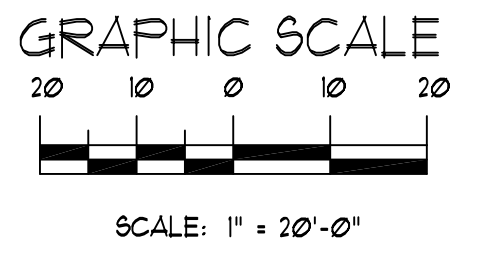
Proposed 2-story
Dental Office With
Underground Parking
7608 sf Footprint

Phase 2
Future Building, Sidewalk, Landscape
5527

EAGLE RANCH Rd.
CURB & GUTTER
ASPHALT PAVING

PASEO DEL NORTE
ASPHALT CURB
ASPHALT PAVING

Eagle Ranch Street Trees
4 Required
4 Provided



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
3	2" Cal.	Ash <i>Fraxinus sp.</i>	M+
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
1	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	M
11	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	M
Shrubs & Groundcovers			
6	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	625 3750 M
9	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	25 225 M
14	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	4 56 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 sabina '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
6	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1 49 294 L
1	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5 25 175 L
8	2-3cf	Boulders To be placed at contractor discretion	8152
Landscape Gravel / Filter Fabric 3/4" Crushed Grey / Filter Fabric			
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 contractors 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 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler 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 1.5 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.

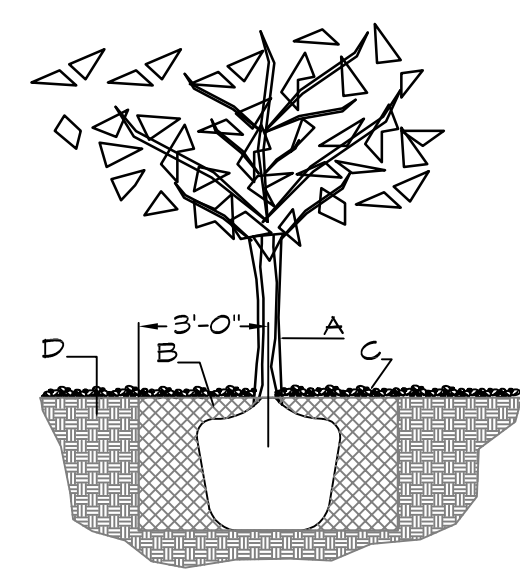
Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

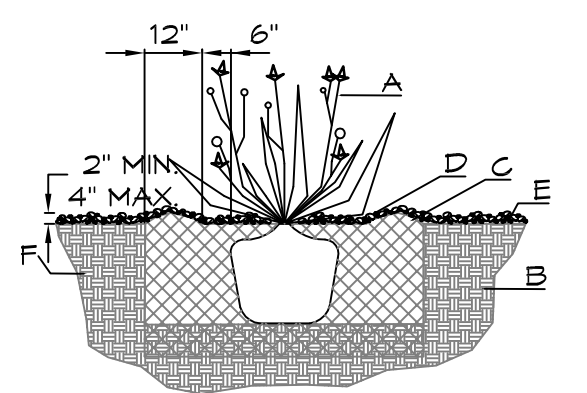
TOTAL LOT AREA (sf)	42483
MINUS TOTAL BUILDING AREA (sf)	-1608
MINUS PHASE TWO	-5527
TOTAL LOT AREA OF PHASE ONE (sf)	29358
LANDSCAPE REQUIREMENT	x 20
TOTAL LANDSCAPE REQUIRED (20%)	5872

LANDSCAPE PROVIDED (32.58%)	9567
TOTAL LIVE GROUND COVER REQUIRED (75%)	7175
TOTAL LIVE GROUND COVER PROVIDED (85%)	8152



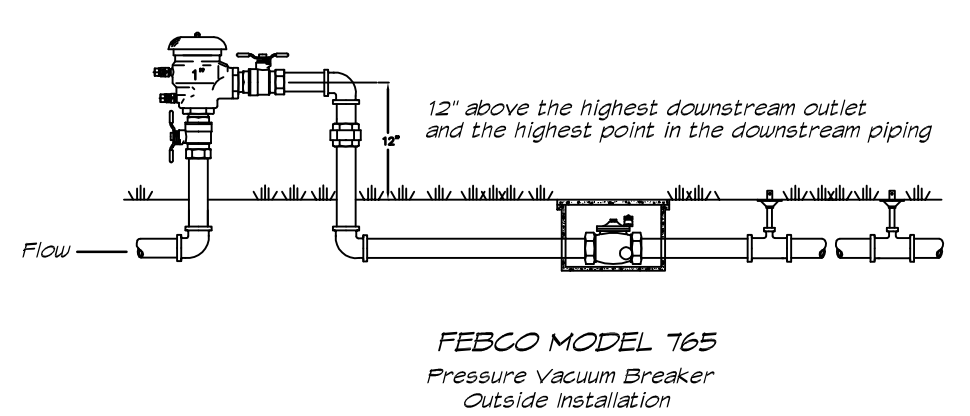
TREE PLANTING DETAIL

- 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.

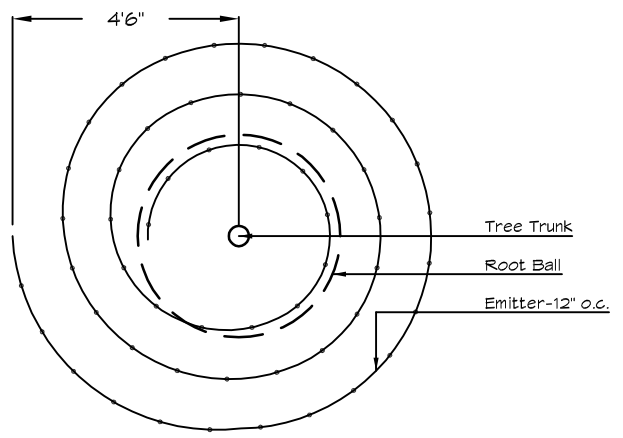
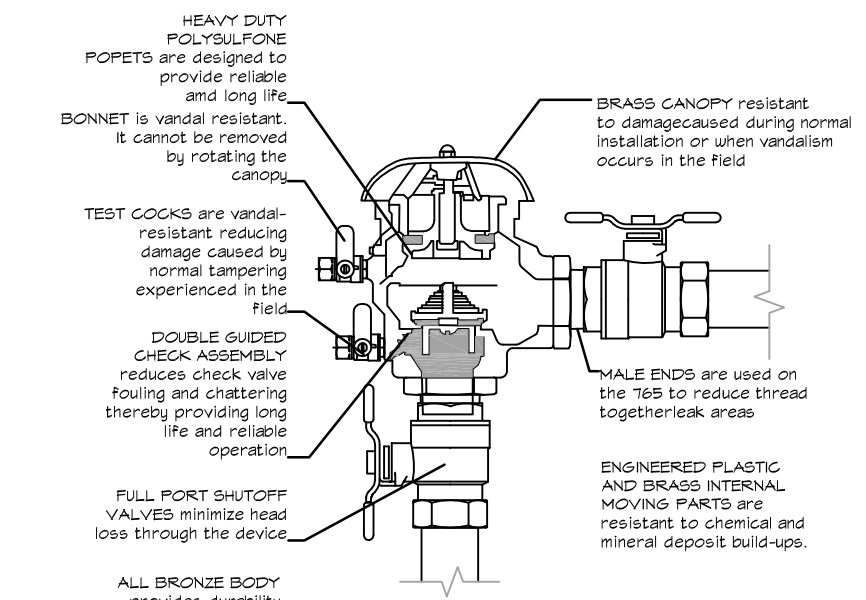


SHRUB PLANTING DETAIL

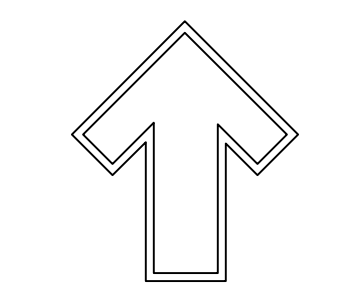
- NTS
GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
 - B. BACKFILL WITH EXISTING SOIL.
 - C. EARTH BERM AROUND WATER RETENTION BASIN.
 - D. 3" DEPTH OF GRAVEL MULCH.
 - E. FINISH GRADE.
 -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



FEBCO MODEL 765 Pressure Vacuum Breaker Outside Installation

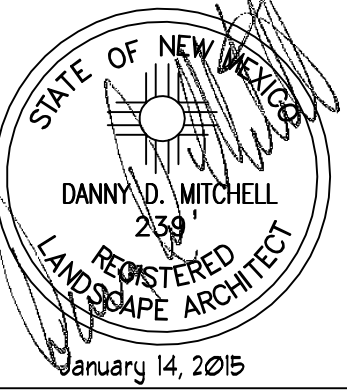


Netafim Spiral Detail



The Hilltop
1909 Edith NE
Albuquerque, NM 87124
Cont. Lic. #16458
Ph. (505) 898-9690
Fax (505) 898-1131
danny@hilltoplandscape.com

Landscape Architect



Mullen Heller
Architecture P.C.
924 Park Avenue SW

Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

Fountain Hills Dental
9201 Eagle Ranch Rd
Albuquerque, NM 87114

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and is provided by copyright. It is to be used only for the project for which it was released or copied unless applicable laws have been paid for or a job order placed.

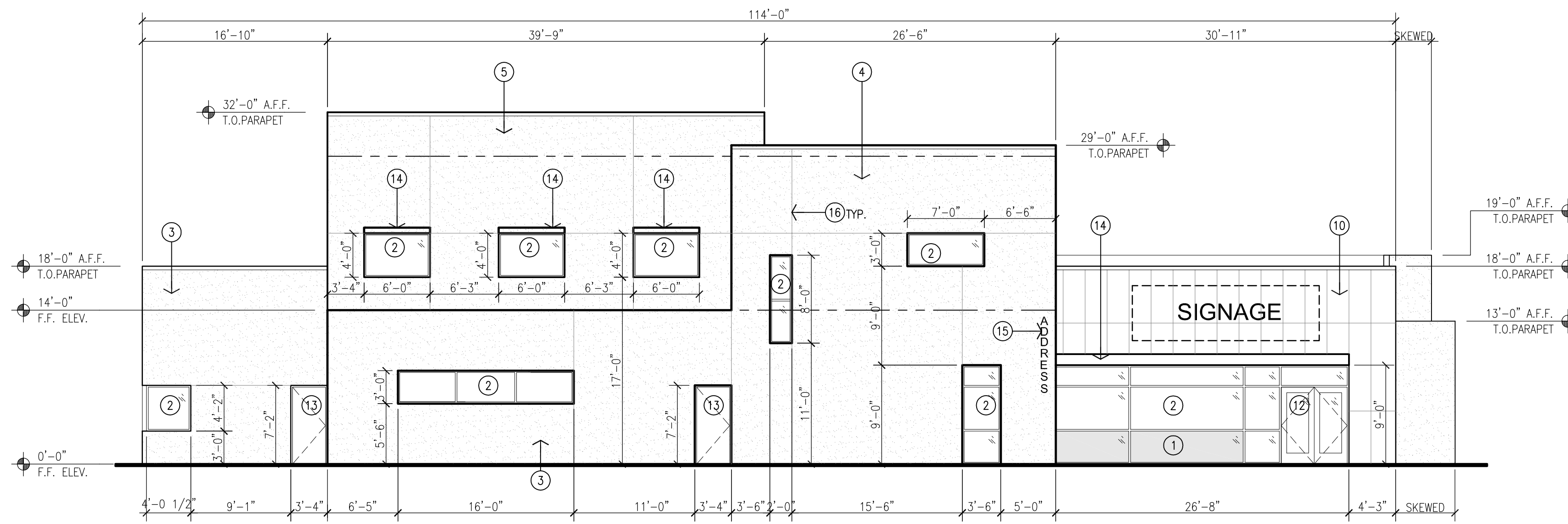


DRAWN BY
or
REVISION
01/15/2015

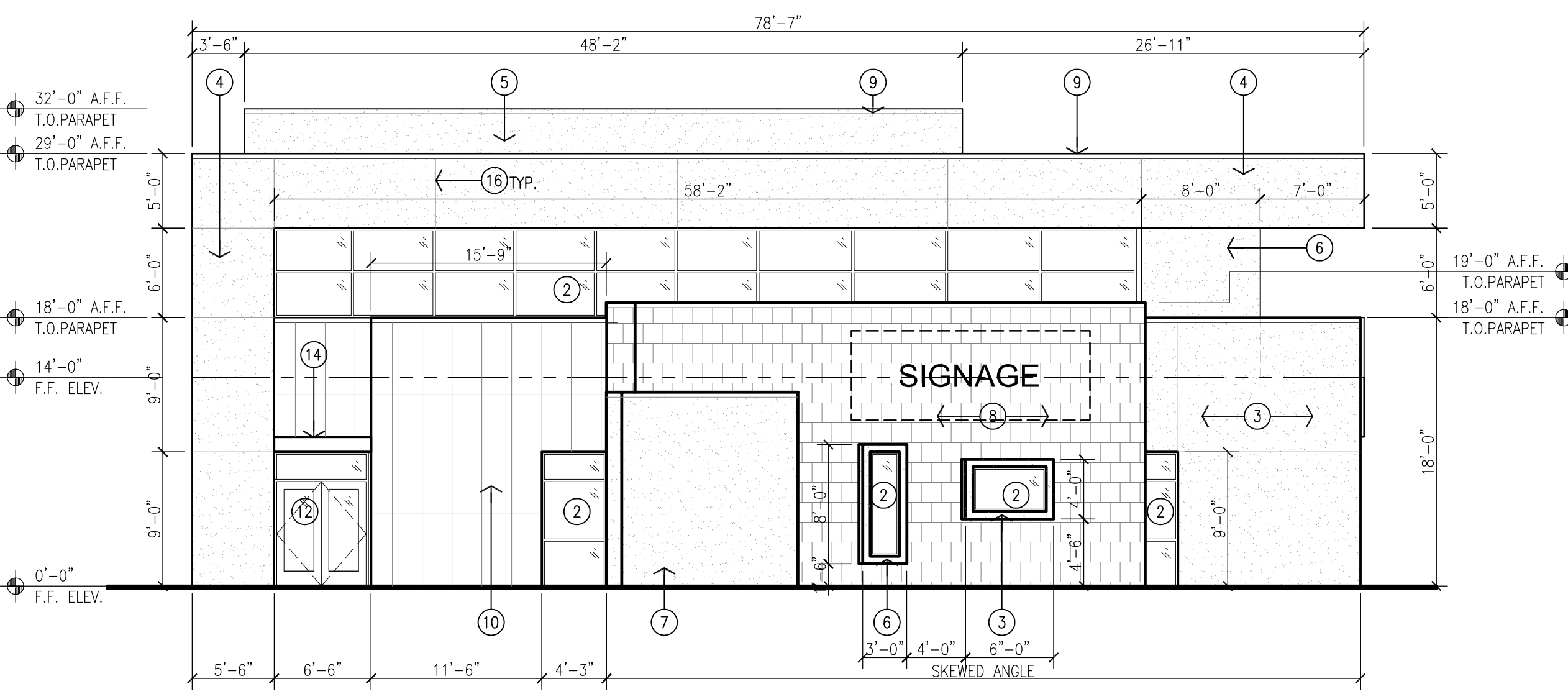
DATE
01/14/15

SHEET #

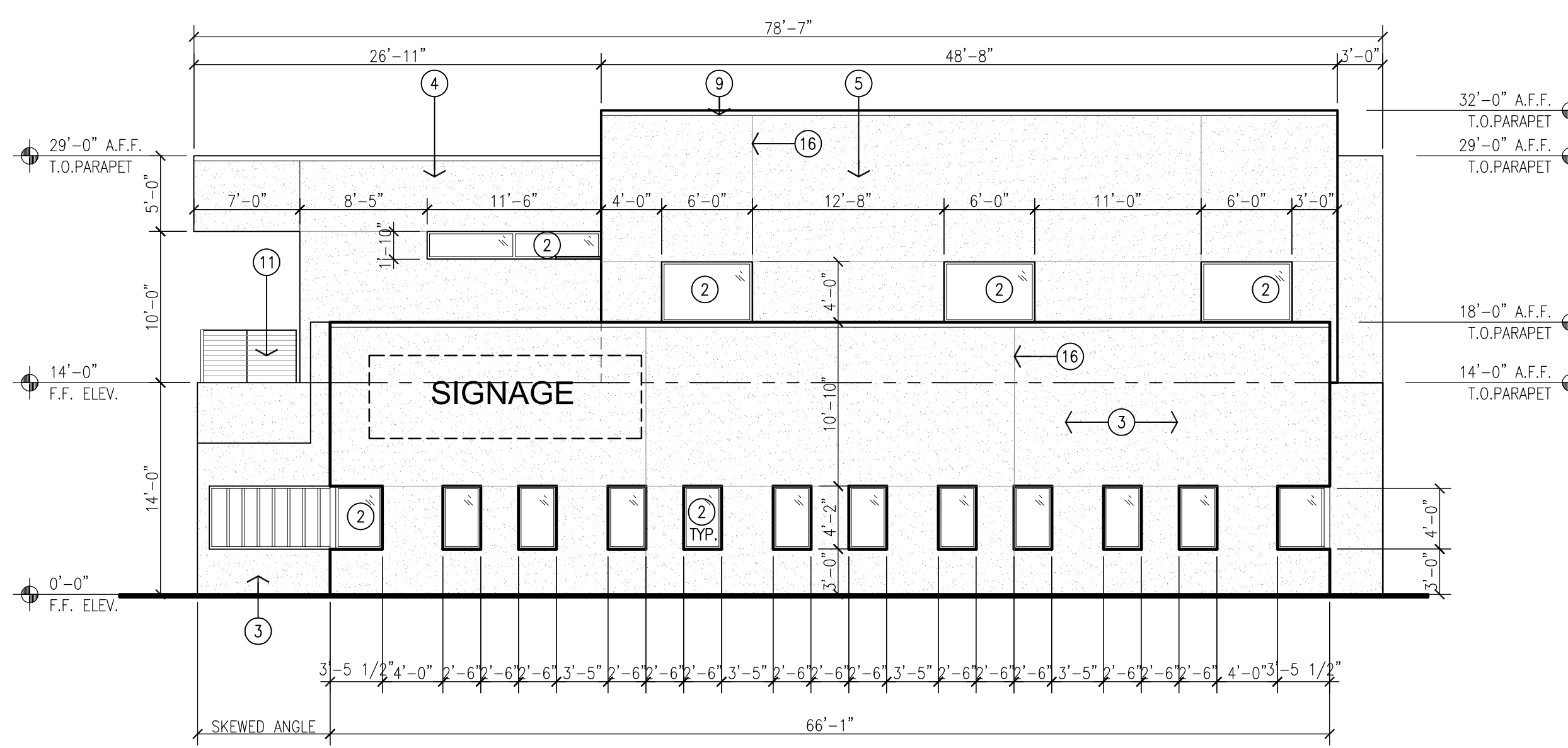
LS-101



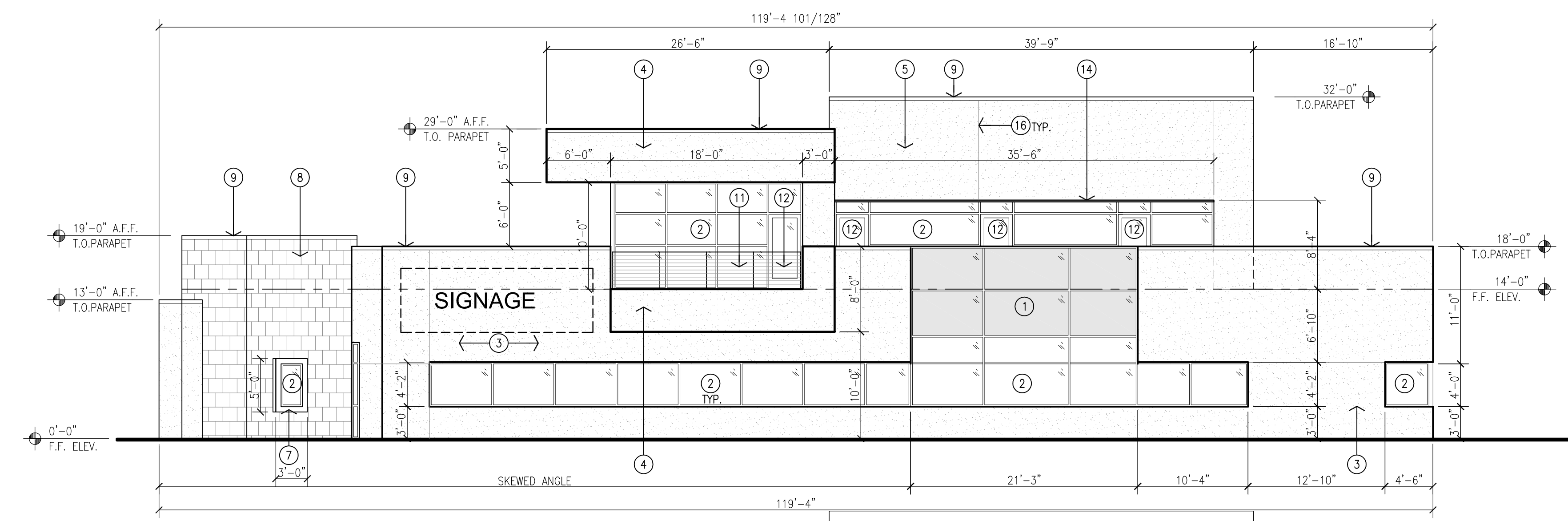
1 West Elevation
Scale: 1/8" = 1'-0"



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.

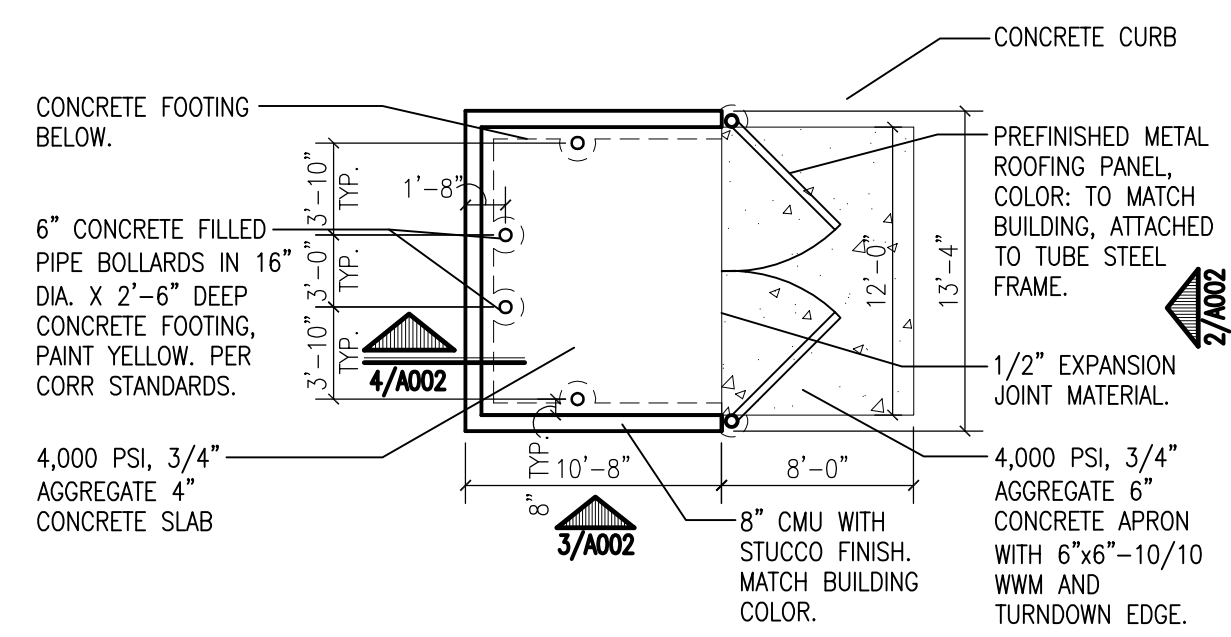
- EXISTING BUILDING C
SIGNAGE CALCULATIONS:**
- BUILDING MOUNTED:**
- WEST ELEVATION- 2900 SF X 9%
234 SF ALLOWED
85 SF ILLUMINATED PROVIDED
 - SOUTH ELEVATION- 1194 SF X 9%
126 SF ALLOWED
120 SF ILLUMINATED PROVIDED
 - EAST ELEVATION- 2900 SF X 9%
107 SF ALLOWED
96 SF ILLUMINATED PROVIDED
 - NORTH ELEVATION-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

revision	
by	
date	
rev	1, 2, 3, 4

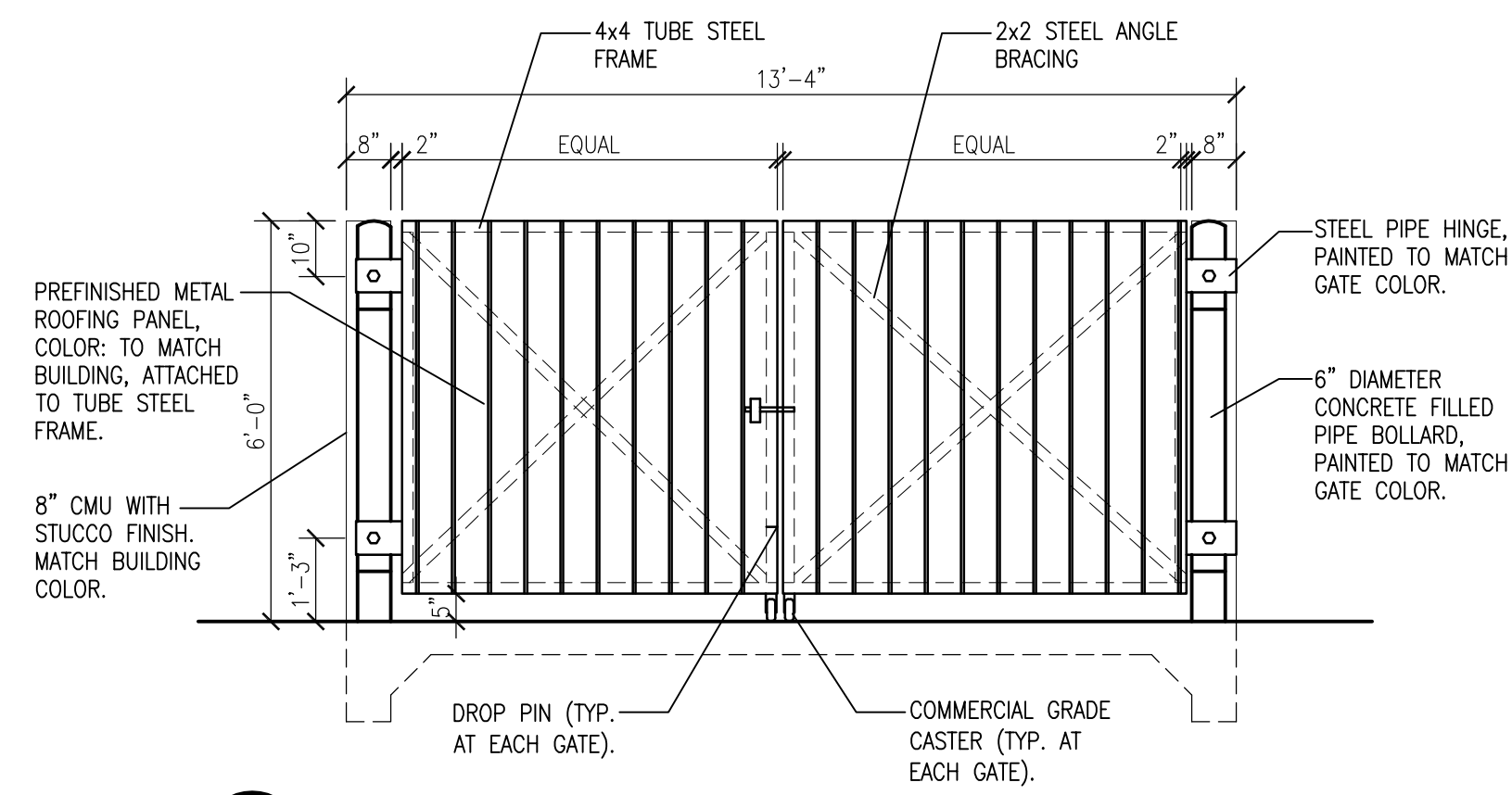
MH
Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

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

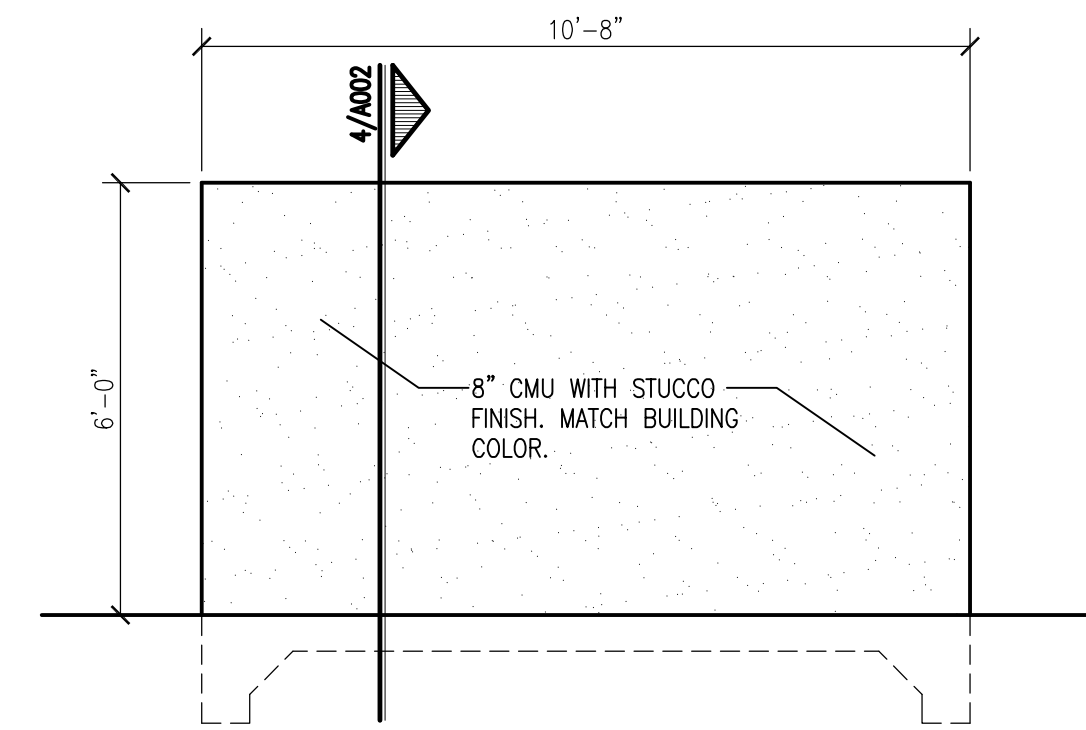
project title
Smiles for Kids Dental Office
9201 Eagle Ranch Road, NW,
Albuquerque, New Mexico 87114
sheet title
Exterior Elevations



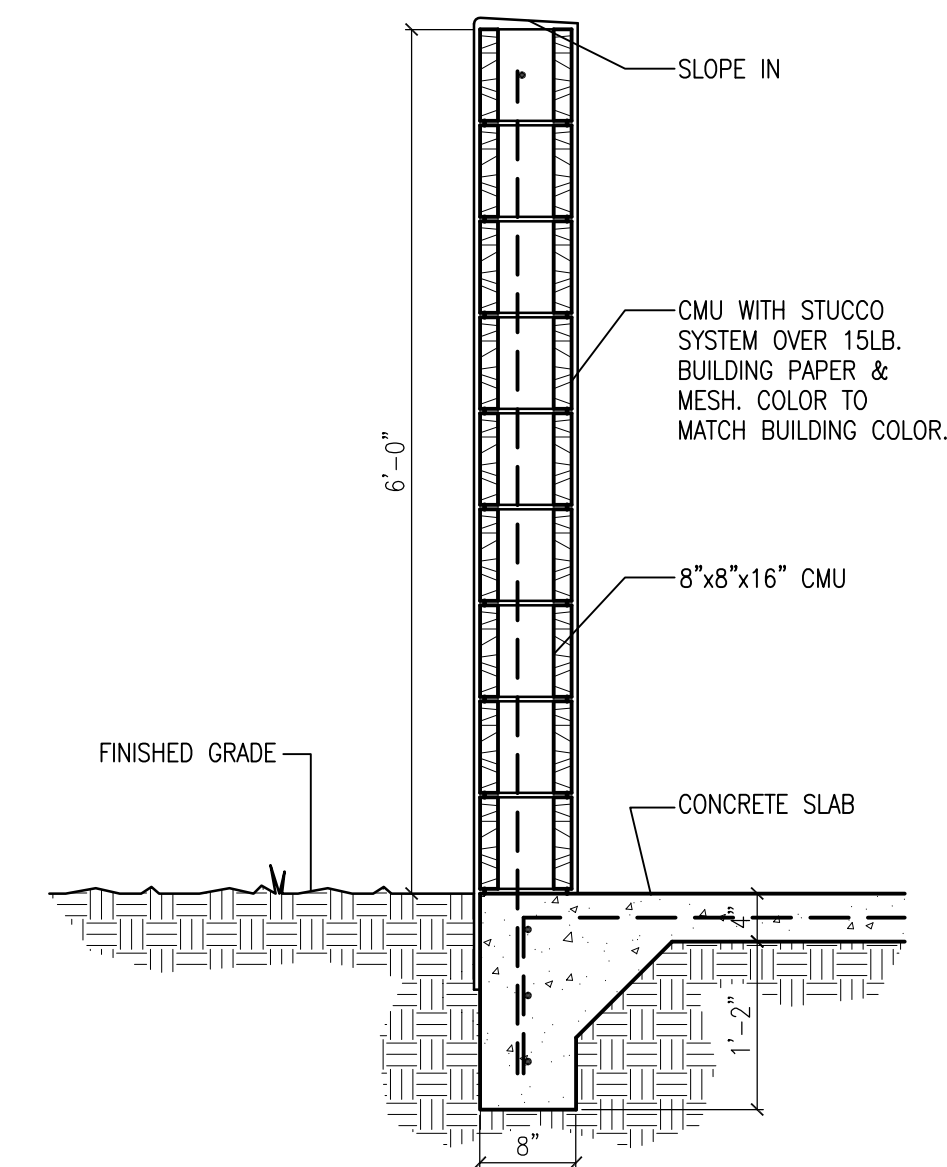
1 Dumpster Enclosure Plan
Scale: 1/8"=1'-0"



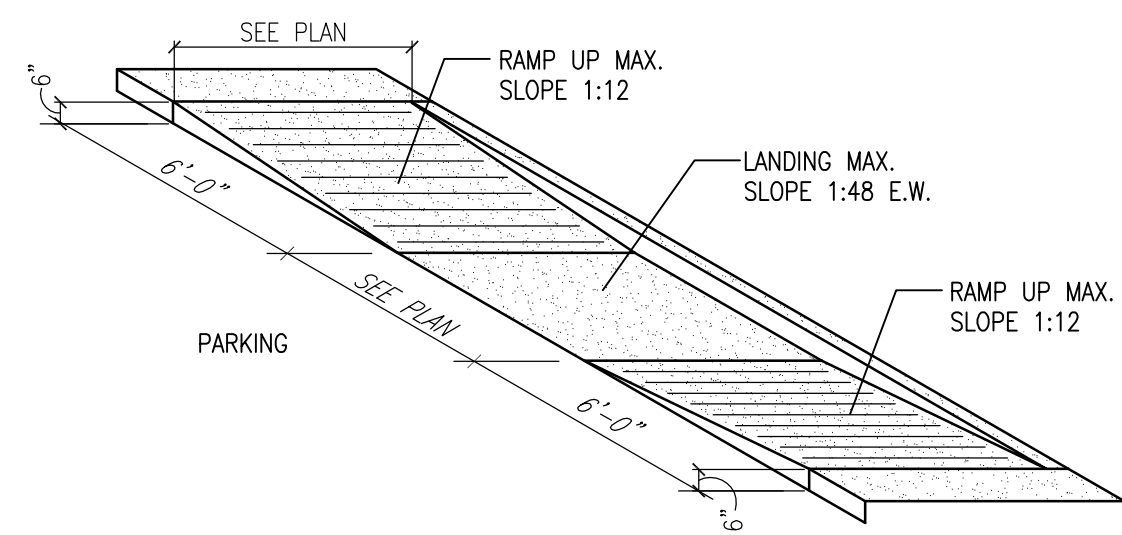
2 Dumpster Enclosure Front Elevation
Scale: 3/8"=1'-0"



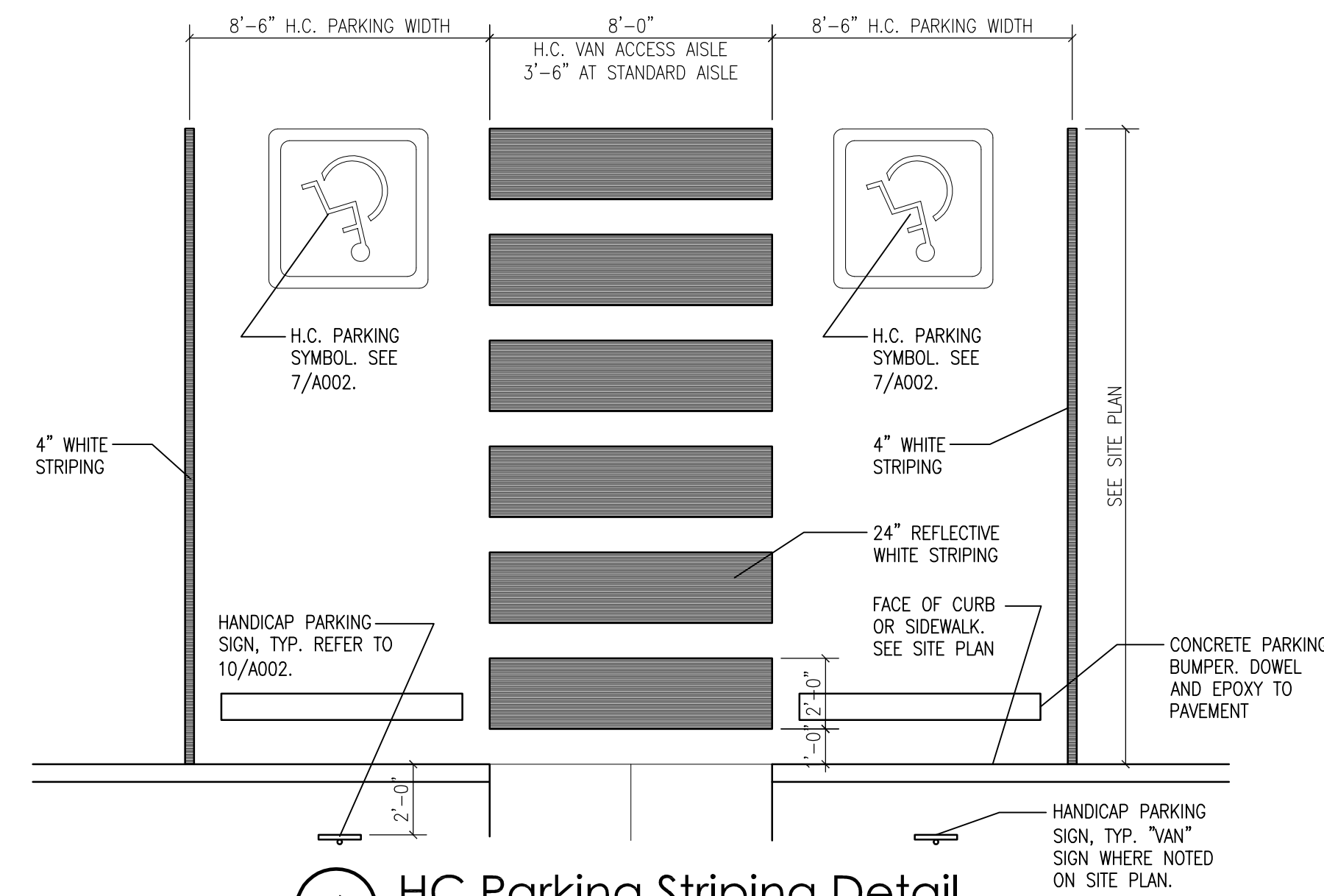
3 Dumpster Enclosure Side Elevation
Scale: 3/8"=1'-0"



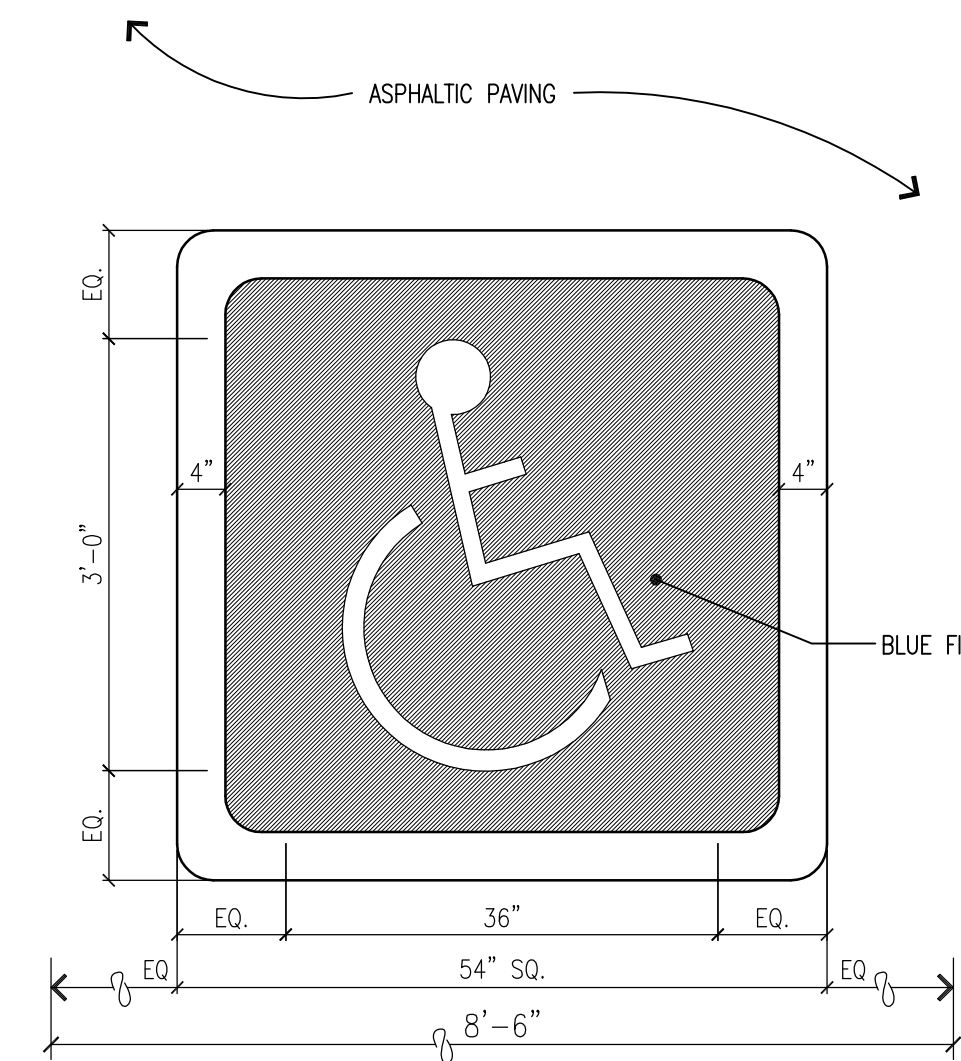
4 Refuse Enclosure Wall Section
Scale: 1"=1'-0"



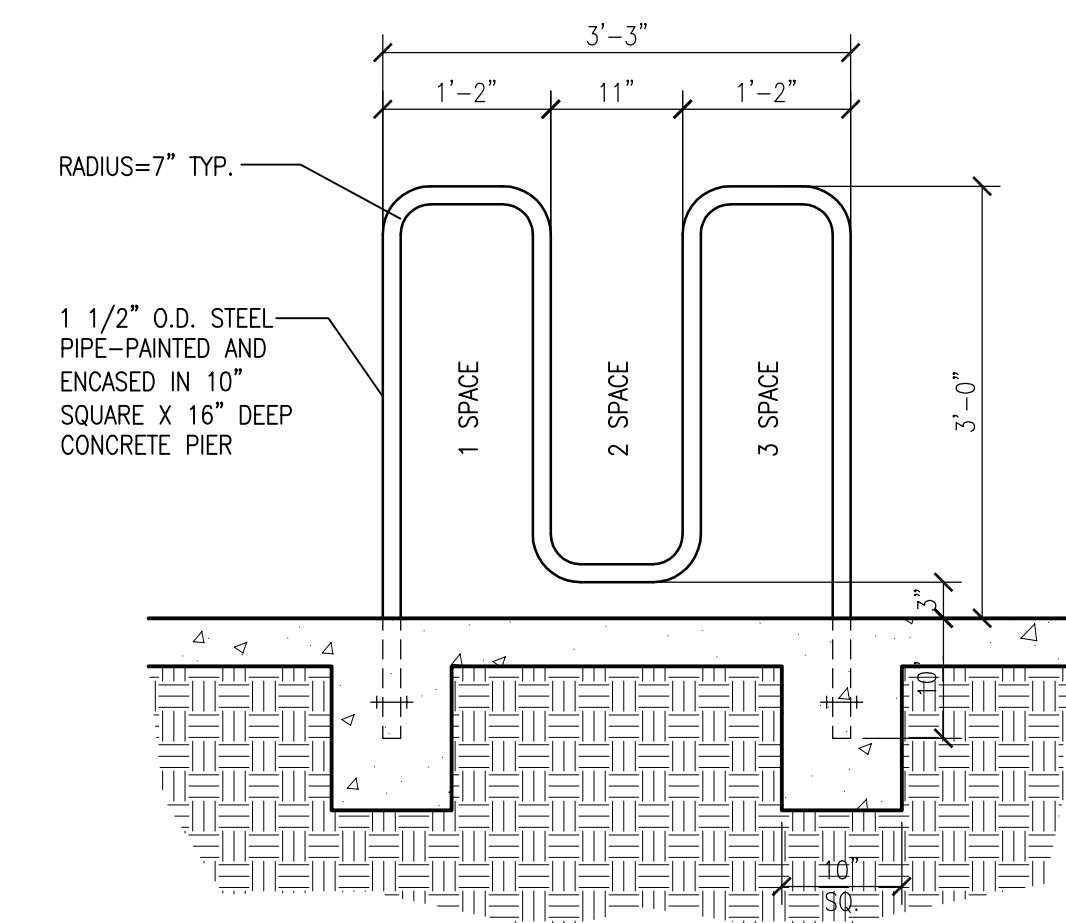
5 H.C. Ramp Detail
Scale: Not To Scale (Isometric)



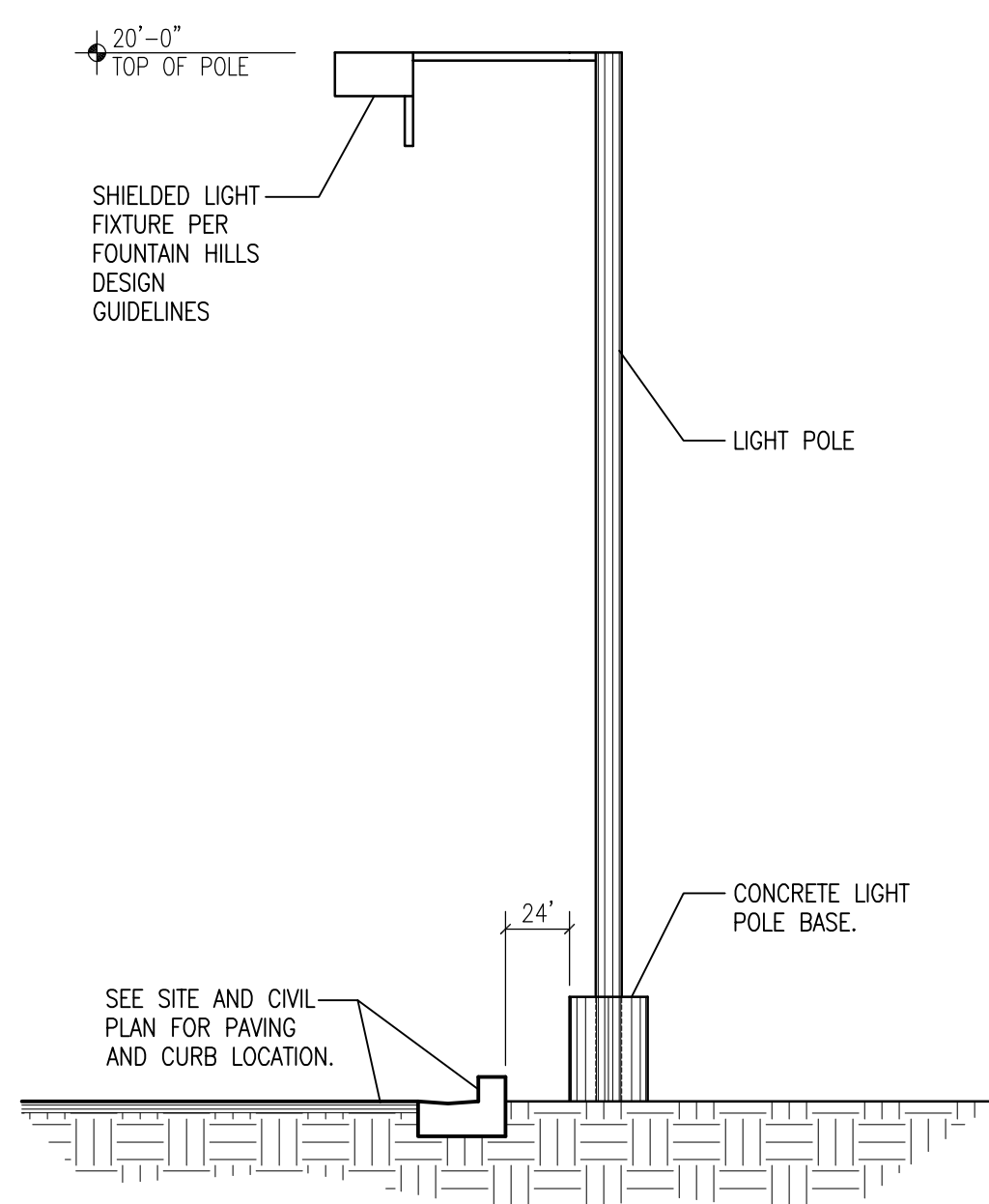
6 HC Parking Striping Detail
Scale: 1/4"=1'-0"



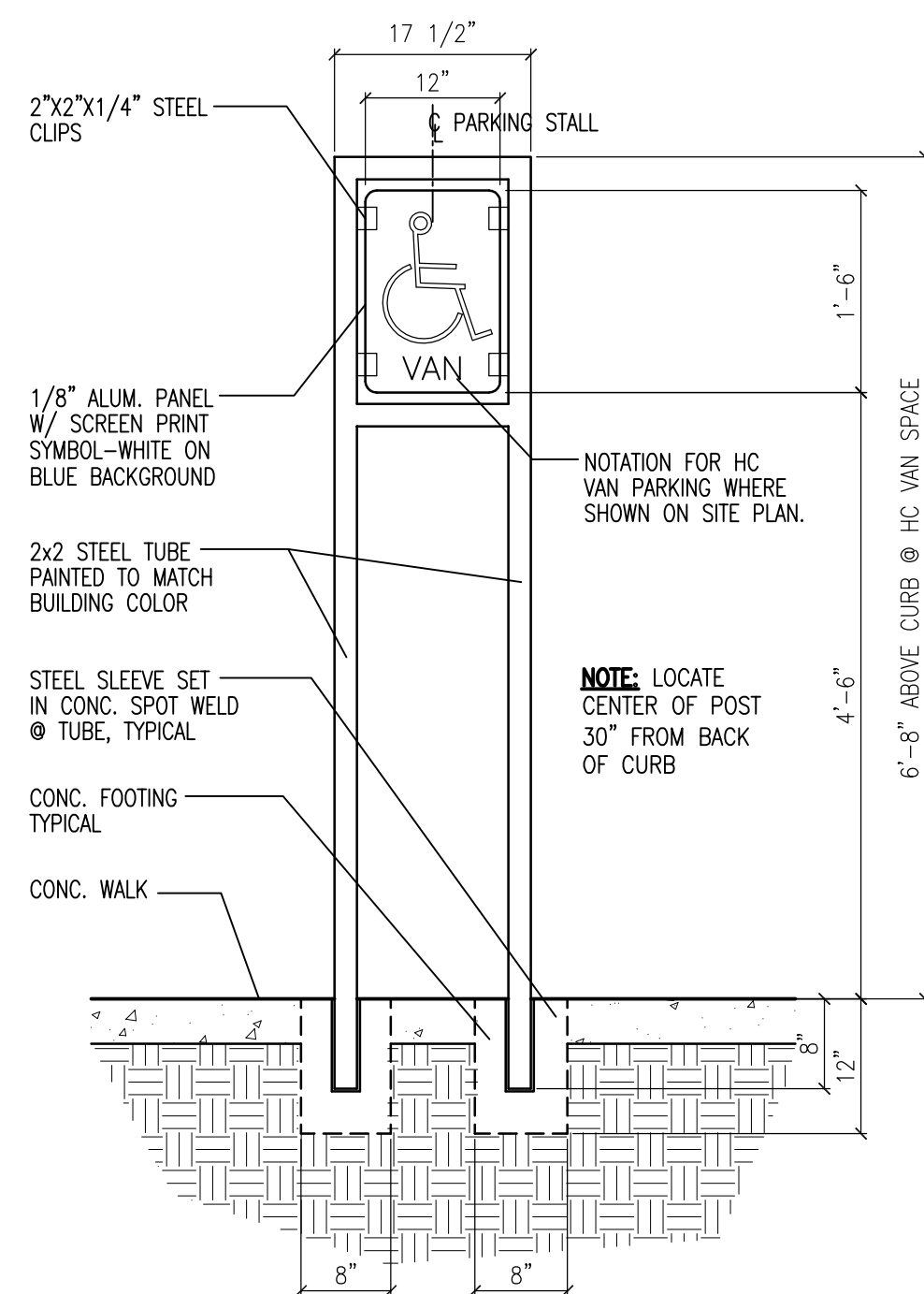
7 HC Pavement Sign Detail
Scale: 3/4"=1'-0"



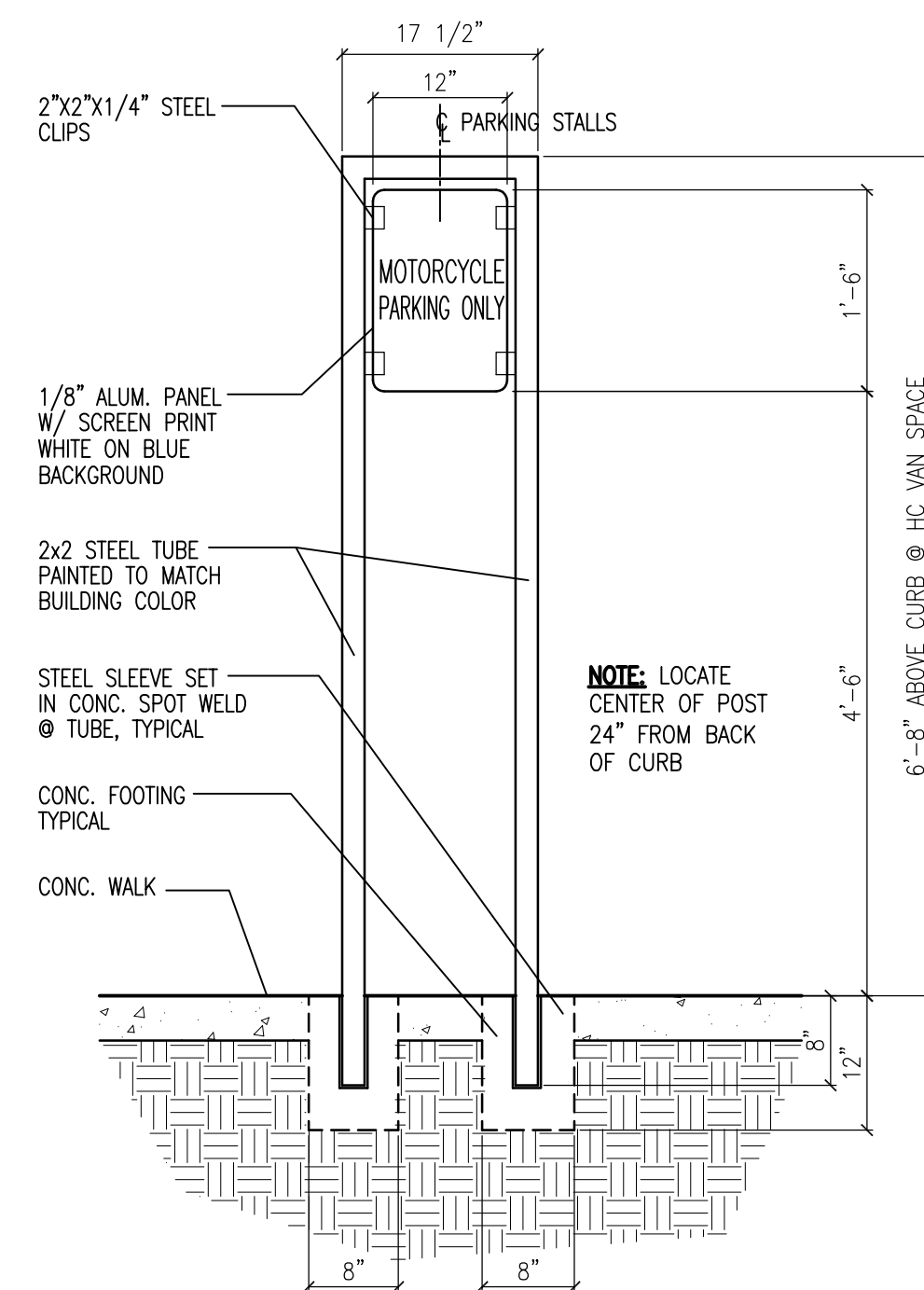
8 Bicycle Rack Detail
Scale: 3/4"=1'-0"



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"

revision	
by	
date	
rev	1 2 3 4



Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

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
Site Details

CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG
C1	05°17'48"	88.90'	177.68'	1922.00'	177.62' N88°45'30"W
C2	08°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

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-Z

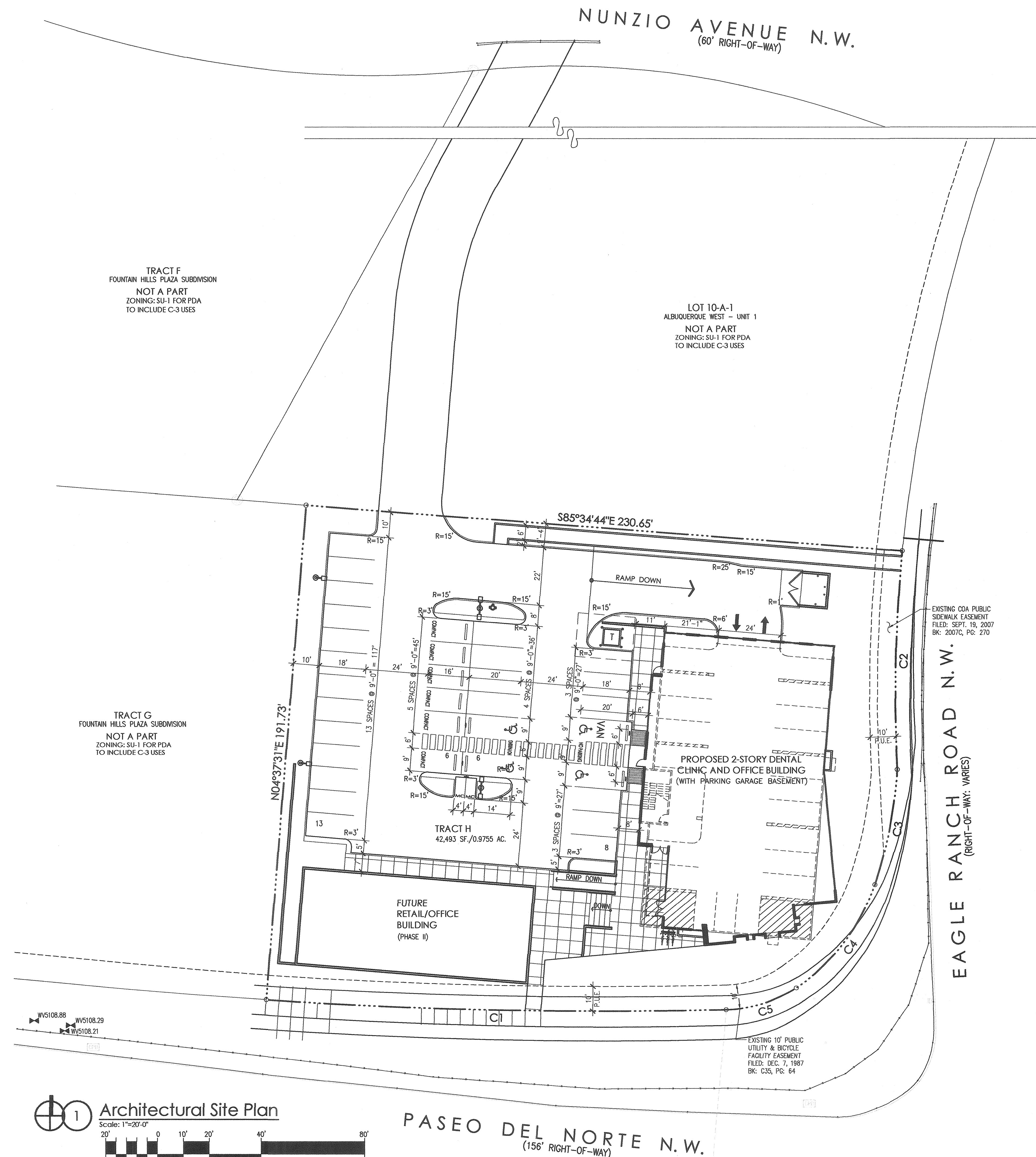
revision
 by
 date
 rev

MH
 Mullen Heller
 Architecture P.C.
 924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]

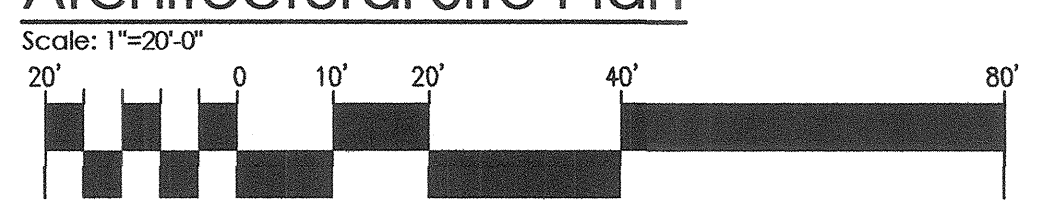
job number 14-22
 drawn by av
 project manager Douglas Heller, AIA
 date 12.12.2014

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

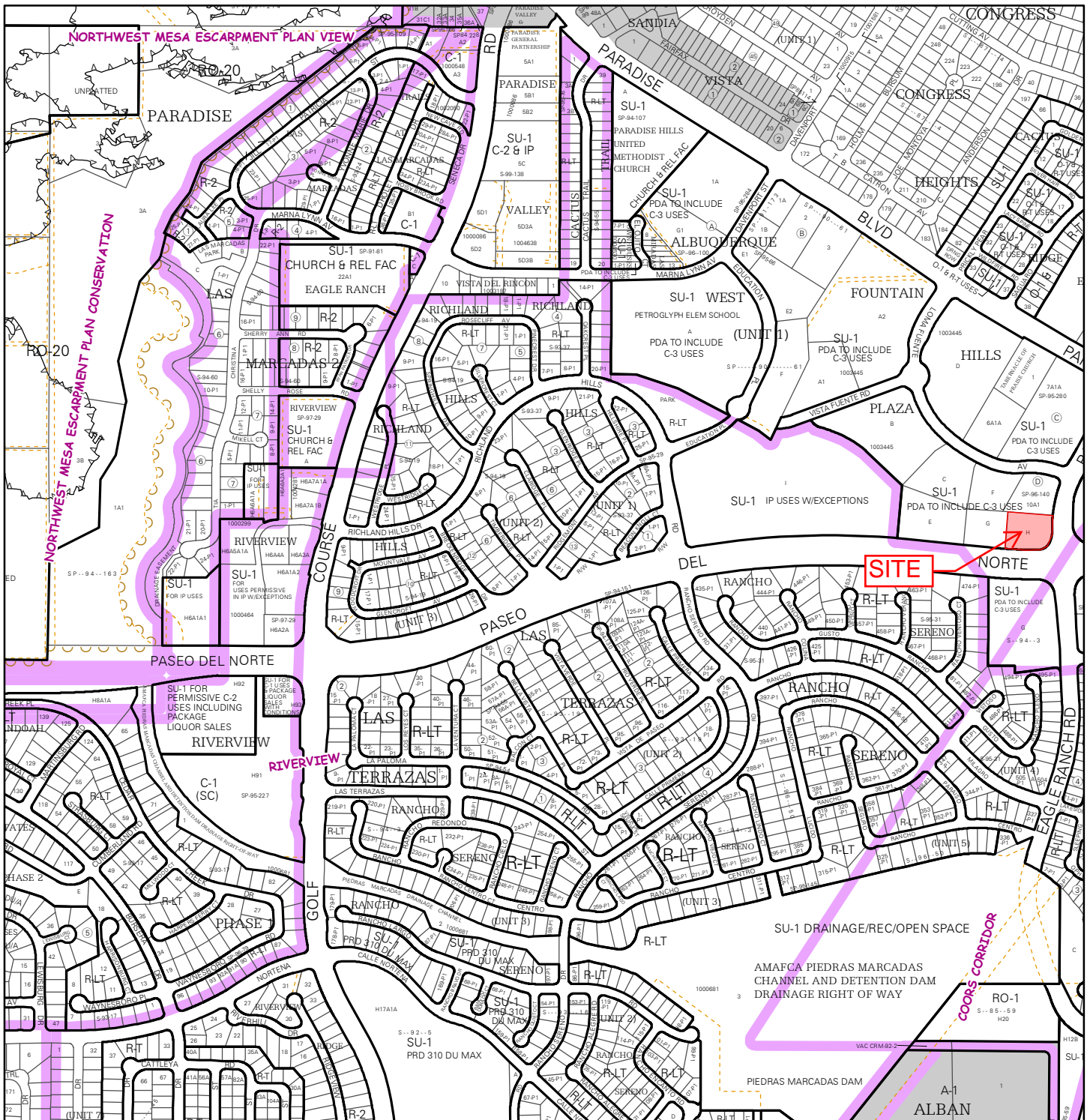
sheet
A001



1 Architectural Site Plan



SOLID WASTE MANAGEMENT
 Date 01-15-15



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mon.

0 750 1,500 Feet

January 19, 2015

Jack Cloud, Chairman
Development Review Board
Planning Department, City of Albuquerque
600 Second NW
Albuquerque, NM 87102

**Re: Request for Development Review Board Approval for Fountain Hills Plaza, Tract H
Legal Description: Tract H, Fountain Hills Plaza Subdivision**

Dear Mr. Cloud;

With this letter, we are submitting a proposed ±one-acre development at the northwest corner of Paseo del Norte NW and Eagle Ranch Road NW to the DRB for review and approval. The project includes a ±10,674sf dental office, with an underground parking structure, which will allow for 20 parking spaces. A future 3,000sf office/retail building is planned, as well. This building will be submitted to the DRB once the exact scope is determined.

This project is part of the Fountain Hills Plaza Subdivision and is subject to the Design Guidelines & Standards as approved by the Environmental Planning Commission. We will address the major components of the Design Guidelines & Standards below.

Land Use

Concurrent with this submittal, we submitted an Administrative Amendment requesting that 'Office' be added as an approved use to Tract H in addition to Restaurant/Retail. We believe that the addition of the 'Office' use to Tract H is consistent with the *Land Use Concept* as outlined in the Subdivision's Design Guidelines & Standards. This statement reads in part: "The land use concept is an integrated, Mixed-use Office/Commercial/Retail & Service Center, adjacent to a Designated Community Activity Center per the City of Albuquerque Comprehensive Plan."

Floor Area Ratio

Additionally, as part of the Administrative Amendment submittal we requested that the Floor Area Ratio for Tract H be increased to be consistent with the other properties in the subdivision. All other tracts have a maximum FAR of .35, while Tract H is the only property limited to a maximum .25 FAR. This is especially burdensome as the property was reduced between the time of the DRB approved Subdivision (1.26 acres) and the latest Administrative Amendment (0.9755 acre), dated 9/14/07.

The FAR for the proposed development is .32.

Landscaping

The proposed landscaping is consistent with the Design Guidelines; notably street trees along Paseo del Norte and Eagle Ranch Road are at 30'oc, and a minimum of 20% of the net land area is landscaped. Additional landscaping requirements related to the parking area are noted below.

Vehicular Access and Utilities

Access to this landlocked property will be through the adjacent lot to the north, per the approved Subdivision. An asphalt drive will be constructed on Lot 10-A-1 (north of Tract

H) for the benefit of Tract H. Utilities will run along the north property line and make connections in Eagle Ranch Blvd.

Parking Area

Parking areas are set back from the internal property lines the required 10'. The parking lot is broken up by landscape islands, per the Design Standards & Guidelines. The total number of parking spaces required vs. provided will be determined when the future office/retail building is submitted for the DRB review and approval. At that time, we will ensure that the total number of spaces provided does not exceed the number required plus ten percent.

As noted in the Off-Street Parking Guidelines, a pedestrian connection is provided through the parking lot as well to a new sidewalk along Paseo del Norte.

Building Setbacks

The Design Guidelines require setback follow the C-3 zone. This requires a 10' building setback along Paseo del Norte and Eagle Ranch Road. Setbacks for the parking lot are noted above per the Off-Street Parking Guidelines.

Site Lighting

Notes complying with the maximum height of light poles, shielding, etc. are provided on the DRB submittal.

Architectural Expression

The Design Guidelines & Standards note that buildings should incorporate "Southwestern Characteristics with a Contemporary Southwestern Expression." The massing of the proposed design follows a traditional southwestern style; structural forms fused together for varied facades along each side of the building. Windows are located on each façade, and the fenestration varies to express the interior function; i.e. punched windows at private rooms and ribbon windows at the more open areas.

Material selections follow the Guidelines, as well, with the majority of the building being stucco with accents of stone and cementitious panels, all within the 'earth tones' color range.

The proposed dental office is a two-story building, with a height of 32'-0". The maximum height allowed in the Design Guidelines & Standards is 52'.

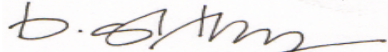
Drainage

The proposed drainage concept for this site allows for storm water to sheet flow to the north (low end of the site) then be captured in the concrete channel along the north property line then discharged along Eagle Ranch Road.

Jack, thank you for your consideration, and do not hesitate to contact me if you have any questions regarding this submittal.

Sincerely,

Mullen Heller Architecture, PC



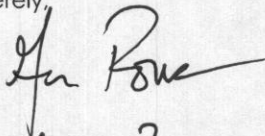
Douglas Heller, AIA, LEED AP

January 14, 2015

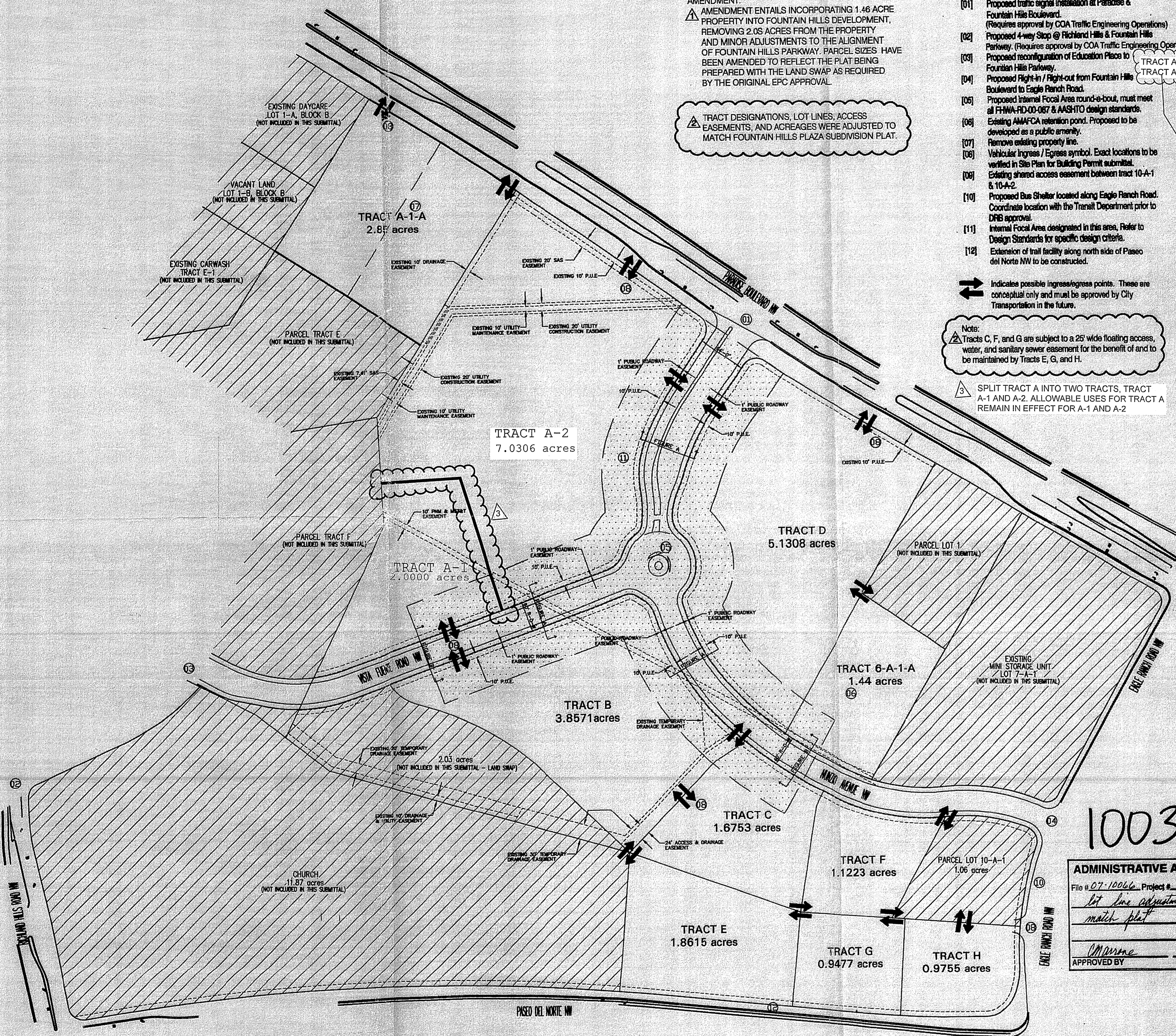
To Whom It May Concern:

This letter serves as authorization that Mullen Heller Architecture is the agent for THR Properties LLC., owner of the property being "TRACT H, FOUNTAIN HILLS PLAZA SUBDIVISION" in all matters for the City of Albuquerque's Site Development Process.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Gannon Rowan". The signature is written in a cursive style with a long horizontal stroke at the end.

R. Gannon Rowan DMD



AMENDMENT:
 AMENDMENT ENTAILS INCORPORATING 1.46 ACRE PROPERTY INTO FOUNTAIN HILLS DEVELOPMENT, REMOVING 2.03 ACRES FROM THE PROPERTY AND MINOR ADJUSTMENTS TO THE ALIGNMENT OF FOUNTAIN HILLS PARKWAY. PARCEL SIZES HAVE BEEN AMENDED TO REFLECT THE PLAT BEING PREPARED WITH THE LAND SWAP AS REQUIRED BY THE ORIGINAL EPC APPROVAL.

TRACT DESIGNATIONS, LOT LINES, ACCESS EASEMENTS, AND ACREAGES WERE ADJUSTED TO MATCH FOUNTAIN HILLS PLAZA SUBDIVISION PLAT.

- Keyed Notes:**
- [01] Proposed traffic signal installation at Paradise & Fountain Hills Boulevard. (Requires approval by COA Traffic Engineering Operations)
 - [02] Proposed 4-way Stop @ Richland Hills & Fountain Hills Parkway. (Requires approval by COA Traffic Engineering Operations)
 - [03] Proposed reconfiguration of Education Place to Fountain Hills Parkway.
 - [04] Proposed Right-in / Right-out from Fountain Hills Boulevard to Eagle Ranch Road.
 - [05] Proposed Internal Focal Area round-a-bout, must meet all FHWA-RD-03-067 & AASHTO design standards.
 - [06] Existing AMAFCA retention pond. Proposed to be developed as a public amenity. Remove existing property line.
 - [07] Vehicular Ingress / Egress symbol. Exact locations to be verified in Site Plan for Building Permit submittal.
 - [08] Existing shared access easement between tract 10-A-1 & 10-A-2.
 - [10] Proposed Bus Shelter located along Eagle Ranch Road. Coordinate location with the Transit Department prior to DRB approval.
 - [11] Internal Focal Area designated in this area. Refer to Design Standards for specific design criteria.
 - [12] Extension of trail facility along north side of Paseo del Norte NW to be constructed.
- Indicates possible ingress/egress points. These are conceptual only and must be approved by City Transportation in the future.

Note:
 Tracts C, F, and G are subject to a 25' wide floating access, water, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G, and H.

SPLIT TRACT A INTO TWO TRACTS, TRACT A-1 AND A-2. ALLOWABLE USES FOR TRACT A REMAIN IN EFFECT FOR A-1 AND A-2

Site Plan for Subdivision
 Prepared for: Fountain Hills Plaza, LLC

Land Use Summary

Tract	Acres	Max. Bldg. Height	Max. DU/Acre	Allowable Uses
A-1-A	2.85	52'-0"	30 DU/Acre	Residential
A	0.0008	32'-0"	35 F.A.R.	Retail / Restaurant / Office
B	3.8571	32'-0"	35 F.A.R.	Retail / Restaurant / Office
C	1.6753	52'-0"	35 F.A.R.	Hotel / Retail
D	5.1308	32'-0"	35 F.A.R.	Retail / Restaurant / Office
E	1.8615	52'-0"	35 F.A.R.	Hotel / Retail
F	1.1223	32'-0"	35 F.A.R.	Restaurant / Retail
G	0.9477	32'-0"	35 F.A.R.	Restaurant / Retail
H	0.9755	32'-0"	25 F.A.R.	Restaurant / Retail
6-A-1-A	1.44	N/A	N/A	N/A

Note:
 All buildings are limited to 3.5 stories as per Council Bill # F/S O-186, Enactment No. 33-1985, Exhibit 'A', City of Albuquerque Zoning and Special Use Parameters approved by City Council May 20th, 1985.

Existing Site Data
 Legal Description: Lots 25 & 35, Lot 10-A-2 of Block D Albuquerque West, a portion of Lot B-1-A, Lot C-1-A, Lot D-1-A, Lot 6-A-1-A, Albuquerque West, Unit 1 and a portion of Tract B Richland Hills, Unit 1
 Acreage: ± 30.3
 Existing Land Use: Undeveloped.

Current Zoning:
 SU-1 PDA to include C-3 Uses (Permissive & Conditional)
 Council Bill # F/S O-180, Enactment No. 33-1985, Exhibit 'A' sets forth additional parameters.

Future Site Development Plans for Building Permit are delegated to the Development Review Board as specified in City Council Bill no. F/S O - 186, Enactment No. 33-1985. All future Site Development Plans for Building Permit shall indicate the Internal Focal Area, where applicable.

CANNADY PALACIOS ARCHITECTURE
 ADDRESS • 281 Shady Court
 ALBUQUERQUE, NM 87102
 TELEPHONE • 505.248.1111
 FAX • 505.248.7187
 WEBSITE • www.cannady.com
 E-MAIL • cpa@cannady.com
 E-MAIL • palacios@cannady.com

THIS DRAWING IS THE PROPERTY OF CP ARCHITECTURE AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT.
 THIS PLAN IS AN AMENDMENT TO THE EPC APPROVED BEP#S ORIGINALLY PREPARED BY CANNADY PALACIOS ARCHITECTURE.

ADMINISTRATIVE AMENDMENT
 FILE # 17-0A PROJECT # 1003445
 10023
 LOT SPLIT OF TRACT A TO TRACT A-1 AND A-2
 5.13.14
 APPROVED BY DATE

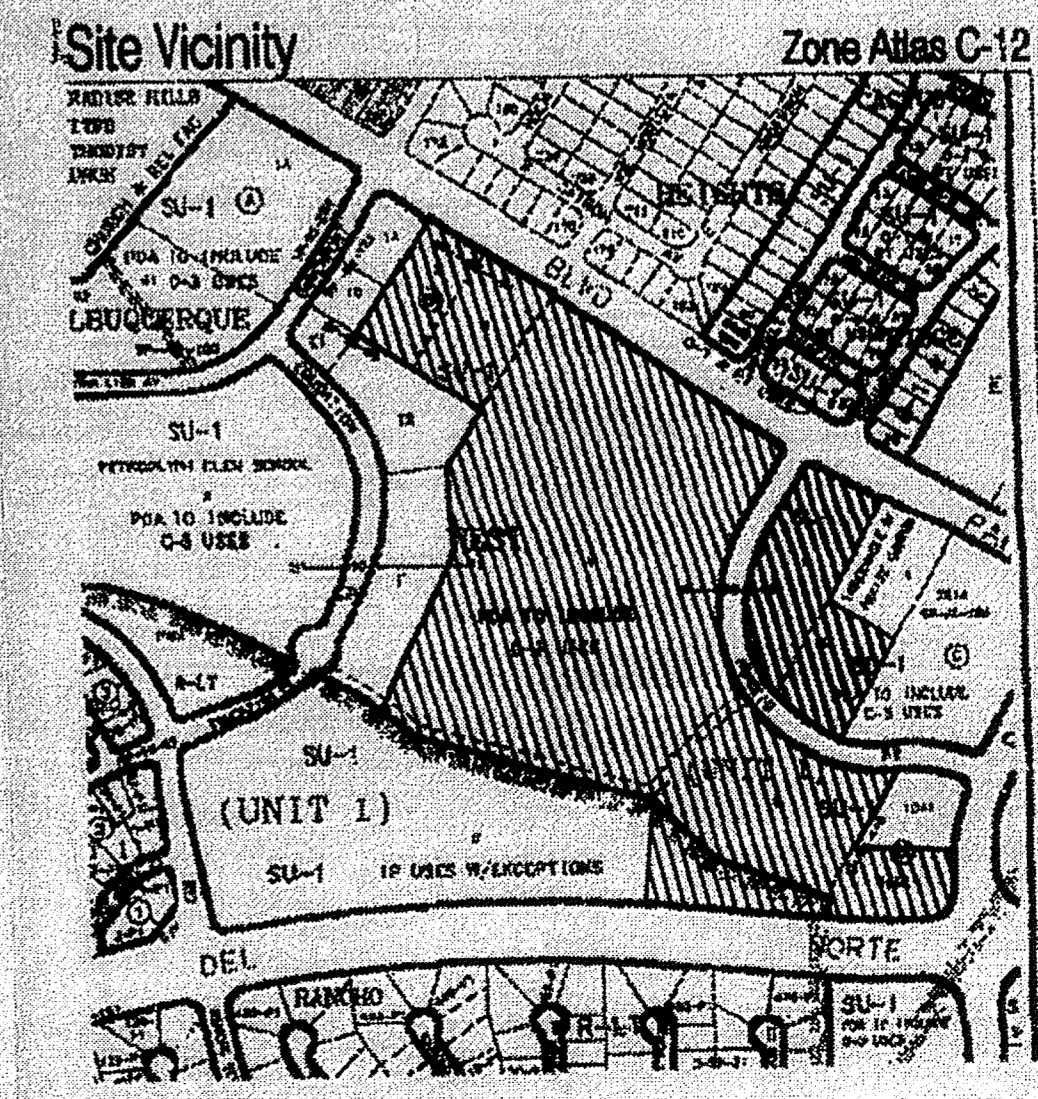
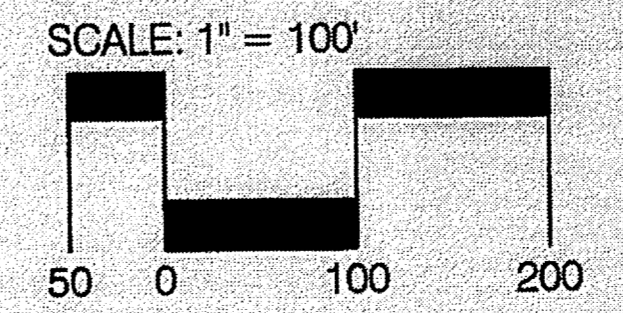
PROJECT #: 1003445
 DATE: 6-18-14
 APP #: 14-1023(R/P)

Project Number: 1003445
 Application Number: 07DRB-70053
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 18, 2007, and the Findings and Conditions in the Official Notification Decision and Order.
 *This also incorporates the conditions from EPC's decision dated August 19, 2006, 08EPC-00022.
 Is an infrastructure List required? (X) Yes () No. If yes, then a set of approved DRP 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:
 [Signatures and dates for various departments: Water Utility, Planning and Regulation, City Engineer, and Planning Department.]

Previously Approved Site Development Plan

Consensus Planning
 ADDRESS • 302 2nd Street NW
 ALBUQUERQUE, NM 87102
 TELEPHONE • 505.784.8801
 FAX • 505.842.5485
 E-MAIL • cp@consensusplanning.com

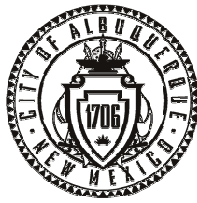
ADMINISTRATIVE AMENDMENT
 File # 07-10066 Project # 1003445
 Lot line adjustment to match plat
 APPROVED BY [Signature] DATE 9/14/07



DEVELOPER Fountain Hills Plaza LLC
 ADDRESS • PO Box 5983
 ALBUQUERQUE, NM 87107
 TELEPHONE • 505.238.1820
 FAX • 505.863.7276

DRB SUBMITTAL
 5.13.2014
 SEPTEMBER 4, 2007
 DATE RECD • 9-11-07
 PROJECT ID • Fountain Hills
 Site Plan for Subdivision
A1

Previously Approved Site Development Plan



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

January 27, 2015

Michael Salvador
Mullen Heller Architecture, P.C.
924 Park Avenue SW, Ste. B/87102
Phone: 505-268-4144 Fax: 505-268-4244

Dear Michael:

Thank you for your inquiry of **January 27, 2015** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT H OF FOUNTAIN HILLS PLAZA SUBDIVISION LOCATED ON 9201 EAGLE RANCH ROAD NW BETWEEN PASEO DEL NORTE NW AND NUNZIO AVENUE NW** zone map C-12.

Our records indicate that the **ALL Neighborhood and/or Homeowners Associations** affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **1/27/14** Time Entered: **4:45 p.m.** ONC Rep. Initials: **DC**

ATTACHMENT "A"

January 27, 2015

Michael Salvador
Mullen Heller Architecture, P.C.
924 Park Avenue SW, Ste. B/87102
Phone: 505-268-4144 Fax: 505-268-4244

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Tom Anderson**

10013 Plunkett Dr. NW/87114 304-0106 (c)
Maria Warren
5020 Russell NW/87114 440-2240 (c)

PIEDRAS MARCADAS N.A. (PMC) "R"

***Tony Paiz**

4905 Sherry Ann NW/87114 480-5741 (c)
Zora Gordley
8615 Tia Christina NW/87114 897-6950 (h)

RANCHO SERENO N.A. (RSO) "R"

Debra Cox
8209 Rancho Paraiso NW/87120 792-0448 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW/87120 899-0288 (h)

TAYLOR RANCH N.A. (TRN) "R"

***Jolene Wolfley**

7216 Carson Trl. NW/87120 890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120 898-2114 (h)

January 26, 2015

Paradise Hills Civic Association
Tom Anderson
10013 Plunkett Dr. NW.
Albuquerque, NM 87114
Phone No: 505-304-0106

Dear Mr. Tom Anderson:

We are writing to you and your neighborhood association as the agent for THR Properties LLC. who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

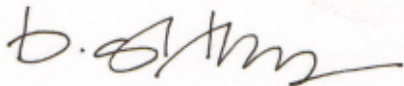
We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Paradise Hills Civic Association
Maria Warren
5020 Russell NW.
Albuquerque, NM 87114
Phone No: 505-440-2240

Dear Ms. Maria Warren:

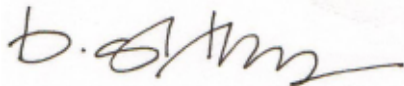
We are writing to you and your neighborhood association as the agent for THR Properties LLC. who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Piedras Marcadas Neighborhood Association
Tony Paiz
4905 Sherry Ann NW.
Albuquerque, NM 87114
Phone No: 505-480-5741

Dear Mr. Tony Paiz:

We are writing to you and your neighborhood association as the agent for THR Properties LLC. who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

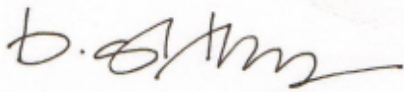
We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Piedras Marcadas Neighborhood Association
Zora Gordley
8615 Tia Christina NW.
Albuquerque, NM 87114
Phone No: 505-897-6950

Dear Ms. Zora Gordley:

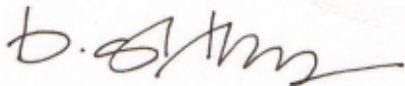
We are writing to you and your neighborhood association as the agent for THR Properties LLC, who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Rancho Sereno Neighborhood Association
Debra Cox
8209 Rancho Paraiso NW.
Albuquerque, NM 87120
Phone No: 505-792-0448

Dear Ms. Debra Cox:

We are writing to you and your neighborhood association as the agent for THR Properties LLC, who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

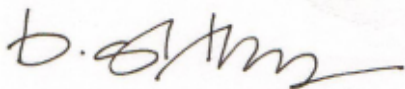
We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Rancho Sereno Neighborhood Association
Sander A. Rue
7500 Rancho Solano Ct. NW.
Albuquerque, NM 87120
Phone No: 505-899-0288

Dear Mr. Sander A. Rue:

We are writing to you and your neighborhood association as the agent for THR Properties LLC. who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

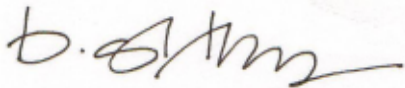
We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Taylor Ranch Neighborhood Association
Jolene Wolfley
7216 Carson Trail NW.
Albuquerque, NM 87120
Phone No: 505-890-9414

Dear Ms. Jolene Wolfley:

We are writing to you and your neighborhood association as the agent for THR Properties LLC, who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

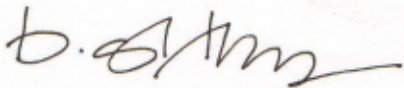
We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Taylor Ranch Neighborhood Association
Rene Horvath
5515 Palomino Dr. NW.
Albuquerque, NM 87120
Phone No: 505-898-2114

Dear Rene Horvath:

We are writing to you and your neighborhood association as the agent for THR Properties LLC, who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

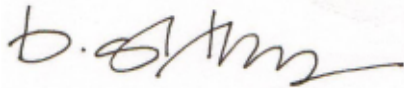
We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

7013 3020 0001 4783 9554

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

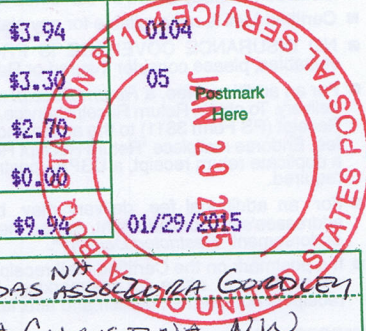
For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87114

Postage	\$	\$3.94	0104
Certified Fee		\$3.30	05
Return Receipt Fee (Endorsement Required)		\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$9.94	01/29/2015

Sent To
 PIEDRAS MALLADAS ASSOCIATES GARDEN
 Street, Apt. No. or PO Box No. 8615 DA CHRISTINA NW
 City, State, ZIP+4 ABQ., NM 87114

PS Form 3800, August 2006 See Reverse for Instructions



7013 3020 0001 4783 9547

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

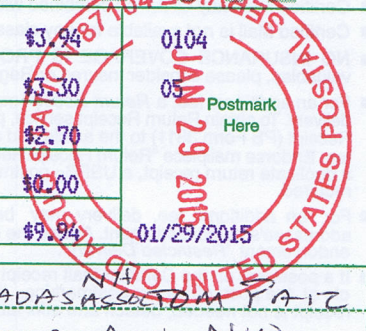
For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87114

Postage	\$	\$3.94	0104
Certified Fee		\$3.30	05
Return Receipt Fee (Endorsement Required)		\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$9.94	01/29/2015

Sent To
 PIEDRAS MARCADAS ASSOCIATES PAIZ
 Street, Apt. No. or PO Box No. 4905 SHERIDAN ANN NW
 City, State, ZIP+4 ABQ., NM 87114

PS Form 3800, August 2006 See Reverse for Instructions



7013 3020 0001 4783 9561

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

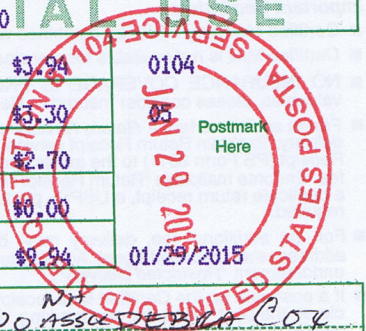
For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87120

Postage	\$	\$3.94	0104
Certified Fee		\$3.30	05
Return Receipt Fee (Endorsement Required)		\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$9.94	01/29/2015

Sent To
 RANCHO SERENO ASSOCIATES COV
 Street, Apt. No. or PO Box No. 8209 RANCHO PARADISO NW
 City, State, ZIP+4 ABQ., NM 87120

PS Form 3800, August 2006 See Reverse for Instructions



7013 3020 0001 4783 9578

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

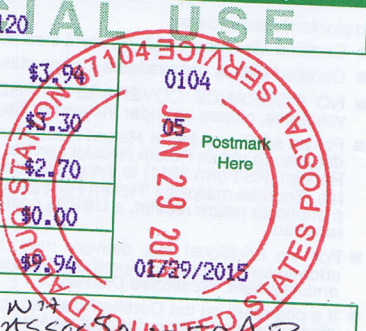
For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87120

Postage	\$	\$3.94	0104
Certified Fee		\$3.30	05
Return Receipt Fee (Endorsement Required)		\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$9.94	01/29/2015

Sent To
 RANCHO SERENO ASSOCIATES A TRVE
 Street, Apt. No. or PO Box No. 7500 RANCHO SOLANO CT NW
 City, State, ZIP+4 ABQ., NM 87120

PS Form 3800, August 2006 See Reverse for Instructions



7007 2680 0002 7509 1440

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87120

Postage	\$ 3.94	0104	
Certified Fee	3.30	05	
Return Receipt Fee (Endorsement Required)	2.70	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	0.00		
Total Postage & Fees	\$ 9.94	01/29/2015	

Sent To ^{NH}
 TAYLOR RANCH ASSOC JOLENE WOLFLEY
 Street, Apt. No.;
 or PO Box No. 7216 CARSON TRAIL NW
 City, State, ZIP+4
 ABQ, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0002 7509 1433

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87120

Postage	\$ 3.94	0104	
Certified Fee	3.30	05	
Return Receipt Fee (Endorsement Required)	2.70	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	0.00		
Total Postage & Fees	\$ 9.94	01/29/2015	

Sent To ^{NH}
 TAYLOR RANCH ASSOC JOLENE WOLFLEY
 Street, Apt. No.;
 or PO Box No. 7216 CARSON TRAIL NW
 City, State, ZIP+4
 ABQ, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7013 3020 0001 4783 9530

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87114

Postage	\$ 3.94	0104	
Certified Fee	3.30	05	
Return Receipt Fee (Endorsement Required)	2.70	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	0.00		
Total Postage & Fees	\$ 9.94	01/29/2015	

Sent To ^{CIVIL}
 PARADISE HILLS ASSOC MARIA WARREN
 Street, Apt. No.;
 or PO Box No. 5000 RUSSELL NW
 City, State, ZIP+4
 ABQ, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7013 3020 0001 4783 9523

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87114

Postage	\$ 3.94	0104	
Certified Fee	3.30	05	
Return Receipt Fee (Endorsement Required)	2.70	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	0.00		
Total Postage & Fees	\$ 9.94	01/29/2015	

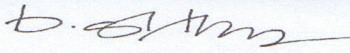
Sent To ^{CIVIL}
 PARADISE HILLS ASSOC MARIA WARREN
 Street, Apt. No.;
 or PO Box No. 10013 PLUMIZETT DR NW
 City, State, ZIP+4
 ABQ, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.


01/20/15

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
[other scales, if approved by staff]			
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 53 provided: 53
Handicapped spaces (included in required total) required: 4 provided: 4
Motorcycle spaces (in addition to required total) required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3 provided: 3
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: THR Properties LLC. DATE OF REQUEST: 01/26/15 ZONE ATLAS PAGE(S): C-12-Z

CURRENT: SU-1 FOR PDA TO
ZONING INCLUDE C-3 USES
PARCEL SIZE (AC/SQ. FT.) 0.9755 AC.

LEGAL DESCRIPTION:
LOT OR TRACT # Tract H BLOCK # _____
SUBDIVISION NAME Fountain Hills Plaza Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

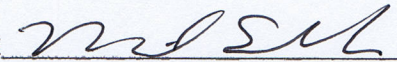
PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A
BUILDING SIZE: 13,674 SF. (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 1-26-15

(To be signed upon completion of processing by the Traffic Engineer)

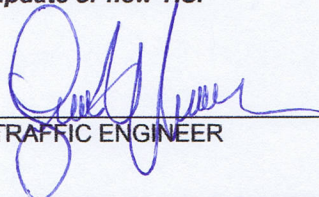
Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: Rental office - 10,674 square feet
Retail Building - 3,000 square feet

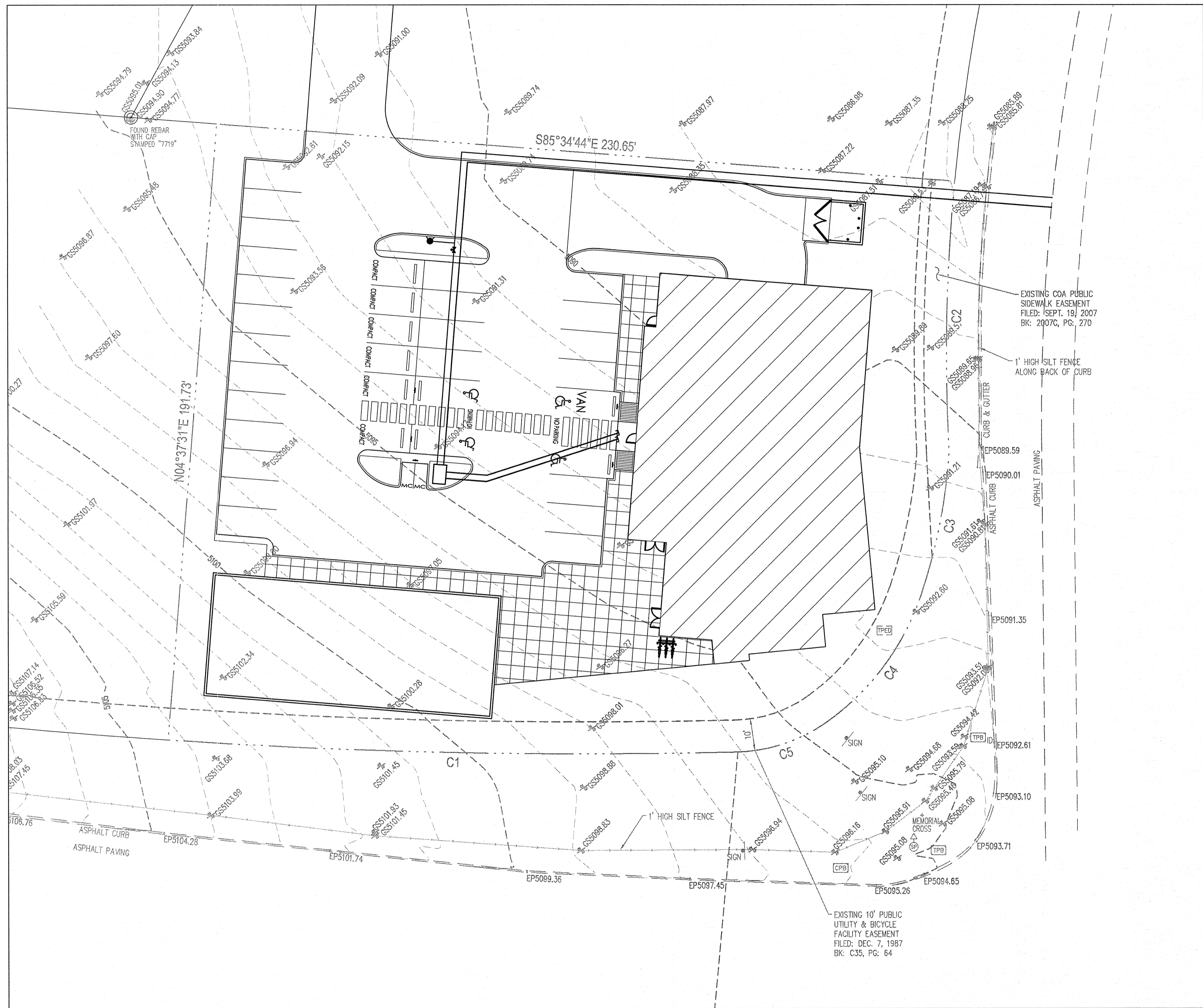
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

01-26-15
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

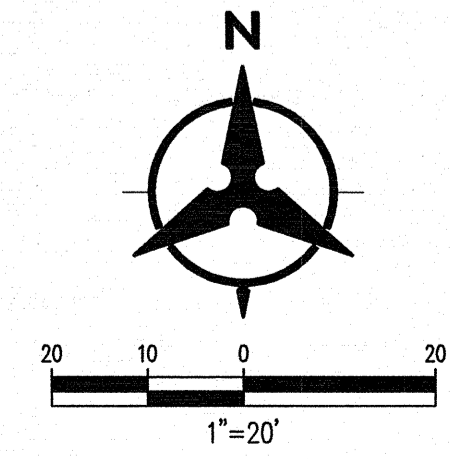


UTILITY KEYED NOTES

1. XXX
2. XXX
3. XXX

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
---	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
● _{CO}	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
	PROPOSED VALVE
FL	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
□	PROPOSED CAP
■	PROPOSED WATER METER
● _{PIV}	PROPOSED POST INDICATOR VALVE



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
COLE MAWDELL
 SIGNATURE & DATE

Bohannon & Huston
 www.bhinc.com 800.877.5332

Fire Marshall Approval

revision

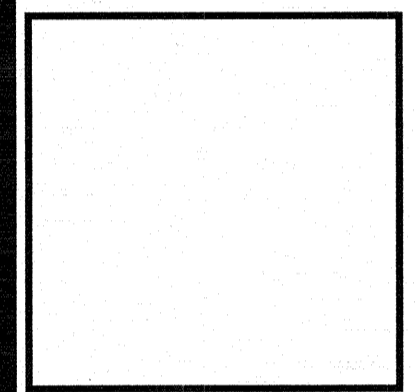
by

date

rev ◀◀◀◀



Mullen Heller
 Architecture P.C.
 924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]



job number
 drawn by
 project manager
 date

project title
 sheet title

sheet-