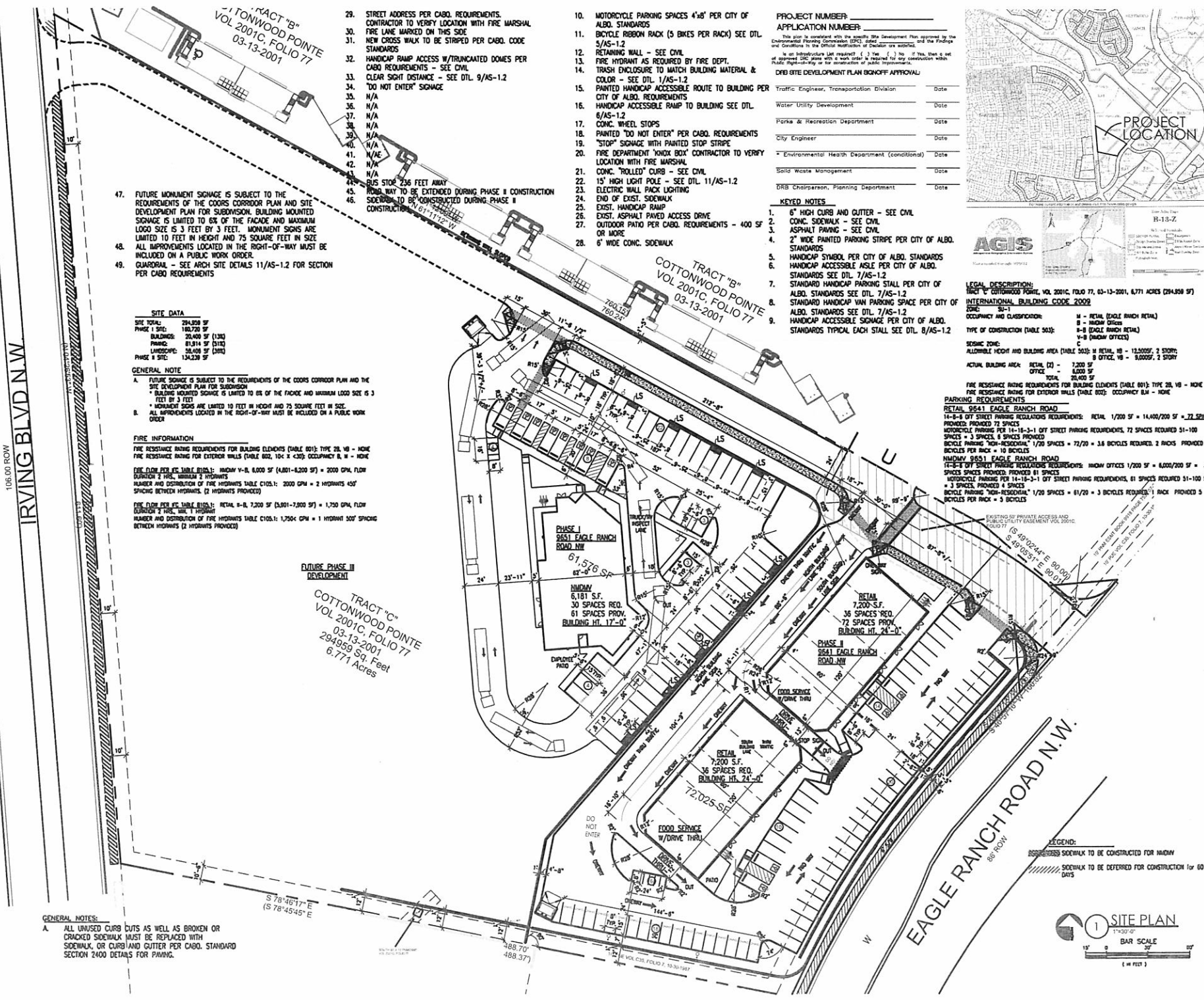




- 29. STREET ADDRESS PER CABO. REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL.
- 30. FIRE LANE MARKED ON THIS SIDE.
- 31. NEW CROSS WALK TO BE STRIPPED PER CABO. CODE STANDARDS.
- 32. HANDICAP RAMP ACCESS W/TRUNCATED DOMES PER CABO REQUIREMENTS - SEE CIVIL.
- 33. CLEAR SIGHT DISTANCE - SEE DTL. 9/AS-1.2.
- 34. "DO NOT ENTER" SIGNAGE.
- 35. N/A.
- 36. N/A.
- 37. N/A.
- 38. N/A.
- 39. N/A.
- 40. N/A.
- 41. N/A.
- 42. N/A.
- 43. BUS STOP 236 FEET AWAY.
- 44. ROAD WAY TO BE EXTENDED DURING PHASE II CONSTRUCTION.
- 45. SIDEWALK TO BE CONSTRUCTED DURING PHASE II CONSTRUCTION.
- 46. SIDEWALK TO BE CONSTRUCTED DURING PHASE II CONSTRUCTION.
- 47. FUTURE MONUMENT SIGNAGE IS SUBJECT TO THE REQUIREMENTS OF THE COORS CORRIDOR PLAN AND SITE DEVELOPMENT PLAN FOR SUBDIVISION. BUILDING MOUNTED SIGNAGE IS LIMITED TO 6% OF THE FACADE AND MAXIMUM LOGO SIZE IS 3 FEET BY 3 FEET. MONUMENT SIGNS ARE LIMITED TO 10 FEET IN HEIGHT AND 75 SQUARE FEET IN SIZE. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- 48. GUARDRAIL - SEE ARCH SITE DETAILS 11/AS-1.2 FOR SECTION PER CABO REQUIREMENTS.
- 49. GUARDRAIL - SEE ARCH SITE DETAILS 11/AS-1.2 FOR SECTION PER CABO REQUIREMENTS.
- 50. MOTORCYCLE PARKING SPACES 4'x8' PER CITY OF ALBU. STANDARDS.
- 51. BICYCLE REBBON RACK (5 BIKES PER RACK) SEE DTL. 5/AS-1.2.
- 52. RETAINING WALL - SEE CIVIL.
- 53. FIRE HYDRANT AS REQUIRED BY FIRE DEPT.
- 54. TRASH ENCLOSURE TO MATCH BUILDING MATERIAL & COLOR - SEE DTL. 1/AS-1.2.
- 55. PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CITY OF ALBU. REQUIREMENTS.
- 56. HANDICAP ACCESSIBLE RAMP TO BUILDING SEE DTL. 6/AS-1.2.
- 57. CONC. WHEEL STOPS.
- 58. PAINTED "DO NOT ENTER" PER CABO. REQUIREMENTS.
- 59. "STOP" SIGNAGE WITH PAINTED STOP STRIPE.
- 60. FIRE DEPARTMENT "KNOX BOX" CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL.
- 61. CONC. "ROLLED" CURB - SEE CIVIL.
- 62. 15' HIGH LIGHT POLE - SEE DTL. 11/AS-1.2.
- 63. ELECTRIC WALL PACK LIGHTING.
- 64. END OF EXIST. SIDEWALK.
- 65. EXIST. HANDICAP RAMP.
- 66. EXIST. ASPHALT PAVED ACCESS DRIVE.
- 67. OUTDOOR PATIO PER CABO. REQUIREMENTS - 400 SF OR MORE.
- 68. 6' WIDE CONC. SIDEWALK.

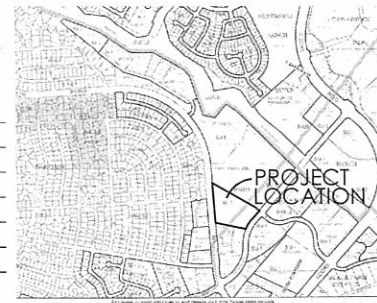
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is submitted with the specific Site Development Plan prepared by the Environmental Planning Commission (EPC) and the findings and conclusions of the Official Staff of the Commission are hereby approved.

Is an introduction to the project? () Yes () No If Yes, then a set of separate EPC plans will be required for the construction of the project.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



- KEYED NOTES:
- 6" HIGH CURB AND GUTTER - SEE CIVIL.
 - CONC. SIDEWALK - SEE CIVIL.
 - ASPHALT PAVING - SEE CIVIL.
 - 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBU. STANDARDS.
 - HANDICAP SYMBOL PER CITY OF ALBU. STANDARDS.
 - HANDICAP ACCESSIBLE ASLE PER CITY OF ALBU. STANDARDS SEE DTL. 7/AS-1.2.
 - STANDARD HANDICAP PARKING STALL PER CITY OF ALBU. STANDARDS SEE DTL. 7/AS-1.2.
 - STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBU. STANDARDS SEE DTL. 7/AS-1.2.
 - HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ALBU. STANDARDS TYPICAL EACH STALL SEE DTL. 8/AS-1.2.

LEGAL DESCRIPTION:
TRACT "C" COTTONWOOD POINTE, VOL. 2001C, FOLIO 77, 63-13-2001, 6,771 ACRES (294,959 SF)
INTERNATIONAL BUILDING CODE 2009

OCCUPANCY AND CLASSIFICATION:
TYPE OF CONSTRUCTION (TABLE 503):
RETAIL (1) - 7,200 SF
OFFICE (2) - 6,000 SF
TOTAL: 13,200 SF

ACTUAL BUILDING AREA: RETAIL (1) - 7,200 SF
OFFICE (2) - 6,000 SF
TOTAL: 13,200 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, V8 - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY RUM - NONE

PARKING REQUIREMENTS
RETAIL, 9641 EAGLE RANCH ROAD
14-18-3 OFF STREET PARKING REGULATIONS REQUIREMENTS: RETAIL 1,200 SF = 14,400/200 SF = 72 SPACES
PROVIDED: PROVIDED 72 SPACES
MOTORCYCLE PARKING PER 14-18-3-1 OFF STREET PARKING REQUIREMENTS, 72 SPACES REQUIRED 31-100 SPACES = 3 SPACES, 4 SPACES PROVIDED
BICYCLE PARKING "NON-RESIDENTIAL" 1/20 SPACES = 72/20 = 3.6 BICYCLES REQUIRED, 2 RACKS PROVIDED 5 BICYCLES PER RACK = 10 BICYCLES
RETAIL, 9641 EAGLE RANCH ROAD
14-18-3 OFF STREET PARKING REGULATIONS REQUIREMENTS: RETAIL 1,200 SF = 14,400/200 SF = 72 SPACES
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BICYCLE PARKING "NON-RESIDENTIAL" 1/20 SPACES = 72/20 = 3.6 BICYCLES REQUIRED, 2 RACKS PROVIDED 5 BICYCLES PER RACK = 10 BICYCLES

SITE DATA

SITE TOTAL:	294,959 SF
PHASE 1 SITE:	180,720 SF
BUILDINGS:	20,400 SF (13%)
PAVING:	81,914 SF (51%)
LANDSCAPE:	20,400 SF (13%)
PHASE 2 SITE:	134,239 SF

GENERAL NOTE

A. FUTURE SIGNAGE IS SUBJECT TO THE REQUIREMENTS OF THE COORS CORRIDOR PLAN AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION.

* BUILDING MOUNTED SIGNAGE IS LIMITED TO 6% OF THE FACADE AND MAXIMUM LOGO SIZE IS 3 FEET BY 3 FEET.

* MONUMENT SIGNS ARE LIMITED TO 10 FEET IN HEIGHT AND 75 SQUARE FEET IN SIZE.

B. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

FIRE INFORMATION

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, V8 - NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): TYPE 2B, V8 - NONE

FIRE FLOW PER TABLE 100.1: RETAIL 1-B, 7,200 SF (4,801-6,200 SF) = 2000 GPM, FLOW
DURATION 2 HRS. MINIMUM 2 HYDRANTS
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1: 2000 GPM = 2 HYDRANTS 450' SPACING BETWEEN HYDRANTS. (2 HYDRANTS PROVIDED)

FIRE FLOW PER TABLE 100.1: RETAIL 1-B, 7,200 SF (4,801-6,200 SF) = 1,700 GPM, FLOW
DURATION 2 HRS. MINIMUM 1 HYDRANT
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1: 1,700 GPM = 1 HYDRANT 500' SPACING BETWEEN HYDRANTS. (2 HYDRANTS PROVIDED)

GENERAL NOTES:

A. ALL UNUSED CURB CUTS AS WELL AS BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, OR CURB AND GUTTER PER CABO. STANDARD SECTION 2400 DETAILS FOR PAVING.

NMDMV 9651 EAGLE RANCH RD NW
EAGLE RANCH RETAIL 9641 EAGLE RANCH RD NW - TCL SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT # 1620

REVISION DATE: _____
APPROVED FOR THE CITY OF ALBUQUERQUE: _____
APPROVED FOR THE CITY OF ALBUQUERQUE: _____

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
11/02/07
REGISTERED ARCHITECT

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www.rbaarchitect.com

DATE: 2-23-2017
SHEET NUMBER: TCL-1.0