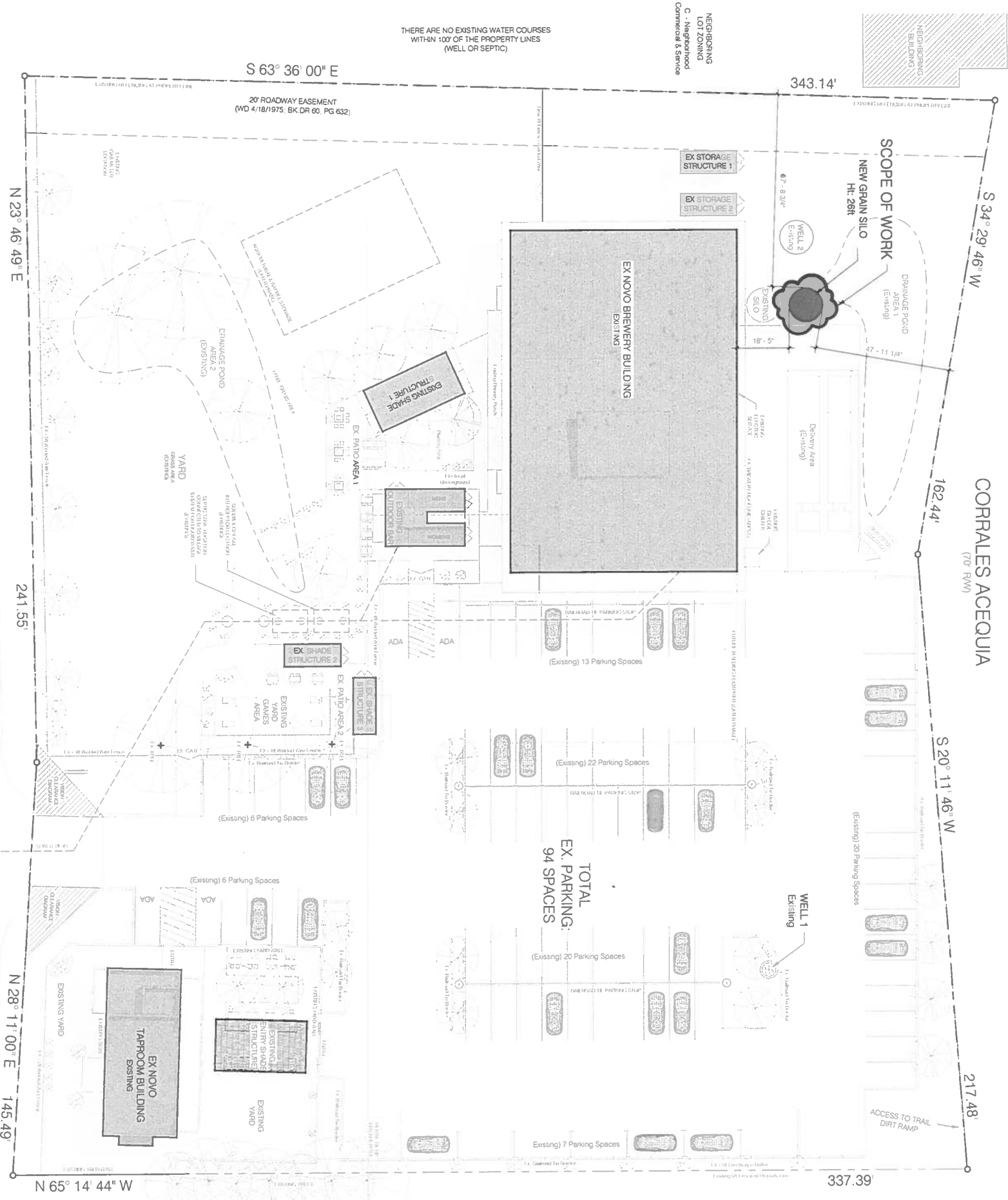


A-1 Agricultural & Rural Residential
(Other side of Acequia)

CORRALES ACEQUIA (70' R/W)



CORRALES ROAD (R/W WIDTH VARIES)

① SITE DEVELOPMENT PLAN - Silo Addition
1" = 20'-0"

SITE DEVELOPMENT PLAN INFO

EX NOVO BREWING COMPANY

MARCH 2024

PROJECT DESCRIPTION:
Addition of a new 26ft Grain Silo to be located directly adjacent to existing grain silo

PROJECT ADDRESS:
4895 CORRALES ROAD
CORRALES, NEW MEXICO 87048

LEGAL:
TRACT 95-B-3-8, M.R.C.D. MAP 18
VILLAGE OF CORRALES, SANDOVAL COUNTY, NM

LOT SIZE:
2,891.6 ACRES
(124,216 SF)

ZONING:
CATEGORY C - Neighborhood Commercial & Service

PROJECT AREAS:

EXISTING BREWERY BUILDING	9,340 SF
EXISTING TAPROOM BUILDING	1,520 SF
EXISTING TAPROOM SHADE STRUCTURE	600 SF
EXISTING OUTDOOR PATIO/TAPROOM BUILDING	507 SF
EXISTING SHADE STRUCTURE 1	500 SF
EXISTING SHADE STRUCTURE 2	160 SF
EXISTING SHADE STRUCTURE 3	160 SF
EXISTING STORAGE STRUCTURE 1	160 SF
EXISTING STORAGE STRUCTURE 2	160 SF

LOT COVERAGE:
MAY NOT EXCEED 35% OF PROPERTY
13,107 SF of BUILDINGS + SHADE STRUCTURES
/ 124,216 SF of Site = 10.6% COVERAGE

BUILDING CODE INFORMATION
2019 IBC
EXISTING BREWERY
LOW HAZARD FACTORY INDUSTRIAL GROUP F-2

OCCUPANT LOAD
Brewery = 32 OCC

EXISTING TAPROOM
ASSEMBLY GROUP A-2 (Taverns & Bars)

OCCUPANT LOAD
Taproom & Patio = 79 OCC

EXISTING OUTDOOR BAR + PATIO
ASSEMBLY GROUP A-2 (Taverns & Bars)

OCCUPANT LOAD
Total New Total = 109 OCC

PARKING REQUIREMENTS:
CORRALES VILLAGE CODE - Parking Requirements 18-39

Existing Brewery Building
9,340 SF / 300 = 31 PARKING SPACES
Existing Taproom + Patio
79 Occ / 4 = 20 PARKING SPACES
NEW Outdoor Bar + Patio
160 Occ / 4 = 40 PARKING SPACES
92 PARKING SPACES REQUIRED
94 PARKING SPACES PROVIDED
2025 NM ACCESSIBLE PARKING CHECKLIST -
GOVERNOR'S COMMISSION ON DISABILITY (CCCD)
92 TOTAL PARKING SPACES REQUIRED
4 ACCESSIBLE PARKING SPACES REQUIRED
4 ACCESSIBLE PARKING SPACES PROVIDED

LANDSCAPE REQUIREMENTS:
MINIMUM OF 10% OF THE LOT SHALL BE LANDSCAPE AREA

LANDSCAPE AREA PROVIDED:
12,500 SF (10%)

ALL LANDSCAPING HAS BEEN COMPLETED AND IS EXISTING

STORM WATER (18-1601):
100% (On-By Retention Pond) Volume of 17,200 CF
2 DRAINAGE PONDS - 3ft DEPTH (Existing)

WELL INFORMATION
Existing Well 1 on the Property (FG-2581 161) Adornment is 3 Acres feet per year. This well will be used for domestic and sanitary use
Existing Well 2 on the Property (FG-10100) Adornment is 10 Acres feet per year. This well supplies water for all commercial production needs

DOT DRIVEWAY ACCESS PERMIT
- Ex Novo has an existing driveway permit

VILLAGE OF CORRALES

MAR 08 2024

PLANNING & ZONING

EX NOVO BREWING COMPANY

1st Floor
5204
jpm@exnovobrew.com

MODULUS DESIGN LLC
912 Broadway Blvd NE
Albuquerque, NM 871102
P 505 842 0334
F 505 243 3889

A100

SITE DEVELOPMENT PLAN - Amended 2024

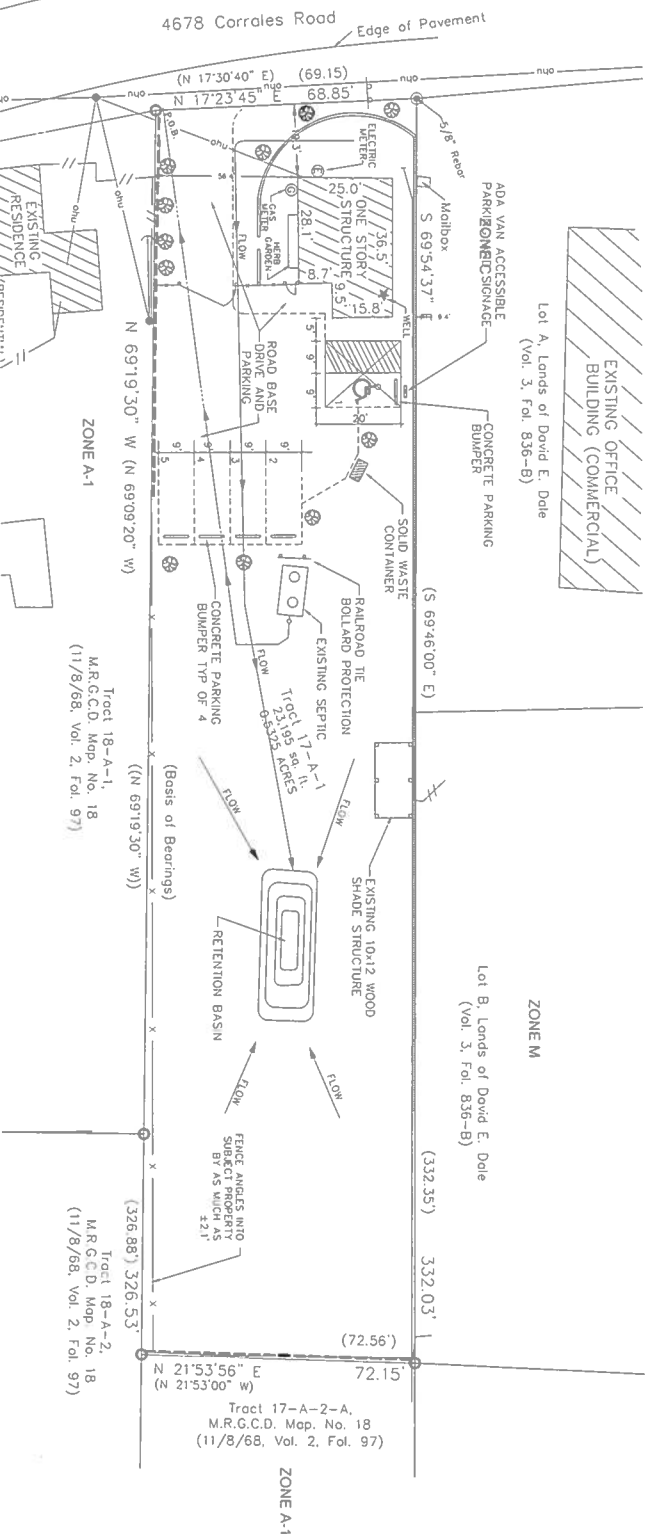
SCALE: 1" = 20'
PHASE: Project Status
3/9/2024 3:14:21 PM

SITE DEVELOPMENT PLAN FOR 4678 CORRALES RD CORRALES, NM 87048



CHANDLER ARCHITECT
1001 1/2 N. RICHARDS AVE. SUITE 100
CORRALES, NM 87048
505.452.8818

GENERAL NOTES



SITE DEVELOPMENT PLAN

CODE DATA

PROJECT DESCRIPTION:
SOLID WASTE CONTAINER CONVERSION TO RETAIL/OFFICE OCCUPANCY (COMMERCIAL)

PROJECT ADDRESS:
4678 CORRALES ROAD
CORRALES, NM 87048

LEGAL DESCRIPTION:
A CERTAIN TRACT OF LAND SITUATE IN SECTION 34, T12N, R9E, N.M.P.M., BEING A CERTAIN TRACT OF LAND DESCRIBED AS BEING THE SOUTHWEST CORNER OF TRACT 18-A-1, AS THE SAME AS SHOWN ON SAID PLAT HEREOF, ALSO BEING A PORTION OF SAID TRACT 18-A-1, AS THE SAME AS SHOWN ON SAID PLAT HEREOF, AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON NOVEMBER 8, 1988 IN PLAT VOLUME 2, FOLIO 97, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF TRACT 18-A-1, AS THE SAME AS SHOWN ON SAID PLAT HEREOF, AND BEING A PORTION OF SAID TRACT 18-A-1, AS THE SAME AS SHOWN ON SAID PLAT HEREOF, MARKED WITH A BATTERY MARKER WITH CAP STAMPED 'LS 14271';

THENCE, N 69°19'30" W, A DISTANCE OF 326.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.5325 ACRES (23,195 SQ. FT.) MORE OR LESS.

THENCE, N 69°19'30" W, A DISTANCE OF 326.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.5325 ACRES (23,195 SQ. FT.) MORE OR LESS.

VILLAGE OF CORRALES
MAR 20 2024
PLANNING & ZONING

PROJECT AREAS:
850 SQ. FT. HEATED STRUCTURE TO REMAIN
120 SQ. FT. SHADE CANOPY TO REMAIN

LOT SIZE:
23,195 SQ. FT.
0.5325 ACRES

LOT COVERAGE:
52% MAXIMUM ALLOWED
0.4% MINIMUM ALLOWED
0.04% COVERAGE
LANDSCAPE REQUIRED: 15%

ZONING:
EXISTING ZONE: 'C'

BUILD CODE INFORMATION:
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE
WALLAGE OF CORRALES CODE OF ORDINANCES
EXISTING BUILDING OCCUPANCY GROUP B (BUSINESS)
850 SF/100 SF PER OCCUPANT = 9 OCCUPANTS

FIRE CODE INFORMATION:
EXISTING BUILDING TYPE: TYPE 4
FIRE EXTINGUISHERS:
2 REQUIRED / 2 PROVIDED

PARKING REQUIREMENTS:
CORRALES WALLAGE CODE: SECTION 18-39
EXISTING BUILDING: 3 PARKING SPACES REQUIRED
850 SF/300SF = 3 PARKING SPACES PROVIDED

ADA ACCESSIBLE PARKING CHECKLIST:
1 - ADA SPACE REQUIRED
1 - ADA SPACE PROVIDED

DOT DRIVEWAY ACCESS PERMIT:
EXISTING PERMIT IF REQUIRED
RENEW PERMIT IF REQUIRED

LEGEND

18 070307' W	UNSHARED BEARING AND DISTANCES
(N 69°19'30" W)	RECORD BEARINGS DISTANCE OR RECORD PLAT BY CH. COAL. 11/8/68, Vol. 2, P. 97
○	ROUND AND BUSED WOODPOST
●	SET BATTERY MARKER 'LS 14271'
——	WOOD FENCE
——	ROCK WALL
——	WIRE FENCE
——	OVERHEAD UTILITY LINES
○	UTILITY POLE
○	SEWER
○	CONCRETE / OR ASPHALT PARKING FOR ADA VAN ACCESSIBLE PARKING
○	EXISTING / APPROVAL LANDSCAPING
○	GRAVAGE FLOW
○	EXISTING WELL
○	ADA 6' FENCE
○	SKEEP DRAIN

SITE DEVELOPMENT PLAN
FOR
4678 Corrales Road
Corrales, NM 87048



OWNER
DOUG FINDLEY

A1.0