

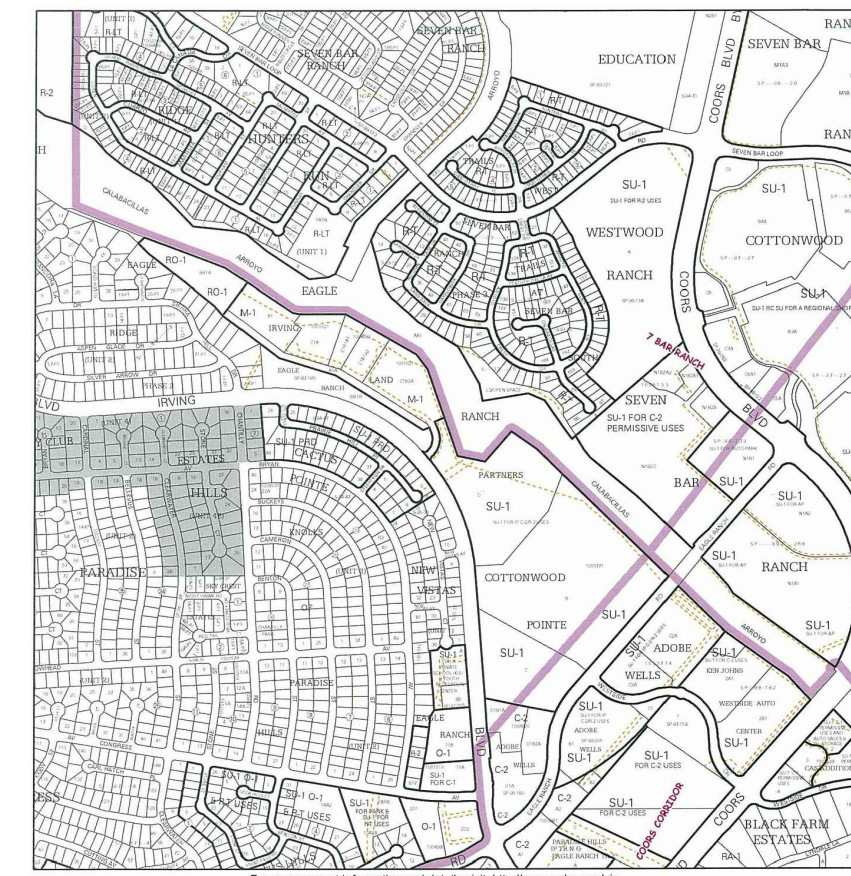
106.00 ROW
IRVING BLVD N.W.

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

KEYED NOTES

1. CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER CABQ STANDARDS 2415A, REF: DET. A8/AS-2.0.
2. MIN. 6" WIDE CONC. SIDEWALK, REF: SITE PLAN FOR ACTUAL WIDTH. ASPHALT PAVING. GRADE SHOULD NOT EXCEED 8% AND MAJOR CIRCULATION SHOULD NOT EXCEED 5%.
3. 4" WIDE PAINTED STRIPE PER DETAIL A4/AS-2.0, TYP.
4. HANDICAP SYMBOL TYPICAL (6) PLACE REF: DETAIL A9/AS-2.0.
5. PAINTED BLUE STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978), REF: DETAIL A4/AS-2.0.
6. STANDARD HANDICAP PARKING STALL PER DTL. A4/AS-2.0.
7. STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBQ. STANDARDS SEE DTL. A4/AS-2.0.
8. ACCESSIBLE PARKING SIGNAGE PER DETAIL A5/AS-2.0.
9. MOTORCYCLE PARKING SPACES 4'x8' AND SIGNAGE PER DTL. A14/AS-2.0.
10. BIKE RACK FOR (5) BICYCLES, REF: DETAIL A13 & A13A/AS-2.0. A. 30" TALL x 18" WIDE, B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION. D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED. E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK. F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
11. RETAINING WALL - SEE CIVIL
12. FIRE HYDRANT AS REQUIRED BY FIRE DEPT.
13. TEMPORARY DUMPSTER ON CONCRETE PAD. THERE IS A HILL ON THE SOUTHERN PROPERTY THAT THEY ARE GOING TO REMOVE, THEN WE WILL MOVE THE DUMPSTER BACK AND BUILD IT OUT FOR A DOUBLE DUMPSTER TO ACCOMMODATE THE FUTURE BUILDING.
14. PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CITY OF ABQ. REQUIREMENTS SEE DTL. A7/AS-2.0.
15. ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (CABQ) STANDARDS 2443, REF: A4/AS-2.0.
16. CONC. WHEEL STOPS, TYP. REF: DETAIL A15/AS-2.0.
17. PAINTED "DO NOT ENTER" - WHITE ON PAVEMENT PER CABQ STANDARDS REF: DETAIL A19/AS-2.0.
18. "STOP" SIGNAGE AND PAINTED STOP STRIPE PER CABQ STANDARDS. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
19. CONC. "ROLLED" CURB SEE DET. A17/AS-2.0.
20. LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED 20 FT, SEE DETAIL ON SHEET ES1.0.
21. ELECTRIC WALL PACK LIGHTING, REF: ELECTRICAL.
22. END OF EXIST. SIDEWALK
23. EXIST. HANDICAP RAMP
24. EXIST. ASPHALT PAVED ACCESS DRIVE

25. NOT USED.
26. CONC. SIDEWALK. WITH FINAL WITH FINAL PLAT, DHO APPROVED A WAIVER FOR SIDEWALK TO BE SET AT PROPERTY LINE WHICH WILL GIVE US 3 TO 4 FEET LS BUFFER BETWEEN EAGLE RANCH RD AND OUR PROPERTY LINE. DHO ALSO SUGGESTED A 4'x4' TREE WELL EVERY 25' ON NEW SIDEWALK.
27. STREET ADDRESS PER CABQ. REQUIREMENTS.
28. CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL
29. FIRE LANE MARKED ON THIS SIDE
30. NEW CROSS WALK TO BE STRIPED PER CABQ. CODE STANDARDS
31. HANDICAP RAMP ACCESS W/TRUNCATED DOMES PER CABQ REQUIREMENTS.
32. CLEAR SIGHT TRIANGLE STARTING AT BACK OF SIDEWALK, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
33. "DO NOT ENTER" SIGN PER CABQ STANDARDS #2600-603, REF: DETAIL A16/AS-2.0
34. ELEC. TRANSFORMER - REF: ELECTRICAL PLAN AND CONTRACTOR TO COORDINATE W/P.N.M.
35. PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER CABQ STANDARDS, REF: DETAIL A19/AS-2.0.
36. "ONE WAY" SIGN PER CABQ STANDARD 2600-603, REF: DETAIL A17/AS-2.0.
37. PAINTED "COMPACT" - WHITE ON PAVEMENT PER CABQ STANDARDS.
38. 2 STACKING CARS AREA FOR PHASE II DRIVE THRU
39. EXISTING STREETLIGHT.
40. CONC. SIDEWALK.
41. EXISTING ACCESSIBLE RAMP.
42. EXISTING SIDEWALK.
- 43.



PARKING REQUIREMENTS:			
BUILDING A			
REQUIRED:	TOTAL BUILDING SQ. FT.	=	7,200 S.F.
	RETAIL AREA	=	5,810/ 285.7 = 20.33
	RESTAURANT AREA	=	1,390/ 178.5 = 7.79
	TOTAL BUILDING A SPACES	=	28.12 (29) SPACES
	NMBC TABLE 1106.1	26-35 = 2 H.C. SPACES	
	2018 IDO TABLE 5-5-4	MOTORCYCLE =	26-50 = 2 SPACES
	TOTAL PARKING PROVIDED	=	53 TOTAL SPACES PROVIDED
	BICYCLE SPACES NON-RESIDENTIAL	=	10% OF TOTAL PROVIDED OFF STREET PARKING
		=	5.3 (6) BIKE SPACES

LEGAL DESCRIPTION:

TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE BEING A REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISION CONT. 6.7675 AC

EAGLE RANCH RETAIL
TCL SITE PLAN - FOUNDATION ONLY
9641 EAGLE RANCH ROAD NW
ALBUQUERQUE, NM 87114
PROJECT #1620

FUTURE PHASE III
DEVELOPMENT

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

NOTE: FOR HEIGHT OF RETAINING WALL
SEE RETAINING WALL DRAWINGS

FUTURE
PHASE III
7,200 SF
NO WORK

PHASE II
FOUNDATION
ONLY

EAGLE RANCH ROAD N.W.

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.

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.

SITE DATA

SITE: 72,025 S.F.
BUILDINGS: 14,400 S.F. (20%)
PAVING: 36,859 S.F. (50%)
LANDSCAPE: 21,755 S.F. (30%)

LEGEND

EXISTING SEWER LINE
NEW SEWER LINE
EXISTING WATER LINE
NEW WATER LINE
NEW GAS LINE

SIDEWALK TO BE
CONSTRUCTED FOR NMDV
SIDEWALK TO BE DEFERRED FOR
CONSTRUCTION UNTIL RETAIL AND
PHASE II CONSTRUCTION
COMPLETED



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

REVISION DATE 06-10-2024
STATE OF NEW MEXICO RICHARD P. BENNETT No. 1240 3/5/24 REGISTERED ARCHITECT
RBA ARCHITECTURE, PC PLANNING DESIGN 10000 N. 10th Ave. Ste. 202 Albuquerque, NM 87112 www.rbaarch.com
DATE 03-05-2024
SHEET NUMBER AS-1.0