

**McMAHON BOULEVARD**  
156' R/W (W/ 20' CENTER MEDIAN)

- ### GENERAL NOTES
- NEW PRIVATE ENTRANCE DRIVEWAYS AT AND HANDICAP RAMPS AT PINON VERDE AND BANDELIER TO BE CONSTRUCTED PER COA STANDARD DRAWINGS 2426.
  - THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
  - ZONING AND PLAN REVIEW FEES AND APPLICATIONS SHALL BE VERIFIED WITH CITY.
  - UTILITY PERMITS, TAP FEES AND STORM WATER FEES INCLUDING WATER MODEL CALCULATIONS SHALL BE VERIFIED WITH CITY.
  - STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE CITY ENGINEER - PER LOCAL DEVELOPERS: REGION'S CLIMATE IS ARID IN NATURE AND DUE TO LAND VALUES, THE MINIMAL AMOUNT OF STORMWATER IS TYPICALLY COLLECTED IN UNDERGROUND STRUCTURES.
  - CURRENT STATUS WITHIN FLOOD PLAN MUST BE VERIFIED WITH THE CITY.
  - LANDSCAPING PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF NEW MEXICO.
  - PUBLIC PLAZAS ARE NOT APPLICABLE TO TRACTS C & D (TRACTS C & D NOW KNOWN AS TRACT D-1).

- ### DRAWING LEGEND
- INDICATES EXISTING PROPERTY LINE
  - INDICATES REQUIRED SETBACKS AND EASEMENTS
  - INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
  - INDICATES NEW ASPHALT SURFACE FOR PERMANENT USE
  - INDICATES PEDESTRIAN OR ACCESSIBLE AISLE STRIPING
  - INDICATES POLE MOUNTED CUTOFF PARKING LOT LIGHTING (LIGHT TO BE MOUNTED AT 16' ABOVE FINISHED GRADE)
  - EXISTING GAS LINE MARKER
  - EXISTING 2" VERTICAL UNCAAPPED PVC PIPE
  - EXISTING UNDERGROUND GAS LINE
  - EXISTING HYDRANT
  - NEW HYDRANT
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING OR NEW RAISED TRUNCATED DOME MAT
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING DRAIN INLET
  - EXISTING WALL

### ZONING

SU-1 FOR MIXED USES PROJECT 1000936  
MEDICAL OFFICE IS ALLOWED

**SURROUNDING ZONES:**  
NORTH - R-T  
EAST - SU-1 (C-1 USES)  
SOUTH - SU-1 (C-1 USES)  
WEST - R-T

**AREAS**

LOT AREA: 61,751 S.F. OR 1.15 ACRES  
(EXCLUDES ROAD RIGHT-OF-WAY AND ROAD EASEMENTS, TOTAL LOT AREA INCLUSIVE OF RIGHT-OF-WAY AND ROAD EASEMENTS IS 1.61 ACRES)

TOTAL BUILDING AREA: 9,010 G.S.F. (EXTERIOR OF BUILDING)  
8,687 N.S.F. (INTERIOR SPACE)

### SITE SUMMARY

#### PARKING

TOTAL PARKING REQUIRED PER CITY:  
MEDICAL OFFICE-CLINIC: SEE ATTACHED LETTER REGARDING LIBERTY DIALYSIS PARKING REQUIREMENTS

PROVIDED STANDARD STALLS: 29  
PROVIDED ACCESSIBLE STALLS: 3 (1 OF 8 MUST BE VAN)  
PROVIDED MOTORCYCLE STALLS: 2

TOTAL PARKING PROVIDED: 32 + 2 MOTORCYCLE

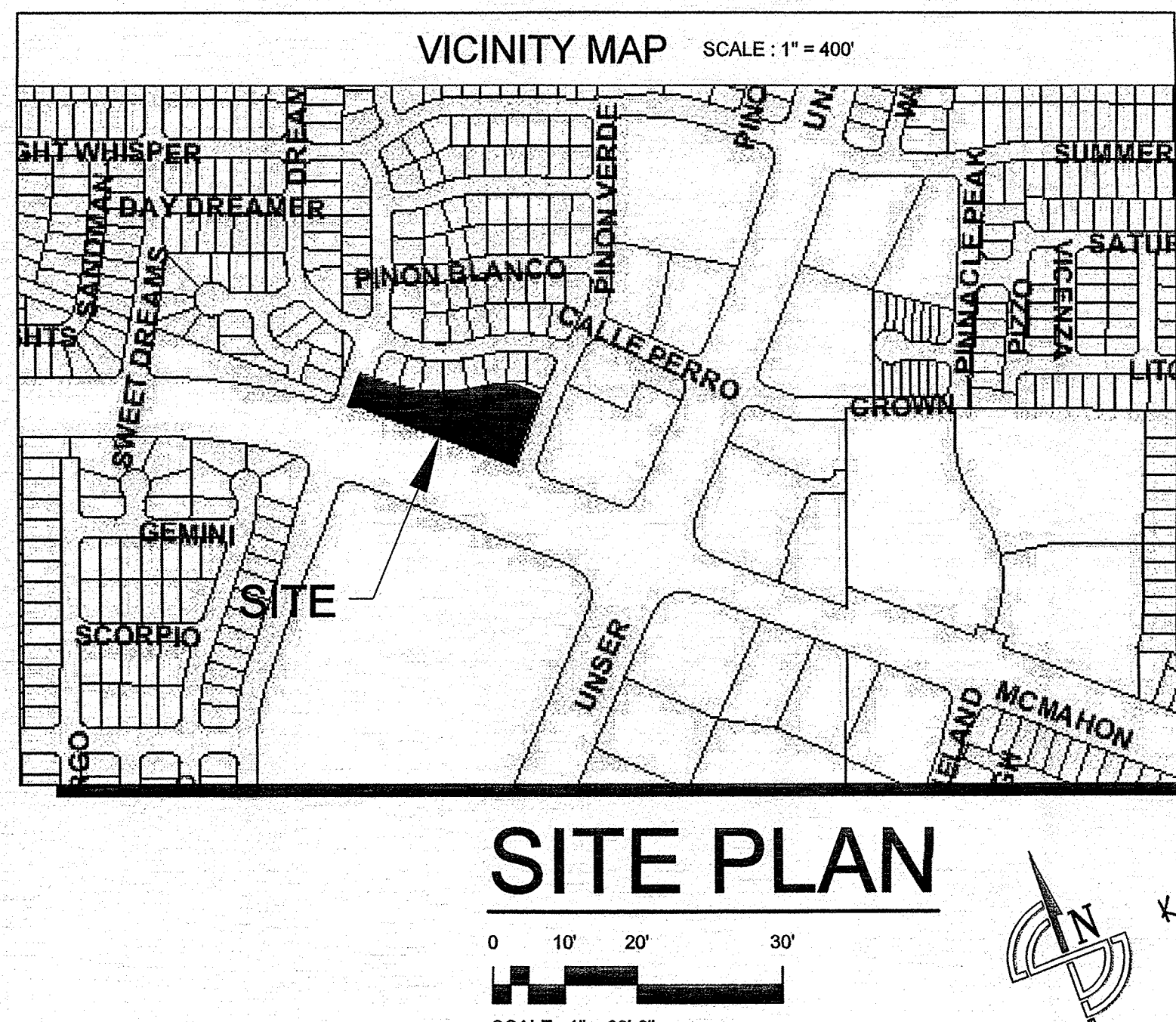
PARKING STALL SIZE PER CODE, 90":  
8'-6" W X 18'-0" L  
8'-6" W X 16'-0" L (COMPACT CAR)  
24' AISLE

MAXIMUM CURB CUT WIDTH SHALL BE 32'

#### SETBACKS

BUILDING:  
McMAHON BLVD ROW: 20' MIN  
INTERIOR ROAD ROW: 15' MIN  
PROPERTY LINE OF A COMMERCIAL ZONE: 10' REAR: 10'

PARKING:  
McMAHON BLVD ROW: 25' MIN  
INTERIOR ROAD ROW: 15' MIN



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 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
Water Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Site Development Plan for Building Permit:  
**Liberty Dialysis-Rio Rancho**  
NWQ Unser Blvd & McMahon Blvd Tract D-1  
Albuquerque, New Mexico 87114

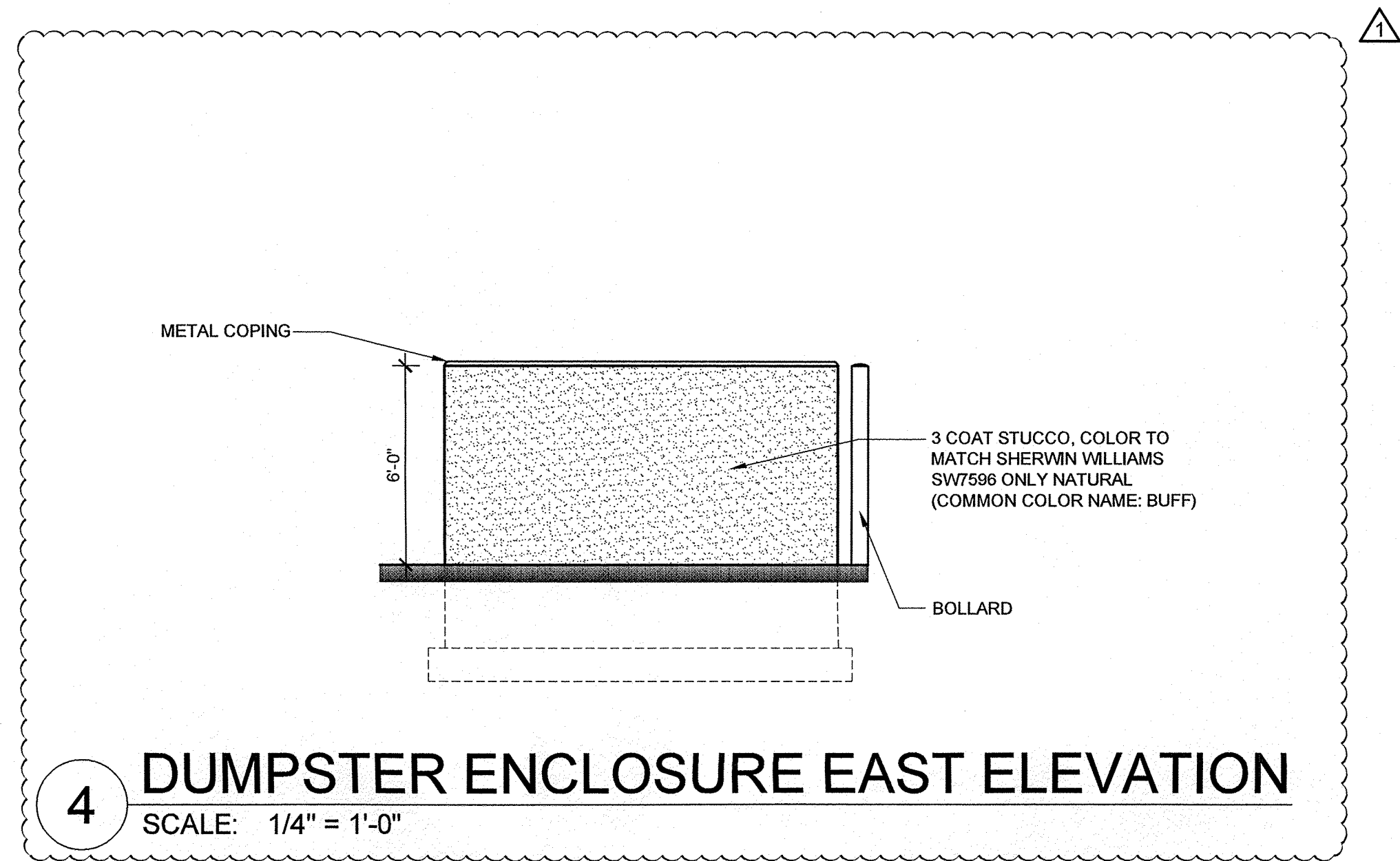
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#	DATE	EPC COMMENTS	REVISION DESCRIPTION
1	8-30-2012		
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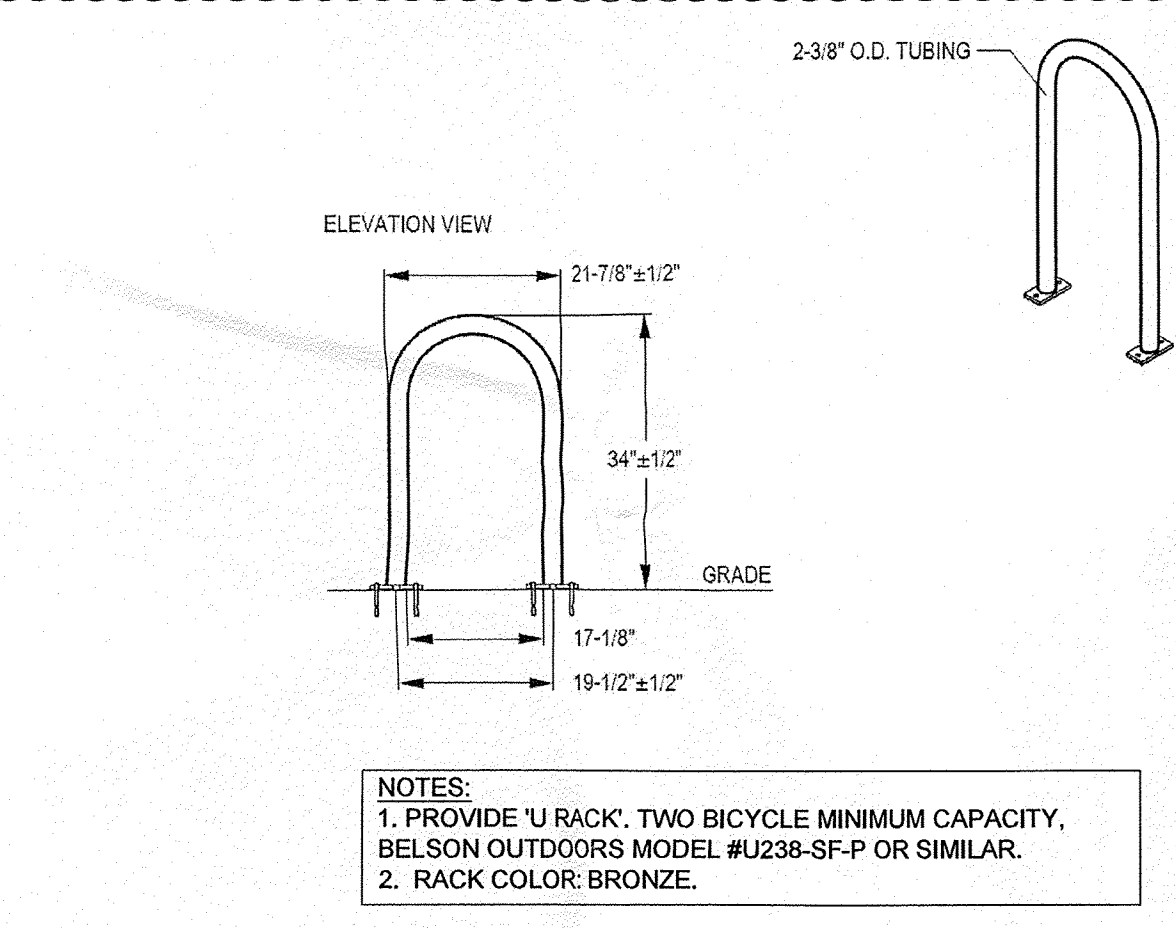
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Date Drafted: 05-28-2012  
Project #: 12031-02

**1A**

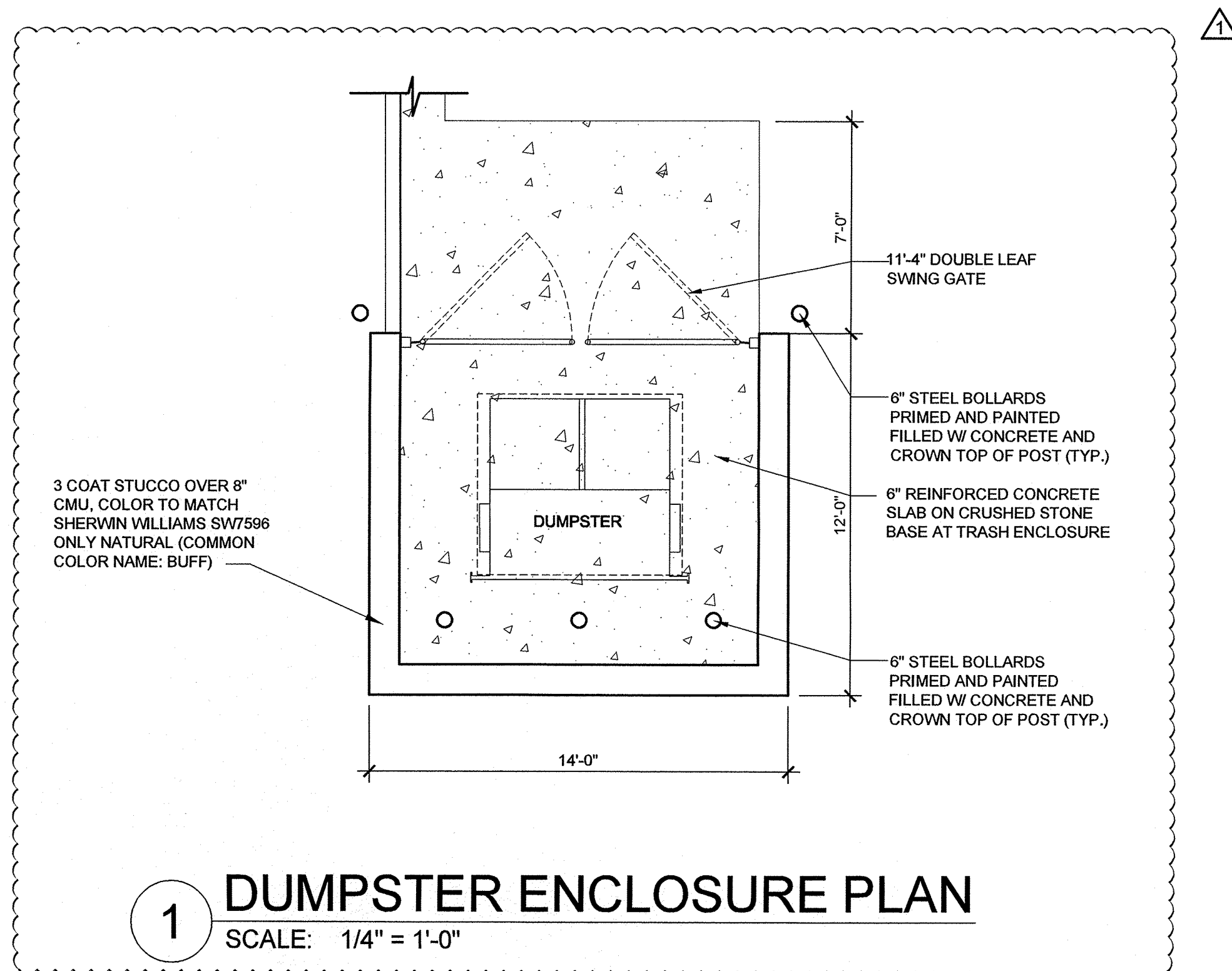


**4 DUMPSTER ENCLOSURE EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

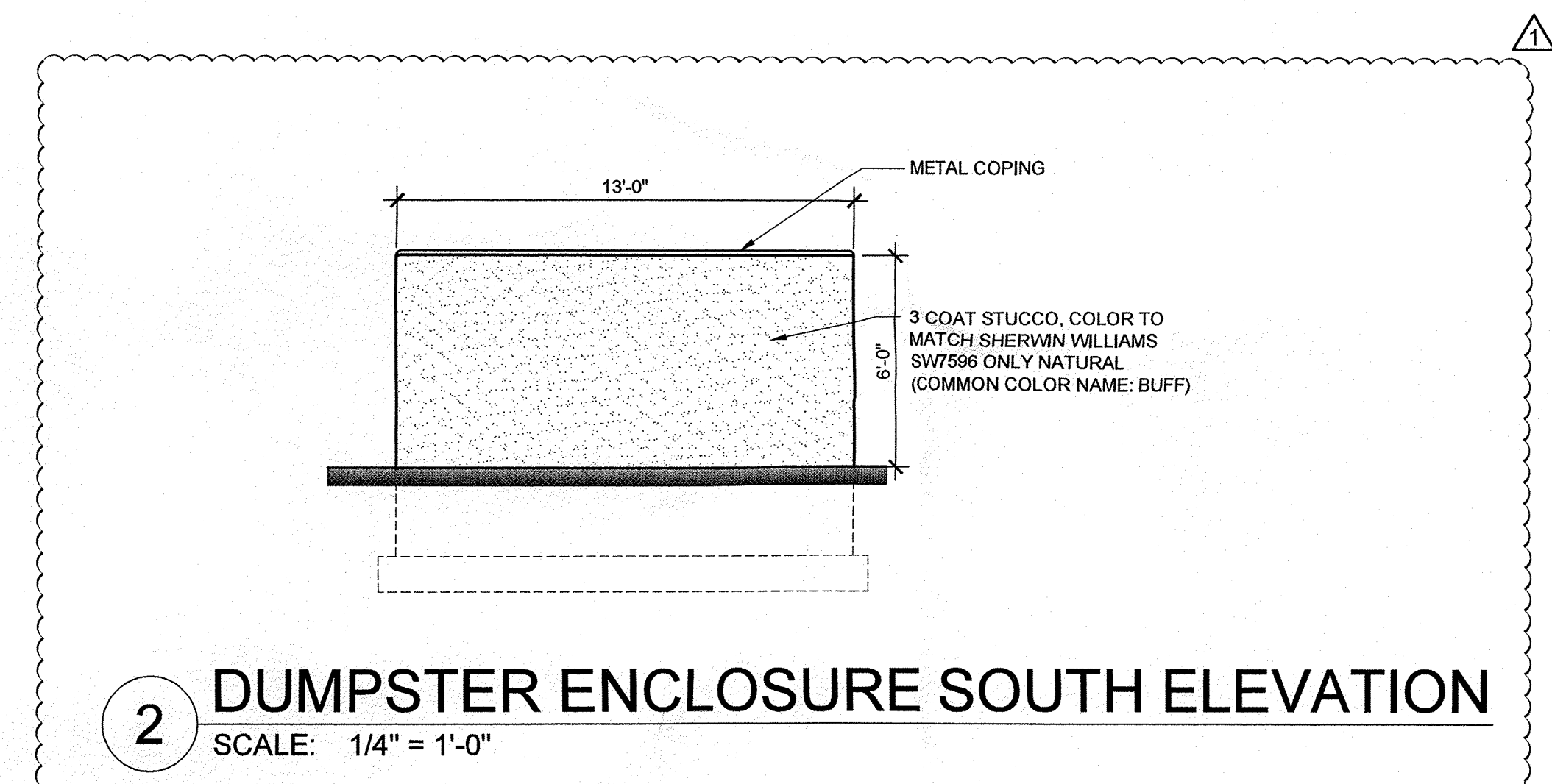


**NOTES:**  
1. PROVIDE 'U' RACK, TWO BICYCLE MINIMUM CAPACITY, BELSON OUTDOORS MODEL #U239-SF-P OR SIMILAR.  
2. RACK COLOR: BRONZE.

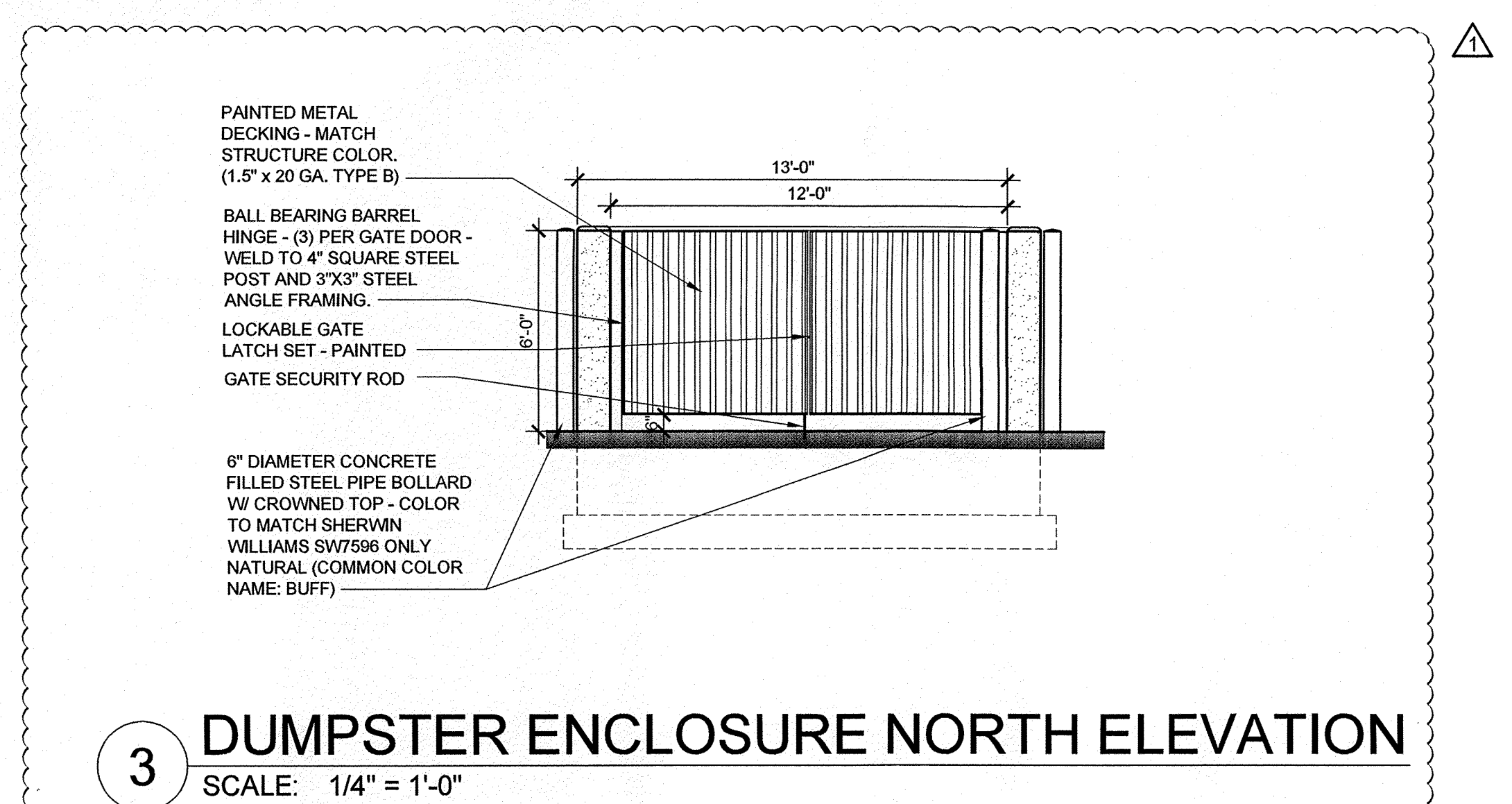
**5 TYPICAL 'U' BICYCLE RACK**  
SCALE: 1/2" = 1'-0"



**1 DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**2 DUMPSTER ENCLOSURE SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 DUMPSTER ENCLOSURE NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**SITE PLAN DETAILS**

SCALE: VARIES

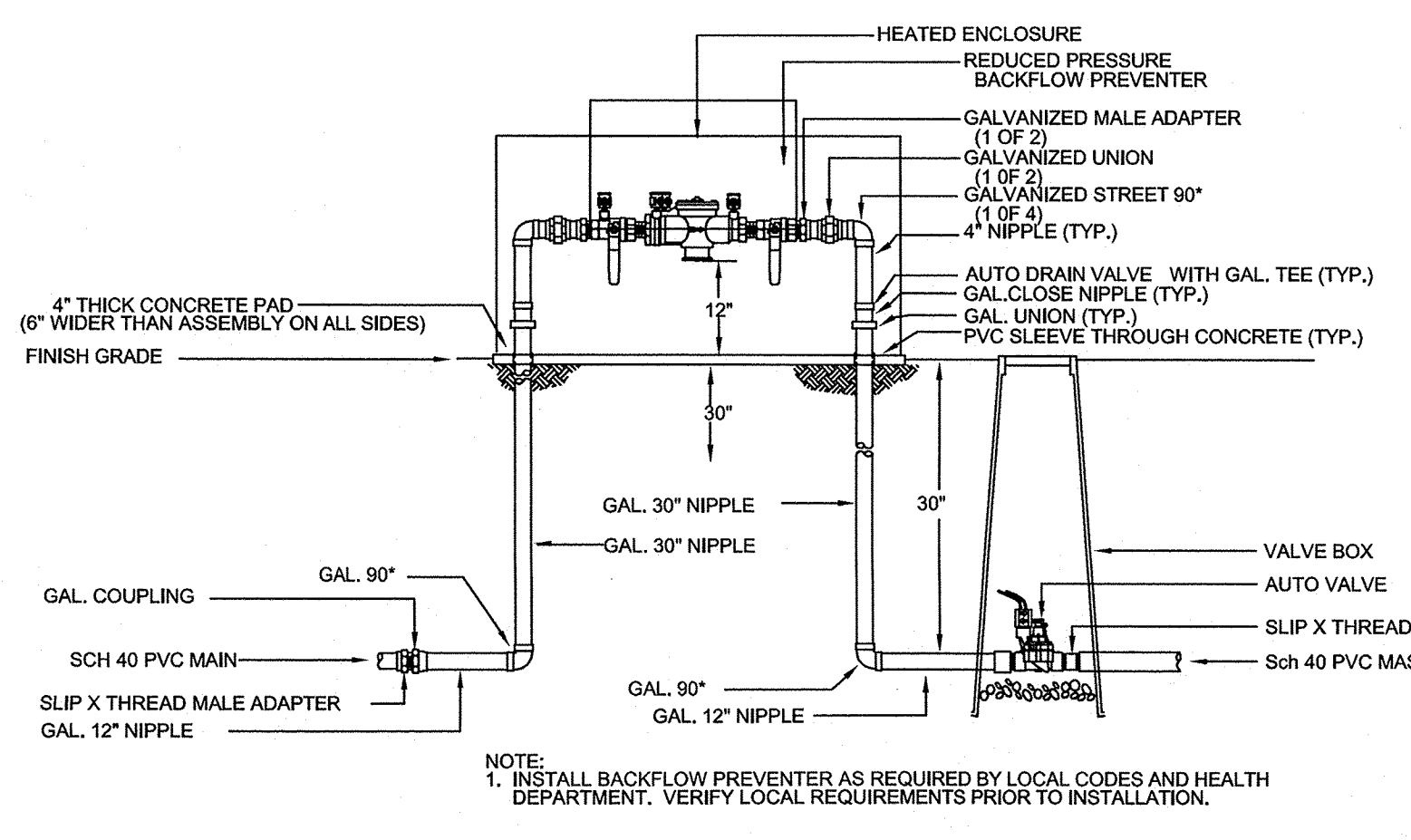
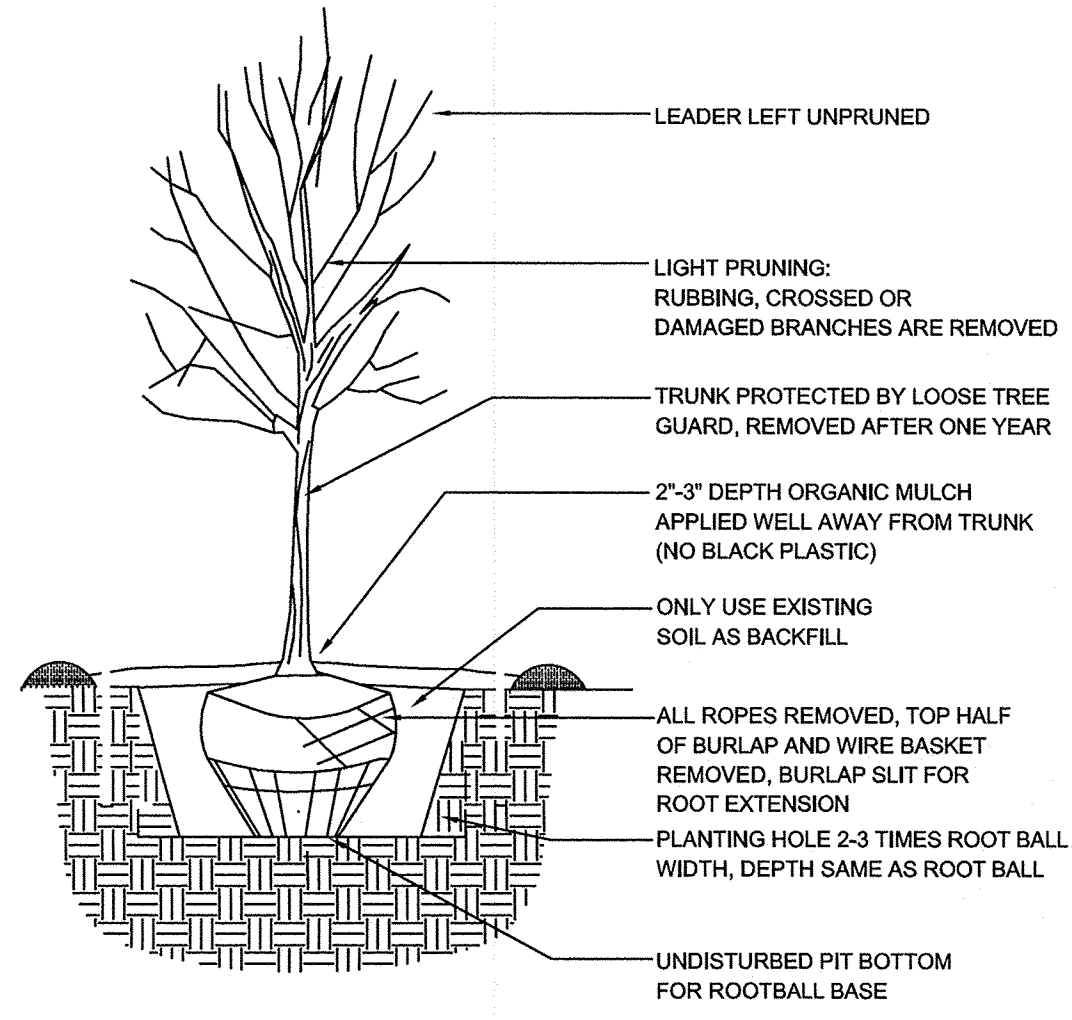
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Site Development Plan for Building Permit:  
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NWQ Unser Blvd & McManon Blvd Tract D-1  
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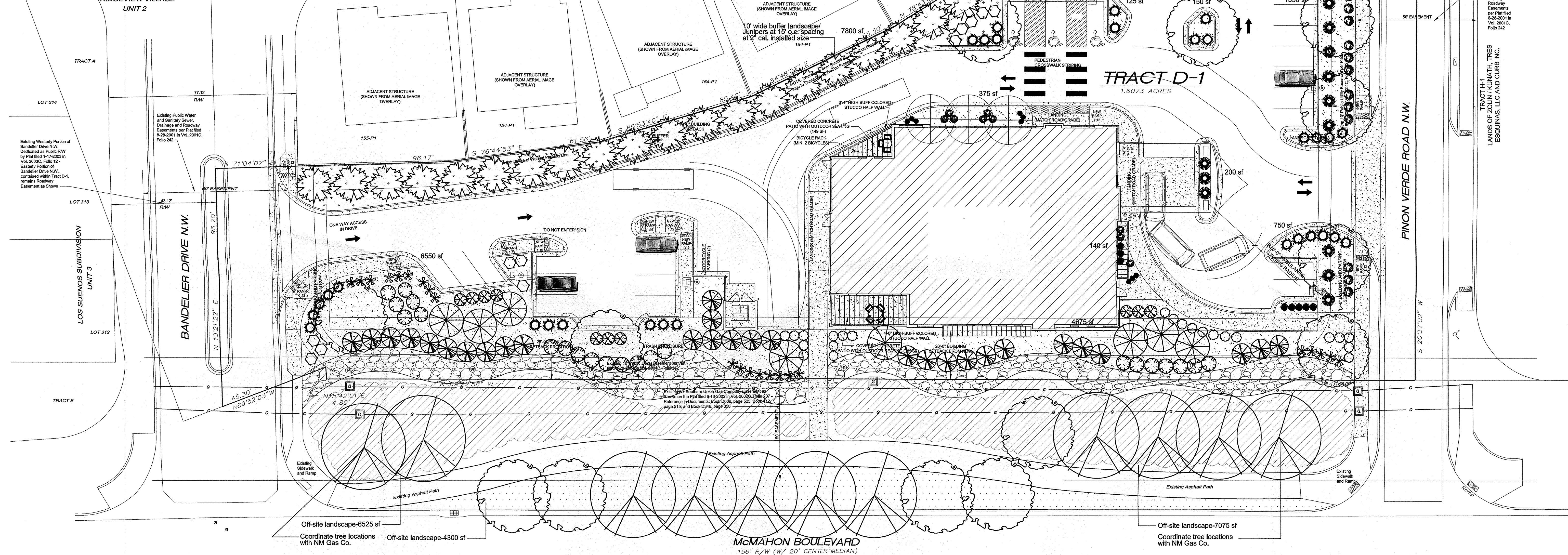
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**1B**



**TREE PLANTING DETAIL**  
KIDGEVIEW VILLAGE UNIT 2

**RP BACKFLOW/MASTER VALVE DETAIL**



**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Mature Landscape	Water Use	Drip
<b>Trees</b>						
3	[Symbol]	Crataegus Hawthorn	2" Cal	20'/20'	Medium	6-2 gph
15	[Symbol]	Pistacia Chinese Pistache	2" Cal	60'/60'	Medium	6-2 gph
11	[Symbol]	Fraxinus velutina Modesto Ash	2" Cal	40'/35'	Medium +	6-2 gph
31	[Symbol]	Juniperus chinensis Spartan Juniper	2" Cal	25'/20'	Low+	4-2 gph
<b>Grasses</b>						
8	[Symbol]	Vilox Chaste Tree	15-Gal	20'/20'	400 sf=3200 sf	Medium 6-2 gph
16	[Symbol]	Miscanthus Maiden Grass	5-Gal	5'/5'	25 sf=400 sf	Medium 2-2 gph
8	[Symbol]	Calamagrostis Karl Foerster Grass	5-Gal	3'/2'	10 sf=80 sf	Medium 2-2 gph

Shrubs/Groundcovers	Size	Mature Landscape	Water Use	Drip
23 [Symbol] Caryopteris Blue Mist	1-Gal 3'/3'	15 sf=345 sf	Medium	2-2 gph
22 [Symbol] Hesperaloe parviflora Red Yucca	5-Gal 3'/4'	20 sf=440 sf	Low+	2-1 gph
30 [Symbol] Juniperus sabinina 'Buffalo' Buffalo Juniper (female)	1-Gal 1'/5'	25 sf=750 sf	Low +	2-1 gph
23 [Symbol] Rhus aromatica Gro Low Sumac	1-Gal 2'/6'	36 sf=828 sf	Low+	2-1 gph
31 [Symbol] Chamaebatia Fembush	5-Gal 5'/6'	36 sf=1116 sf	Low+	2-1 gph
10 [Symbol] Perovskia Russian Sage	1-Gal 5'/5'	25 sf=250 sf	Low +	2-1 gph
9 [Symbol] Potentilla Shrubby Cinquefoil	5-Gal 3'/3'	10 sf=90 sf	Medium+	2-2 gph
27 [Symbol] Rhus trilobata 3 Leaf Sumac	1-Gal 6'/6'	36 sf=972 sf	Low	2-1 gph
11 [Symbol] Fallugia Apache Plume	1-Gal 6'/7'	49 sf=539 sf	Low	2-1 gph
9 [Symbol] Buddleia Butterfly Bush	5-Gal 5'/5'	25 sf=225 sf	Medium	2-2 gph
9 [Symbol] Achillea Moonshine Yarrow	1-Gal 2'/2'	10 sf=90 sf	Medium	2-1 gph

**SITE DATA**

GROSS LOT AREA (1.61 ACRES)	70,131 SF
LESS BUILDING(S)	9,058 SF
NET LOT AREA	61,073 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	9,004 SF
PROPOSED LANDSCAPE	23,240 SF
PROPOSED OFF-SITE LANDSCAPE	17,800 SF
TOTAL PROPOSED LANDSCAPE	41,140 SF
PERCENT OF NET LOT AREA	67 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES 1 PER 25 L.F. OF McMAHON STREET FRONTAGE	16
1 PER 30 L.F. OF PINON VERDE ST. FRONTAGE	6
PROVIDED STREET TREES	22
REQUIRED PARKING LOT TREES 1 PER 8 SPACES	5
29 SPACES/8	5
PROVIDED PARKING LOT TREES	5
REQUIRED LANDSCAPE COVERAGE (off-site planting areas included) 75% LIVE VEGETATIVE MATERIAL (9,904 SF PROPOSED LANDSCAPE X 75%)	7,428 SF MIN.
PROVIDED GROUND COVER COVERAGE PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	94%

**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE  
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH  
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10  
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC  
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.  
 NO PARKING SPACE SHALL BE MORE THEN 80' FROM A TREE.  
 STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.  
 LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

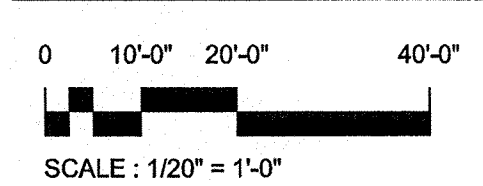
**PLANTING RESTRICTIONS APPROACH**

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF  
**MATERIALS LEGEND**  
 [Symbol] BROWN CRUSHER FINES  
 [Symbol] 2"-4" COBBLESTONE ACCENT  
 [Symbol] NATIVE GRASS LAWN/ BUFFALO/BLUE GRAMA SEED  
 [Symbol] EXISTING GRAVEL TO REMAIN  
 [Symbol] EXISTING NATIVE VEGETATION TO REMAIN

growing better  
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 LANDSCAPE CONTRACTORS  
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 Albuquerque, NM 87184  
 505.898.9615  
 505.898.2105 (fax)  
 design@hulc.com

**LANDSCAPE PLAN**



Site Development Plan for Building Permit:  
**Liberty Dialysis-Rio Rancho**  
 NWQ Unser Blvd & McMahon Blvd Tract D-1  
 Albuquerque, New Mexico 87114

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 Checked By: JB  
 Date Drafted: 07-19-2012  
 Project #: 12031-02

EXISTING CONDITIONS:  
 TRACT D-1 IS CURRENTLY UNDEVELOPED AND SLOPES FROM WEST TO EAST AT 2% TO 3%. THE SITE IS BOUND TO THE WEST BY BANDELER DR. TO THE EAST BY PINON VERDE RD. TO THE SOUTH BY MCMAHON BLVD. AND TO THE NORTH BY RIDGEVIEW SUBDIVISION. THE EXISTING SITE CURRENTLY OUTFALLS AT A PEAK FLOW RATE OF 3.50 CFS DIRECTLY TO PINON VERDE VIA SURFACE FLOW.

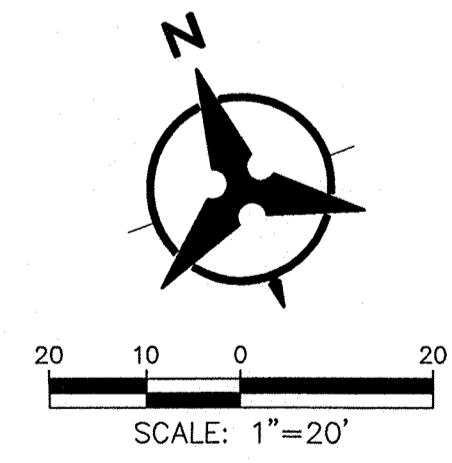
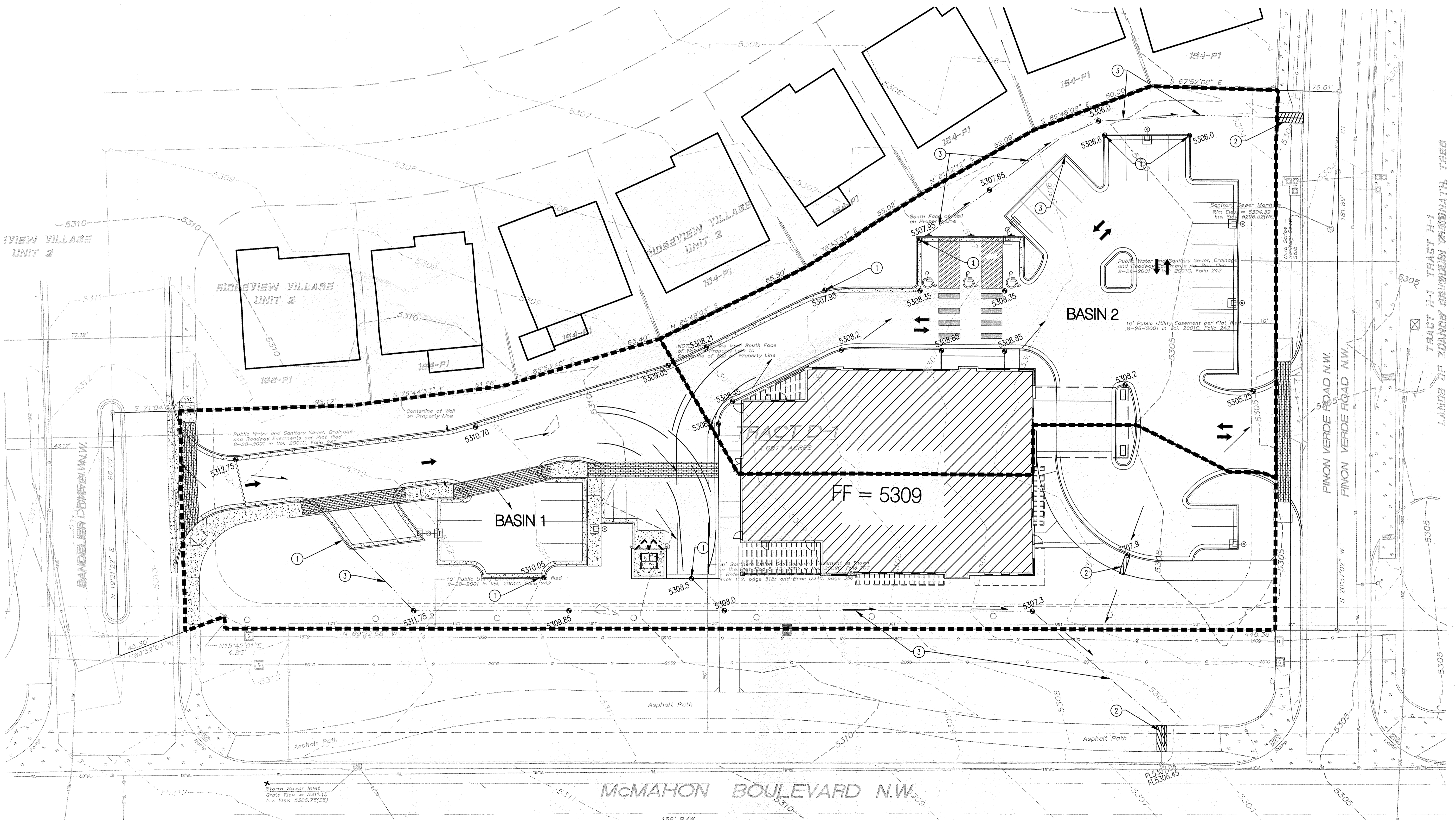
PROPOSED CONDITIONS:  
 THE DRAINAGE WILL CONTINUE TO OUTFALL FROM WEST TO EAST AND THE MAJORITY OF THE DRAINAGE WILL ULTIMATELY OUTFALL INTO MCMAHON BLVD. WITH A SMALL PORTION ENTERING PINON VERDE RD. THE DEVELOPED FLOWS FOR THE SITE ARE DIVIDED INTO 2 DRAINAGE BASINS. BASIN 1 FLOWS THROUGH THE LANDSCAPING IN THE SOUTHERN PORTION OF THE SITE AND ULTIMATELY OUTFALLS AT 3.07 CFS INTO MCMAHON BLVD. BASIN 2 FLOWS THROUGH THE LANDSCAPING IN THE NORTHERN PORTION OF THE SITE AND ULTIMATELY OUTFALLS AT 2.44 CFS INTO PINON VERDE RD. THE DEVELOPED LAND TREATMENT AND DISCHARGE RATE WILL BE CONSISTENT WITH THE MASTER DRAINAGE STUDY FOR THE UNSER/MCMAHON AREA (COA FILE A11/0005A) WHICH ALLOWS FREE DISCHARGE VIA SURFACE FLOW INTO MCMAHON BLVD.

THE 2.44 CFS ENTERING PINON VERDE IS LESS THAN THE EXISTING 3.50 CFS AND WILL NOT ADVERSELY AFFECT THE DOWN STREAM BASIN. THIS PLAN DEMONSTRATES THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT. WITH THIS SUBMITTAL WE ARE SEEKING HYDROLOGY APPROVAL FOR DRB SITE PLAN FOR BUILDING PERMIT APPROVAL.

LIBERTY DIALYSIS																
Ultimate Development Conditions Basin Data Table																
This table is based on the DPM Section 22.2, Zone: 1																
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WT E (inches)	V(100yr-6hr) (CF)	V(100yr-10day) (CF)	LEED CALCULATIONS				
			A	B	C	D						Q(2yr) (cfs/ac.)	Q(2yr) (CFS)	WT E (inches)	V(2yr-6hr) (CF)	V(2yr-24hr) (CF)
Existing 1	62172	1.43	0.0%	50.0%	50.0%	0.0%	2.45	3.50	0.83	4300	4300	0.32	0.45	0.07	337	337
Proposed 1	35529	0.82	0.0%	0.0%	40.0%	60.0%	3.77	3.07	1.58	4672	7283	1.25	1.02	0.48	1421	2238
Proposed 2	26643	0.61	0.0%	0.0%	25.0%	75.0%	4.00	2.44	1.73	3830	6278	1.42	0.87	0.57	1266	2032
<b>TOTAL</b>	<b>62172</b>	<b>**1.43</b>									<b>***13561</b>					<b>4270</b>

- LEGEND**
- PROPERTY LINE
  - - - - - EXISTING CONTOURS
  - 65.23 PROPOSED SPOT ELEVATION
  - S=2.0% PROPOSED DIRECTION OF FLOW
  - ~~~~~ WATER BLOCK
  - ===== PROPOSED RETAINING WALL
  - - - - - PROPOSED INDEX CONTOURS
  - - - - - PROPOSED INTER CONTOURS
  - ===== PROPOSED CURB & GUTTER
  - - - - - EASEMENT
  - ⊕ PROPOSED LIGHTING
  - SD PROPOSED STORM DRAIN LINE

- GRADING KEYED NOTES**
1. CURB OPENING
  2. SIDEWALK CULVERT
  3. SWALE



**CONCEPTUAL GRADING PLAN**



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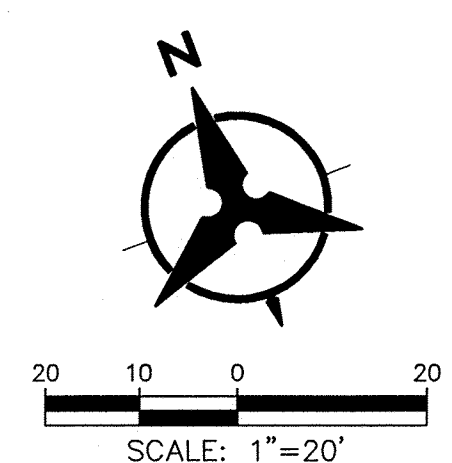
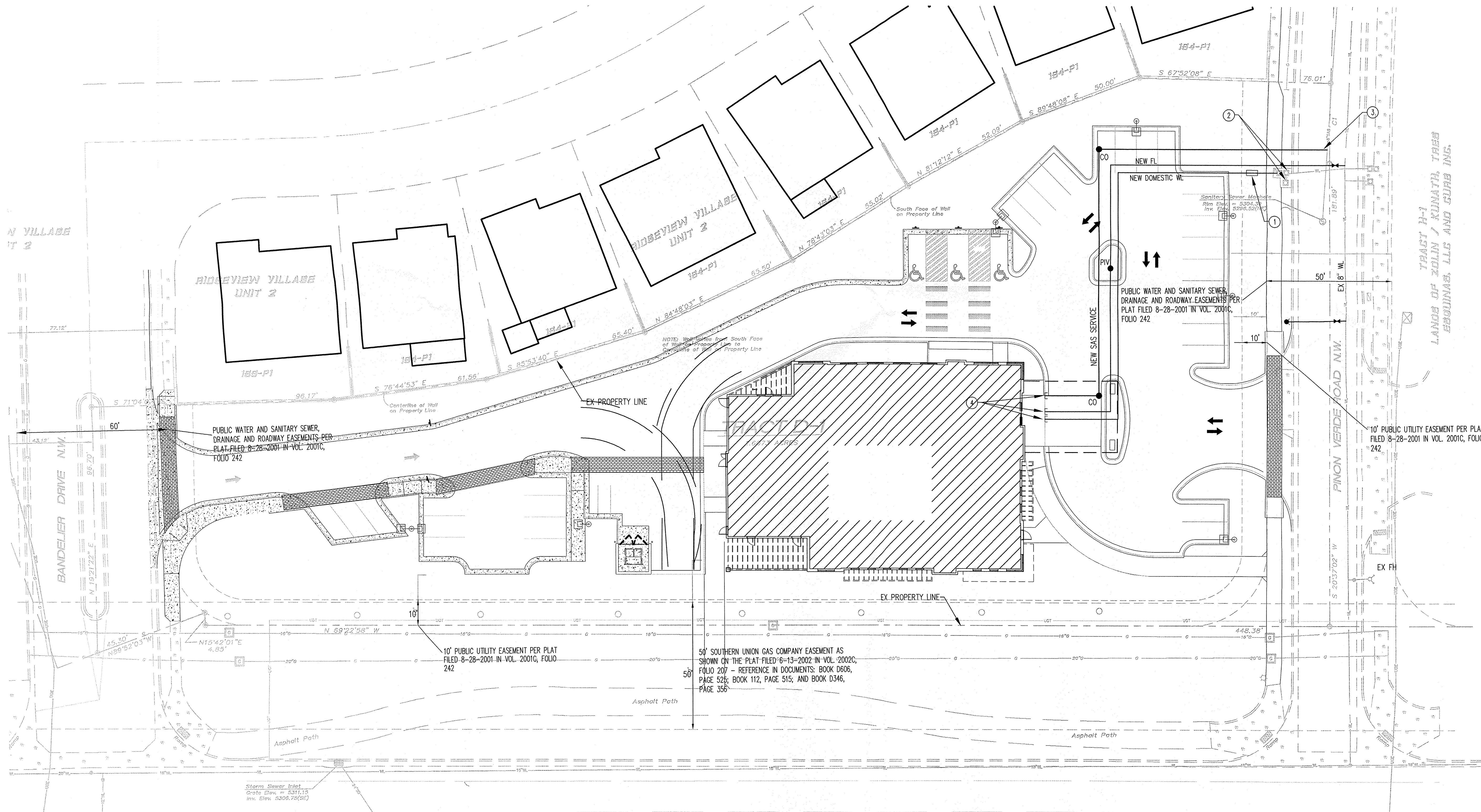
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**LEGEND**

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	PROPOSED EASEMENT
---	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
●	PROPOSED CLEANOUT
●	PROPOSED WATER LINE
+	PROPOSED VALVE
+	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
+	PROPOSED CAP
■	PROPOSED WATER METER

**UTILITY KEYED NOTES**

1. REDUCED PRESSURE BACKFLOW PREVENTER
2. EXISTING DOMESTIC AND IRRIGATION SERVICE
3. TIE TO EXISTING SAS
4. TIE TO WITHIN 5' OF BUILDING



**CONCEPTUAL UTILITY PLAN**

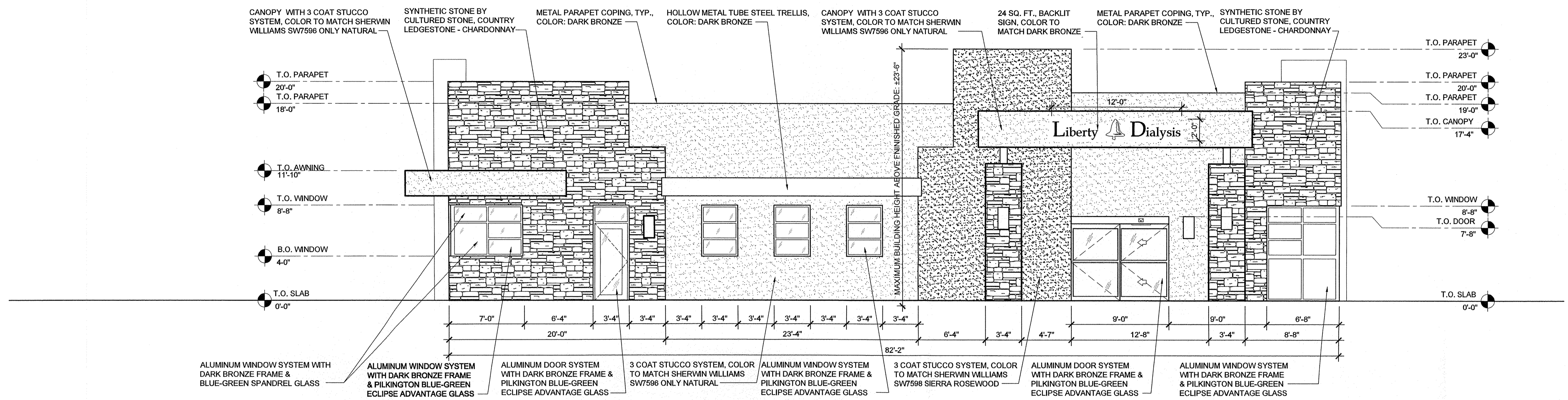


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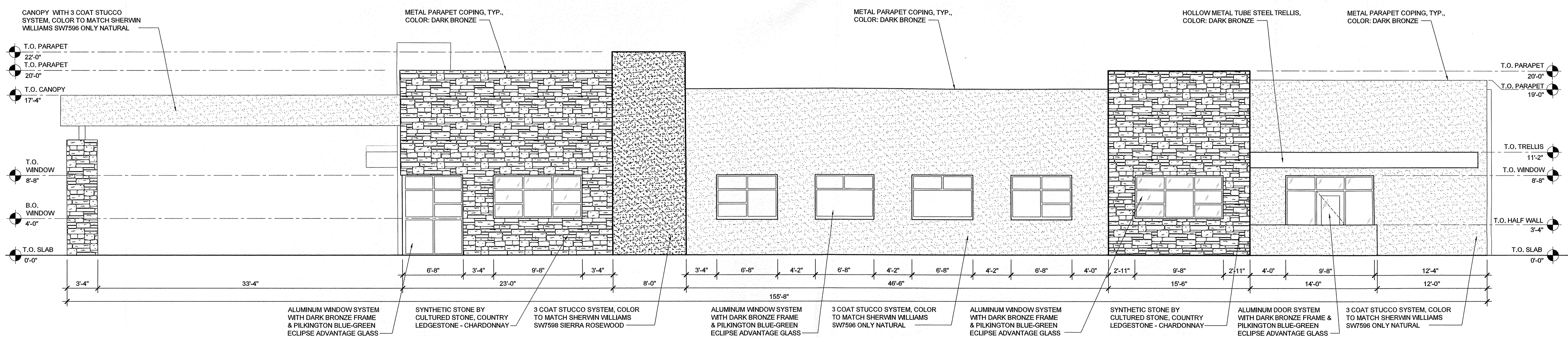
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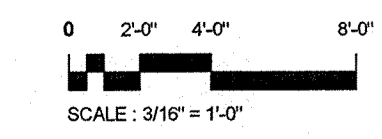
**1 EAST BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



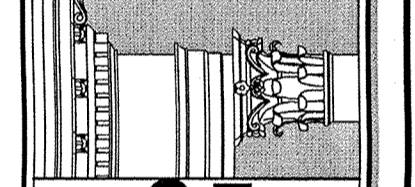
BUILDING COLOR CHART:		
BUILDING ELEMENT	MANUFACTURER COLOR NAME:	COMMON COLOR NAME:
STUCCO FIELD COLOR:	ONLY NATURAL (SW 7596)	BUFF
STUCCO ACCENT COLOR:	SIERRA ROSEWOOD (SW 7598)	TERRACOTTA
SYNTHETIC STONE COLOR:	CHARDONNAY (COUNTRY LEDGESTONE)	BROWN & TERRACOTTA
HOLLOW METAL TRELLIS:	DARK BRONZE	DARK BRONZE
DOOR AND WINDOW FRAMES:	DARK BRONZE	DARK BRONZE



**EXTERIOR ELEVATIONS**  
SCALE: 3/16" = 1'-0"

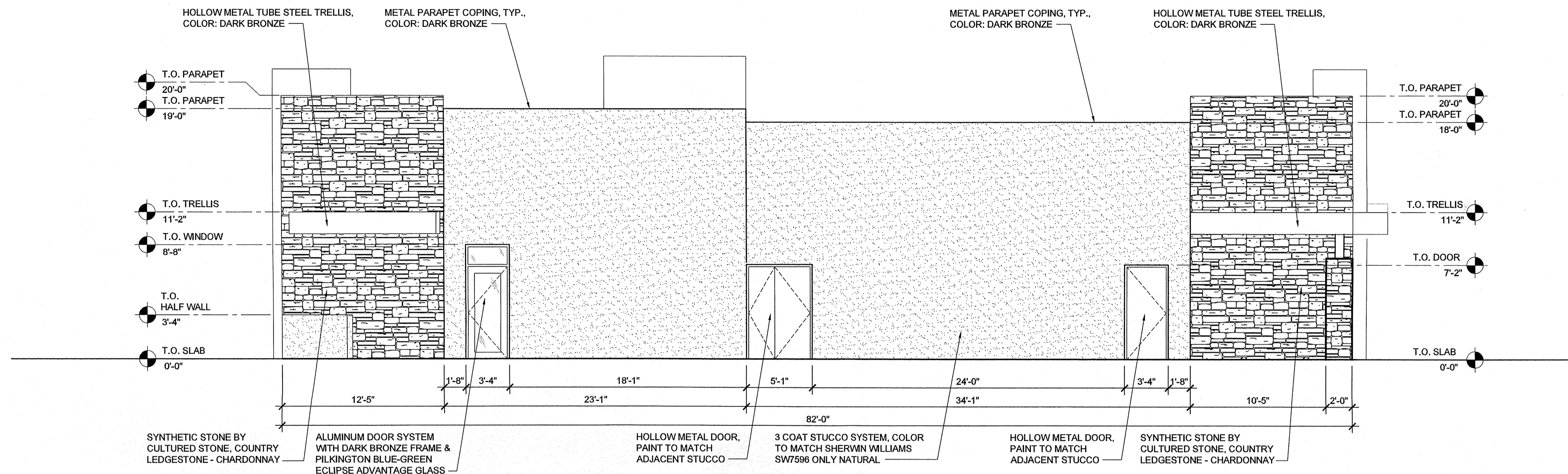
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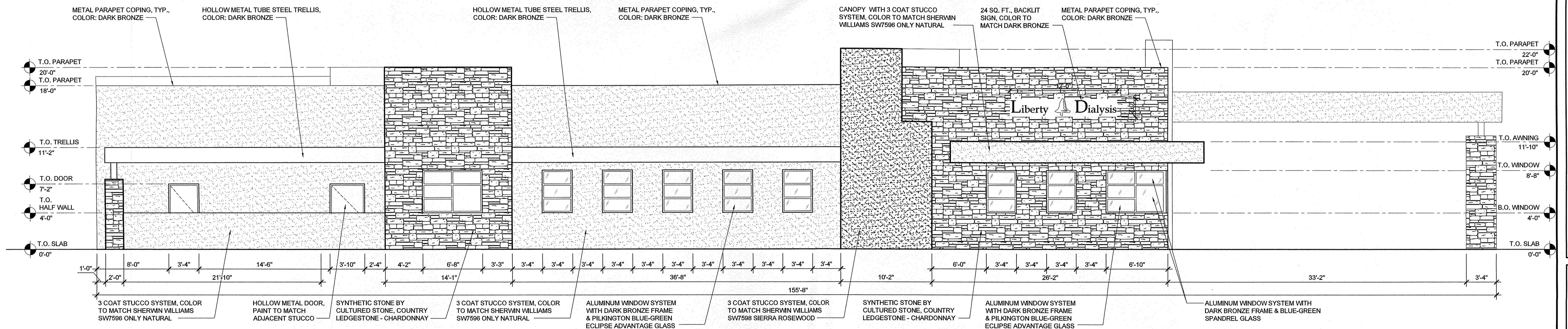


**Site Development Plan for Building Permit:**  
**Liberty Dialysis-Rio Rancho**  
NWQ Unser Blvd & McMahon Blvd Tract D-1  
Albuquerque, New Mexico 87114

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Checked By: SBL  
Date Drafted: 08-20-2012  
Project #: 12031-02

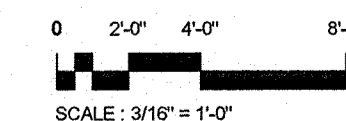


**1 WEST BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 SOUTH BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"

BUILDING COLOR CHART:		
BUILDING ELEMENT	MANUFACTURER COLOR NAME:	COMMON COLOR NAME:
STUCCO FIELD COLOR:	ONLY NATURAL (SW 7596)	BUFF
STUCCO ACCENT COLOR:	SIERRA ROSEWOOD (SW 7598)	TERRACOTTA
SYNTHETIC STONE COLOR:	CHARDONNAY (COUNTRY LEDGESTONE)	BROWN & TERRACOTTA
HOLLOW METAL TRELLIS:	DARK BRONZE	DARK BRONZE
DOOR AND WINDOW FRAMES:	DARK BRONZE	DARK BRONZE



# EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

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#	DATE	REVISION DESCRIPTION