

106.00 ROW
IRVING BLVD N.W.

N 04°24'59" W
611.60' (N 04°25'53" W)

611.77'

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

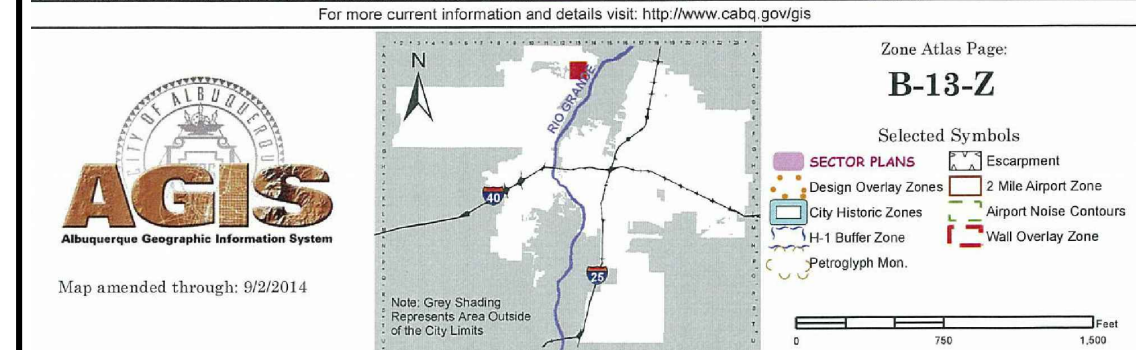
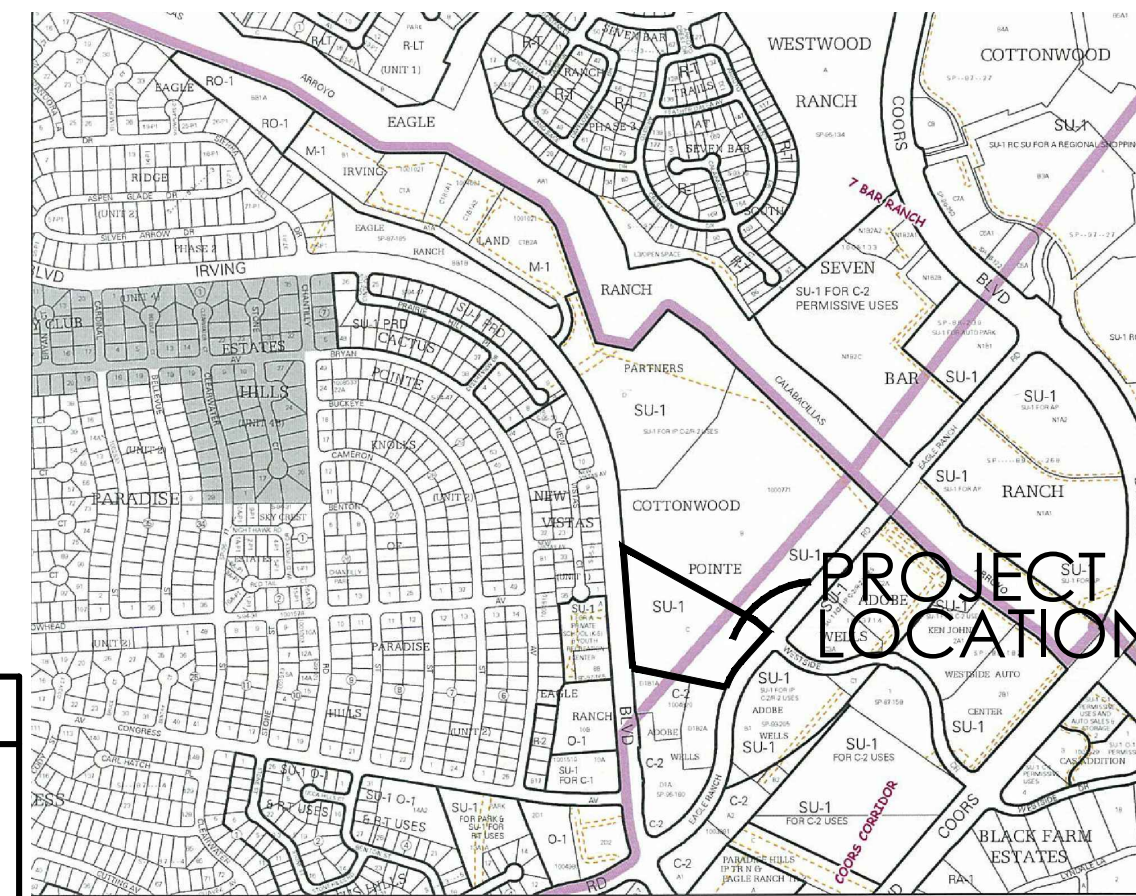
KEYED NOTES

- CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER CABQ STANDARDS 2415A, REF: DET. A8/AS-2.0.
- MIN. 6" WIDE CONC. SIDEWALK, REF: SITE PLAN FOR ACTUAL WIDTH. ASPHALT PAVING.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A4/AS-2.0, TYP.
- HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (6) PLACE REF: DETAIL A9/AS-2.0.
- PAINTED WHITE 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.
- STANDARD HANDICAP PARKING STALL PER CITY OF ALBQ. STANDARDS SEE DTL. A4/AS-2.0.
- STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBQ. STANDARDS SEE DTL. A4/AS-2.0.
- ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL A5/AS-2.0.
- MOTORCYCLE PARKING SPACES 4'x8" PER CITY OF ALBQ. STANDARDS AND SIGNAGE SEE DTL. A14/AS-2.0.
- 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.
- RETAINING WALL - SEE CIVIL.
- FIRE HYDRANT AS REQUIRED BY FIRE DEPT.
- DUMPSTER ENCLOSURE PER CABQ TO MATCH BUILDING MATERIAL & COLOR - SEE DTL. A1/AS-2.0.
- PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CITY OF ABO. REQUIREMENTS SEE DTL. A7/AS-2.0.
- ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (CABQ) STANDARDS 2443, REF: A4/AS-2.0.
- CONC. WHEEL STOPS, TYP. REF: DETAIL A15/AS-2.0.
- PAINTED "DO NOT ENTER" - WHITE ON PAVEMENT PER CABQ STANDARDS REF: DETAIL A19/AS-2.0.
- "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.
- CONC. "ROLLED" CURB SEE DET A17/AS-2.0.
- LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED 20 FT, SEE DETAIL ON SHEET ES1.0.
- ELECTRIC WALL PACK LIGHTING, REF: ELECTRICAL.
- END OF EXIST. SIDEWALK
- EXIST. HANDICAP RAMP

- EXIST. ASPHALT PAVED ACCESS DRIVE
- OUTDOOR PATIO 400 SF OR MORE
- 6" WIDE CONC. SIDEWALK.
- STREET ADDRESS PER CABQ. REQUIREMENTS.
- CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL
- FIRE LANE MARKED ON THIS SIDE
- NEW CROSS WALK TO BE STRIPED PER CABQ. CODE STANDARDS
- HANDICAP RAMP ACCESS W/TRUNCATED DOMES PER CABQ REQUIREMENTS.
- CLEAR SIGHT TRIANGLE, 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.
- "DO NOT ENTER" SIGN PER CABQ STANDARDS #2600-603, REF: DETAIL A16/AS-2.0
- EXIST. SAS MANHOLE.
- NEW 8" GAS LINE.
- NEW 4" WATER LINE.
- NEW GAS SERVICE LINE - SIZE PER MECHANICAL CONTRACTOR TO COORDINATE WITH NEW MEXICO GAS CO.
- ELEC. TRANSFORMER - REF: ELECTRICAL PLAN AND CONTRACTOR TO COORDINATE W/PNM.
- WATER METER PER CITY STANDARDS
- PRIVATE VALVE
- BACKFLOW PREVENTER PER CITY STANDARDS.
- 2'-0" CURB RADIUS, TYP.
- PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER CABQ STANDARDS, REF: DETAIL A18/AS-2.0.
- "ONE WAY" SIGN PER CABQ STANDARD 2600-603, REF: DETAIL A17/AS-2.0.
- PAINTED "COMPACT" - WHITE ON PAVEMENT PER CABQ STANDARDS.

PARKING REQUIREMENTS:

BUILDING A REQUIRED:	TOTAL BUILDING SQ. FT.	= 7,200 S.F. = 3.5 SPACE/ 1,000 S.F.
	TOTAL BUILDING A SPACES	= 7,200/ 286 = 25.17 = 26 SPACES NMBC TABLE 1106.1 26-35 = 2 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE = 26-50 = 2 SPACES
BUILDING B REQUIRED:	TOTAL BUILDING SQ. FT.	= 7,200 S.F. = 3.5 SPACE/ 1,000 S.F.
	TOTAL BUILDING B SPACES	= 7,200/ 286 = 25.17 = 26 SPACES NMBC TABLE 1106.1 36-50 = 3 H.C. SPACES 2020 IDO TABLE 5-5(0) MOTORCYCLE = 26-50 = 2 SPACES
TOTAL PARKING REQUIRED 2 BUILDINGS		= 52 SPACES
TOTAL PARKING PROVIDED		= 68 TOTAL SPACES PROVIDED = 52 REGULAR SPACES (INCLUDING 4 HC SPACES) = 18 SMALL CARS (LESS THAN 30% ALLOWED, 44 MAX) = 6 MOTORCYCLE SPACES
BICYCLE SPACES NON-RESIDENTIAL		= 10% OF REQUIRED OFF STREET PARKING = 6 BIKE SPACES



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:	38,859 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

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

S 78°46'17" E
(S 78°45'45" E)

SOUTH 36" X 10' PNM ESMT
VOL 2001C, FOLIO 77

488.70'
488.37')

1'2" E VOL C35, FOLIO 7, 10-30-1987

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COTTONWOOD POINTE
VOL 2001C, FOLIO 77
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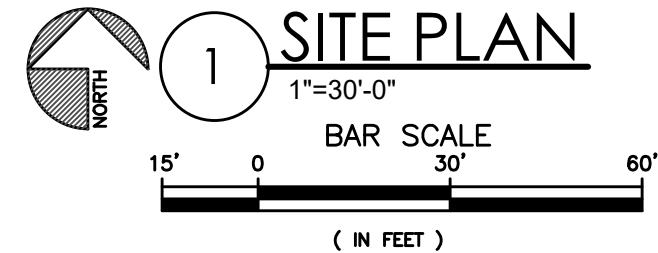
760.15'
760.24'

REINFORCING WALL SLOPED

EXISTING 50' PRIVATE ACCESS AND
PUBLIC UTILITY EASEMENT VOL 2001C
FOLIO 77

WESTSIDE DRIVE

EAGLE RANCH ROAD N.W.



EAGLE RANCH RETAIL
SITE PLAN
9641 EAGLE RANCH ROAD NW
ALBUQUERQUE, NM 87114
PROJECT #1620

REVISION	DATE
RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 10000 N. 10th Ave. Ste. 200 Albuquerque, NM 87112 www.rba.com	
DATE	03-05-2024
SHEET NUMBER	AS-1.0