

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 6, 2024

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

Re: Whole Foods
2100 Carlisle Blvd NE, Suite A
Request for Certificate of Occupancy- 30 Day Temp
Transportation Development Final Inspection
Plan Date: Stamp 6-29-21, AA 12-4-23 (H17D097B)
Certification dated 1-28-24

Dear Mr. Dunbar;

Based upon the information provided in your submittal received 2-1-24, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-Day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

Albuquerque

1. The Conex box is to be removed from the parking lot.
2. Add truncated domes to the ramps for the pedestrian pathway from Indian School Rd.

NM 87103

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

www.cabq.gov

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield,
Lorenzo.Garcia@JaynesCorp.com



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Whole Foods
~~American Home Furniture~~ at Carlisle Crossing Hydrology File # 4170097 D
Legal Description: Tracts A and B, Carlisle and Indian School Subdivision
City Address, UPC, OR Parcel: UPC 101705904304930123 2100 Suite A Carlisle Blvd NE

Applicant/Agent: Modulus Architects Contact: Stephen Dunbar
Address: 8220 San Pedro Dr. NE, Ste 520, Albuquerque, NM 87113 Phone: 505-417-4164
Email: sdunbar@modulusarchitects.com

Applicant/Owner: American Home Furniture Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
 DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- OTHER (SPECIFY) _____

DATE SUBMITTED: 01/31/2024

ADMINISTRATIVE AMENDMENT

FILE #: SI-2023-01718 **PROJECT #:** PR-2019-002677

Modifications to approved site plan phasing, building elevations, and landscaping;

Outdoor patio (3,888 sf) north of the retail use changed to phase 2; Removal of patio

Elevation modifications to NW corner of American Home retail pad: Glazing removed

Landscape plan modified to accommodate site changes. All changes compliant with

No changes to site access, circulation, or parking.

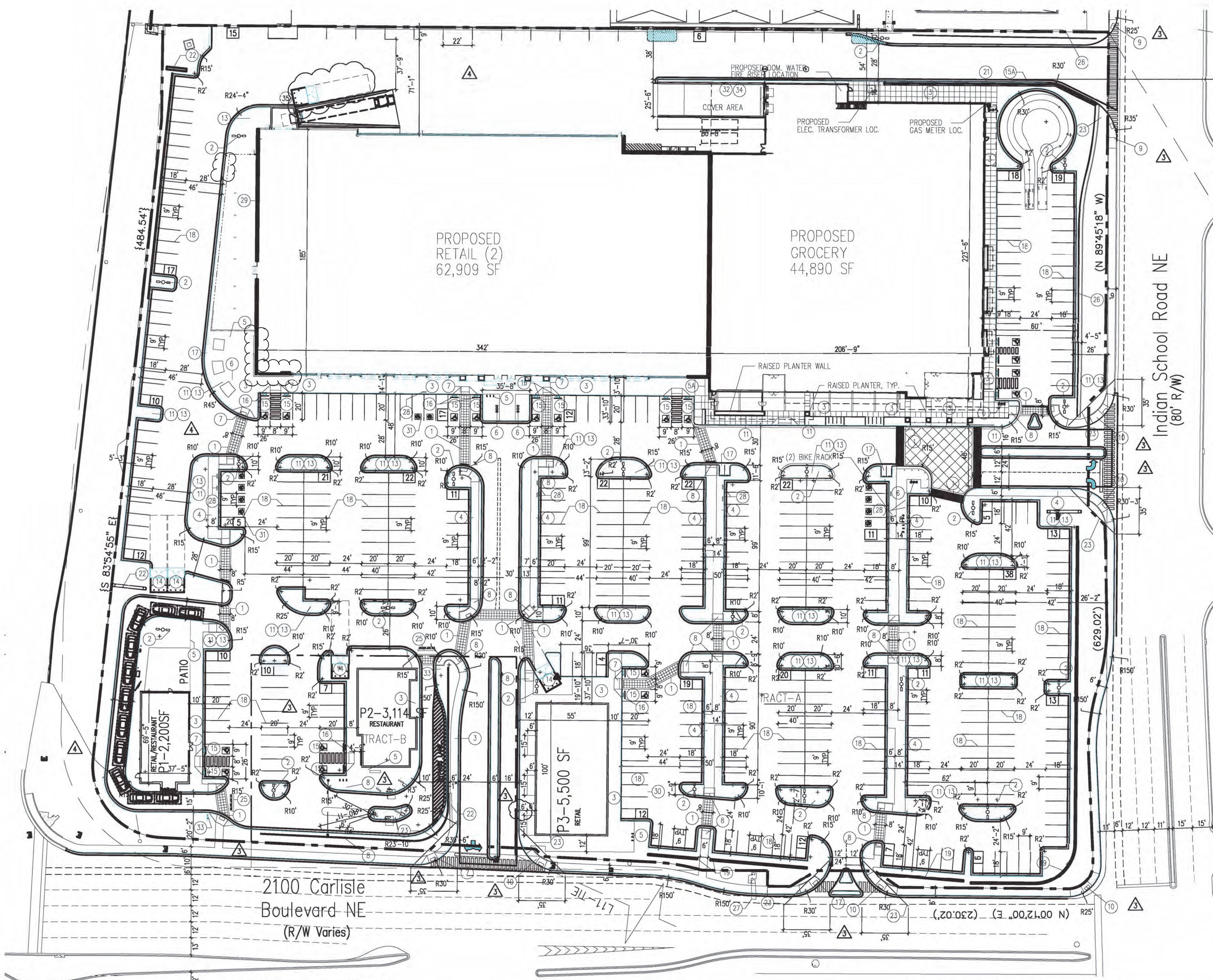


Digitally signed by James M.
Aranda
Date: 2023.12.04 10:46:16 -07'00'

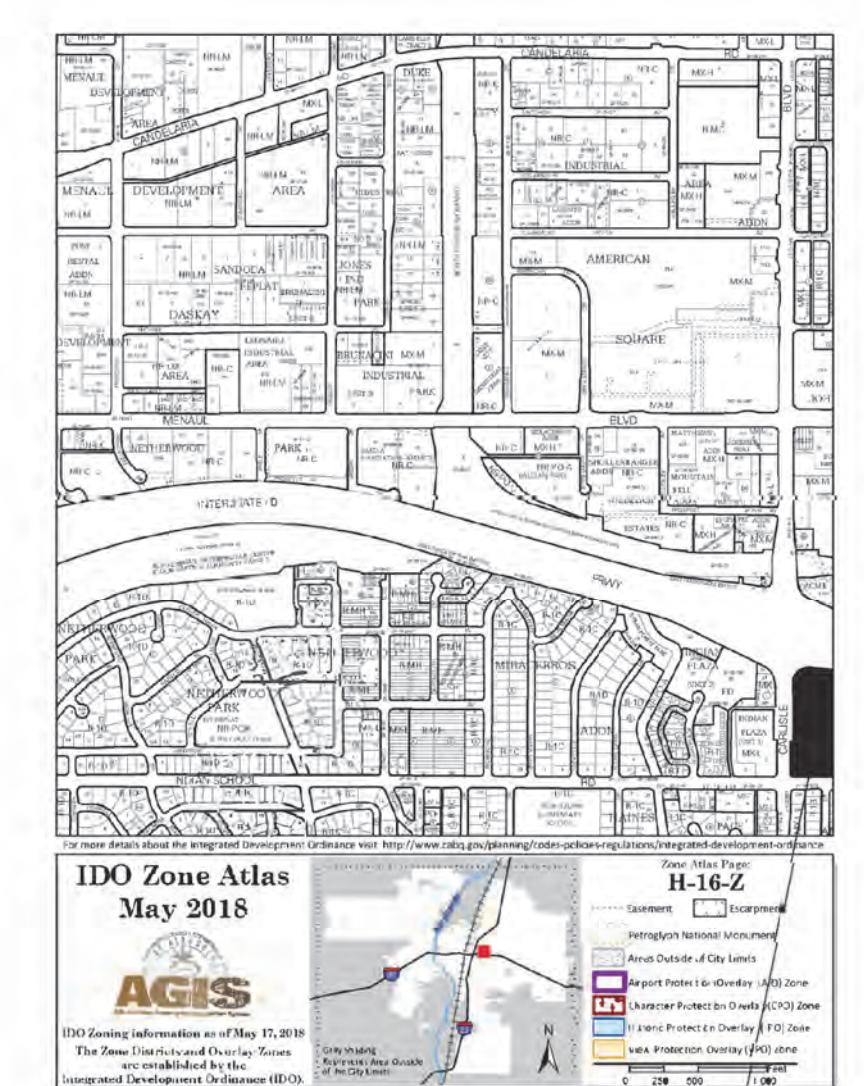
12/4/2023

APPROVED BY

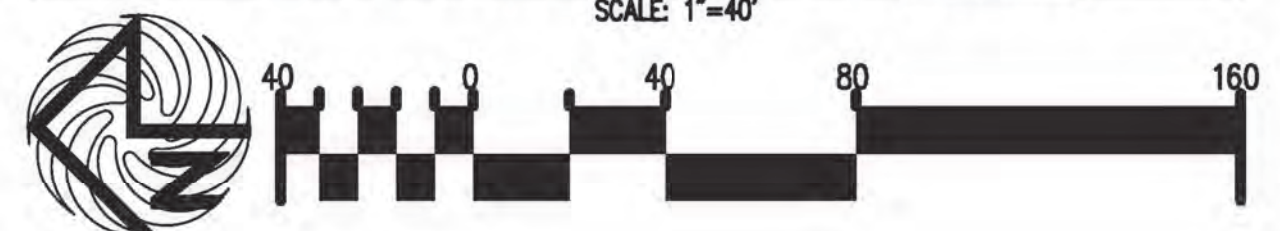
DATE



- KEYED NOTE:
- 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A1.1.
 - LIGHT POLE LOCATION RE: DETAIL A5/A1.1.
 - CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
 - CONC. SIDEWALK RE: DET B3/A1.1. RE: SITE PLAN FOR JOINT LAYOUT
 - INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL B1/A1.2.
 - INDICATES BIKE RACK LOCKER LOCATION. (5 BIKE CAPACITY)
 - BENCH LOCATION RE: DETAIL 10/A1.2
 - HANDICAP RAMP RE: A3/A1.1.
 - HANDICAP RAMP RE: A1/A1.1.
 - HANDICAP RAMP RE: A4/A1.1.
 - HANDICAP RAMP RE: C1/A1.1.
 - INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR E.A. WELL LOCATION
 - DRIVE AISLE PAINT DETAIL RE: DET C5/A1.2.
 - 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
 - REFUSE ENCLOSURE RE: DET B2/A1.3.
 - H.C PARKING STALL RE: DET A3/A1.2.
 - NEW RETAINING WALL PER SECTION 5-7(D) OF THE IDO.
 - WHEELSTOP RE: DET B5/A1.2.
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A1.2.
 - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
 - EXISTING SIDEWALK TO REMAIN
 - NEW RAMP 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A1.3 FOR INFO
 - INDICATES CLEAR SIGHT TRIANGLE: NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN. BOLLARD PAINTED SAFETY YELLOW RE: DET. D1/A1.3. "DO NOT ENTER" RE: DET 8/A1.2
 - EXISTING RETAINING WALL TO REMAIN
 - EXISTING DOT SIGN TO REMAIN
 - ELECTRIC VEHICLE CHARGING STATION
 - INDICATES EXISTING BUILDING FOOTPRINT AREA
 - INDICATES CONSTRUCTION PHASE LINE
 - ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
 - PROPOSED 40 cu yd ROLL OFF CONTAINER
 - "DO NOT ENTER" SIGN RE: DET B3/A1.2.
 - DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.
 - STANDARD TRASH ENCLOSURE RE: DET. G4
 - TENANT TO UNPACK FURNITURE/PRODUCTS AT COMANCHE WAREHOUSE LOCATION AND DISPOSE OF LARGE MATERIAL THERE.



SITE PLAN FOR BUILDING PERMIT



LEGAL DESCRIPTION—TRACT-A
 A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 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-040-3(119)160, DATED NOVEMBER 13, 1997, 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 2159, AS DOCUMENT NO. 2001043708.

LEGAL DESCRIPTION—TRACT-B
 A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 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-040-3(119)160, DATED NOVEMBER 13, 1997, 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 2183, AS DOCUMENT NO. 2001003593.

SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
	PROPOSED USES: BUILDING SIZE: 68,409 SF TOTAL PARKING REQ: 273 SPACES TOTAL PARKING PROV: 481 SPACES PROVIDED HC PROVIDED: 28 H.C (INCLUDING 20 VAN ACCESSIBLE) HC REQUIRED: 9 H.C SPACES BIKE SPACES PROVIDED: 46 BIKE SPACES BIKE SPACES REQUIRED: 10% OF TOTAL MOTORCYCLE SPACES PROVIDED: 2 SPACES MOTORCYCLE SPACES REQUIRED: 2 SPACES ELECTRIC CHARGING STATION SPACES PROVIDED: 6 SPACES ELECTRIC STATION REQUIRED: 5 SPACES BURGER KING BURGER KING HC REQUIRED:	RETAIL USES 273 SPACES	GROCERY 180 SPACES	RESTAURANT 24 SPACES

THRU RANT S.F.

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

REV	DATE	BY	REVISION
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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**

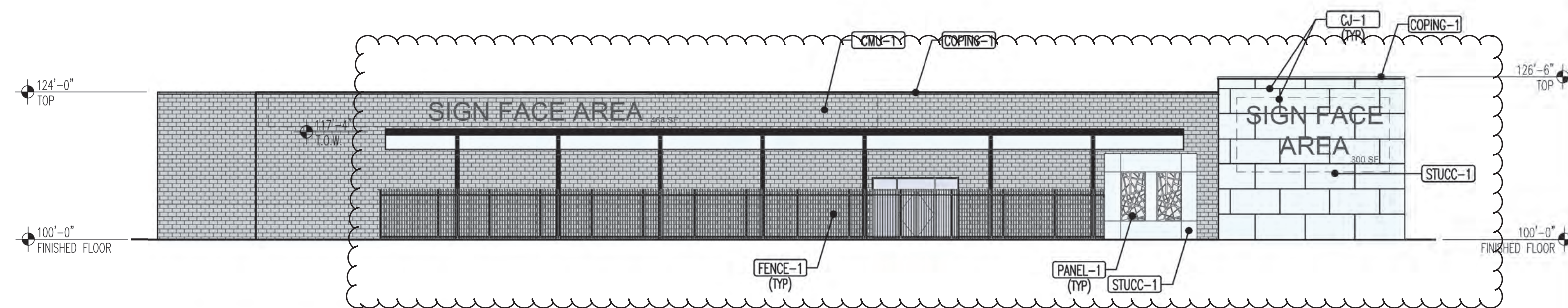
JOB NO. _____ DRAWN BY: **S**

SHEET TITLE: **SITE PLAN FOR BUILDING PERMIT**

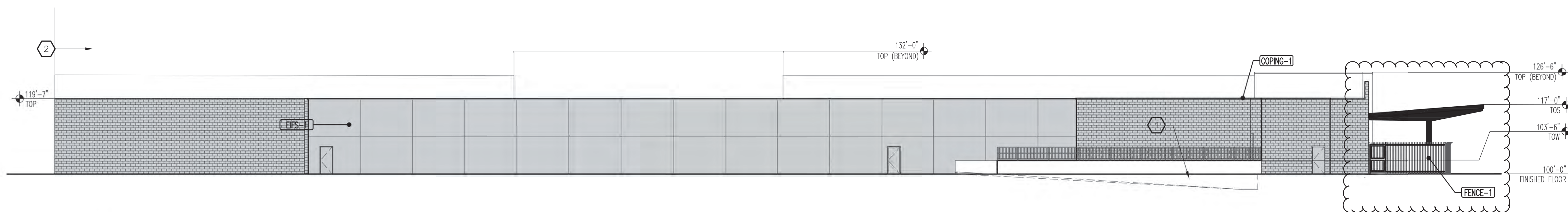
DATE: **29 June 2021**

SCALE: **G3**

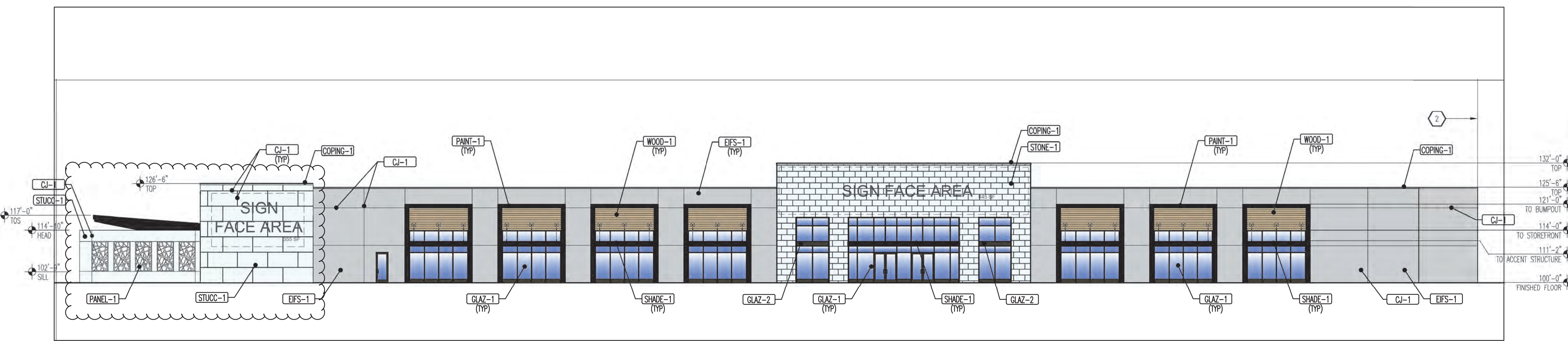
RE: BAR SCALE



C3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



B1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- B. INDICATED ELEVATIONS ARE BASED ON A FINISHED FLOOR OF 100'-0".

KEYED NOTES

- 1. LOADING DOCK.
- 2. LINE INDICATES ADJACENT BUILDING.

EXTERIOR FINISH SCHEDULE

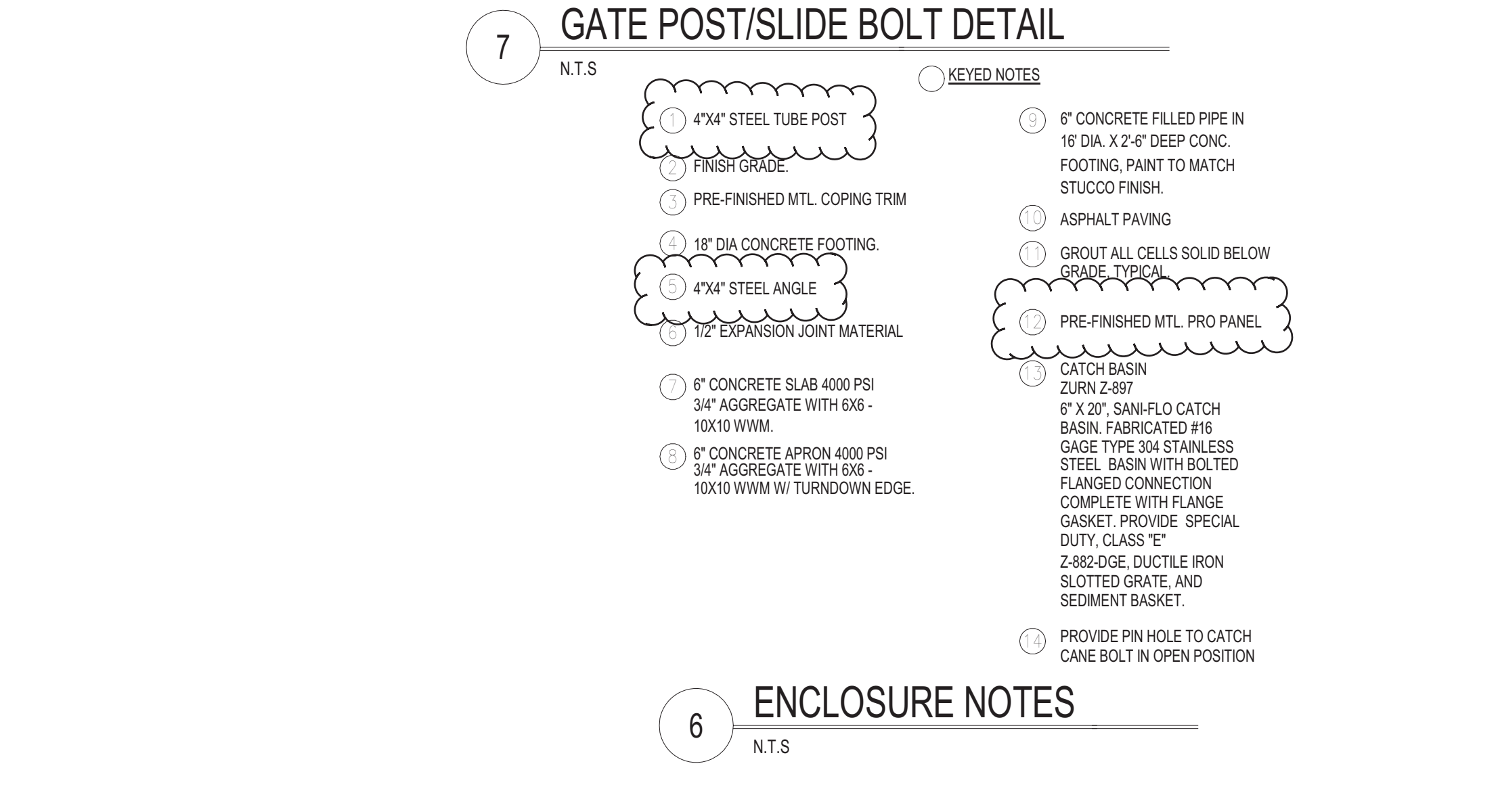
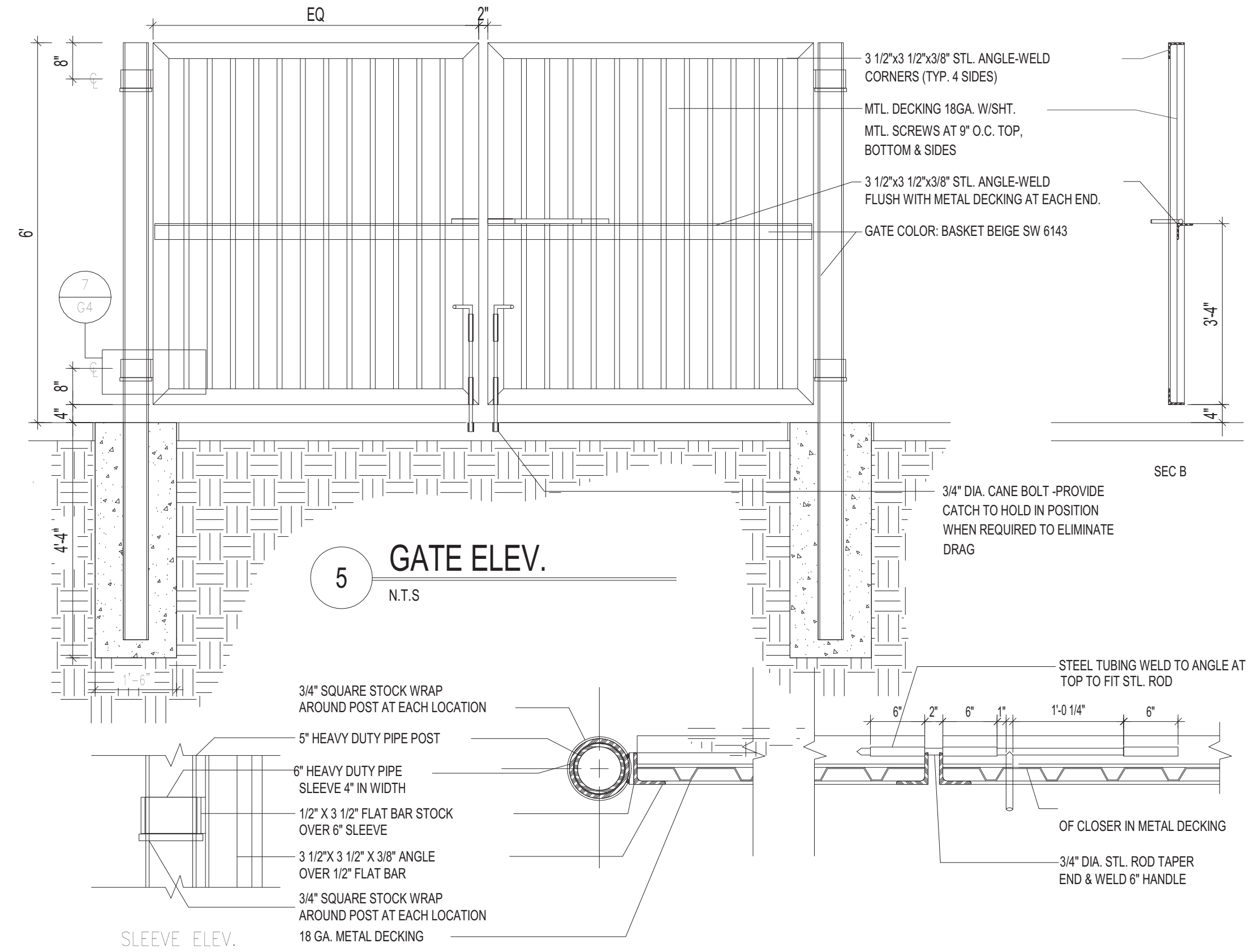
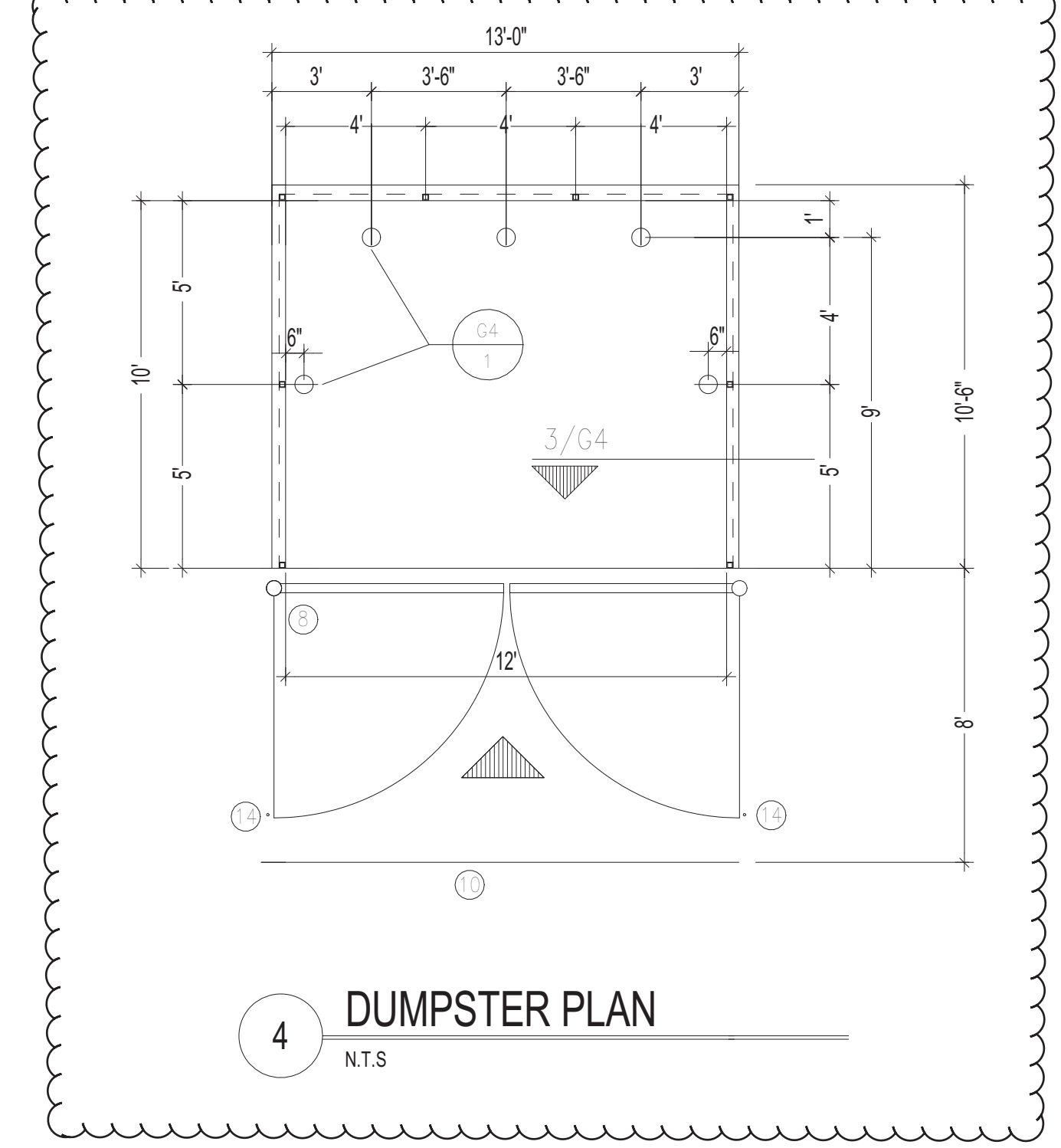
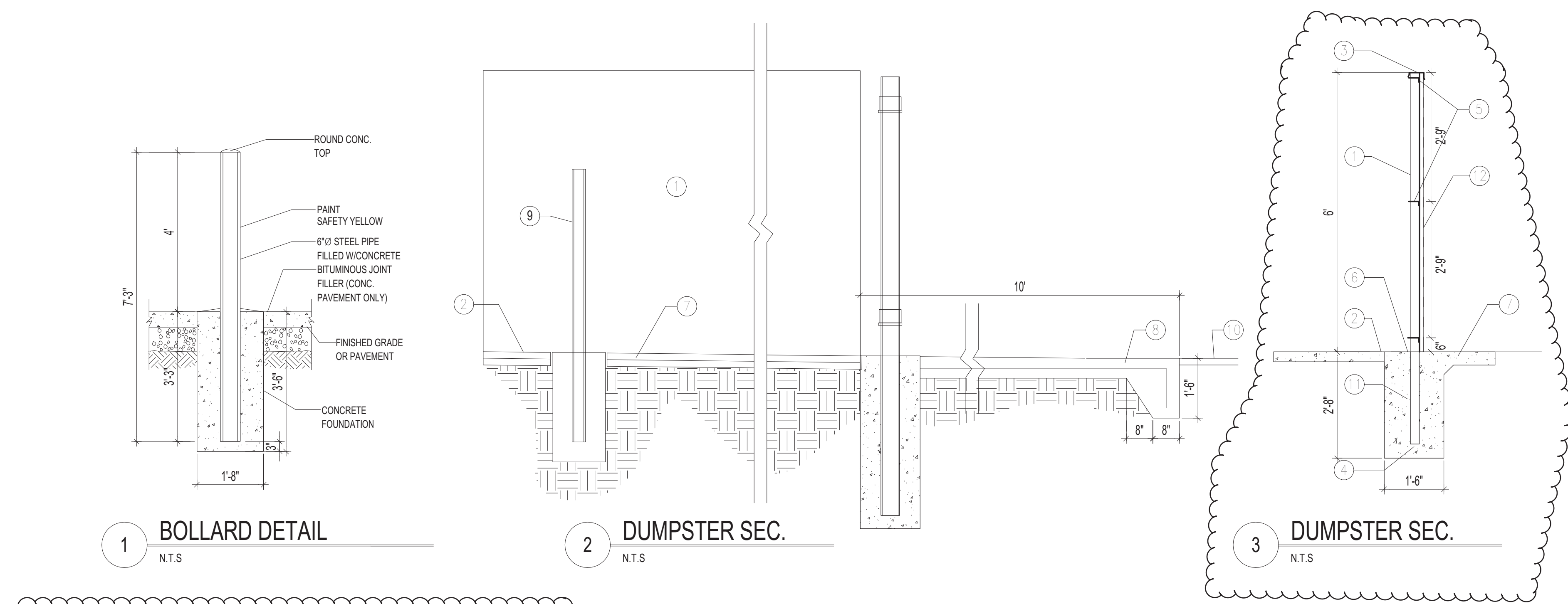
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW
FENCE-1	FENCE COLOR - TO BE DETERMINED BY OWNER
WOOD-1	LONGBOARD PRODUCTS EXTRUDED ALUMINUM TONGUE & GROOVE PLAN CLADDING- DARK NATIONAL WALNUT
STUCC-1	2-COAT STUCCO SYSTEM COLOR - SHERWIN WILLIAMS SW#7005 PURE WHITE
GLAZ-1	ALUMINUM STOREFRONT SYSTEM WITH CLEAR LOW-E GLASS FRAME COLOR: ANODIZED BRONZE
GLAZ-2	SPANDREL GLASS
SHADE-1	2x14 TS ACCENT STRUCTURE: PAINT FINISH COLOR - SHERWIN WILLIAMS SW#6258 TRICORN BLACK
CJ-1	1/2" ALUMINUM REVEAL SCHLITZER EXTRUDED ALUMINUM REVEAL
PANEL-1	1/4" THICK GALVANIZED SCREENING PANEL PARASOLEIL PANEL SCREEN SYSTEM, GOTHAM PATTERN, OR APPROVED EQUAL
PAINT-1	PAINT FINISH COLOR - SHERWIN WILLIAMS SW#6258 TRICORN BLACK
CMU-1	EXISTING CMU PAINT COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW
CMU-2	CMU PAINT COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW

REV	DATE	BY	REVISION
6			
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1			

MODULUS ARCHITECTS
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	MERCHANT STORE
PROJECT ADDRESS	2100 CARLISLE BLVD. NE ALBUQUERQUE, NEW MEXICO 87110
PROJECT MANAGER	Devlin Nguyen
DRAWN BY	DTN
JOB NO.	PR-2019-002671
SHEET TITLE	EXTERIOR ELEVATIONS

DATE	10 Dec 2022	SHEET	A201
SCALE	AS NOTED	OF	



REV	DATE	BY	REVISION
1	Date 1		OWNER MOD/CITY COMMENTS

MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

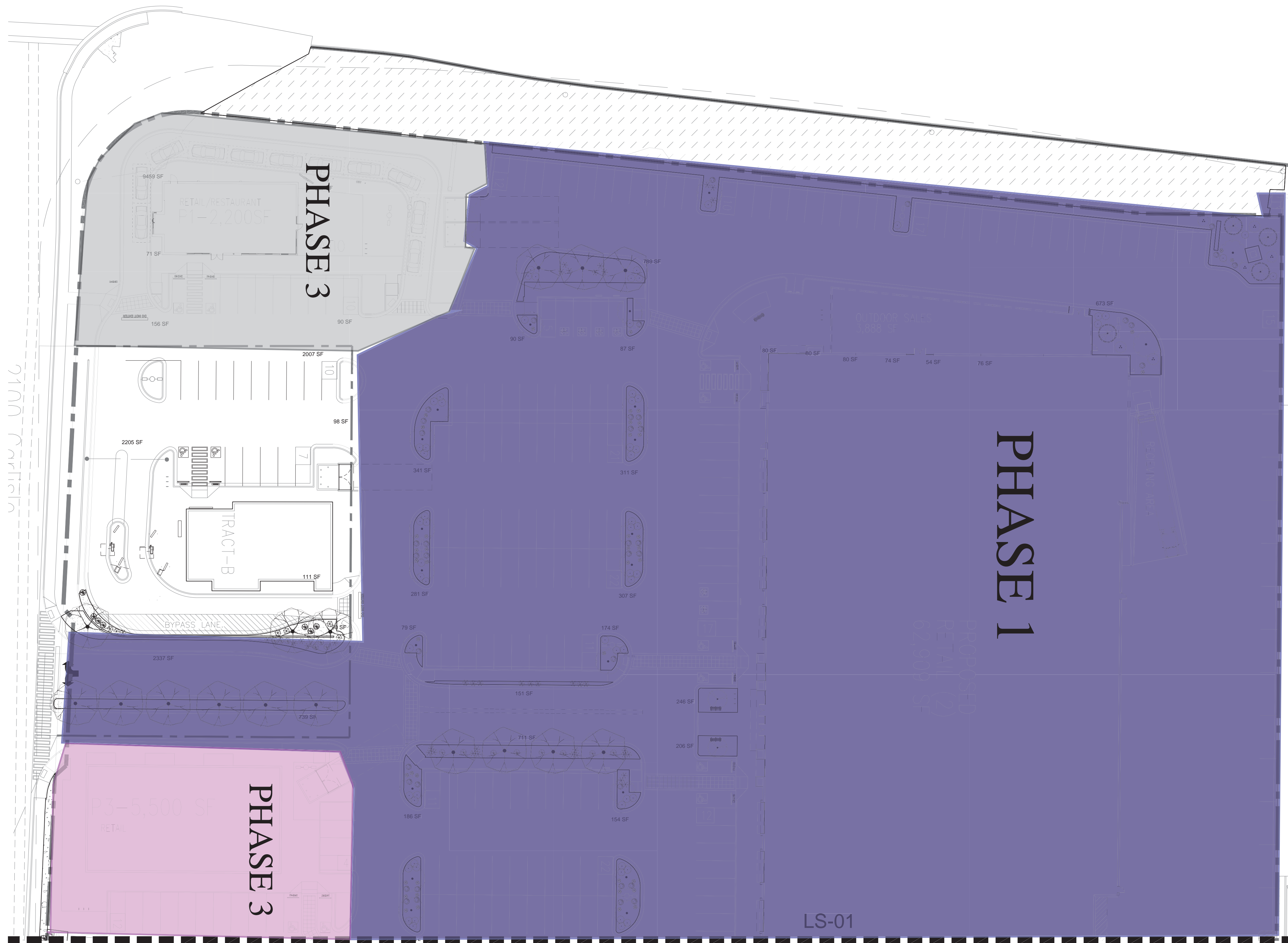
CONSTRUCTION DOCUMENTS

PROJECT TITLE
AMERICAN HOME FURNITURE
2100 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

PROJECT MANAGER
JOB NO.
PROJECT NUMBER
DRAWN BY:

SHEET TITLE
TYPICAL SITE DETAILS

DATE	SHEET
Issue Date	G4
SCALE:	



PLANT SCHEDULE SITE 01.10.2022

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	8	CHILOPSIS LINEARIS / DESERT WILLOW	15 gal
	22	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B
	54	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B
	41	ULMUS CHINENSIS 'ALLEE' / ALLEE ELM	2" B&B
	10	VITEX AGNUS-CASTUS / CHASTE TREE	15 gal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	7	PINUS LEUCODERMIS / BOSNIAN PINE	6"
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE
	70	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	14	NOLINA MICROCARPA / BEARGRASS	5 GAL
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	137	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE
	36	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	1 GAL
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	117	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL
	153	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	89	BACCHARIS X 'STARN' / STARN COYOTE BRUSH	5 GAL
	150	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)
	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric
	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric
	DOT EXISTING - GRAVEL AND LANDSCAPE

YELLOWSTONE
LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

Date: 01/06/2023
Revisions:
▲ 9/29/2023
▲
▲
▲
▲
Drawn by: HA
Reviewed by: CM

Carlisle Crossing
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico

GENERAL NOTES

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(4)(h) 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 OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIFLINE.

PLANTINGS NOTES

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

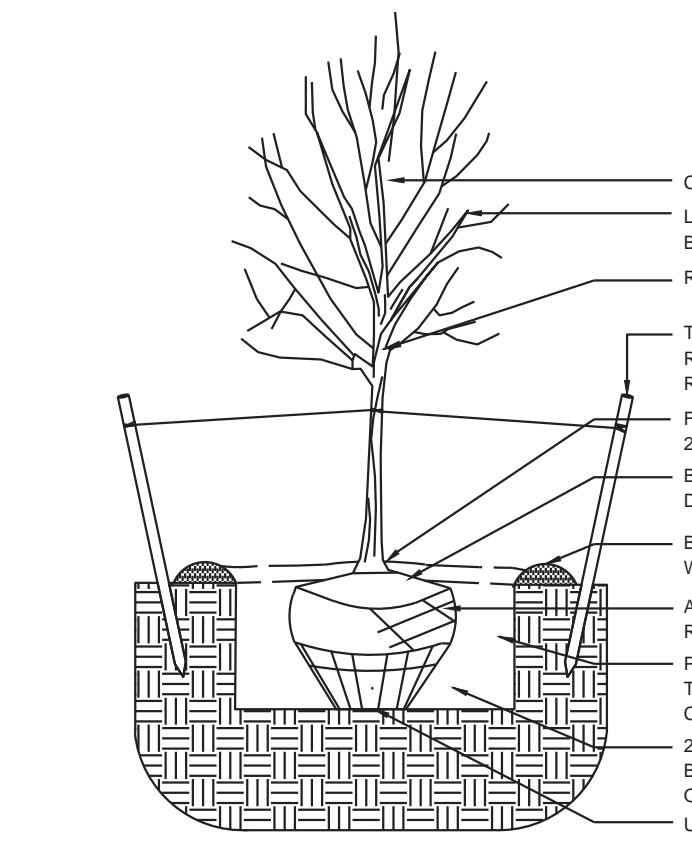
SITE DATA

GROSS LOT AREA (4.03 ACRES)	419,918.4 SF
LESS BUILDING(S)	107,798 SF
NET LOT AREA	312,119.4 SF
REQUIRED LANDSCAPE	46,818 SF
15% OF NET LOT AREA	34,639 SF
PROPOSED LANDSCAPE	924 SF
PROPOSED OFFSITE LANDSCAPE	18,084 SF
ROW EXISTING LANDSCAPE	53,647 SF
TOTAL PROPOSED LANDSCAPE	17 %

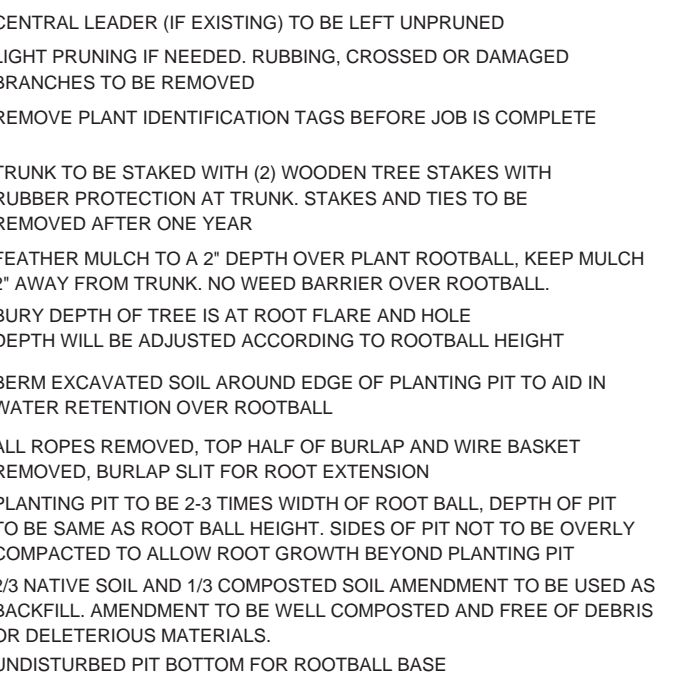
REQUIRED STREET TREES	34
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	34
REQUIRED PARKING LOT TREES	43
PROVIDED AT 1 PER 10 SPACES (430 SPACES/10)	108**
TOTAL REQUIRED TREES:	77
TOTAL PROVIDED TREES:	142
** (tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)	

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	35,114 SF MIN.
(46,818 SF REQUIRED LANDSCAPE X 75%)	35,170 SF
PROVIDED GROUND COVER COVERAGE	(1,436 SF)
(EXCLUDES EXISTING ROW LANDSCAPE)	
PERCENT GROUND COVER COVERAGE	75%
OF REQUIRED LANDSCAPE AREAS	

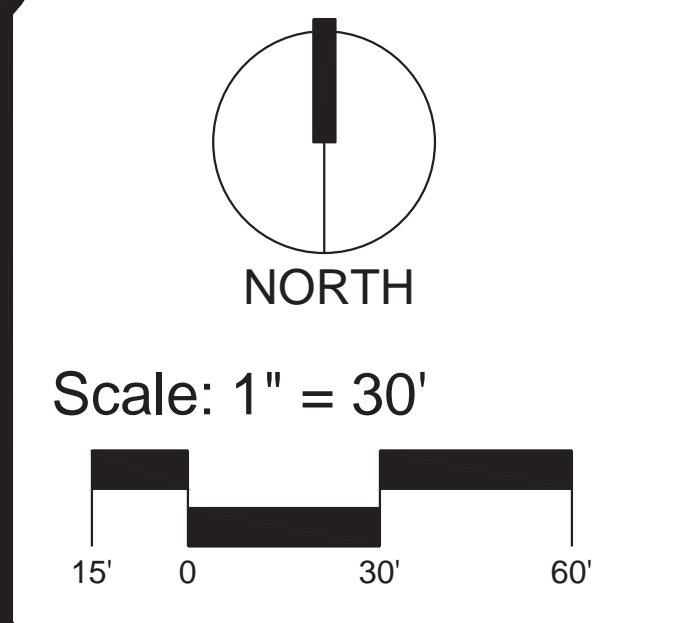
LS-01
LS-02



1 TREE PLANTING DETAIL N.T.S.



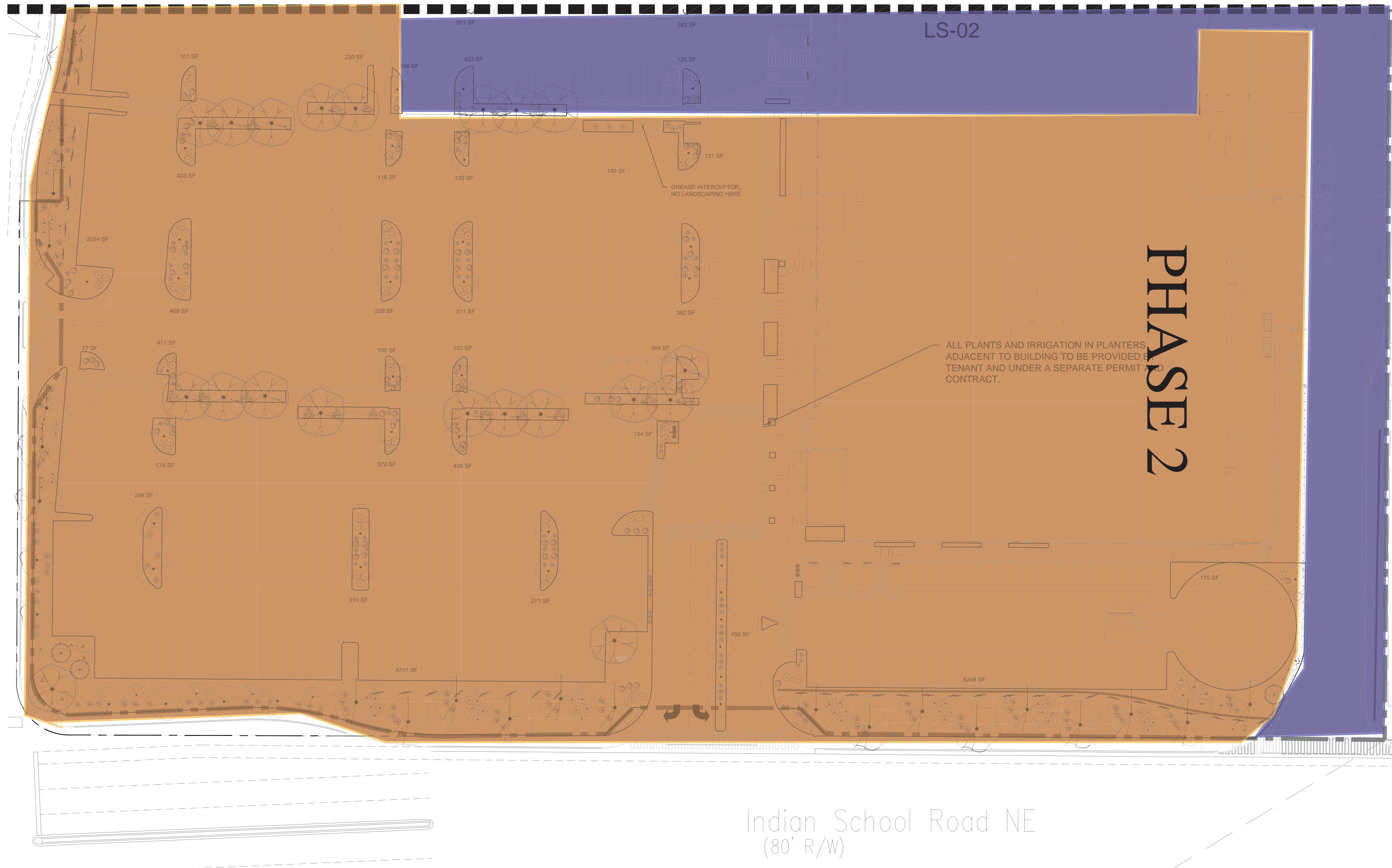
2 SHRUB PLANTING DETAIL N.T.S.



Sheet Title:
Landscape Plan
Sheet Number:
LS-01

LS-01

LS-02



PLANT SCHEDULE SITE 01.10.2022

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MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)
	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric
	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric
	DOT EXISTING - GRAVEL AND LANDSCAPE

YELLOWSTONE
LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

Date: 01/06/2023
Revisions:
▲ 9/29/2023
▲
▲
▲
▲

Drawn by: HA
Reviewed by: CM

Carlisle Crossing
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico

GENERAL NOTES

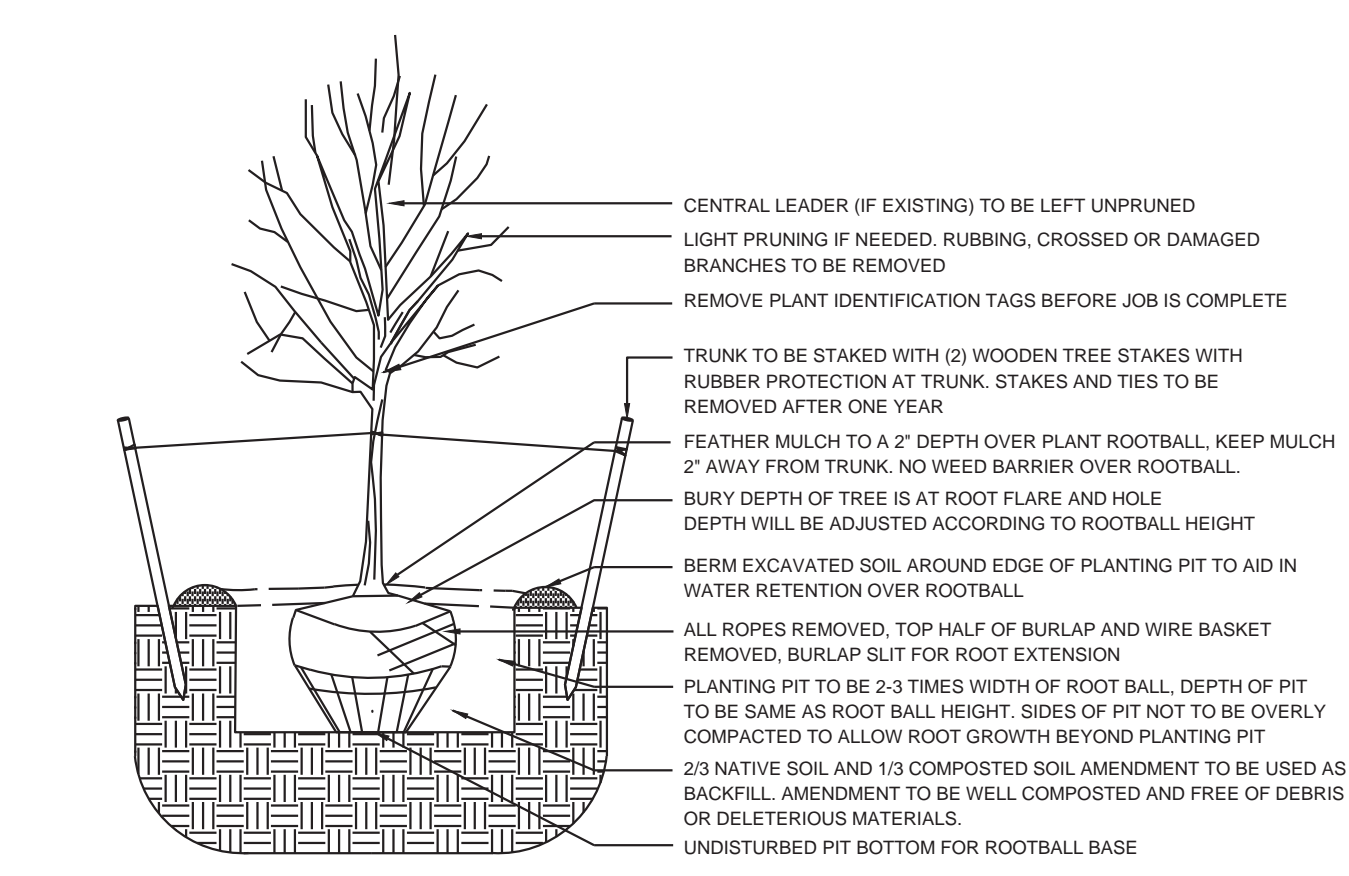
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(4)(h) 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 OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIFLINE.

PLANTINGS NOTES

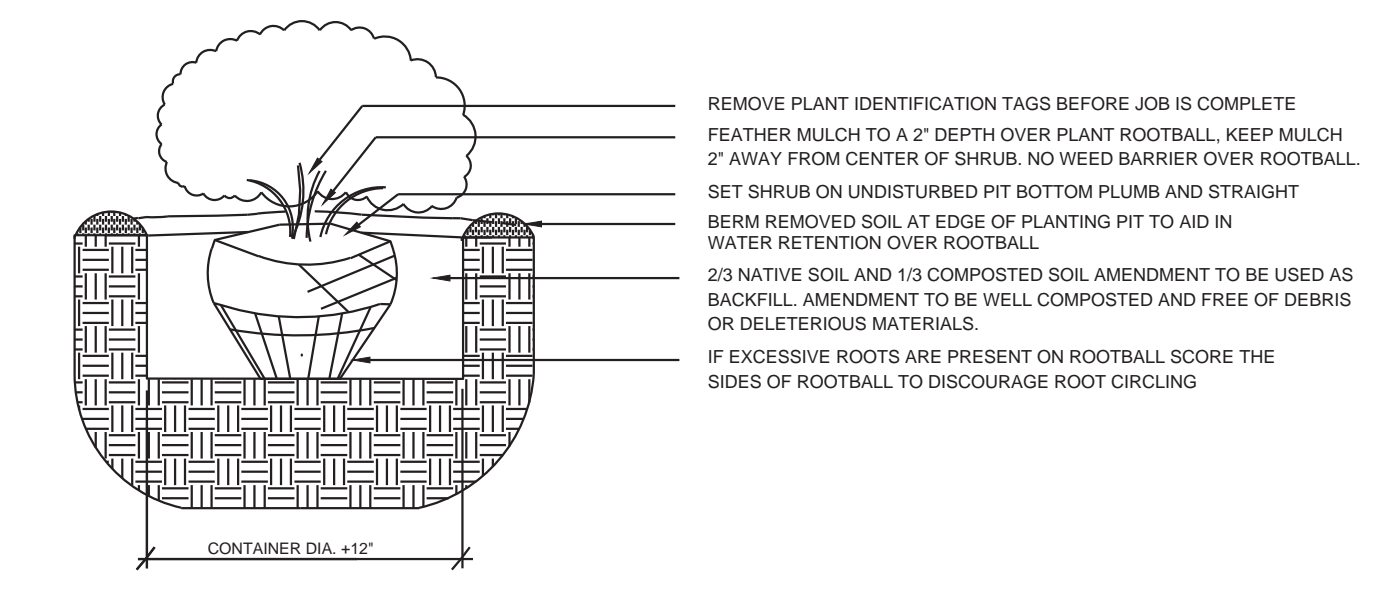
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW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

SITE DATA

GROSS LOT AREA (4.03 ACRES)	419,918.4 SF
LESS BUILDING(S)	107,798 SF
NET LOT AREA	312,119.4 SF
REQUIRED LANDSCAPE	46,818 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	34,639 SF
PROPOSED OFFSITE LANDSCAPE	924 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	53,647 SF
PERCENT OF NET LOT AREA	17.2%
REQUIRED STREET TREES	34
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	43
PROVIDED AT 1 PER 10 SPACES (430 SPACES/10)	108**
TOTAL REQUIRED TREES:	77
TOTAL PROVIDED TREES:	142
**(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	35,114 SF MIN.
146,818 SF REQUIRED LANDSCAPE X 75%	35,170 SF
PROVIDED GROUND COVER COVERAGE (EXCLUDES EXISTING ROW LANDSCAPE)	(1,436 SF)
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%



1 TREE PLANTING DETAIL



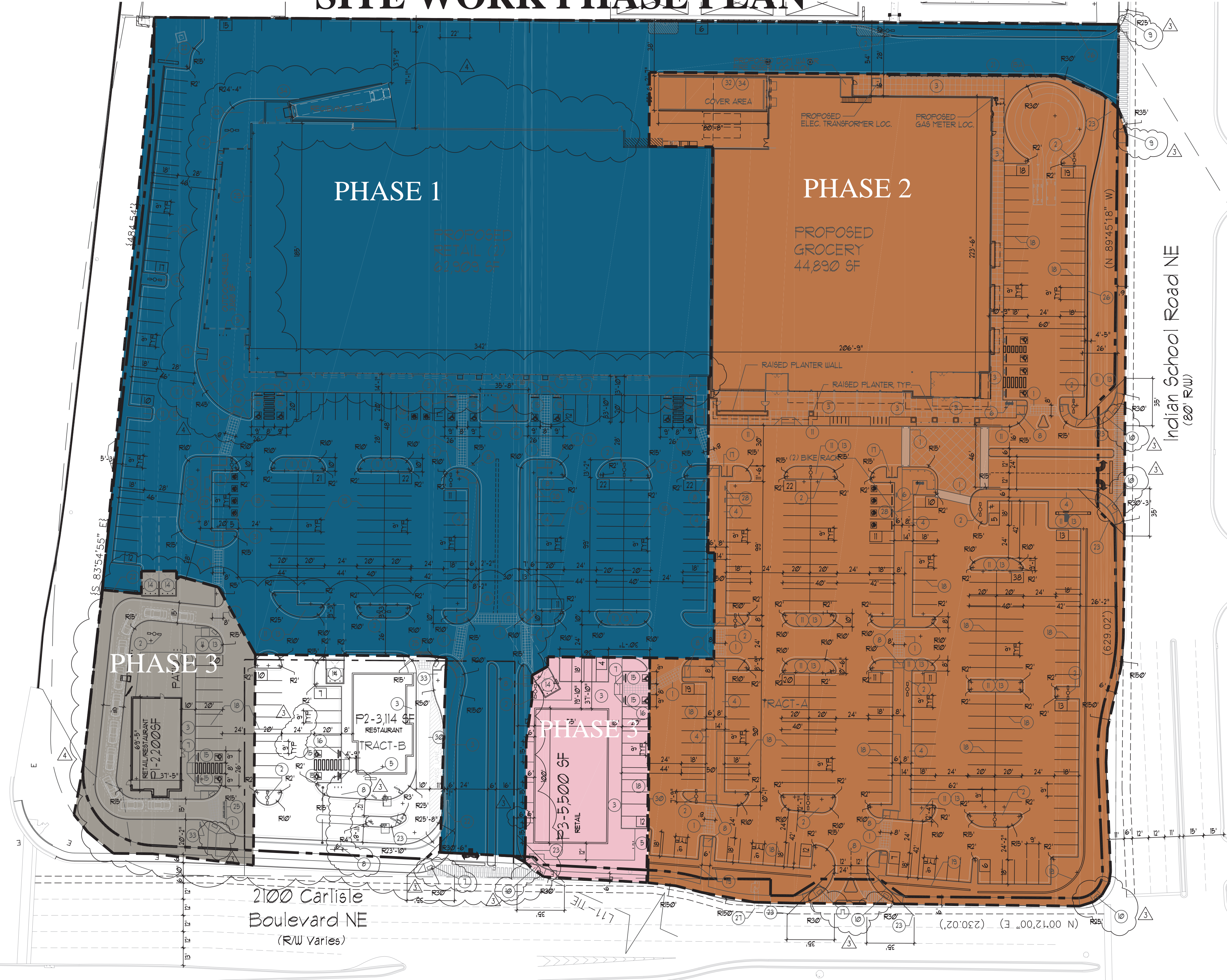
2 SHRUB PLANTING DETAIL

NORTH
Scale: 1" = 30'

Sheet Title:
Landscape Plan

Sheet Number:
LS-02

SITE WORK PHASE PLAN



- KEYED NOTE:**
- 1 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
 - 2 LIGHT POLE LOCATION RE: DETAIL A5/A11.
 - 3 CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - 4 CONC. SIDEWALK RE: DET B3/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - 5 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL B1/A12.
 - 5A INDICATES BIKE RACK LOCKER LOCATION. (5 BIKE CAPACITY)
 - 6 BENCH LOCATION RE: DETAIL 10/A12
 - 7 HANDICAP RAMP RE: A3/A11.
 - 8 HANDICAP RAMP RE: A1/A11.
 - 9 HANDICAP RAMP RE: A4/A11.
 - 10 HANDICAP RAMP RE: C1/A11.
 - 11 INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
 - 12 DRIVE AISLE PAINT DETAIL RE: DET C5/A12.
 - 13 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
 - 14 REFUSE ENCLOSURE RE: DET B2/A13.
 - 15 H.C. PARKING STALL RE: DET A3/A12.
 - 15A NEW RETAINING WALL PER SECTION 5-T(D) OF THE I.D.O.
 - 16 WHEELSTOP RE: DET B5/A12
 - 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A12.
 - 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - 19 INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
 - 20 EXISTING SIDEWALK TO REMAIN
 - 21 NEW RAMP
 - 22 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL B1/A13 FOR INFO
 - 23 INDICATES CLEAR SIGHT TRIANGLE. NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.
 - 24 BOLLARD PAINTED SAFETY YELLOW RE: DET. D1/A13.
 - 25 "DO NOT ENTER" RE: DET B1/A12
 - 26 EXISTING RETAINING WALL TO REMAIN
 - 27 EXISTING DOT SIGN TO REMAIN
 - 28 ELECTRIC VEHICLE CHARGING STATION
 - 29 INDICATES EXISTING BUILDING FOOTPRINT AREA
 - 30 INDICATES CONSTRUCTION PHASE LINE
 - 31 ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
 - 32 PROPOSED 40 cu yd ROLL OFF CONTAINER
 - 33 "DO NOT ENTER" SIGN RE: DET B3/A12.
 - 34 DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.

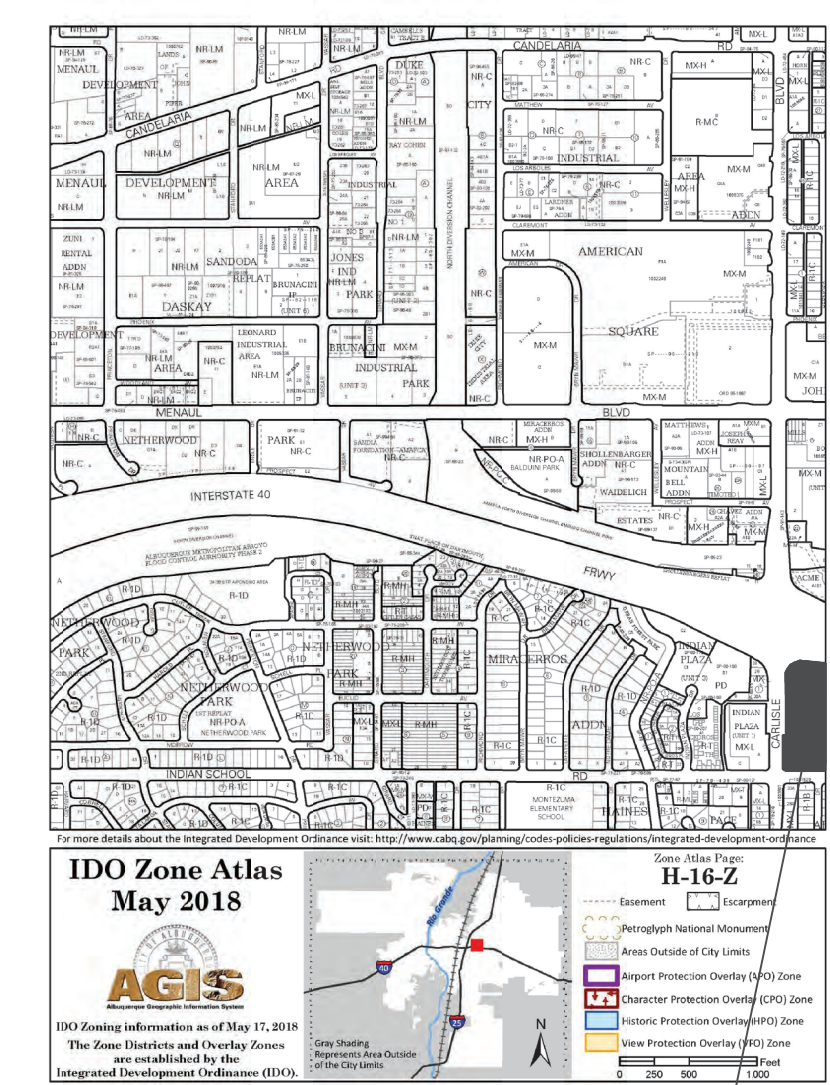
PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

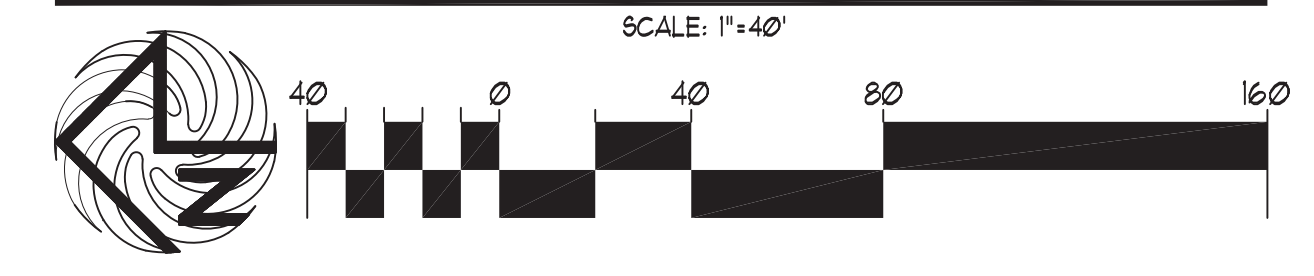
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB ADOPTA 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



SITE PLAN FOR BUILDING PERMIT



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

LEGAL DESCRIPTION
LEGAL DESCRIPTION-TRACT-A
 A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 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 N1 DEPARTMENT OF TRANSPORTATION (INDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TRU-040-3119160, 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 2159, AS DOCUMENT NO. 20010431028.

LEGAL DESCRIPTION-TRACT-B
 A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT B, AKA PARCEL 2-4, CONVEYED TO N1 DEPARTMENT OF TRANSPORTATION (INDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TRU-040-3119160, 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 2183, AS DOCUMENT NO. 2001003593.

SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
PROPOSED USES:	RETAIL USES	GROCERY	RESTAURANT	ALL USES (MAJOR-MAJOR: 2F-1F-2F-3)
BUILDING SIZE:	68,409 SF	44,890 SF	5,314 SF	
TOTAL PARKING REQ.:	273 SPACES	180 SPACES	24 SPACES	TOTAL SPACES REQ. = 463 SPACES
TOTAL PARKING PROV.:				481 SPACES PROVIDED
HC PROVIDED:				28 HC (INCLUDING 20 VAN ACCESSIBLE)
HC REQUIRED:				9 HC SPACES
BIKE SPACES PROVIDED:				46 BIKE SPACES
BIKE SPACES REQUIRED:	10% OF TOTAL	10% OF TOTAL	10% OF TOTAL	46 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
MOTORCYCLE SPACES REQUIRED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
ELECTRIC CHARGING STATION SPACES PROVIDED:	6 SPACES	4 SPACES	-	10 ELEC. CHARGING STATION PARKS
ELECTRIC STATION REQUIRED:	5 SPACES	4 SPACES	-	9 ELEC. CHARGING STATION PARKS
BURGER KING			2:1000	TOTAL SPACES REQ. = 19 SPACES
BURGER KING HC REQUIRED:				1 HC SPACES

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. _____

DATE: 29 June 2021
 SCALE: RE: BAR SCALE

DRAWN BY: _____
 SHEET: 5

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

REV: _____



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

January 28, 2024

RE: Traffic Certification for American Home Furnishings, and Whole Foods at 2100 Carlisle Blvd. NE

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance and in accordance with the design intent of the Architectural Site Plan (PR-2019-002677), dated 12/4/2023. I further certify that I, personally visited the site on 1/26/2024 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions with minor modification and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy, and shell certificate approval of the phase-1 and phase-2 areas as indicated within the attached Administrative Amendment document.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen A. Dunbar

Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
8220 San Pedro Dr. NE, Suite 520
Albuquerque, NM 87113
(O) 505.338.1499