

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 22, 2025

Stephen Dunbar, RA
Modulus Architects
8220 San Pedro NE Suite 520
Albuquerque, NM 87113

sdunbar@modulusarchitects.com

Re: Carlisle Public Market
2101 Carlisle NE
Traffic Circulation Layout
Engineer's Stamp 4-16-25 (H16D047) TRANS-2025-00140

Dear Mr. Dunbar,

The TCL submittal received 5-19-2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

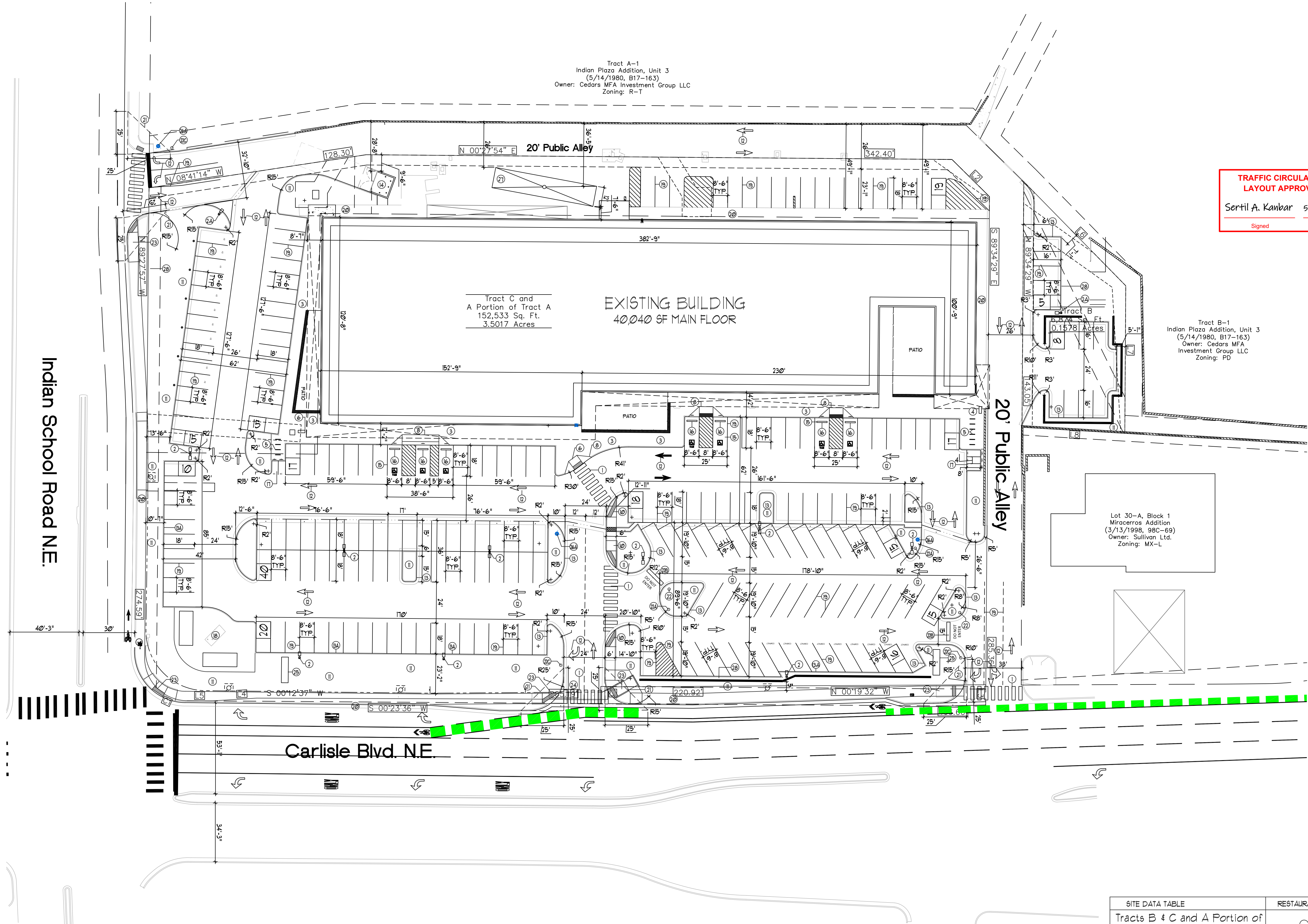
Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Indian School Road NE.



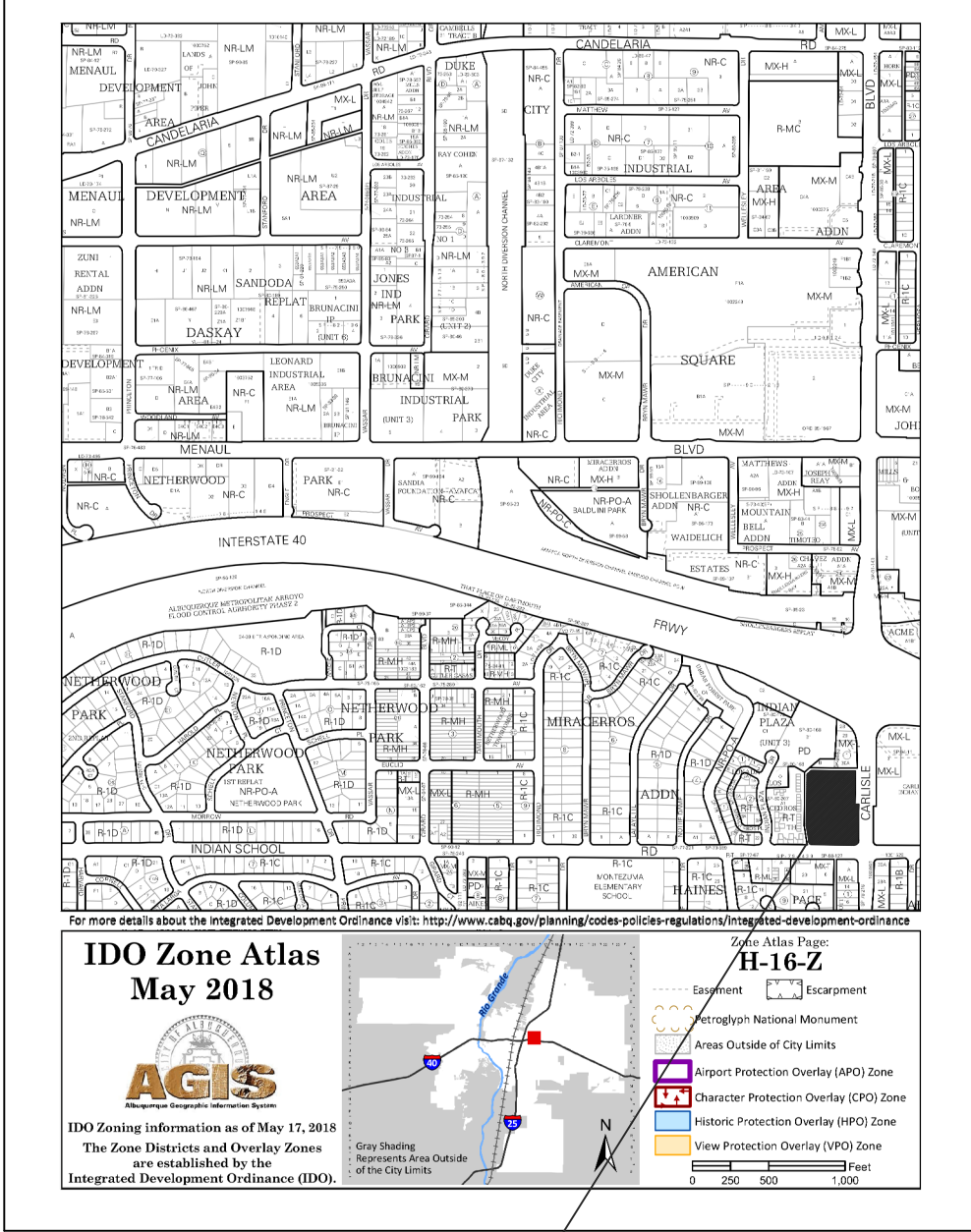
TRAFFIC CONTROL SITE PLAN



TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar 5/22/2025

Signed Date



PROJECT LOCATION:
VICINITY MAP

KEYED NOTE:

- 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL G5/2
- LIGHT POLE LOCATION 26' MAX HEIGHT
- LIGHT POLE LOCATION 16' MAX HEIGHT
- CONC. SIDEWALK W/ 6" HIGH TURNDOWN CURB ADJACENT TO BLDG. RE: DET G5/6, AND CIVIL PLANS FOR ADDITIONAL INFO
- CONC. SIDEWALK RE: DETAIL G5/1 RE: CIVIL PLANS FOR ADDITIONAL INFO
- INDICATES BIKE RACK LOCATION. (RE SITE FOR QUANTITY) RE: DETAIL G4/12
- BENCH LOCATION. 6 FOOT BACKLESS BENCH WITH END AND CENTER ARM REST. FINISH COLOR- BLACK
- NOT USED
- HANDICAP RAMP RE: G5-13 RE: CIVIL PLANS FOR ADDITIONAL INFO
- NOT USED
- HANDICAP RAMP RE: G5-2 RE: CIVIL PLANS FOR ADDITIONAL INFO
- INDICATES LANDSCAPE PLANTING AREA G/C TO PROVIDE/COORDINATE REQ. SLEEVING.
- DRIVE AISLE PAINT DETAIL RE: DET G4/1
- 6" HIGH CONC. CURB AND GUTTER RE: G5-12, AND CIVIL PLANS FOR ADDITIONAL INFO
- 6" HIGH CONC. HEADER CURB RE: G5-12A, AND CIVIL PLANS FOR ADDITIONAL INFO
- REFUSE ENCLOSURE RE: DETAILS G5
- H.C. PARKING STALL RE: DETAIL G4-13
- WHEELSTOP RE: DETAIL G4-4
- INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DETAILS G4-6-11B
- EXISTING ART ELEMENT TO REMAIN
- PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
- EXISTING CONCRETE SIDE WALK TO REMAIN.
- 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 GUTTERPAN.
- "DO NOT ENTER" SIGN RE: DETAIL G4-11A
- "ONE WAY" SIGN RE: DETAIL G4-11A
- "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL G4-5
- "STOP" SIGN RE: DETAIL G4-9
- NEW COA STANDARD CURB RAMP WITH TRUNCATED DOMES RE: CIVIL DRAWINGS FOR DETAILS
- NEW COA STANDARD DRIVE ACCESS STRUCTURE RE: CIVIL DRAWINGS FOR DETAILS
- PROPOSED Pylon SIGN LOCATION
- EXISTING HYDRANT LOCATION
- PROPOSED HYDRANT LOCATION
- 6" REINFORCED ROLL-OFF CONCRETE PAD AND AREA DRAIN RE: SITE PLAN FOR SIZE
- 3'-6" SCREEN WALL

SITE DATA TABLE	RESTAURANT	OUTDOOR PATIO	GENERAL RETAIL	STORAGE/(BASEMENT)	HEALTH CLUB	TOTALS
Tracts B & C and A Portion of Tract A Indian Plaza, Unit 1						
PROPOSED USES:	RESTAURANT	OUTDOOR PATIO	GENERAL RETAIL	STORAGE/(BASEMENT)	HEALTH CLUB	TOTALS
BUILDING SIZE: (GROUND FLOOR)	28,858 SF	2,645 SF	9,182 SF	11,649 SF	2,000 SF	40,040 SF
BUILDING SIZE: (BASEMENT)						11,649 SF
TOTAL PARKING REQ	162 SPACES	8 SPACES	32 SPACES	12 SPACES	5 SPACES	219 SPACES
TOTAL PARKING PROV:						230 SPACES
HC PROVIDED:						1 SPACES
HC REQUIRED:						1 SPACES
EV REQUIRED:						12 SPACES
EV PROVIDED:						9 SPACES
TOTAL COMPACT PARKING PROV:						20 SPACES
BIKE SPACES PROVIDED:						20 SPACES
BIKE SPACES REQUIRED:						5 SPACES
MOTORCYCLE SPACES PROVIDED:						5 SPACES
MOTORCYCLE SPACES REQUIRED:						5 SPACES

REV	DATE	BY	REVISION
1	4/16/2025	STEPHEN A. DUNBAR	PROJECT LOCATION: VICINITY MAP
2			
3			
4			
5			

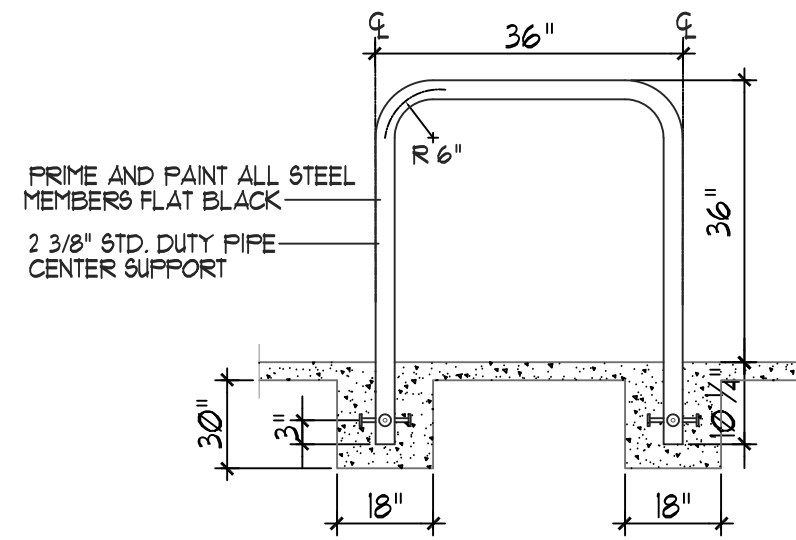
**MODULUS ARCHITECTS
AND LAND USE PLANNING**

8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102

PHONE (505) 338-1499 FAX (505) 338-1498

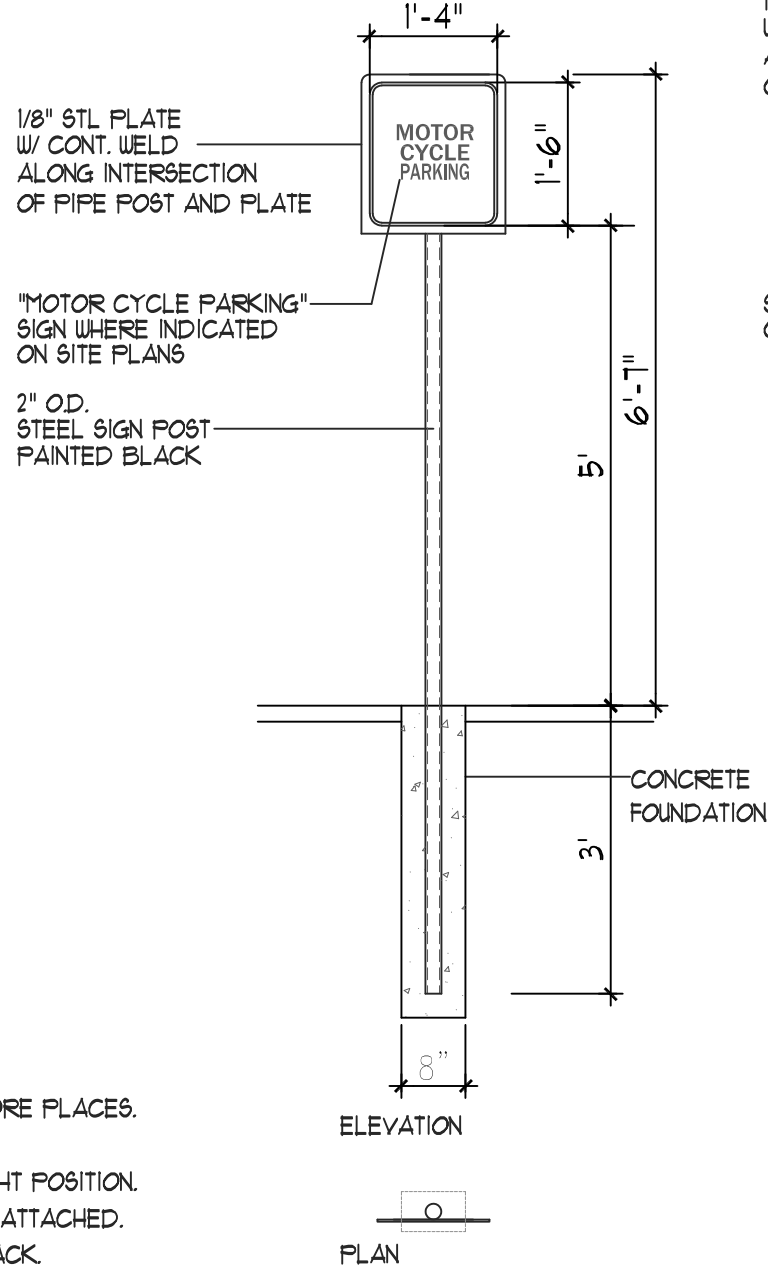


PROJECT TITLE CARLISLE PUBLIC MARKET N.W. OF INDIAN SCHOOL, AND CARLISLE ALBUQUERQUE, NEW MEXICO 87106	DRAWN BY: C
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. CYP
SHEET TITLE TRAFFIC CONTROL SITE PLAN	DATE 4/16/2025
SCALE RE: SCALE	SHEET G-3

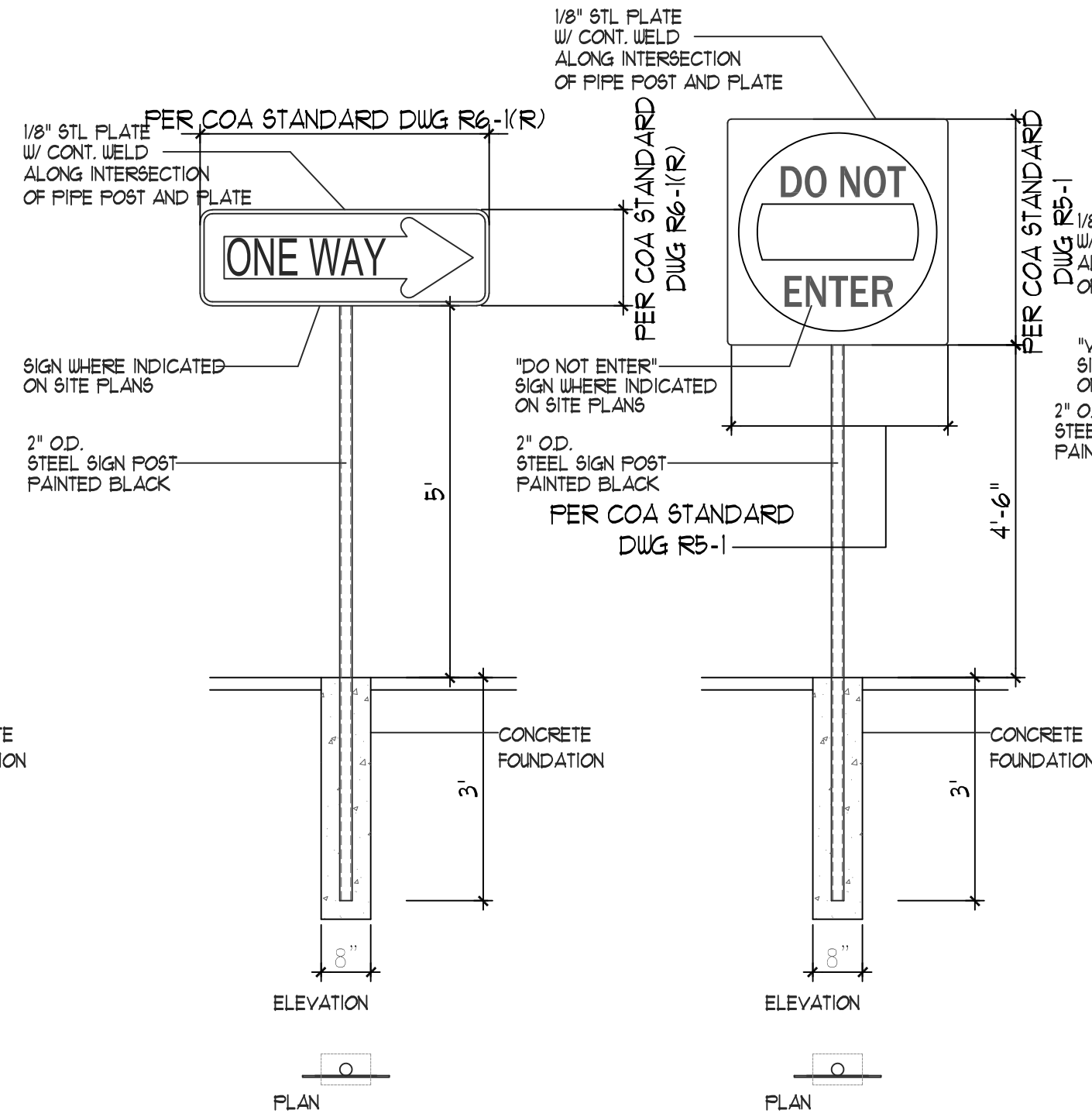


NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:
A. THE RACK SHALL BE MINIMUM 36" TALL AND 36" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

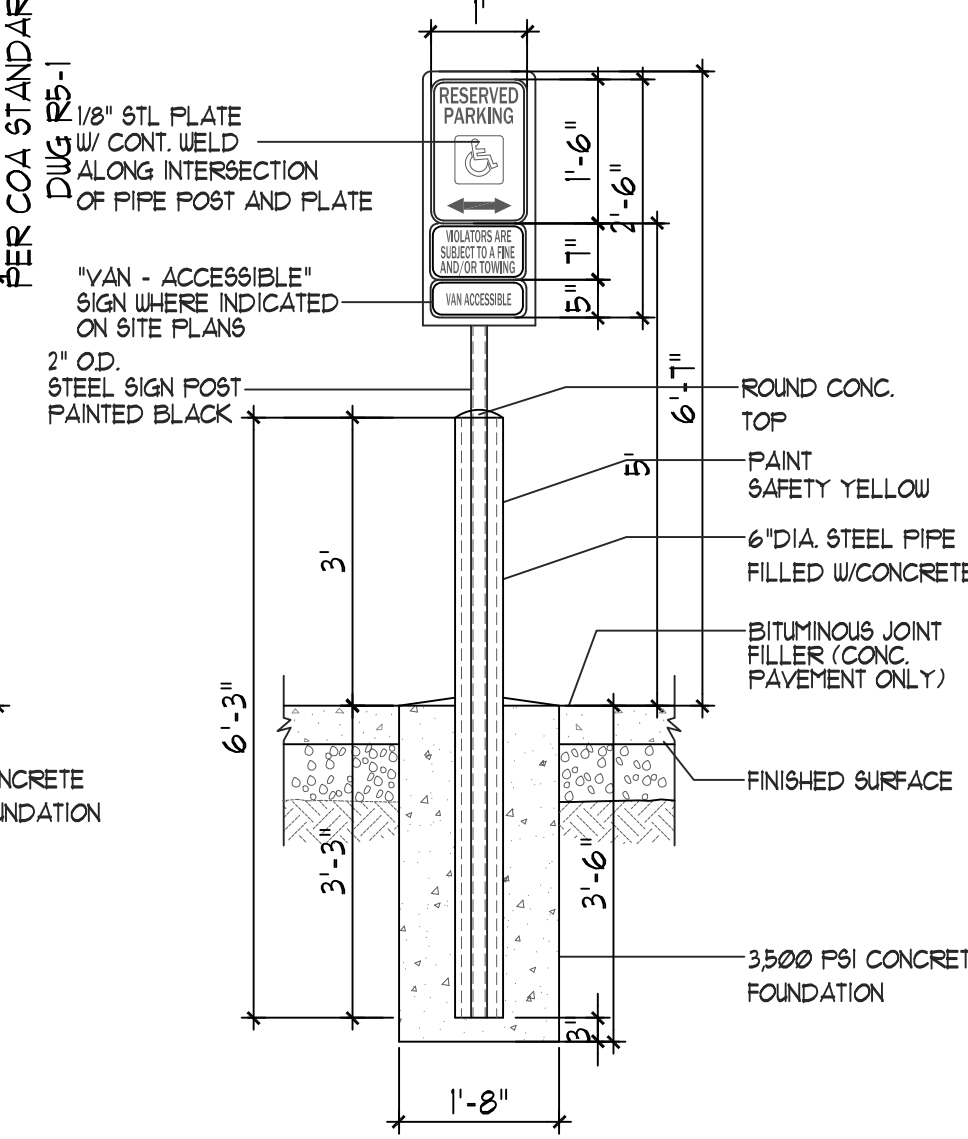
12 BIKE RACK
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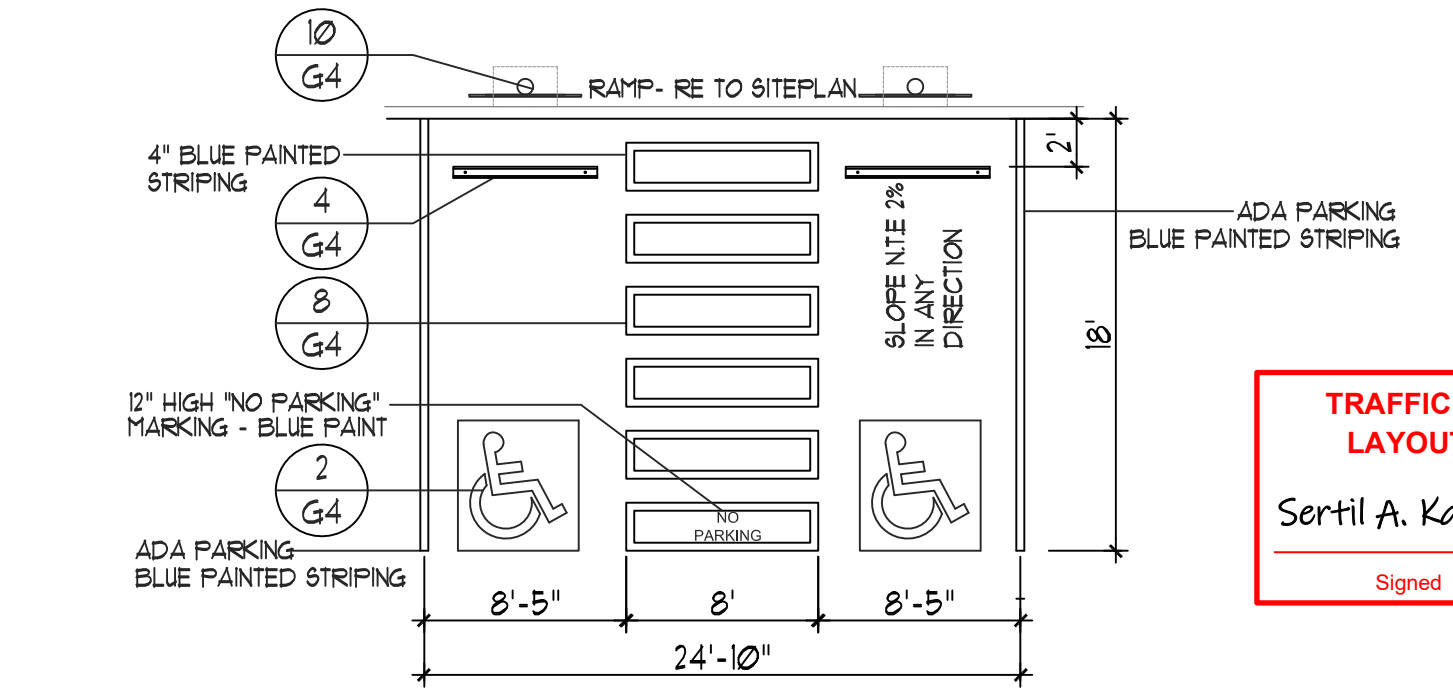
11B MOTORCYCLE SIGNAGE
NTS



11A DIRECTIONAL SIGNAGE
NTS



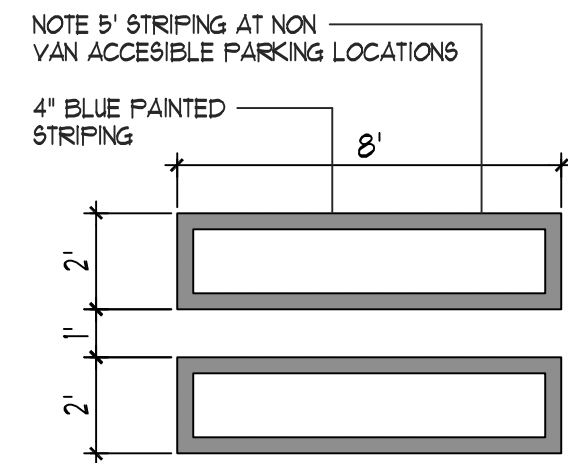
10 H.C SIGNAGE
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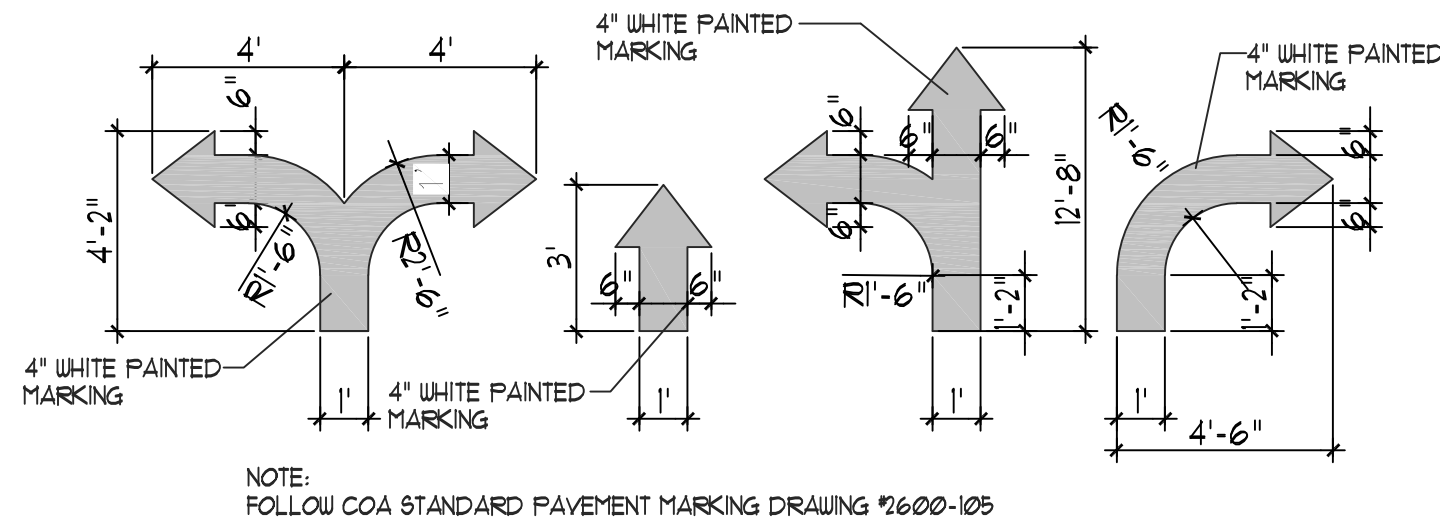
13 H.C PARKING PLAN DETAIL (VAN ACCESSIBLE)
NTS



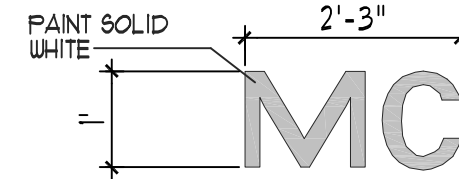
9 SIGNAGE FACE DETAIL
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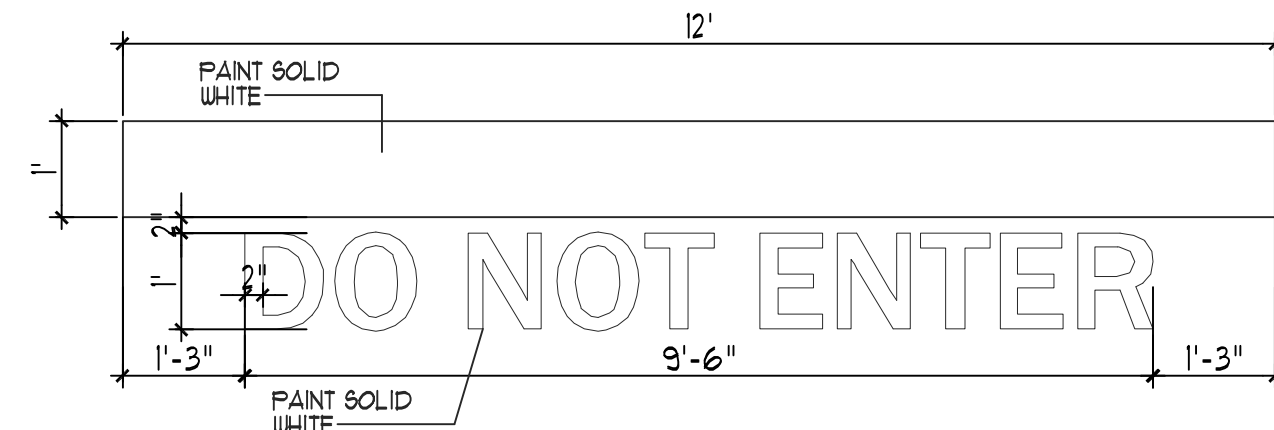
8 H.C PARKING-WALK PAINT DETAIL
NTS



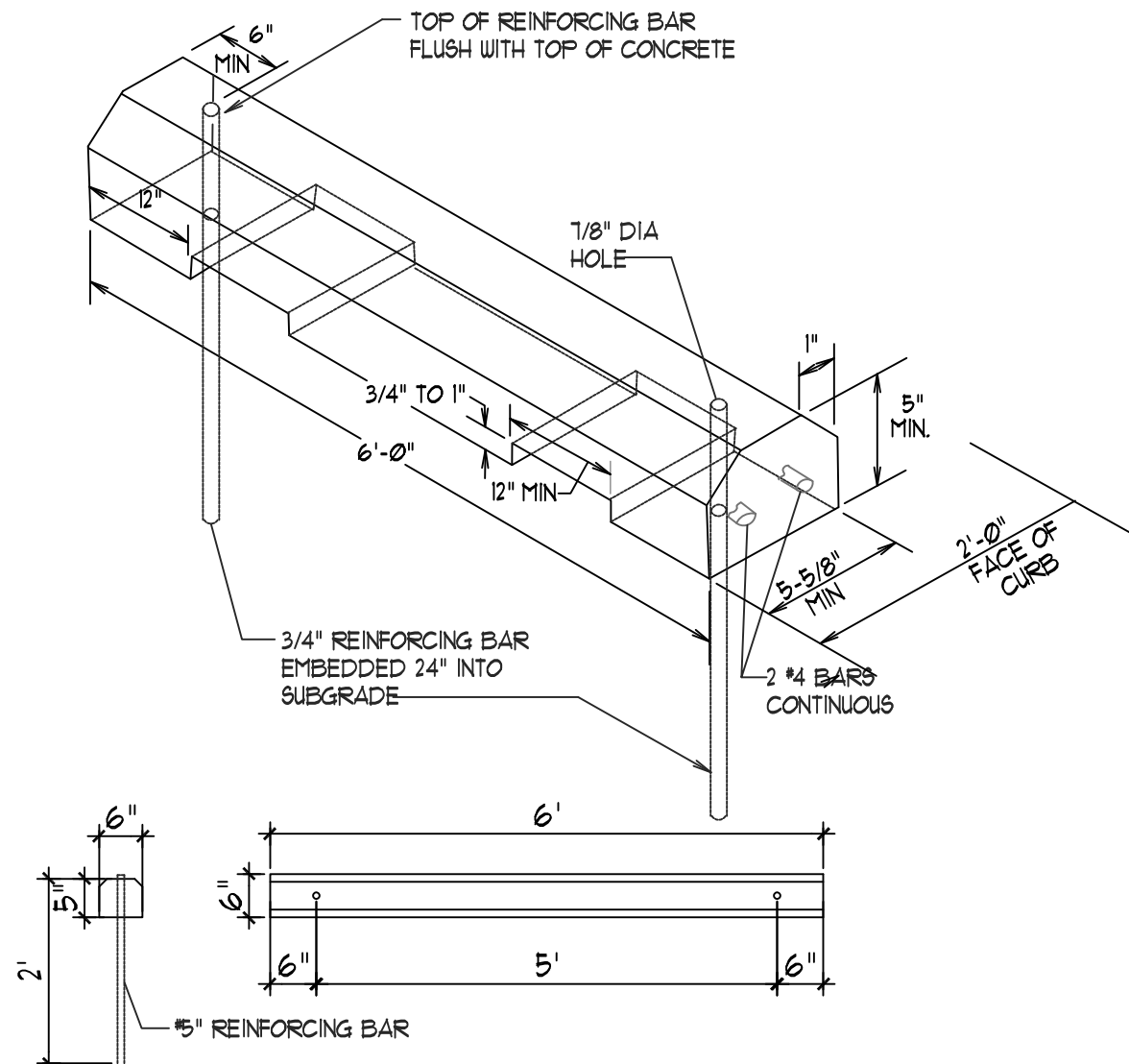
7 SITE DIRECTIONAL PAINT DETAIL
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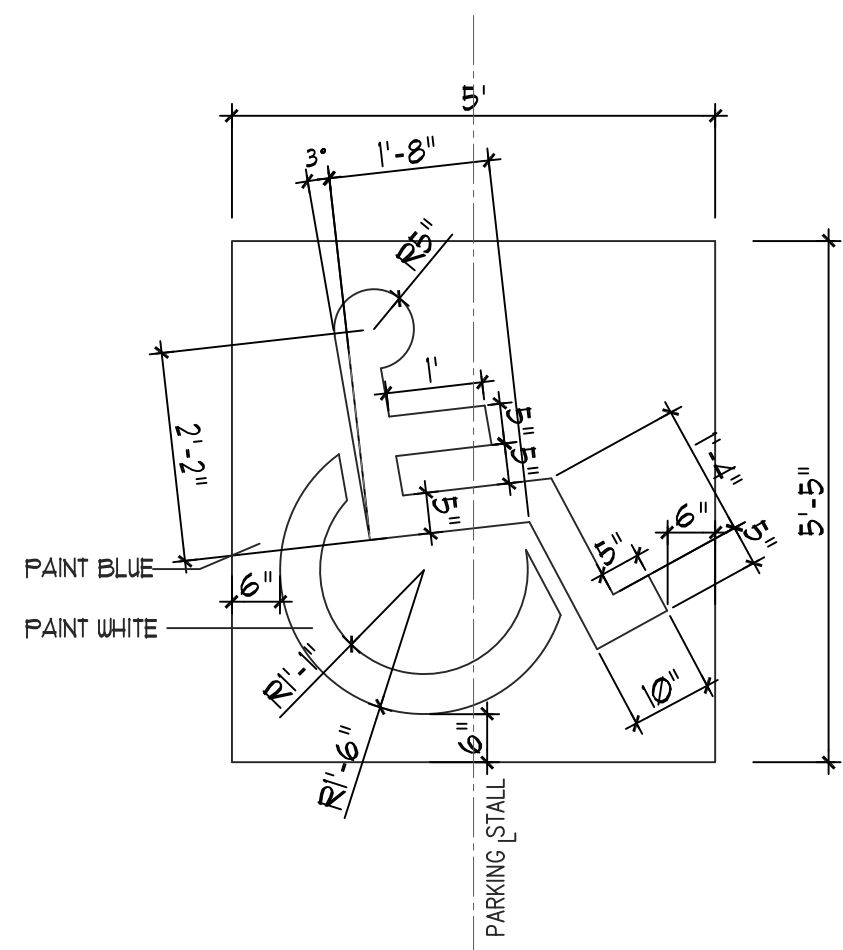
6 MOTORCYCLE PARKING PAINT DETAIL
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5 SITE DIRECTIONAL PAINT DETAIL
NTS



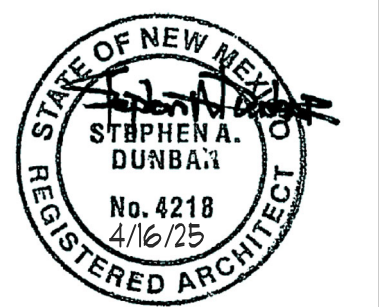
4 WHEEL STOP
NTS



2 H.C SIGNAGE
NTS

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 5/22/2025
Signed Date

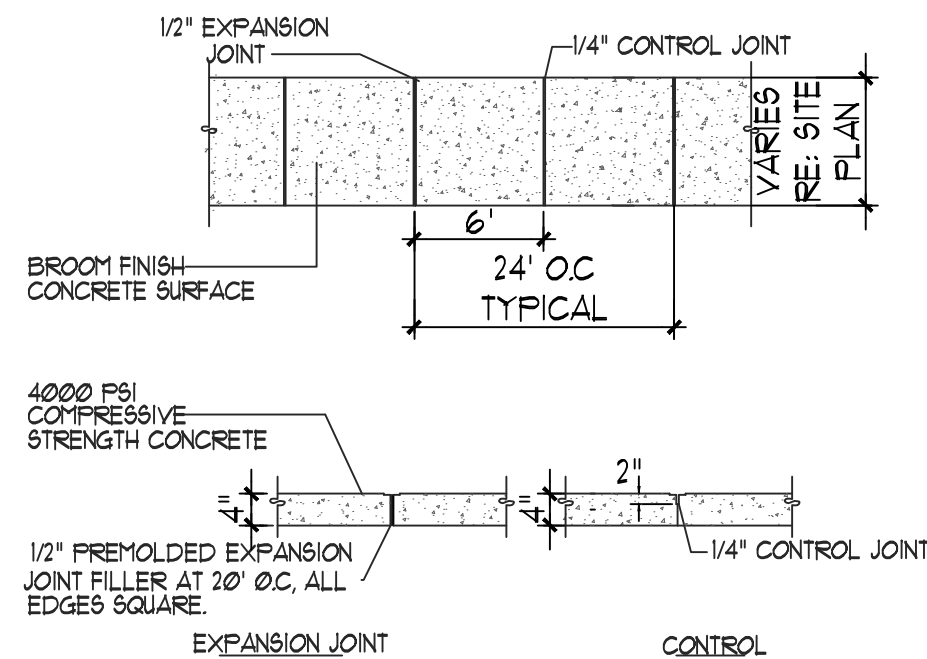
**MODULUS ARCHITECTS
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8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



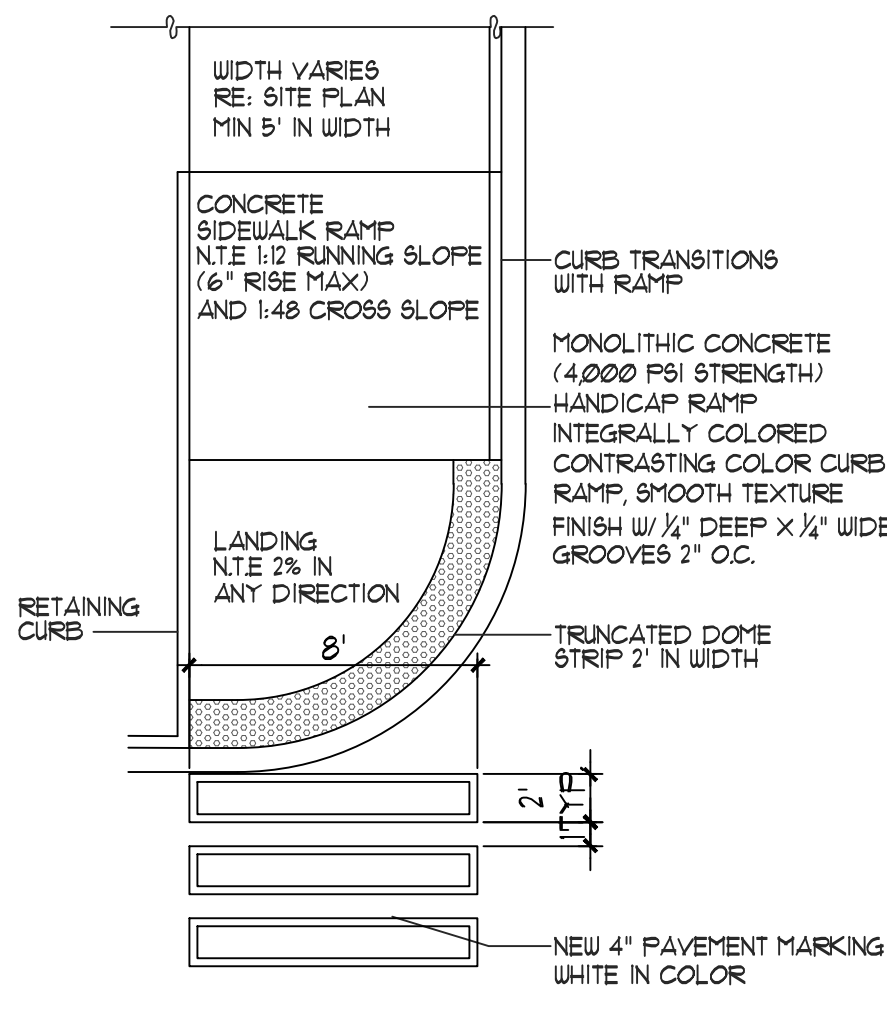
PROJECT TITLE
CARLISLE FORTY
NULC OF INDIAN SCHOOL AND CARLISLE
ALBUQUERQUE, NEW MEXICO 87106
PROJECT MANAGER
STEPHEN DUNBAR, AIA
JOB NO.
CYP
DRAWN BY
C
SHEET TITLE
SITE DETAILS

DATE
4/16/2025
SCALE
RE: SCALE
sheet-
G-4
of

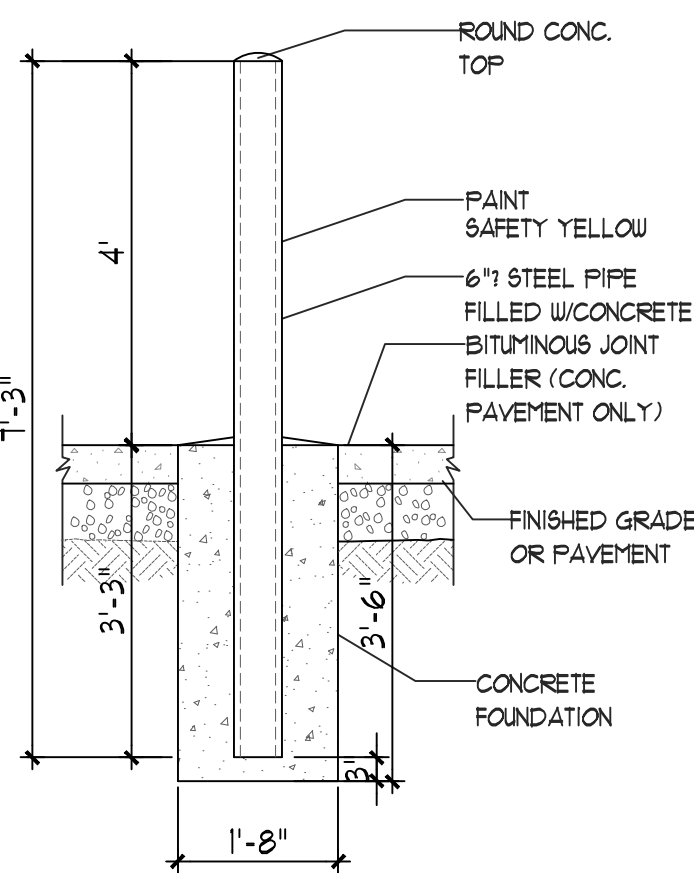
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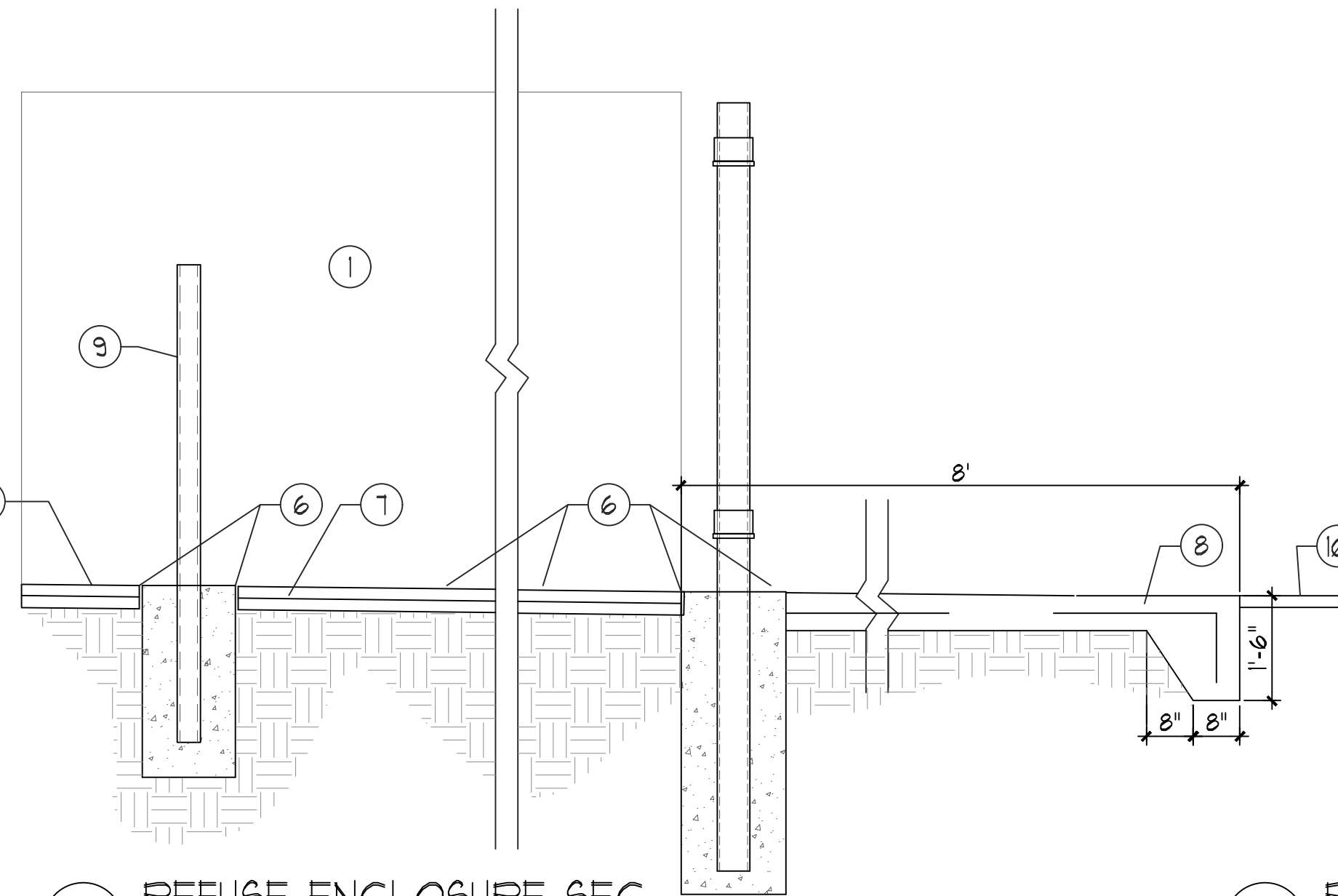
1 TYPICAL SIDEWALK
NTS



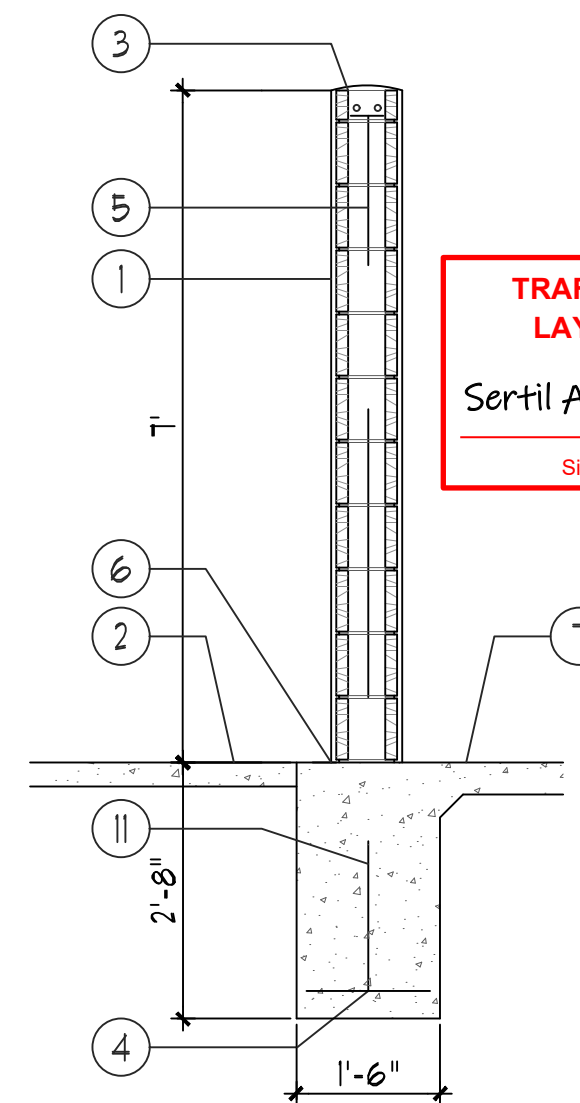
2 INLINE CURB RAMP AND CROSSWALK
NTS



3 BOLLARD DETAIL
NTS

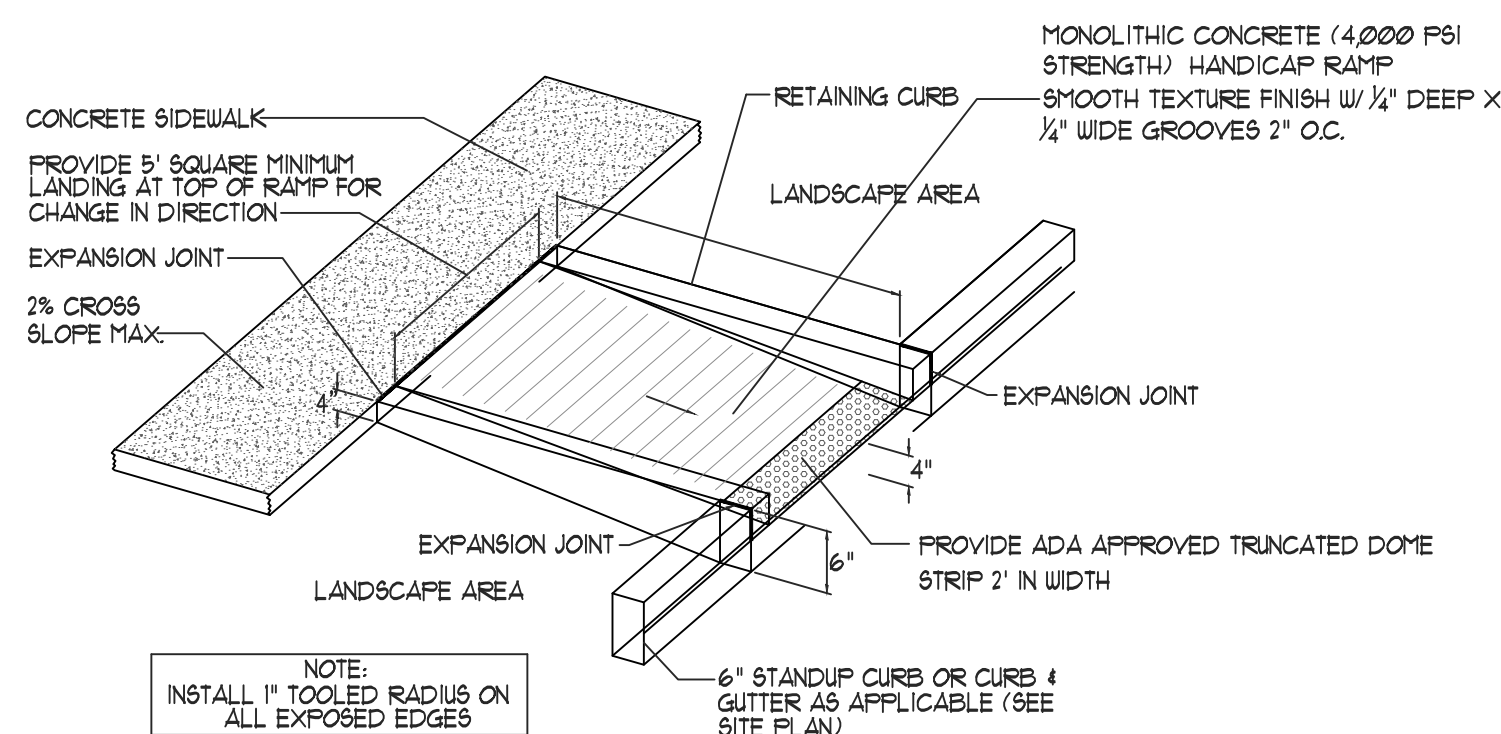


4 REFUSE ENCLOSURE SEC.
NTS

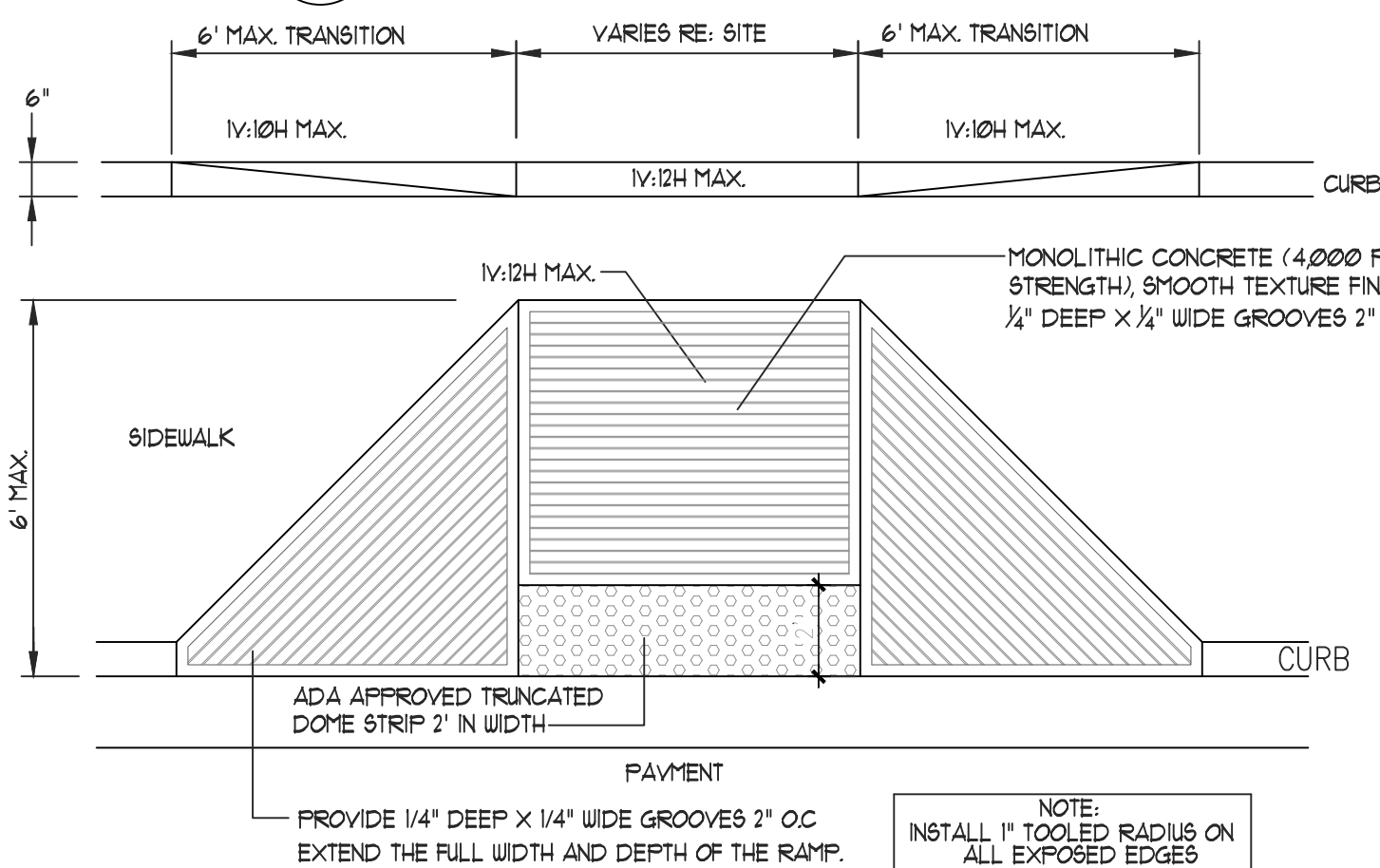


5 REFUSE ENCLOSURE WALL SEC.
NTS

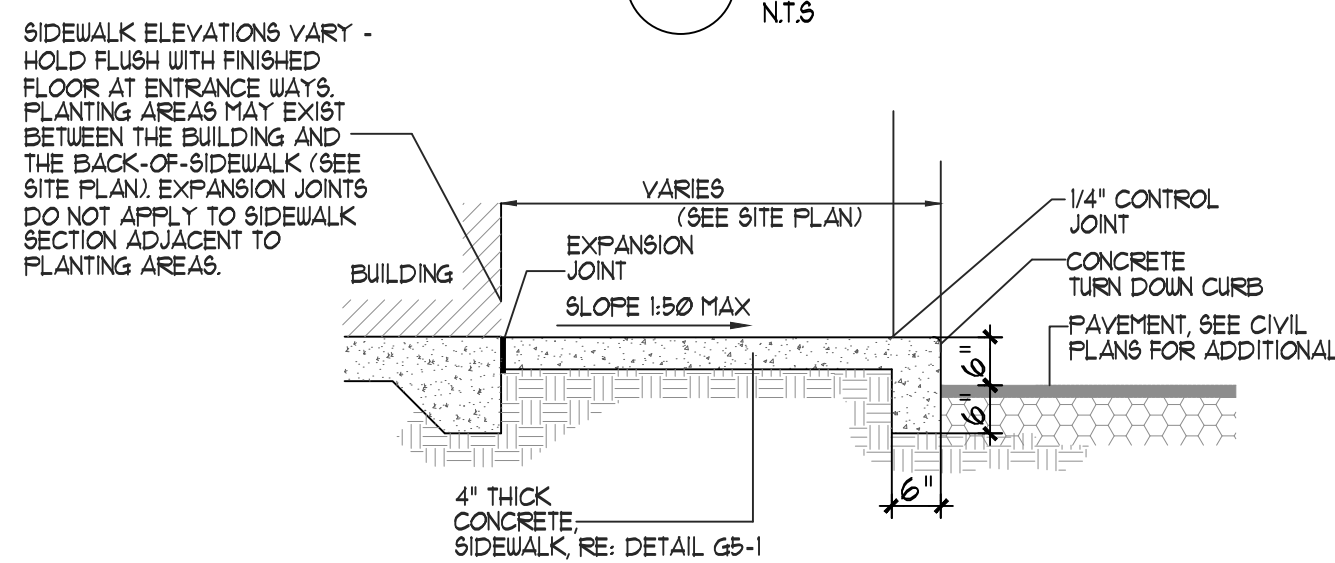
TRAFFIC CIRCULATION
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Sertil A. Kanbar 5/22/2025
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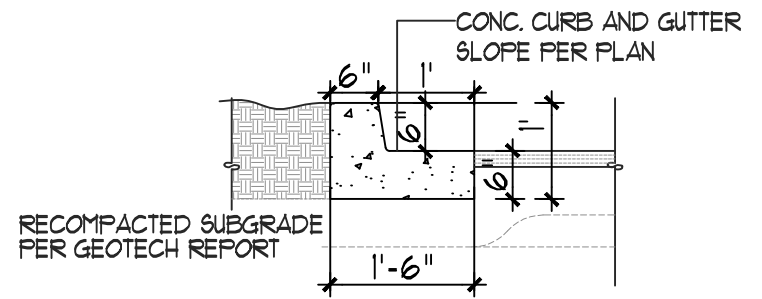
7 CURBED RAMP DETAIL
NTS



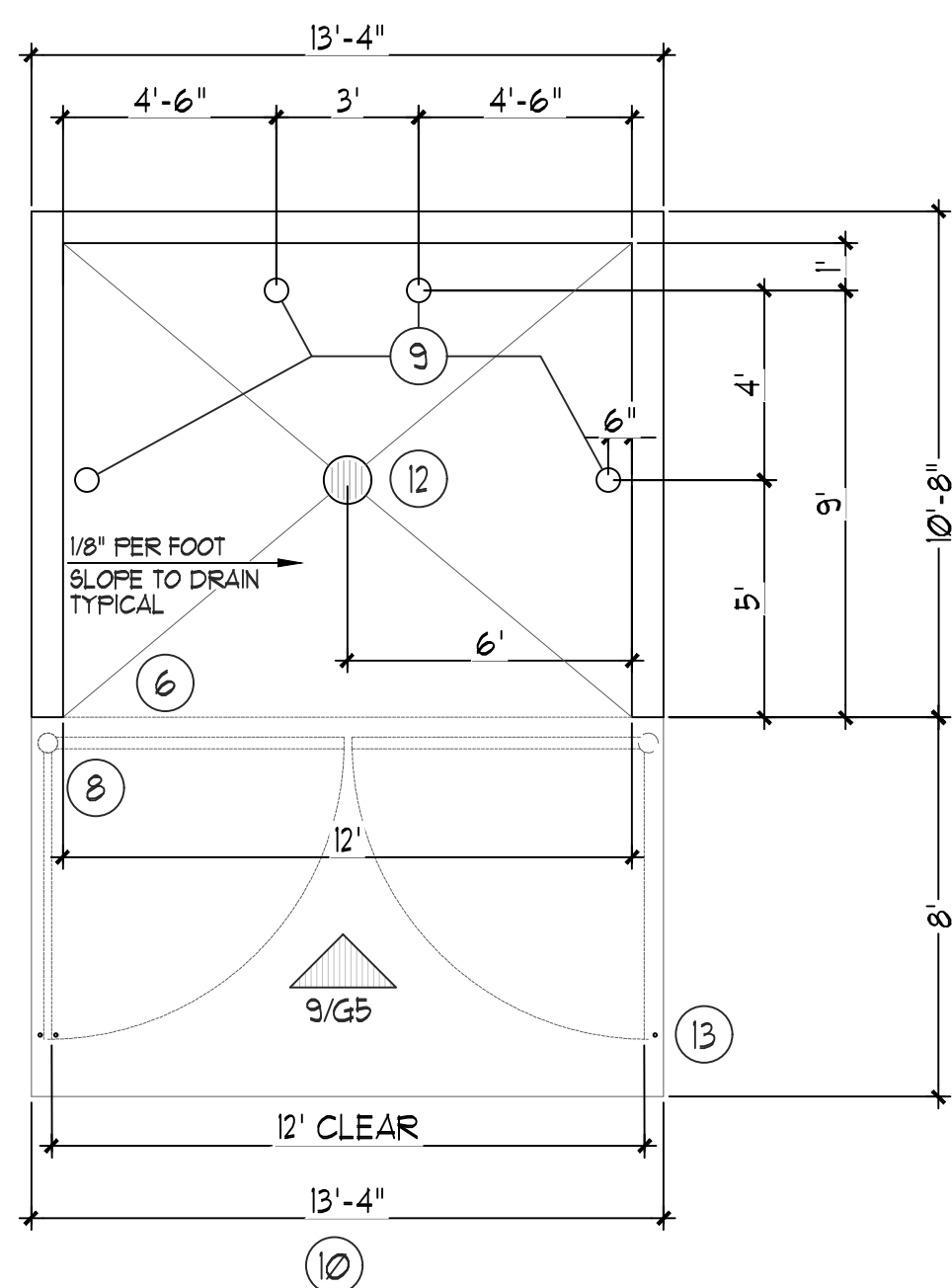
13 FLARED H.C RAMP
NTS



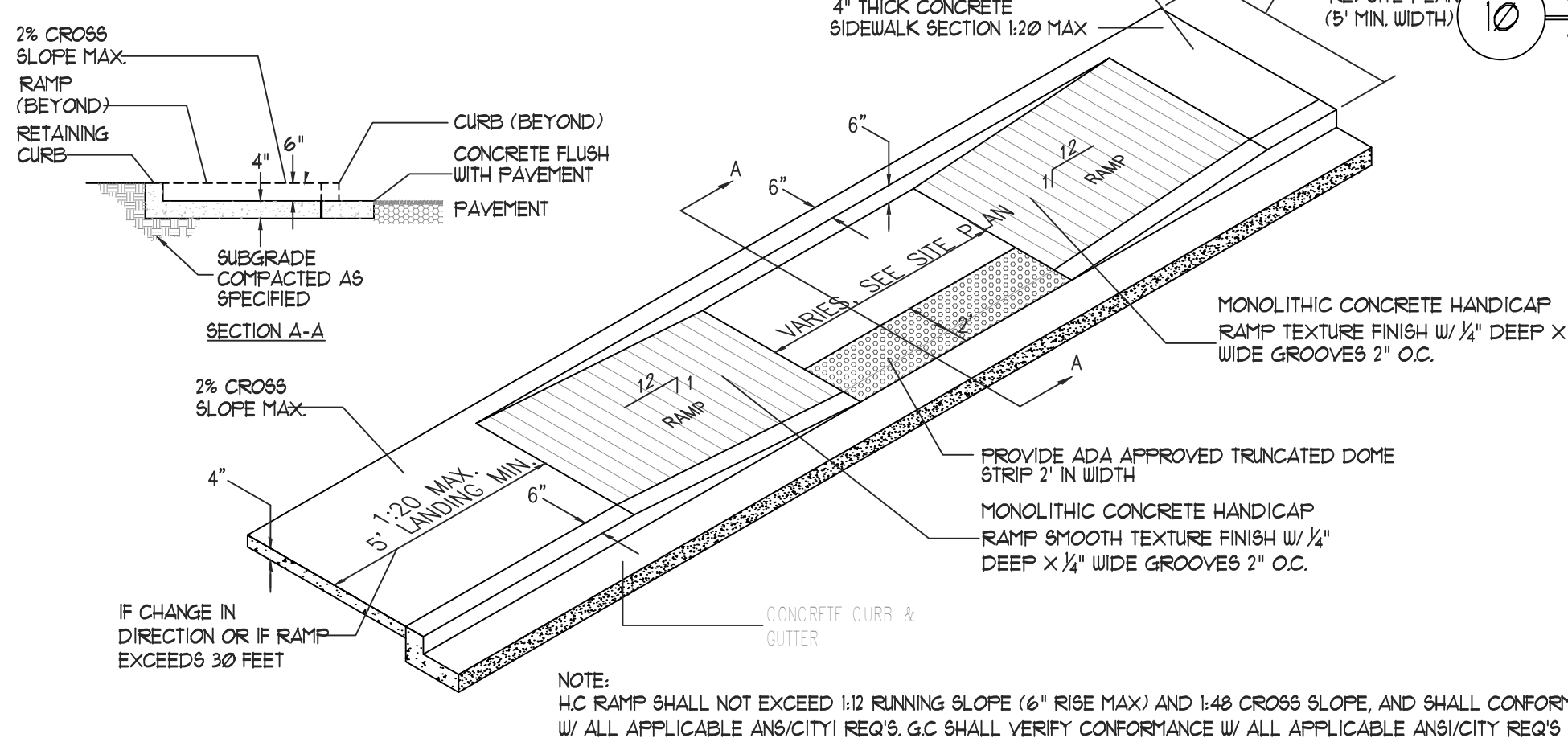
6 SIDEWALK WITH TURNDOWN CURB SEC.
NTS



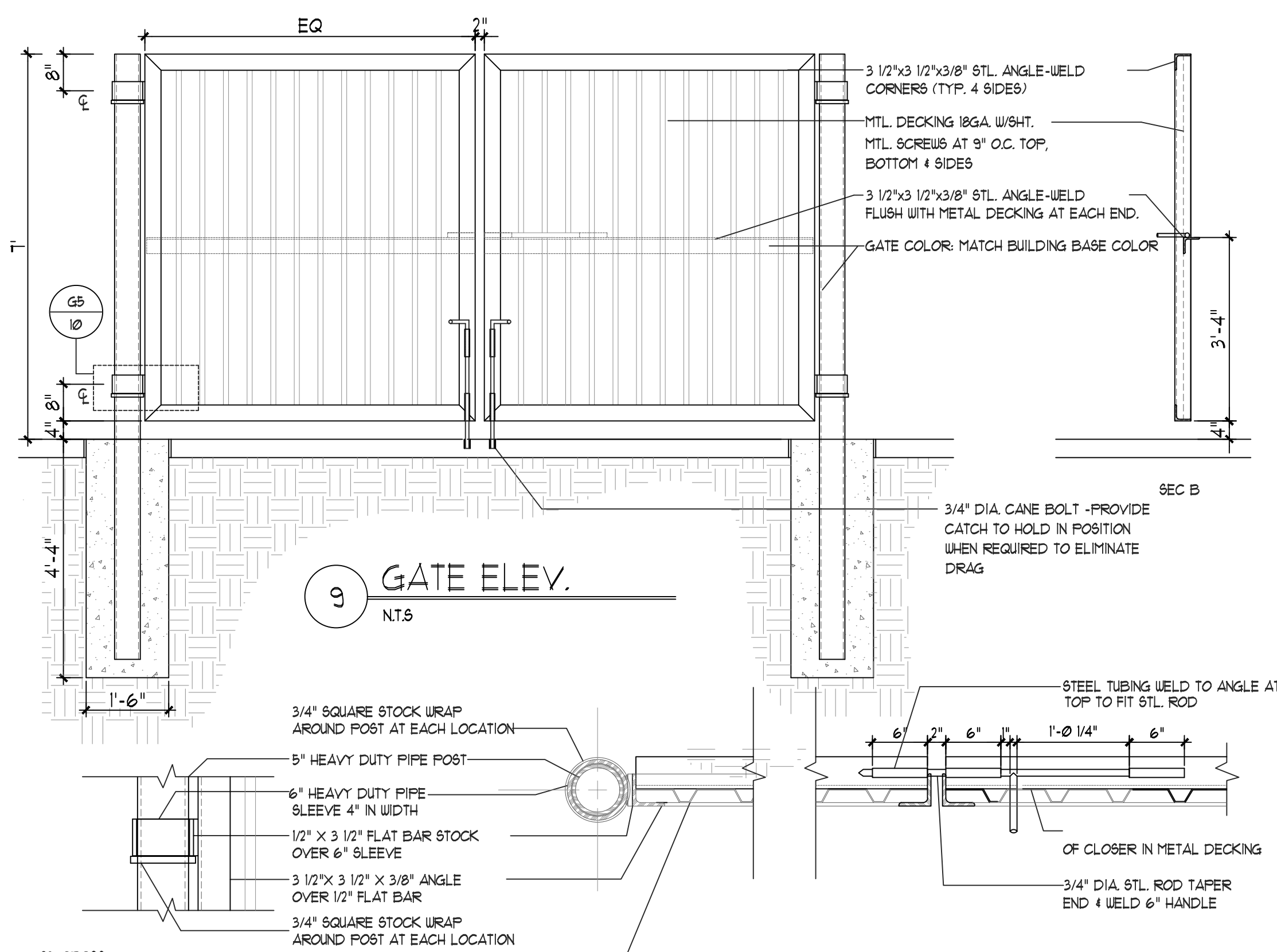
12 TYPICAL CURB DETAIL
NTS



8 REFUSE ENCLOSURE PLAN
NTS



14 TAPERED RAMP DETAIL
NTS



9 GATE ELEV.
NTS



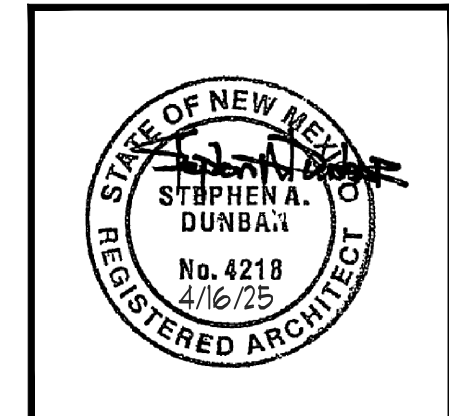
10 GATE POST/SLIDE BOLT DETAIL
NTS

- KEYED NOTES
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: TO MATCH BLDG. BASE
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-4" BARS CONT. # BOTTOM OF FOOTING 4" @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-5 BARS # TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. 5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURALWALL. 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL.
 - 6" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6"x6 - 10x10 W/M.
 - 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6"x6 - 10x10 W/M W/ TURNDOWN EDGE.
 - RE: DETAIL 3/G5
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
 - 2" VENT TO 6" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP.
 - PROVIDE PIN HOLE TO CATCH CANE BOLT IN OPEN POSITION

15 REFUSE ENCLOSURE NOTES
NTS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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SHEET	5