

TRACT "B"  
COTTONWOOD POINTE  
VOL 2001C, FOLIO 77  
03-13-2001

106.00 ROW  
IRVING BLVD N.W.

TRACT "C"  
COTTONWOOD POINTE  
VOL 2001C, FOLIO 77  
03-13-2001  
294,959 Sq. Feet  
6.771 Acres

TRACT "B"  
COTTONWOOD POINTE  
VOL 2001C, FOLIO 77  
03-13-2001

13. INSTALL TWO-WAY SEWER CLEANOUT TO GRADE  
COORDINATE WITH PLUMBING AND CIVIL
14. EXISTING 84" STORM DRAIN
15. NEW 30" STORM LINE - SEE CIVIL
16. DROP INLET TO TIE INTO STORM DRAIN - SEE CIVIL
17. EXISTING STORM DRAIN
18. NEW DROP INLETS - SEE CIVIL
19. NEW 6" WATER LINE
20. 6" DIA. CONC. FILLED BOLLARDS
21. ELEC TRANSFORMER - SEE ELECTRICAL. CONTRACTOR  
TO COORDINATE WITH PNM
22. EXTENDED 8" WATER LINE TO CITY'S 16" WATER LINE  
IN IRVING BLVD.
23. SANITARY SEWER DRAIN TO TIE INTO SEWER LINE
24. 12" STORM LINE - SEE CIVIL

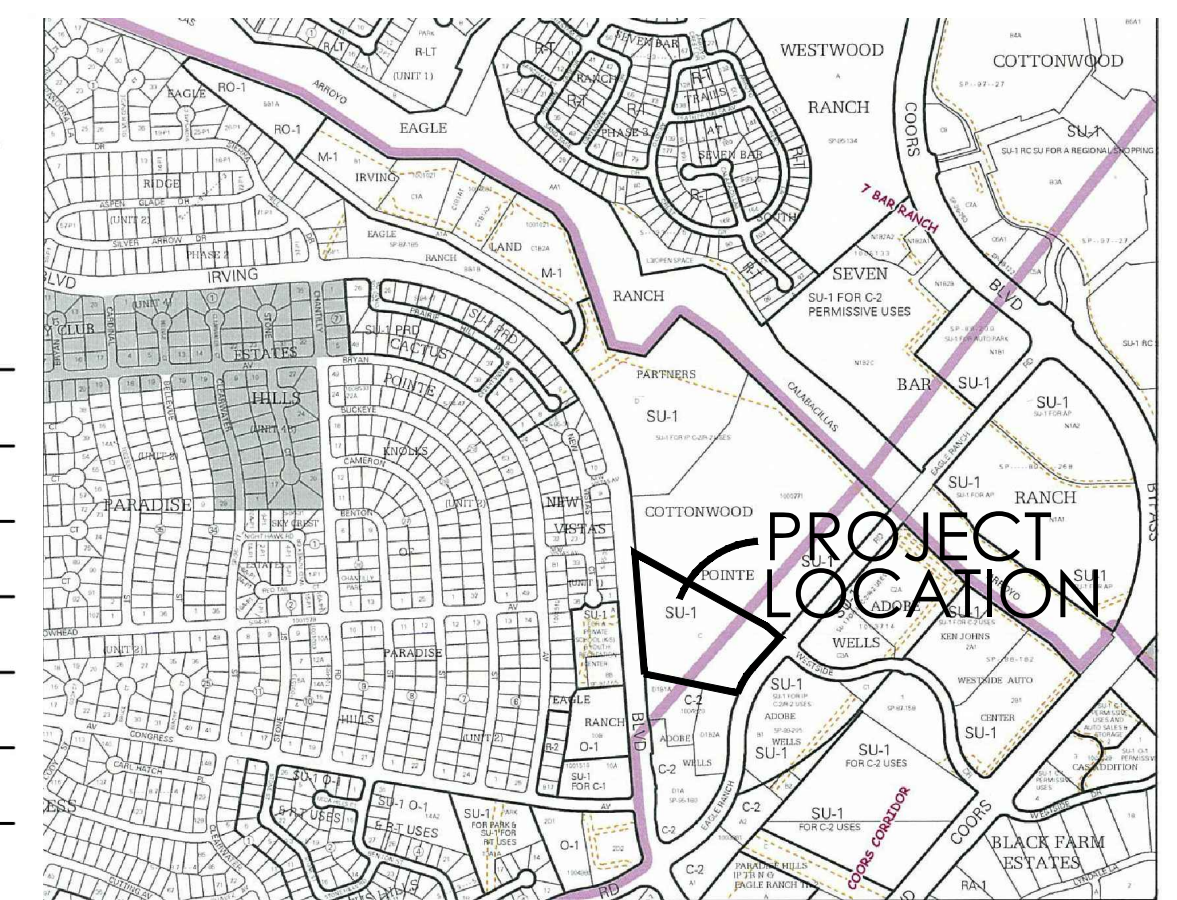
PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

This plan is consistent with the specific Sits Development Plan approved by the  
Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings  
and Conditions in the Official Notification of Decision are satisfied.

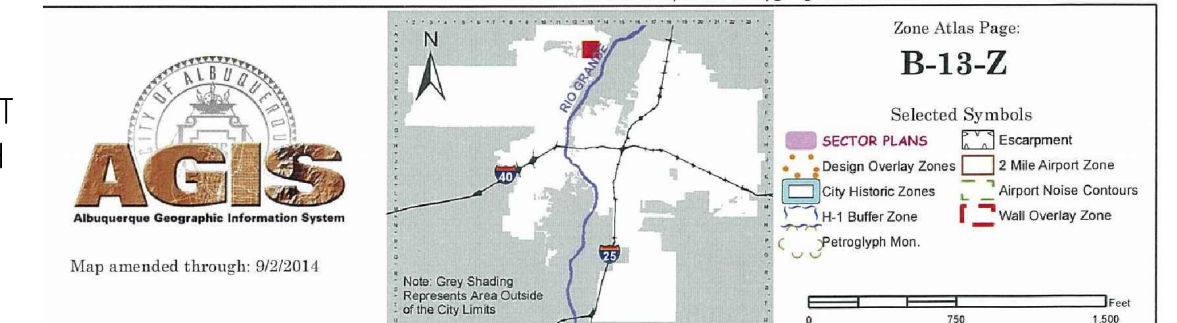
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set  
of approved DRG plans with a work order is required for any construction within  
Public Right-of-Way or for construction of public improvements.

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. EXISTING 8" WATER LINE
  2. NEW 8" WATER LINE
  3. NEW FIRE HYDRANT COORDINATE WITH FIRE DEPARTMENT
  4. NEW 2" WATER LINE CONTRACTOR TO COORDINATE WITH  
PLUMBING PLANS AND CIVIL PLANS
  5. NEW GAS SERVICE - SIZE PER MECHANICAL.  
CONTRACTOR TO COORDINATE WITH NM GAS CO.
  6. GAS METER SIZE PER MECHANICAL
  7. GAS METER BANK COORDINATE WITH BLDG. PLANS AND  
CIVIL PLANS
  8. EXISTING SEWER MANHOLE
  9. EXISTING 8" SEWER LINE (SAS)
  10. NEW SEWER MANHOLE - COORDINATE WITH CIVIL
  11. NEW 8" SEWER LINE (SAS)
  12. NEW 4" SEWER LINE (SAS) COORDINATE WITH PLUMBING  
AND CIVIL DRAWINGS



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:

TYPE OF CONSTRUCTION (TABLE 503):

SEISMIC ZONE:

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): M RETAIL, IIB - 12,500SF, 2 STORY;  
B OFFICE, VB - 9,000SF, 2 STORY

ACTUAL BUILDING AREA:

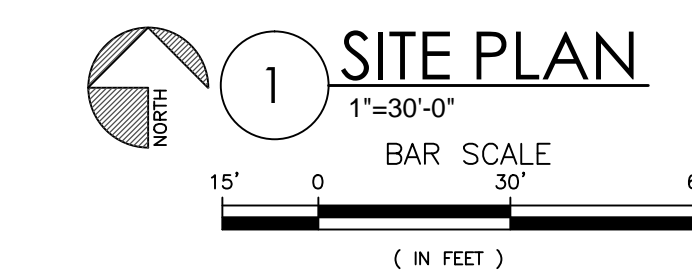
RETAIL (2)	7,200 SF
OFFICE	6,000 SF
TOTAL	20,400 SF

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

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.



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

REVISION DATE
STATE OF NEW MEXICO RICHARD B. BENNETT No. 1240 2/23/16 REGISTERED ARCHITECT
RBA ARCHITECTURE PC PLANNING DESIGN 1000 Alameda Ave. NW Albuquerque, NM 87102 www.rbaarch.com
DATE 2-23-2017
SHEET NUMBER U-1.0