

- KEYED NOTE:
- 1 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
  - 2 LIGHT POLE LOCATION RE: DETAIL 3/A11
  - 3 CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
  - 4 CONC. SIDEWALK RE: DET 1/A11 RE: SITE PLAN FOR JOINT LAYOUT
  - 5 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 13/A12
  - 5A INDICATES BIKE RACK LOCKER LOCATION (5 BIKE CAPACITY)
  - 6 BENCH LOCATION RE: DETAIL 10/A12
  - 1 HANDICAP RAMP RE: 15/A11
  - 8 HANDICAP RAMP RE: 16/A11
  - 9 HANDICAP RAMP RE: 5/A11
  - 10 HANDICAP RAMP RE: 17/A11
  - 11 INDICATES LANDSCAPE PLANTING AREA G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
  - 12 DRIVE AISLE PAINT DETAIL RE: DET 9/A12
  - 13 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
  - 14 REFUSE ENCLOSURE RE: DET 4/A13
  - 15 H.C. PARKING STALL RE: DET 2/A12
  - 15A NEW RETAINING WALL PER SECTION 5-7(D) OF THE IDO.
  - 16 WHEELSTOP RE: DET 4/A12
  - 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS RE: DET. 1/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, WALL TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERFAN.
  - 24 BOLLARD PAINTED SAFETY YELLOW RE: DET. 1/A13
  - 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 12A/A12

PROJECT NUMBER: \_\_\_\_\_

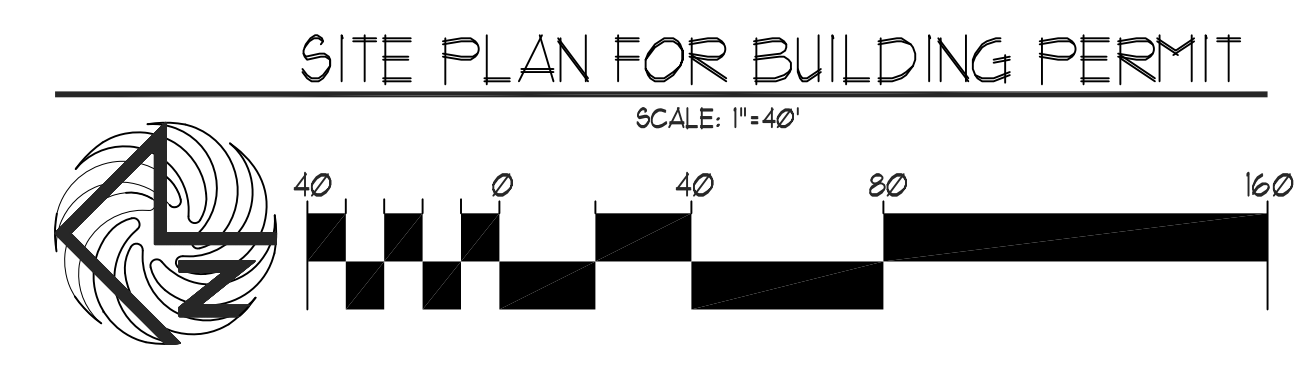
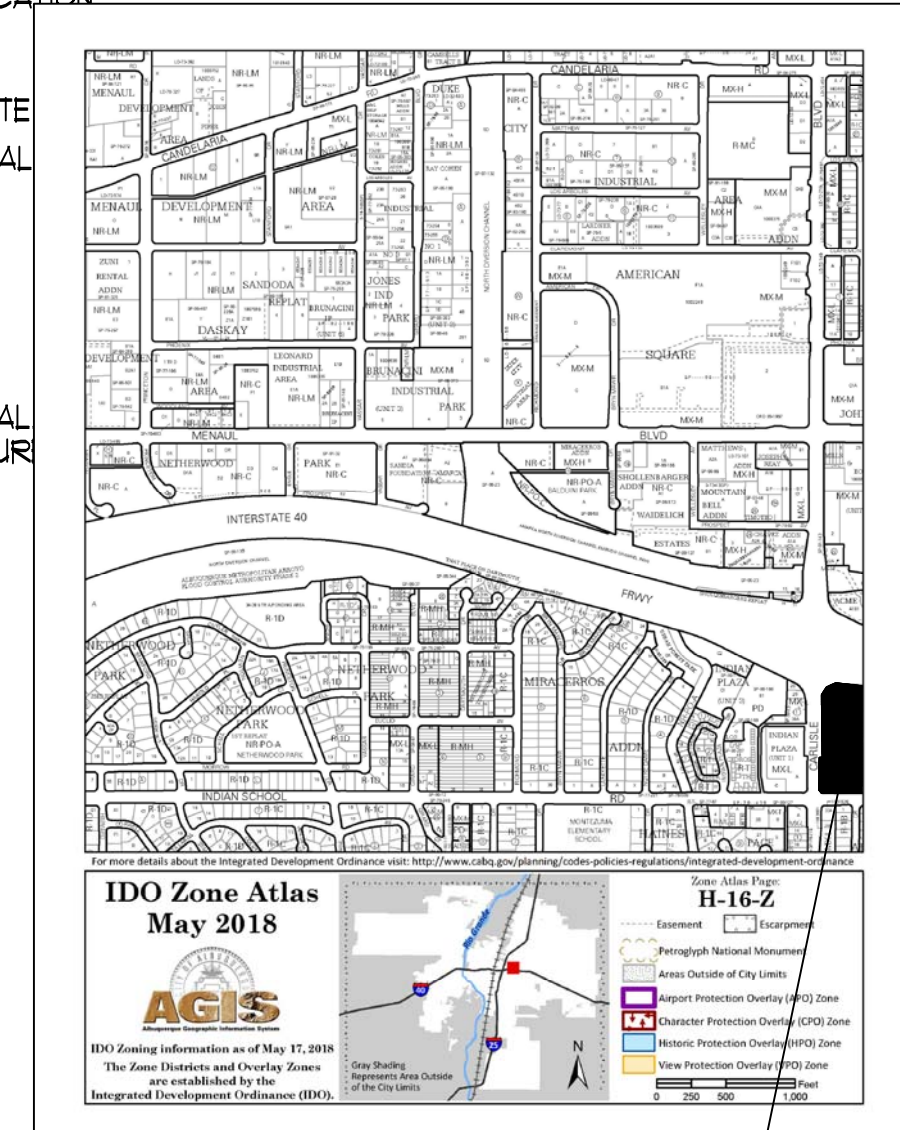
APPLICATION NUMBER: \_\_\_\_\_

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 ADOPTED ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary



LEGAL DESCRIPTION		SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
<b>LEGAL DESCRIPTION-TRACT-A</b> 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, 1994, 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-040-311916-0, DATED NOVEMBER 13, 1991, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 20, 2001, IN BOOK A18, PAGE 21B3, AS DOCUMENT NO. 2001043108.	<b>LEGAL DESCRIPTION-TRACT-B</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, 1994, 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-040-311916-0, DATED NOVEMBER 13, 1991, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 11, 2001, IN BOOK A14, PAGE 21B3, AS DOCUMENT NO. 2001043108.	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	
		PROPOSED USES:	RETAIL USES	GROCERY	RESTAURANT	ALL USES ( MAJOR-1 MAJOR-2(F)-1(F)-2(F)-3)
		BUILDING SIZE:	14,628 SF	44,890 SF	2,200 SF	
		TOTAL PARKING REQ:	300 SPACES	180 SPACES	24 SPACES	TOTAL SPACES REQ= 424 SPACES
		TOTAL PARKING PROV:				468 SPACES PROVIDED
		HC PROVIDED:				20 HC (INCLUDING 20 VAN ACCESSIBLE)
		HC REQUIRED:				16 HC SPACES
		BIKE SPACES PROVIDED:		-	-	35 BIKE SPACES
		BIKE SPACES REQUIRED:	25 SPACES	5 SPACES	5 SPACES	42 BIKE SPACES
		MOTORCYCLE SPACES PROVIDED:	6 SPACES	6 SPACES	6 SPACES	6 MOTO SPACES
		MOTORCYCLE SPACES REQUIRED:	6 SPACES	6 SPACES	1 SPACE	6 MOTO SPACES
		ELECTRIC CHARGING STATION SPACES PROVIDED:	8 SPACES	5 SPACES	8 SPACES	8 ELEC. CHARGING STATION PARKS
		ELECTRIC STATION REQUIRED	6 SPACES	4 SPACES	-	

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

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

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO. \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

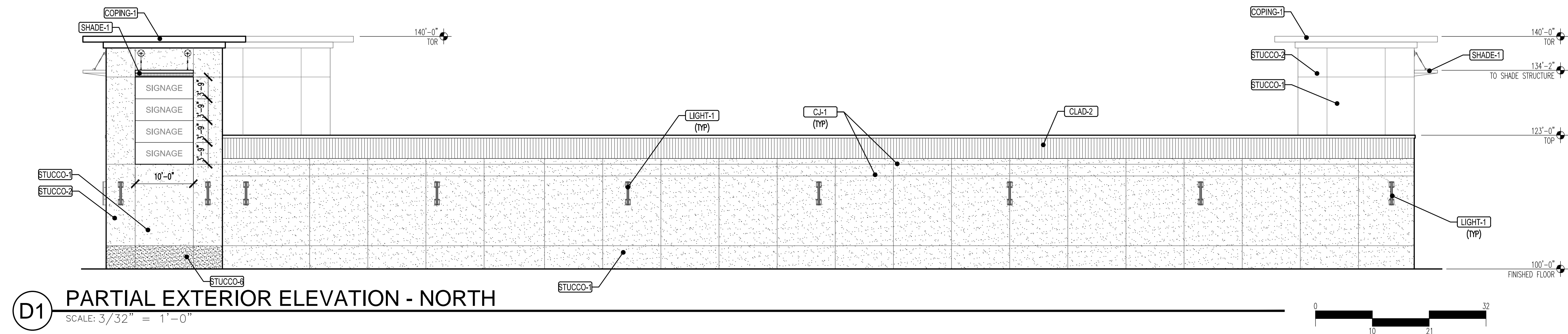
SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 7/24/2019

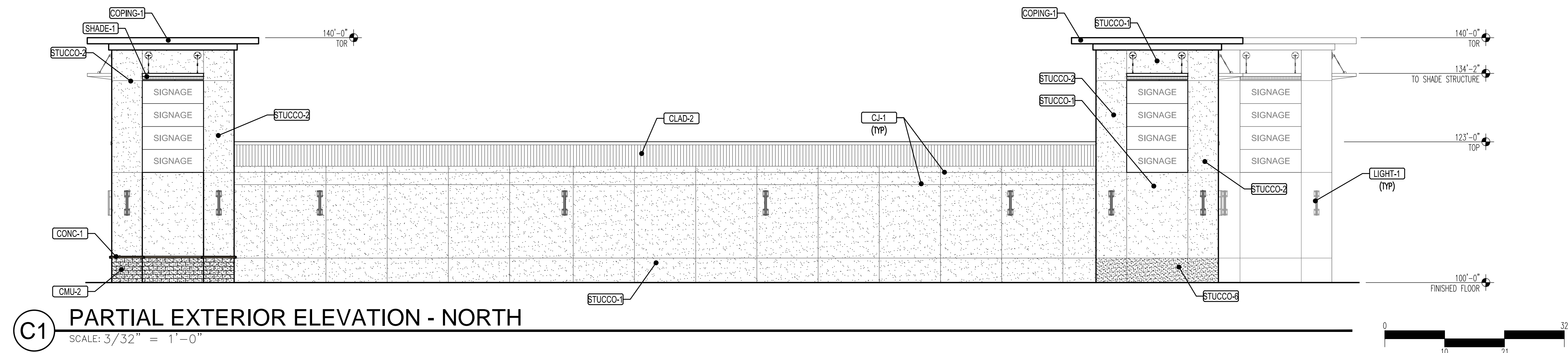
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Sheet: **BP-1**

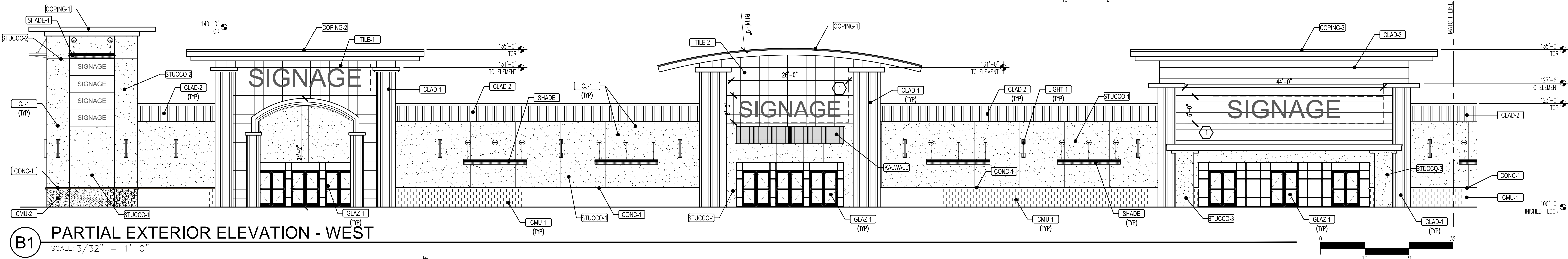




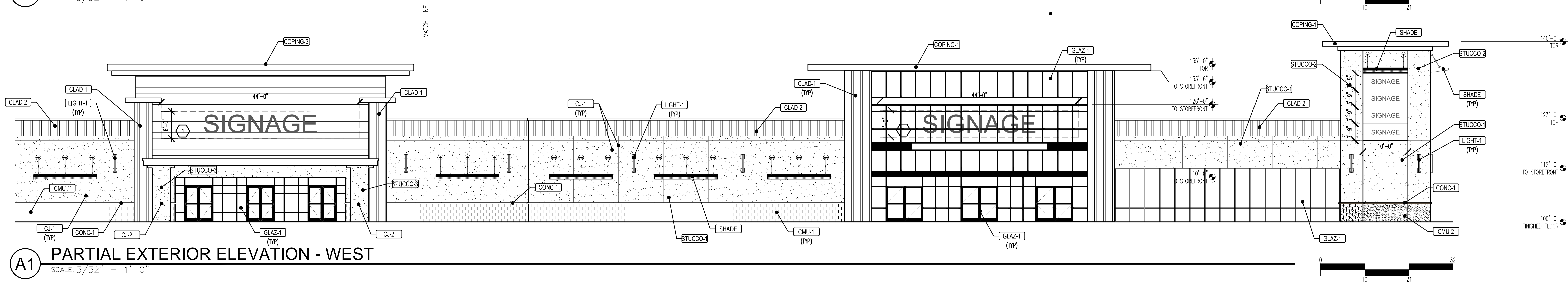
D1 PARTIAL EXTERIOR ELEVATION - NORTH  
SCALE: 3/32" = 1'-0"



C1 PARTIAL EXTERIOR ELEVATION - NORTH  
SCALE: 3/32" = 1'-0"



B1 PARTIAL EXTERIOR ELEVATION - WEST  
SCALE: 3/32" = 1'-0"



A1 PARTIAL EXTERIOR ELEVATION - WEST  
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIALS	
CMU-1	8" SPLIT-FACE CMU BLOCK STANDARD GRAY
CMU-2	8" BURNISHED CMU BLOCK DESERT BROWN
STUCCO-1	2-COAT STUCCO SYSTEM COLOR SHERWIN WILLIAMS #SW6098 PACER WHITE
STUCCO-2	2-COAT STUCCO SYSTEM COLOR SHERWIN WILLIAMS #SW7051 ANALYTICAL GREY
STUCCO-3	2-COAT STUCCO SYSTEM COLOR SHERWIN WILLIAMS #SW6368 BAKELITE GOLD
STUCCO-4	2-COAT STUCCO SYSTEM COLOR SHERWIN WILLIAMS #SW6122 CAMELBACK
STUCCO-5	2-COAT STUCCO SYSTEM COLOR SHERWIN WILLIAMS #SW7027 WELL BRED BROWN
STUCCO-6	2-COAT STUCCO SYSTEM COLOR SHERWIN WILLIAMS #SW7046 ANONYMOUS
COPING-1	GALVANIZED METAL COPING SHERWIN WILLIAMS #SW7046 ANONYMOUS
COPING-2	GALVANIZED METAL COPING SHERWIN WILLIAMS #SW7046 ANONYMOUS
COPING-3	GALVALUME-SILVER
CLAD-1	COMPOSITE CLADDING BY FIBERON COLOR: SAPELE CLADDING
CLAD-2	COMPOSITE CLADDING BY FIBERON COLOR: CUMARA CLADDING
CLAD-3	COMPOSITE CLADDING BY FIBERON COLOR: MORA CLADDING
CONC-1	CONCRETE WATER TABLE SILL COLOR: STANDARD GRAY
GLAZ-1	ALUMINUM STOREFRONT SYSTEM WITH CLEAR LW-E GLASS COLOR: ANODIZED BRONZE
TILE-1	TILE VENEER - METALWOOD ARGENTO BY ARIZONA TILE
TILE-2	TILE VENEER - CREMA VOSSICONE BY ARIZONA TILE
LIGHT-1	DECORATIVE SURFACE MOUNTED LIGHT FIXTURE COLOR TO MATCH STOREFRONT FRAME
KALWAL	KALWAL TRANSLUCENT PANELS
CL-1	1/4" STUCCO CONTROL JOINT
CL-2	3/4" ALUMINUM REVEAL
SHADE	SHADE STRUCTURE COLOR: FLAT BLACK

KEYED NOTES
1. EXTERIOR SIGNAGE. NOTES SIGNAGE SHALL BE PROVIDED AND INSTALLED BY TENANT UNDER A SEPARATE PERMIT.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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

PROJECT TITLE KMAT SITE DEVELOPMENT 2100 CARLISLE BLVD. NE ALBUQUERQUE, NEW MEXICO 87110		DRAWN BY: Kmat Dvp DTN	
PROJECT MANAGER Deyin Nguyen		JOB NO. Kmat Dvp	
SHEET TITLE EXTERIOR ELEVATIONS		SHEET NO. A201	
DATE 06.28.2019		SCALE AS NOTED	

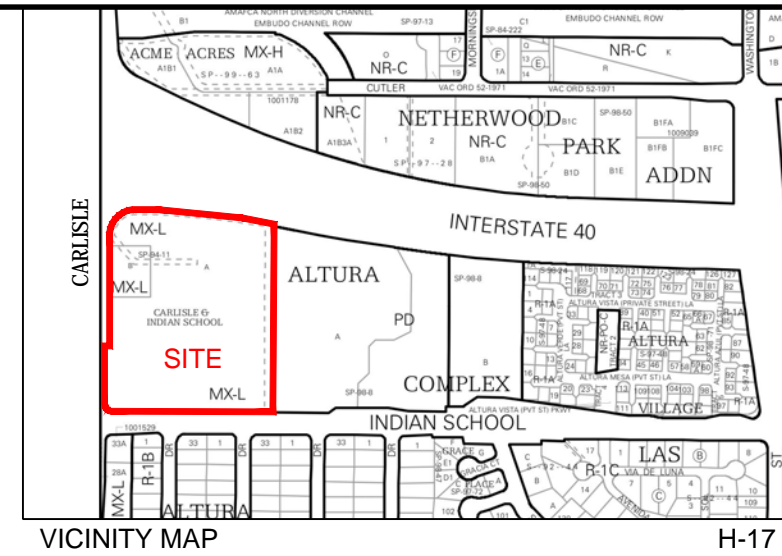
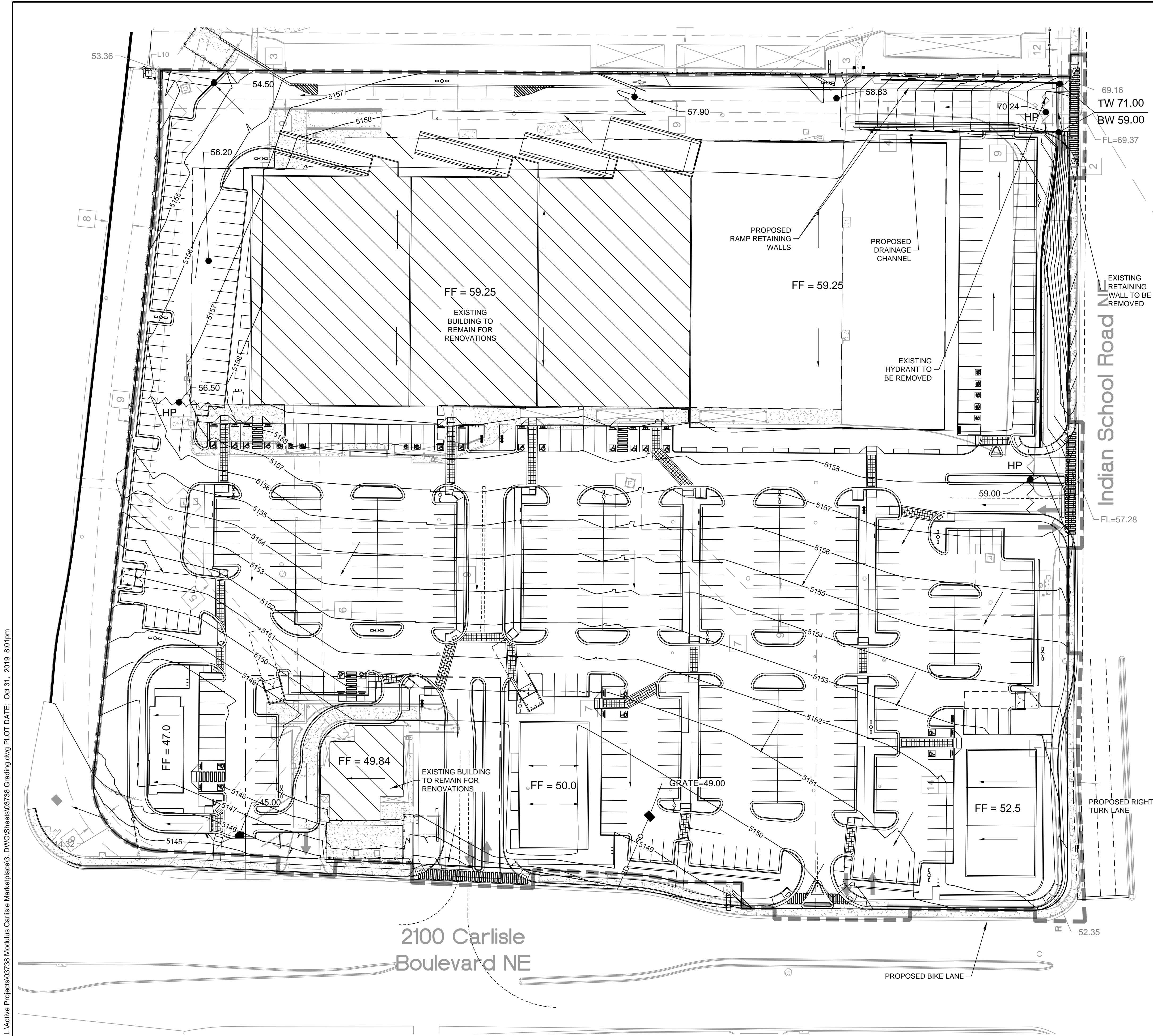








NAME: L:\Active Projects\03738 Modulus Carlisle Marketplace3.DWG\Sheets\03738 Grading.dwg PLOT DATE: Oct 31, 2019 8:01pm



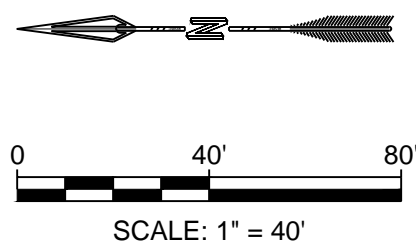
NOTE:  
1. THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.  
2. PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER

ACS Monument " 12-J16 "  
NAD 1983 CENTRAL ZONE  
X=1534440.644  
Y=1492190.324  
Z=5160.901 (NAVD 1988)  
G-C=0.999669892  
Mapping Angle= -0°12'13.45"

- LEGEND**
- PROPERTY LINE
  - FLOW ARROW
  - HIGH POINT (HP)
  - GRADING LIMITS
  - XX.XX PROPOSED SPOT ELEVATIONS
  - XX.XX EXISTING SPOT ELEVATIONS
  - EXISTING CONTOUR LINES
  - 5280 PROPOSED CONTOUR LINES

### EASEMENT NOTES

- EXISTING 7' PNM EASEMENT (12/29/1969, BK. MISC. 159, PG. 619) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 5' X 58.5' P.U.E. (6/6/1966, D-805, FOLIO 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- WEST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965 AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 7' X 500' P.U.E. (6/6/1966, BK. D805, PG. 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 7' UNDERGROUND PNM EASEMENT (3/3/1994, 94C-65)
- EXISTING 20' UTILITY EASEMENT (3/3/1994, 94C-65)
- EXISTING PERMANENT MUTUAL NON-EXCLUSIVE RECIPROCAL INGRESS, EGRESS AND CROSS-PARKING EASEMENT ACROSS TRACTS A AND B FOR THE USE OF PARKING AREAS, DRIVEWAYS, COMMON UTILITIES AND OTHER COMMON AREAS PER PARKING AGREEMENT (3/16/1971, BK. MISC. 208, PG. 117), RE-RECORDED (12/21/1971, BK. MISC. 241, PG. 404) AND AGREEMENT AND DECLARATION OF EASEMENT AND COVENANTS (8/23/2000, BK. A9, PG. 2693), BLANKET IN NATURE
- EXISTING 20' PERPETUAL P.U.E. AND RIGHT-OF-WAY EASEMENT (11/8/1965, BK. D-790, PG. 7-9) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 20' PERMANENT PUBLIC WATERLINE EASEMENT (8/30/2001, BK. A24, PG. 647, DOC. NO. 2001102359)
- EAST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965
- EXISTING 7' PRIVATE PNM AND US WEST COMMUNICATIONS EASEMENT FOR TRACT A, ALTURA COMPLEX (3/24/1980, BK. 761, PAGE 543, DOC. NO. 8017867)
- EXISTING 10' P.U.E. (12/30/1997, 97C-368)
- EXISTING 7' P.U.E. (3/23/1972, BK. MISC. 253, PG. 556-558) AND AS SHOWN ON PLAT (12/30/1997, 97C-368)
- LEASE AREA WITHIN TRACT A (8/23/2000, BK. A9, PG. 2693, DOC. NO. 2000083026)

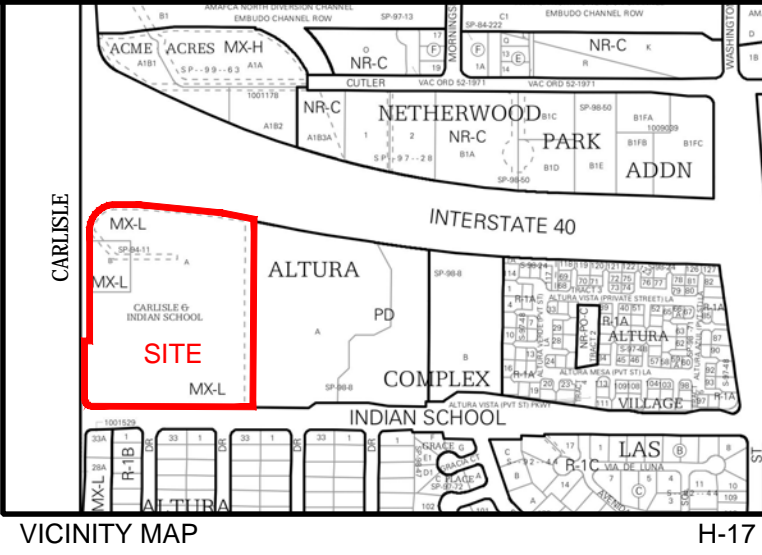
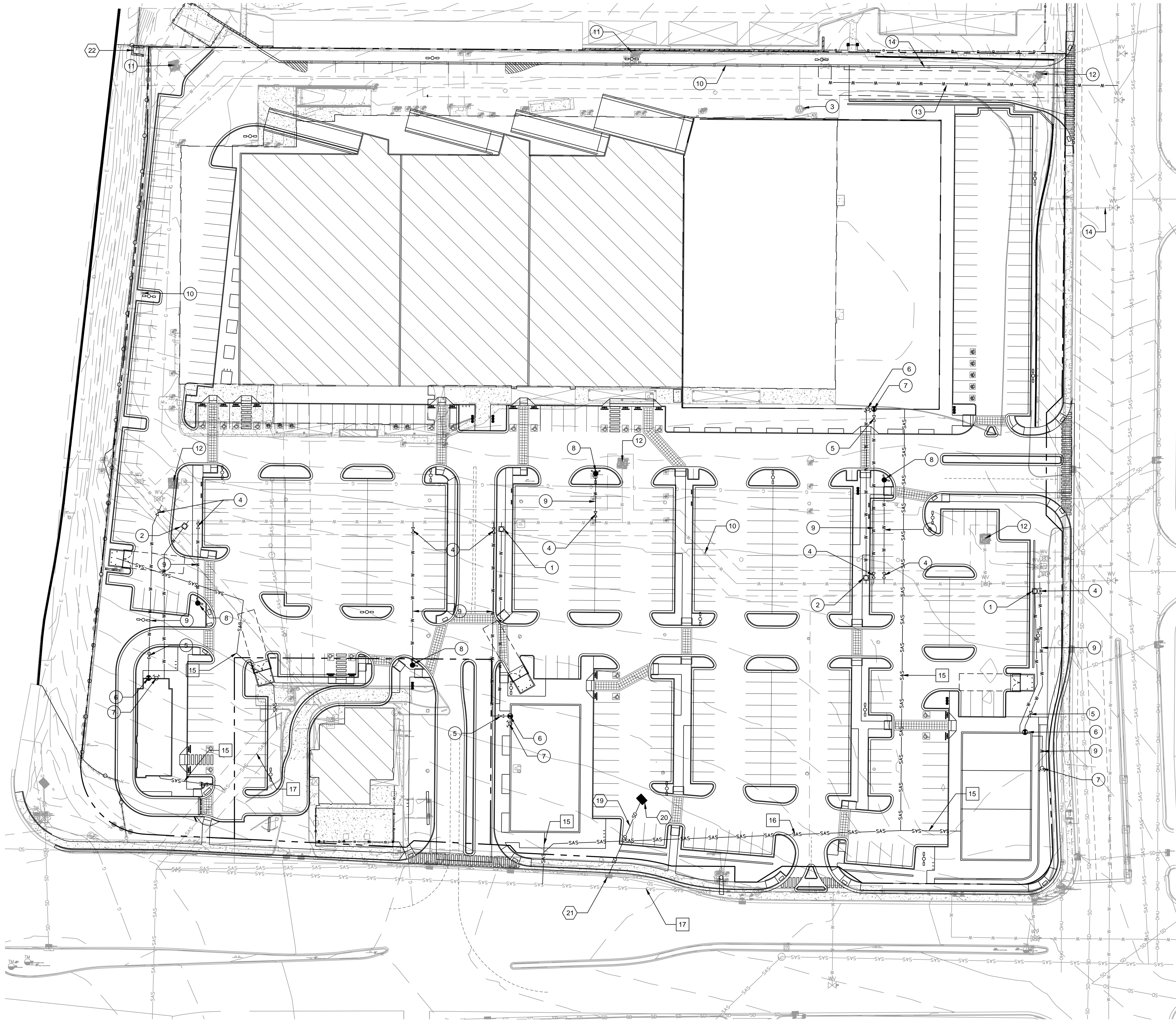


DESIGNED JS		DRAWN JS		CHECKED SG		DATE 10.31.2019	
5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 WWW.RESPEC.COM 505.253.9718		RESPEC		RESPEC			
STAMP		SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		nm811 Know what's below. Call before you dig.	
PROJECT NAME:		CARLISLE MARKETPLACE		SHEET TITLE:		CONCEPTUAL GRADING	
SUBMITTED FOR:		DRB SITE PLAN		SHEET NUMBER:		C-200	



NAME: L:\Active Projects\03738 Modulus Carlisle Marketplace3.DWG\Sheets\03738 Utility.dwg PLOT DATE: Nov 26, 2019 6:48pm

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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 BE CONVERTED TO PRIVATE HYDANT
- 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
- W --- W --- WATER LINE
- SAS --- SAS --- SANITARY SEWER LINE
- SD --- SD --- STORM DRAIN
- EASEMENT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ POST / WALL INDICATOR VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ SANITARY SEWER MANHOLE
- DROP INLET

GENERAL NOTE

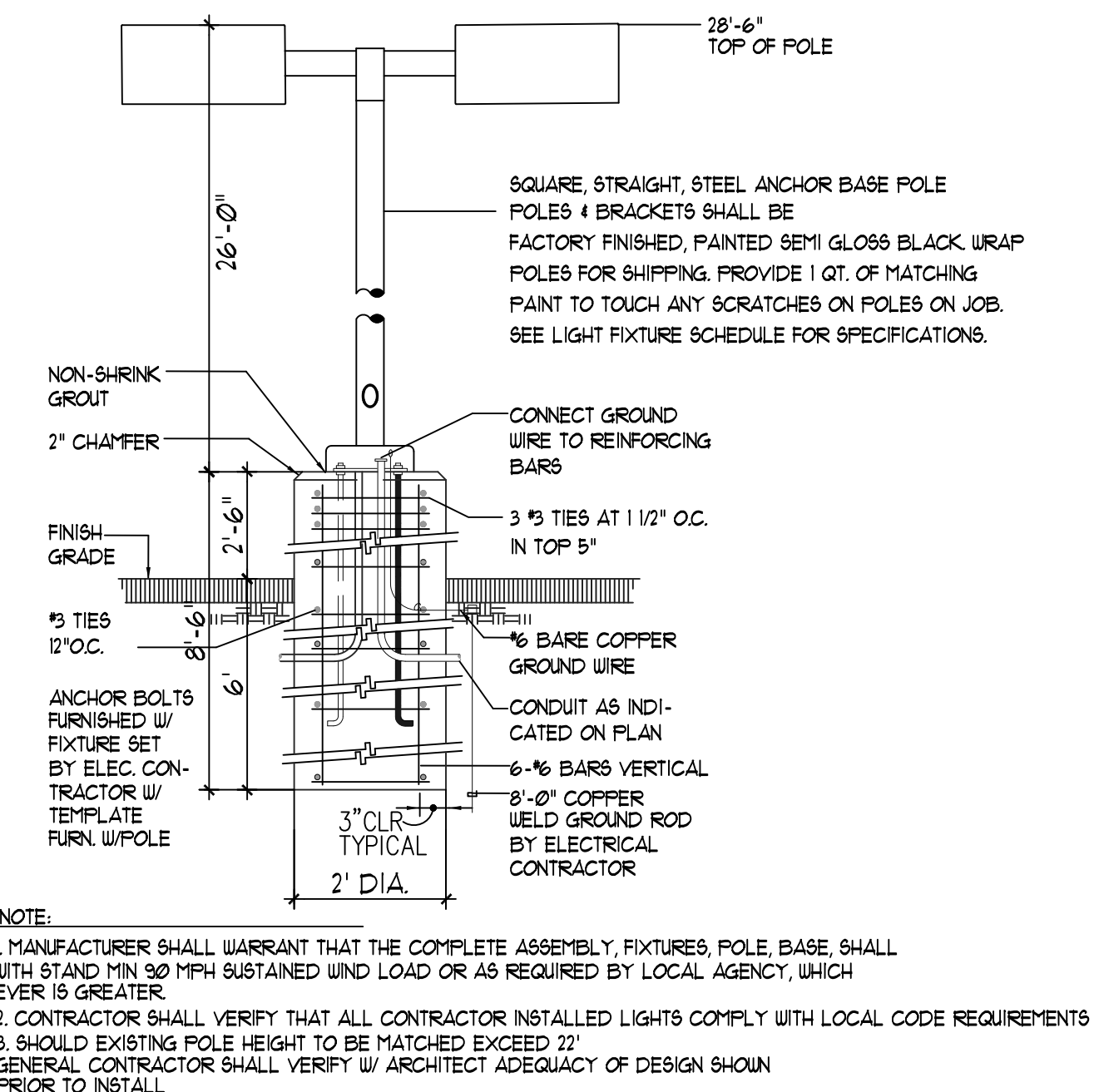
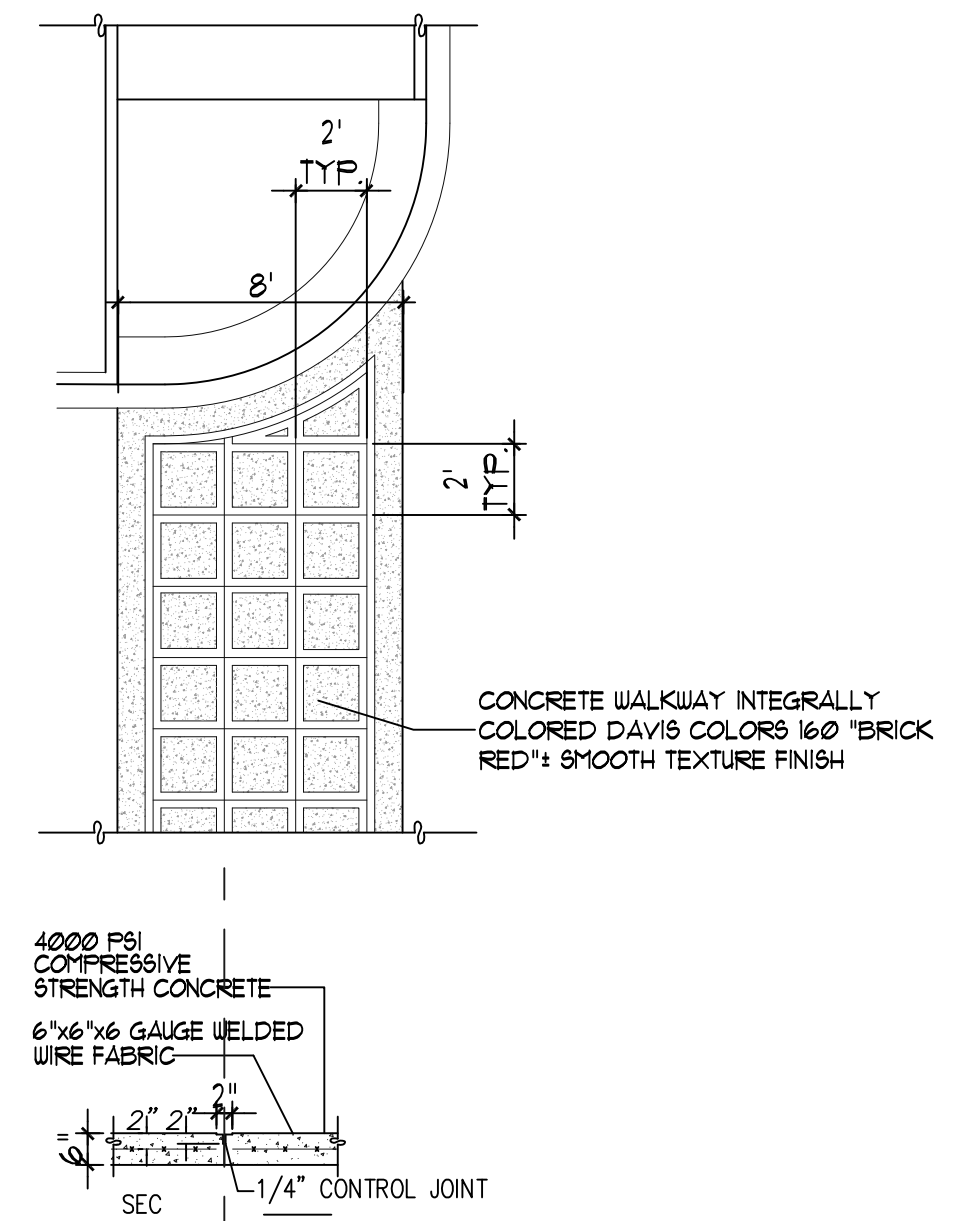
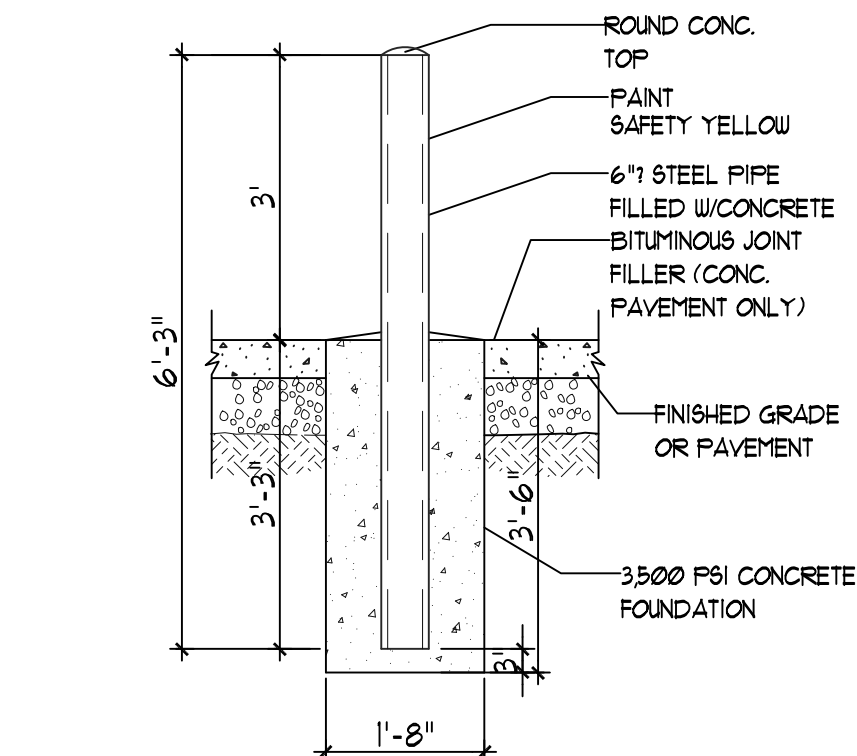
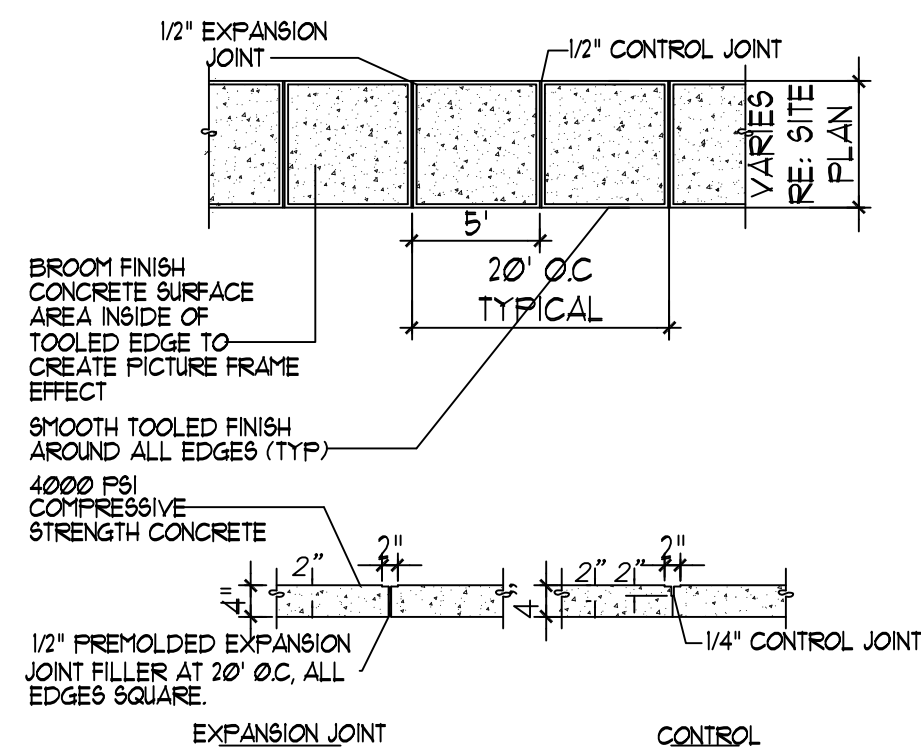
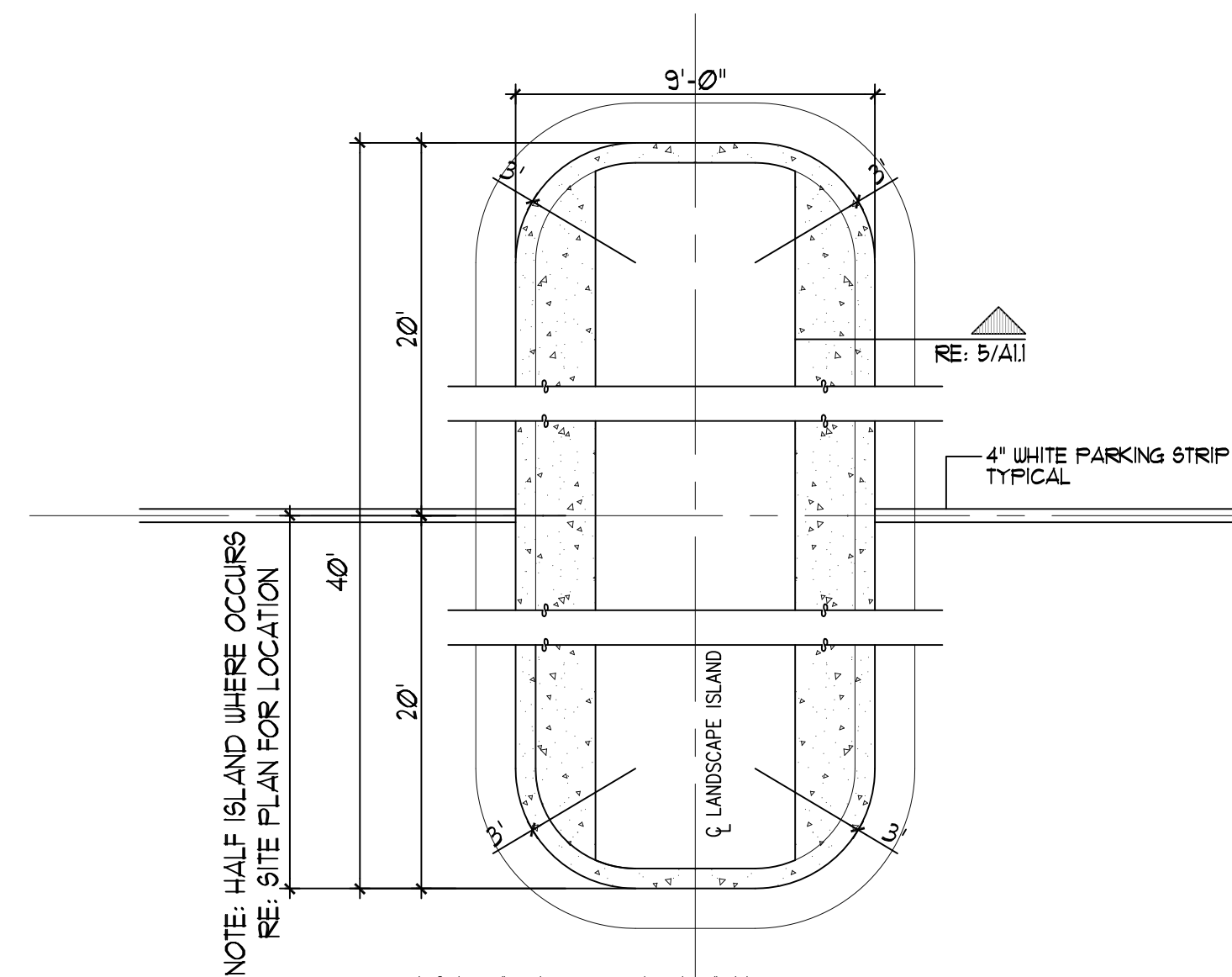
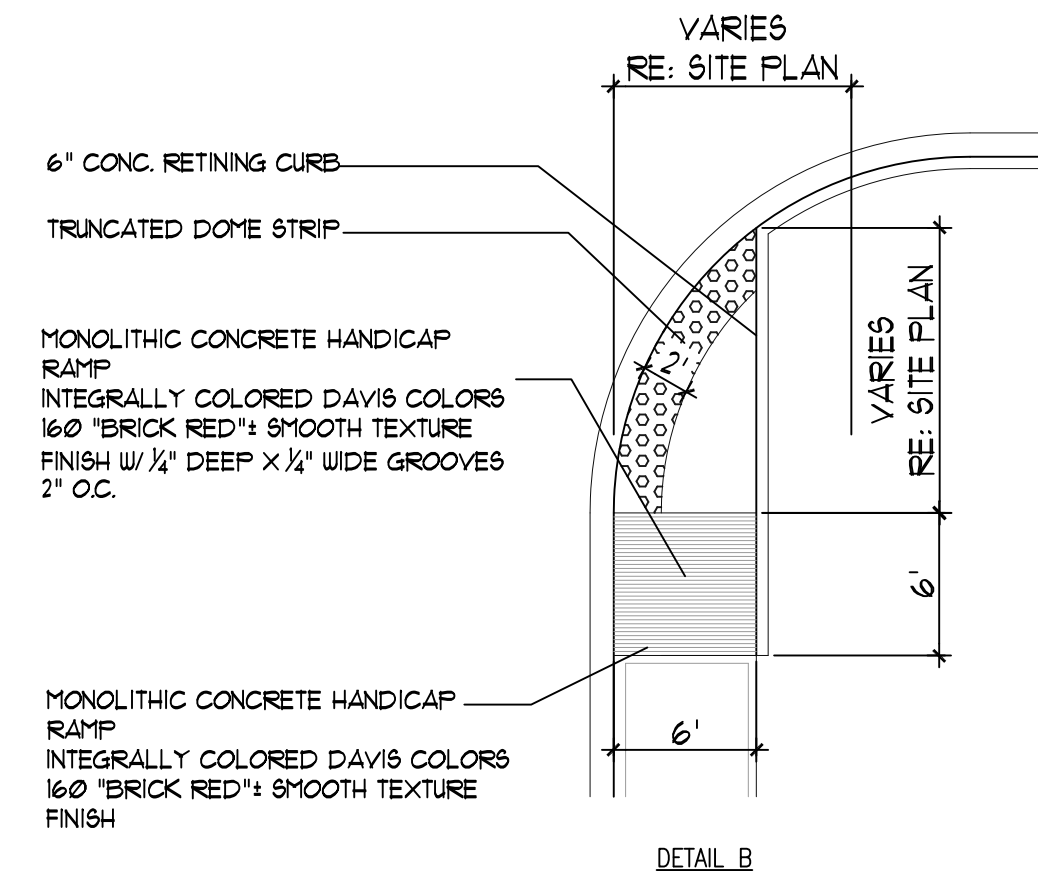
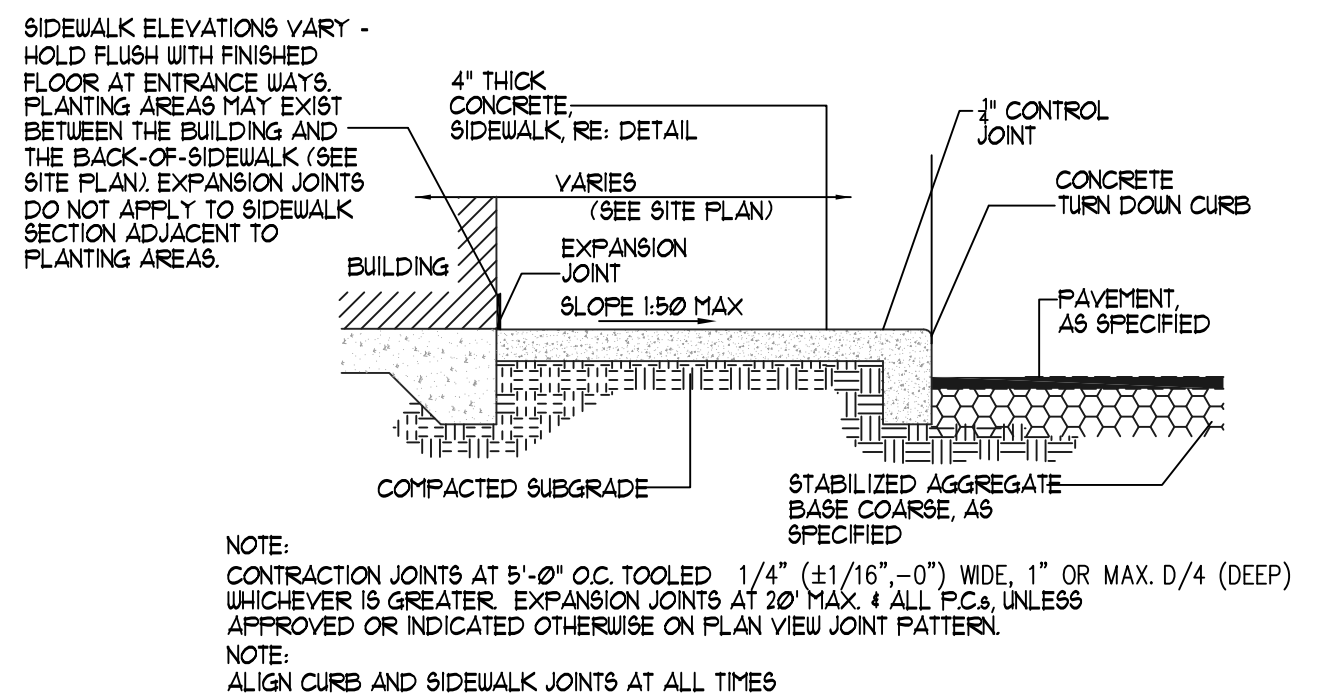
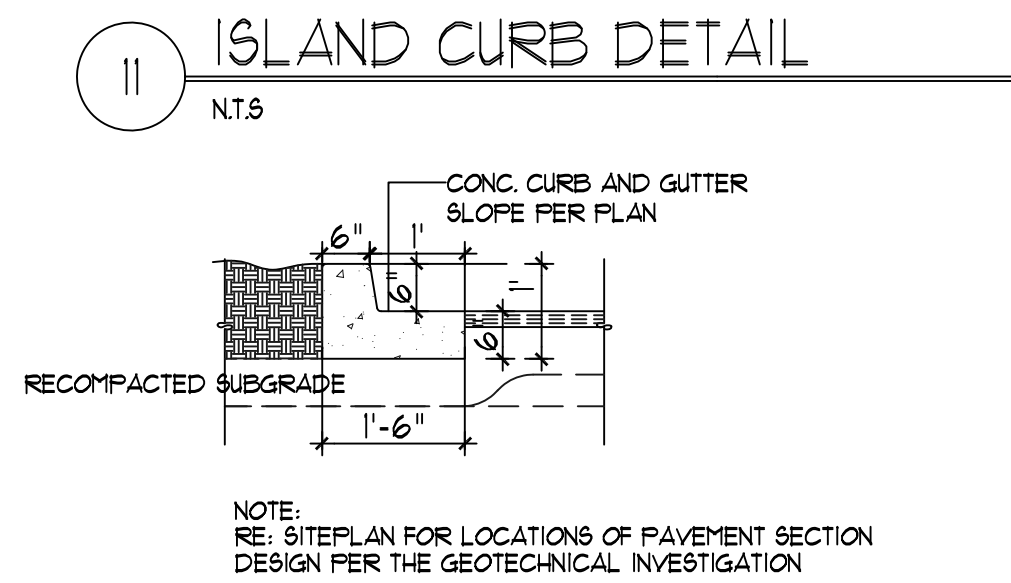
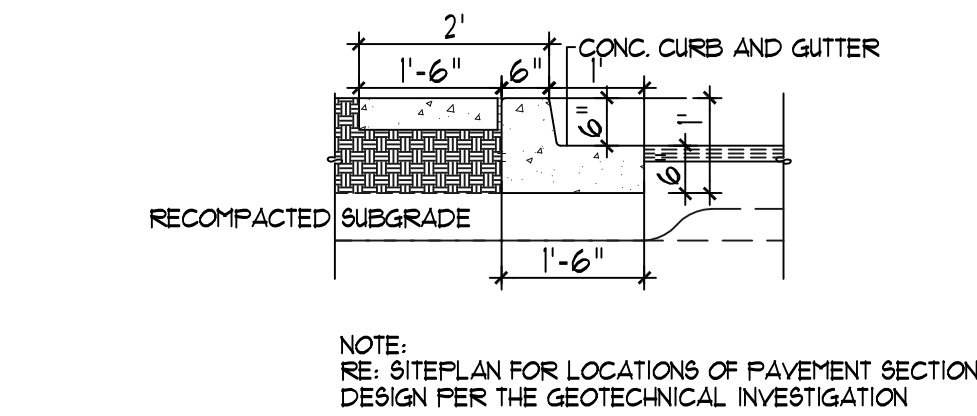
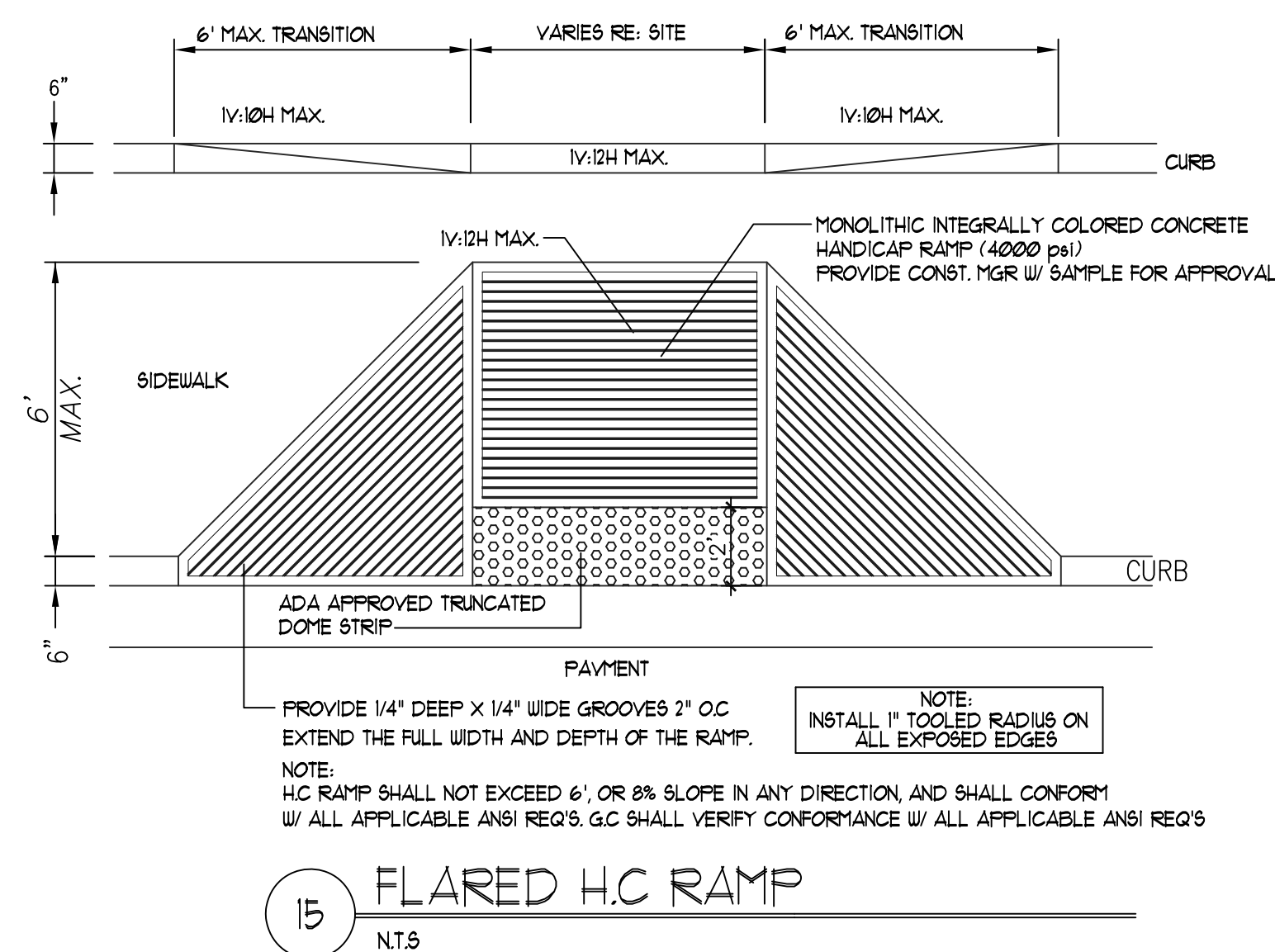
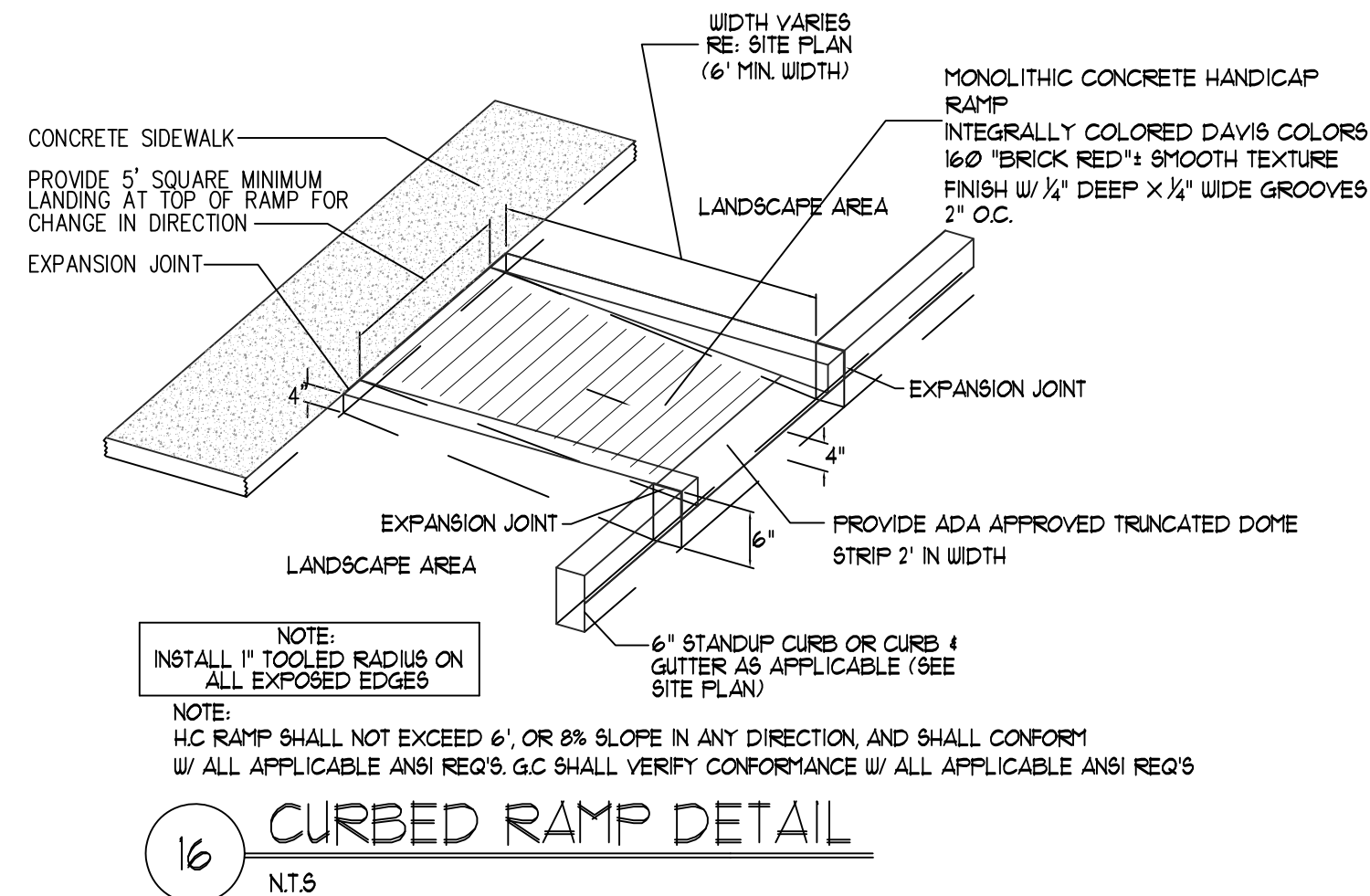
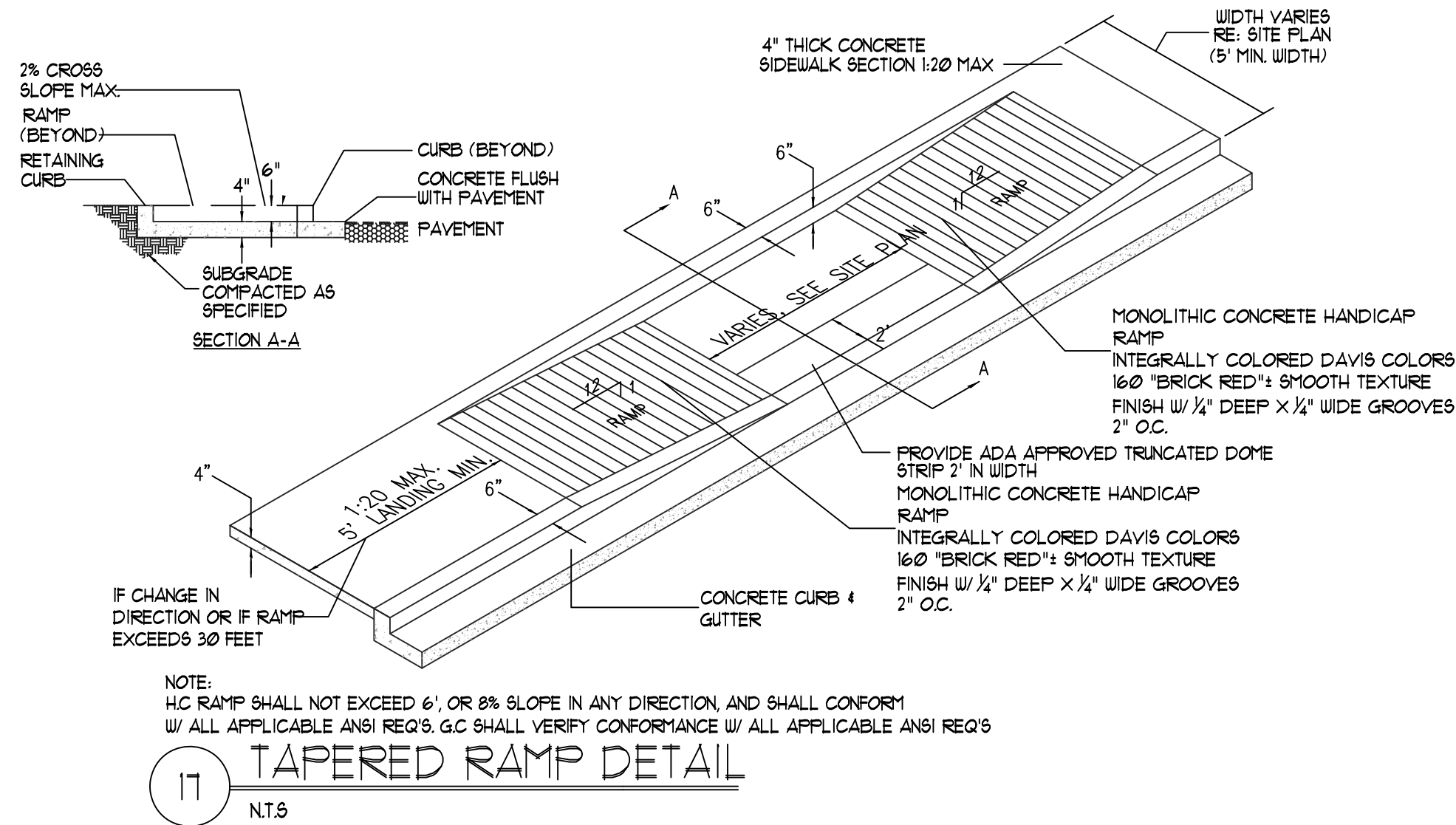
- 1. TYPE RBPA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER COA STD DTL 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.



0 40' 80'  
SCALE: 1" = 40'

DESIGNED JS	RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM 505.253.9718	STAMP 	THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.		PROJECT NAME:  CARLISLE MARKETPLACE
DRAWN JS					
CHECKED SG					
DATE 11.26.2019					
SUBMITTED FOR:  DRB SITE PLAN					SHEET NUMBER:  C-300
SHEET TITLE:  CONCEPTUAL UTILITY					





REV	DATE	BY	REVISION
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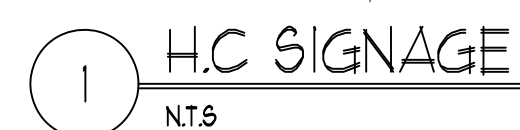
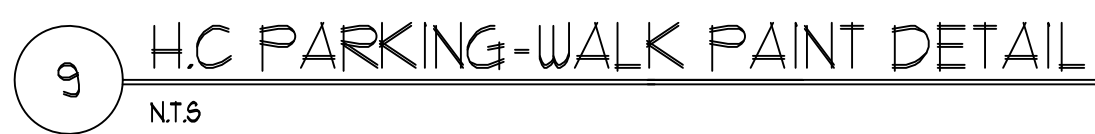
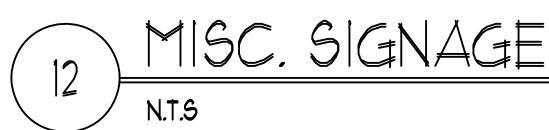
MODULUS ARCHITECTS

220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE CARLISLE CROSSING 2000 CARLISLE BLVD. NE ALBUQUERQUE, NEW MEXICO	JOB NO. XXXXXX	DRAWN BY: S
PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET TITLE SITE DETAILS	

DATE: 7/24/2019	Sheet: A11
SCALE: AS NOTED	dt.

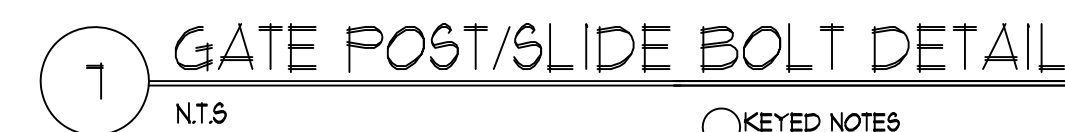
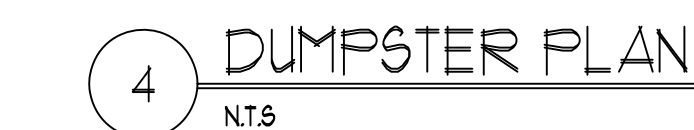




**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

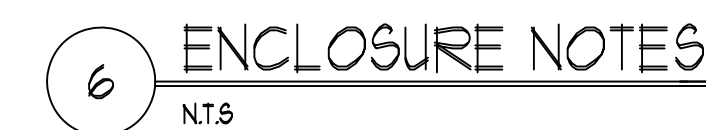
DATE: 7/24/2019	sheet: A1.2
SCALE: AS NOTED	of:





## KEYED NOTES

- ① 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
- ② FINISH GRADE.
- ③ SLOPE STUCCO CAP.
- ④ 1/4 BARS CONT. @ BOTTOM OF FOOTING 14" @ 16" O.C. ACROSS BOTTOM OF FOOTING.
- ⑤ 2-5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM.  
10X10U. 5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
- ⑥ 12" EXPANSION JOINT MATERIAL.
- ⑦ 4" CONCRETE SLAB 4000 PSI 1/4" AGGREGATE WITH 6X6 - 10X10 W/UM 1/4" TURNDOWN EDGE.
- ⑧ 6" CONCRETE APRON 4000 PSI 1/4" AGGREGATE WITH 6X6 - 10X10 W/UM 1/4" TURNDOWN EDGE.
- ⑨ 6" CONCRETE FILL PIPE IN 16" DIA. X 7'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
- ⑩ ASPHALT PAVING
- ⑪ GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
- ⑫ 2" VENT TO 6'-6" ABOVE TOP OF ENCLOSURE.  
PROVIDE BREATHABLE VENT CAP.
- ⑬ CLEAN OUT  
RE: DET 11/13 FOR INFO
- ⑭ CATCH BASIN  
TURN Z-931  
6" X 20" SANI-FLO CATCH BASIN FABRICATED #6 GAGE TYPE 304 STAINLESS STEEL. BASIN WITH BOLTED FLANGE CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS 15" Z-685-DGE, DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET.



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# MODULUS ARCHITECTS

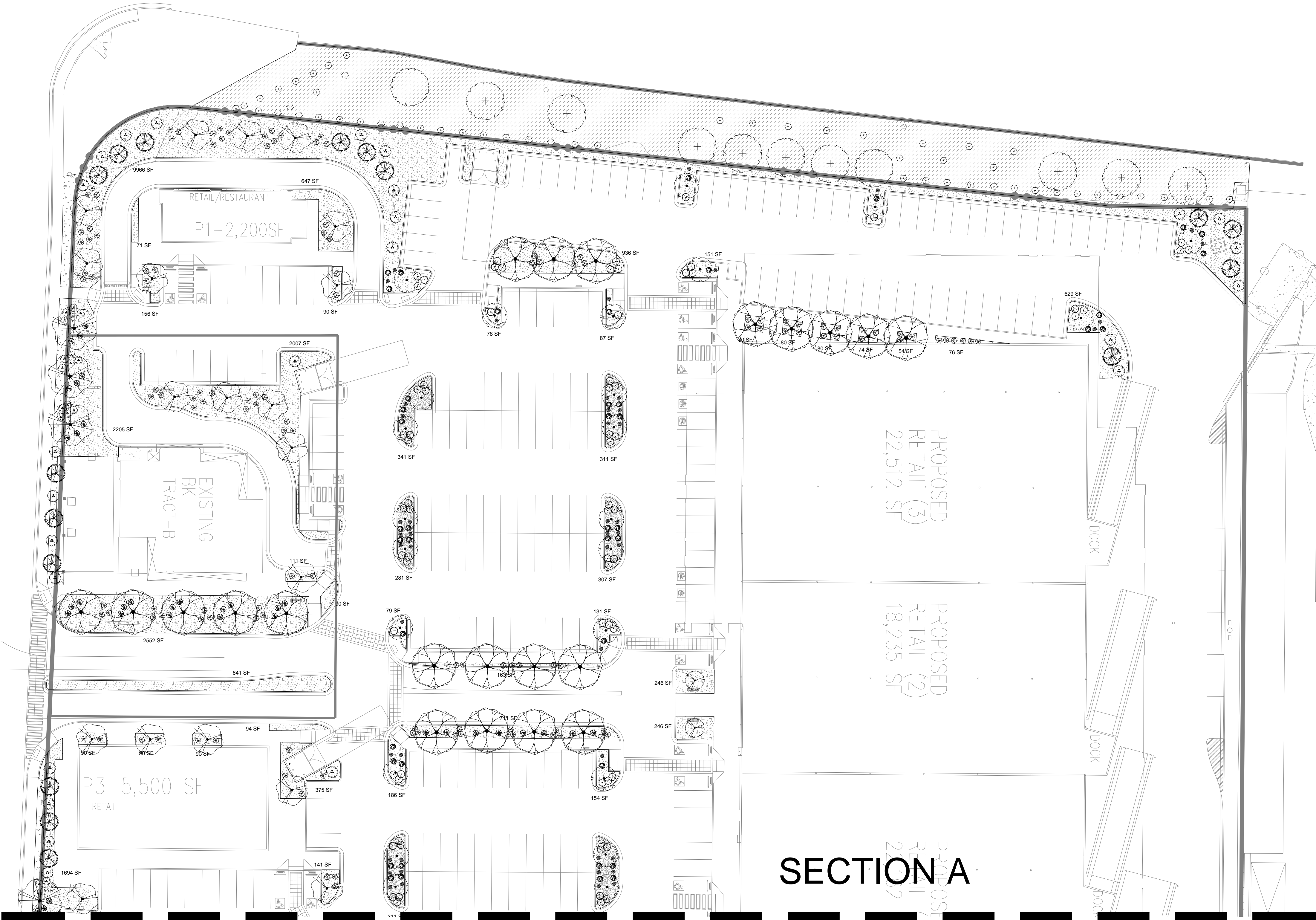
2220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	CARLISLE CROSSING 200 CARLISLE BLVD. NE ALBUQUERQUE NEW MEXICO	
PROJECT MANAGER	JOB NO.	DRAWN BY:
STEPHEN DUNBAR, AIA	XXXXX	5
SHEET TITLE		
SITE DETAILS		

DATE: 7/24/2019	Sheet: A1.3
SCALE: AS NOTED	of:





SECTION A  
SECTION B

SITE DATA

GROSS LOT AREA (4.03 ACRES)	439,882 SF
LESS BUILDING(S)	121,368 SF
NET LOT AREA	318,513 SF

REQUIRED LANDSCAPE	47,776 SF
15% OF NET LOT AREA	45,041 SF
PROPOSED LANDSCAPE	1,987 SF
PROPOSED OFFSITE LANDSCAPE	18,084 SF
ROW EXISTING LANDSCAPE	65,112 SF
TOTAL PROPOSED LANDSCAPE	20 %
PERCENT OF NET LOT AREA	

REQUIRED STREET TREES	45
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	45
REQUIRED PARKING LOT TREES	140**
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TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 187	

















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PROVIDED GROUND COVER COVERAGE	36,155 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	(1,436 SF)
PERCENT GROUND COVER COVERAGE	
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IRRIGATION NOTE

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

PLANT SCHEDULE SITE 10.30.19

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	27	Chilopsis linearis / Desert Willow	2" B&B	RW	60	20' X 25'
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REFERENCE NOTES SCHEDULE SITE 10.30.19

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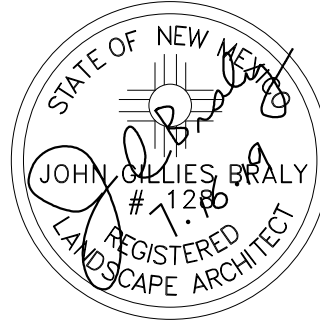
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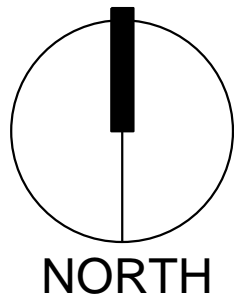
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505.898.2105 (fax)  
design@hulc.com

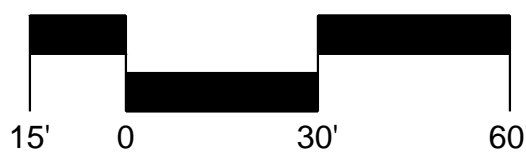


Date: 7/16/2019  
Revisions:  
▲ 8/19/2019  
▲ 10/31/2019  
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Drawn by: V.Blount  
Reviewed by: TN

2100 Carlisle  
Site Redevelopment  
2100 Carlisle Blvd  
Albuquerque, New Mexico



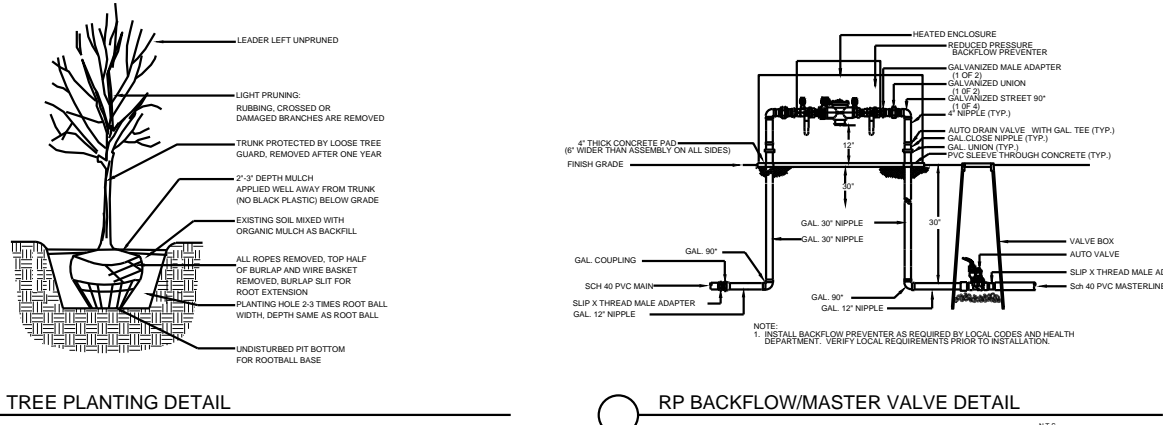
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Plan**

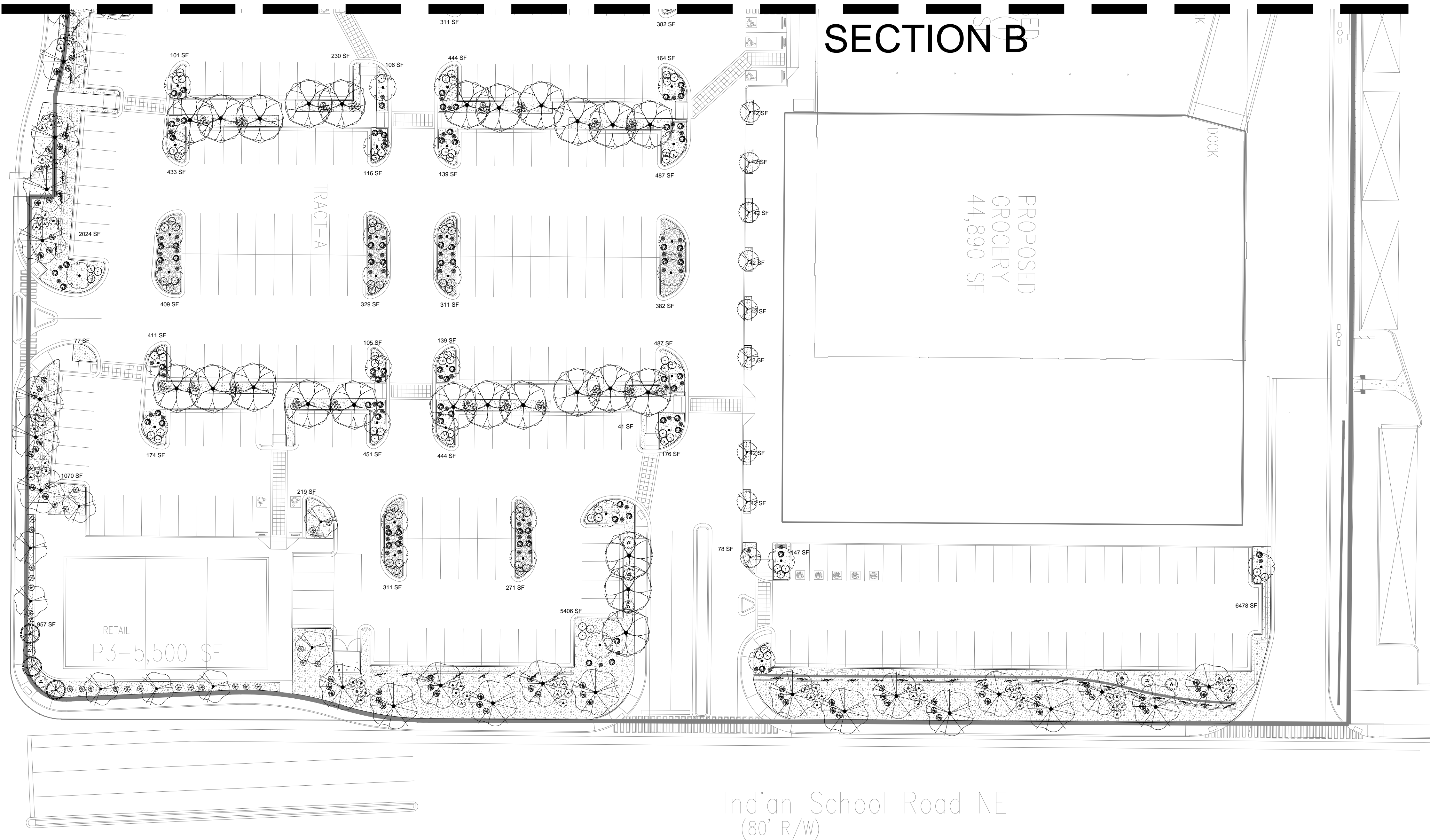
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**LP-01**





SECTION A  
SECTION B



PLANT SCHEDULE SITE 10.30.19							
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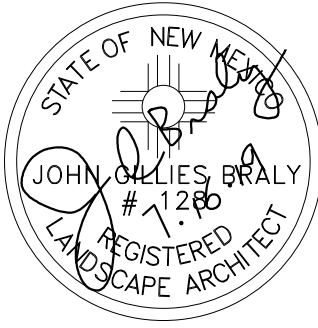
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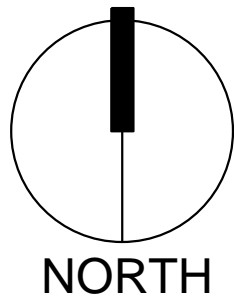
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1 HOUR/2 DAYS PER MONTH

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design@hulc.com

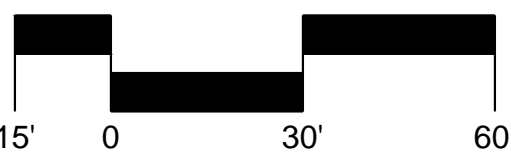


Date: 7/16/2019  
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▲ 08/19/2019  
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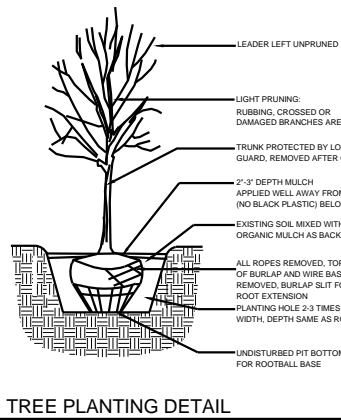
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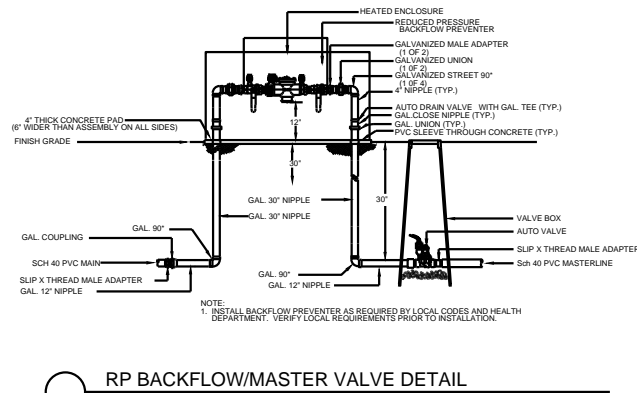
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Landscape  
Plan

Sheet Number:

LP-02



TREE PLANTING DETAIL



RP BACKFLOW MASTER VALVE DETAIL





# DRAINAGE REPORT FOR CARLISLE MARKETPLACE



## PREPARED FOR

City of Albuquerque, Planning Department  
Development Review Services, Hydrology Section

## PREPARED BY

RESPEC, Inc.  
5971 Jefferson St. NE, Suite 101  
Albuquerque, NM 87109  
505.253.9718

OCTOBER 2019







I, Sheldon Greer, do hereby certify that this report was duly prepared by me or under my direction and that I am a duly registered Professional Engineer under the laws of the State of New Mexico.



---

Sheldon Greer, P.E.  
NMPE No. 17154

10/ 31 / 2019

---

Date



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## 1.0 INTRODUCTION

### 1.1 PURPOSE

The purpose of this drainage report is to demonstrate that the proposed re-development of Tracts A and B of Carlisle and Indian School Subdivision safely conveys the peak 100-year storm runoff. The drainage intent for proposed conditions is to match current existing conditions for the site.

### 1.2 LOCATION AND DESCRIPTION

Tracts A and B are located at the northeast corner of the Carlisle Boulevard and Indian School Road intersection and contain approximately 10.7 acres. See Figure 1.2.1 below. The existing site includes a Burger King restaurant located on Tract B and an old K-Mart building and parking lot on Tract A that is currently vacant. The existing conditions are described in more detail in Section 3.1 and the proposed conditions are described in Section 3.2.



FIGURE 1.2.1 – PROJECT LOCATION



## 2.0 METHODOLOGY

The hydrologic analysis was performed for the site in accordance with the Albuquerque Development Process Manual (DPM) Section 22.2 using the Rational Method to calculate peak flow rates for the 100-year, 24-hour design storm in order to ensure all flow paths are sufficient to carry flows. The required water quality volume was calculated by multiplying the impervious area by the first flush runoff value of 0.34". All hydrologic and hydraulic calculations are included in this report.

## 3.0 HYDROLOGY

### 3.1 EXISTING CONDITIONS

Tracts A & B do not receive any offsite flows. The existing site has approximately 93% impervious area and 7% landscaped. The total flow generated by the property under existing conditions is 48.9 cfs. The site appears to have free discharge and does not have any existing ponds. The existing property has been split into six sub-basins. Appendix A shows the existing sub-basin boundaries for the site.

Sub-basin A consists of the northwest corner of the property and is primarily made up of parking area and also the Burger King restaurant. In general, the sub-basin slopes from southeast to northwest at varying slopes between 3%-5%. Runoff exits the property at the northwest corner of the site and is collected in a drop inlet.

Sub-basin B contains the northeast corner of the property and accounts for surface runoff from the northern portion of the existing building and the drive aisle north of the building. This area accumulates to the northeast corner of the site and discharges out of the property into a concrete rundown. From there, runoff is collected in a drop inlet.

Sub-basin C consists of a majority of the existing building and the drive aisle east of the building. This area flows north along the eastern curb. At the northeast corner of the Sub-basin, there is an opening in the wall that allows runoff to discharge into the adjacent property to the east. Flows that bypass this wall opening enter Sub-basin B.

Sub-basin D contains the southwest corner of the existing building and a majority of the existing parking area. This Sub-basin, in general, sheet flows from southeast to northwest at varying slopes between 2%-5%. Runoff then flows north along a curb along the western property boundary and discharges in Carlisle Boulevard through an existing driveway. From there, flows enter storm inlets located along the eastern curb of Carlisle Boulevard.

Sub-basin E consists of a small portion of the parking area at the southwest corner of the property. This area slopes from southeast to northwest and discharges from the site through an existing driveway. The runoff generated by this Sub-basin is then collected in storm inlets located along the eastern curb of Carlisle Boulevard.

Sub-basin F contains a small area west of the existing Burger King restaurant the flows west into Carlisle Boulevard. Runoff from this Sub-basin is collected in the Carlisle Boulevard storm drain system.



The hydrologic data table below depicts in further detail each sub-basin and its characteristics.

**TABLE 3.1.1 – HYDROLOGIC DATA - EXISTING**

HYDROLOGIC DATA - EXISTING						
SUB-BASIN	AREA (AC)	LAND USE PERCENTAGES				Q100
		A	B	C	D	
A	2.20	0%	0%	0%	100%	10.3
B	0.96	0%	0%	0%	100%	4.5
C	2.47	0%	8%	8%	84%	10.8
D	4.35	0%	4%	4%	92%	19.7
E	0.54	0%	0%	0%	100%	2.6
F	0.20	0%	0%	0%	100%	1.0
<b>TOTAL</b>	<b>10.72</b>					<b>48.9</b>

### 3.2 PROPOSED CONDITIONS

The proposed site development is to renovate the existing buildings and parking lot and add both commercial and retail pads along the Carlisle Boulevard property frontage. Under the proposed condition, approximately 87% of the site will consist of impervious area and 13% will be landscaped. The total flow generated by the proposed development is 47.6 cfs. Therefore, the discharge from the proposed site is less than the existing condition. The property has been split into five proposed sub-basins. Appendix B shows the proposed sub-basin boundaries for the site.

Sub-basin 1 consists of the northwest corner of the property and is made up of parking area, the existing Burger King restaurant, and a new commercial pad. In general, the sub-basin slopes from southeast to northwest. Runoff surface flows to the northwest corner of the property and drains to an existing drop inlet, as which matches the historic drainage pattern. The existing flow that reaches this inlet is 10.3 cfs while the proposed flow is 9.3 cfs.

Sub-basin 2 contains the roof drainage for the eastern half of the larger building and the truck dock area and drive aisle located east of the building. Runoff generated by this Sub-basin flows north to the northeast corner of the site where it enters a concrete channel. This channel will connect to the existing concrete rundown that discharges to the existing drop inlet. The existing flow that reaches the northeast corner of the property is 15.3 cfs while the proposed flow is 15.4 cfs. The additional 0.1 cfs is considered negligible. The flows that currently discharge to the neighboring property to the east will be cut off under the proposed condition.

Sub-basins 3, 4, and 5 consist of the southwest corner of the property, which contains a majority of the parking lot and the roof drainage from the western half of the larger building as well as two new retail pads. Sub-basins 3 and 5 free discharge from the site through two new driveways. Sub-basin 4 is collected in a drop inlet toward the northwest corner of the Sub-basin. These three Sub-basins all discharge to the existing storm drain system in Carlisle Boulevard. The existing flow that reaches the Carlisle storm drain under existing conditions is 23.3 cfs while the proposed flow is 22.9 cfs.

The hydrologic data table below depicts in further detail each sub-basin and its characteristics.



**TABLE 3.2.1 – HYDROLOGIC DATA - PROPOSED**


HYDROLOGIC DATA - PROPOSED						
SUB-BASIN	AREA (AC)	LAND USE PERCENTAGES				Q100
		A	B	C	D	
1	2.10	0%	6%	6%	87%	9.3
2	3.46	0%	6%	6%	87%	15.4
3	1.54	0%	6%	6%	87%	6.8
4	2.47	0%	6%	6%	87%	11.0
5	1.14	0%	6%	6%	87%	5.1
<b>TOTAL</b>	<b>10.72</b>					<b>47.6</b>

The total required water quality volume for the site is 11,526 cubic feet. The owner has elected to pay the fee in lieu for any required stormwater quality volume not provided in on-site ponds. More details regarding water quality will be provided at Building Permit review.

## 4.0 CONCLUSION


This drainage report is prepared in support of the new development for Tracts A and B. The existing buildings and parking area will be renovated and new commercial and retail pads will be added. The proposed conditions closely match the current conditions of the existing property. The hydrologic calculations are included in Appendix C.





# **APPENDIX A**

## **EXISTING SUB-BASINS**





EXISTING SUB-BASINS



**RESPEC**

5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NEW MEXICO 87109  
WATER & NATURAL RESOURCES  
WWW.RESPEC.COM 505.253.9718





# **APPENDIX B**

## **PROPOSED SUB-BASINS**



NAME: L:\Active Projects\03738 Modulus Carlisle Marketplace\3. DWG\Sheets\03738 Drainage.dwg PLOT DATE: Jul 09, 2019 1:56pm

Interstate 40

Indian School Road NE

2100 Carlisle  
Boulevard NE

SUB-BASIN 2

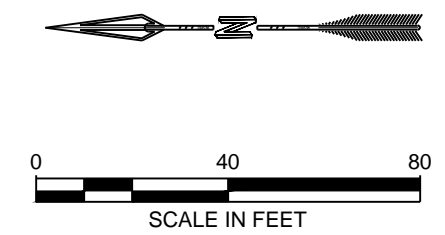
SUB-BASIN 5

SUB-BASIN 4

SUB-BASIN 3

SUB-BASIN 1

Remaining  
Portion of  
Tract "B"  
437,981 Sq. Ft.  
10.036 Acres




PROPOSED SUB-BASINS



**RESPEC**


5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NEW MEXICO 87109  
WATER & NATURAL RESOURCES  
WWW.RESPEC.COM 505.253.9718





# **APPENDIX C**

## **HYDROLOGY CALCULATIONS**



## **Hydrology Calculations**

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

### **Existing Conditions**

#### **Runoff Rate:**

Treatment Type Areas

Subbasin	Area <sub>A</sub> (ac)	Area <sub>B</sub> (ac)	Area <sub>C</sub> (ac)	Area <sub>D</sub> (ac)	Total (ac)
A	0.00	0.00	0.00	2.20	2.20
B	0.00	0.00	0.00	0.96	0.96
C	0.00	0.19	0.19	2.09	2.47
D	0.00	0.19	0.19	3.97	4.35
E	0.00	0.00	0.00	0.54	0.54
F	0.00	0.00	0.00	0.20	0.20
Total	0.00	0.38	0.38	9.96	10.72

Peak Discharge values based on Zone 2 from Table A-9

$$Q_A = 1.56 \text{ cfs/ac}$$

$$Q_B = 2.28 \text{ cfs/ac}$$

$$Q_C = 3.14 \text{ cfs/ac}$$

$$Q_D = 4.70 \text{ cfs/ac}$$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
A	10.3
B	4.5
C	10.8
D	19.7
E	2.6
F	1.0
Total	48.9

### **Proposed Conditions**

#### **Runoff Rate:**

Treatment Type Areas

Subbasin	Area <sub>A</sub> (ac)	Area <sub>B</sub> (ac)	Area <sub>C</sub> (ac)	Area <sub>D</sub> (ac)	Total (ac)
1	0.00	0.14	0.14	1.83	2.10
2	0.00	0.22	0.22	3.02	3.46
3	0.00	0.10	0.10	1.34	1.54
4	0.00	0.16	0.16	2.15	2.47
5	0.00	0.07	0.07	0.99	1.14
Total	0.00	0.69	0.69	9.34	10.72

Peak Discharge values based on Zone 2 from Table A-9

$$Q_A = 1.56 \text{ cfs/ac}$$

$$Q_B = 2.28 \text{ cfs/ac}$$

$$Q_C = 3.14 \text{ cfs/ac}$$

$$Q_D = 4.70 \text{ cfs/ac}$$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
1	9.3
2	15.4
3	6.8
4	11.0
5	5.1
Total	47.6



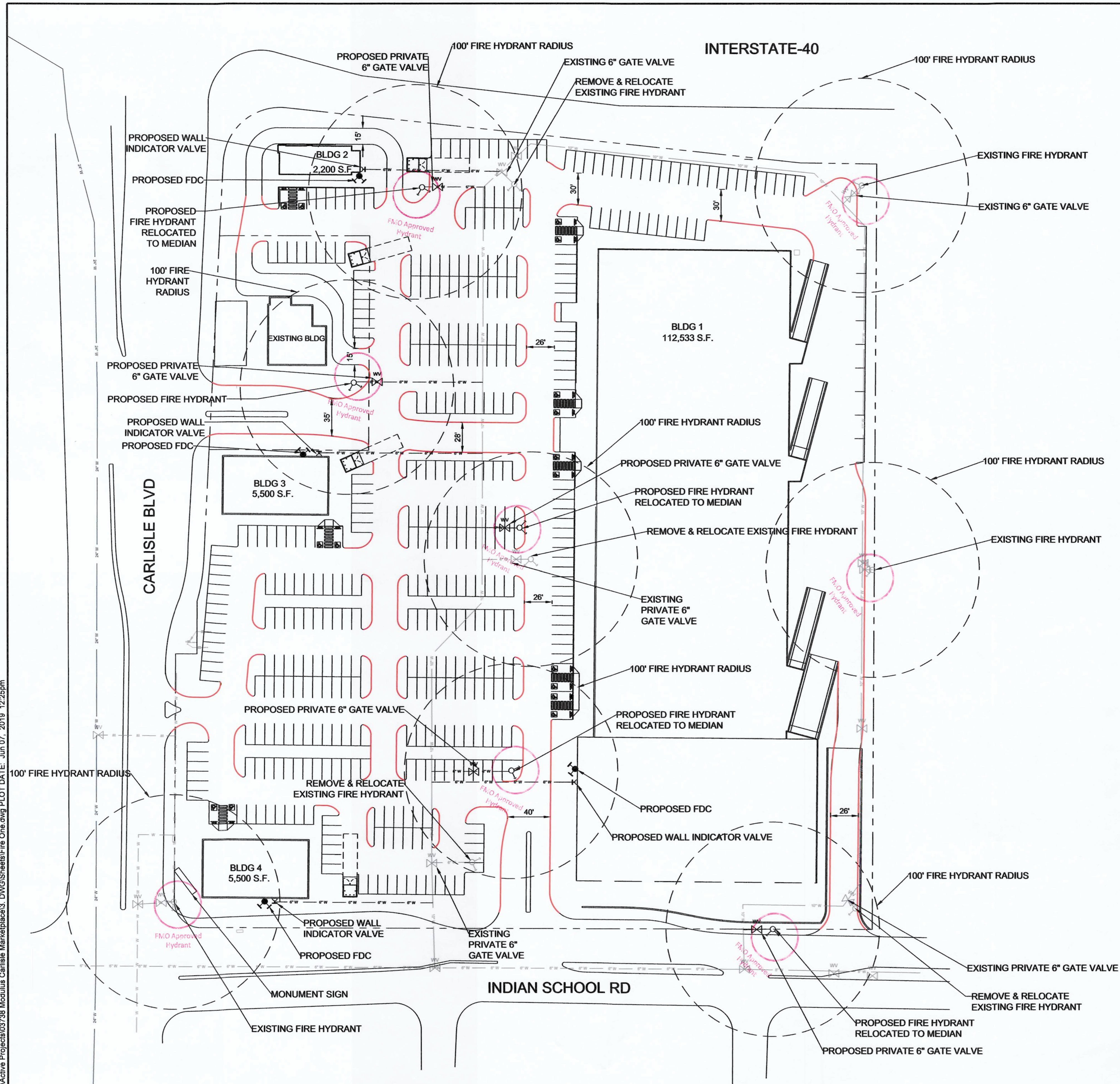
**Water Quality:**

Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)
1	2,260
2	3,725
3	1,658
4	2,656
5	1,227
Total	11,526



NAME: L:\Active Projects\03738 Module Carlisle Marketplace\DWG\Sheets\Fire One.dwg PLOT DATE: Jun 07, 2019 12:25pm



#### FIRE ONE NOTES:

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS
2. BUILDING 1 IS TYPE II-B  
BUILDINGS 2, 3 AND 4 ARE TYPE V-B
3. THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED.
4. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
5. THE MINIMUM DRIVE ISLE WIDTH SHALL 24' UNLESS OTHERWISE SPECIFIED.
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
8. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
9. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
10. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.

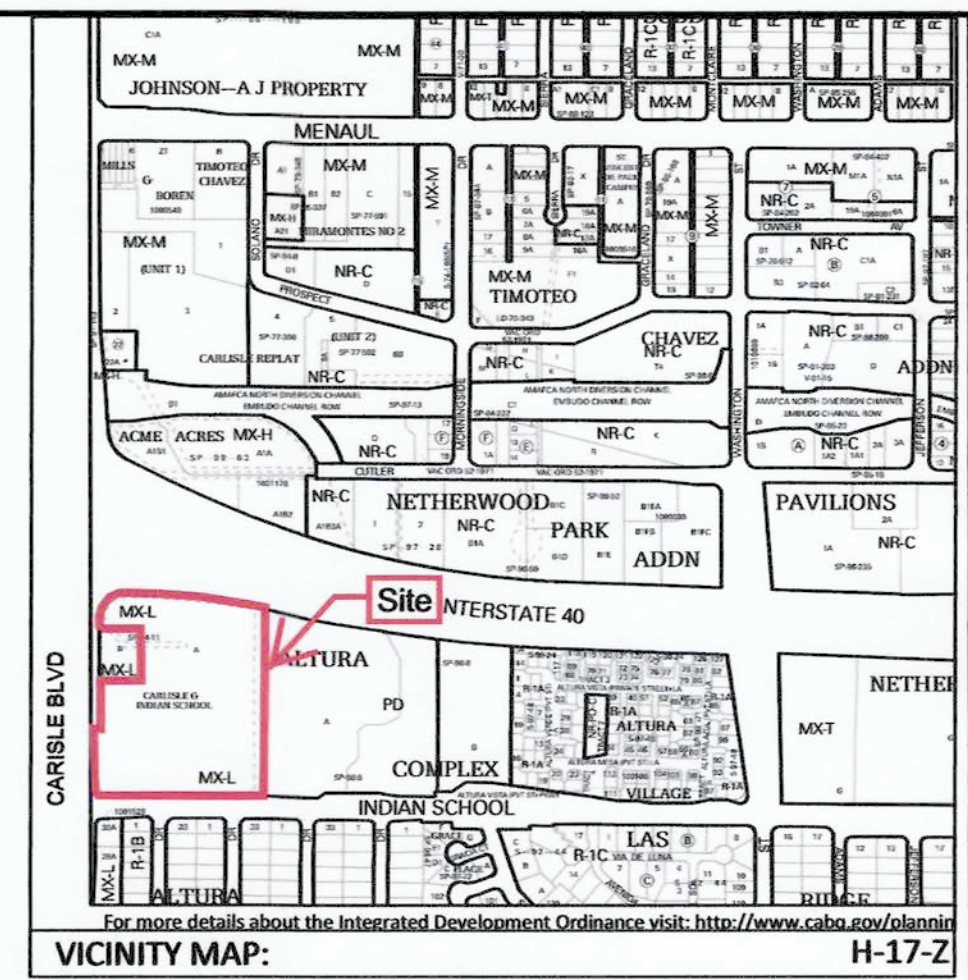
11. THERE SHALL BE KNOX BOXES ON ALL BUILDINGS.  
BSM

#### LEGEND

- W — PROPOSED WATER LINE
- - - - - PROPERTY LINE
- PROPOSED MARKED FIRE LANE
- W — EXISTING WATER LINE



0 50' 100'  
SCALE: 1" = 50'



REVISION	
DESIGNED JS	DATE 9.07.2019
DRAWN BM	CHECKED SG
5871 JEFFERSON STREET SUITE 101	WWW.RESPEC.COM 505.253.9718
ALBUQUERQUE, NM 87109	

STAMP	
30% REVIEW	
PRELIMINARY NOT FOR CONSTRUCTION 6/2019	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
PROJECT NAME: CARLISLE MARKETPLACE 2100 Carlisle Blvd. NE Albuquerque, NM 87112 BSM	
SHEET TITLE: FIRE ONE PLAN	
REVIEW	
SHEET NUMBER: F-1	



August 22, 2019

**Chair**  
Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

**Vice Chair**  
Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Jeremy Shell  
RESPEC  
5971 Jefferson St NE Suite 101  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement #190609**  
**Modulus Carlisle Marketplace**  
**Northeast corner of Carlisle Boulevard NE and Indian School Road NE**

Dear Mr. Shell:

**Project Description:** The subject site is located on the northeast corner of Carlisle Blvd NE and Indian School Rd NE within the City of Albuquerque. The proposed development consists of approximately ten acres and the property is currently zoned MX-L for Mixed-Use Low Intensity use. The property lies within the Pressure Zone 2E in the Freeway trunk. The request for availability indicates plans to construct three new buildings, and existing building onsite is to remain. The proposed plans are to construct a future Modulus Carlisle Marketplace.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Six inch Cast Iron distribution main (project #03-47-64) along Carlisle Blvd NE
- 24 inch Cast Iron distribution main (project #09-108-52) along Carlisle Blvd NE
- Six inch Cast Iron distribution main (project #03-29-53) along Indian School Rd NE
- Ten inch PVC distribution main (project #26-6659.81-01) looping along northeast corner of Carlisle Blvd NE and Indian School Rd NE lot branching from Indian School Rd NE
- Six inch Cast Iron distribution main (project #03-29-53) along Indian School Rd NE
- Eight inch Cast Iron distribution main (project #23-014-28-80) along Indian School Rd NE

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch Cast Iron collector line (project #26-771.3401-14) along Carlisle Blvd NE
- Eight inch Concrete Pipe collector line (project #1951) along Indian School Rd NE
- Eight inch Cast Iron Pipe collector line (project #07-054-63) along Carlisle Blvd NE
- Eight inch PVC collector line (project #26-6659.81-10) extending from Carlisle Blvd NE into property along northwest corner

**Water Service:** New metered water service to the property can be provided via routine connection to the existing ten inch distribution main that is currently looped within the proposed property. The provided conceptual utility plan has some conflicting information regarding what exactly is public or private. The conflicting information can be resolved during the design phase of the work order process.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted, and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will

not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** New sanitary sewer service can be provided via routine connection to the existing mentioned infrastructure. The provided conceptual utility plan has some conflicting information regarding what exactly is public or private. The conflicting information can be resolved during the design phase of the work order process.

All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 3,500 gallons-per-minute and four required fire hydrants. The requirements were determined by the City of Albuquerque Fire Marshal's Office and stated on the approved Fire One Plan. As modeled using InfoWater™ computer software, the fire flow can be met. The required fire flow was analyzed at three analysis points, one was inside the proposed property at fire hydrant #263, the other two locations were representative nodes along the ten inch line that ties into Indian School.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. The fire line shall connect to the ten inch PVC line that loops inside the property as denoted in the utility plan. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.



**Pro Rata:** Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process and Water Authority Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

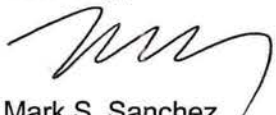
**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



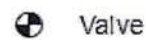
Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 190609

# 190609 - Water



## Legend



Valve



Analysis Point



Hydrant

## Pipe

### SUBTYPE

— Distribution Line

— Hydrant Leg

▨ Project Location

0

390

780 Feet

○ --- Fire Flow Analysis Points

1. --- Analysis Point

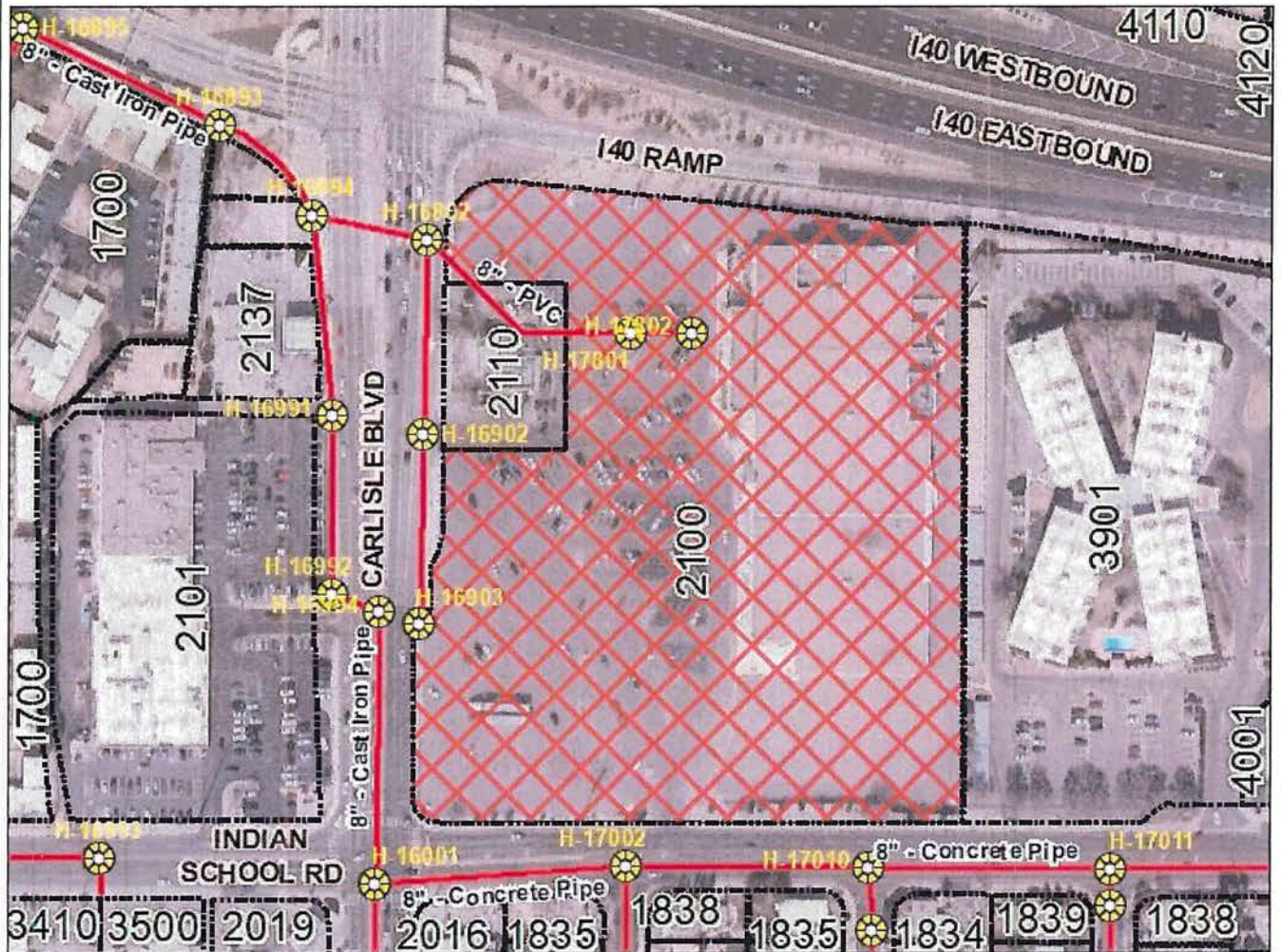
2. --- Analysis Point



Water Utility  
Authority



# 190609 - Sanitary Sewer



## Legend



Sewer Manhole

## Sewer Pipe

### SUBTYPE

— COLLECTOR

Project Location

0

390

780 Feet



Water Utility  
Authority



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: November 27, 2019

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**TRACTS A & B, CARLISLE & INDIAN SCHOOL SUBDIVISION  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACTS A & B, CARLISLE & INDIAN SCHOOL SUBDIVISION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

							Construction Certification		
Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Private		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #								
		PAVING							
		11' EDGE -F	100' RIGHT TURN LANE PLUS TRANSITION AND STRIPING W/PCC CURB & GUTTER	INDIAN SCHOOL RD	CARLISLE BLVD	100' EAST	/	/	/
			TRAFFIC SIGNAL RELOCATION	NE CORNER OF CARLISLE / INDIAN SCHOL INTERSECTION			/	/	/
		6' WIDTH	PCC SIDEWALK ALONG TURN LANE	INDIAN SCHOOL RD	CARLISLE BLVD	100' EAST	/	/	/
		6'	BIKE LANE	CARLISLE BLVD	NORTH PROPERTY BOUNDARY	SOUTH PROPERTY BOUNDARY	/	/	/
		UTILITY							
		10" PVC	REMOVE AND DISPOSE APPROXIMATELY 320' EXISTING WATERLINE	SOUTHEAST CORNER OF SUBJECT PROPERTY			/	/	/
		10" PVC	INSTALL APPROXIMATELY 230' NEW WATERLINE	SOUTHEAST CORNER OF SUBJECT PROPERTY			/	/	/
		STORM							
		18" RCP	INSTALL STORM DRAIN AND CONNECT TO EXISTING INLET	CARLISLE BLVD APPROXIMATELY 400' NORTH OF INTERSECTION WITH INDIAN SCHOOL RD			/	/	/
							/	/	/
							/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

#### NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**JEREMY SHELL**

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

**RESPEC**

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

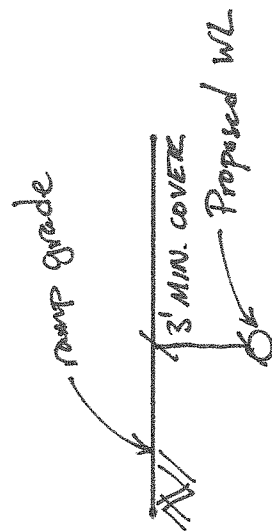
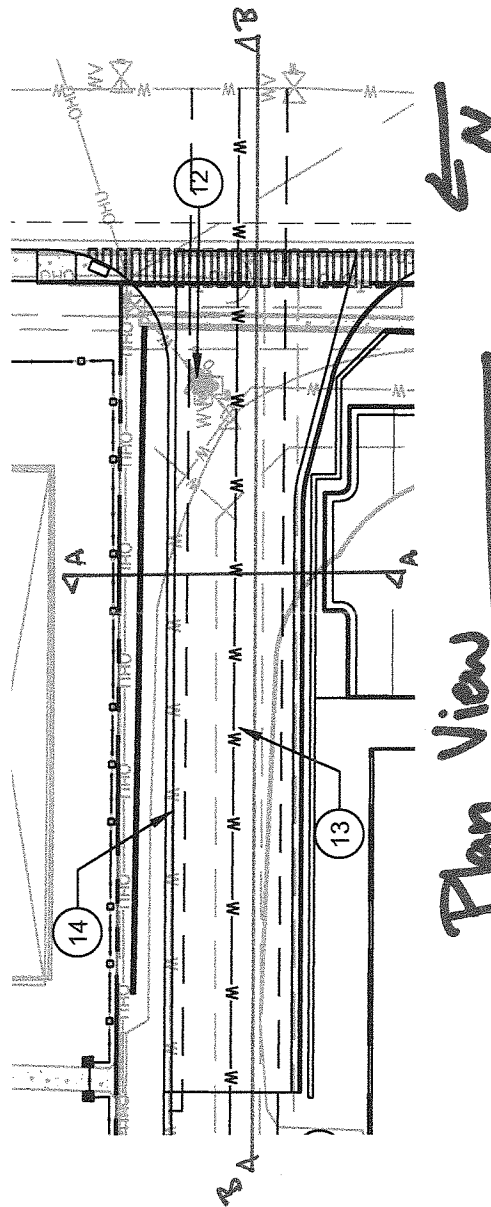
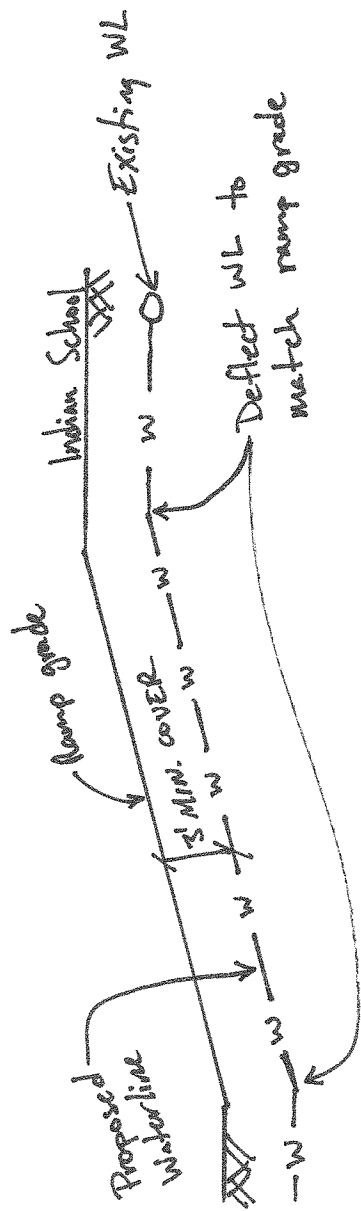
CODE ENFORCEMENT - date

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Section A-A

NTS

Carlisle Market place  
Waterline Exhibit  
November 15, 2019