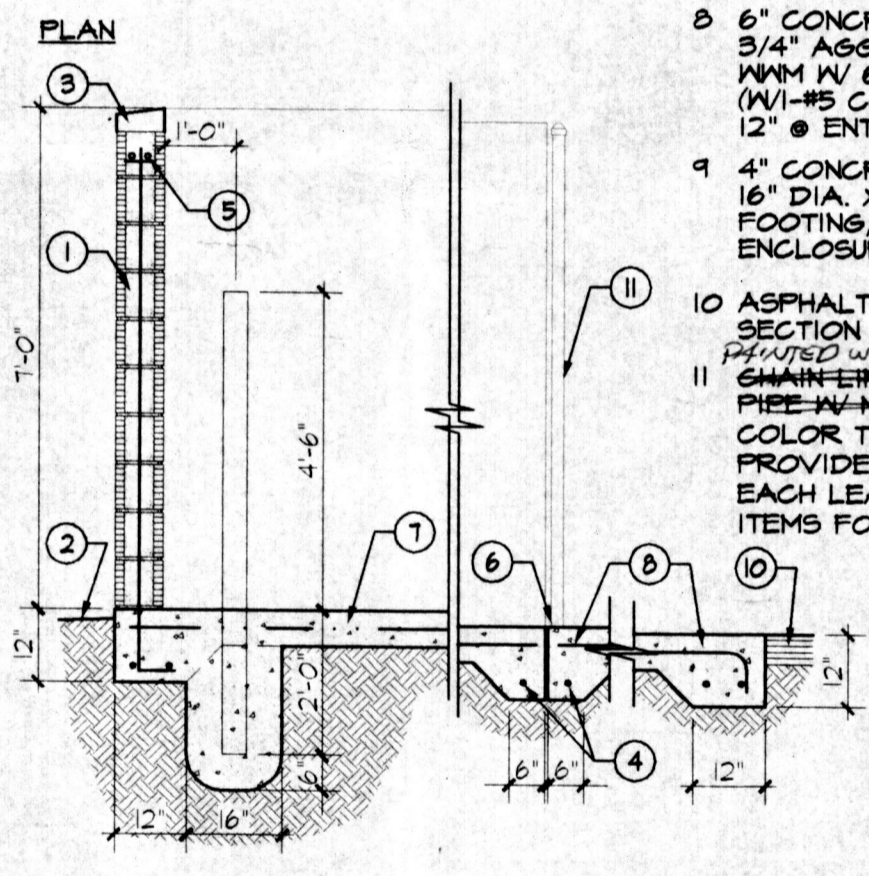
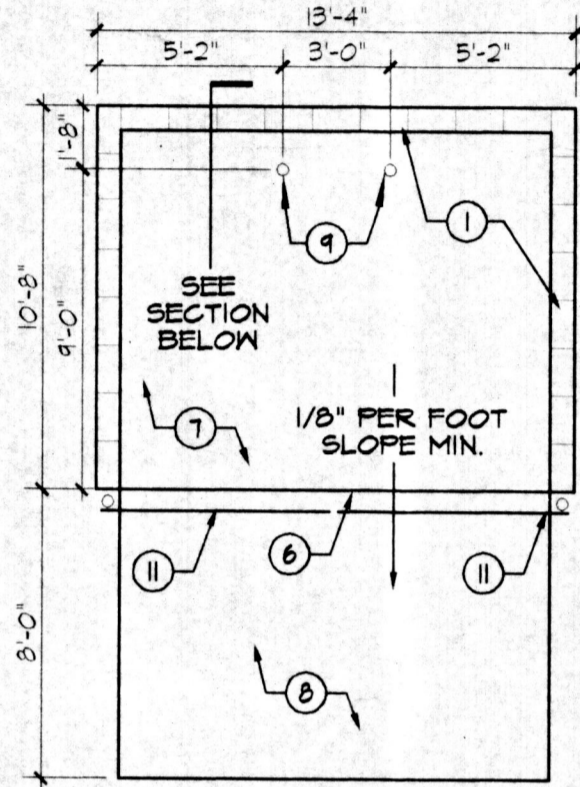


VICINITY MAP

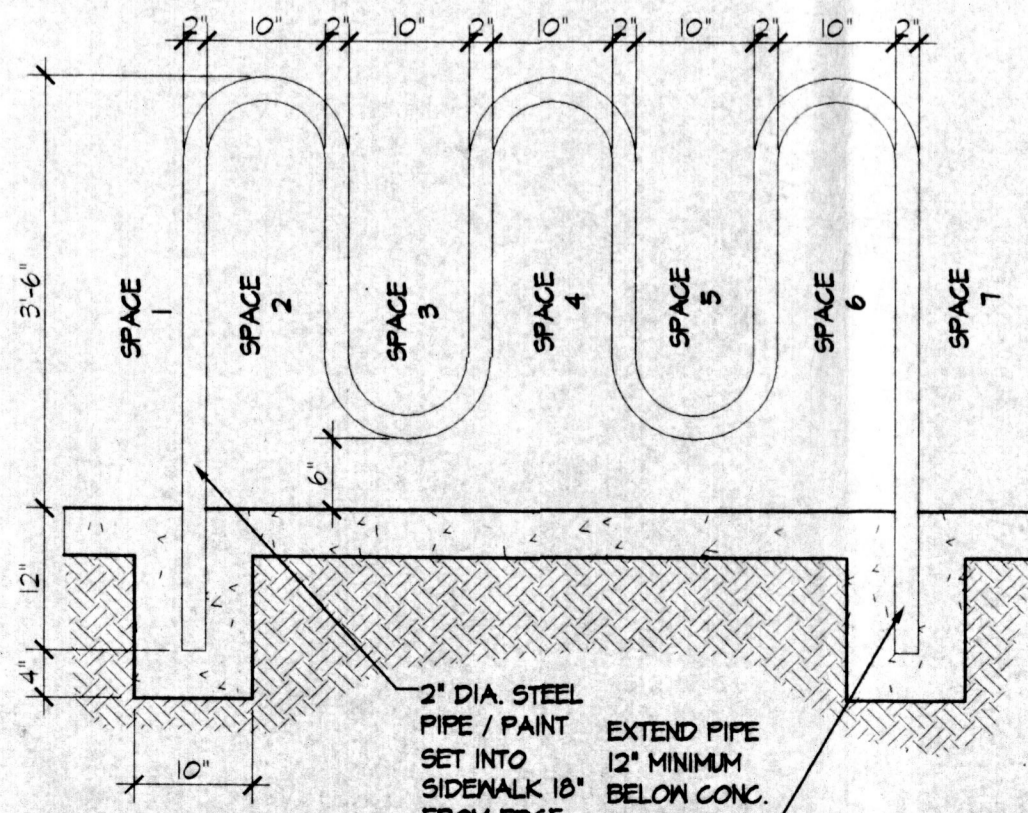
NOT TO SCALE



SECTION REFUSE ENCLOSURE NOT TO SCALE

RADIUS LEGEND

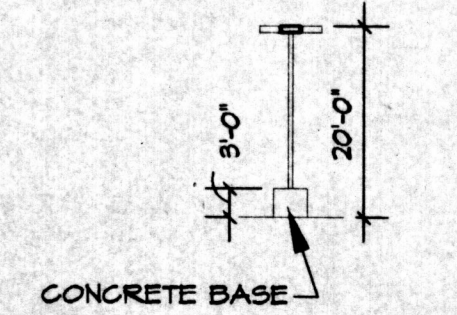
- ① 1' RADIUS
- ② 2' RADIUS
- ③ 3' RADIUS
- ④ 4' RADIUS
- ⑤ 5' RADIUS
- ⑥ 10' RADIUS
- ⑦ 15' RADIUS
- ⑧ 20' RADIUS
- ⑨ 25' RADIUS
- ⑩ 45' RADIUS
- ⑪ 50' RADIUS
- ⑫ 150' RADIUS



BICYCLE RACK SCALE: 3/4"=1'-0"

POLE LIGHT DETAIL

FIXTURE TO BE DOWN LIGHTING SHOE BOX STYLE. PROVIDE 4 @ EACH POLE.

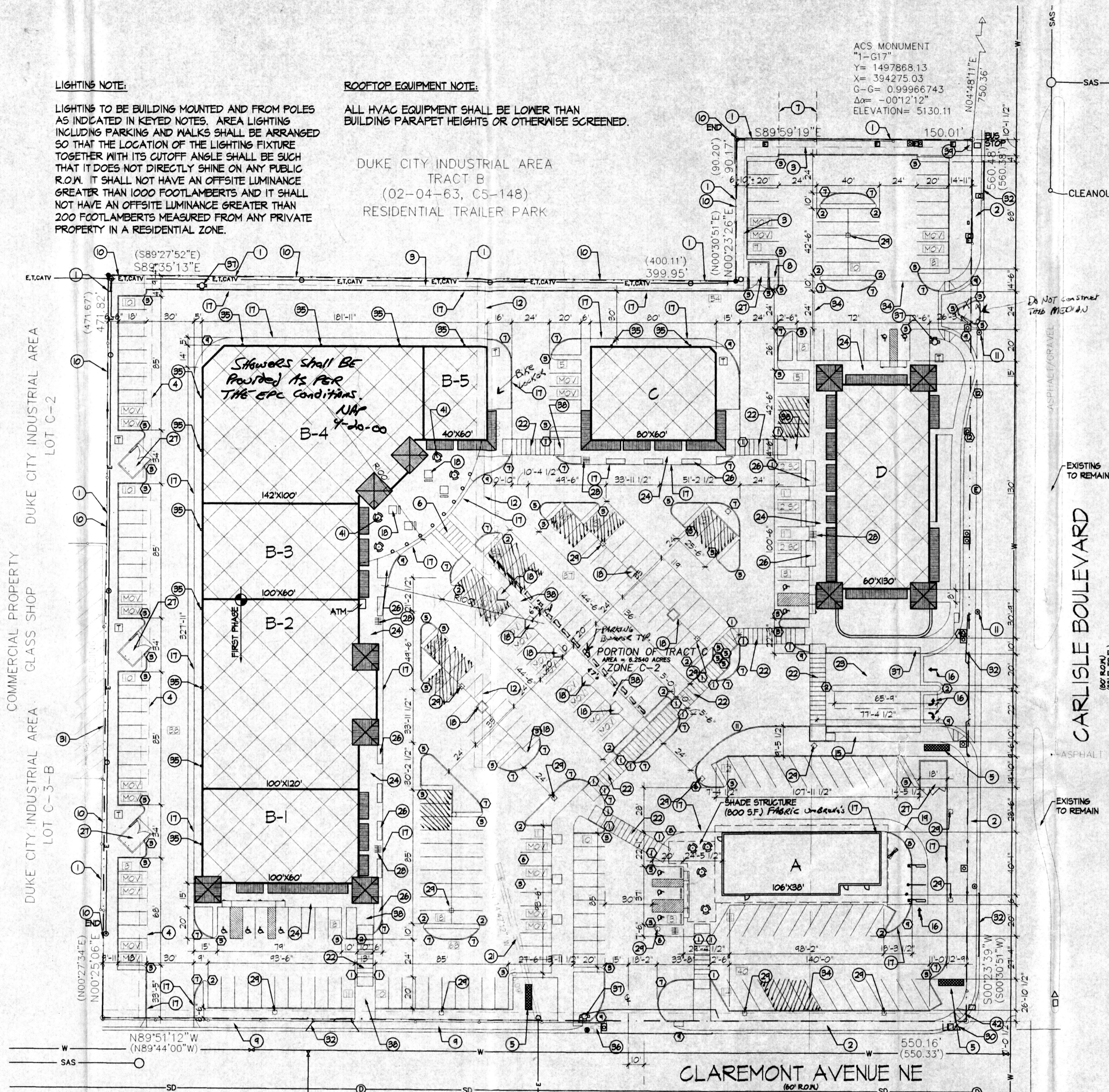


LIGHTING NOTE:

LIGHTING TO BE BUILDING MOUNTED AND FROM POLES AS INDICATED IN KEYED NOTES. AREA LIGHTING INCLUDING PARKING AND WALKS SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.W. IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

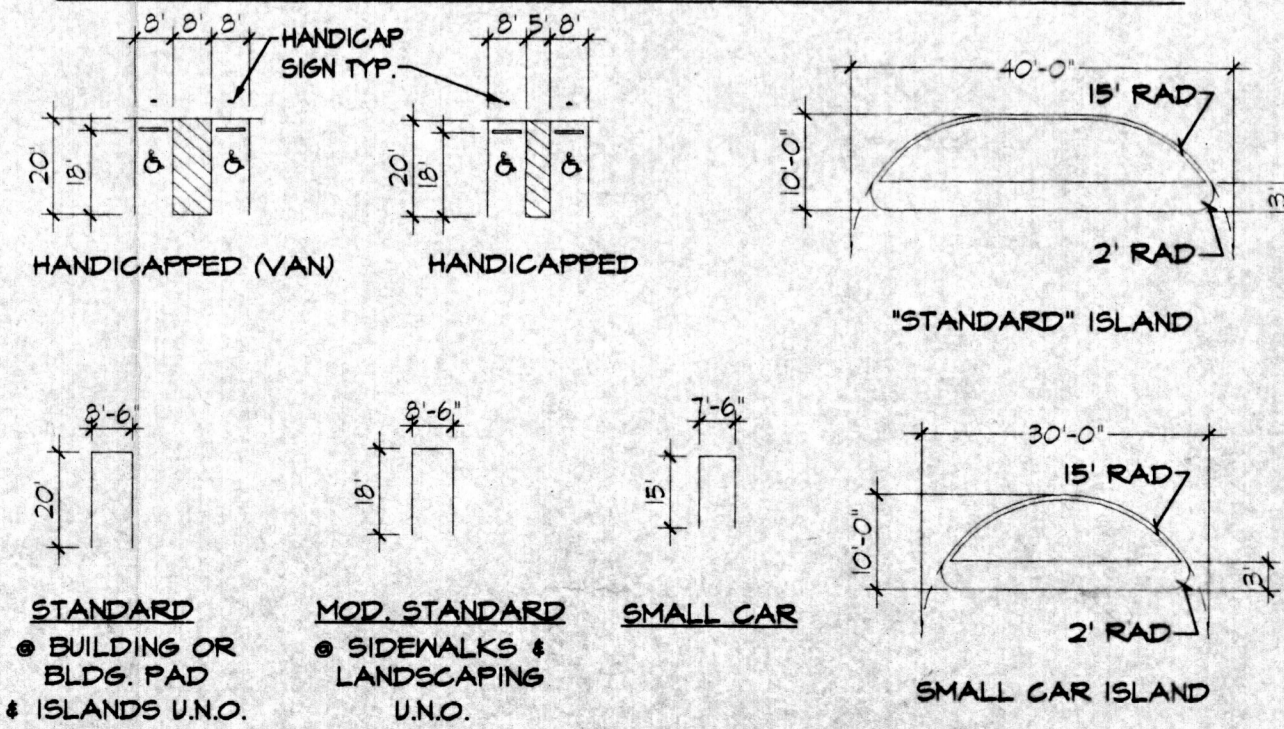
ROOFTOP EQUIPMENT NOTE:

ALL HVAC EQUIPMENT SHALL BE LOWER THAN BUILDING PARAPET HEIGHTS OR OTHERWISE SCREENED.



SITE PLAN SCALE: 1"=40'-0"

PARKING TYPES & ISLAND DETAILS



LEGEND:

- METAL FENCE
- CHAIN LINK FENCE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- OVERHEAD ELECTRIC LINE
- STREET LIGHT
- POWER POLE
- ANCHOR
- EXISTING LOT LIGHT (BASE ONLY) TO BE REMOVED
- TRAFFIC LIGHT
- TRAFFIC SIGNAL OR FULLBOX
- NEW POLE LIGHT
- GAS VALVE
- WATERLINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- SIGN
- INDICATES P.O.U. SPACES TO BE INDICATED BY A SIGN AND PAINTED ON THE ASPHALT

KEYED NOTES:

1. EXISTING FENCE TO BE REMOVED
2. EXISTING 6" SIDEWALK
3. EXISTING 8" P.M. 4" M&T UTILITY EASEMENT
4. EXISTING 8" OVERHEAD UTILITY EASEMENT
5. NEW 26" TALL MONUMENT SIGN
6. 6" HIGH RAISED PEDESTRIAN CONNECTION
7. POSSIBLE FUTURE CONNECTION
8. EXISTING 5' X 30' ANCHOR EASEMENT
9. NEW 6" SIDEWALK
10. NEW 6" TALL SPLIT FACE CMU WALL TO SURROUND PROPERTY COLORS TO MATCH BUILDING
11. RELOCATE CITY LIGHT POLE
12. EXISTING 10' P.M. 4" M&T UTILITY EASEMENT TO BE ABANDONED
13. NOT USED
14. RELOCATE EXISTING POWER POLE
15. NEW 6" SIDEWALK AND PEDESTRIAN CONNECTION TO CENTER, PROVIDE TEXTURE @ ASPHALT
16. PAINTED DIRECTION ARROWS
17. PAINTED "FIRE LANE - NO PARKING" IN RED WITH WHITE 3" TALL LETTERS EVERY 25' O.C.
18. NEW 5" X 5" PLANTER (INTERIOR DIMENSIONS)
19. DRIVE-THRU LANE
20. NOT USED
21. 4" WIDE US NEST OVERHEAD EASEMENT TO BE ABANDONED
22. PEDESTRIAN ACCESS - SCORED SURFACE
23. ONE-WAY DRIVE
24. 15" WIDE WALK WITH SCORED CONCRETE PATTERN - TYPICAL
25. NOT USED
26. LANDSCAPE PLANTER, TYPICAL
27. REFUSE CONTAINER PER DETAIL THIS SHEET
28. BICYCLE RACK PER DETAIL THIS SHEET
29. NEW POLE LIGHT - SEE DETAIL THIS SHEET, TYPICAL
30. EXISTING STREET TRAFFIC LIGHT TO BE RELOCATED AS NECESSARY
31. EXISTING BUILDING IN PROP. LINE
32. CLOSE EXISTING DRIVE AND PROVIDE SIDEWALKS & LANDSCAPING AS SHOWN
33. NOT USED
34. ZONING BOUNDARIES TO BE REMOVED
35. WALL-MOUNTED SITE LIGHT @ 12' A.F.F., 50' O.C. TYP. SEE LIGHTING NOTE
36. EXISTING FIRE HYDRANT TO BE REMOVED
37. NEW FIRE HYDRANT LOCATION
38. NEW 10' WIDE SIDEWALK
39. 3'-7" CONCRETE PAD FOR BUS BENCH. VERIFY FINAL LOCATION WITH TRANSIT AUTHORITY
40. DELETED
41. NEW BENCHES AND TABLES AS SHOWN
42. REMOVE EXISTING CURB AND RAMP AND REPLACE WITH 30' RADIUS CORNER WITH H.C. RAMP PER C.O.A. DETAILS

GENERAL NOTES

- A. THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
- B. THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN (1) LATELY DELAY OF INITIAL INSPECTION FOR THE NECESSARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- C. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY C.O. WILL BE SCHEDULED.
- D. ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED. CONSTRUCTION CURE RETURNS PER CITY OF ALBUQUERQUE STANDARD DETAIL DWS NO. 2428.
- E. CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- F. REMOVE ALL FENCES, POSTS, ETC. ON SITE FACING CARLISLE AND CLAREMONT

PROJECT INFORMATION

LOCATION: NORTHWEST CORNER OF CARLISLE BOULEVARD NE CLAREMONT AVENUE NE
 DEVELOPER: BIRD OF PARADISE, INC.
 LEGAL DESCRIPTION: A PORTION OF TRACT C DUKE CITY INDUSTRIAL AREA WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST 14NPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM
 CURRENT ZONING: G-2, C-1, P
 PROPOSED: G-2
 TOTAL ACREAGE: 6.2540 ACRES
 ZONING ATLAS PAGE: H-16-Z

BUILDING LEGEND

NEW BUILDING	A	3,841 S.F.	PHASE I
NEW RESTAURANT	TOTAL	3,841 S.F.	
RETAIL/OFFICE	B-1	6,000 S.F.	PHASE I
NEW BUILDING	B-2	12,000 S.F.	PHASE I
NEW BUILDING	B-3	6,000 S.F.	FUTURE
NEW BUILDING	B-4	15,255 S.F.	FUTURE
NEW BUILDING	B-5	2,400 S.F.	FUTURE
NEW BUILDING	TOTAL	34,695 S.F.	
NEW RETAIL	C	4,800 S.F.	FUTURE
NEW BUILDING	TOTAL	4,800 S.F.	
NEW RETAIL	D	1,800 S.F.	FUTURE
NEW BUILDING	TOTAL	1,800 S.F.	
TOTAL	TOTAL S.F.	56,152 S.F.	

PARKING REQUIRED: 20 RESTAURANT + 262 (RETAIL) = 282 SPACES
 222 * 1.0 (BUS DISCOUNT) = 224 SPACES
 @ 1.0 (HC SPACES)

IN ADDITION TO THE DRIVE-THRU RESTAURANT OF 3,400 S.F., THE SHOPPING CENTER SITE IS ANTICIPATED TO HAVE A RESTAURANT OF 150 SEATS WITHOUT LIQUOR OR 152 SEATS WITH LIQUOR. THE PARKING SHOWN ON THE SITE PLAN ACCOMMODATES THE PROPOSED USES.

PARKING PROVIDED: 281 SPACES
 (11 HC SPACES)
 (39 SMALL CAR - 12 ALLOWED)

NOTE: THE APPLICANT MAY PURSUE AN ADMINISTRATIVE APPROVAL OF THE CONVERSION OF FIVE PARKING SPACES FOR OUTDOOR PATIO SEATING IF AND WHEN AN ADDITIONAL RESTAURANT WERE TO LOCATE AT THE SHOPPING CENTER. IN SUCH INSTANCE, THE ELIMINATION OF PARKING SPACES COULD OCCUR EVEN IF THE RESULT WAS A DEFICIENCY OF PARKING UNDER THE PROVISIONS OF THE ZONING CODE.

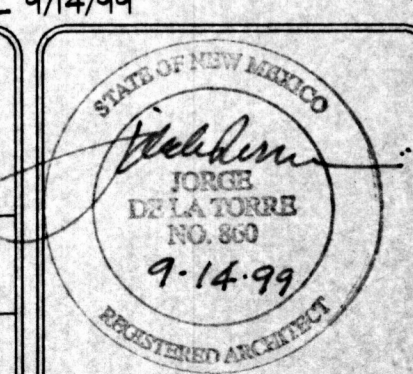
BICYCLE PARKING: 15 SPACES NEEDED / 35 SPACES PROVIDED
 LANDSCAPING REQUIRED: TOTAL SITE = 212,424 S.F. - 56,152 S.F. (BUILDING AREA) = 156,272 NET LOT AREA * .15 = 23,440 S.F.

LANDSCAPING PROVIDED:

REVISION AUGUST 19, 1999 / DRB SUBMITTAL 9/14/99

job title	THE SHOPS AT CARLISLE	
PROJECT MANAGER	JORGE DE LA TORRE	9-14-99
sheet title	SITE PLAN FOR BUILDING PERMIT	
by	NAP	

de la torre architects, p.a. d/a
 2400 louisiana blvd ne
 albuquerque 3rd floor
 albuquerque nm 87110 / 505.883.5671



SIGNATURE BLOCK 9-20-2000

2-99-76

THIS PLAN IS CONSISTENT WITH THE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON Aug. 19, 1999

PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS

TRAFFIC ENGINEER: [Signature] 8-22-95 DATE

AMRCA: [Signature] 7-27-00 DATE

PARKS & GENERAL SERVICES RECREATION: [Signature] 9-22-99 DATE

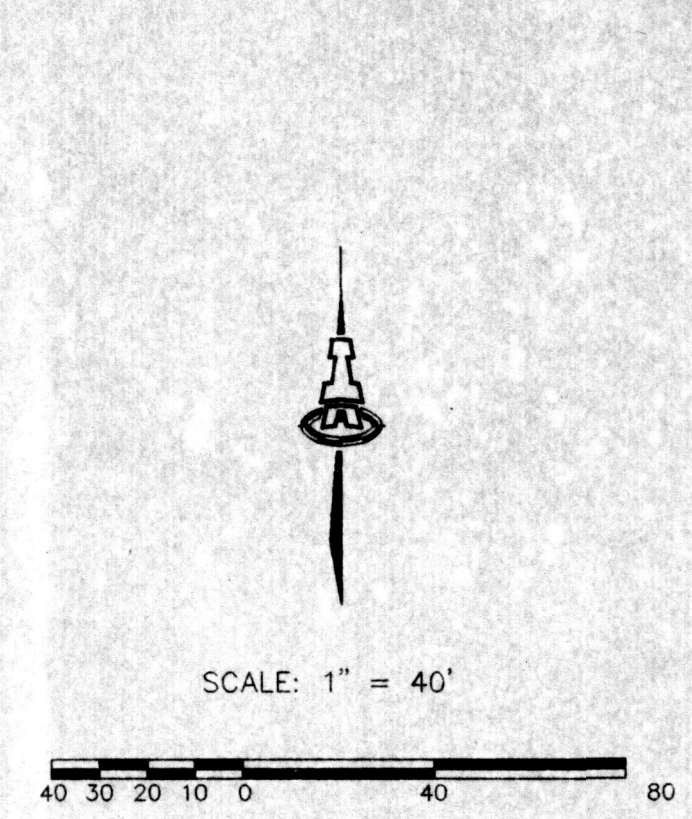
CITY ENGINEER: [Signature] 3-27-00 DATE

WATER RESOURCES: [Signature] 3-20-00 DATE

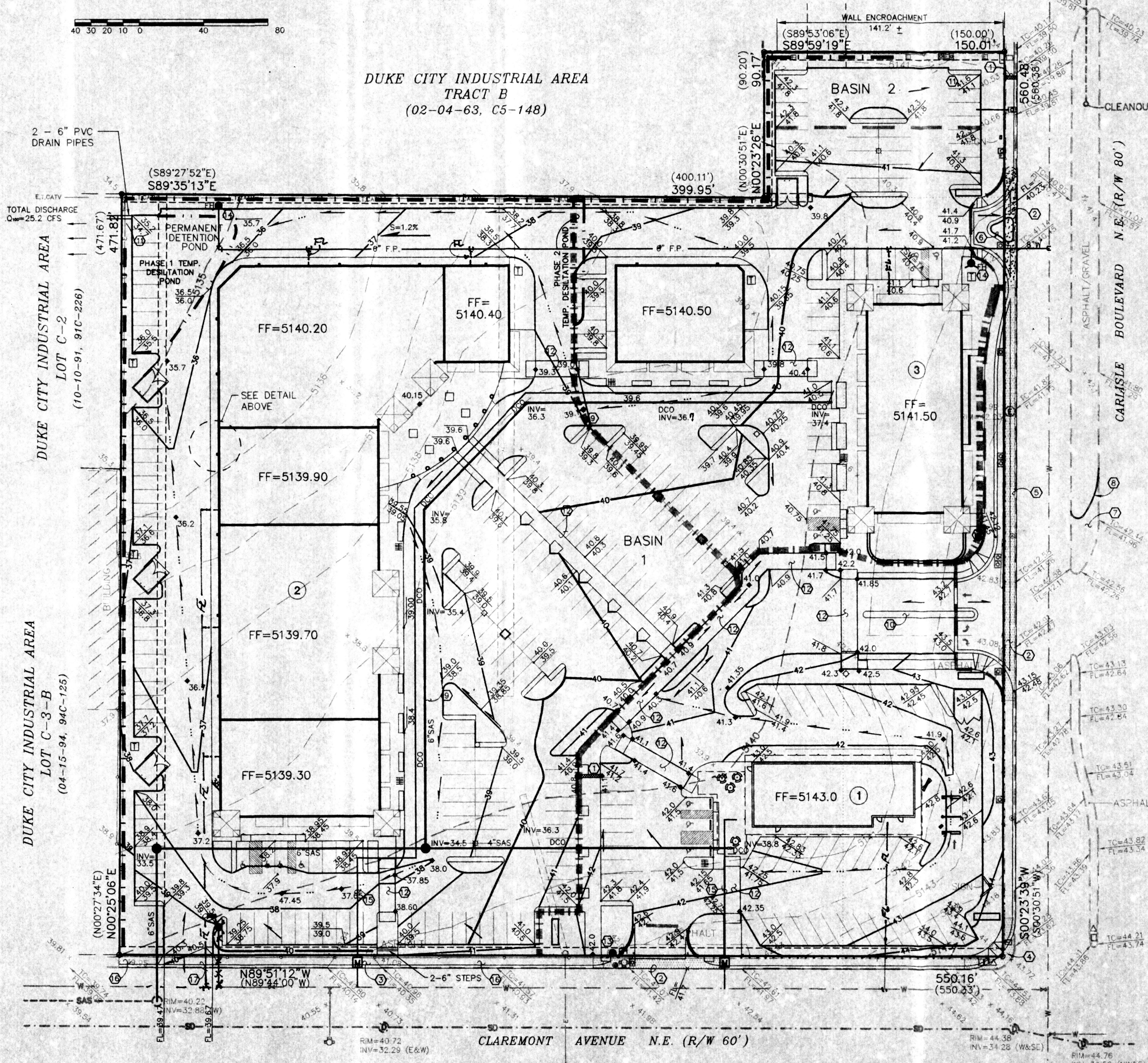
NEW MEXICO UTILITIES: [Signature] DATE

PROJ 1000375

PROJECT 1000375

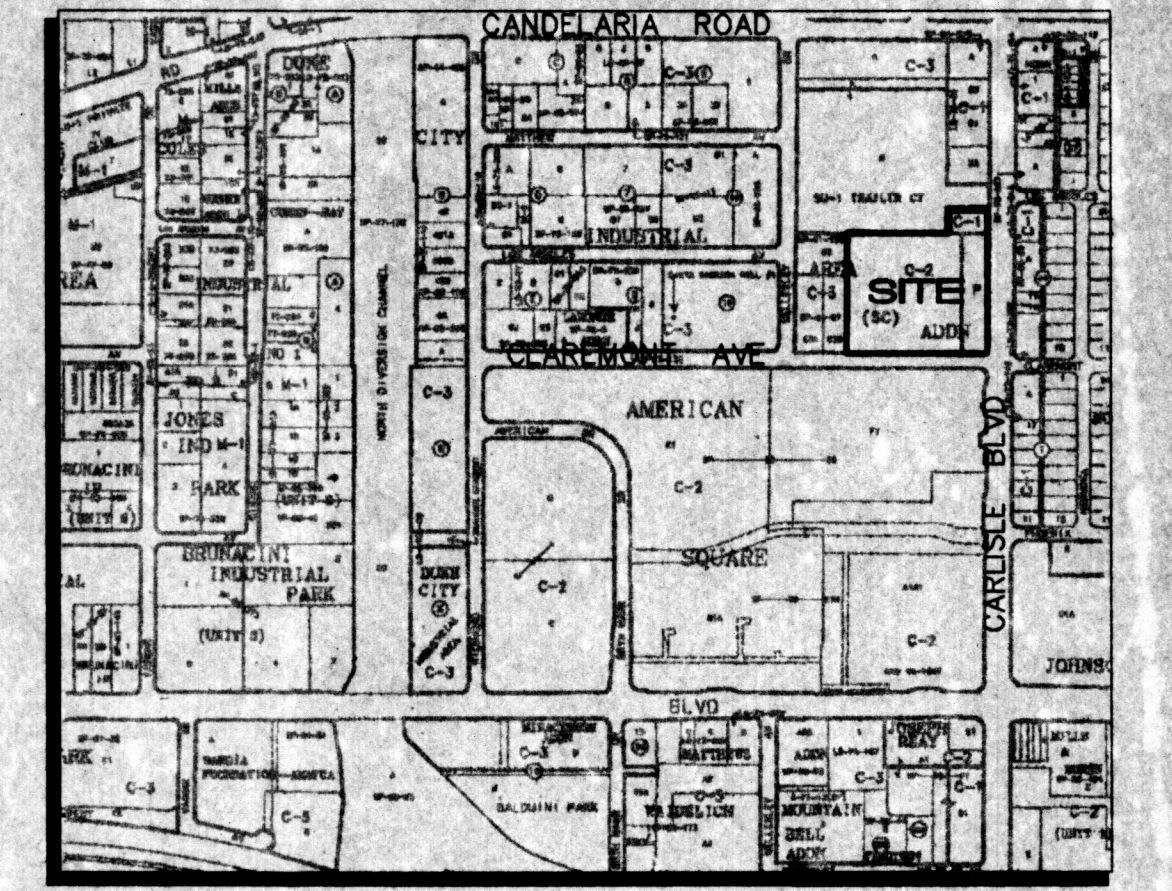


DUKE CITY INDUSTRIAL AREA
TRACT B
(02-04-63, C5-148)



LEGEND

EXISTING	PROPOSED
— CURE AND GUTTER	— EROSION CONTROL BERM
— WALL OR HEAD WALL	— DETENTION POND
• BOLLARD	— DRAINAGE BASIN LIMITS
— METAL FENCE	— SIDEWALK CULVERT
— CHAIN LINK FENCE	— PHASE LIMITS
○ SANITARY SEWER MANHOLE	— MINOR CONTOUR
⊕ WATER VALVE	— MAJOR CONTOUR
⊙ FIRE HYDRANT	41.4 • SPOT ELEVATION
⊙ WATER METER	42.0 41.5 TOP OF CURB FLOWLINE ELEVATION
⊙ ELECTRIC MANHOLE	— EXISTING CURB & GUTTER, PCC SIDEWALK AND DRIVEPAD TO BE REMOVED
⊙ ELECTRIC PEDESTAL	— FLOW DIRECTION ARROW
— OVERHEAD ELECTRIC LINE	— SWALE
⊙ STREET LIGHT	INV=38.8 SAS SERVICE LINE INVERT ELEVATION
⊙ POWER POLE	6" SAS ON-SITE PRIVATE SAS
— ANCHOR	DCO DOUBLE CLEANOUT
⊙ LOT LIGHT (BASE ONLY)	⊙ WATER METER
⊙ TRAFFIC LIGHT	FH FIRE HYDRANT
⊙ TRAFFIC SIGNAL OR PULLBOX	③ PHASE NUMBER
• GAS VALVE	— FL FIRE LINE
— WATERLINE	
— SAS SANITARY SEWER LINE	
— SS STORM SEWER LINE	
— 5140 MAJOR CONTOUR	
— 5141 MINOR CONTOUR	
— FL TOP OF CURB ELEVATION FLOW LINE ELEVATION	
• 00.00 SPOT ELEVATION	



LEGAL DESCRIPTION: TRACT C, DUKE CITY INDUSTRIAL AREA
AREA: 6.25 AC, 272250 SF
BENCHMARK: ACS 1 1/2" ALUMINUM DISK STAMPED "12-117" LOCATED IN THE NNE QUADRANT OF CARLISLE BLVD. & PHOENIX AVE. S.E. ELEVATION=5147.73

FLOOD ZONE DESIGNATION: AS PER DESIGNATED ON PAGE #351 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 20, 1996, NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN.
EXISTING CONDITIONS: CONDITIONS HAVE NOT CHANGED FROM THE APPROVED REPORT THIS 01/16. THIS PARCEL OF LAND WAS PREVIOUSLY DEVELOPED AS A CAR LOT, AND WAS ALMOST 100% ASPHALT PAVEMENT. ALTHOUGH RECENTLY CLEARED OF ALL OF THE EXISTING IMPROVEMENTS IN ANTICIPATION OF REDEVELOPMENT, THE EXISTING CONDITION HYDROLOGICALLY IS THAT OF FULL DEVELOPMENT. THE ENTIRE PARCEL, 6.25 ACRES, IS DIVIDED INTO TWO BASINS. BASIN 1 CONSISTS OF THE MAJORITY OF THE SITE, 6.09 ACRES. THE RUNOFF FROM BASIN 1 FLOWS TO THE NORTHWEST CORNER. THERE IT IS ALLOWED TO FLOW ONTO THE BLAKE'S STORAGE SITE. BASIN 2 CONSISTS OF APPROXIMATELY 0.16 ACRES AND HAS A DEVELOPED FLOW OF 0.69 CFS.

PROPOSED CONDITIONS: THE SITE IS PLANNED TO BE DEVELOPED WITH A COMMERCIAL BUSINESS BUILDINGS, AND A McDONALD'S. THE REMAINDER OF THE PARCEL WILL BE PARKING AREA AND LANDSCAPING.

BASINS 1 & 2 WILL REMAIN IN THEIR CURRENT CONFIGURATION, WITH WATER BLOCKS AT EACH ENTRY. BASIN 1 WILL GENERATE A TOTAL FLOWRATE OF 26.37 CFS. A DETENTION AREA LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY WILL LIMIT THE RUNOFF TO THE ALLOWABLE DISCHARGE RATE OF 25.23 CFS. BASIN 2 WILL CONTINUE TO DISCHARGE 0.69 CFS TO CARLISLE BLVD. THE WATER BLOCKS CREATED AT THE ENTRANCES WILL ACCOUNT FOR ABOUT 0.1 CFS, WHICH WILL FLOW TO THE ADJACENT STREETS.

DEVELOPMENT OF THE SITE IS PLANNED IN PHASES. THE FIRST PHASE WILL BE LOCATED IN THE SOUTHEAST CORNER OF THE PROPERTY AND WILL CONSIST OF 1.409 ACRES. THE RUNOFF FROM THIS PORTION OF THE SITE EQUALS 6.11 CFS AND WILL BE ALLOWED TO DISCHARGE FREELY ACROSS THE REMAINDER OF THE SITE. RUNOFF WILL PASS THROUGH A SMALL DESILTATION POND LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY BEFORE DISCHARGING TO THE "BLAKE'S MAINTENANCE BUILDING" SITE.

THE SECOND PHASE OF DEVELOPMENT (3.299 ACRES) WILL CONSIST OF THE WESTERN HALF OF THE SITE. THE REQUIRED DETENTION POND LOCATED IN THE NORTHWEST CORNER OF THE SITE WILL BE CONSTRUCTED AT THIS TIME. A DESILTATION POND ALONG THE WESTERN BOUNDARY OF PHASE 3 WILL ALSO BE CONSTRUCTED FOR THE UNDEVELOPED RUNOFF. PHASE ONE FLOWS WILL BE ALLOWED FREE DISCHARGE ACROSS THE SECOND PHASE.

THE FINAL PHASE OF DEVELOPMENT WILL BE LOCATED IN THE NORTHEAST CORNER OF THE PROPERTY. THE TEMPORARY DESILTATION POND CONSTRUCTED WITH PHASE 2 WILL BE REMOVED AND FLOWS WILL BE ALLOWED TO FREELY DISCHARGE TO THE WEST. THIS PHASE WILL ALSO INCLUDE THE DEVELOPMENT OF BASIN 2. A LANDSCAPED RUNDOWN AND SIDEWALK CULVERT WILL CONVEY THE FLOWS TO CARLISLE BLVD.

PROPOSED HYDROLOGY:
PRECIPITATION ZONE 2
LAND TREATMENT: 85% D 15% B
Q_P(BASIN 1) = 6.08 AC (4.70(0.85) + 2.28(0.15)) = 26.37 CFS
Q_P(BASIN 2) = 0.16 AC (4.70(0.85) + 2.28(0.15)) = 0.69 CFS

KEYED CONSTRUCTION NOTES

- SIDEWALK CULVERT PER COA STD DWG #2236.
- REMOVE & DISPOSE EXISTING CURB & GUTTER AND/OR PCC DRIVEPAD, CONSTRUCT COA STD VALLEY GUTTER, FILLETS AND WHEELCHAIR RAMPS.
- REMOVE & DISPOSE EXISTING DRIVEPAD. CONSTRUCT STANDARD CURB & GUTTER AND PCC SIDEWALK.
- REMOVE & DISPOSE EXISTING CURB & GUTTER, PCC SIDEWALK; RELOCATE TRAFFIC SIGNAL BASE AND TRAFFIC PULLBOX; CONSTRUCT COA STANDARD CURB & GUTTER (30' R) W/PCC SIDEWALK & WHEELCHAIR RAMP.
- REMOVE & DISPOSE EXISTING CURB & GUTTER, AND PCC SIDEWALK; CONSTRUCT 100' DECELERATION LANE W/150' REVERSE CURVE TRANSITION.
- ENTRY-MEDIAN (PRIVATE).
- REMOVE & DISPOSE MEDIAN CURB, PLACE ARTERIAL PAVING BETWEEN MODIFIED MEDIAN.
- CONSTRUCT COA MEDIAN CURB W/4 FT & 50 FT RADII.
- DRAINAGE RUNDOWN (PCC) PER REQUIRED WIDTHS.
- 70 FT x 4 FT (WIDE) ENTRY MEDIAN (PRIVATE).
- 2' CURB CUT & LANDSCAPED RUNDOWN
- PEDESTRIAN CROSSINGS.
- REMOVE & RELOCATE FH TO LOCATION SHOWN.
- CONSTRUCT FH (PUBLIC) INCLUSIVE OF INSERTION TEE, VALVES AND 6" DIA. PIPE. (TYP OR 2)
- NEW WATER SERVICE.
- CONSTRUCT PCC SIDEWALK PER COA STD DWG #2430.
- REMOVE AND DISPOSE OF STANDARD CURB & GUTTER. CONSTRUCT DRIVEPAD PER COA STD DWG #2425.

MELISSA J. JOHNS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
NO. 104476
04-10-99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Albuquerque New Mexico

069GRD.DWGnw 09/07/99

Job title
THE SHOPS AT CARLISLE
CARLISLE BLVD AND CLAREMONT AVE
ALBUQUERQUE, NM

PROJECT MANAGER	job no	date
JORGE DE LA TORRE, PA	99022	7/26/99

sheet title CONCEPTUAL
DRAINAGE/UTILITY PLAN

by FCA

de la torre architects, p.a. dtd
north town office park
7801 academy rd ne, building 2 suite 200
albuquerque nm 87109 / 505-863-7918

sheet-2
C2
of-4
START DATE: 6/10/99

