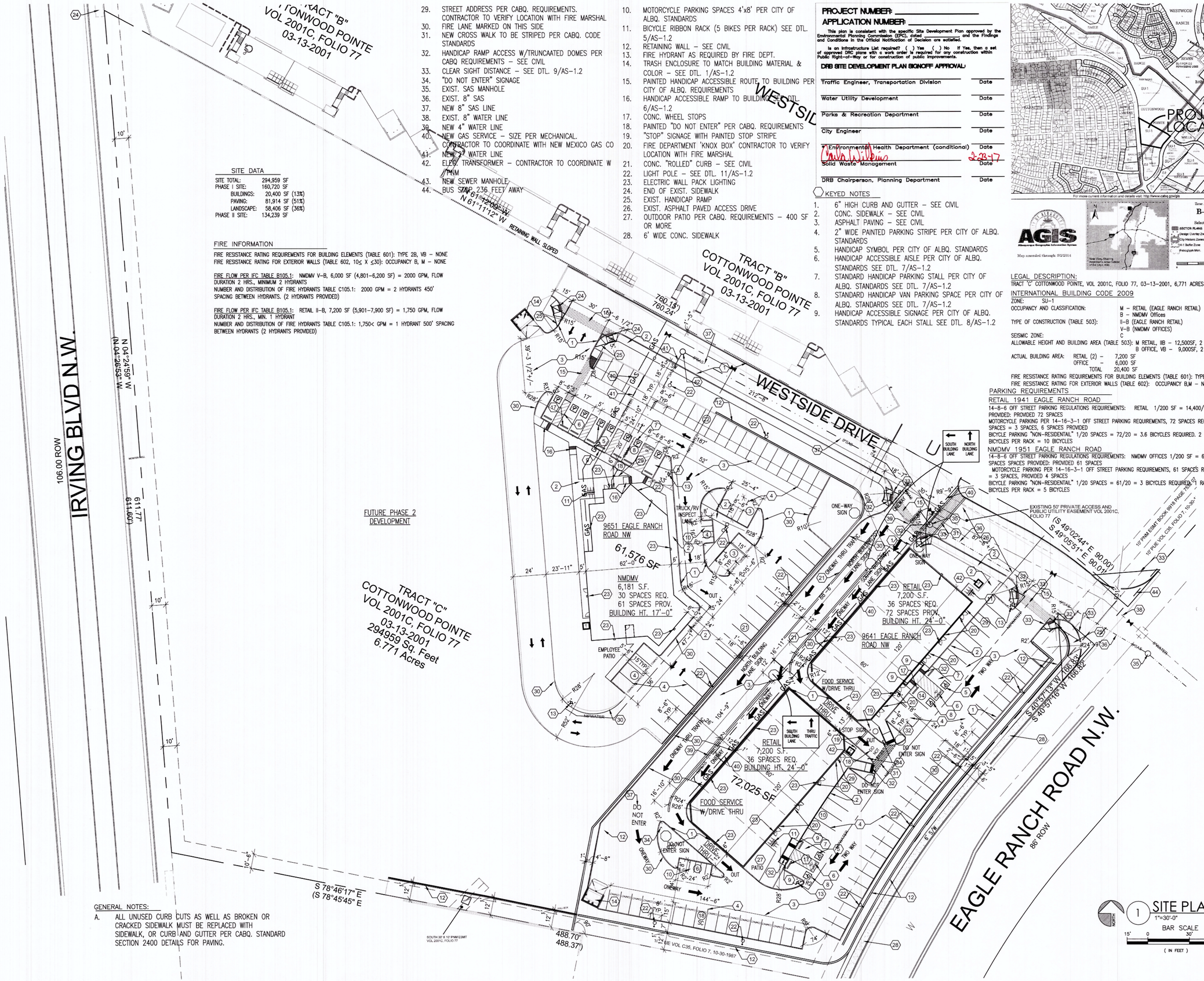


SITE DATA

SITE TOTAL:	294,959 SF
PHASE I SITE:	160,720 SF
BUILDINGS:	20,400 SF (13%)
PAVING:	81,914 SF (51%)
LANDSCAPE:	58,406 SF (36%)
PHASE II SITE:	134,239 SF

FIRE INFORMATION

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, VB – NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602, 10≤ X ≤30): OCCUPANCY B, M – NONE

FIRE FLOW PER IFC TABLE B105.1: NMDMV V–B, 6,000 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 IFC TABLE B105.1: RETAIL II–B, 7,200 SF (5,901–7,900 SF) = 1,750 GPM, FLOW DURATION 2 HRS., MIN. 1 HYDRANT
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1: 1,750< 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 CABQ. STANDARD SECTION 2400 DETAILS FOR PAVING.

29. STREET ADDRESS PER CABQ. REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL
30. FIRE LANE MARKED ON THIS SIDE
31. NEW CROSS WALK TO BE STRIPED PER CABQ. CODE STANDARDS
32. HANDICAP RAMP ACCESS W/TRUNCAATED DOMES PER CABQ REQUIREMENTS – SEE CIVIL
33. CLEAR SIGHT DISTANCE – SEE DTL. 9/AS–1.2
34. "DO NOT ENTER" SIGNAGE
35. EXIST. SAS MANHOLE
36. EXIST. 8" SAS
37. NEW 8" SAS LINE
38. EXIST. 8" WATER LINE
39. NEW 4" WATER LINE
40. NEW GAS SERVICE – SIZE PER MECHANICAL. CONTRACTOR TO COORDINATE WITH NEW MEXICO GAS CO
41. NEW 2" WATER LINE
42. ELEC. TRANSFORMER – CONTRACTOR TO COORDINATE W /PNM
43. NEW SEWER MANHOLE
44. BUS STOP 236 FEET AWAY

10. MOTORCYCLE PARKING SPACES 4'x8' PER CITY OF ALBQ. STANDARDS
11. BICYCLE RIBBON RACK (5 BIKES PER RACK) SEE DTL. 5/AS–1.2
12. RETAINING WALL – SEE CIVIL
13. FIRE HYDRANT AS REQUIRED BY FIRE DEPT.
14. TRASH ENCLOSURE TO MATCH BUILDING MATERIAL & COLOR – SEE DTL. 1/AS–1.2
15. PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CITY OF ALBQ. REQUIREMENTS
16. HANDICAP ACCESSIBLE RAMP TO BUILDING – SEE DTL. 6/AS–1.2
17. CONC. WHEEL STOPS
18. PAINTED "DO NOT ENTER" PER CABQ. REQUIREMENTS
19. "STOP" SIGNAGE WITH PAINTED STOP STRIPE
20. FIRE DEPARTMENT 'KNOX BOX' CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL
21. CONC. "ROLLED" CURB – SEE CIVIL
22. LIGHT POLE – SEE DTL. 11/AS–1.2
23. ELECTRIC WALL PACK LIGHTING
24. END OF EXIST. SIDEWALK
25. EXIST. HANDICAP RAMP
26. EXIST. ASPHALT PAVED ACCESS DRIVE
27. OUTDOOR PATIO PER CABQ. REQUIREMENTS – 400 SF OR MORE
28. 6' WIDE CONC. SIDEWALK

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.

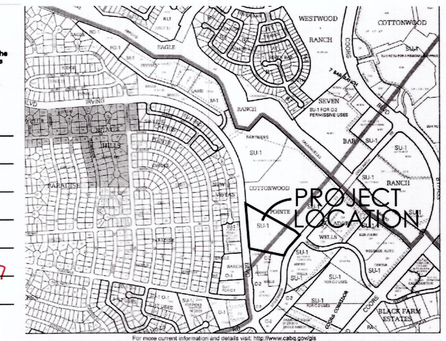
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

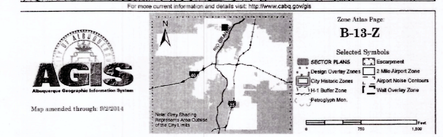
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic 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

1. 6" HIGH CURB AND GUTTER – SEE CIVIL
2. CONC. SIDEWALK – SEE CIVIL
3. ASPHALT PAVING – SEE CIVIL
4. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBQ. STANDARDS
5. HANDICAP SYMBOL PER CITY OF ALBQ. STANDARDS
6. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBQ. STANDARDS SEE DTL. 7/AS–1.2
7. STANDARD HANDICAP PARKING STALL PER CITY OF ALBQ. STANDARDS SEE DTL. 7/AS–1.2
8. STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBQ. STANDARDS SEE DTL. 7/AS–1.2
9. HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ALBQ. STANDARDS TYPICAL EACH STALL SEE DTL. 8/AS–1.2





LEGAL DESCRIPTION:

TRACT 'C' COTTONWOOD POINTE, VOL 2001C, FOLIO 77, 03–13–2001, 6,771 ACRES (294,959 SF)

INTERNATIONAL BUILDING CODE 2009

ZONE: SU–1
OCCUPANCY AND CLASSIFICATION: M – RETAIL (EAGLE RANCH RETAIL)
B – NMDMV Offices
TYPE OF CONSTRUCTION (TABLE 503): II–B (EAGLE RANCH RETAIL)
V–B (NMDMV OFFICES)
SEISMIC ZONE: C
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): M RETAIL, IIB – 12,500SF, 2 STORY;
B OFFICE, VB – 9,000SF, 2 STORY

ACTUAL BUILDING AREA:	RETAIL (2) –	7,200 SF
	OFFICE –	6,000 SF
	TOTAL	20,400 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601): TYPE 2B, VB – NONE
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602): OCCUPANCY B,M – NONE

PARKING REQUIREMENTS

RETAIL 1941 EAGLE RANCH ROAD

14–8–6 OFF STREET PARKING REGULATIONS REQUIREMENTS: RETAIL 1/200 SF = 14,400/200 SF = 72 SPACES
PROVIDED: PROVIDED 72 SPACES
MOTORCYCLE PARKING PER 14–16–3–1 OFF STREET PARKING REQUIREMENTS, 72 SPACES REQUIRED 51–100 SPACES = 3 SPACES, 6 SPACES PROVIDED
BICYCLE PARKING "NON–RESIDENTAIL" 1/20 SPACES = 72/20 = 3.6 BICYCLES REQUIRED. 2 RACKS PROVIDED 5 BICYCLES PER RACK = 10 BICYCLES

NMDMV 1951 EAGLE RANCH ROAD

14–8–6 OFF STREET PARKING REGULATIONS REQUIREMENTS: NMDMV OFFICES 1/200 SF = 6,000/200 SF = 30 SPACES SPACES PROVIDED: PROVIDED 61 SPACES
MOTORCYCLE PARKING PER 14–16–3–1 OFF STREET PARKING REQUIREMENTS, 61 SPACES REQUIRED 51–100 SPACES = 3 SPACES, PROVIDED 4 SPACES
BICYCLE PARKING "NON–RESIDENTAIL" 1/20 SPACES = 61/20 = 3 BICYCLES REQUIRED. 1 RACK PROVIDED 5 BICYCLES PER RACK = 5 BICYCLES

1 SITE PLAN
1"=30'-0"
BAR SCALE
15' 0 30' 60'
(IN FEET)

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

PROJECT #1620

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
2/23/17
REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
PLANNING
DESIGN
1111 Park Ave. SW
Albuquerque, NM 87102
(505) 242-8677 / (505) 242-8678
www.rba-arch.com

DATE
2-23-2017

SHEET NUMBER
TCL-1.0