

LEGAL DESCRIPTION:
LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC
3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

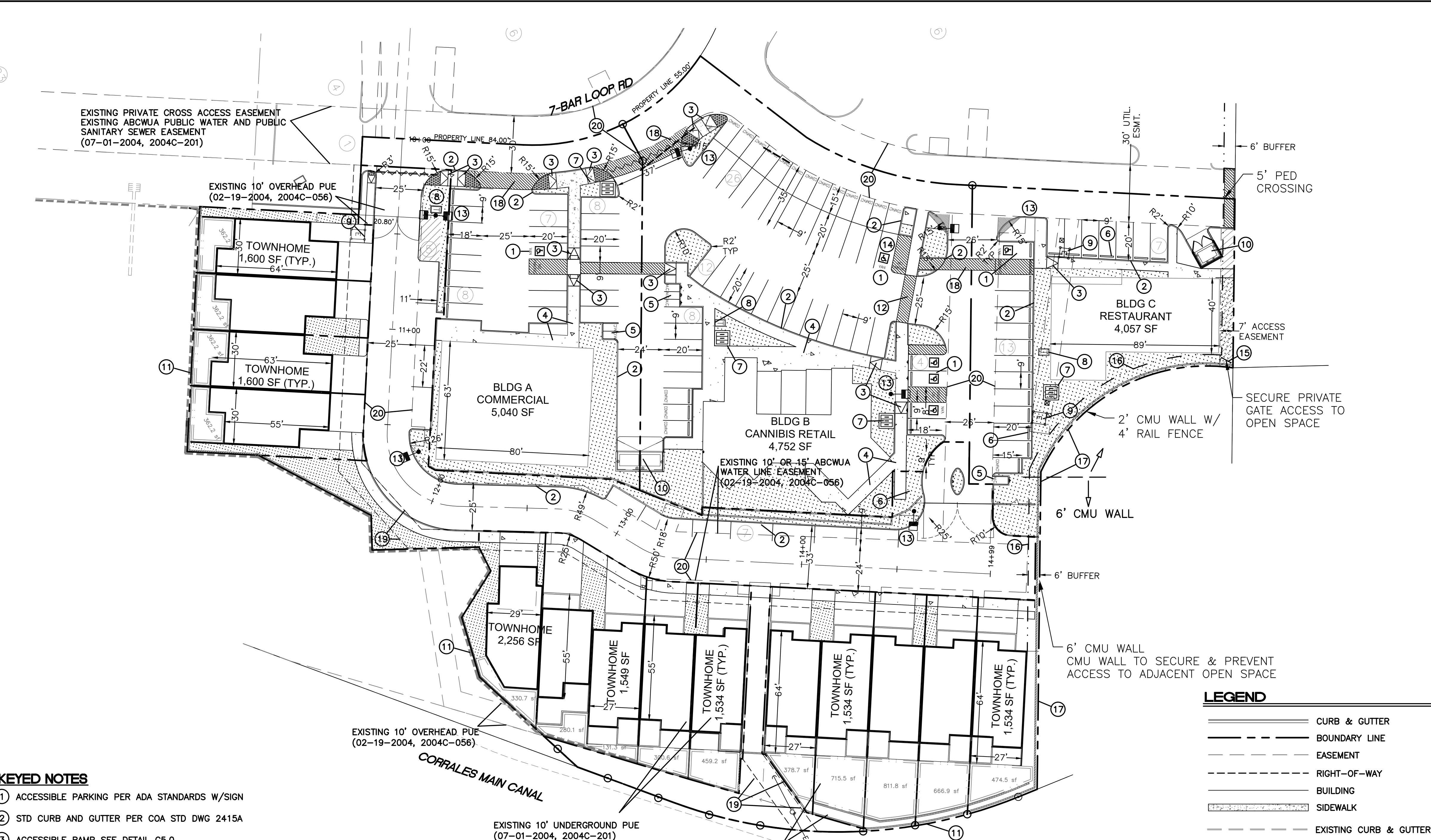
SITE DATA	
LOT AREA	136744 SF (3.20 ACRES)
ZONING	MX-L & MX-T
BUILDING A	
PROPOSED USE	COMMERCIAL
BUILDING FOOTPRINT	5040 SF
BUILDING B	
PROPOSED USE	CANNIBIS RETAIL
BUILDING FOOTPRINT	4752 SF
TOTAL SF	8,121 SF
BUILDING C	
PROPOSED USE	RESTAURANT
BUILDING FOOTPRINT	4057 SF
DWELLING UNIT	
PROPOSED USE	RESIDENTIAL
14 OF UNITS	1740± SF EACH
TOTAL AREA	23951 SF

COMMERCIAL PARKING	
BUILDING A	
PARKING REQUIRED	17 SPACES (3.5 SPACES/1000 SF GFA)
PARKING PROVIDED	22 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE VAN ACCESSIBLE
BUILDING B	
PARKING REQUIRED	32 SPACES (4 SPACES/1,000 SF GFA)
PARKING PROVIDED	50 SPACES (10 SHARED W/BLDG C)
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	3 SPACES (1 VAN ACCESSIBLE)
BUILDING C	
PARKING REQUIRED	22 SPACES (5.6 SPACES/1,000 SF GFA)
PARKING PROVIDED	20 SPACES (10 SHARED W/BLDG B)
ACCESSIBLE SPACES REQUIRED	1 SPACE
ACCESSIBLE SPACES PROVIDED	(1 VAN ACCESSIBLE)
RESIDENTIAL PARKING	
TOWNHOMES	2 SPACE/PER UNIT
TOTAL PARKING REQUIRED	28 SPACES
GARAGE PARKING	28 SPACES
ON-STREET PARKING	11 SPACES
LANDSCAPE REQUIRED	14847 SF (15% NET AREA)
LANDSCAPE PROVIDED	19880 SF

THE REQUIRED 10% PARKING REDUCTION IS REQUESTED, NOT REQUIRED, PURSUANT TO IDO 5-5(C)(5)(C) FOR PROXIMITY TO TRANSIT. THE REQUEST IS TO ADD THE RESTAURANT, CANNIBIS RETAIL, OFFICE, AND TOWNHOMES USES TO THE CONTROLLING SITE PLAN.

ALL SIGNAGE SHALL BE COMPLIANT WITH IDO SECTION 14-16-3-4(C)(5)(F) SIGNS IN THE COORS BLVD. CPO-2

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 02-05-25 RONALD R. BOHANNAN P.E. #7868	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm/as
	SITE PLAN - EPC	DATE 02/05/2025
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 4	DRAWING 2023004-SP
		JOB # 2023004

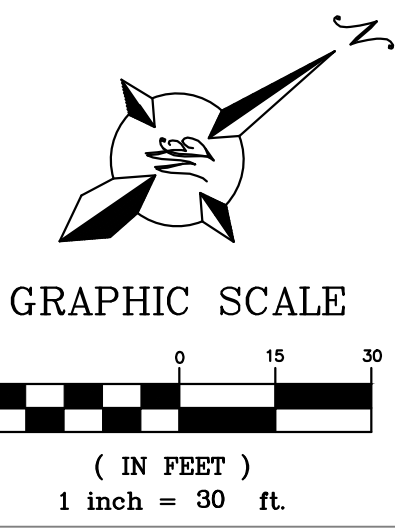


- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS W/SIGN
 - STD CURB AND GUTTER PER COA STD DWG 2415A
 - ACCESSIBLE RAMP SEE DETAIL C5.0
 - CONCRETE SIDEWALK
 - MOTORCYCLE SPACE W/SIGN (4'x8' MIN)
 - WHEEL STOP (TYP)
 - BICYCLE RACK SEE DETAIL SHEET C5.0
 - TRANSFORMER
 - TRANSFORMER TO BE REMOVED
 - DOUBLE / SINGLE DUMPSTER SEE DETAIL SHEET C5.1
 - EXISTING WALL
 - PEDESTRIAN CROSSING
 - SITE LIGHTING FIXTURES WITH FULL CUT OFF
 - MPO VAN ACCESSIBLE PARKING
 - MPO PEDESTRAIN ACCESS GATE
 - MPO 6' LANDSCAPE BUFFER
 - WALLS & FOOTING ADJACENT TO MPO WILL BE WHOLLY CONTAINED WITHIN BUFFER
 - PER IDO 5-3(D)(3)(C) MATERIALS TO ALERT MOTORIST
 - PNM EASEMENT
 - EXISTING PRIVATE CROSS ACCESS EASEMENT. EXISTING ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENT (07-01-2004, 2004C-201)

PROJECT NUMBER: PR-2023009105
APPLICATION NUMBER: SI-2023-01402

- GENERAL NOTES - SITE PLANS:**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
 - WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
 - GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
 - GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
 - PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @ PRE-FAB METAL WALL PANELS
 - PARKING LOT SHALL BE ASPHALT PAVING
 - SITE ACREAGE IS 3.2 ACRE PORTION OF LARGER 10 ACRE CONTROLLING SITE DEVELOPMENT AREA
 - VARIANCE BEING REQUESTED FOR 45' BUFFER AT MPO EDGE TO BE REDUCED TO 6' BUFFER. VA-20236-000315 (MPOS VA)
 - REFERENCE VA-2023-000315 (MPOS VA)
 - GENERAL NOTE: HEIGHTS OF BUILDINGS SUBJECT FOR VARIANCE REQUEST TO VPO - BUILDINGS HEIGHT STANDARDS VA-2023-000314 (VPO-1 VA)
 - SITE PLAN DESIGNED IN COMPLIANCE W/ CPO-2 STANDARDS PURSUANT TO IDO 3-4 (c)
 - THE GENERAL CONTRACTOR/EARTHWORK CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OPEN SPACE DIVISION AT LEAST SEVEN (7) DAYS PRIOR TO COMMENCING ANY GRADING OR EARTHWORK ACTIVITIES ADJACENT TO THE ARCHAEOLOGICAL SITE. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE TO MONITOR EARTHWORK ACTIVITIES FOR ANY POTENTIAL ARCHAEOLOGICAL ARTIFACTS. IF ANY ARTIFACTS OR CULTURALLY SIGNIFICANT MATERIALS ARE DISCOVERED, WORK SHALL CEASE IMMEDIATELY IN THE AFFECTED AREA, AND THE CITY OF ALBUQUERQUE OPEN SPACE DIVISION SHALL BE NOTIFIED FOR FURTHER GUIDANCE BEFORE RESUMING OPERATIONS.

- INDEX TO DRAWINGS**
- C1.0 SITE PLAN FOR BUILDING PERMIT
 - C1.1 SITE PLAN- VIEW PLANE ANALYSIS
 - C1.2 SITE PLAN- VIEW PLANE ANALYSIS
 - C2.0 CONCEPTUAL GRADING AND DRAINAGE PLAN
 - C2.1 EXISTING BASIN
 - C2.2 PROPOSED BASIN
 - C3.0 CONCEPTUAL MASTER UTILITY PLAN
 - C4.0 BUILDING ELEVATIONS
 - C4.1 BUILDING ELEVATIONS
 - C4.2 BUILDING ELEVATIONS
 - C4.3 BUILDING ELEVATIONS
 - C4.4 BUILDING ELEVATIONS
 - C5.0 DETAIL SHEET
 - C5.1 DETAIL SHEET
 - LS101 LANDSCAPING PLAN



"AS THE DEVELOPMENT IS LOCATED OUTSIDE OF THE WATER AUTHORITY'S ESTABLISHED SERVICE AREA, WATER AND SANITARY SEWER SERVICE TO THE DEVELOPMENT IS CONTINGENT UPON A BOARD APPROVED DEVELOPMENT AGREEMENT BETWEEN THE WATER AUTHORITY AND THE DEVELOPER."