

- NOTED:**
- 1) 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6(A)/I
 - 2) LIGHT POLE LOCATION RE: DETAIL 3(A)/I
 - 3) CONC. SIDEWALK ADJACENT BLDGS. DET 8(A)/I RE: SITE PLAN FOR JOINT LAYOUT
 - 4) CONC. SIDEWALK RE: DET 7(A)/I RE: SITE PLAN FOR JOINT LAYOUT
 - 5) INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 13(A)/I
 - 6) INDICATES BIKE RACK LOOKERLOCATION (5 BIKE CAPACITY) RE: DETAIL 10(A)/I
 - 7) HANDICAP RAMP RE: 15(A)/I
 - 8) HANDICAP RAMP RE: 16(A)/I
 - 9) HANDICAP RAMP RE: 17(A)/I
 - 10) HANDICAP RAMP RE: 17(A)/I
 - 11) INDICATES LANDSCAPE PLANTING AREA GO TO PROVIDED COORDINATE N82.0 SLEEVING FOR EA WELL LOCATION
 - 12) DRIVE ABLE PAINT DETAIL RE: DET 8(A)/I
 - 13) 6" HIGH CONC. ISLAND (CURB) RE: SITE GRADING PLAN FOR INFO
 - 14) REFUSE ENCLOSURE RE: DET 4(A)/I
 - 15) HC PARKING STALL RE: DET 2(A)/I
 - 16) NEW RETAINING WALL PER SECTION 5-1(D) OF THE I.D.O.
 - 17) WHEELSTOP RE: DET 4(A)/I
 - 18) INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS RE: DET. 7(A)/I
 - 19) PAINTED STRIPPING/SIGING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - 20) INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL RE: DET. 14(A)/I
 - 21) EXISTING SIDEWALK TO REMAIN
 - 22) NEW RAMP
 - 23) 3200 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8(A)/I FOR INFO
 - 24) INDICATES CLEAR SIGN 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 GUTTERLINE
 - 25) BOLLARD PAINTED SAFETY YELLOW RE: DET. 14(A)/I
 - 26) "DO NOT ENTER" SIGN RE: DET 12(A)/I
 - 27) EXISTING RETAINING WALL TO REMAIN
 - 28) EXISTING DOT SIGN TO REMAIN
 - 29) ELECTRIC VEHICLE CHARGING STATION
 - 30) INDICATES EXISTING BUILDING FOOTPRINT AREA
 - 31) INDICATES CONSTRUCTION PHASE LINE
 - 32) ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
 - 33) PROPOSED 40 cu yd ROLL OF CONTAINER
 - 34) "DO NOT ENTER" SIGN RE: DET 12(A)/I

PROJECT NUMBER: PE 2019-002677
APPLICATION NUMBER: S.T. 2019-002572

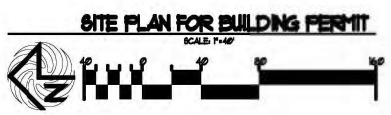
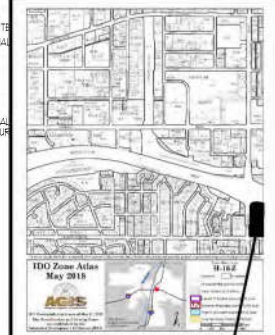
In an Infrastructure List project (I) YES / NO If yes, the use of approved CIP plans with a checkmark is required for any connection with Public Right-of-Way or for construction of public improvements

DATE: 06-03-20
DATE: 06-03-20
DATE: 02-25-2020
DATE: 7-5-20
DATE:

City Engineer:
DATE:
DATE:
DATE:
DATE:

Environmental Health Department:
DATE:
DATE:
DATE:

City Engineer:
DATE:
DATE:



Lot 30-A, Block 1
 Lot 30-B, Block 1
 2100 Carlisle Boulevard NE
 (R/W Varies, 1993-19)

LEGAL DESCRIPTION	LEGAL DESCRIPTION-TRACT-A	LEGAL DESCRIPTION-TRACT-B	SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES																																																																												
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, 1984 IN PLAT BOOK SAC 1010 89, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 1-A AND 1-B CONVEYED TO THE DEPARTMENT OF TRANSPORTATION (INDOT) AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY PLAN HAVING PROJECT NUMBER TRU-640-3178.M.0 DATED NOVEMBER 9, 1981 AND DESCRIBED ON THE SUPPLEMENTAL ADDENDUM FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 2001 IN BOOK 418, PAGE 189, AS DOCUMENT NO. 10004369.	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, 1984 IN PLAT BOOK SAC 1010 89, LESS AND EXCEPTING A PORTION OF TRACT B, AKA PARCELS 2-A AND 2-B CONVEYED TO THE DEPARTMENT OF TRANSPORTATION (INDOT) AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY PLAN HAVING PROJECT NUMBER TRU-640-3178.M.0 DATED NOVEMBER 9, 1981 AND DESCRIBED ON THE SUPPLEMENTAL ADDENDUM FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 2001 IN BOOK 418, PAGE 189, AS DOCUMENT NO. 10004369.	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, 1984 IN PLAT BOOK SAC 1010 89, LESS AND EXCEPTING A PORTION OF TRACT B, AKA PARCELS 2-A AND 2-B CONVEYED TO THE DEPARTMENT OF TRANSPORTATION (INDOT) AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY PLAN HAVING PROJECT NUMBER TRU-640-3178.M.0 DATED NOVEMBER 9, 1981 AND DESCRIBED ON THE SUPPLEMENTAL ADDENDUM FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 2001 IN BOOK 418, PAGE 189, AS DOCUMENT NO. 10004369.	<table border="1"> <tr> <td>PROPOSED USES</td> <td>RETAIL USES</td> <td>GROCERY</td> <td>RESTAURANT</td> <td>ALL USES</td> </tr> <tr> <td>BUILDING SIZE</td> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> </tr> <tr> <td>TOTAL PARKING REQ.</td> <td>320 SPACES</td> <td>100 SPACES</td> <td>104 SPACES</td> <td>TOTAL SPACES REQ. ALL SPACES</td> </tr> <tr> <td>TOTAL PARKING PROV.</td> <td>320 SPACES</td> <td>100 SPACES</td> <td>104 SPACES</td> <td>424 SPACES PROVIDED</td> </tr> <tr> <td>HC PROVIDED</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> </tr> <tr> <td>BIKE SPACES PROVIDED</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> </tr> <tr> <td>BIKE SPACES REQUIRED</td> <td>15 SPACES</td> <td>5 SPACES</td> <td>5 SPACES</td> <td>25 BIKE SPACES</td> </tr> <tr> <td>MOTORCYCLE SPACES PROVIDED</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 MOTORCYCLES</td> </tr> <tr> <td>MOTORCYCLE SPACES REQUIRED</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 MOTORCYCLES</td> </tr> <tr> <td>ELECTRIC CHARGING STATION SPACES PROVIDED</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 ELECTRIC CHARGING STATION SPACES</td> </tr> <tr> <td>ELECTRIC STATION REQUIRED</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> <td>0 SPACES</td> </tr> </table>	PROPOSED USES	RETAIL USES	GROCERY	RESTAURANT	ALL USES	BUILDING SIZE	44,930 SF	44,930 SF	44,930 SF	44,930 SF	TOTAL PARKING REQ.	320 SPACES	100 SPACES	104 SPACES	TOTAL SPACES REQ. ALL SPACES	TOTAL PARKING PROV.	320 SPACES	100 SPACES	104 SPACES	424 SPACES PROVIDED	HC PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 SPACES	BIKE SPACES PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 SPACES	BIKE SPACES REQUIRED	15 SPACES	5 SPACES	5 SPACES	25 BIKE SPACES	MOTORCYCLE SPACES PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 MOTORCYCLES	MOTORCYCLE SPACES REQUIRED	0 SPACES	0 SPACES	0 SPACES	0 MOTORCYCLES	ELECTRIC CHARGING STATION SPACES PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 ELECTRIC CHARGING STATION SPACES	ELECTRIC STATION REQUIRED	0 SPACES	0 SPACES	0 SPACES	0 SPACES	<table border="1"> <tr> <td>RETAIL USES</td> <td>GROCERY</td> <td>RESTAURANT</td> <td>ALL USES</td> </tr> <tr> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> </tr> </table>	RETAIL USES	GROCERY	RESTAURANT	ALL USES	44,930 SF	44,930 SF	44,930 SF	44,930 SF	<table border="1"> <tr> <td>GROCERY</td> <td>RESTAURANT</td> <td>ALL USES</td> </tr> <tr> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> </tr> </table>	GROCERY	RESTAURANT	ALL USES	44,930 SF	44,930 SF	44,930 SF	<table border="1"> <tr> <td>RETAIL USES</td> <td>GROCERY</td> <td>RESTAURANT</td> <td>ALL USES</td> </tr> <tr> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> <td>44,930 SF</td> </tr> </table>	RETAIL USES	GROCERY	RESTAURANT	ALL USES	44,930 SF	44,930 SF	44,930 SF	44,930 SF
PROPOSED USES	RETAIL USES	GROCERY	RESTAURANT	ALL USES																																																																															
BUILDING SIZE	44,930 SF	44,930 SF	44,930 SF	44,930 SF																																																																															
TOTAL PARKING REQ.	320 SPACES	100 SPACES	104 SPACES	TOTAL SPACES REQ. ALL SPACES																																																																															
TOTAL PARKING PROV.	320 SPACES	100 SPACES	104 SPACES	424 SPACES PROVIDED																																																																															
HC PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 SPACES																																																																															
BIKE SPACES PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 SPACES																																																																															
BIKE SPACES REQUIRED	15 SPACES	5 SPACES	5 SPACES	25 BIKE SPACES																																																																															
MOTORCYCLE SPACES PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 MOTORCYCLES																																																																															
MOTORCYCLE SPACES REQUIRED	0 SPACES	0 SPACES	0 SPACES	0 MOTORCYCLES																																																																															
ELECTRIC CHARGING STATION SPACES PROVIDED	0 SPACES	0 SPACES	0 SPACES	0 ELECTRIC CHARGING STATION SPACES																																																																															
ELECTRIC STATION REQUIRED	0 SPACES	0 SPACES	0 SPACES	0 SPACES																																																																															
RETAIL USES	GROCERY	RESTAURANT	ALL USES																																																																																
44,930 SF	44,930 SF	44,930 SF	44,930 SF																																																																																
GROCERY	RESTAURANT	ALL USES																																																																																	
44,930 SF	44,930 SF	44,930 SF																																																																																	
RETAIL USES	GROCERY	RESTAURANT	ALL USES																																																																																
44,930 SF	44,930 SF	44,930 SF	44,930 SF																																																																																

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

SITE PLAN FOR BUILDING PERMIT

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

PROJECT NUMBER: STEPHEN DUBAR, AIA
 JOB NO.: 5

DATE: 7/04/2019
 SCALE: RE. DIM SCALE

REVISION: [Table with 3 columns: REV, DATE, BY]



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



Scale: 1" = 30'

Sheet Title:
Landscape Plan

Sheet Number:

LP-01

PLAN SCHEDULE SITE 10.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	11	Edelweiss Tree	Varies	Varies	50	Varies
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	27	Osage Green / Green Willow	2" B&B	RM	60	10" X 10"
	26	Black Chokeberry / Chinese Pistache	2" B&B	Medium	75	60" X 60"
	55	Pyrus calleryana 'Dorland Select' / Cleveland Select Pear	2" B&B	Medium	70	15" X 15"
	46	Ulmus parviflora 'Boopis' / Boopis Elm	2" B&B	Medium	75	60" X 60"
	11	Viburnum cuneatum / Chinese Tree	2" B&B	Medium	60	10" X 10"
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	19	Pinus baccata / Boston Pine	6" B&B	Medium	75	10" X 10"
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	55	Edelweiss Shrub	Varies	Varies	25	Varies
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	122	Caryopteris x hakoneana 'Dark Knight' / Blue Mist Spruce	1 gal	Low	20	8" X 8"
	143	Rhus aromatica 'Sera Low' / Sera Low Fragrant Sumac	5 gal	Low	25	4" X 4"
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	90	Yucca filamentosa 'Black Gold' / Black Yucca	5 gal	Low	30	8" X 4"
	33	Nolina microcarpa / Rosegrass	5 gal	RM	35	8" X 4"
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	121	Baccharis x Stone / Stone Coast Shrub	5 gal	Low	30	8" X 8"
	216	Ruscus acrolophus / Rosemary	5 gal	Low	30	8" X 8"
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	128	Calamagrostis x canadensis 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	35	10" X 4"
VINE/SPILLER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.F.S.
	36	Lonicera japonica 'Hall's Honeycrisp' / Flowering Vine	5 gal	Medium	35	Spreading

REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	CITY	DETAIL
	Anwarro 50# 1/4" Gravel 3" Depth over Filter Fabric (Landscape use only)	10-01-102	
	Anwarro 50# 1/4" Gravel 3" Depth over Filter Fabric	45-041-01	
	2" 4" Monoculture Black Cobble 4" Depth over Filter Fabric	3-347-01	
	10" Existing - Gravel and Landscape	13-284-01	

GENERAL NOTES:

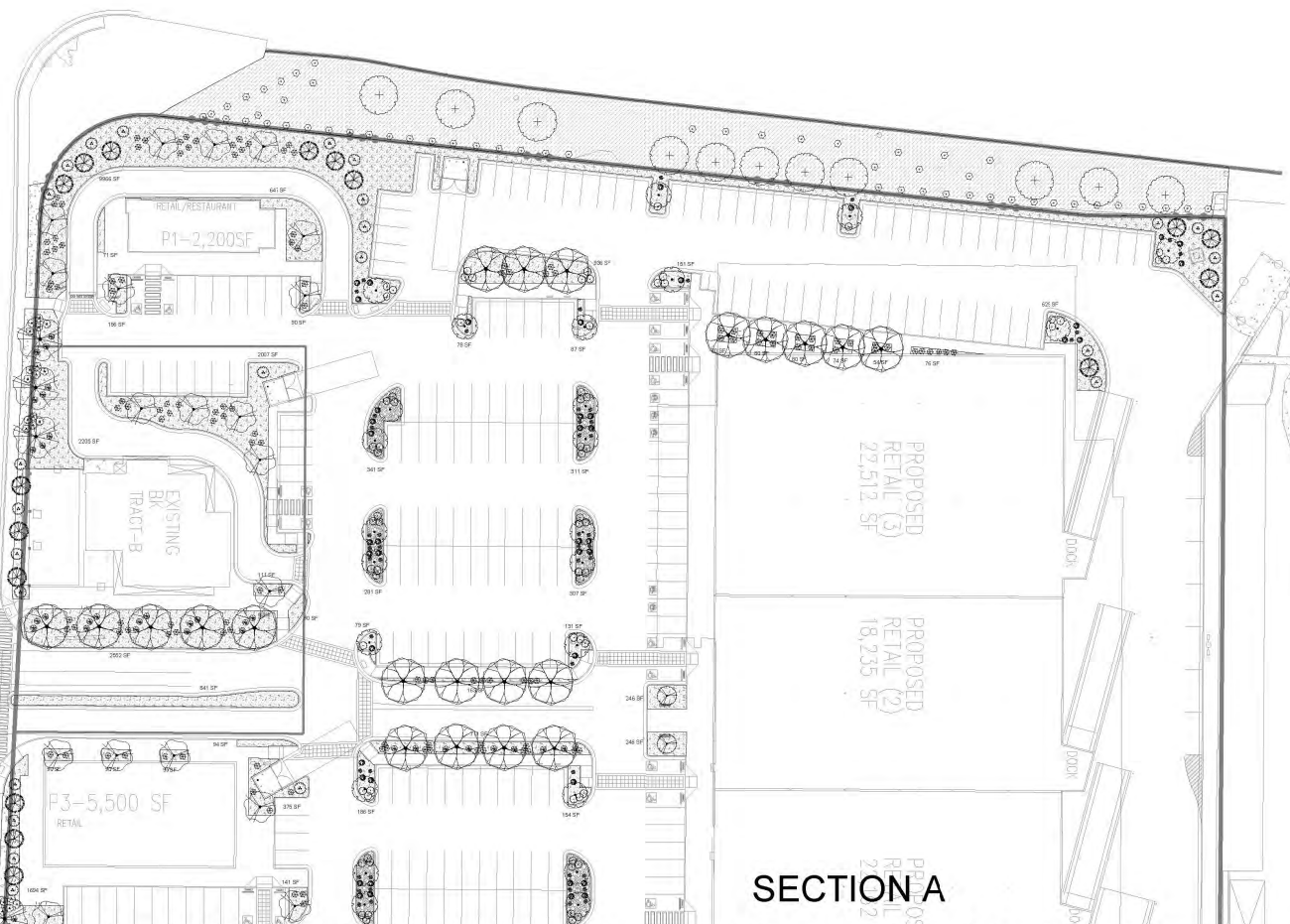
- MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
- LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
- THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IOD REQUIREMENTS.
- PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBS 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 IOD 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. 4-60(C)(10) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS.
- 4-6(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 DRUPLINE.

PLANTINGS NOTES:

- THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPE, IOD, 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 COOL 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 1003 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 TREES 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 STOP 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 HARDSCAPE WITHOUT THE NEED OF BORING.



SECTION A
SECTION B

SITE DATA

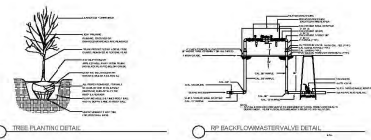
GROSS LOT AREA (4.03 ACRES)	430,882 SF
LESS BUILDING(S)	121,368 SF
NET LOT AREA	318,512 SF
REQUIRED LANDSCAPE	47,778 SF
19% OF NET LOT AREA	49,041 SF
PROPOSED LANDSCAPE	1,987 SF
PROPOSED OFFSITE LANDSCAPE	19,054 SF
ROW EXISTING LANDSCAPE	65,112 SF
TOTAL PROPOSED LANDSCAPE	20 %

REQUIRED STREET TREES	45
PROVIDE EXISTING AT 25' O.C. SPACING ALONG STREET	47
REQUIRED PARKING LOT TREES	45
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10) 140"	
TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 167	

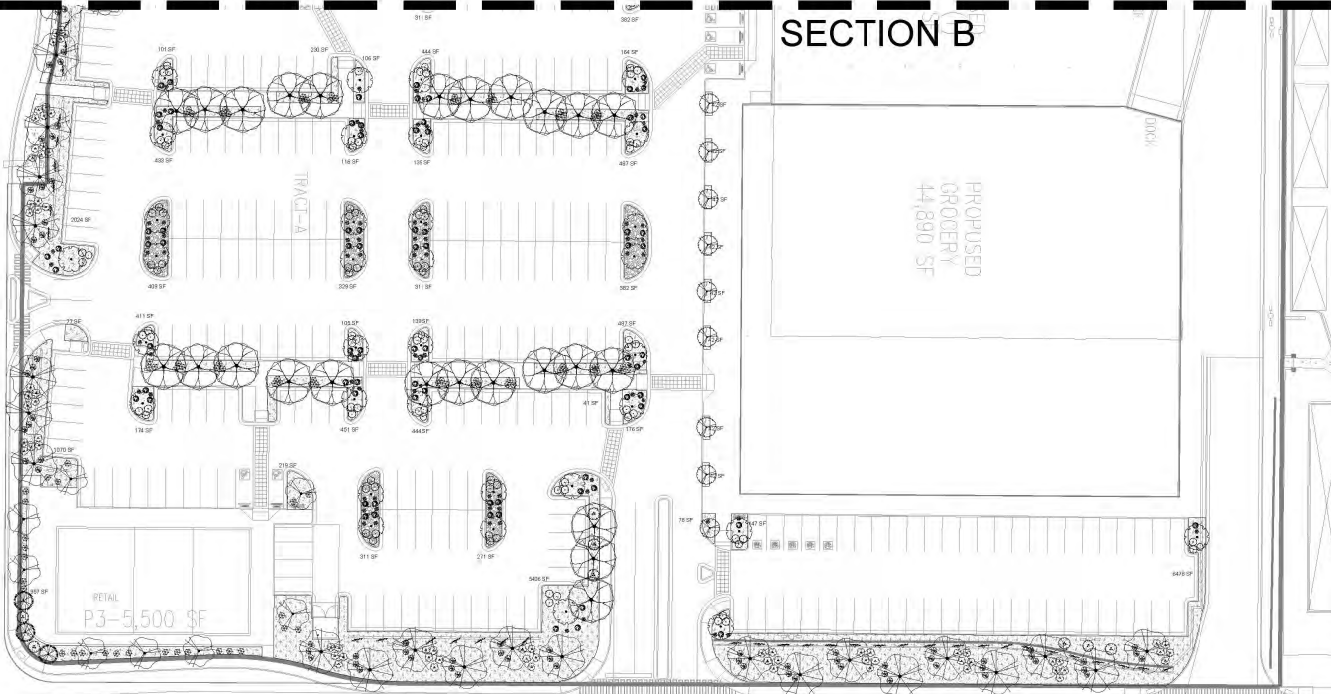
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL
(47,778 SF REQUIRED LANDSCAPE X 75%)	35,832 SF MIN.
PROVIDED GROUND COVER COVERAGE (EXCLUDES EXISTING ROW LANDSCAPE)	38,158 SF (1,438 SF)
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%

IRRIGATION NOTE

- DRIP SYSTEM RUN CYCLES ESTABLISHED FOR WINTER, SPRING, AND SUMMER:
- 1 HOUR/2 DAYS A WEEK
 - 1 HOUR/2 DAYS A WEEK
 - 1 HOUR/2 DAYS A WEEK



SECTION A SECTION B



PLANT SCHEDULE SITE 10.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
11	Existing Tree	Varies	Varies	Varies	50	Varies
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
27	Chicago Weevil / Sweet Willow	2" B&B	RV	60	33' x 18'	
28	Potato Chorus / Chinese Pistache	2" B&B	Medium	75	33' x 16'	
58	Pinus californica / Cleveland Red Oak / Cleveland Select Pro	2" B&B	Medium	10	28' x 18'	
46	Ulmus parviflora / European Elm	2" B&B	Medium	75	33' x 10'	
11	Vitex agnus-castus / Chaste Tree	24" Box	Medium	60	33' x 10'	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
19	Pinus taeda / Southern Pine	6" S B&B	Medium	75	33' x 10'	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
55	Existing Shrub	Varies	Varies	25	Varies	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
122	Conocarpus x lewisianus / Dark Knight / Blue Mist Spirea	1 gal	Low	20	8' x 9'	
142	Muehlenbergia / Top Low / Gray Low Fragrant Scent	5 gal	Low	25	6' x 6'	
DESERT PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
30	Leucostemum parviflorum / Red Yucca	5 gal	Low	30	8' x 4'	
33	Nolina microcarpa / Beargrass	5 gal	RV	35	6' x 6'	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
101	Baccharis / Stone / Straw Coyote Bush	5 gal	Low	30	8' x 8'	
216	Rousselia officinalis / Rosemary	5 gal	Low	30	6' x 4'	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
125	Calamagrostis x canadensis / Knifeforest / Feather Reed Grass	1 gal	Medium	15	10' x 3'	
VINE/RAILWAY	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H.I.E.
36	Lonicera japonica / Honeysuckle / Halls Honey-suckle Flowering Vine	5 gal	Medium	35	Spanning	

REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	DETAIL
	Arvicrete 5/8" x 1/4" Gravel 3" Depth over Blue Fabric (Backslope on N ROW)	1,387 sf	10.30.19.10.1
	Arvicrete 5/8" x 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
	2-4" Mountain Hard Rock 4" Depth over Filter Fabric	3,047 sf	
	DDT Eriodry - 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 14-16-5-0) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 20% 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)(5) 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.

PLANTING 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 IIDS 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 SCHEDULED 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 STOP 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 HARDSCAPE WITHOUT THE NEED OF BORING.

Indian School Road NE
(80' R/W)

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	1,887 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	65,112 SF
PERCENT OF NET LOT AREA	20 %

REQUIRED STREET TREES	45
PROVIDE EXISTING AT 25' O.C. SPACING ALONG STREET	47
REQUIRED PARKING LOT TREES	45
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10) 140"	
TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 167	
*Tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)	

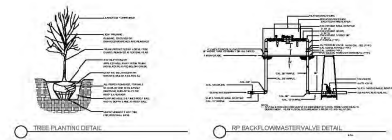
REQUIRED LANDSCAPE COVERAGE

75% LIVE VEGETATIVE MATERIAL (47,773 SF REQUIRED LANDSCAPE X 75%)	35,832 SF MIN.
PROVIDED GROUND COVER COVERAGE (EXCLUDES EXISTING ROW LANDSCAPE)	36,155 SF (1,438 SF)
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES ESTABLISHMENT AND SUMMER SPRING:

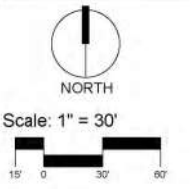
- 1 HOUR/2 DAYS A WEEK
- FALL: 1 HOUR/3 DAYS A WEEK
- WINTER: 1 HOUR/2 DAYS PER MONTH



growing better
Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
PO Box 10587
Albuquerque, NM 87114
505.898.9615
505.898.2105 (fax)
design@huic.com

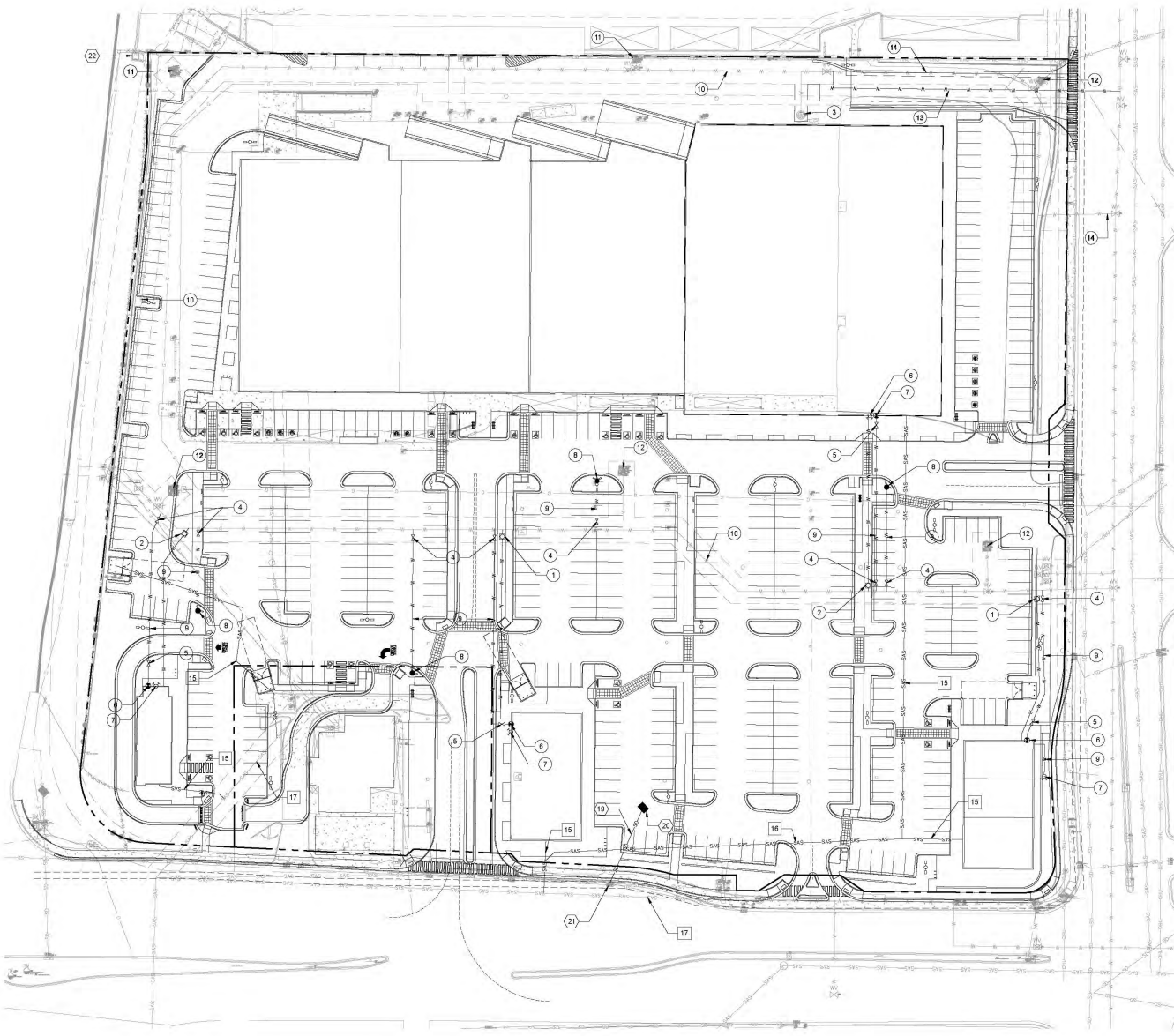
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 10000
Date: 7/16/2019
Revisions:
▲ 08/19/2019
▲ 10/31/2019
▲
▲
▲
▲
Drawn by: V. Blount
Reviewed by: TN

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



Sheet Title:
Landscape Plan
Sheet Number:
LP-02

NAME: L:\Active Projects\2017\28 Modular Central Marketplace\3 DMS\Sheet\03758 Utility.dwg PLOT DATE: Dec-20, 2018 10:22am



KEYED NOTES

- 1) INSTALL 1" WATER SERVICE
- 2) INSTALL 1 1/2" WATER SERVICE
- 3) EXISTING WATER SERVICE
- 4) INSTALL PUBLIC 6" GATE VALVE & VALVE BOX
- 5) INSTALL PRIVATE 6" GATE VALVE & VALVE BOX
- 6) INSTALL WALL INDICATOR VALVE
- 7) INSTALL FIRE DEPARTMENT CONNECTION
- 8) INSTALL PRIVATE FIRE HYDRANT
- 9) INSTALL PRIVATE 6" 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 (NOT USED)
- 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 RBPA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES SHALL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER CDM STD DTL 2365. THE BACKFLOW PREVENTERS SHALL BE THE SAME SIZE AS THE TAP/CONNECT ON AT THE MAIN LINE.



<p>DESIGNED: JES DRAWN: JES CHECKED: JES DATE: 12.20.2019</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
<p>PROJECT NAME: CARLISLE MARKETPLACE</p>	<p>STAMP</p>								
<p>SHEET TITLE: CONCEPTUAL UTILITY</p>	<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND SEALED.</p>								
<p>SUBMITTED FOR: DRB SITE PLAN</p>	<p>SHEET NUMBER: C-300</p>								