



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Tom McCollum		Phone: 505-681-7474
Address: 11000 Bermuda Dunes		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Consensus Planning Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		Email: turner@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

ADA site access relocation

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: B	Block: 16	Unit:
Subdivision/Addition: Carlisle & Indian School	MRGCD Map No.:	UPC Code: 101705901506330139
Zone Atlas Page(s): H16	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): .67

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2110 Carlisle Blvd.	Between: I-40	and: Indian School
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

SI-2021-01012 PR-2019-002677

Signature: Jonathan Turner	Date: 4/25/23
Printed Name: Jonathan Turner	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

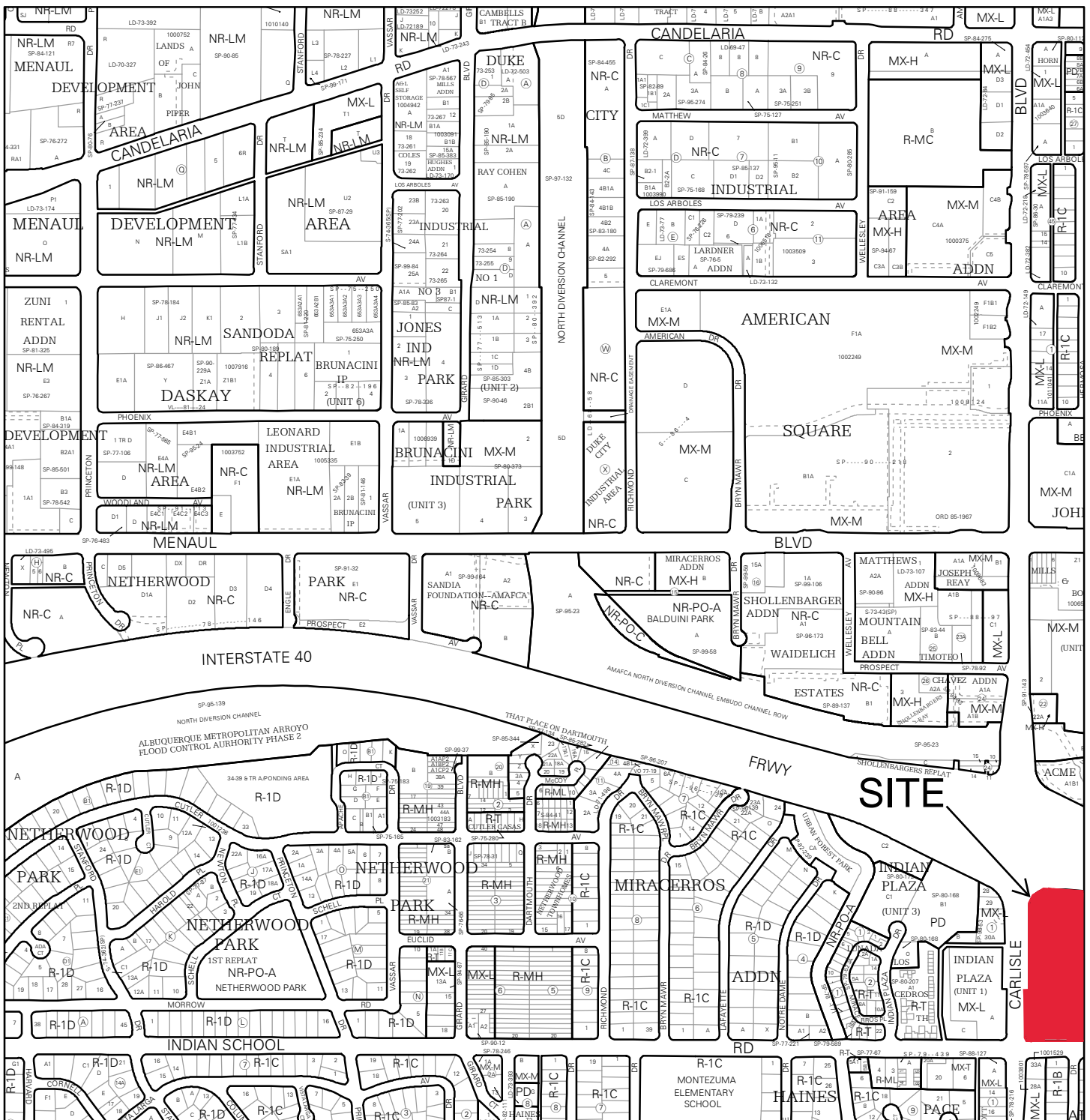
_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

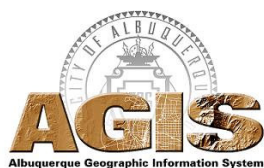
Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

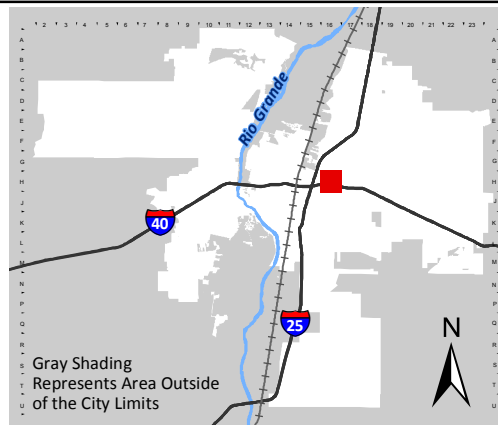


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

April 1, 2023

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

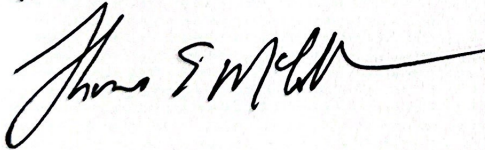
Re: Owner Authorization

To whom it may concern

This is a letter of Letter of Owner Authorization for Simons Architecture PC and / or Consensus Planning for the minor amendment to the SDP for Building Permit for 2110 Carlisle Blvd., NE, Albuquerque, NM 87110.

Sincerely

THOMAS E. MCCOLLUM

A handwritten signature in black ink, appearing to read "Thomas E. McCollum", with a long horizontal flourish extending to the right.



April 25, 2023

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Mr. James Aranda, Deputy Director
Planning Department
600 2nd St NW- 3rd Floor
Albuquerque, New Mexico 87102

**RE: Minor Amendment- 2110 Carlisle Boulevard NE
Planning case file # PR-2019-002677**

Dear Mr. Aranda,

The applicant for the above referenced property is requesting a Minor Amendment to the approved Site Development Plan for Building Permit. The intent of the applicant is to amend the site plan to reflect the required relocation of the handicap ramp adjacent to the existing restaurant building located on the west side of the shopping center parking lot. The ramp location on the approved plan is infeasible due to the change in grade resulting from the existing elevations of the public sidewalk and restaurant site.

This application for amendment to the Site Development Plan is in response to Transportation's disapproval of the elimination and relocation of the handicap ramp. Transportation requires an approved amendment to the existing Site Plan to support their issuance of a Certificate of Occupancy.

Reason for Request

The requested changes are to the area of the northwest corner of the site and are circled in red and noted on the originally approved **Carlisle Crossing- Site Plan for Building Permit**. It is the applicant's intent to eliminate the handicap ramp that connects to the public sidewalk on Carlisle Boulevard because it is not constructable. The ramp is shown on the approved plan directly west of the drive-thru and corresponds to keyed note #8 on sheet BP-1. The revised ramp location are shown on the proposed Site Plan for Building Permit and coincide with delta revisions #4 and #5 on sheet BP-1. Due to the significant grade change between the public sidewalk and the existing restaurant site of approximately 3 to 4 feet, it is not feasible to construct a ramp where shown on the approved site plan. The accessible

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

access route is proposed to be relocated to the main entrance to the shopping center adjacent to the restaurant. We believe that the proposed changes to the plan are in harmony and consistent with the originally approved Site Development Plan for Building Permit because it still provides a handicap accessible route from the public way. Furthermore, the proposed changes are not in conflict with any of the regulations or other requirements of the plan.



Figure 1- Existing Grade Difference exhibit

Criteria for Approval

Pursuant to Integrated Development Ordinance §14-16-6-4(Y)(2), below in italics is the applicant’s response to the criteria for approval:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

At the time the City approved the Plan, the contours and grade elevations were not shown on the plan at the location of the proposed handicap ramp. These grades were set by the overall shopping center development, and as such, the specific requirements needed to construct the handicap ramp were not known or created by the actions of the owner of the restaurant site.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

The proposed amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4. In fact, the proposed amendment is compliant with the dimensional standards of the SDP and the IDO, and does not seek to reduce or increase the standards of either.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

The proposed amendment does not include any decrease of the total amount of open space in the development. Furthermore, the development does not abut a lot containing a residential use.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

This criterion is not applicable because the amendment does not request a building setback reduction nor is the development adjacent to residential uses.

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

This criterion is not applicable because the proposed amendment does not include residential uses.

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

This criterion is not applicable because the requested amendment does not propose any adjustments to a building design standard.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

The requested amendment does not propose any reductions in the amount of total landscaping installed on the property. This criterion is satisfied.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

This criterion is not applicable because the traffic access to the subject property is from Carlisle Boulevard NE, which is designated as a minor arterial street on the MRCOG Long Range Roadway System and map. The proposed amendment does will not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties, as evidenced by the amended plans that are submitted with this application.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

This request for amendment does not require major public infrastructure, and the proposed changes to the plan only seek to relocate the handicap accessible ramp and public path from the

northern side of the existing restaurant to the southern side (see photo below) Additionally, the access patterns on the subject property are to remain unchanged with this amendment. Relocating the handicap ramp away from the drive-thru lane and order board will be safer for the users and the general public because the relocated path does not cross the drive-thru lane or parking lot as the previous ramp location did.



Figure 2- New ADA Path Location

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

This amendment does not propose to change a specific condition; therefore, this criterion does not apply.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

The proposed amendment does not affect a property in an Overlay zone as regulated pursuant to 14-16-3; therefore, this criterion does not apply.



12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

The proposed amendment does not seek the approval of a land use; therefore, this criterion is satisfied.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

This criterion does not apply since there is not a nonconformity nor the expansion of a nonconformity with this request.

Conclusion

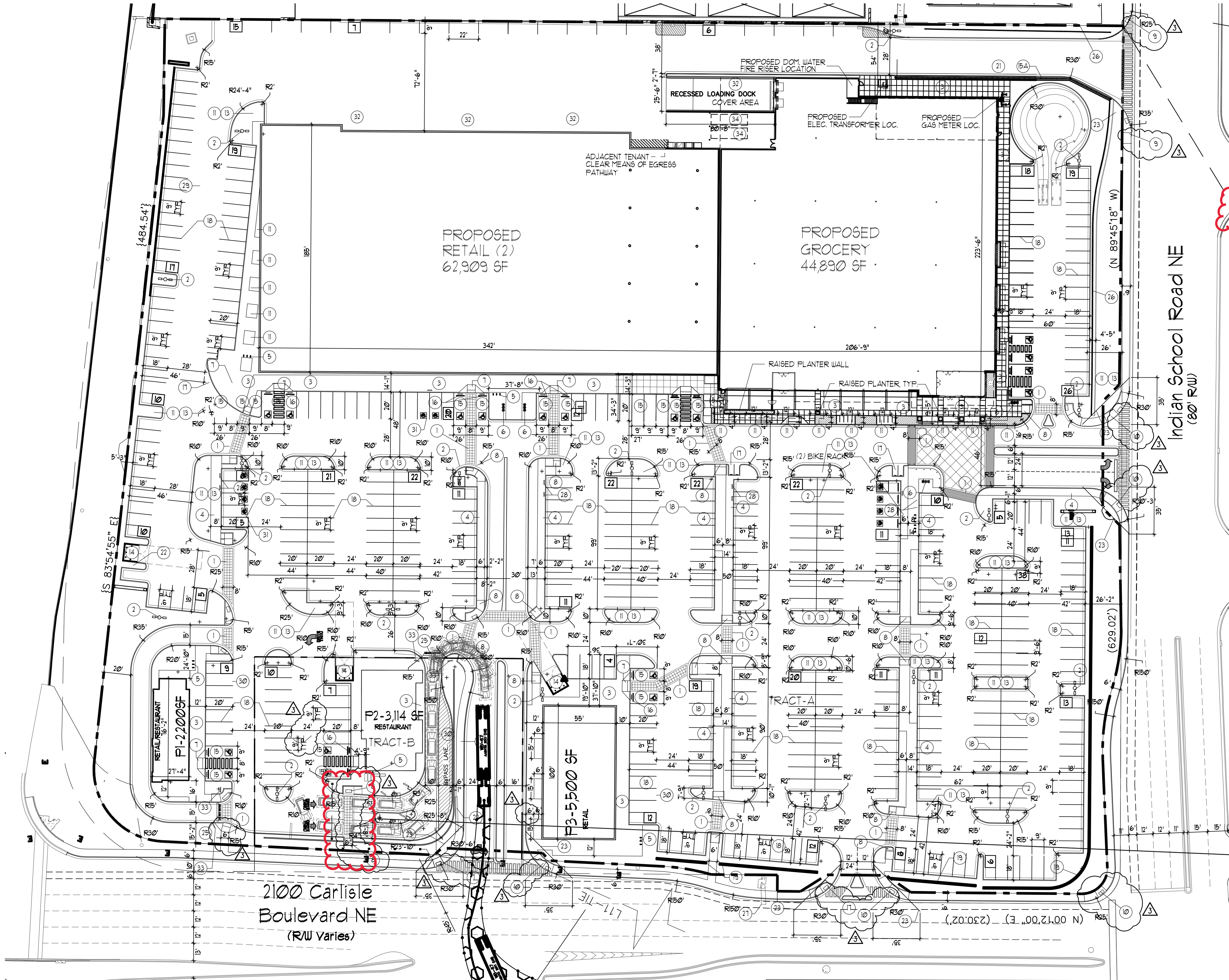
In summary, the proposed amendment involves minor changes to the approved plan and does not negatively impact grading and drainage, required parking, or traffic circulation as shown on the submitted plans, and merely relocates the accessible pedestrian access to a different location on the site. The changes proposed meet the spirit and the intent of the regulations of the IDO and the technical standards of the DPM. For these reasons and for those stated above, we respectfully request approval of the Minor Amendment to allow the relocation of the subject handicap ramp and related improvements. Approval of this request will allow the applicant to relocate the ramp location while still providing safe, accessible, and direct access to the site from the public sidewalk along Carlisle Boulevard.

Please feel free to contact me should you require any additional information or if you have any questions. Thank you in advance for your review and consideration.

Sincerely,

Jonathan Turner

Zoning Specialist



- KEYED NOTE:
- 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
 - LIGHT POLE LOCATION RE: DETAIL A5/A11.
 - CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - CONC. SIDEWALK RE: DET B3/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL B1/A12.
 - INDICATES BIKE RACK LOCKER LOCATION (5 BIKE CAPACITY)
 - BENCH LOCATION RE: DETAIL 10/A12
 - HANDICAP RAMP RE: A3/A11.
 - HANDICAP RAMP RE: A1/A11.
 - HANDICAP RAMP RE: A1/A11.
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 - INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE COORDINATE REQ. SLEEVING FOR EA WELL LOCATION
 - DRIVE AISLE PAINT DETAIL RE: DET C5/A12.
 - 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
 - REFUSE ENCLOSURE RE: DET B2/A13.
 - H.C. PARKING STALL RE: DET A3/A12.
 - NEW RETAINING WALL PER SECTION 5-1(D) OF THE I.D.O.
 - WHEELSTOP RE: DET B5/A12.
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A12.
 - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
 - EXISTING SIDEWALK TO REMAIN
 - NEW RAMP
 - 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A13 FOR INFO
 - 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.
 - BOLLARD PAINTED SAFETY YELLOW RE: DET D1/A12.
 - "DO NOT ENTER" RE: DET 8/A12
 - EXISTING RETAINING WALL TO REMAIN
 - EXISTING DOT SIGN TO REMAIN
 - ELECTRIC VEHICLE CHARGING STATION
 - INDICATES EXISTING BUILDING FOOTPRINT AREA
 - INDICATES CONSTRUCTION PHASE LINE
 - ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
 - PROPOSED 40 cu yd ROLL OFF CONTAINER
 - "DO NOT ENTER" SIGN RE: DET B3/A12.
 - DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.

PROJECT NUMBER: _____

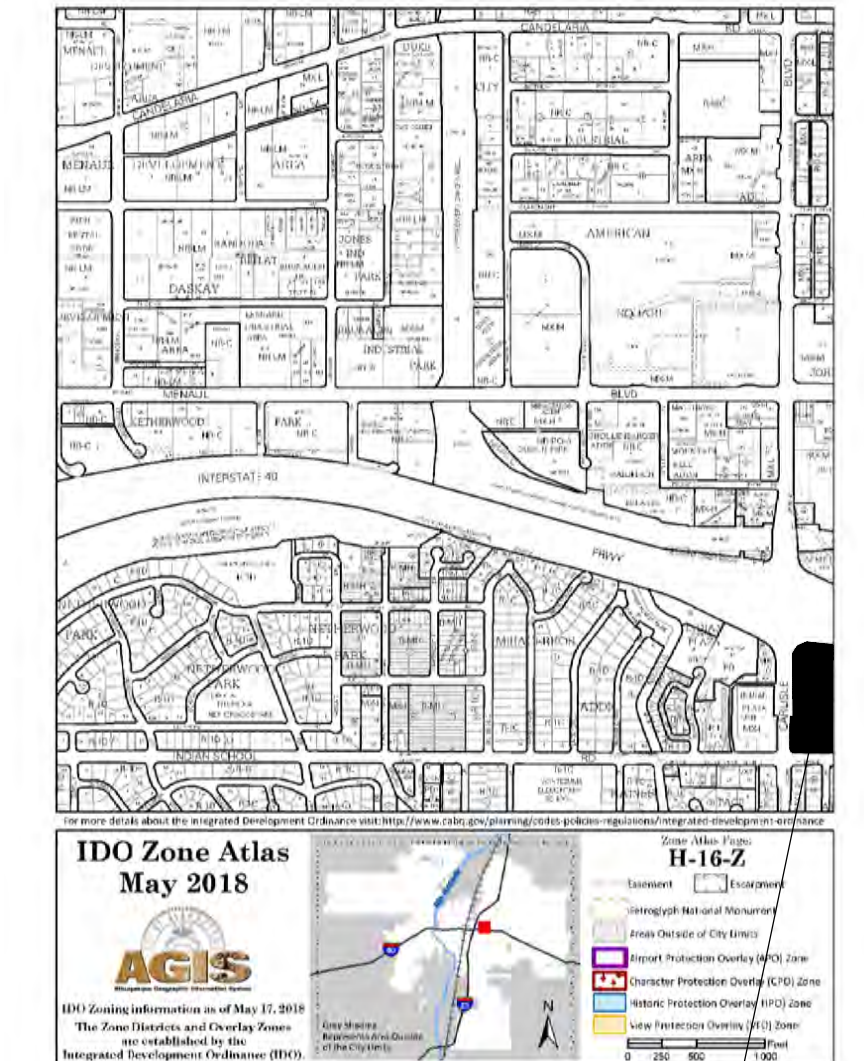
APPLICATION NUMBER: _____

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

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

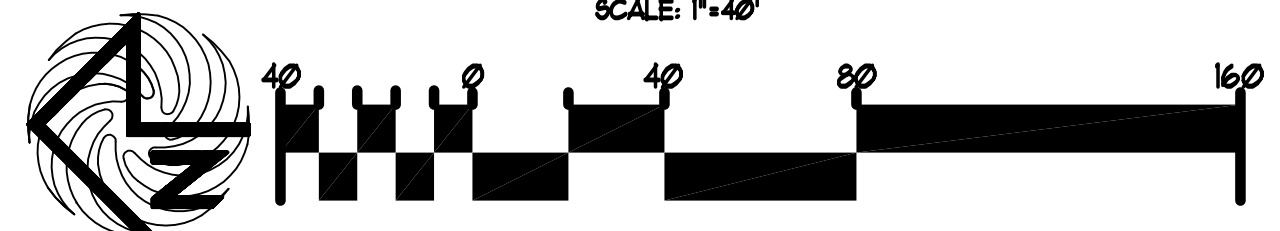
* Environmental Health, if necessary



1 Relocate Handicap Ramp

SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=40'



LEGAL DESCRIPTION

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-040-3/19/160, 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.

LEGAL DESCRIPTION-TRACT-B

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" 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 B, AKA PARCEL 2-4, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3/19/160, DATED NOVEMBER 13, 1931, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 11, 2021, IN BOOK A14, PAGE 2183, AS DOCUMENT NO. 2001003593.

SITE DATA TABLE

	RETAIL USES	GROCERY	RESTAURANT	ALL USES
PROPOSED USES:	RETAIL USES	GROCERY	RESTAURANT	ALL USES (MAJOR-1/MAJOR-2/F-1/F-3)
BUILDING SIZE:	68,409 SF	44,890 SF	5,314 SF	
TOTAL PARKING REQ:	213 SPACES	180 SPACES	24 SPACES	TOTAL SPACES REQ= 469 SPACES
TOTAL PARKING PROV:				499 SPACES PROVIDED
HC PROVIDED:				28 HC (INCLUDING 20 VAN ACCESSIBLE)
HC REQUIRED:				9 HC SPACES
BIKE SPACES PROVIDED:				46 BIKE SPACES
BIKE SPACES REQUIRED:	10% OF TOTAL	10% OF TOTAL	10% OF TOTAL	46 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
MOTORCYCLE SPACES REQUIRED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
ELECTRIC CHARGING STATION SPACES PROVIDED:	6 SPACES	4 SPACES	-	10 ELEC. CHARGING STATION PARKS
ELECTRIC STATION REQUIRED:	5 SPACES	4 SPACES	-	9 ELEC. CHARGING STATION PARKS
BURGER KING				TOTAL SPACES REQ= 19 SPACES
BURGER KING HC REQUIRED:			2/1000	1 HC SPACES

2100 Carlisle Boulevard NE (RW Varies)

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

THRU RAMP 5F.

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

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

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: 1901003593

DRAWN BY: S

DATE: 29 June 2021

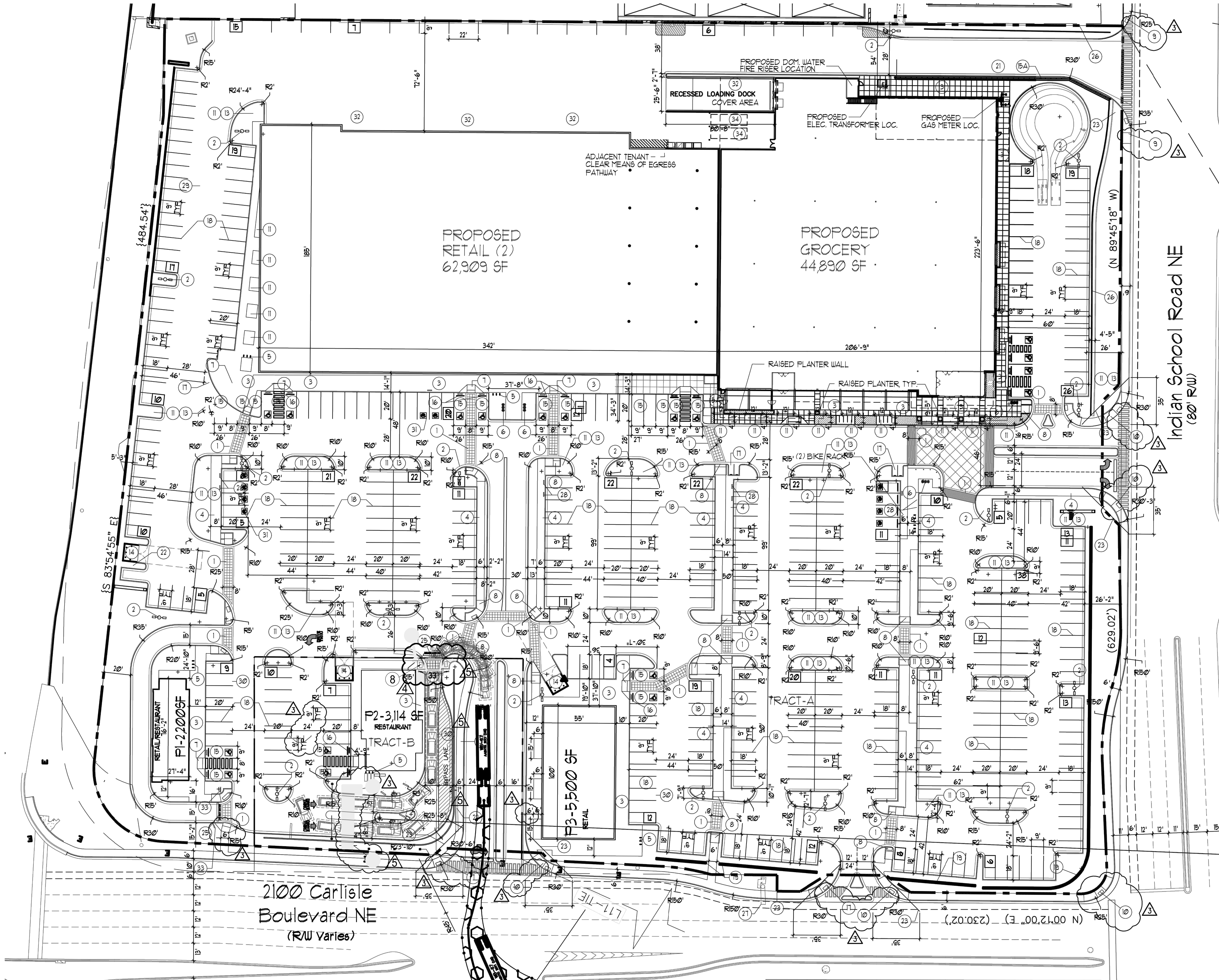
SCALE: RE: BAR SCALE

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

SHEET NO.: 1

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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



- KEYED NOTE:
- 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
 - LIGHT POLE LOCATION RE: DETAIL A5/A11.
 - CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
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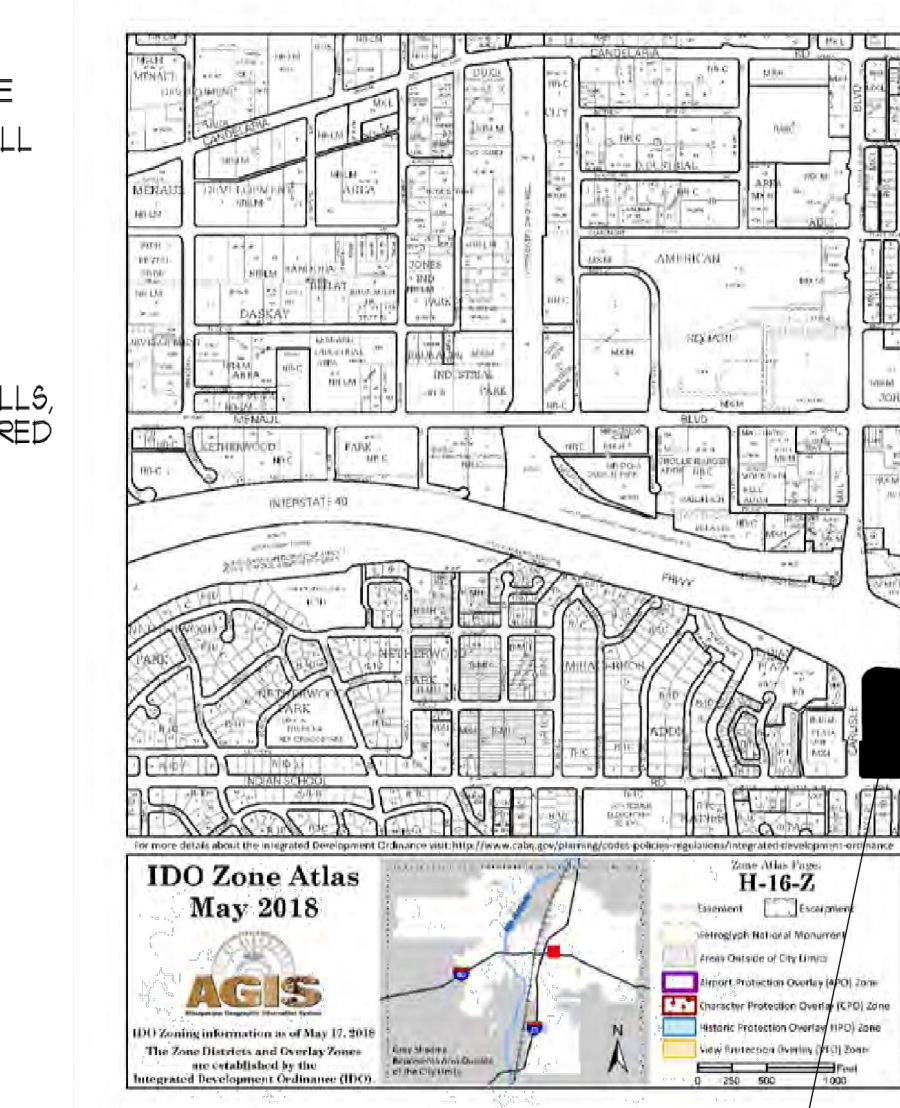
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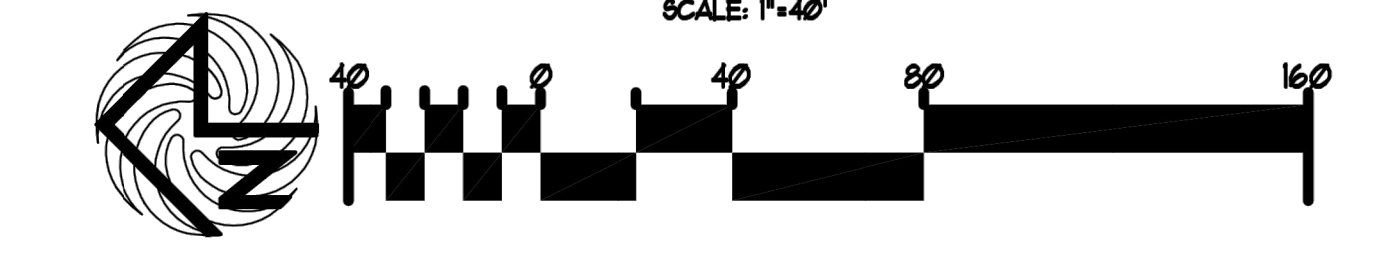
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

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



- △ MOVE LOCATION OF ADA SITE ACCESS TO LEVEL GRADE PER KEYED NOTE 8
- △ EXISTING ADA PATH WE CONNECT TO WITH THIS AA

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-040-3/19/160, 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, 2020, 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-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

THRU RAMP 5F.

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

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:
9

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

DATE:
29 June 2021

SCALE:
RE: BAR SCALE

SHEET NO.
DP-1

ADMINISTRATIVE AMENDMENT

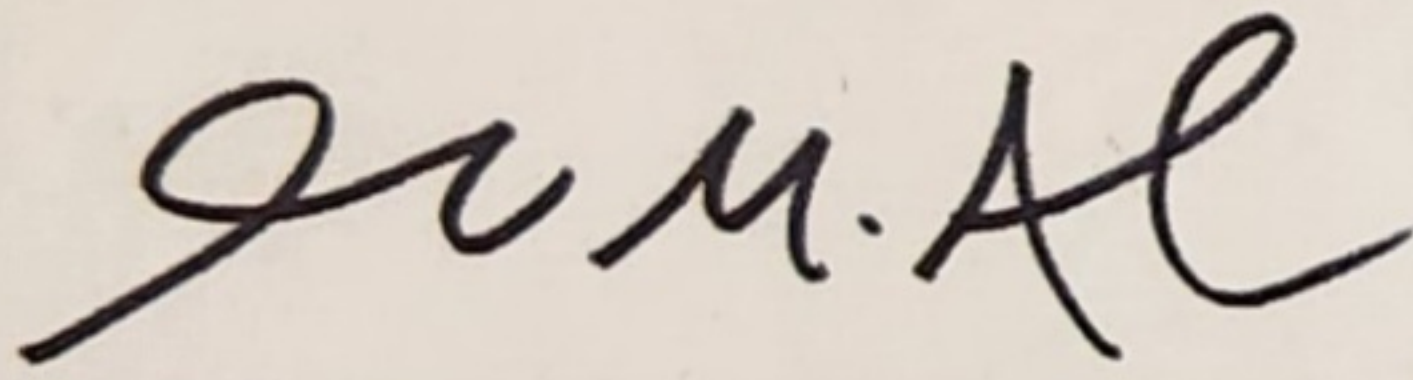
FILE #: SI-2021-01012

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;

Reconfigure existing restaurant access; Modifications to existing landscape plan to
accommodate amendments.

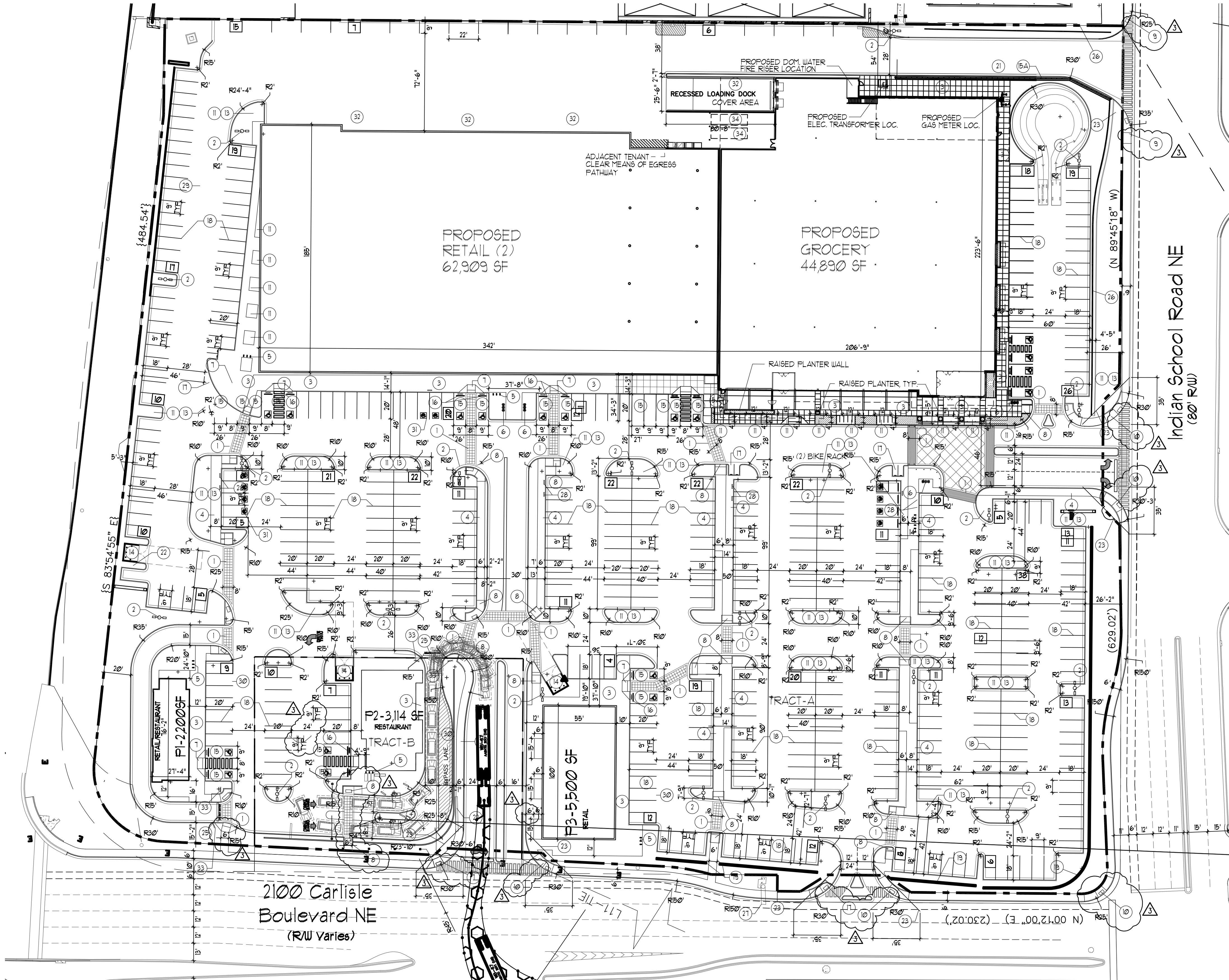


Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2021.08.06 12:44:56 -06'00'

8/6/2021

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-T(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: _____

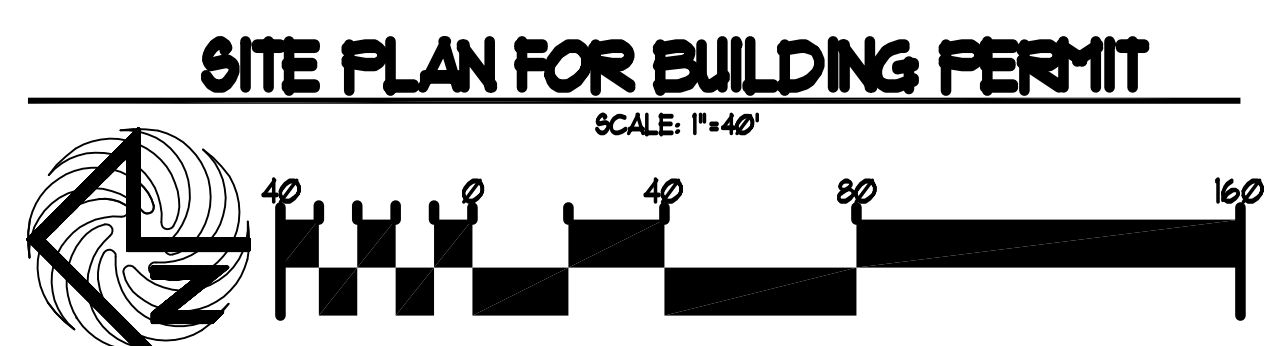
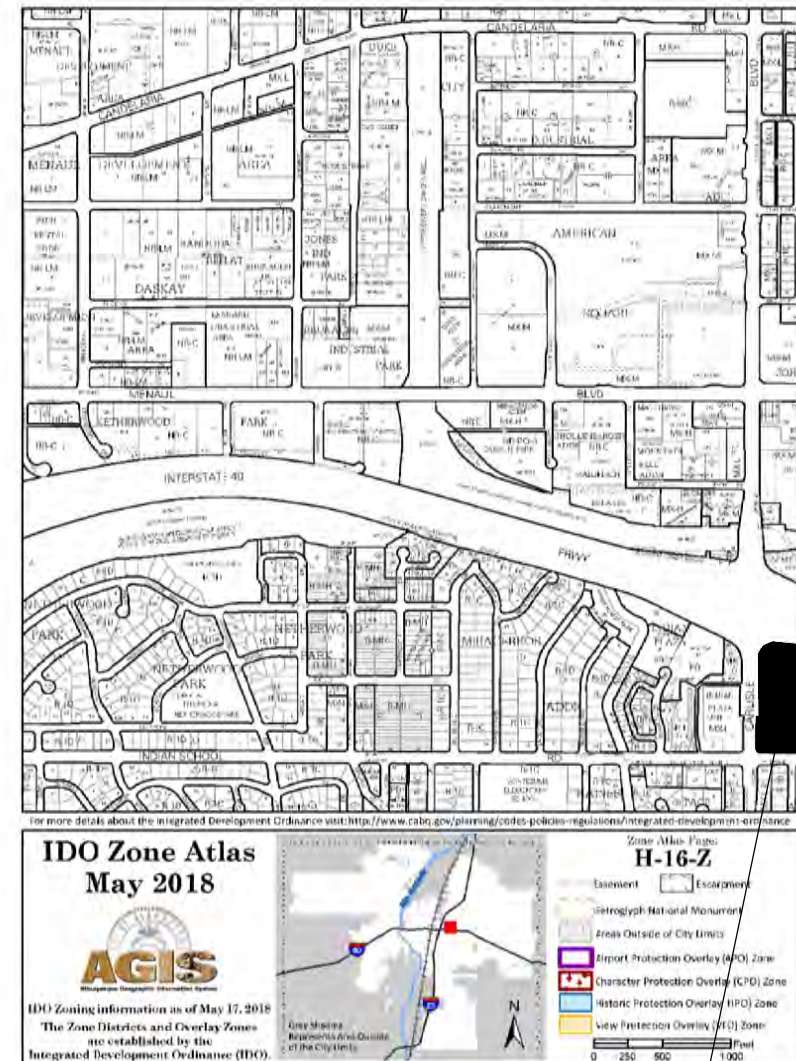
APPLICATION NUMBER: _____

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



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-040-3/19/160, 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

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

THRU
RAMP
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

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CARLISLE CROSSING
2100 CARLISLE BLVD NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
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JOB NO.
9

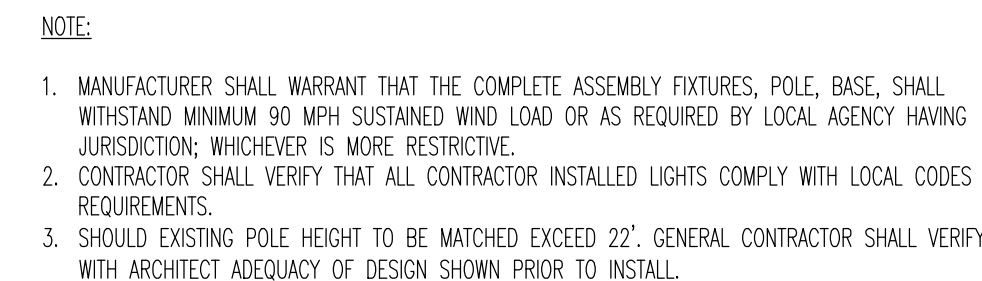
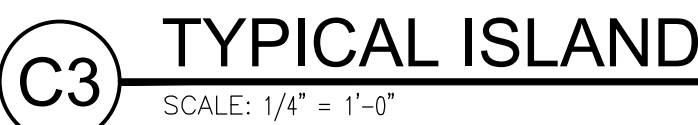
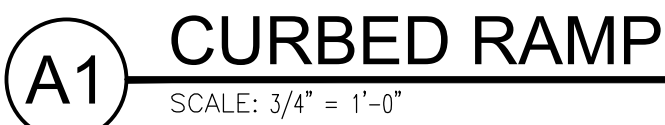
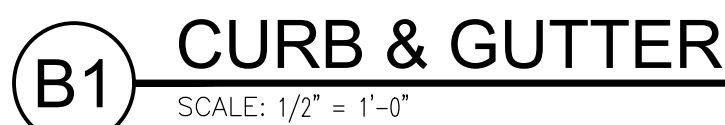
DRAWN BY:
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SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

DATE:
29 June 2021

SCALE:
RE: BAR SCALE

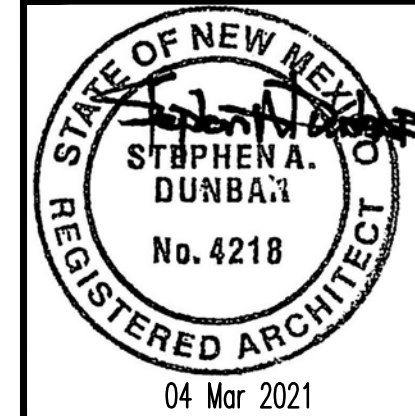
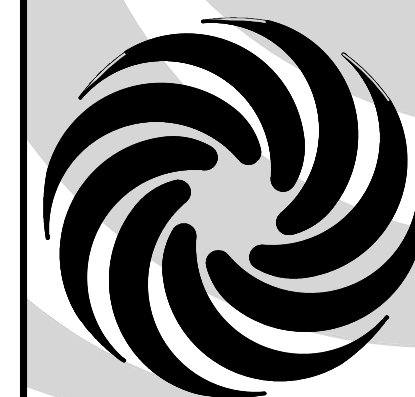
Sheet: **DP-1**



1. 4" THICK PAVEMENT MARKING; WHITE IN COLOR.
2. 2" WIDE ADA APPROVED TRUNCATED DOME 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 INSIDE OF TOOLED EDGE TO CREATE PICTURE FRAME EFFECT.
8. SMOOTH TOOLED FINISH AROUND EDGES, TYPICAL.
9. CONCRETE HANDICAP RAMP INTERNALLY COLORED DAWN COLORS #160 "BRICK RED"; SMOOTH TEXTURE.
10. FINISH WITH 3/8" DEEP X 1/2" WIDE GROOVES AT 2' OC.
11. 4" THICK CONCRETE SIDEWALK.
12. CURB, BEYOND.
13. 2% CROSS SLOPE, MAXIMUM.
14. RAMP: BEYOND.
15. RETAINING CURB.
16. SUBGRADE: COMPACTED AS SPECIFIED.
17. PAVEMENT AS SPECIFIED.
18. CONCRETE TURNDOWN CURB.
19. 4" THICK CONCRETE SIDEWALK.
20. 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 PLANTING AREAS.
21. 3/4" EXPANSION JOINT MATERIAL.
22. STABILIZED AGGREGATE BASE COARSE, AS SPECIFIED.
23. STRUCTURAL FOUNDATION SYSTEM: SEE STRUCTURAL FOUNDATION PLAN.
24. CONCRETE CURB AND GUTTER.
25. SQUARE, STRAIGHT, STEEL ANCHOR BASE POLE. POLE & BRACKETS SHALL BE FACTORY FINISHED, PAINTED SEMI-GLOSS BLACK W/RAV POLES FOR SHIPPING. PROVIDE 1 QT. MATCHING PAINT TO TOUCH ANY SCRATCHES ON POLES ON JOB. SEE LIGHT FIXTURE SPECIFICATIONS FOR SPECIFICATIONS.
26. CONNECT WOUND WIRE TO REINFORCING BARS.
27. (3) #3 TIES AT 1/2' OC IN TOP 5".
28. #6 BARE COPPER GROUND WIRE.
29. CONDUIT AS INDICATED ON ELECTRICAL PLAN.
30. (6) #6 BARS VERTICAL.
31. 8'-0" COPPER WELD GROUND ROD BY ELECTRICAL CONTRACTOR.
32. NON-SINKING GROUT.
33. 2" CHAMFER.
34. FINISHED GRADE.
35. #3 TIES @ 12" OC.
36. #6 RETAINING CURB.
37. MONOLITHIC INTEGRALLY COLORED CONCRETE HANDICAP RAMP (4,000 PSI): PROVIDE ARCHITECT WITH SAMPLE COLOR FOR APPROVAL.
38. PROVIDE 3/4" DEEP BY 1/2" WIDE GROOVES @ 2' OC. EXTEND THE PULL WIDTH AND DEPTH OF THE RAMP.
39. 6" STANDUP CURB OR CURB AND GUTTER AS APPLICABLE (SEE SITE PLAN).
40. ADA APPROVED TRUNCATED STRIP AT 2' WIDTH.
41. EXPANSION JOINT.
42. WIDTH VARIES (6" MINIMUM); SEE SITE PLAN.
43. PROVIDE A 5' S' LAND AT TOP OF RAMP FOR CHANGE IN DIRECTION.
44. WIDTH VARIES (SEE SITE PLAN MINIMUM 6" WIDTH).
45. 3/4" CONCRETE EXPANSION JOINT SEALER: NOMALEX, OR APPROVED EQUAL.

REV	DATE	BY	REVISION
6			
5			
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 CARLISTE BLVD. NE
ALBUQUERQUE, NEW MEXICO 87110

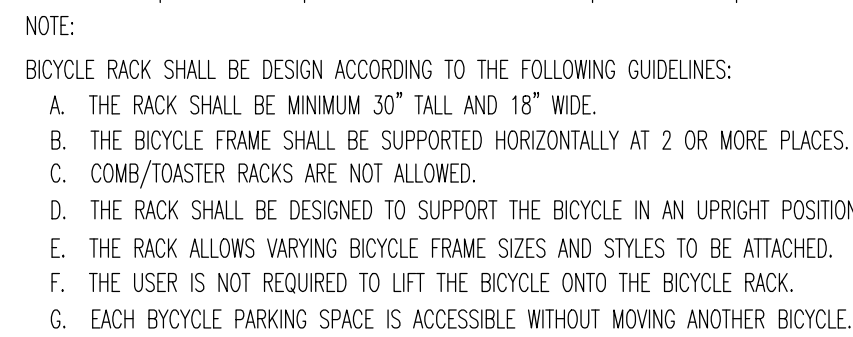
PROJECT MANAGER	JOB NO.	DRAWN BY:
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SITE DETAILS

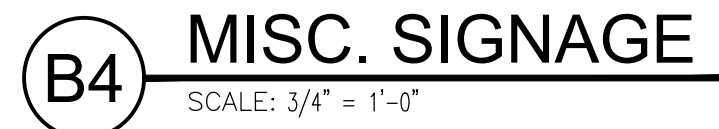
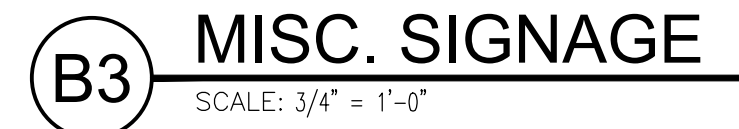
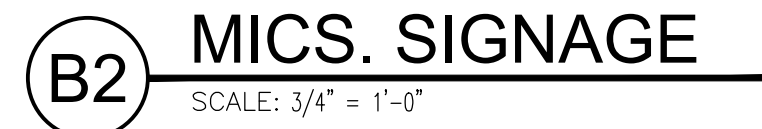
DATE:
04Mar2021

SCALE:
AS NOTED

A1.1



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

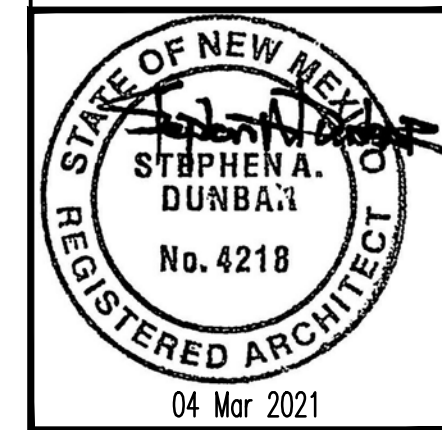


A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

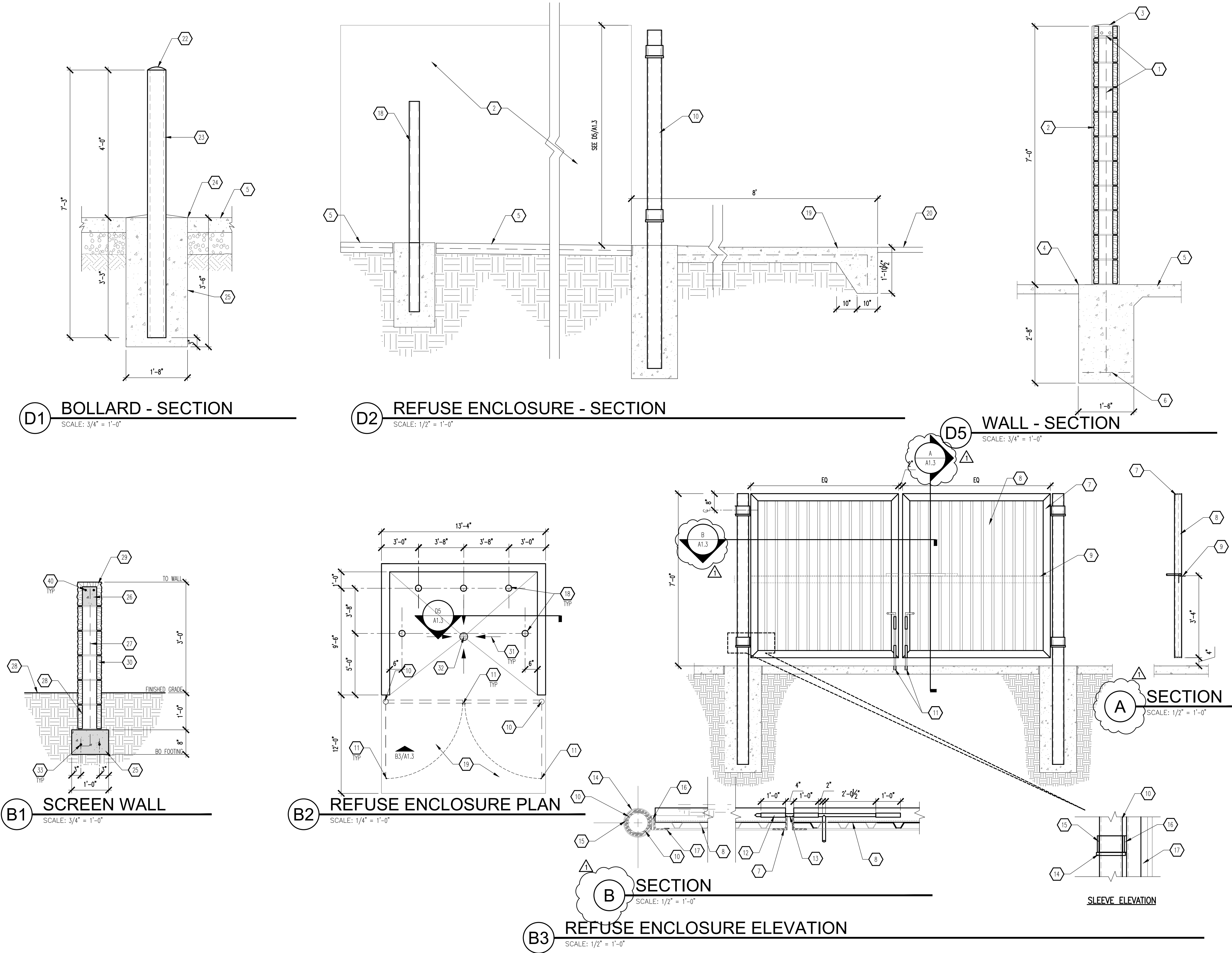
1. PAINT BLUE.
2. PAINT WHITE.
3. 12" HIGH BY 4" WIDE "NO PARKING" MARKING - WHITE PAINT.
4. HANDICAP PAVEMENT MARKING: SEE A5/A1.2.
5. FLARED RAMP: SEE A3/A1.1.
6. WHEEL STOP: SEE B5 /I.2.
7. WALKWAY PAVEMENT MARKING: SEE C5/A1.2.
8. HANDICAP POST SIGNAGE: SEE B4/A1.2.
9. TOP OF REINFORCING BAR FLUSH WITH TOP OF CONCRETE.
10. $\frac{3}{8}$ " DIAMETER HOLE.
11. (2) #4 BARS CONTINUOUS.
12. $\frac{3}{4}$ " REINFORCING BAR EMBEDDED 24" INTO SUBGRADE.
13. #5 REINFORCING BAR.
14. 4" WIDE WHITE PAINTED STRIPING.
15. 3,500 PSI CONCRETE FOUNDATION.
16. FINISHED SURFACE.
17. BITUMINOUS JOINT FILLER (CONCRETE PAVEMENT ONLY).
18. 6" DIAMETER STEEL PIPE FILLED WITH CONCRETE.
19. ROUND CONCRETE TOP.
20. PAINT SAFETY YELLOW.
21. 2" OD GALVANIZED STEEL SIGN POST.
22. "NO ACCESSIBLE" SIGN WHERE INDICATED ON SITE PLAN.
23. 12" DIAMETER STEEL PIPE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.
24. CONCRETE FOUNDATION.
25. PRIME AND PAINT STEEL MEMBER FLAT BLACK.
26. 2 $\frac{3}{8}$ " STANDARD DUTY PIPE CENTER SUPPORT.
27. ADA APPROVED TRUNCATED DOME STRIP.



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



PROJECT TITLE		KSMART SITE DEVELOPMENT 2100 CARLISLE BLVD. NE ALBUQUERQUE, NEW MEXICO 87110	
PROJECT MANAGER	JOB NO.	DRAWN BY:	
Devlin Nguyen	Site Dvlpmt	DYN	
SHEET TITLE		SITE DETAILS	
DATE: 04Mar2021	sheet:		A1.2
SCALE: AS NOTED	of:		



GENERAL NOTES

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

KEYED NOTES

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

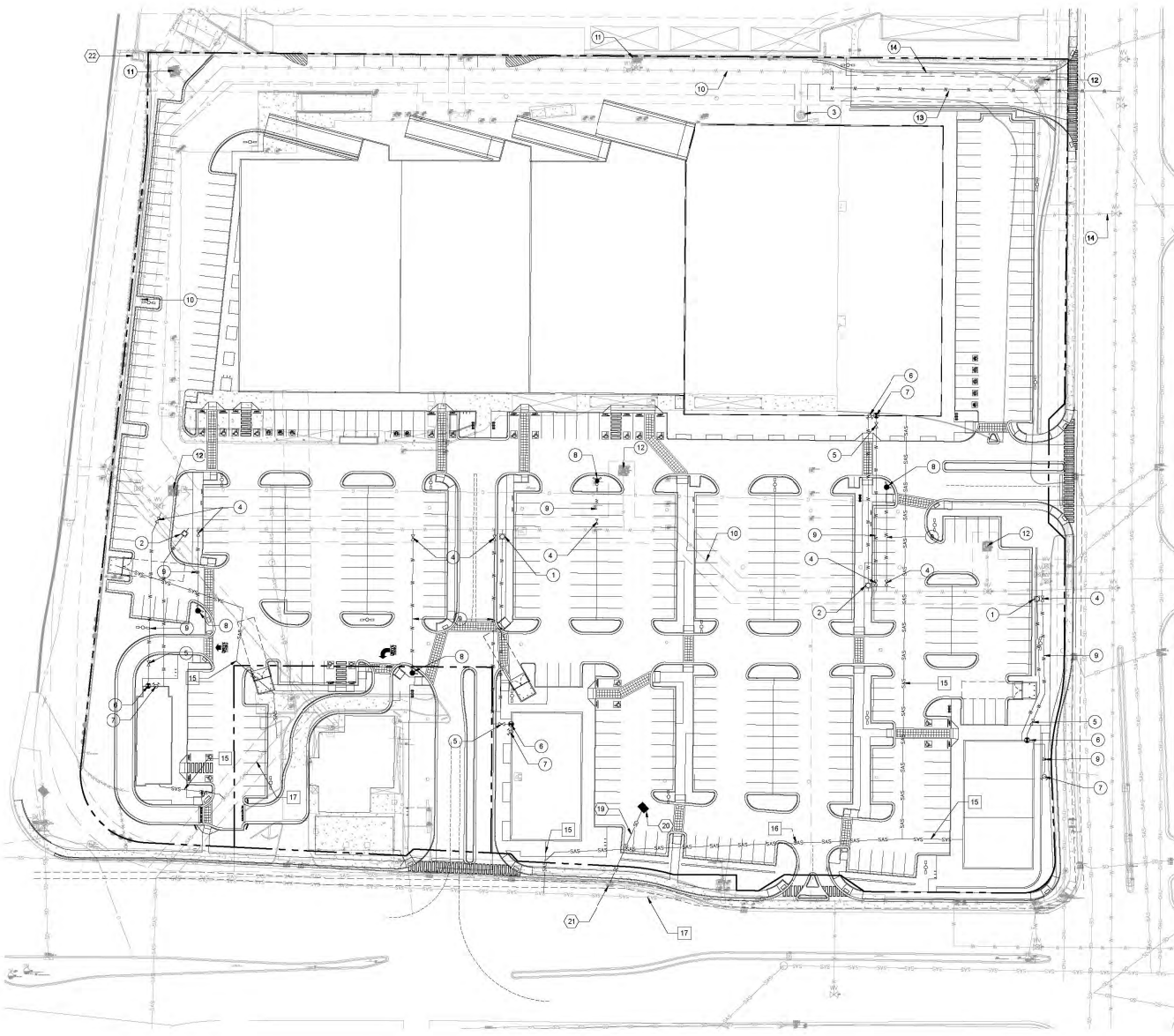
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MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	DATE	SHEET
KYART SITE DEVELOPMENT 2000 CARUSILE BLVD NE ALBUQUERQUE, NEW MEXICO 87110	04 Mar 2021	A1.3
PROJECT MANAGER	JOB NO.	DATE
Devin Nguyen	Site Dypint	DYN
SHEET TITLE	SITE DETAILS	

NAME: L:\Active Projects\02758 Module Central Marketplace3 DWS\Sheet\02758 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: SNA
DATE: 12/30/2019

RESPEC
RESPEC CONSULTING
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231

STAFF:

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

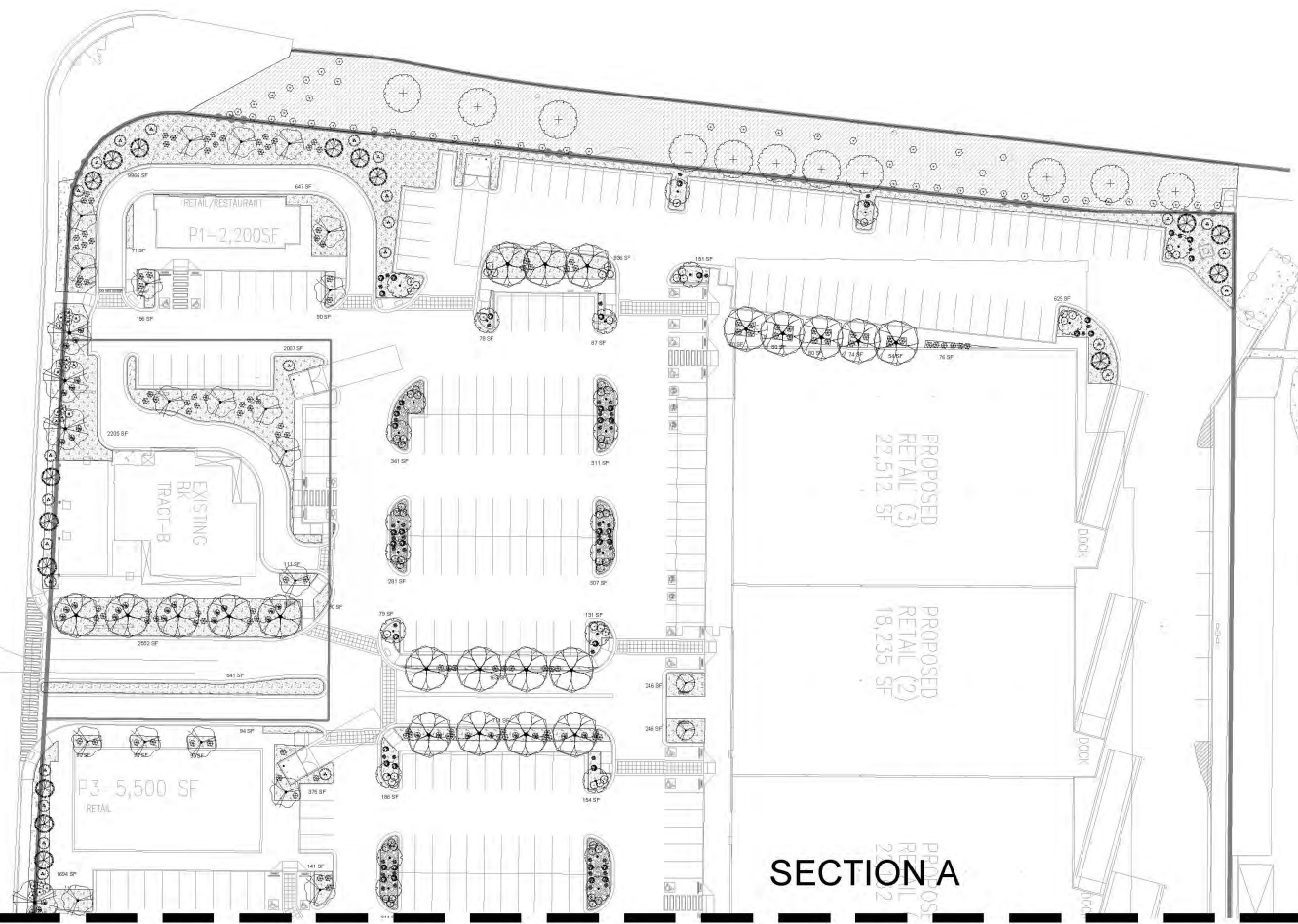
nm811
How many before
Call before you dig

PROJECT NAME: CARLISLE MARKETPLACE

SHEET TITLE: CONCEPTUAL UTILITY

DESIGNED FOR: DRB SITE PLAN

SHEET NUMBER: C-300



SECTION A SECTION B

SITE DATA

GROSS LOT AREA (4.03 ACRES) 439,882 SF
 LESS BUILDING(S) 121,368 SF
 NET LOT AREA 318,512 SF

REQUIRED LANDSCAPE 47,778 SF
 19% OF NET LOT AREA
 PROPOSED LANDSCAPE 49,041 SF
 PROPOSED OFFSITE LANDSCAPE 1,867 SF
 ROW EXISTING LANDSCAPE 19,084 SF
 TOTAL PROPOSED LANDSCAPE 68,112 SF
 PERCENT OF NET LOT AREA 21.4 %




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 (454 SPACES/10) 140"
 TOTAL REQUIRED TREES: 90
 *Trees 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 (47,778 SF REQUIRED LANDSCAPE X 75%) 35,833 SF MIN.
 PROVIDED GROUND COVER COVERAGE (EXCLUDES EXISTING ROW LANDSCAPE) 36,156 SF (1,438 SF)
 PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS 75%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES
 1.1 HOUR/2 DAYS A WEEK
 2.1 HOUR/2 DAYS A WEEK
 3.1 HOUR/2 DAYS A WEEK
 4.1 HOUR/2 DAYS A WEEK

PLAN SCHEDULE SITE 10.30.19

PLAN SCHEDULE SITE 10.30.19						
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	11	Existing Tree	Varies	Varies	50	(3.000)
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	27	Chilopsis linearis / Desert Willow	2" B&B	FW	60	20' x 20'
	28	Albizia julibrissin / Chinese Lilac	2" B&B	Medium	75	20' x 20'
	35	Pyracantha coccinea / Cleveland Select Tree	2" B&B	Medium	70	20' x 20'
	40	Chamaecyparis 'Nana' / Nana Cypress	2" B&B	Medium	75	20' x 20'
	11	Viburnum cinnamomeum / Spice Tree	2" B&B	Medium	60	20' x 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	19	Pinus ponderosa / Ponderosa Pine	6" B&B	Medium	75	10' x 10'
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	55	Existing Shrub	Varies	Varies	25	(.000)
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	122	Campanula medium / Dark Knight / Blue Mite Spire	1 gal	Low	20	8' x 8'
	143	Rosa 'America' / One Low / One Low Fragrant Spine	5 gal	Low	25	8' x 8'
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	90	Persea grandis / Red Yucca	5 gal	Low	30	8' x 8'
	33	Malva microcarpa / Roseberry	5 gal	FW	35	8' x 8'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	121	Baccharis 'Stem' / Stem Cystis Shrub	5 gal	Low	30	8' x 8'
	216	Acronychia affinis / Rosemary	5 gal	Low	30	8' x 8'
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	128	Calamagrostis x canadensis / Feather Reed Grass	1 gal	Medium	35	10' x 10'
VINE/CLIMBER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.P.S.
	36	Lonicera japonica / Japanese Honeysuckle	5 gal	Medium	35	20' x 20'

REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	DETAIL
1	Aspenite 500' x 1 1/4" Gravel 3" Depth over Filter Fabric (Landscape use in ROW)	3,987 sf	10-11(10)
2	Aspenite 500' x 1 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
3	2-4" Minimum Size Cobble 4" Depth over Filter Fabric	3,947 sf	
4	DOT Existing - Gravel and Landscape	13,284 sf	

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT CONNECTIONS, 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.
5. 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)(1)(b) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS.
- 6-6(C)(5) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE.

PLANTING NOTES:

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

IRRIGATION NOTES:

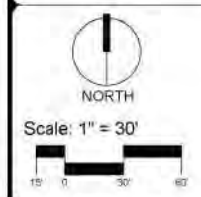
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE 1003 FOR DETAIL.
4. USE 2.0 GPH EMITTERS PER EACH TREE AND TWO 2.0 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2.0 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. 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 METER.
8. 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.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

growing better
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 design@hldc.com

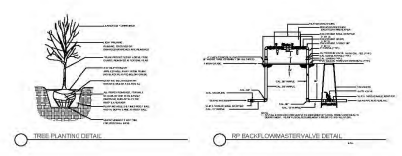


Date: 7/16/2019
 Revisions:
 8/19/2019
 10/31/2019
 Drawn by: V. Blount
 Reviewed by: TN

2100 Carlisle
 Site Redevelopment
 2100 Carlisle Blvd
 Albuquerque, New Mexico



Sheet Title:
Landscape Plan
 Sheet Number:
LP-01



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 edulis / 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 leucodermis / Dark Knight / Blue Mist Spirea	1 gal	Low	20	100%	100%
142	Rhus aromatica / Tea Tree / Grey Low Fragrant Sarsaparilla	5 gal	Low	25	100%	100%
DESIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
30	Fraxinus viridis / Red Buckeye	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	Brachyotum / Shrub / Shrub Cypripedium	5 gal	Low	30	100%	100%
216	Rosa rugosa / Rugosa Rose	5 gal	Low	30	100%	100%
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
125	Calamagrostis canadensis / Canada Bluegrass	1 gal	Medium	15	100%	100%
VINE REPAIRER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.I.
36	Lonicera japonica / Honeysuckle / Halls Honeysuckle Flowering Vine	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 over 10' 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:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. 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.
5. 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)(15) 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:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPE, IDO AND WATER WASTE ORDINANCE.
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
3. 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.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. 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'S FOR DETAIL.
4. 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.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. 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.
8. 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.
9. 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	47,773 SF
15% OF NET LOT AREA	47,773 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"	45
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	35,832 SF MIN.
75% LIVE VEGETATIVE MATERIAL	35,832 SF MIN.
(47,773 SF REQUIRED LANDSCAPE X 75%)	35,832 SF MIN.
PROVIDED GROUND COVER COVERAGE	1,438 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	1,438 SF
PERCENT GROUND COVER COVERAGE	75%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES
ESTABLISHMENT AND SUMMER:
1 HOUR 2 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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Date: 7/16/2019
Revisions:
▲ 08/19/2019
▲ 10/31/2019
▲
▲

Drawn by: V. Blount
Reviewed by: TN

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



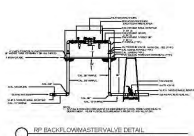
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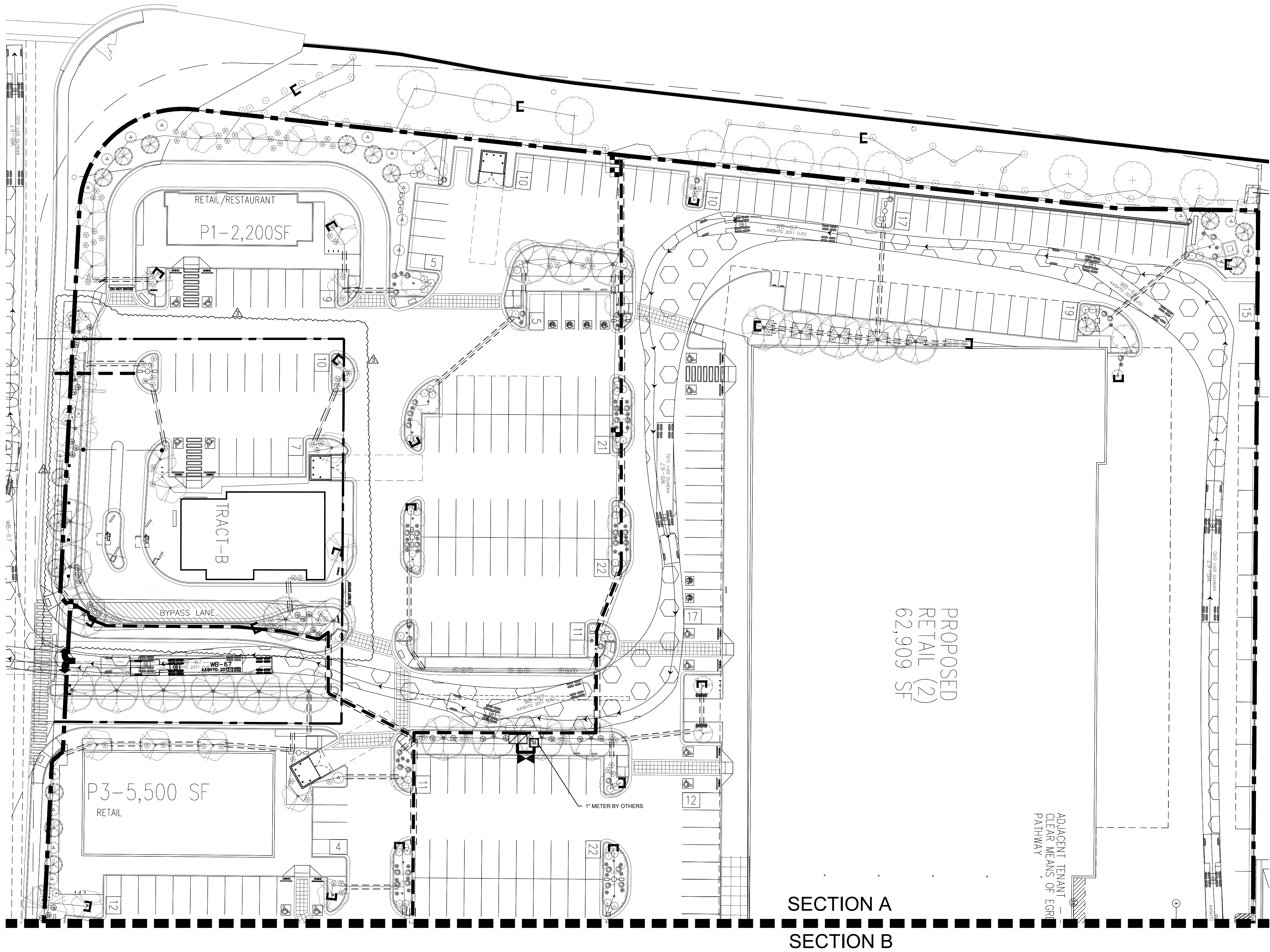


Sheet Title:
**Landscape
Plan**

Sheet Number:

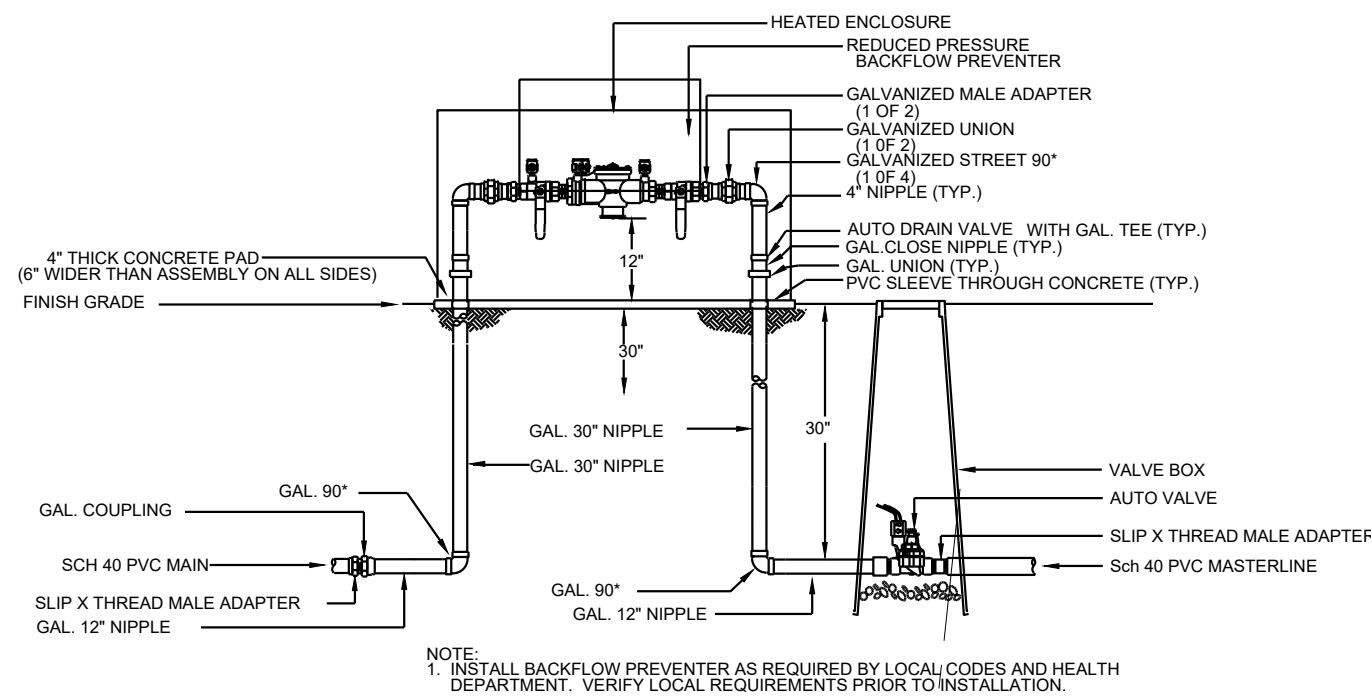
LP-02





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	Class 200	4" Min.
	PVC Masterline		

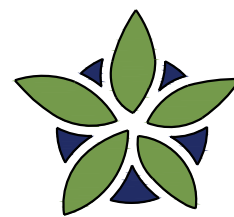


1 RP BACKFLOW/MASTER VALVE DETAIL

IRRIGATION NOTE

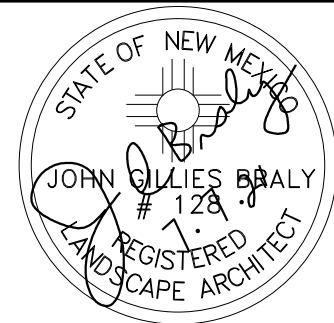
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

- IRRIGATION NOTES:
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
 2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. 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 I103 FOR DETAIL.
 4. USE 6 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
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 8. 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 EASMENTS.
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



YELLOWSTONE
LANDSCAPE

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Date: 02/19/2021

Revisions:

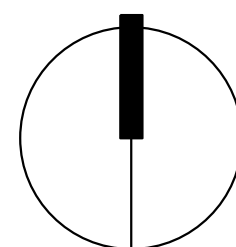
▲ 03/04/2021
▲ 07/07/2021
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Drawn by: LF

Reviewed by: CM

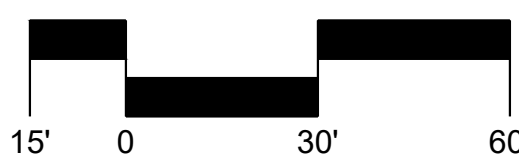
2100 Carlisle
Site Redevelopment

2100 Carlisle Blvd
Albuquerque, New Mexico



NORTH

Scale: 1" = 30'

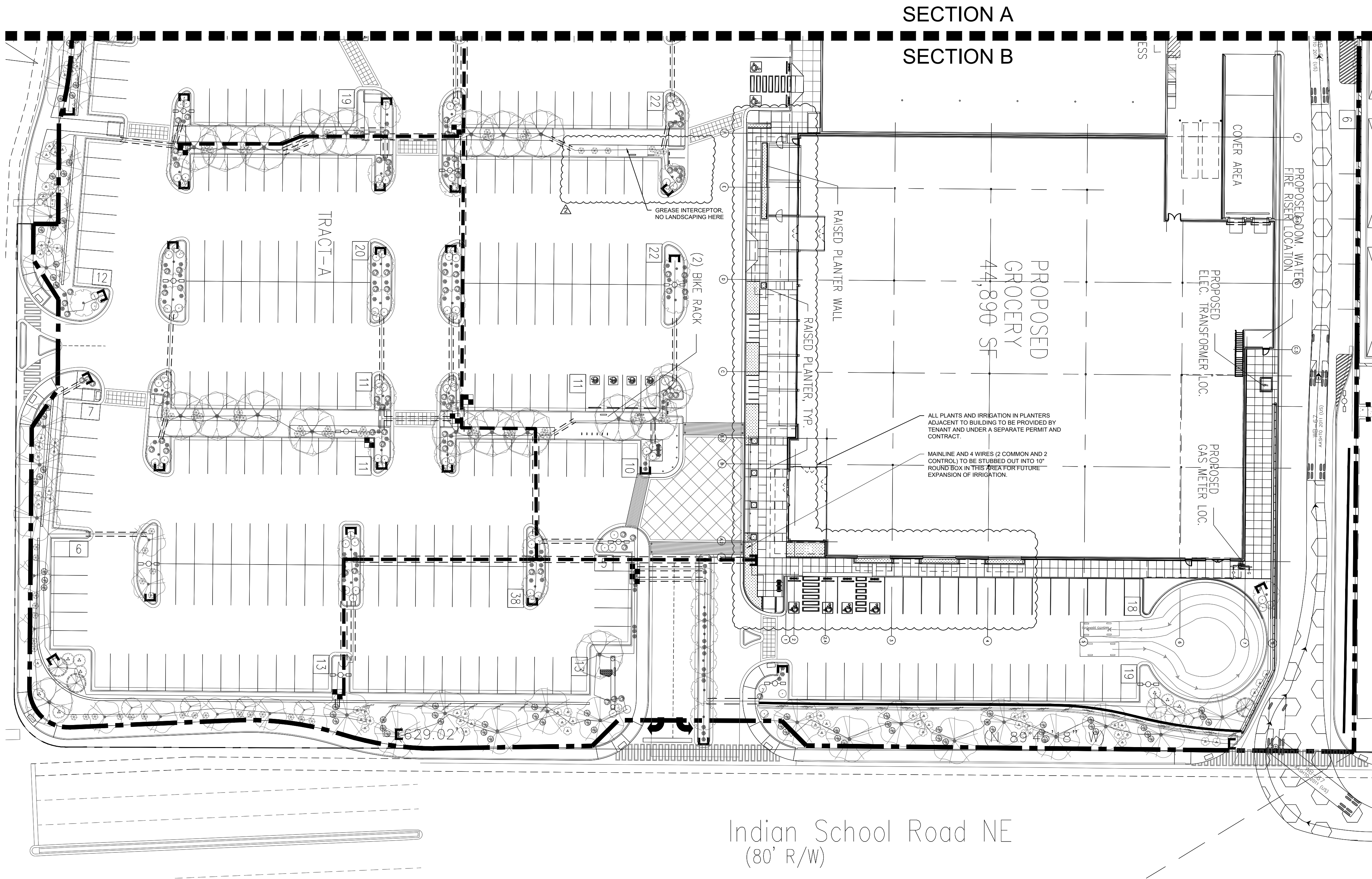


Sheet Title:

Irrigation
Plan

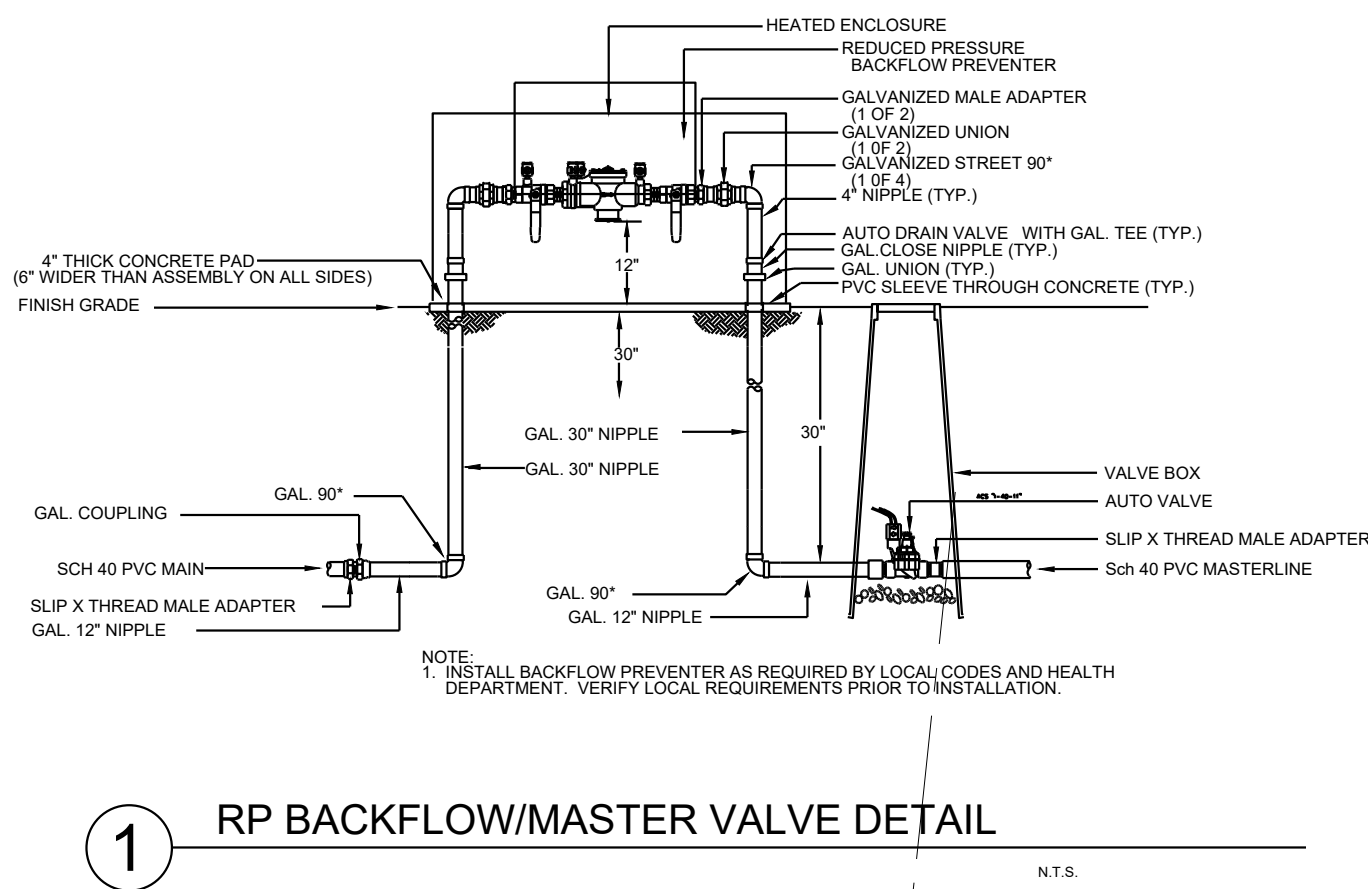
Sheet Number:

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"
	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.



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

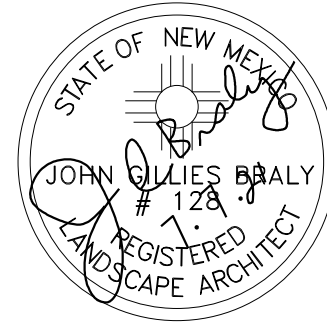
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- WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
- USE 6 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
- 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 EASMENTS.
- ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



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Date: 02/19/2021

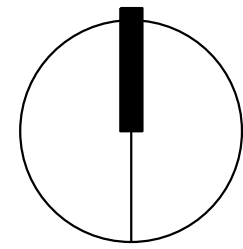
Revisions:

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

Drawn by: LF

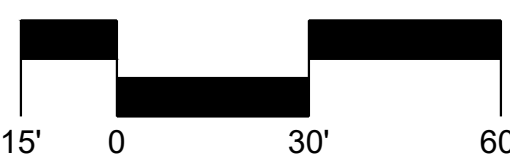
Reviewed by: CM

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NORTH

Scale: 1" = 30'



Sheet Title:

**Irrigation
Plan**

Sheet Number:

LI-02