

EXHIBIT "B"
 FORT WOOD POINTE
 VOL 2001C, FOLIO 77
 03-13-2001

- 29 STREET ADDRESS PER CABQ REQUIREMENTS
30 CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL
31 FIRE LANE MARKED ON THIS SIDE
32 NEW CROSS WALK TO BE STRIPED PER CABQ. CODE
STANDARDS
33 HANDICAP RAMP ACCESS W/TRUNCATED DOMES PER
34 CABQ REQUIREMENTS - SEE CIVIL
35 CLEAR SIGHT DISTANCE - SEE DTL. 9/AS-1.2
36 "DO NOT ENTER" SIGNAGE
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

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

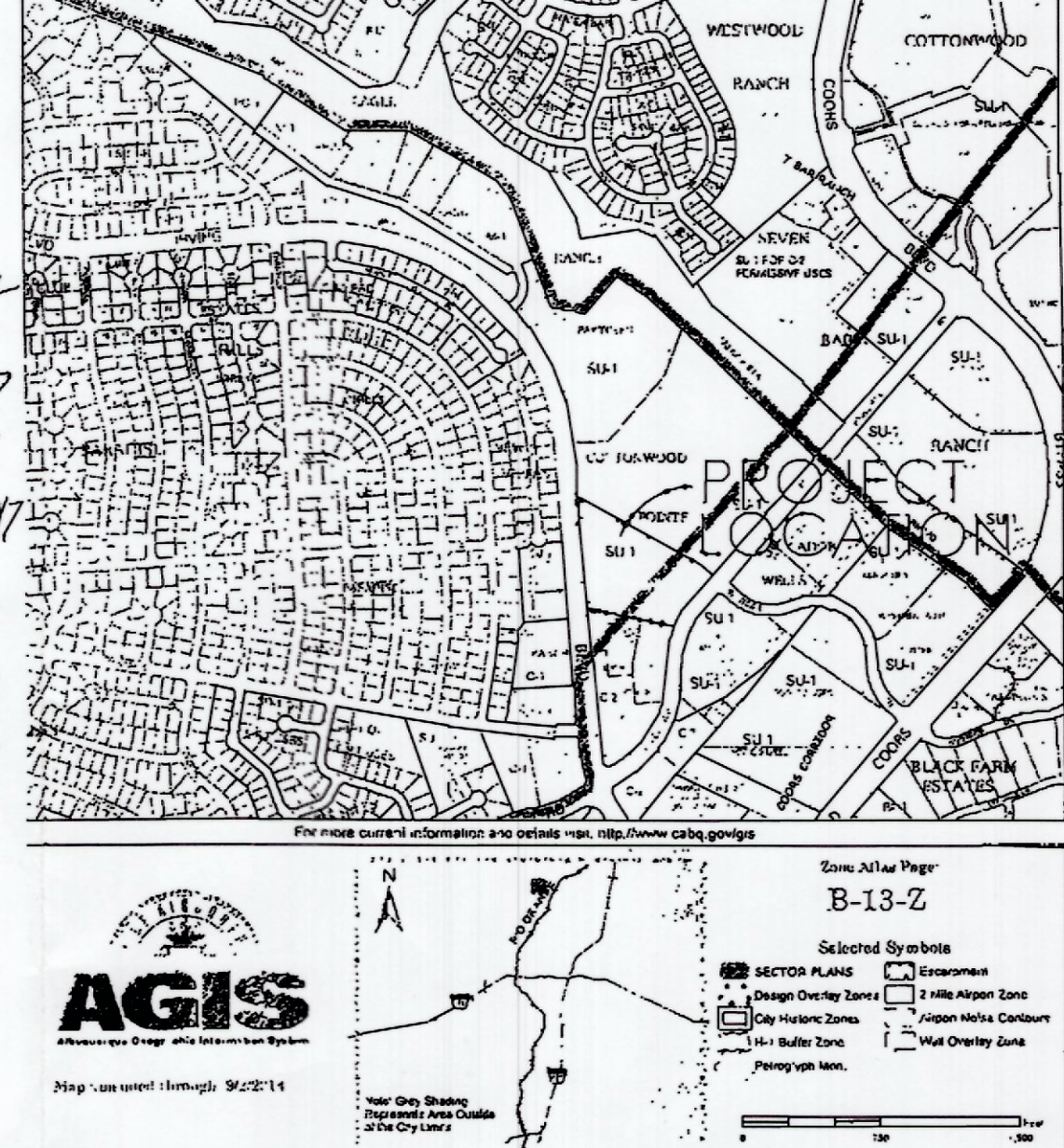
APPLICATION NUMBER: 16 EP - 4007

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated 6-11-16 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is the Infrastructure List required? ☒ Yes ☐ No If Yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRAFT SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Signature	Date
<i>Reginald Willett</i>	<i>6/14/17</i>
Regional Engineer, Transportation Division	Date
<i>Don Vitzgaard</i>	<i>6/14/17</i>
Water Utility Development	Date
<i>C. Sandora</i>	<i>6/14/17</i>
Parks & Recreation Department	Date
<i>James W. Ruppelle</i>	<i>7/7/17</i>
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>Pat O'S</i>	<i>7-20-17</i>
DRB Chairperson, Planning Department	Date



FUTURE MOUNTED SIGNAGE IS SUBJECT TO THE REQUIREMENTS OF THE COORS CORRIDOR PLAN AND 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. 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.

GUARDRAIL - SEE ARCH SITE DETAILS 11/AS-1.2 FOR SECTION PER CABO REQUIREMENTS

SITE DATA	
SITE TOTAL	294,959 SF
PHASE I SITE	160,720 SF
BUILDINGS	20,400 SF
PAVING	81,914 SF
LANDSCAPE	58,406 SF
PHASE II SITE	134,239 SF

GENERAL NOTE

- FUTURE SIGNAGE IS SUBJECT TO THE REQUIREMENTS OF THE DOORS CORRIDOR PLAN AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION
- BUILDING MOUNTED SIGNAGE IS LIMITED TO 6% OF THE FACADE AND MAXIMUM LOGO SIZE IS 10 FEET BY 10 FEET
 - MOUNTED SIGNS ARE LIMITED TO 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 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 TABLE B105: NDMW 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: 2000 GPM = 2 HYDRANTS 450'
SPACING BETWEEN HYDRANTS (2 HYDRANTS PROVIDED)

FIRE FLOW REQUIRED TABLE B105.1 RETAIL II-B, 7,200 SF (5,901-7,900 SF) = 1,750 GPM, FLOW DURATION 2 HRS. AS REQUIRED BY HYDRANT
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS TABLE C105.1 1,750 GPM = 1 HYDRANT 500' SPACING BETWEEN HYDRANTS (SEE HYDRANT LOCATIONS PROVIDED)

PHASE IV

DEVELOPMENT

TRACT "C"
COTTONWOOD POINTE
VOL 2001C, FOLIO 77
03-13-2001
294959 Sq. Feet
6.771 Acres

ADMINISTRATIVE AMENDMENT
FILE # 18-445 PROJECT # 1000771
Phased construction and
landscape.
[Signature] 08 May 2018
APPROVED BY DATE

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.

SOUTH 30' X 10' Prim ESM
VOL. 2001C, FOLIO 77

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

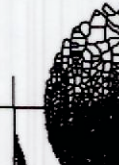
REVISION DATE

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

STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 6/11/17
 REGISTERED ARCHITECT

RBA
ARCHITECTURE, PC
PLANNING
DESIGN

1104 Park Ave. SW
Albuquerque, NM 87102
Phone: 505-267-7502/74 6650
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DATE 2-23-2017

SHEET NUMBER

10