



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/TRUNCATED DOMES PER CABQ 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/AE
42. N/A
43. N/A
44. BUS STOP 236 FEET AWAY
45. ROAD WAY TO BE EXTENDED DURING PHASE II CONSTRUCTION
46. SIDEWALK TO BE CONSTRUCTED DURING PHASE II CONSTRUCTION

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 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

B. * 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

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) = 2,000 GPM, FLOW DURATION 2 HRS., MINIMUM 2 HYDRANTS
 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1: 2,000 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)

FUTURE PHASE III DEVELOPMENT

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

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.

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. 15' HIGH 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: 1000771
APPLICATION NUMBER: 16 EPC - 4057

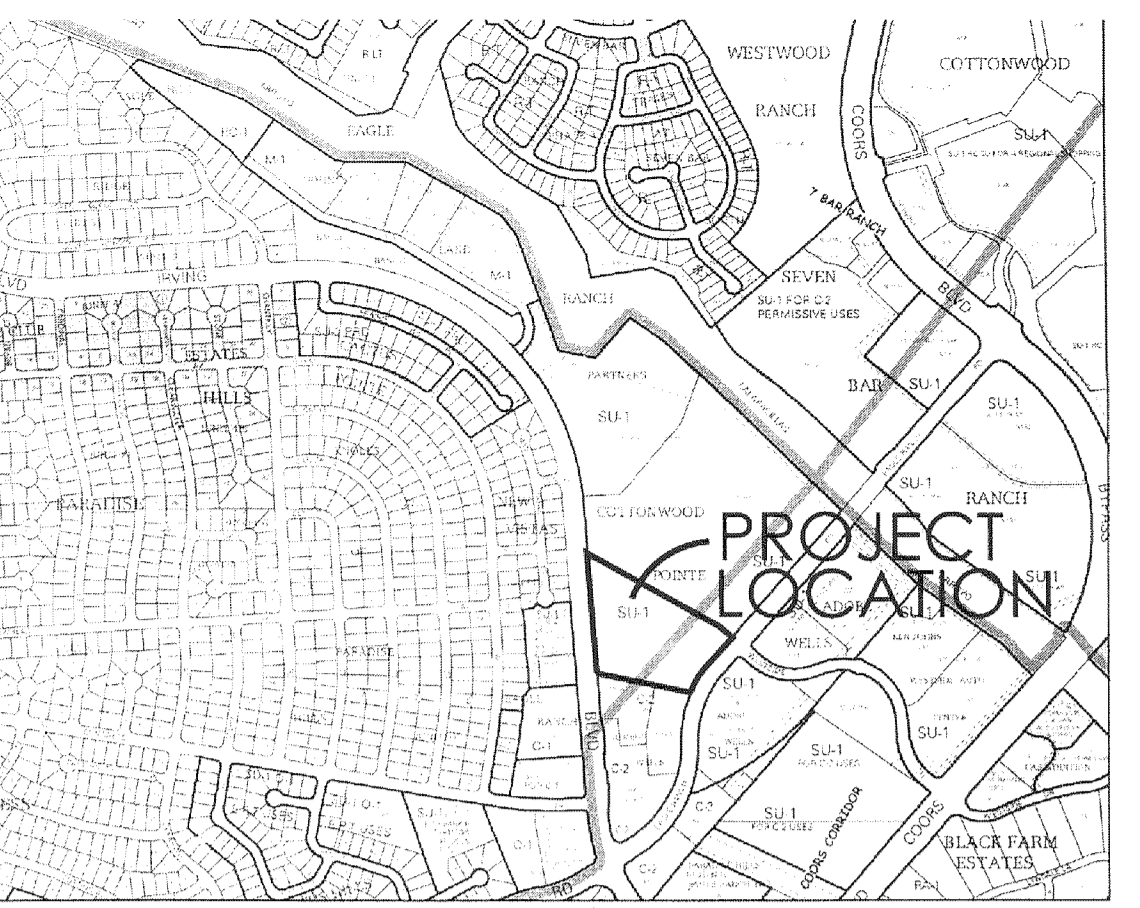
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 6/21/16, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? Yes No If Yes, then a set of approved DRB 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



AGIS
 Albuquerque Geographic Information System

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
 II-B (EAGLE RANCH RETAIL)
 V-B (NMDMV OFFICES)
TYPE OF CONSTRUCTION (TABLE 503): M - RETAIL, IIB - 12,500SF, 2 STORY;
 B OFFICE, VB - 9,000SF, 2 STORY

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 = 13,200 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 9641 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-RESIDENTIAL" 1/20 SPACES = 72/20 = 3.6 BICYCLES REQUIRED. 2 RACKS PROVIDED 5 BICYCLES PER RACK = 10 BICYCLES

NMDMV 9651 EAGLE RANCH ROAD
 14-8-6 OFF STREET PARKING REGULATIONS REQUIREMENTS: NMDMV OFFICES 1/200 SF = 6,000/200 SF = 30 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-RESIDENTIAL" 1/20 SPACES = 61/20 = 3 BICYCLES REQUIRED. 1 RACK PROVIDED 5 BICYCLES PER RACK = 5 BICYCLES

REVISION DATE
 1. REVISED PER DRB COMMENTS 3/8/2017
 2. REVISED PER DRB COMMENTS 6/7/17

STATE OF NEW MEXICO
 RICHARD B. BENTLEY
 No. 1240
 6/7/17
 REGISTERED ARCHITECT

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DATE: 2-23-2017
SHEET NUMBER: 1.0