

Indian School Road N.E.

20' Public Alley

Tract A-1
Indian Plaza Addition, Unit 3
(5/14/1980, B17-163)
Owner: Cedars MFA Investment Group LLC
Zoning: R-T

Tract C and
A Portion of Tract A
152,533 Sq. Ft.
3.5017 Acres

EXISTING BUILDING
RESTAURANT/RETAIL/MEDICAL/HEALTH CLUB
40,040 SF MAIN FLOOR

Courtyard
1,606.2 sf

Patio
1,251.3 sf

Tract B-1
Indian Plaza Addition, Unit 3
(5/14/1980, B17-163)
Owner: Cedars MFA
Investment Group LLC
Zoning: PD

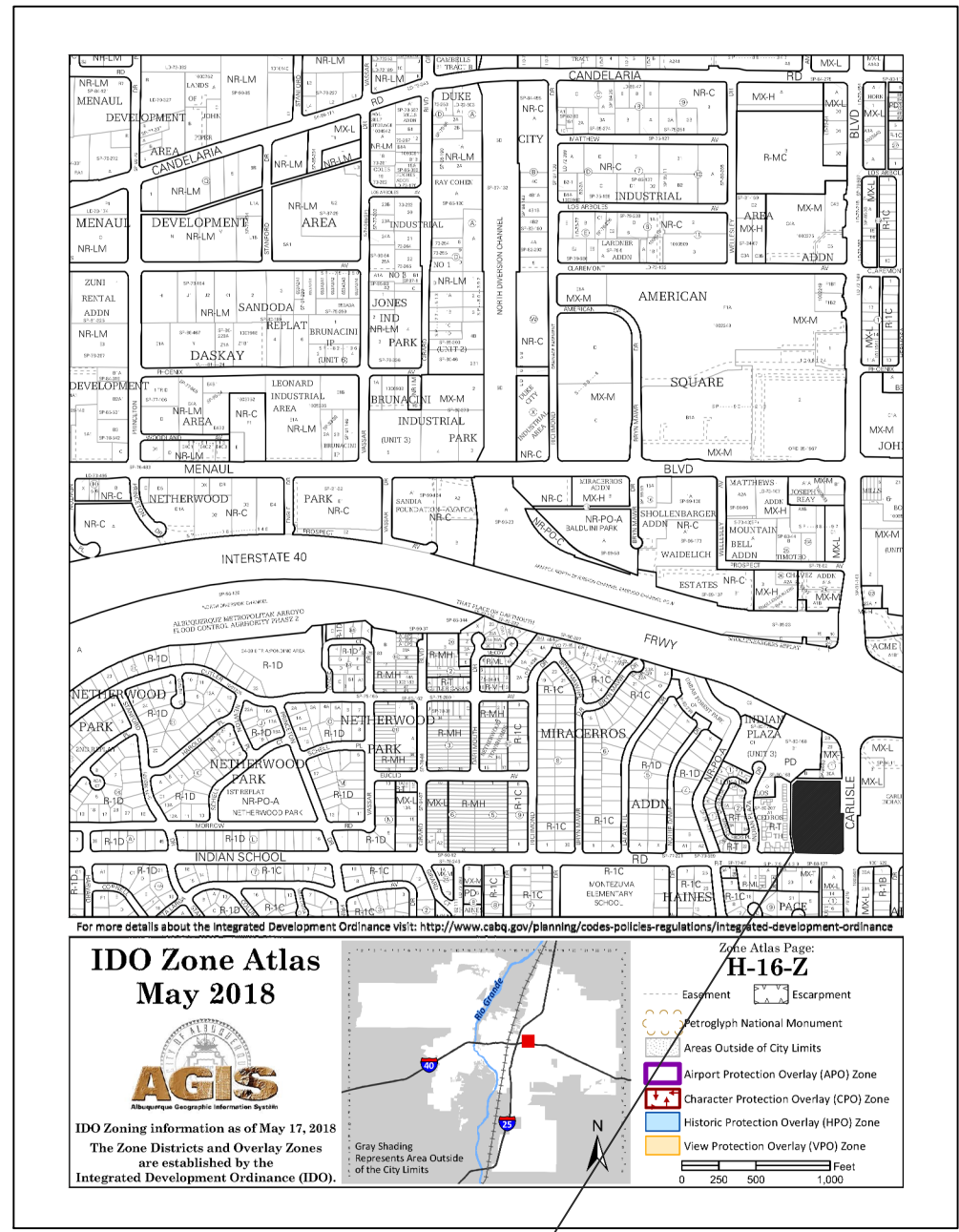
Lot 30-A, Block 1
Miroceros Addition
(3/13/1998, 980-69)
Owner: Sullivan Ltd.
Zoning: MX-L

20' Public Alley

Carlisle Blvd. N.E.

TRAFFIC CONTROL SITE PLAN

SCALE: 1"=30'



PROJECT LOCATION:
VICINITY MAP

KEYED NOTE:

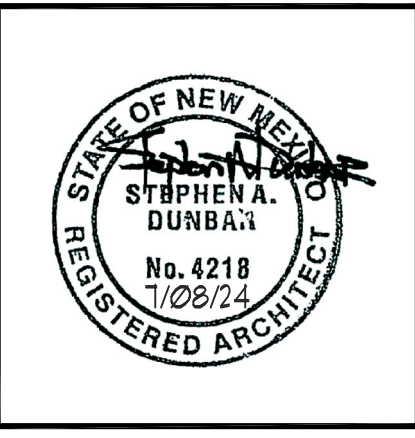
- 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL G5/2
- LIGHT POLE LOCATION 26' MAX HEIGHT
- LIGHT POLE LOCATION 16' MAX HEIGHT
- CONC. SIDEWALK W/ 6" HIGH TURNDOWN CURB ADJACENT TO BLDG. RE: DET G5/6, AND CIVIL PLANS FOR ADDITIONAL INFO
- CONC. SIDEWALK RE: DETAIL G5/1 RE: CIVIL PLANS FOR ADDITIONAL INFO
- INDICATES BIKE RACK LOCATION. (RE SITE FOR QUANTITY) RE: DETAIL G4/2
- BENCH LOCATION. 6 FOOT BACKLESS BENCH WITH END AND CENTER ARM REST. FINISH COLOR- BLACK
- HANDICAP RAMP RE: G5-1 RE: CIVIL PLANS FOR ADDITIONAL INFO
- HANDICAP RAMP RE: G5-13 RE: CIVIL PLANS FOR ADDITIONAL INFO
- HANDICAP RAMP RE: G5-14 RE: CIVIL PLANS FOR ADDITIONAL INFO
- 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
- 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 G4-3
- 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
NOTE: ALL EXISTING BROKEN SIDEWALKS, CURB AND GUTTER WITHIN ROW SHALL BE REPLACED IN CONFORMANCE WITH CITY STANDARD DETAILS.

SITE DATA TABLE	RESTAURANT	OUTDOOR PATIO	GENERAL RETAIL	MEDICAL CLINIC	HEALTH CLUB	TOTALS
Tracts B & C and A Portion of Tract A Indian Plaza, Unit 1						
PROPOSED USES:	RESTAURANT	OUTDOOR PATIO	GENERAL RETAIL	MEDICAL CLINIC	HEALTH CLUB	TOTALS
BUILDING SIZE:	15,850 SF	2131 SF	20,000 SF	5,000 SF	2,000 SF	42,980 SF
TOTAL PARKING REQ:	88 SPACES	6 SPACES	10 SPACES	25 SPACES	5 SPACES	134 SPACES
TOTAL PARKING PROV:					200	200 SPACES
HC PROVIDED:						8 SPACES
HC REQUIRED:						8 SPACES
BIKE SPACES PROVIDED:						20 SPACES
BIKE SPACES REQUIRED:						20 SPACES
MOTORCYCLE SPACES PROVIDED:						5 SPACES
MOTORCYCLE SPACES REQUIRED:						5 SPACES

REV	DATE	BY	REVISION
1			
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 FORTY NULC 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: 5/18/2024	sheet- 3
SCALE: RE: SCALE	of.