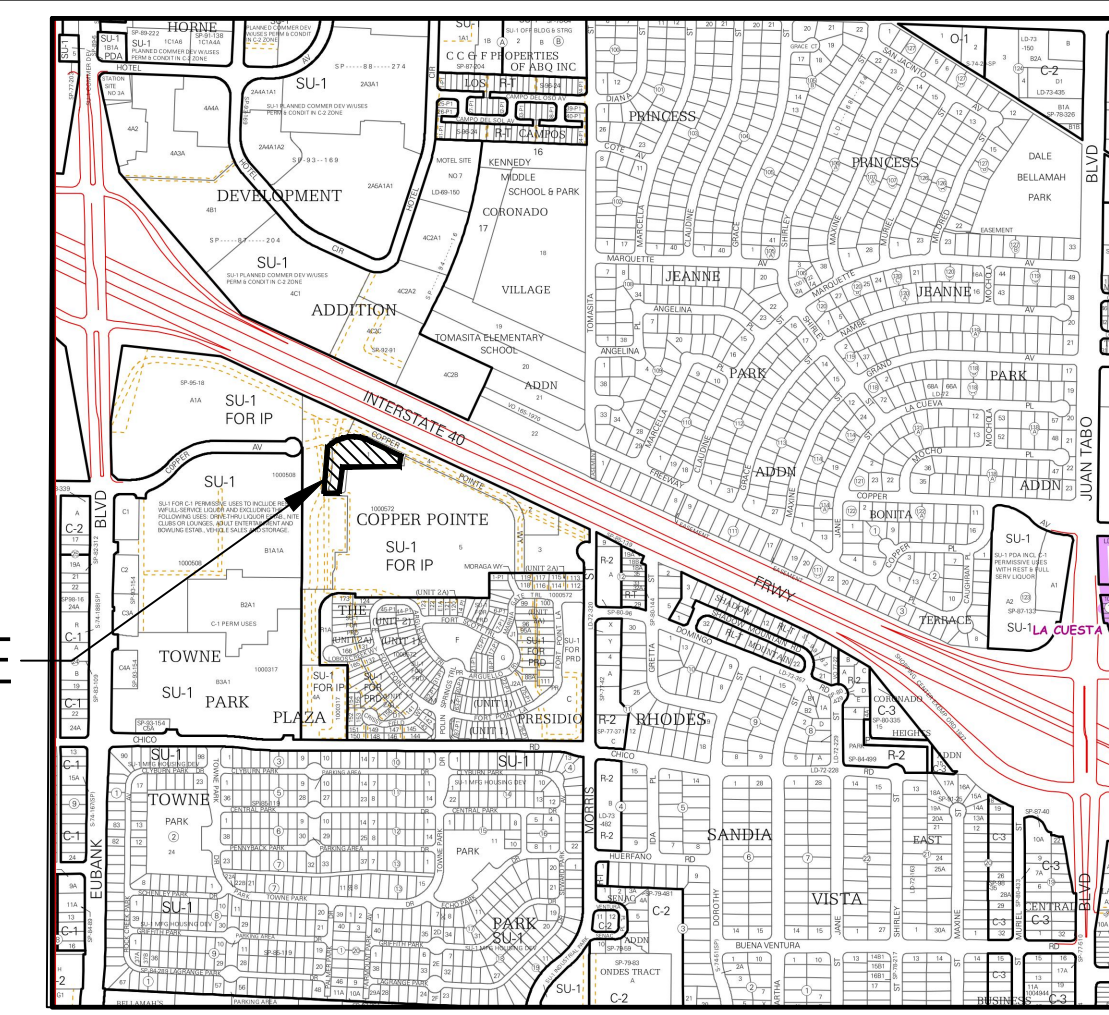


SITE VICINITY



SITE



PROJECT DATA

OWNER	DAVITA 2000 16TH STREET, LEVEL 12 DENVER, COLORADO 80202
ARCHITECT	SEARER, ROBBINS & STEPHENS 1730 EAST NORTHERN AVENUE, SUITE 124 PHOENIX, ARIZONA 85020 (602) 277-1187
PLANNER/ LANDSCAPE ARCHITECT	CONSENSUS PLANNING, INC. 302 EIGHTH STREET NW ALBUQUERQUE, NEW MEXICO 87102 (505) 764-9801
CIVIL ENGINEER	MILLER ENGINEERING CONSULTANTS 3500 COMANCHE NEW, BUILDING F ALBUQUERQUE, NEW MEXICO 87107 (505) 888-7500
STRUCTURAL ENGINEER	CARUSO, TURLEY, SCOTT 1215 WEST RIO SALADO PARKWAY, STE 200 TEMPE, ARIZONA 85281 (480) 774-1700
MECHANICAL, PLUMBING AND ELECTRICAL	HP ENGINEERING, INC. 1836 SOUTH BALTIMORE AVENUE, SUITE B TULSA, OKLAHOMA 74119 (918) 895-6510

SITE DATA

PROJECT ADDRESS: 10500 COPPER POINTE WAY NE, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: TRACT NUMBERED ONE-A (1-A) OF THE PLAT OF TRACT 1-A COPPER POINTE SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 30, 2013, IN PLAT BOOK 2013C, PAGE 40.

SITE AREA: 1.3 AC.

PROPOSED LAND USE: SINGLE STORY DIALYSIS TREATMENT CENTER

BUILDING AREA: 8180 SQUARE FEET

CONSTRUCTION TYPE: VB , FIRE SPRINKLER SYSTEM

MAXIMUM BUILDING HEIGHT: 22 FEET.

ZONING: SU-2/SU-1 FOR IP

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 200 SQUARE FEET

	REQUIRED	PROVIDED
TOTAL PARKING	41 SPACES	41 SPACES
ADA PARKING *	3 SPACES	4 SPACES
MOTORCYCLE PARKING	2 SPACES	2 SPACES
BICYCLE	2 SPACES	4 SPACES

* ALL VAN ACCESSIBLE

PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Development Review Board (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

EASEMENT NOTES

- A 10.0' PUBLIC UTILITY EASEMENT
04/30/2013
BK. 2013C, PG. 40
- B EXISTING PRIVATE ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF TRACTS 1A, 1B, 2, 3, 4A, 5A, 6, 7, & 8, THE LENKURT PROPERTIES
05/01/2001
BK. 2001C, PG. 124
- C 10.0' UTILITY EASEMENT
03/17/1997
BK. 975, PG. 25
- D 5.0' PNM & US WEST EASEMENT
09/04/2001
BK. A24, PG. 2177
- E 5.0' X 55.0' ANCHOR EASEMENT
04/13/1999
BK. 99C, PG. 84
- F 75.0' DRAINAGE & UTILITY EASEMENT
03/17/1997
BK. 975, PG. 25
- G 20.0' PERMANENT PUBLIC WATERLINE EASEMENT
12/29/2000
BK. A13, PG. 7743
- H 10.0' PNM EASEMENT
4/13/1999
BK. 99C, PG. 84
- I 10.0' TELEPHONE EASEMENT
10/27/1970
BK. 192, PG. 957 & 02/08/1971
BK. 203, PG. 732
- J 20.0' SANITARY SEWER EASEMENT
12/29/2000
BK. A13, PG. 7743
- K 25.0' PUBLIC SANITARY SEWER EASEMENT
05/01/2001
BK. 92001C, PG. 124

GENERAL NOTES

1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS. PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 15 FEET AND COMPLY WITH THE COPPER POINTE SITE PLAN FOR SUBDIVISION.
2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
3. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
4. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
5. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
6. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
7. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE 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 ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).
8. ALL SIGNS SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-5 GENERAL SIGN REGULATIONS AND THE COPPER POINTE SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS.

MILLER ENGINEERING CONSULTANTS
Engineers • Planners

3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505) 888-7500
(505) 888-3800 (FAX)
WWW.MECNM.COM

Designed	Job #	Date
Drawn	File	
Checked		8/26/2016

Engineers Stamp

NEW MEXICO

BERNALILLO COUNTY

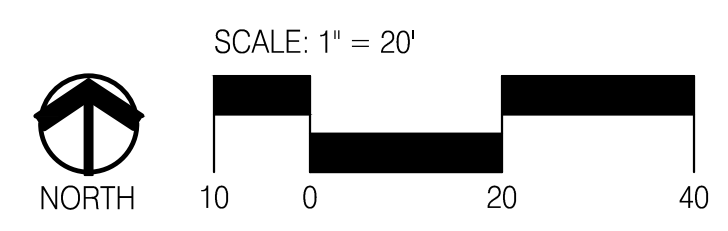
DAVITA ALBUQUERQUE II

CITY OF ALBUQUERQUE, NEW MEXICO

Date	Revision	Description

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Albuquerque, New Mexico



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Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495