

ADMINISTRATIVE AMENDMENT

FILE #: SI-2021-01012

PROJECT #: PR-2019-002677

Removal of existing building pad in SE portion of site; Modification of SE corner of

parking lot into a traffic circle; Removal of (3) of (4) existing docking areas;

Modification to existing Burger King restaurant site configuration and access;

Modification of existing landscape plan to accommodate site amendments.

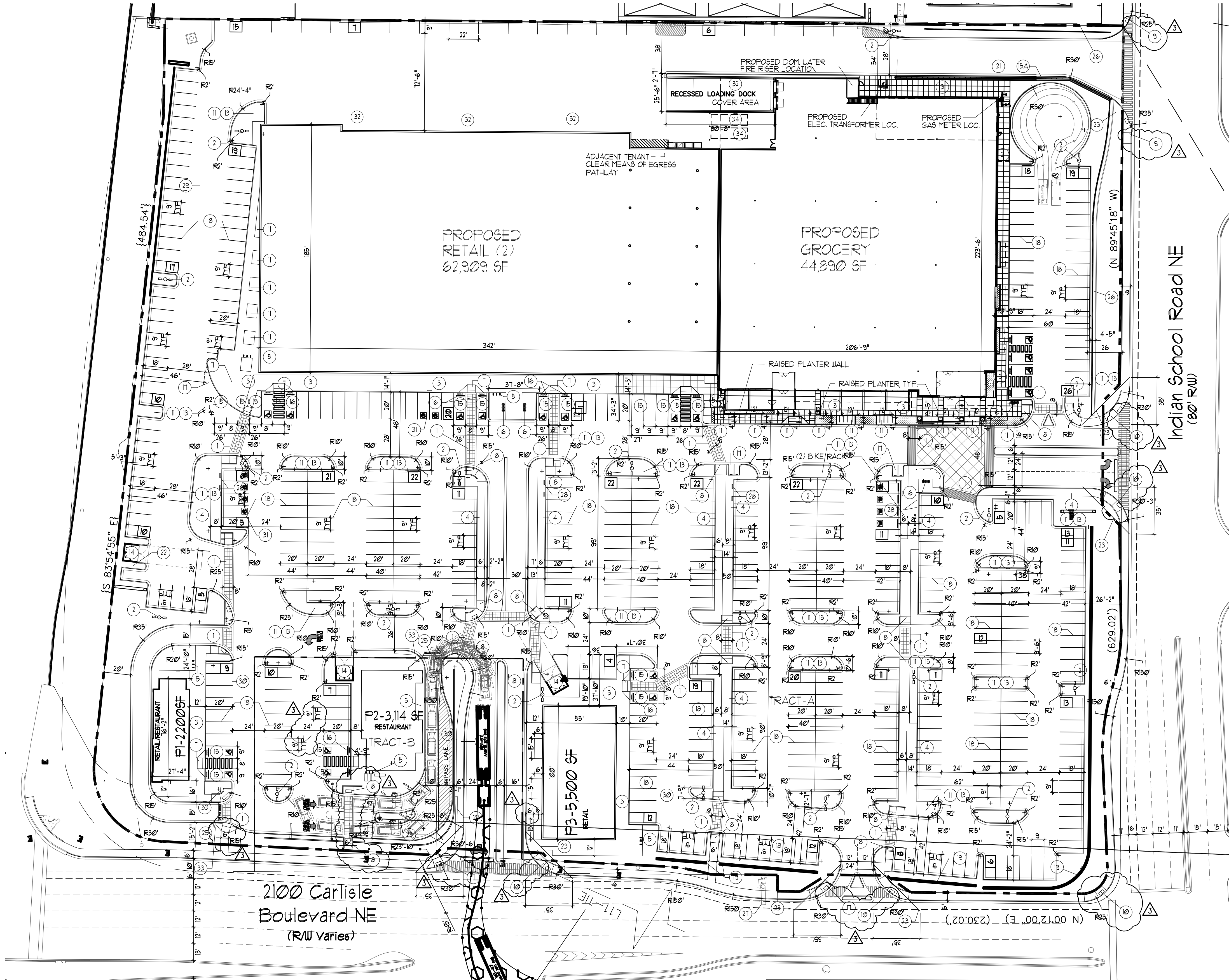


Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2021.08.09 11:12:56 -06'00'

8/9/2021

APPROVED BY

DATE



- KEYED NOTE:
- 1 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
 - 2 LIGHT POLE LOCATION RE: DETAIL A5/A11.
 - 3 CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - 4 CONC. SIDEWALK RE: DET B3/A11. RE: SITE PLAN FOR JOINT LAYOUT
 - 5 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL B1/A12.
 - 5A INDICATES BIKE RACK LOCKER LOCATION. (5 BIKE CAPACITY)
 - 6 BENCH LOCATION RE: DETAIL 10/A12
 - 7 HANDICAP RAMP RE: A3/A11.
 - 8 HANDICAP RAMP RE: A1/A11.
 - 9 HANDICAP RAMP RE: A4/A11.
 - 10 HANDICAP RAMP RE: C1/A11.
 - 11 INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE COORDINATE REQ. SLEEVING FOR EA WELL LOCATION
 - 12 DRIVE AISLE PAINT DETAIL RE: DET C5/A12.
 - 13 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
 - 14 REFUSE ENCLOSURE RE: DET B2/A13.
 - 15 H.C. PARKING STALL RE: DET A3/A12.
 - 15A NEW RETAINING WALL PER SECTION 5-1(D) OF THE I.D.O.
 - 16 WHEELSTOP RE: DET B5/A12.
 - 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A12.
 - 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - 19 INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
 - 20 EXISTING SIDEWALK TO REMAIN
 - 21 NEW RAMP
 - 22 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A13 FOR INFO
 - 23 INDICATES CLEAR SIGHT TRIANGLE. NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERFAN.
 - 24 BOLLARD PAINTED SAFETY YELLOW RE: DET D1/A12.
 - 25 "DO NOT ENTER" RE: DET 8/A12
 - 26 EXISTING RETAINING WALL TO REMAIN
 - 27 EXISTING DOT SIGN TO REMAIN
 - 28 ELECTRIC VEHICLE CHARGING STATION
 - 29 INDICATES EXISTING BUILDING FOOTPRINT AREA
 - 30 INDICATES CONSTRUCTION PHASE LINE
 - 31 ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
 - 32 PROPOSED 40 cu yd ROLL OFF CONTAINER
 - 33 "DO NOT ENTER" SIGN RE: DET B3/A12.
 - 34 DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.

PROJECT NUMBER: _____

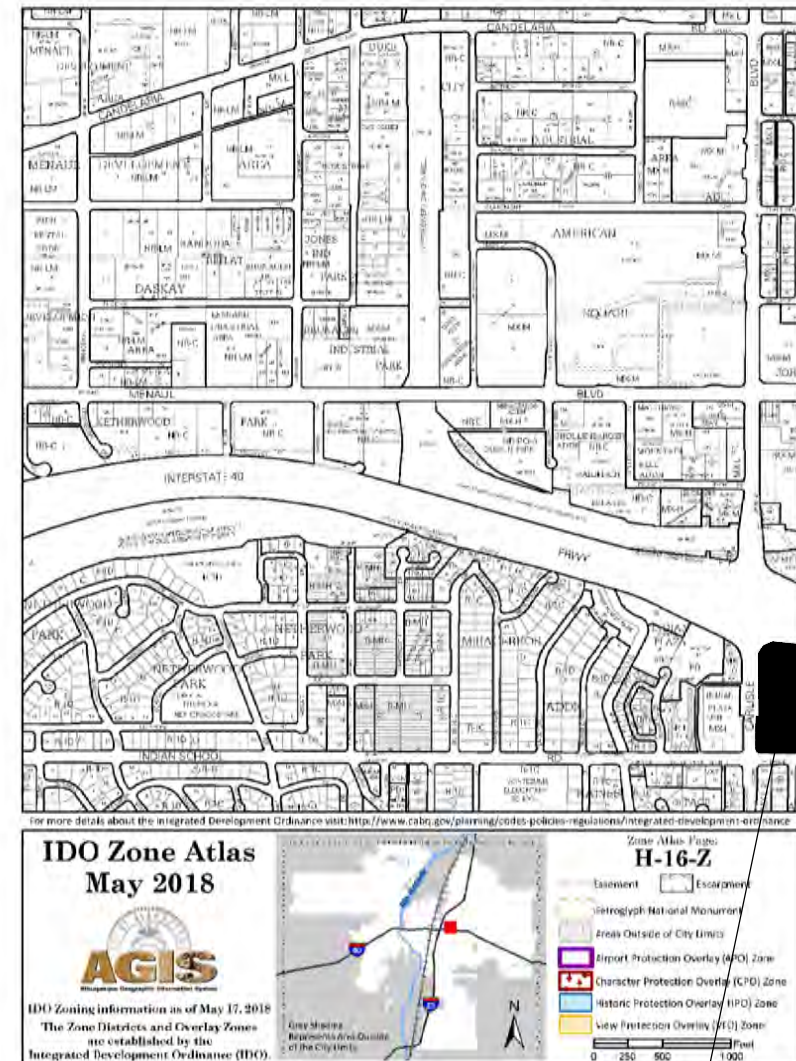
APPLICATION NUMBER: _____

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

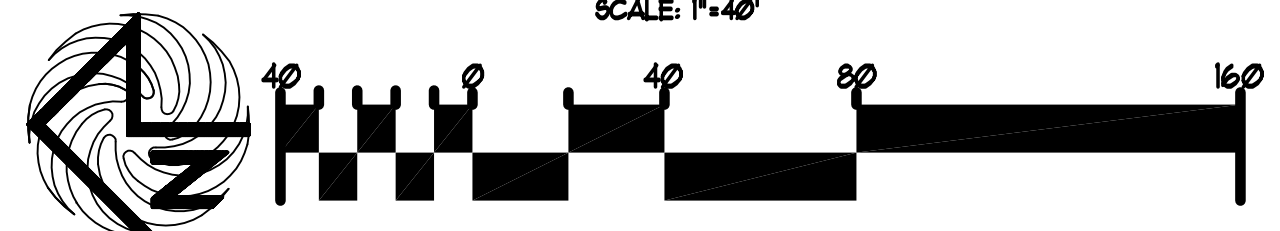
Traffic Engineering, Transportation Division	Date
DRB ABCUWA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Code Enforcement	Date

* Environmental Health, if necessary



SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=40'



LEGAL DESCRIPTION	SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
LEGAL DESCRIPTION-TRACT-A A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1934, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 2-3-A AND 2-3, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3/19/16/0, DATED NOVEMBER 13, 1931, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 20, 2021, IN BOOK A18, PAGE 2183, AS DOCUMENT NO. 2001003108.	PROPOSED USES: BUILDING SIZE: TOTAL PARKING REQ. TOTAL PARKING PROV. HC PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED: ELECTRIC CHARGING STATION SPACES PROVIDED: ELECTRIC STATION REQUIRED: BURGER KING BURGER KING HC REQUIRED:	RETAIL USES 68,409 SF 213 SPACES	GROCERY 44,890 SF 180 SPACES	RESTAURANT 5,314 SF 24 SPACES	ALL USES (MAJOR-1/MAJOR-2/F-1/F-2/F-3) TOTAL SPACES REQ= 469 SPACES 499 SPACES PROVIDED 28 HC (INCLUDING 20 VAN ACCESSIBLE) 9 HC SPACES 46 BIKE SPACES 46 BIKE SPACES 6 MOTO SPACES 6 MOTO SPACES 10 ELEC. CHARGING STATION PARKS 9 ELEC. CHARGING STATION PARKS TOTAL SPACES REQ= 19 SPACES 1 HC SPACES

2100 Carlisle Boulevard NE
(R/W Varies)

Lot 30-A, Block 1
Miraceros Addition
(03/13/1998, 98C-69)

THRU
RAV
5F.

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
15 JULY 2021

PROJECT TITLE
CARLISLE CROSSING
2100 CARLISLE BLVD NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
9

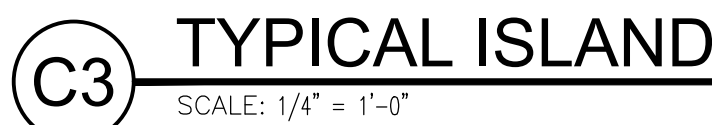
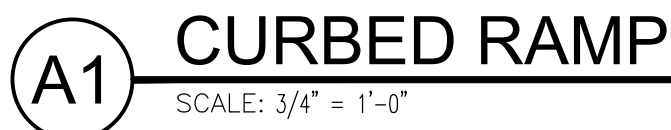
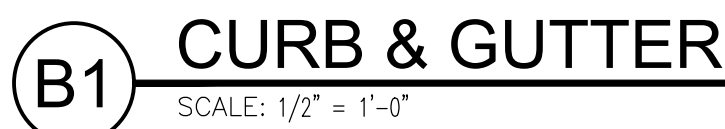
DRAWN BY:
S

DATE:
29 June 2021

SCALE:
RE: BAR SCALE

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

SHEET NO.
1



1. 4" THICK PAVEMENT MARKING; WHITE IN COLOR.
2. 2" WIDE ADA APPROVED TRUNCATED CONE STRIP.
3. CURB AND GUTTER: SEE B1/A1.1.
4. CONCRETE SIDEWALK: SEE B3/A1.1.
5. CONCRETE EXPANSION JOINT: SEE B5/A1.1.
6. CONCRETE CONTROL JOINT: SEE B5/A1.1.
7. BROOM FINISH CONCRETE SURFACE AREA OUTSIDE OF TOOLED EDGE TO CREATE PICTURE FRAME EFFECT.
8. SMOOTH TOOLED FINISH AROUND EDGES, TYPICAL.
9. MONOLITHIC CONCRETE HANDICAP RAMP INTEGRALLY COLORED DAWLS COLORS #160 "BRICK RED"; SMOOTH TEXTURE FINISH WITH $\frac{1}{4}"$ DEEP $\times \frac{1}{2}"$ WIDE GROOVES AT 2" OC.
10. CONCRETE FLUSH WITH PAVEMENT.
11. CURB, BEYOND.
12. 2% CROSS SLOPE, MAXIMUM.
13. RAMP, BEYOND.
14. RETAINING CURB.
15. SUBGRADE: COMPACTED AS SPECIFIED.
16. PAVEMENT AS SPECIFIED.
17. CONCRETE TURNDOWN CURB.
18. 4" THICK CONCRETE SIDEWALK.
19. SIDEWALK ELEVATIONS VARY - HOLD FLUSH WITH FINISHED FLOOR AT ENTRANCE WAYS. PLANTING AREAS MAY EXIST BETWEEN THE BUILDING AND THE BACK-OF-SIDEWALK (SEE SITE PLAN). EXPANSION JOINTS DO NOT APPLY TO SIDEWALK SECTION ADJACENT TO PLACING AREAS.
20. $\frac{1}{2}"$ EXPANSION JOINT MATERIAL.
21. STABILIZED AGGREGATE BASE COURSE, AS SPECIFIED.
22. STRUCTURAL FOUNDATION SYSTEM: SEE STRUCTURAL FOUNDATION PLAN.
23. CONCRETE CURB AND GUTTER.
24. SQUARE, STRAIGHT, STEEL ANCHOR BASE POLE. POLE & BRACKETS SHALL BE FACTORY FINISHED, PAINTED SEMI GLOSS BLACK RAMP POLES FOR SHIPPING. PROVIDE 1 QT. MATCHING PAINT TO TOUCH ANY SCRATCHES ON POLES ON JOB. SEE LIGHT FIXTURE SCHEDULE FOR SPECIFICATIONS.
25. CONNECT GROUND WIRE TO REINFORCING BARS.
26. (3) #3 TIES AT $\frac{1}{2}"$ OC IN TOP 5".
27. #6 BARE COPPER GROUND WIRE.
28. CONDUIT AS INDICATED ON ELECTRICAL PLAN.
29. (6) #6 BARS VERTICAL.
30. 8'-0" COPPER WELD GROUND ROD BY ELECTRICAL CONTRACTOR.
31. NON-SHRINK GROUT.
32. 2" CHAMFER.
33. FINISHED GRADE.
34. #3 TIES @ 12" OC.
35. #6 RETAINING CURB.
36. MONOLITHIC INTEGRALLY COLORED CONCRETE HANDICAP RAMP (4,000 PSI): PROVIDE ARCHITECT WITH SAMPLE COLOR FOR APPROVAL.
37. PROVIDE $\frac{1}{4}"$ DEEP BY $\frac{1}{4}"$ WIDE GROOVES @ 2" OC. EXTEND THE PULL WIDTH AND DEPTH OF THE RAMP.
38. #6 STANDUP CURB OR CURB AND GUTTER AS APPLICABLE (SEE SITE PLAN).
39. PROVIDE ADA APPROVED TRUNCATED STRIP AT 2" WIDTH.
40. EXPANSION JOINT.
41. WIDTH VARIES (6" MINIMUM): SEE SITE PLAN.
42. PROVIDE A 5 SF LAND AT TOP OF RAMP FOR CHANGE IN DIRECTION.
43. WIDTH VARIES-SEE SITE PLAN (MINIMUM 5" WIDTH).
44. $\frac{1}{4}"$ CONCRETE EXPANSION JOINT SEALER: NONMEX; OR APPROVED EQUAL.

REV	DATE	BY	REVISION
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4			
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2			
1	26 MAR 2021	DTN	ADDENDUM #1

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE

KMART SITE DEVELOPMENT

2100 CARLISLE BLVD. NE

ALBUQUERQUE, NEW MEXICO 87110

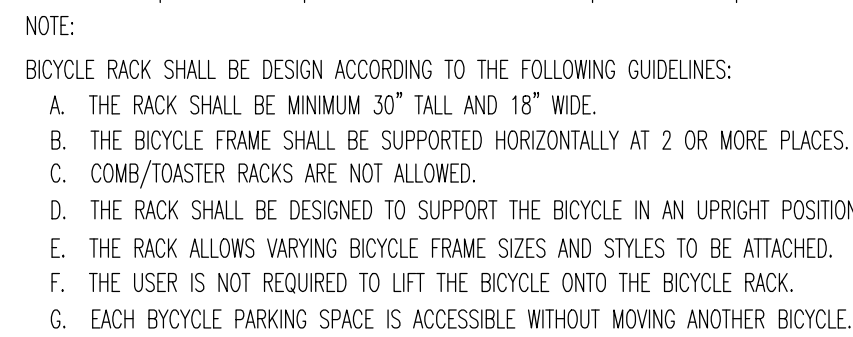
PROJECT MANAGER	JOB NO.	DRAWN BY:
DevIn Nguyen	Site Dvplmt	DTN

SITE DETAILS

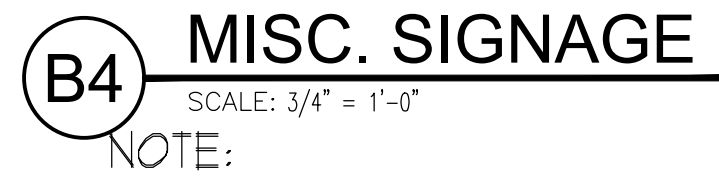
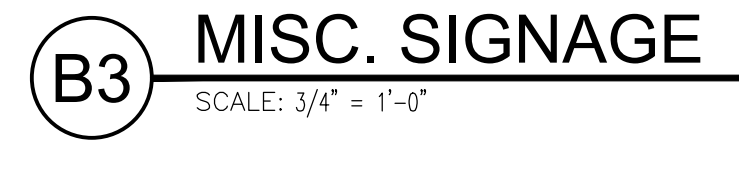
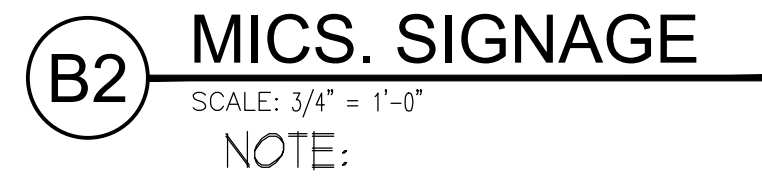
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SCALE:
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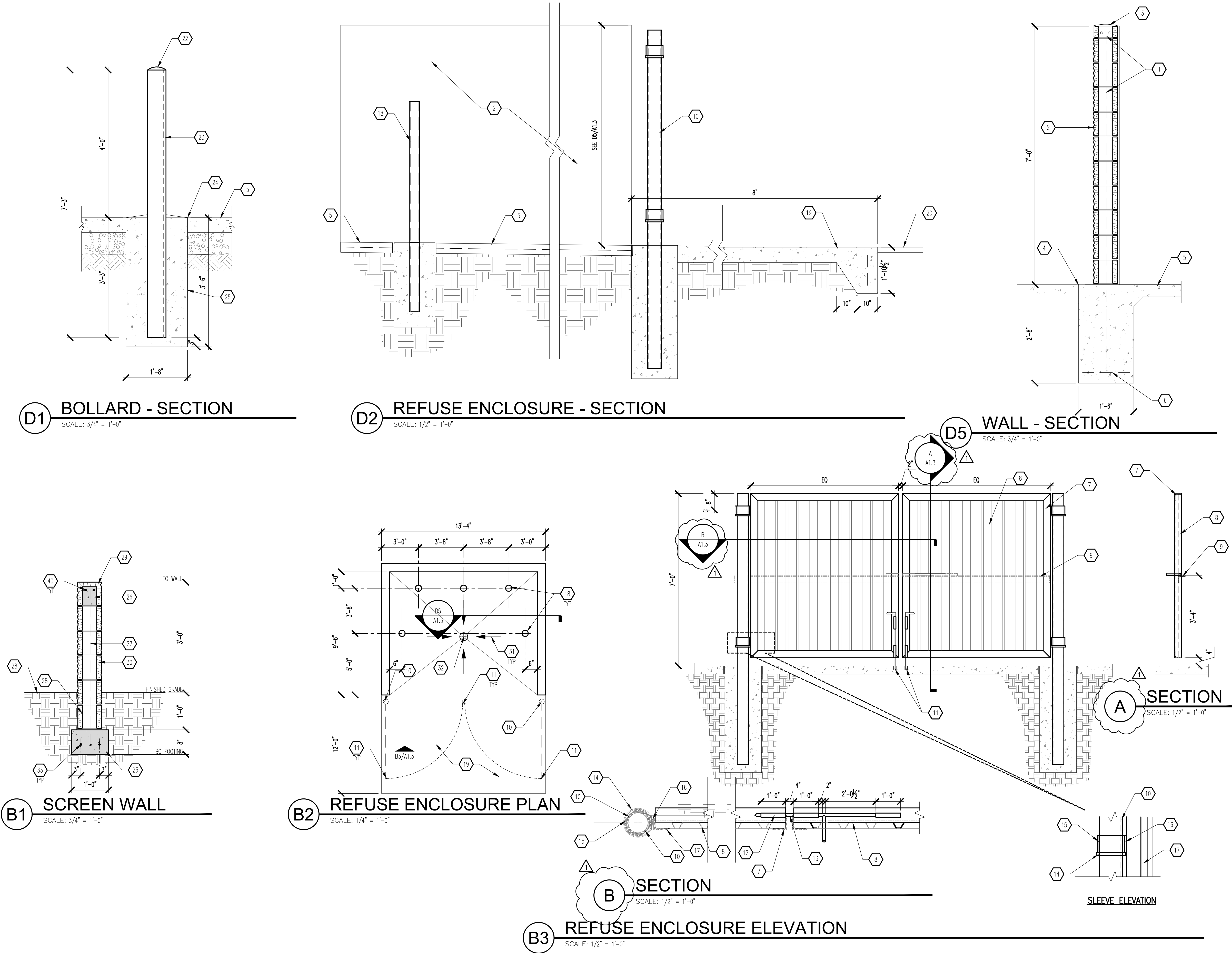
A1.1



B1 BIKE RACK
SCALE: 1/2" = 1'-0"



- | | | | |
|--|--------------|-----------|-----|
| PROJECT TITLE | | DRAWN BY: | |
| KMART SITE DEVELOPMENT
2100 CARLISLE BLVD. NE
ALBUQUERQUE, NEW MEXICO 87110 | | JOB NO. | DTN |
| PROJECT MANAGER | Site Dwyplnt | | |
| Devlin Nguyen | | | |
| SHEET TITLE | | | |
| SITE DETAILS | | | |

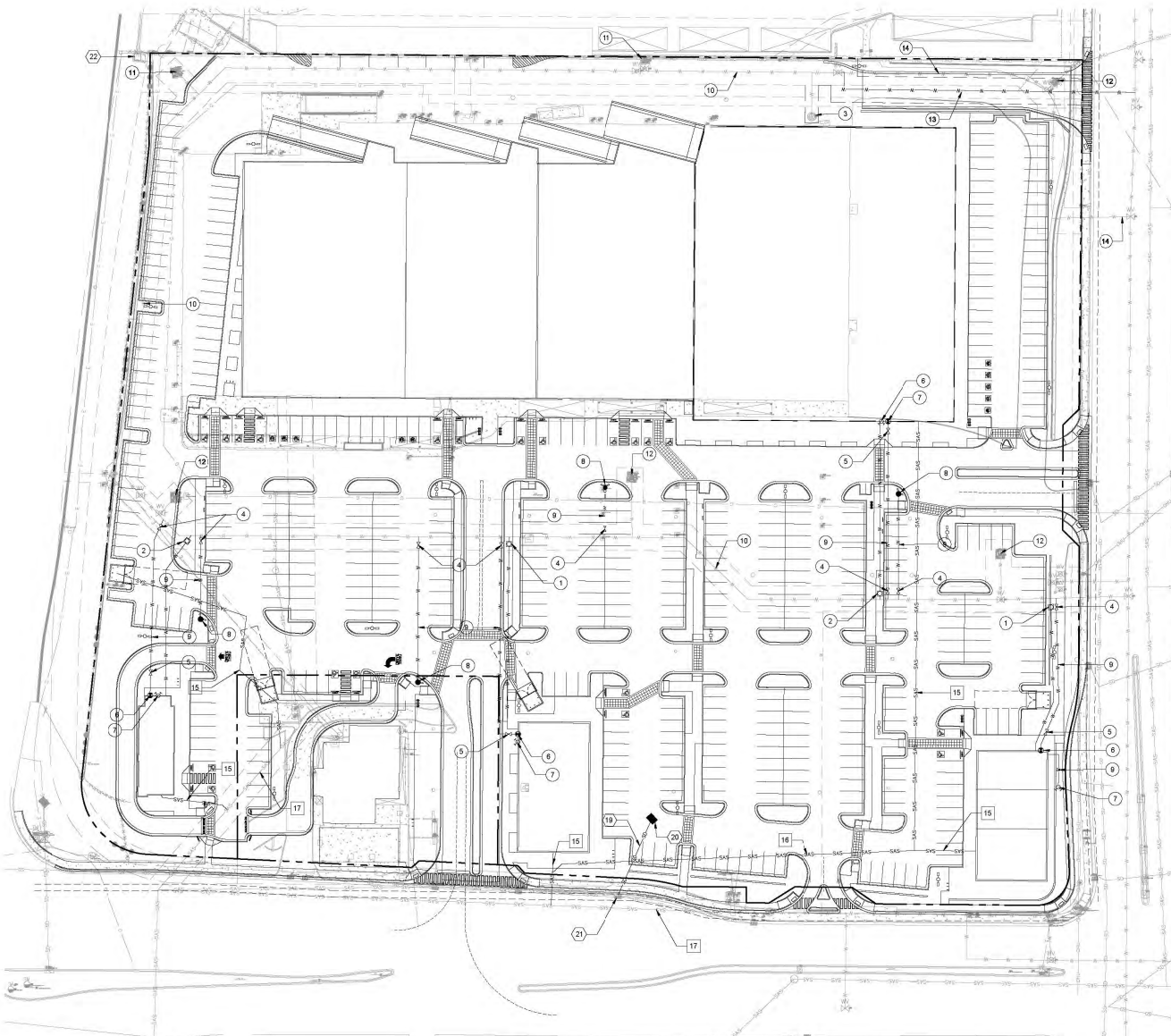


GENERAL NOTES			
A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.			
B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.			

KEYED NOTES			
1.	(2) #5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BRAS @ 32" OC VERTICAL GROUT REINFORCED CELLS, DURALWALL @ 16" OC HORIZONTAL.		
2.	8" CMU WALL WITH 2-COAT SYNTHETIC STUCCO SYSTEM. COLOR TO MATCH BUILDING STUCCO COLOR; COORDINATE WITH ARCHITECT FOR FINAL STUCCO COLOR.		
3.	SLOPE STUCCO CAP.		
4.	1/2" EXPANSION JOINT MATERIAL.		
5.	6" SEALED CONCRETE SLAB AT 4,000 PSI, 3/4" AGGREGATE WITH 6x6 - 10x10 WWM.		
6.	(4) #4 BARS CONTINUOUS @ BOTTOM OF FOOTING #4 @ 16" OC ACROSS BOTTOM OF FOOTING.		
7.	3 1/2"x3 1/2"x6" STEEL ANGLE-WELD CORNERS (TYPICAL OF 4 SIDES).		
8.	METAL DECKING, 16ga WITH SHEET METAL SCREWS @ 9" OC TOP, BOTTOM AND SIDES. PAINT FINISH, SHERWIN WILLIAMS #506143 BASKET RIDGE.		
9.	3 1/2" x 3 1/2" x 3/8" STEEL ANGLE-WELD FLUSH WITH METAL DECKING AT EACH END.		
10.	5" OD HEAVY DUTY PIPE POST.		
11.	3/4" DIAMETER CANE BOLT. PROVIDE CATCH TO HOLD IN POSITION WHEN REQUIRED TO ELIMINATE DRAG.		
12.	STEEL TUBING WELD TO ANGLE AT TOP TO FIT STEEL ROD.		
13.	3/4" DIAMETER STEEL ROD TAPER END AND WELD 6" HANDLE.		
14.	3/4" SQUARE STOCK WRAP AROUND POST AT EACH LOCATION.		
15.	6" HEAVY DUTY PIPE SLEEVE 4" IN WIDTH.		
16.	1/2" x 3 1/2" FLAT BAR STOCK OVER 6" SLEEVE.		
17.	3 1/2" x 3 1/2" x 3/8" ANGLE OVER 1/2" FLAT BAR.		
18.	BOLLARD: SEE D1/A1.3.		
19.	6" CONCRETE APRON AT 4,000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 WWM WITH TURNDOWN EDGE.		
20.	ASPHALT PAVING.		
21.	FINISHED GRADE.		
22.	ROUND CONCRETE TOP.		
23.	6" STEEL PIPE FILLED WITH CONCRETE. PAINT FINISH - SAFETY YELLOW.		
24.	BITUMINOUS JOINT FILLER (AT CONCRETE PAVEMENT ONLY).		
25.	CONCRETE FOOTING		
26.	GROUT SOLID.		
27.	#4 @ 48" OC.		
28.	8" STANDARD GRAY BLOCK WALL.		
29.	8" SPLIT-FACE BOND BEAM. CRECO BLOCK - DESERT BEIGE, OR APPROVED EQUAL.		
30.	8" SPLIT-FACE BLOCK WALL: CRECO BLOCK - DESERT BEIGE, OR APPROVED EQUAL.		
31.	PROVIDE 1/4" PER FOOT SLOPE TO FLOOR DRAIN.		
32.	FLOOR DRAIN: SEE UTILITY PLAN ON SHEET C105.		
33.	CONTINUOUS #4.		

REVISION			
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NAME: L:\Active Projects\02719 Module Central Marketplace3 DWS\Sheet\02719 Utility Any PLOT DATE: Dec-20, 2019 10:22am



KEYED NOTES

- 1) INSTALL 1" WATER SERVICE
- 2) INSTALL 1 1/2" WATER SERVICE
- 3) EXISTING WATER SERVICE
- 4) INSTALL PUBLIC 8" GATE VALVE & VALVE BOX
- 5) INSTALL PRIVATE 8" GATE VALVE & VALVE BOX
- 6) INSTALL WALL INDICATOR VALVE
- 7) INSTALL FIRE DEPARTMENT CONNECTION
- 8) INSTALL PRIVATE FIRE HYDRANT
- 9) INSTALL PRIVATE 8" WATER LINE
- 10) EXISTING 10" PVC PUBLIC WATER LINE
- 11) EXISTING PUBLIC FIRE HYDRANT TO REMAIN
- 12) EXISTING PUBLIC FIRE HYDRANT TO BE REMOVED
- 13) INSTALL 10" PVC PUBLIC WATER LINE
- 14) EXISTING 10" PVC PUBLIC WATER LINE TO BE REMOVED
- 15) INSTALL 4" SEWER SERVICE
- 16) INSTALL 6" SEWER SERVICE
- 17) EXISTING PUBLIC SEWER
- 18) INSTALL SEWER MANHOLE (H/T U250)
- 19) INSTALL STORM DRAIN PIPE
- 20) INSTALL DROP INLET
- 21) CONNECT TO EXISTING DROP INLET
- 22) EXISTING DROP INLET

LEGEND

- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN
- EASEMENT
- ⊗ WATER VALVE
- ⊠ WATER METER
- ⬮ FIRE HYDRANT
- ⬮ POST / WALL INDICATOR VALVE
- ⬮ FIRE DEPARTMENT CONNECTION
- ⬮ SANITARY SEWER MANHOLE
- ⬮ DROP INLET

GENERAL NOTE

1. TYPE RBP BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER CDM STD DTL 2365. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.



VICINITY MAP

DESIGNED: 26/04/19
CHECKED: 28/04/19
DATE: 12/30/2019

PROJECT NAME: CARLISLE MARKETPLACE

SHEET TITLE: CONCEPTUAL UTILITY

DRB SITE PLAN

SHEET NUMBER: C-300

REVISION

NO.	DESCRIPTION	DATE
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RESPEC

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

nm811

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SECTION A SECTION B

PLANT SCHEDULE SITE 10.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
11	Existing Tree	Varies	Varies	50	100%	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
27	Chilopsis linearis / Desert Willow	2" B&B	ROW	60	100%	100%
26	Pinus densata / Chinle Pinon	2" B&B	Medium	75	100%	100%
58	Pinus ponderosa / Ponderosa Pine	2" B&B	Medium	75	100%	100%
46	Ulmus parviflorus / European Elm	2" B&B	Medium	75	100%	100%
11	Vitis rotundifolia / Cluster Vine	2" B&B	Medium	60	100%	100%
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
19	Pinus flexilis / Bristle Pine	6" S B&B	Medium	75	100%	100%
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
55	Existing Shrub	Varies	Varies	25	100%	
DESIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
122	Ceanothus velutinus / Dark Knight	1 gal	Low	20	100%	100%
142	Rhus arborescens / Tree Low / Grey Low Foliage Shrub	5 gal	Low	25	100%	100%
DESIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
30	Fraxinus viridis / Red Bark	5 gal	Low	30	100%	100%
33	Nerium oleander / Oleander	5 gal	ROW	35	100%	100%
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
101	Arctostaphylos uva-ursi / Green Coyote Bush	5 gal	Low	30	100%	100%
216	Rosa rugosa / Rose	5 gal	Low	30	100%	100%
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
125	Calamagrostis canadensis / Red Fescue	1 gal	Medium	15	100%	100%
VINE REPAIRER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
36	Lonicera japonica / Honeysuckle	5 gal	Medium	35	100%	100%

REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	DETAIL
1	Aspen 5/8" x 1/4" Gravel 3" Depth over Filter Fabric (Backfill as in ROW)	1,087 sf	
2	Aspen 5/8" x 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
3	2" x 4" Minimum Black Cobble 4" Depth over Filter Fabric	3,047 sf	
4	DOT Erosion - Gravel and Landscape	13,084 sf	

GENERAL NOTES

- MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
- LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
- THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
- PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN "CLEAR SIGHT" AREAS.
- THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(10) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. 5-6(C)(10) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OR ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE.

PLANTINGS NOTES

- THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPE, IDO AND WATER WASTE ORDINANCE.
- THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
- THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE CON DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
- ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
- WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES

- ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
- WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE IDO FOR DETAIL.
- USE 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRP EMITTERS PER TREE IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
- INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
- INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
- THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
- IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
- ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HANDSCAPE WITHOUT THE NEED OF BORING.

SITE DATA

GROSS LOT AREA (4.03 ACRES)	439,862 SF
LESS BUILDING(S)	121,369 SF
NET LOT AREA	318,513 SF

REQUIRED LANDSCAPE

15% OF NET LOT AREA	47,776 SF
PROPOSED LANDSCAPE	45,041 SF
PROPOSED OFFSITE LANDSCAPE	1,897 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	65,112 SF
PERCENT OF NET LOT AREA	20.44 %

REQUIRED STREET TREES	45
PROVIDED EXISTING AT 25' O.C. SPACING ALONG STREET	47
REQUIRED PARKING LOT TREES	45
PROVIDED AT 1 PER 10 SPACES (464 SPACES) @ 140"	
TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 187	

*Tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway

REQUIRED LANDSCAPE COVERAGE

75% LIVE VEGETATIVE MATERIAL	35,832 SF MIN.
(47,776 SF REQUIRED LANDSCAPE X 75%)	35,832 SF MIN.
PROVIDED GROUND COVER COVERAGE	1,438 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	
PERCENT GROUND COVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	75%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES
ESTABLISHMENT AND SUMMER:
1 HOUR 3 DAYS A WEEK
SPRING:
1 HOUR 2 DAYS A WEEK
FALL:
1 HOUR 2 DAYS A WEEK
WINTER:
1 HOUR 2 DAYS PER MONTH

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Albuquerque, NM 87114
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505.698.2100 (fax)
design@huc.com



Date: 7/16/2019
Revisions:
▲ 08/19/2019
▲ 10/31/2019
▲
▲

Drawn by: V. Blount
Reviewed by: TN

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Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico

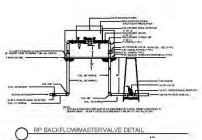
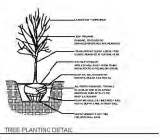


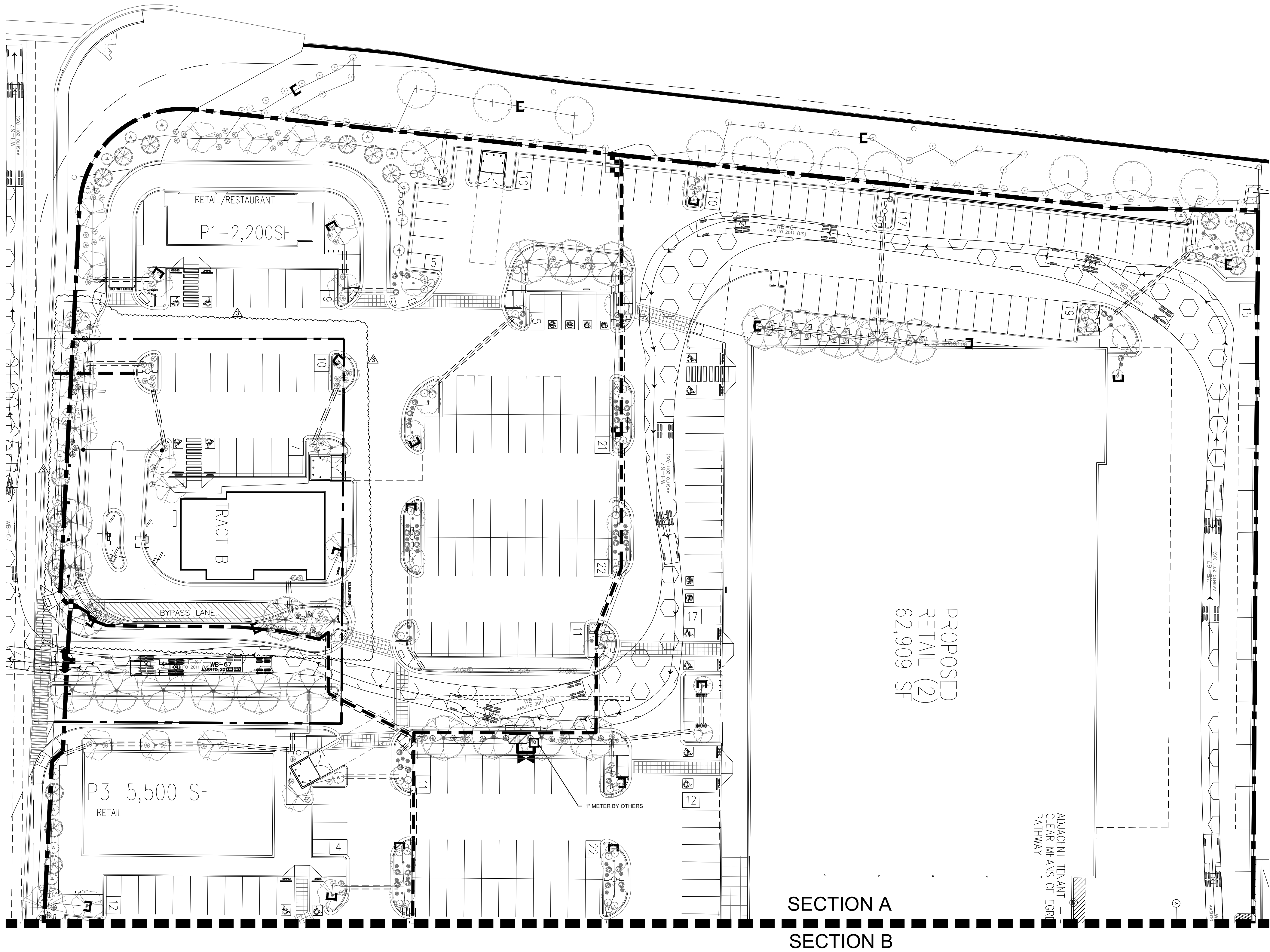
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**Landscape
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Sheet Number:

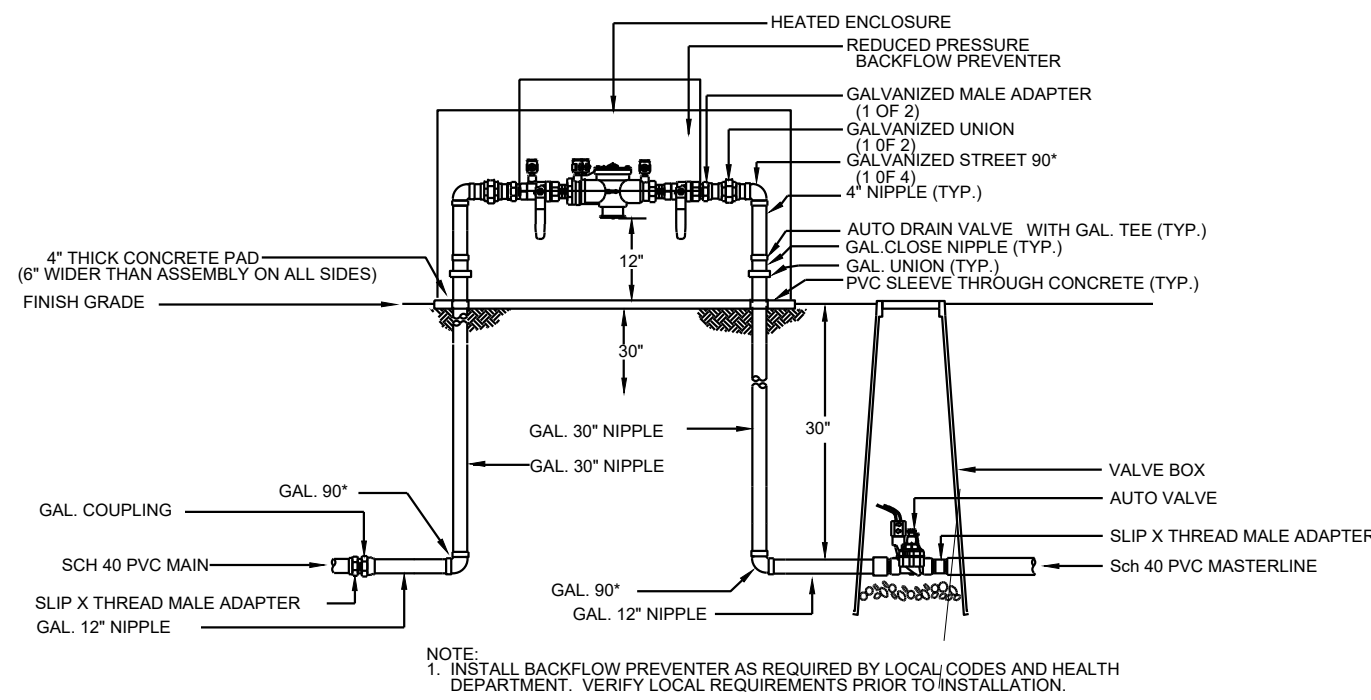
LP-02





IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller -confirm location in field	Rainbird ESP-LX	13 Stations
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1.5"
	Reduced Pressure Backflow Heated Enclosure Master Valve	Febco 825 Y with Hot Box Rainbird PEB	1.5" 1.5"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub	Agrifirm TAE 20	3/4" 2 GPH
	PVC Masterline	Sch. 40	1.5"
	PVC Sleeve Drip Poly Lateral	Class 200	2" Min.
	PVC Sleeve PVC Masterline	Class 200	4" Min.



1 RP BACKFLOW/MASTER VALVE DETAIL

IRRIGATION NOTE

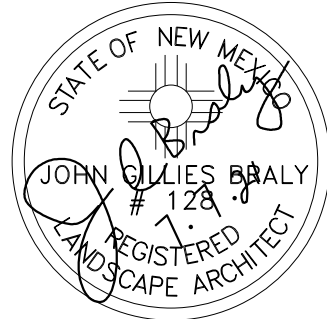
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

- IRRIGATION NOTES:
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Date: 02/19/2021

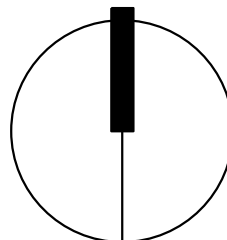
Revisions:

- 03/04/2021
- 07/07/2021

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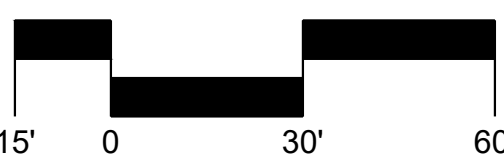
Reviewed by: CM

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



NORTH

Scale: 1" = 30'

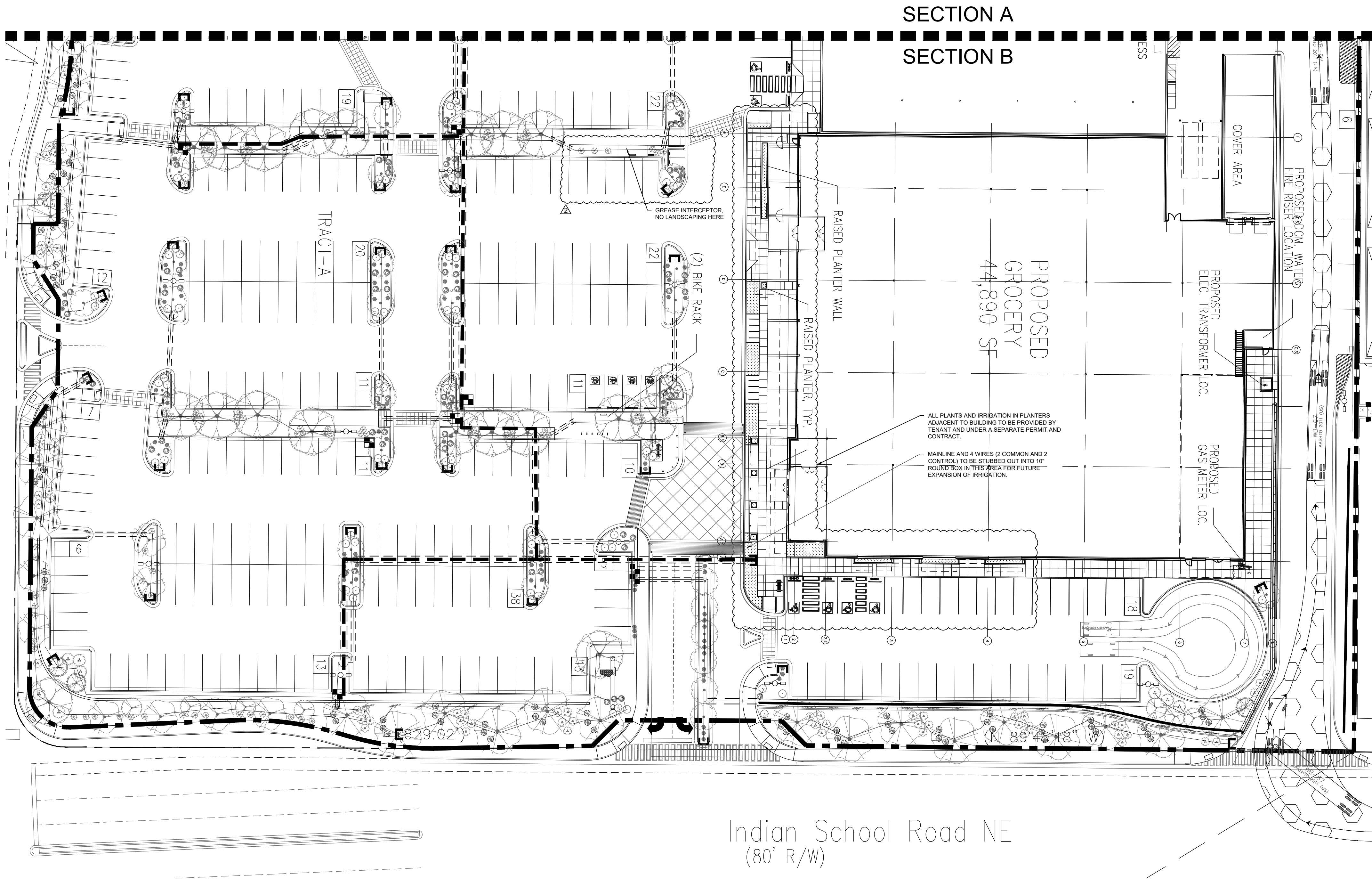


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Irrigation
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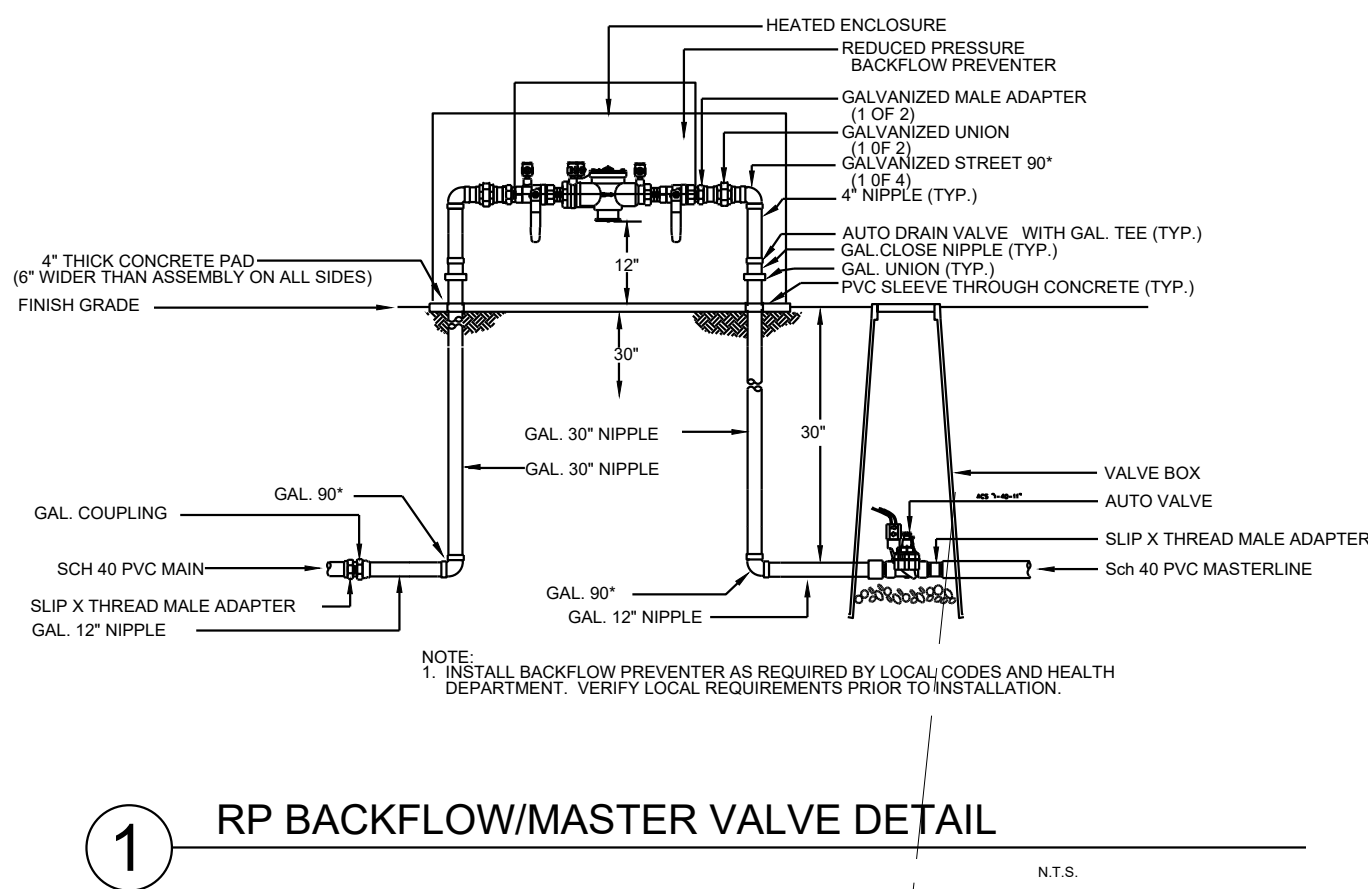
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LI-01



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller -confirm location in field	Rainbird ESP-LX	13 Stations
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1.5"
	Reduced Pressure Backflow Heated Enclosure Master Valve	Febco 825 Y with Hot Box	1.5"
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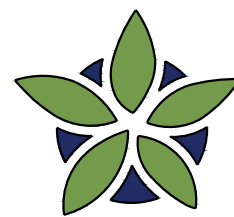


IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
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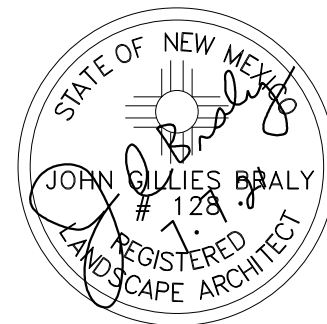
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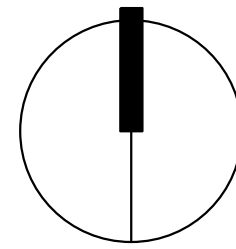
Revisions:

- ▲ 03/04/2021
- ▲ 05/20/2021 HA
- ▲ 06/16/2021 HA
- ▲ 07/07/2021 HA

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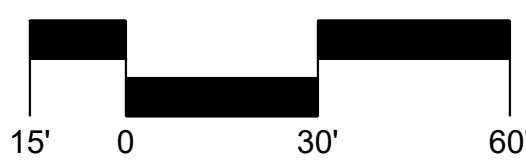
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NORTH

Scale: 1" = 30'



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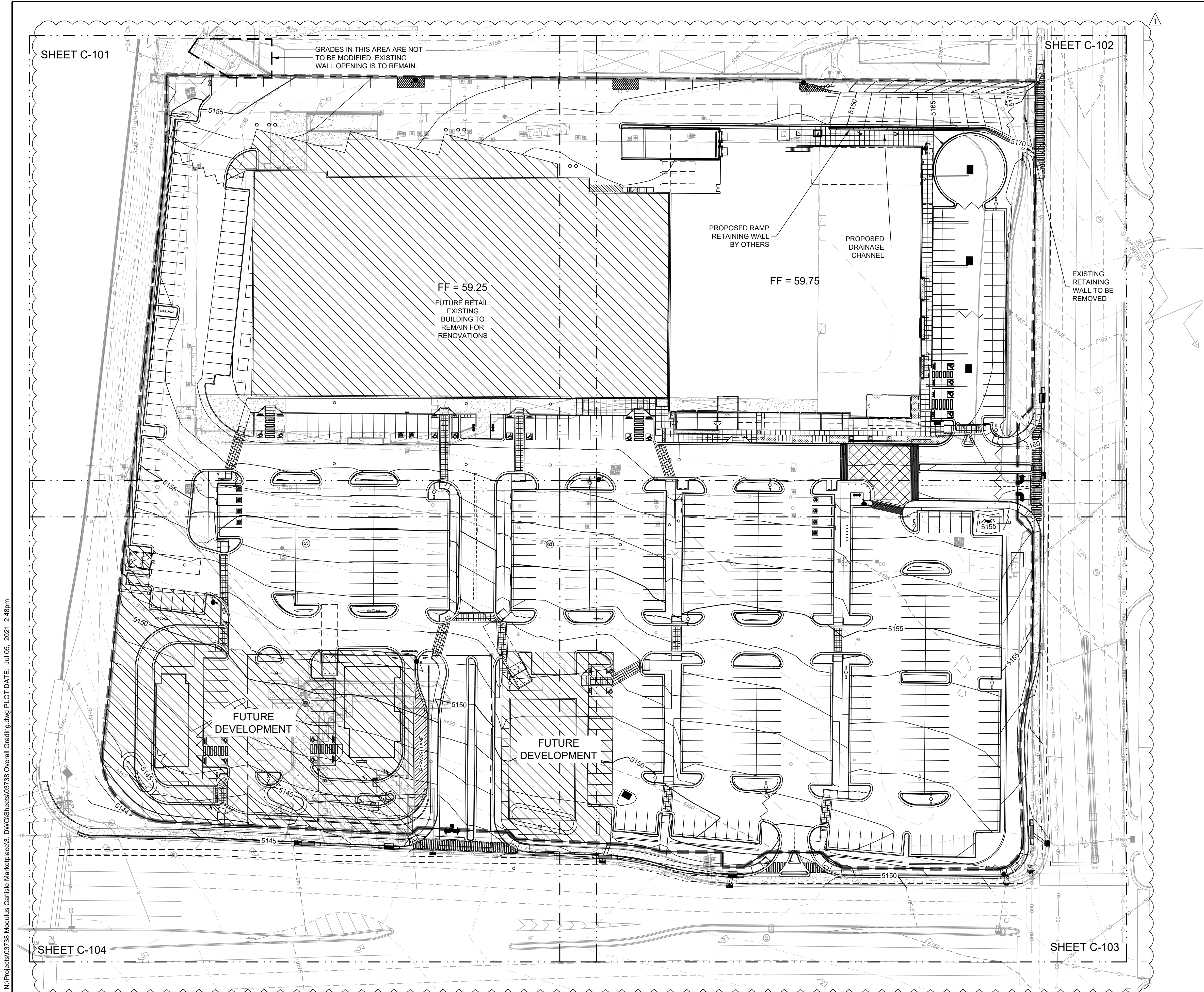
**Irrigation
Plan**

Sheet Number:

LI-02

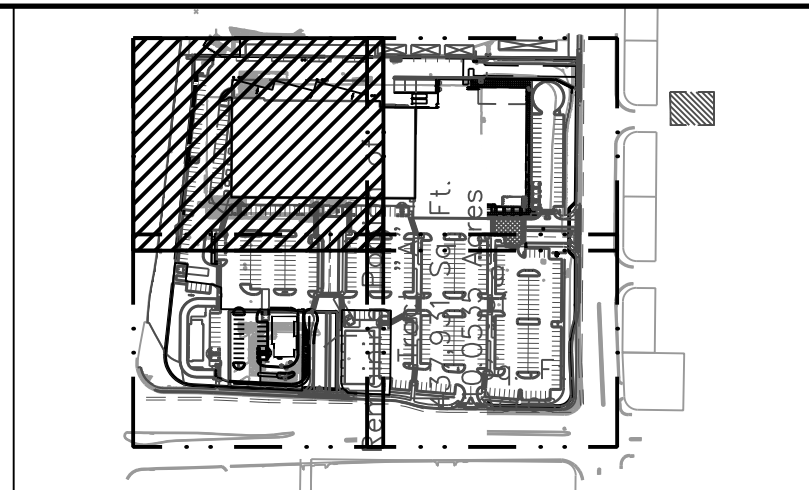
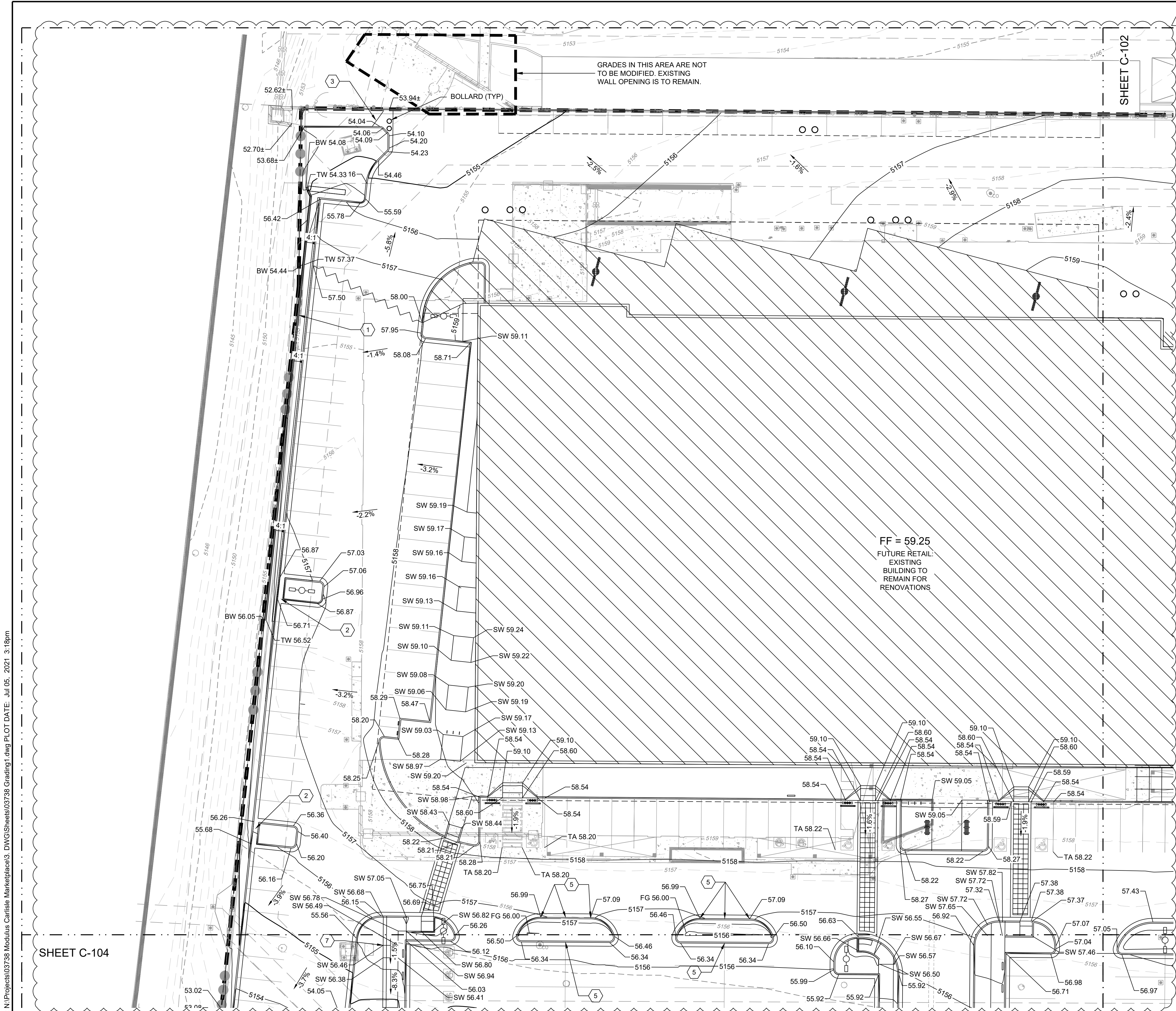
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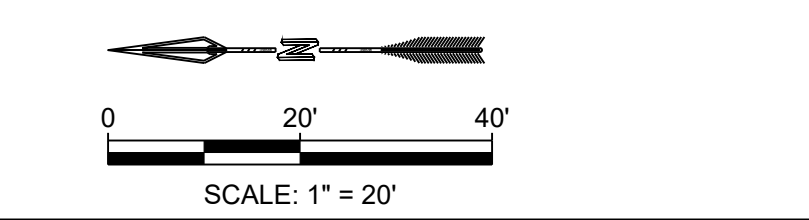
- NOTE:
- THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
 - PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES	
I.D.#	DESCRIPTION
1	INSTALL CMU RETAINING WALL. SEE DETAIL SHEET C-501.
2	INSTALL 2' CURB OPENING AND CHANNEL. SEE DETAIL SHEET C-500.
3	INSTALL CONCRETE DRAINAGE CHANNEL. SEE DETAIL SHEET C-501.
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.
7	INSTALL HANDRAIL FOR ADA RAMP BOTH SIDES OF RAMP.

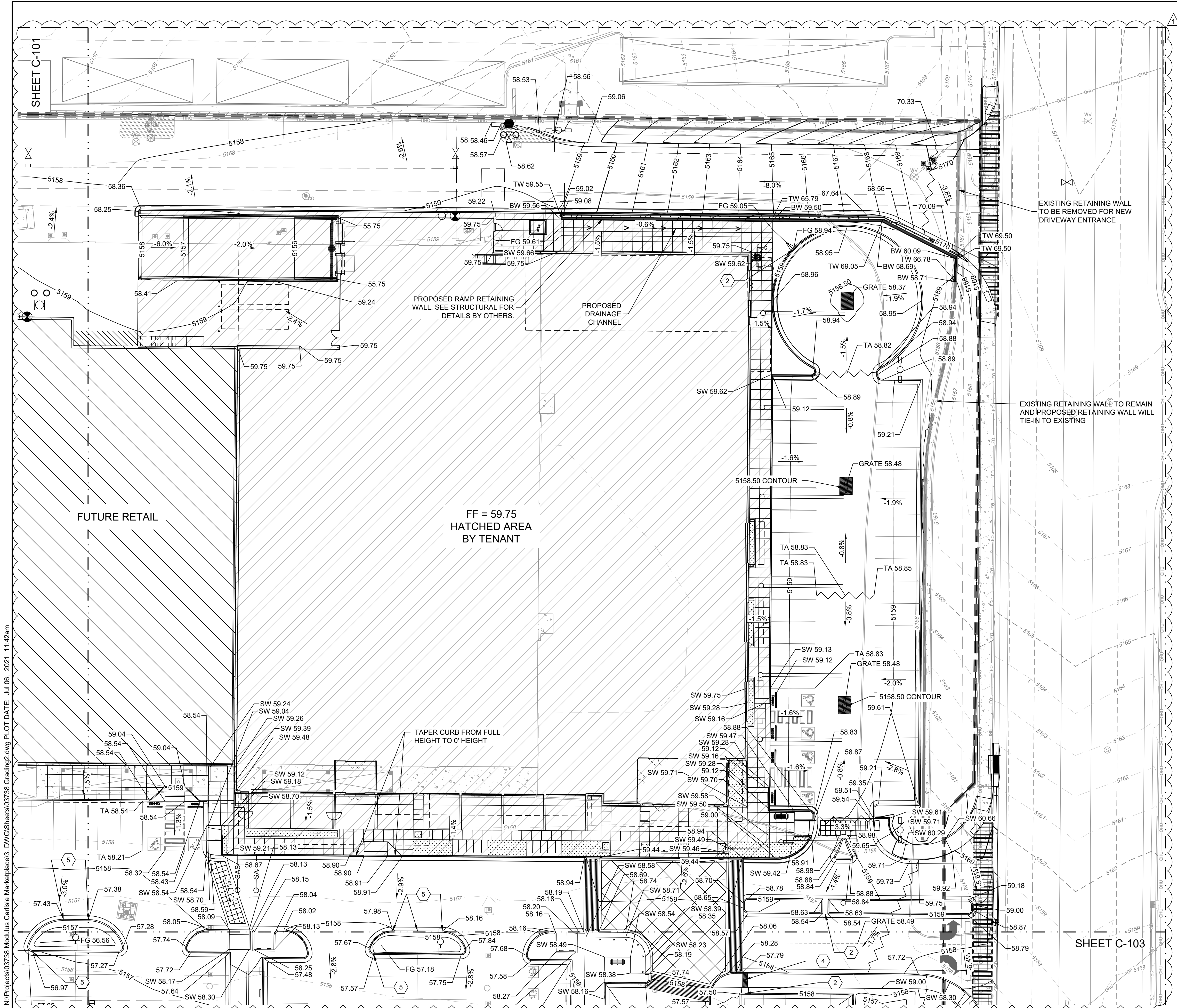
- GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT *PRELIMINARY GEOTECHNICAL ENGINEERING REPORT* BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 4, 2021.

LEGEND	
GRADING LIMITS	
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	- - - 4985 - - -
EXISTING MAJOR CONTOUR	- - - 4985 - - -
EXISTING MINOR CONTOUR	- - - 4985 - - -
SLOPE ARROW	-1.5% -51.2%
SWALE	
HIGH POINT	
MATCHLINE	
FUTURE DEVELOPMENT	

- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
 - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - BW 20.00 BOTTOM WALL
 - TW 20.00 TOP WALL
 - SW 20.00 SIDEWALK
 - FG 20.00 FINISHED GROUND
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP
 - TA 20.00 TOP ASPHALT
- WALL SPOT GRADE LOCATIONS



DESIGNED BE	DRAWN BE	CHECKED JS	DATE 7.05.2021
RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALWAYS USE THE LATEST VERSIONS OF WWW.RESPEC.COM 505.253.9718			
RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALWAYS USE THE LATEST VERSIONS OF WWW.RESPEC.COM 505.253.9718			
UPDATED SITE PLAN (5 JULY 2021)			
REVISION			
STAMP JEREMY W. SHELL NEW MEXICO 26341 07/05/21 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
PROJECT NAME: CARLISLE CROSSING			
SHEET TITLE: GRADING PLAN 1			
SUBMITTED FOR: CONSTRUCTION			
SHEET NUMBER: C-101			



NAME: N:\Projects\03738 Modulus Carlisle Marketplace3_DWG\Sheets\03738 Grading2.dwg PLOT DATE: Jul 06, 2021 11:42am

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NOTE:

- THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
- PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES

I.D.#	DESCRIPTION
2	INSTALL 2' CURB OPENING AND CHANNEL. SEE DETAIL SHEET C-500.
4	2' SIDEWALK CULVERT PER COA STD DTL DWG 2236.
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.

GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
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LEGEND

GRADING LIMITS	---
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	--- 4985 ---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
SLOPE ARROW	→ -1.5% → -57.2%
SWALE	—
HIGH POINT	▲
MATCHLINE	...
FUTURE DEVELOPMENT	▨

SPOT ELEVATION SYMBOLS

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

- 20.00 FLOWLINE
- 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
- BW 20.00 BOTTOM WALL
- TW 20.00 TOP WALL
- SW 20.00 SIDEWALK
- FG 20.00 FINISHED GROUND
- BS 20.00 BOTTOM STEP
- TS 20.00 TOP STEP
- TA 20.00 TOP ASPHALT
- GRATE 20.00 TOP OF GRATE

WALL SPOT GRADE LOCATIONS

0 20' 40'

SCALE: 1" = 20'

DESIGNED

DRAWN

CHECKED

DATE

BE

BE

JS

7.06.2021

RESPEC

5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NM 87109
ALBUQUERQUE, NM 87109
WWW.RESPEC.COM 505.293.9718

RESPEC

UPDATED SITE PLAN (5 JULY 2021)

STAMP

JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
07/05/21

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED

nm811
Know what's below.
Call before you dig.

PROJECT NAME:

CARLISLE CROSSING

SHEET TITLE:

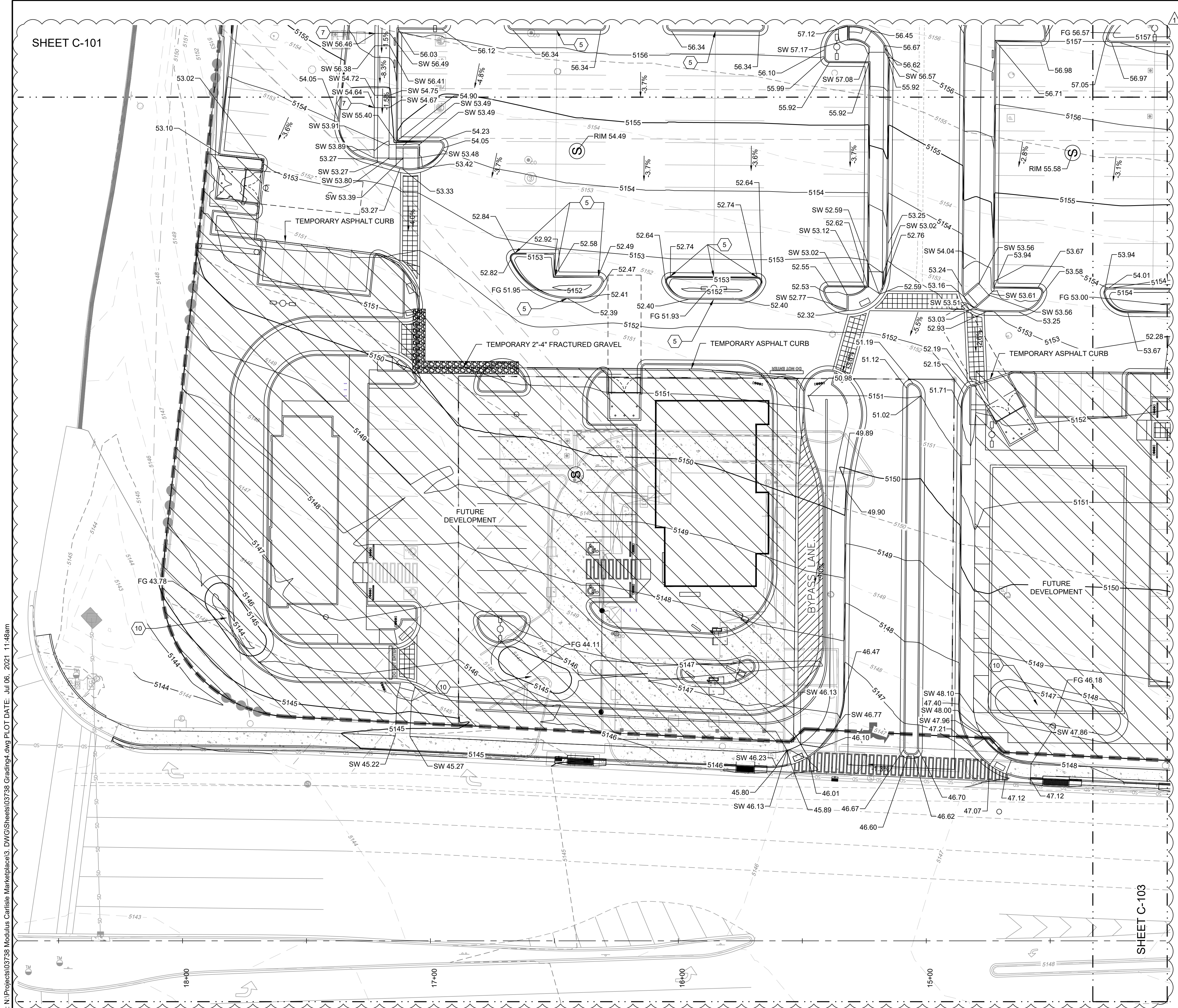
GRADING PLAN 2

SUBMITTED FOR:

CONSTRUCTION

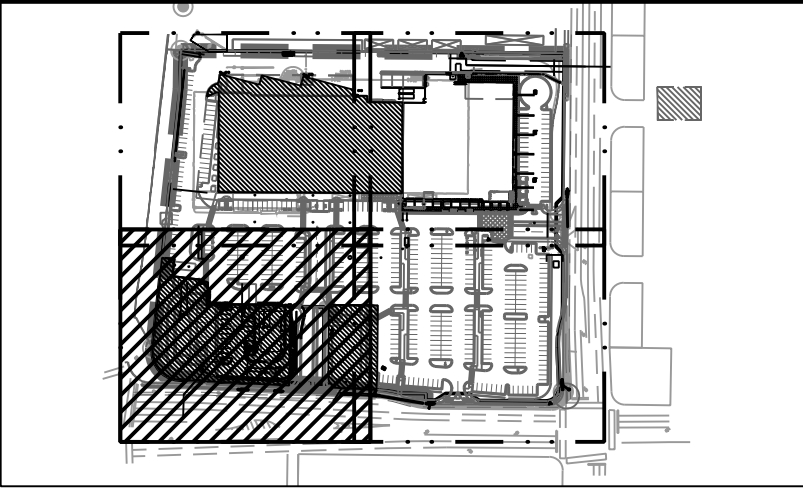
SHEET NUMBER:

C-102



NAME: N:\Projects\03738 Modulus Carlisle Marketplace3_DWG\Sheets\03738 Grading.dwg PLOT DATE: Jul 06, 2021 11:48am

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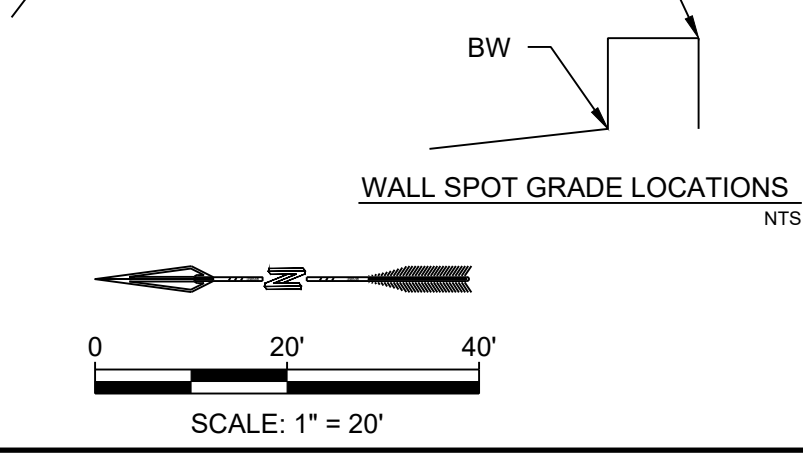
NOTE:
1. THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
2. PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES	
I.D.#	DESCRIPTION
5	INSTALL 1" CURB OPENING. SEE DETAIL SHEET C-500.
7	INSTALL HANDRAIL FOR ADA RAMP BOTH SIDES OF RAMP.
10	INSTALL TEMPORARY SEDIMENT POND.

- GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT *PRELIMINARY GEOTECHNICAL ENGINEERING REPORT* BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 4, 2021.

LEGEND	
GRADING LIMITS	
MAJOR CONTOUR	4985
MINOR CONTOUR	
EXISTING MAJOR CONTOUR	4985
EXISTING MINOR CONTOUR	
SLOPE ARROW	-1.5% -51.2%
SWALE	
HIGH POINT	
MATCHLINE	
FUTURE DEVELOPMENT	

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 - RIM 20.00 TOP OF GRATE



DESIGNED BE	DRAWN BE	CHECKED JS	DATE 7.06.2021
RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALWAYS USE NATURAL RESOURCES WWW.RESPEC.COM 505.253.9718 UPDATED SITE PLAN (5 JULY 2021)			
STAMP JEREMY W. SHELL NEW MEXICO 26341 07/05/21 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
PROJECT NAME: CARLISLE CROSSING			
SHEET TITLE: GRADING PLAN 4			
SUBMITTED FOR: CONSTRUCTION			
SHEET NUMBER: C-104			