## CITY OF ALBUQUERQUE



January 29, 2016

Doug Heller Mullen Heller Architecture, P.C. 1718 Central Ave SW, Suite D Albuquerque, NM 87104

Re:

Smiles for Kids Dental Offices 9201 Eagle Ranch Rd., NW

30-Day Temporary Certificate of Occupancy- Transportation Development

Site Development Plan dated 5-13-15(C12-D054)

Certification dated 1-26-16

Dear Mr. Heller,

Based upon the information provided in your submittal received 1-27-16, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

 Installation of the required ADA parking signs stating that "Violators Are Subject to a Fine and/or Towing."

New Mexico 87103

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to <a href="mailto:PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to submittal. If you have any questions, please contact me at (505) 924-3991.

www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs

Sincerely,

via: email

C:

CO Clerk, File



## City of Albuquerque

## Planning Department

## Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Smiles for Kids Dental Offices	Building Permit #: 201591440 City Drainage #: 12105
DRB#: Project# 1003445/15DRB-70020 EPC#:	Work Order#:
Legal Description: Tract H, FOUNTAIN HILLS PLAZA	
City Address: 9201 Eagle Ranch Road, NW., Albuquerque, NM 8711	4
Engineering Firm: Bohannan Huston	Contact: Glenn Broughton
Address: 7500 Jefferson Street NE., Albuquerque, NM 87109-4335	
Phone#: 505-823-1000 Fax#:	E-mail: gbrought@bhinc.com
Owner: Smiles for Kids	Contact: C/O: Doug Heller
Address: C/O: 1718 Central Avenue SW, Suite D Albuquerque, NM	37104
Phone#: 505-268-4144 Fax#:	E-mail:
Architect: Mullen Heller Architecture P.C	Contact: Doug Heller
Address: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104	
Phone#: 505-268-4144 Fax#:	E-mail: mike@mullenheller.com
Surveyor: Bohannan Huston	Contact: Glenn Broughton
Address: 7500 Jefferson Street NE., Albuquerque, NM 87109-4335	
Phone#: 505-823-1000 Fax#: 505-82	21-0244 E-mail: gbrought@bhinc.com
Contractor: Insight Construction	Contact: Damian Chimenti
Address: 3909 12th Street, Albuquerque, NM 87107	
Phone#: 505-888-7927 Fax#:	E-mail: damian@insightnm.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL DECEMBER 1
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL IN JAN 2 7 2015
ENGINEER'S CERT (HYDROLOGY)	X CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMBND DEVELOPMENT SECTION
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
× ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Copy Provided D. S. Than
DATE SUBMITTED: January 26, 2016	By: Doug Heller

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

January 27, 2016

Racquel Michel, P.E., Transportation Development Planning Department Development and Building Services Division City of Albuquerque 600 2nd Street NW.

Albuquerque, NM 87102

Re: Permanent Certificate of Occupancy for

**Smiles for Kids Dental Offices** 

Address: 9201 Eagle Ranch Road, NW, Albuquerque, NM 87114

Dear Ms. Racquel Michel:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Site Development plan for building permit on August 18, 2005 and May 13, 2015.

I further certify that I have personally visited the project site on January 26, 2016 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.

Sincerely,

Mullen Heller Architecture PC

Douglas Heller, AIA

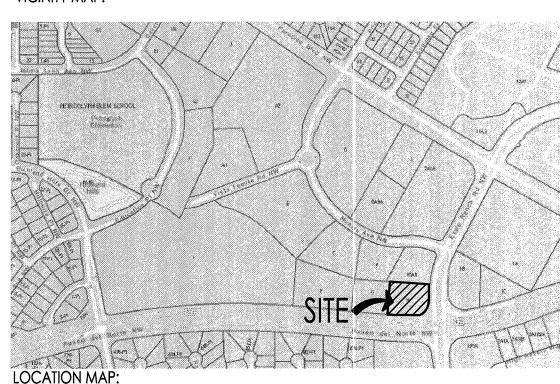
Attachment: Site Development Plan for Building Permit.

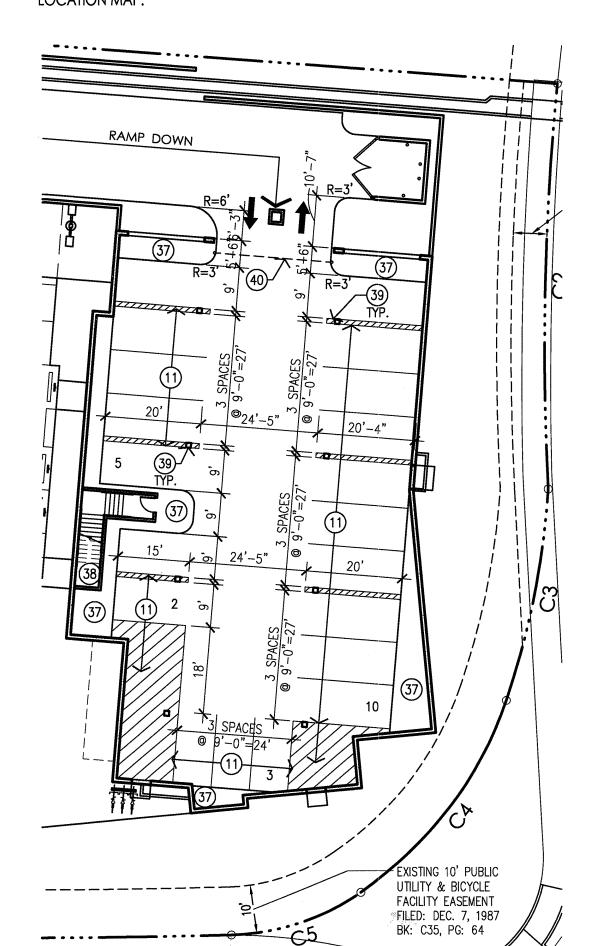




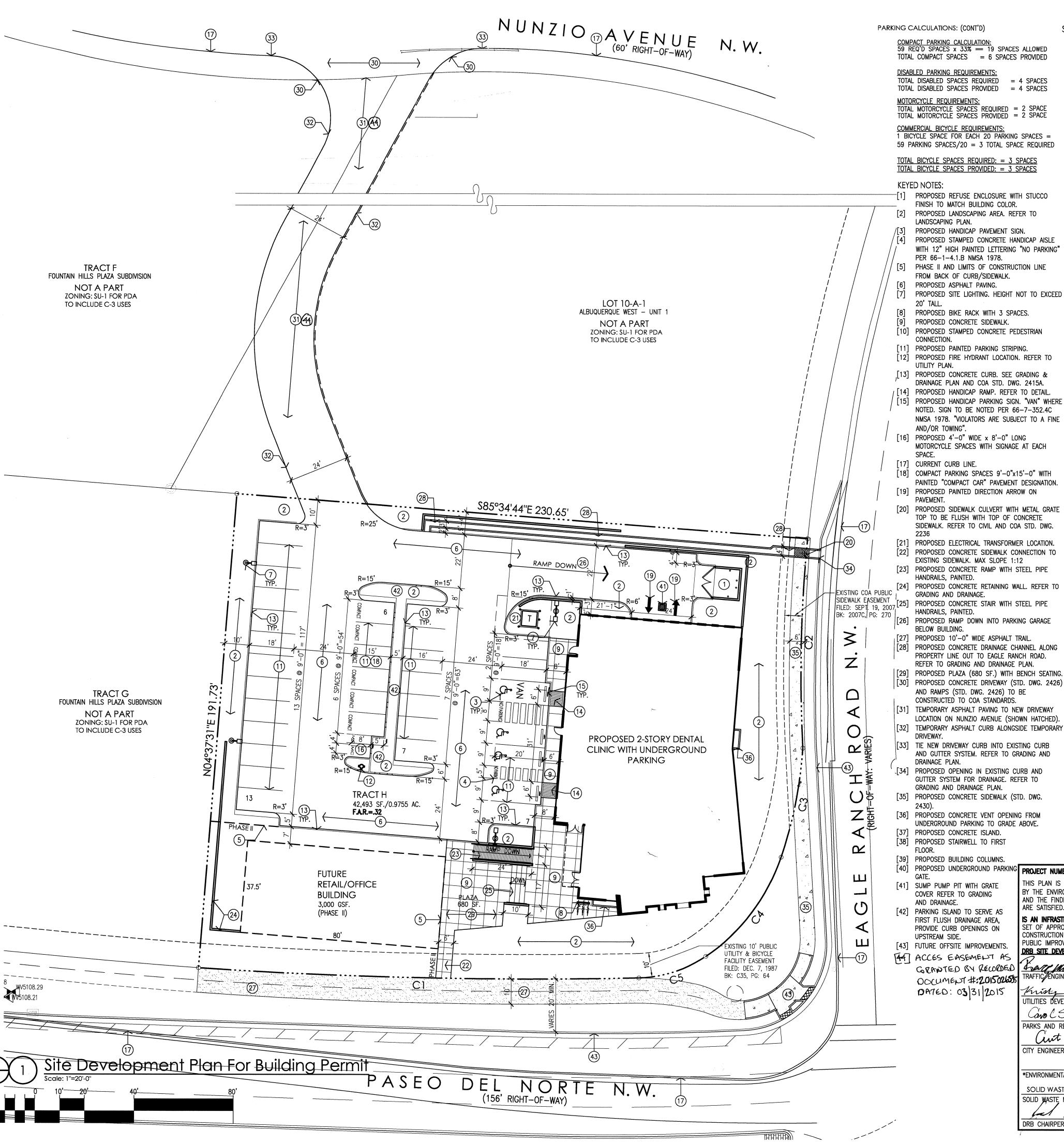
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	05'17'48"	88.90'	177.68	1922.00'	177.62'	N88'45'30"V
C2	08'32'05"	42.33'	84.50'	567.24'	84.42'	S01°17'15"W
C3	15'07'38"	22.57	44.88'	170.00'	44.75'	S11°11'34"W
C4	36'33'40"	26.43'	51.05	80.00'	50.19'	S37'07'26"W
C5	32*59'26"	14.81	28.79'	50.00'	28.39'	S71°48'41"W







Underground Parking Plan



SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: COMPACT PARKING CALCULATION:
59 REQ'D SPACES x 33% == 19 SPACES ALLOWED TRACT H OF FOUNTAIN HILLS PLAZA SUBDIVISION. TOTAL COMPACT SPACES = 6 SPACES PROVIDED 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 BUILDING AREAS: (GROSS BUILDING AREAS) 10.674 GSF. 2-STORY DENTAL OFFICE: 7,678 GSF.-1ST FLOOR 2,996 GSF.—2ND FLOOR

FUTURE BUILDING (PHASE II) TOTAL GROSS BUILDING AREA

SITE DEVELOPMENT PHASING:

<u>PHASE I:</u> 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.

3,000 SF.

13,674 SF.

Mullen Heller

Architecture P.C.

924 Park Avenue SW

Albuquerque 87102

505 268 4144[p]

505 268 4244 [f]

Suite B

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

> SUBDIVISION. SITE DEVELOPMENT GENERAL NOTES:

> > [A] THE DESIGN STANDARDS INCLUDED IN THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION—FOUNTAIN HILLS PLAZA (EPC APPROVAL: MAY 2007 & DRB APPROVAL: JUNE 2007) SHALL GOVERN ALL NEW BUILDINGS FOR TRACT H OF THIS DEVELOPMENT.

[B] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. [C] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS.

WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8

FEET TALL (AS MEASURED FROM THE GUTTER PAN)

WILL NOT BE ACCEPTABLE IN THIS AREA. [D] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT

[E] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).

[F] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.

[G] TRACTS C, F, & G ARE SUBJECT TO A TWENTY-FIVE FOOT WIDE FLOATING ACCESS, WATER, DRAINAGE AND SANITARY SEWER EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACTS E, F, & G GRANTED WITH THIS PLAT. THIS EASEMENT WILL BE CONFINED AND DEFINED WITH FUTURE PLATTING. PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION RECORDED ON: 09/19/07

SITE DEVELOPMENT SITE LIGHTING NOTES:

[A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY

[B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE <u>20'-0" MAXIMUM</u> [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING

FACADES SHALL BE MOUNTED AT <u>12 FEET MAXIMUM.</u> [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED

UPLIGHTING SHALL BE PROHIBITED AT 12 FEET MAXIMUM.

PARKING CALCULATIONS: (NET LEASABLE AREAS)

PROPOSED 2-STORY DENTAL CLINIC: 7,178 NSF.-1ST FLOOR/200 = 36 SPACES 2,840 NSF.-2ND FLOOR/300 =9 SPACES REQUIRED SPACES 45 SPACES FUTURE BUILDING: (PHASE II)

14 SPACES

59 SPACES

TOTAL REQUIRED SPACES TOTAL REQUIRED TRANSIT REDUCTIONS: 59 SPACES REQ'D x 10% REDUCTION =

(PROXIMITY TO BUS ROUTE 94)

2,700 NSF./200 =

 $59 \times 10\% = 53 \text{ TOTAL SPACES REQUIRED}$ TOTAL PARKING SPACES REQUIRED: = 53 SPACES

TOTAL PARKING SPACES PROVIDED: = 53 SPACES 43 REGULAR SPACES 6 COMPACT SPACE

4 HANDICAP VAN PARKING SPACE [40] PROPOSED UNDERGROUND PARKING PROJECT NUMBER: 1003445 APPLICATION NUMBER: 05EPC-00022 THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVE BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: August 18, 2005

AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF

SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY PUBLIC IMPROVEMENTS. DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

3/25/15 TRAFFIC ENGINEER, TRANSPORTATION DIVISION Date Missly Caluration Caro CS. Dumont 3-25-15 PARKS AND RECREATION DEPARTMENT Civit & Chu 3-25-15 ITY ENGINEER Date 5-13-15

\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) SOLID WASTE MANAGEMENT APPROVAL IS ATTACHED AS SEPARATE SHEET

ORB CHAIRPERSON, PLANNING DEPARTMENT Date

ent Kid Rock **mile**;

 $\overline{\Box}$