

# 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.

---



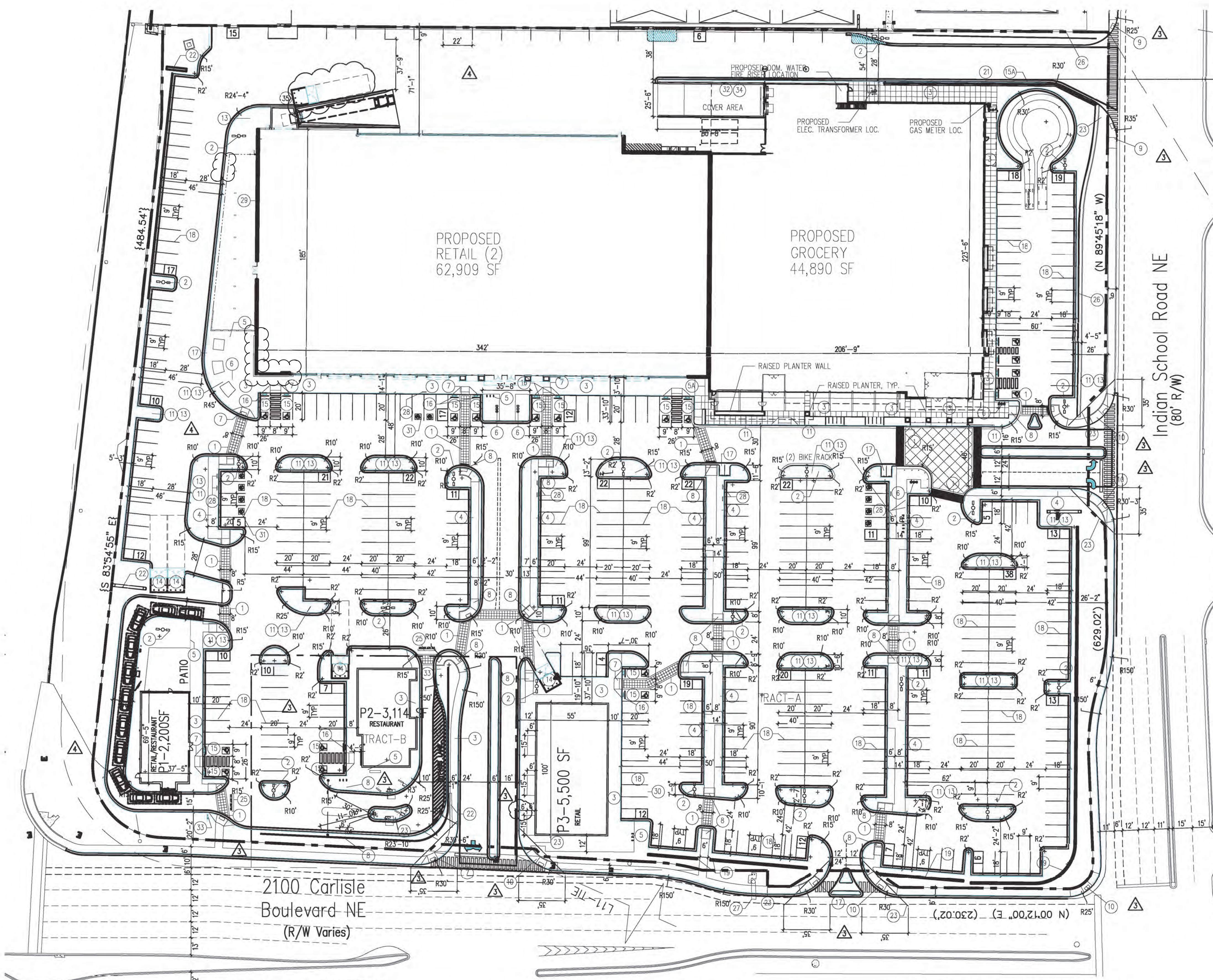
Digitally signed by James M.  
Aranda  
Date: 2023.12.04 10:46:16 -07'00'

12/4/2023

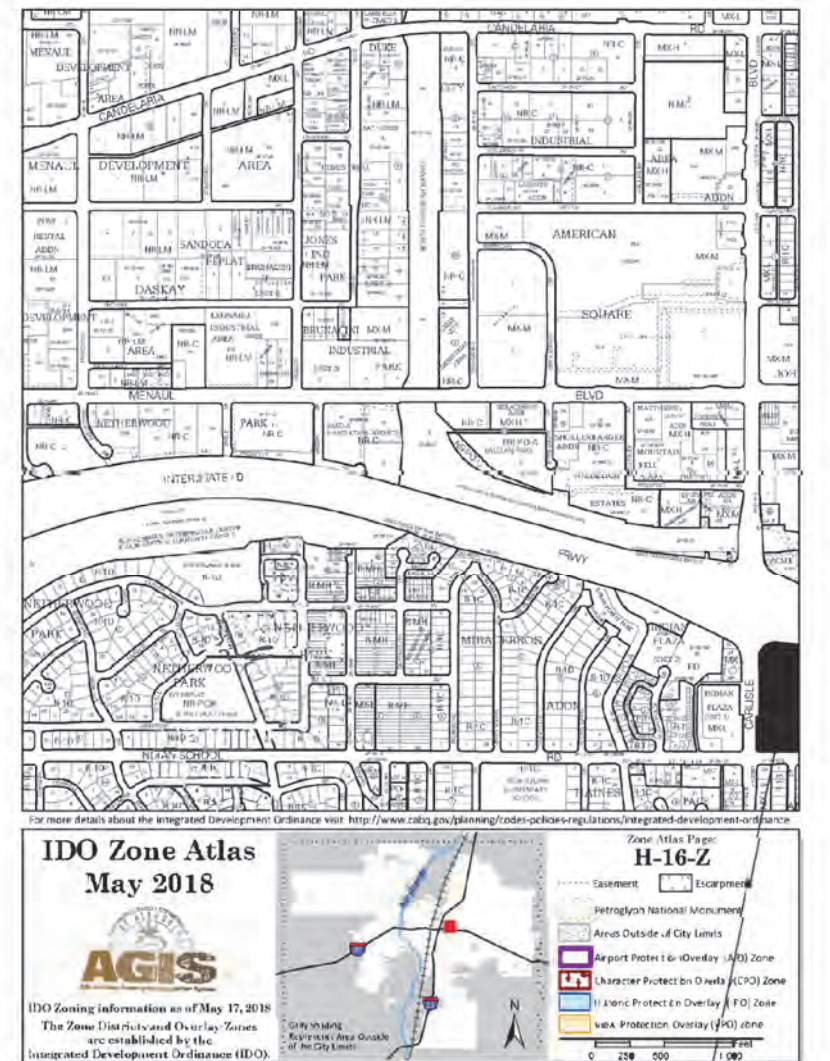
**APPROVED BY**

**DATE**



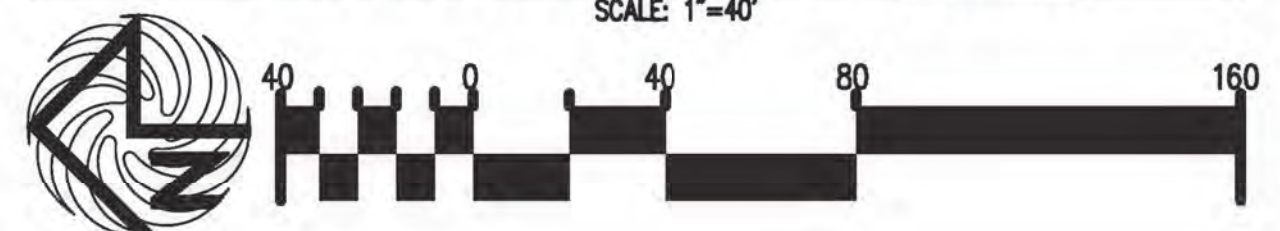


- KEYED NOTE:
- 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A1.1.
  - LIGHT POLE LOCATION RE: DETAIL A5/A1.1.
  - CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
  - CONC. SIDEWALK RE: DET B3/A1.1. RE: SITE PLAN FOR JOINT LAYOUT
  - INDICATES BIKE 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 EA. 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**

SCALE: 1"=40'



**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 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:	RETAIL USES	GROCERY	RESTAURANT	ALL USES ( MAJOR-1/MAJOR-2/F-1/F-2/F-3)
BUILDING SIZE:	68,409 SF	44,890 SF	5,314 SF	
TOTAL PARKING REQ:	273 SPACES	180 SPACES	24 SPACES	TOTAL SPACES REQ= 469 SPACES
TOTAL PARKING PROV:				481 SPACES PROVIDED
HC PROVIDED:			3	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	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 SPACE	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 H.C SPACES

THRU RANT S.F.

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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			

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

STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
 STEPHEN A. DUNBAR  
 No. 4218

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

PROJECT MANAGER: **STEPHEN DUNBAR, AIA**

JOB NO. \_\_\_\_\_ DRAWN BY: **S**

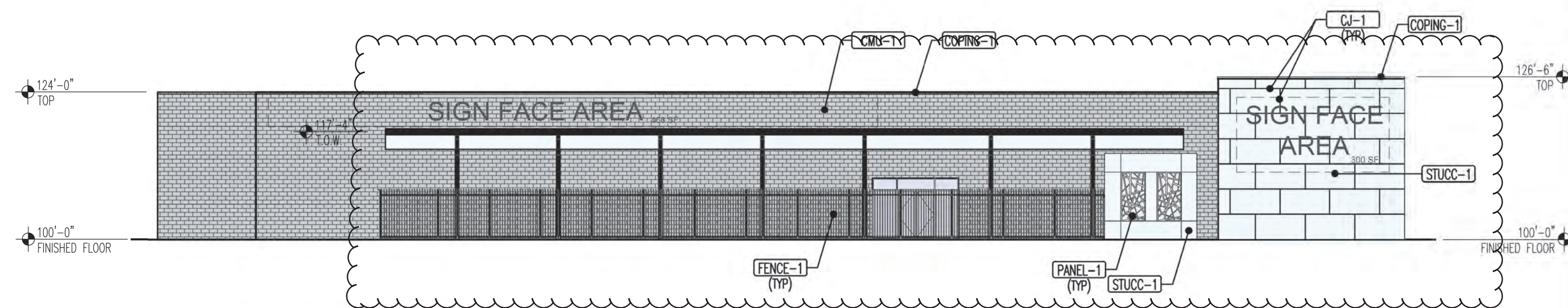
SHEET TITLE: **SITE PLAN FOR BUILDING PERMIT**

DATE: **29 June 2021**

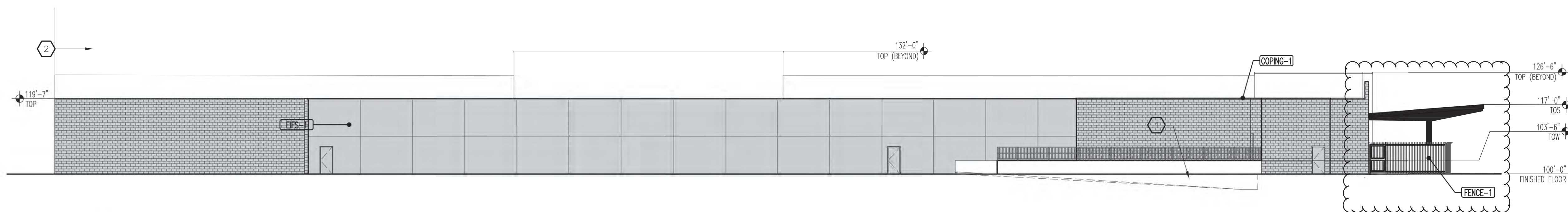
SCALE: **G3**

RE: BAR SCALE

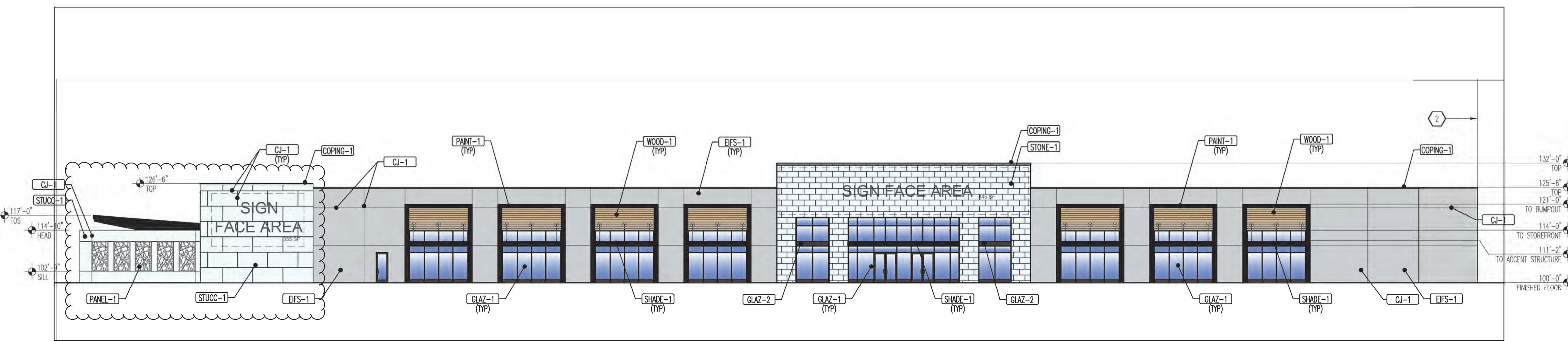




**C3 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**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 TRICON BLACK
CJ-1	1/2" ALUMINUM REVEAL SCHLUTER 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 TRICON BLACK
CMU-1	EXISTING CMU PAINT COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW
CMU-2	CMU PAINT COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW

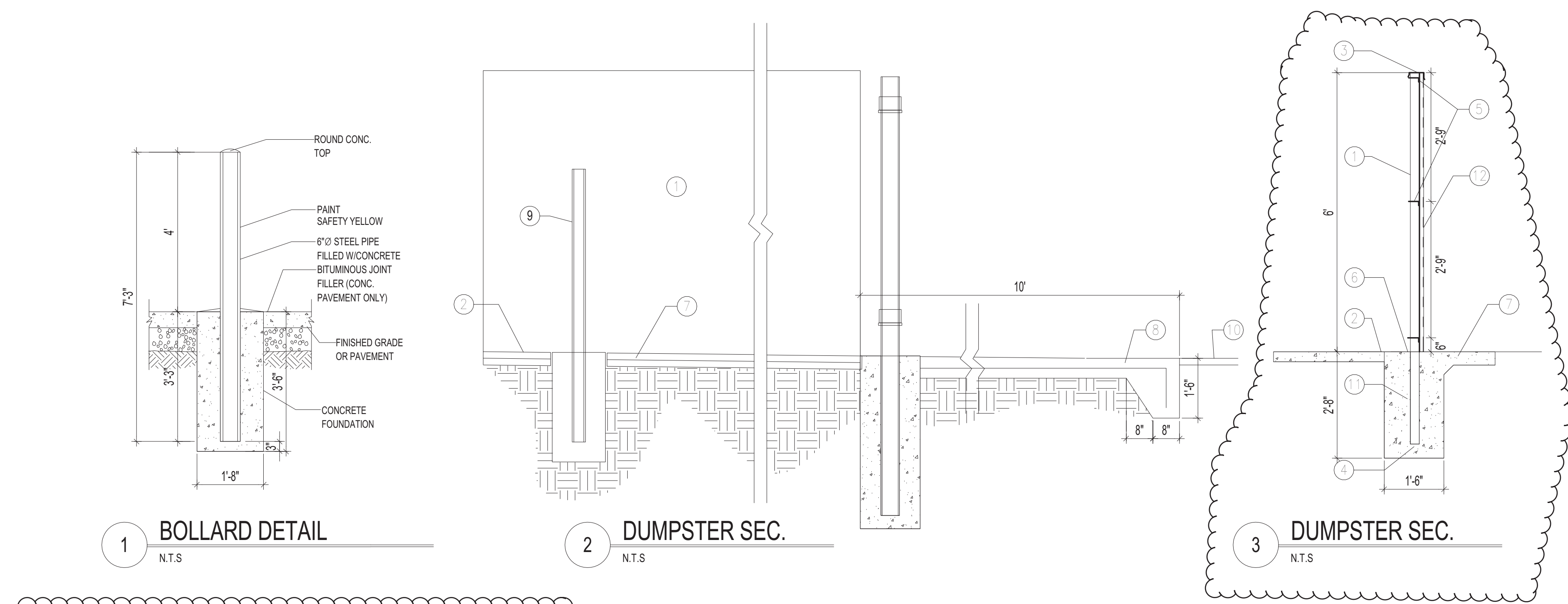
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

**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
JOB NO.	PR-2019-002671
DRAWN BY:	DTN
SHEET TITLE	EXTERIOR ELEVATIONS

DATE:	10 Dec 2022	sheet:	A201
SCALE:	AS NOTED	of:	

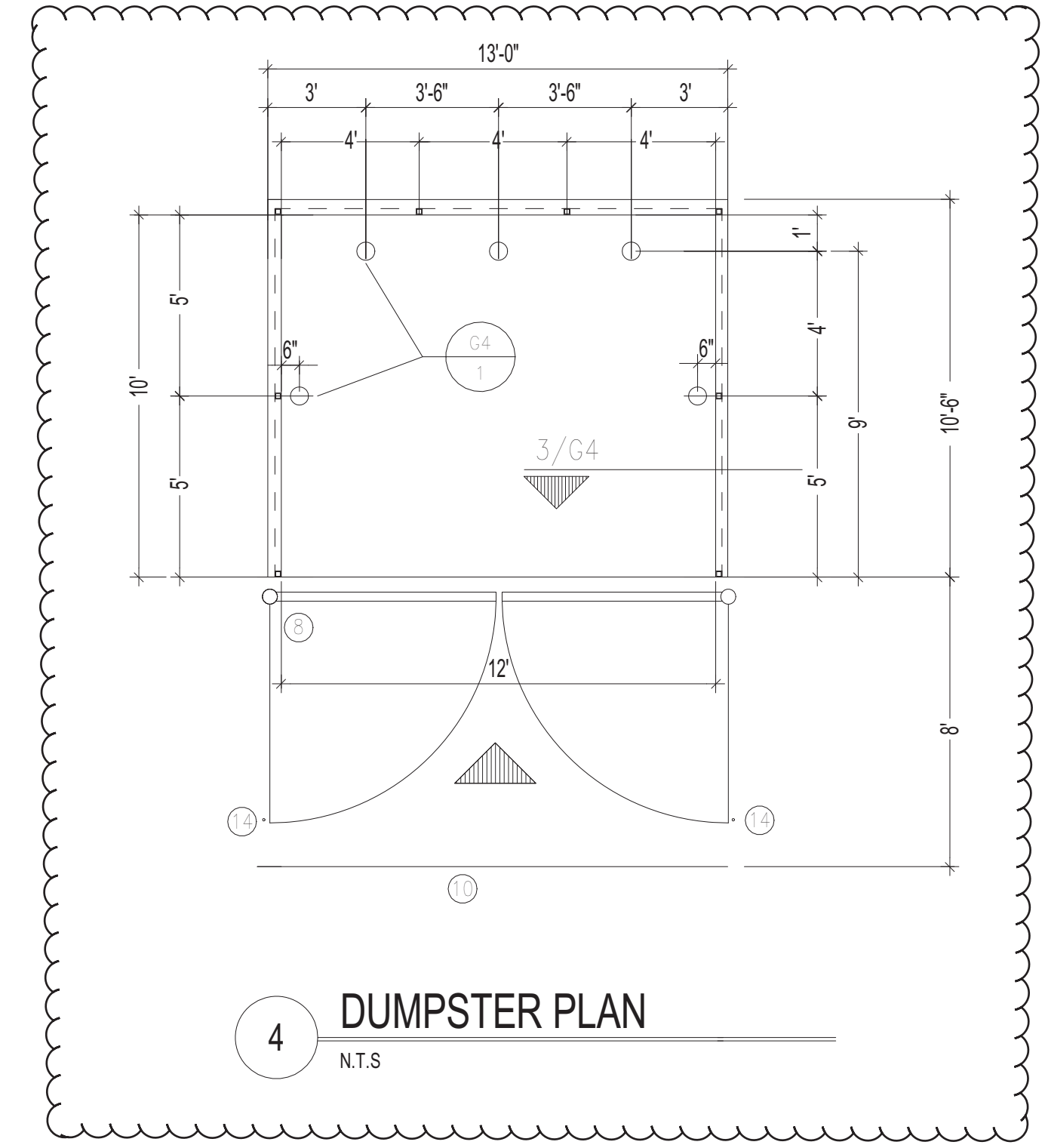




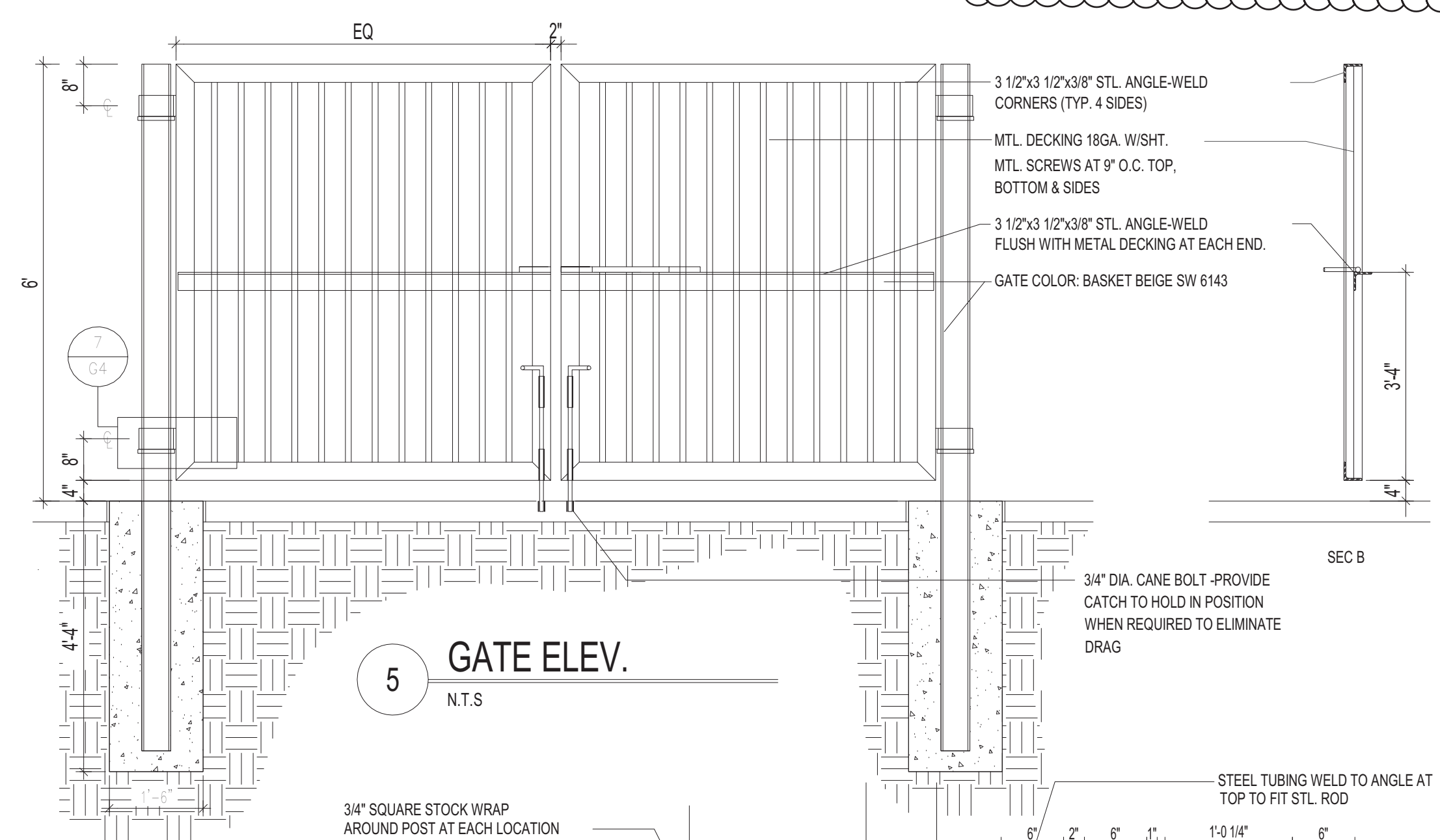
1 BOLLARD DETAIL  
N.T.S.

2 DUMPSTER SEC.  
N.T.S.

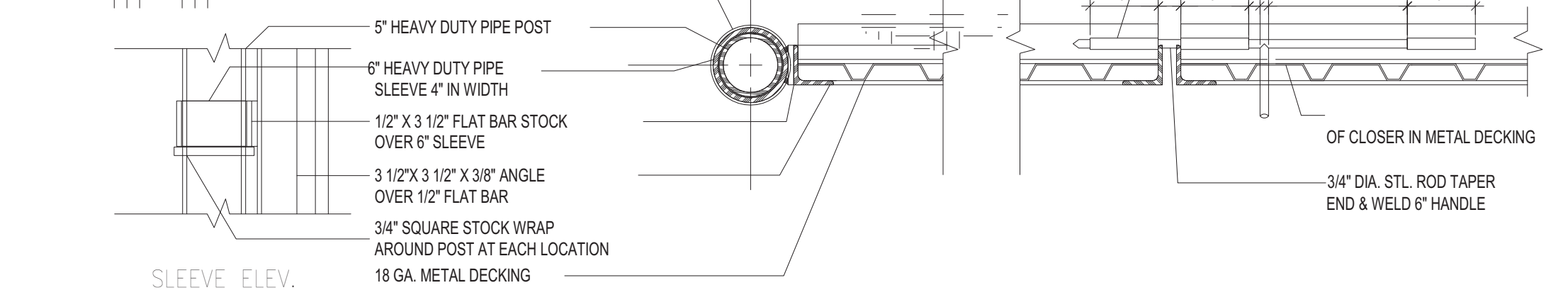
3 DUMPSTER SEC.  
N.T.S.



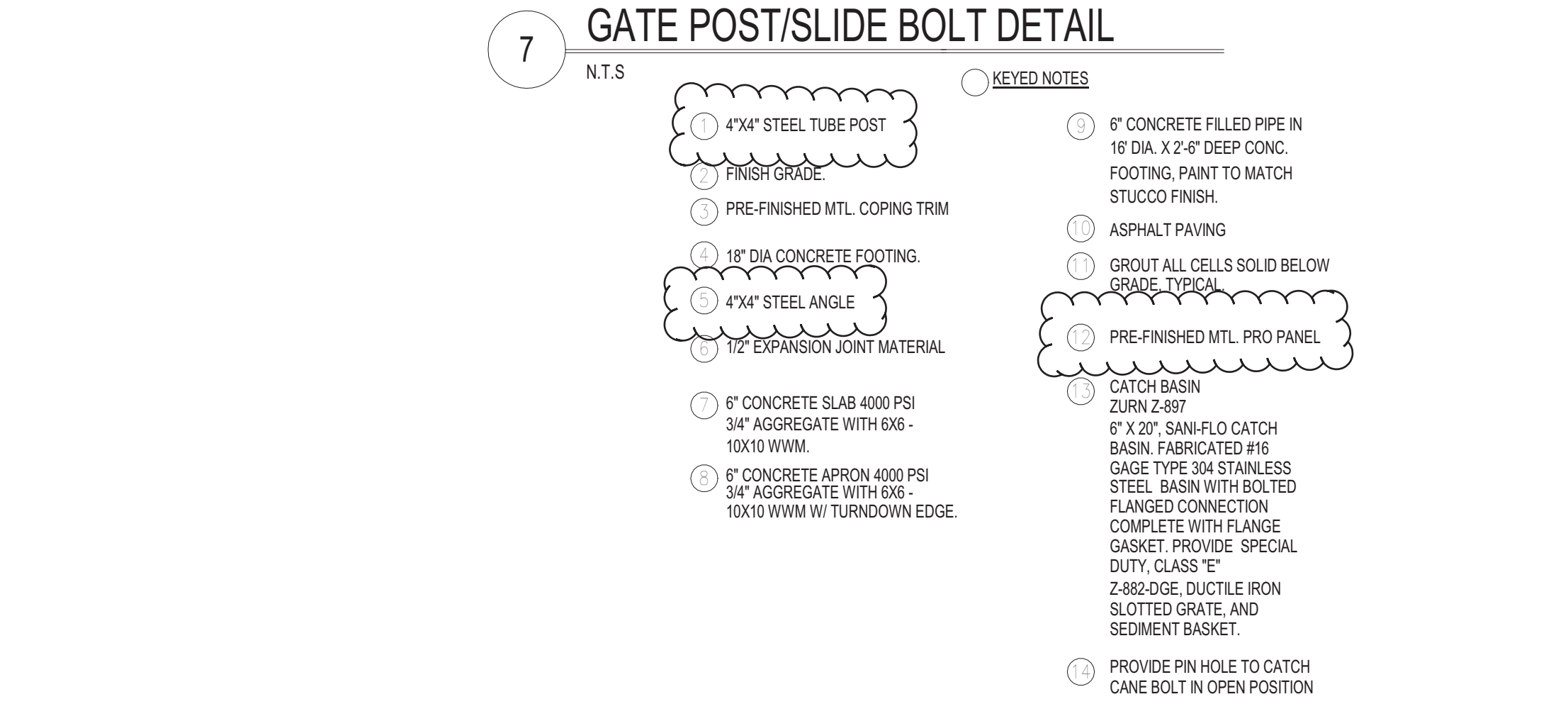
4 DUMPSTER PLAN  
N.T.S.



5 GATE ELEV.  
N.T.S.



6 ENCLOSURE NOTES  
N.T.S.



7 GATE POST/SLIDE BOLT DETAIL  
N.T.S.

- KEYED NOTES
- 1 4"x4" STEEL TUBE POST
  - 2 FINISH GRADE
  - 3 PRE-FINISHED MTL. COPING TRIM
  - 4 18" DIA. CONCRETE FOOTING
  - 5 4"x4" STEEL ANGLE
  - 6 1/2" EXPANSION JOINT MATERIAL
  - 7 6" CONCRETE SLAB 4000 PSI  
3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
  - 8 6" CONCRETE APRON 4000 PSI  
3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
  - 9 6" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
  - 10 ASPHALT PAVING
  - 11 GROUT ALL CELLS SOLID BELOW GRADE-TYPICAL
  - 12 PRE-FINISHED MTL. PRO PANEL
  - 13 CATCH BASIN  
ZURN Z-897  
6" X 20" SANI-FLO CATCH BASIN, FABRICATED #16 GAGE TYPE 304 STAINLESS STEEL, BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS "E" Z-882-DGE, DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET.
  - 14 PROVIDE PIN HOLE TO CATCH CANE BOLT IN OPEN POSITION

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 Issue Date	SHEET <b>G4</b>
SCALE:	

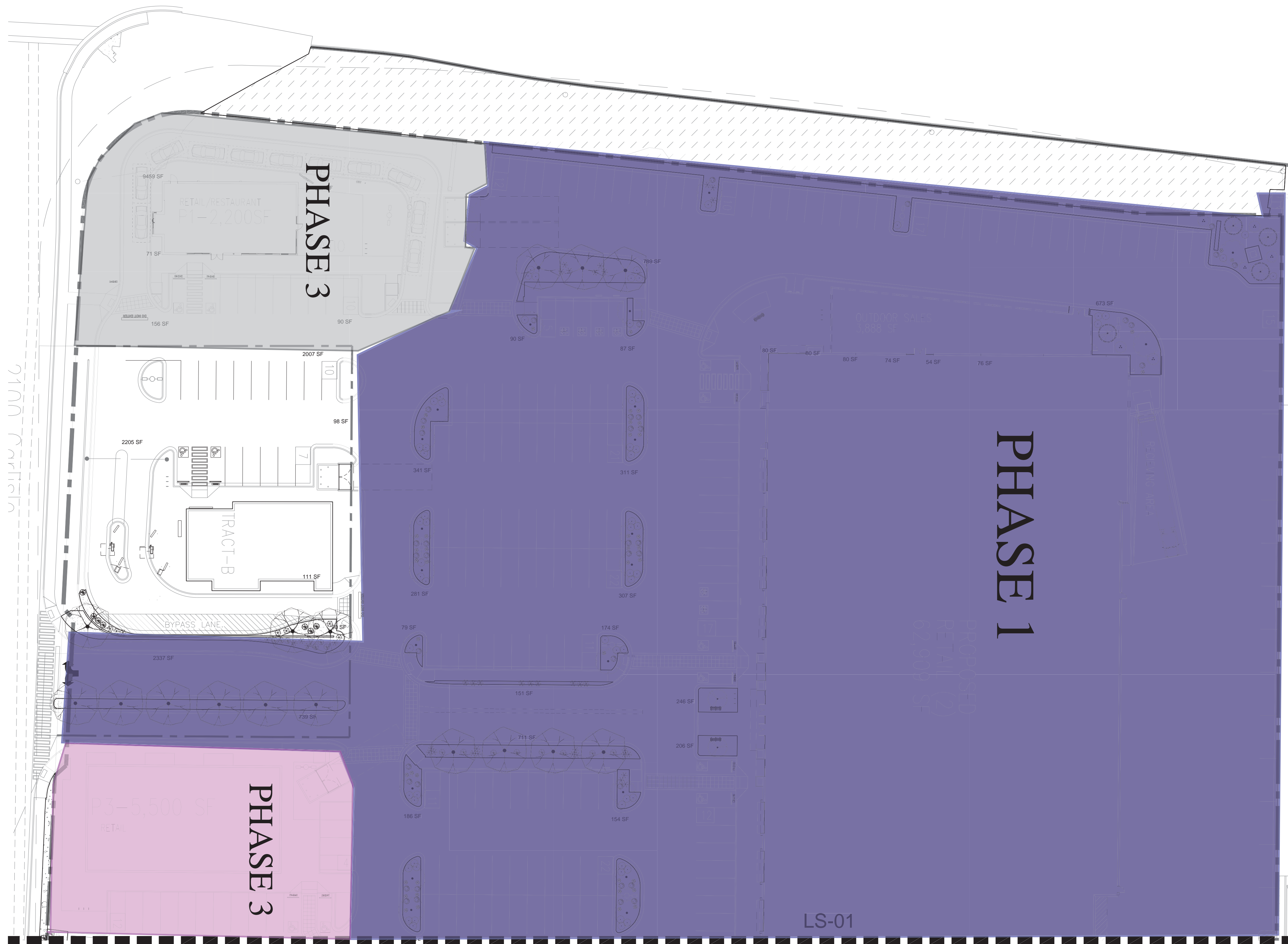
REV	DATE	BY	REVISION
1	Date 1		OWNER MOD/CITY COMMENTS

**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

STATE OF NEW MEXICO  
STEPHEN A. DUNBAR  
REGISTERED ARCHITECT  
No. 4218  
05/06/2023





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

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

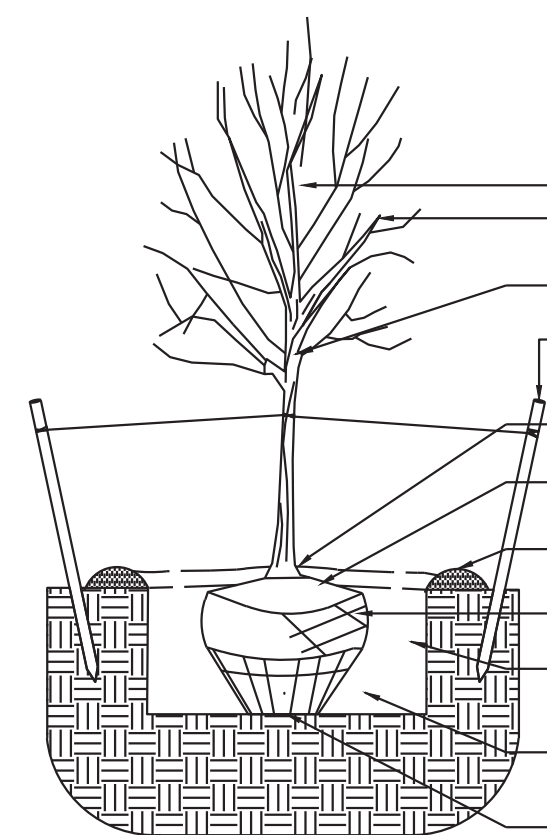
GROSS LOT AREA (4.03 ACRES)	419,918.4 SF
LESS BUILDING(S)	107,798 SF
NET LOT AREA	312,119.4 SF

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%

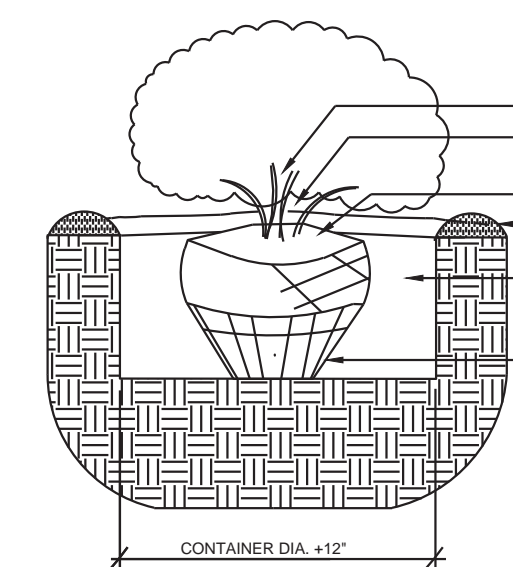
REQUIRED STREET TREES	34
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	34
REQUIRED PARKING LOT TREES	43
PROVIDED AT 1 PER 10 SPACES (430 SPACES/10)	108**
TOTAL REQUIRED TREES:	77
TOTAL PROVIDED TREES:	142
** (tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree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

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

LS-01  
LS-02

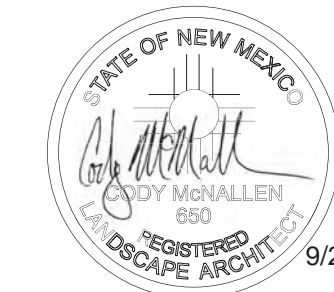


1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL

**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



Scale: 1" = 30'



Sheet Title:  
**Landscape Plan**

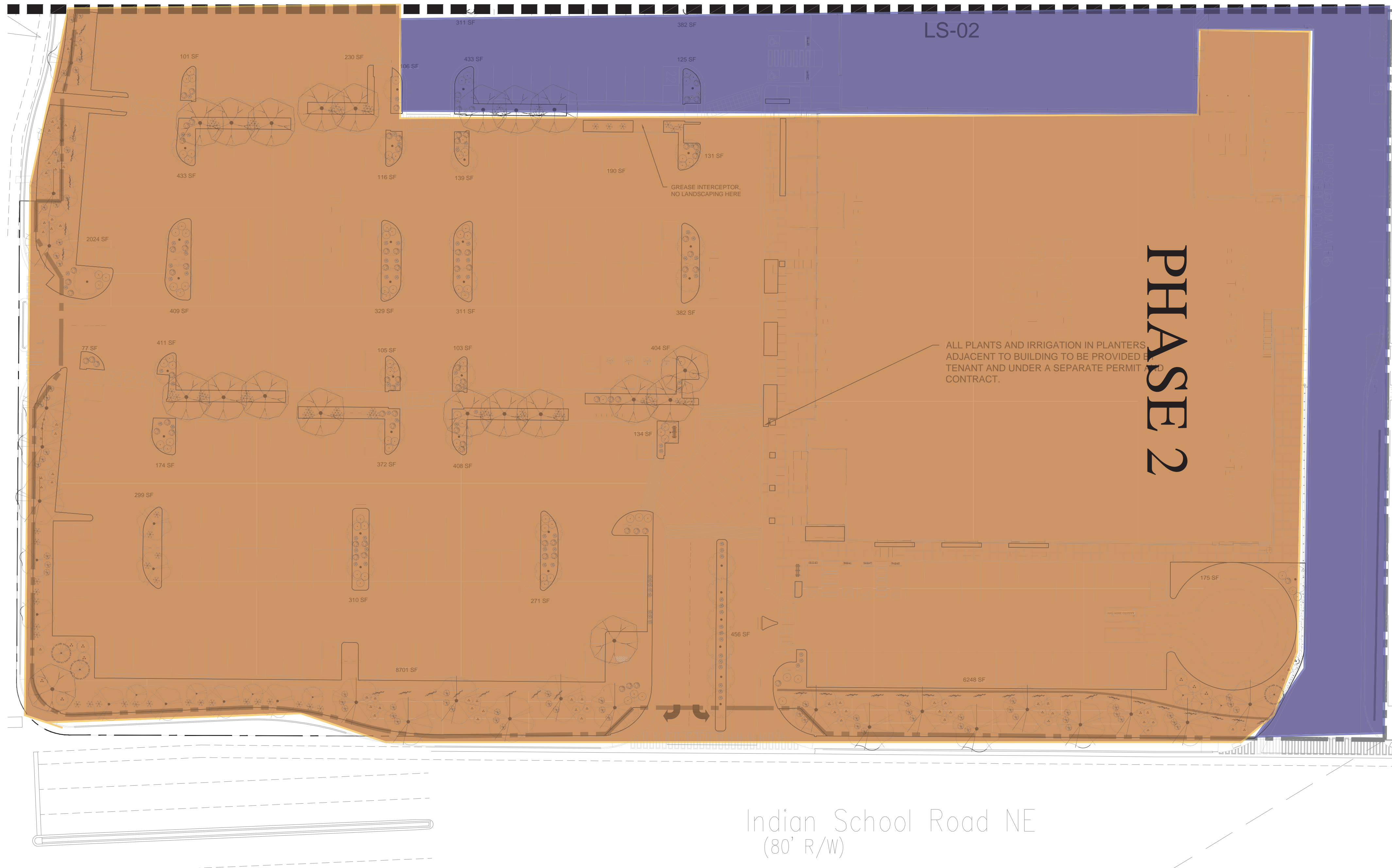
Sheet Number:

**LS-01**



LS-01

LS-02



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
[Symbol]	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)
[Symbol]	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric
[Symbol]	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric
[Symbol]	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

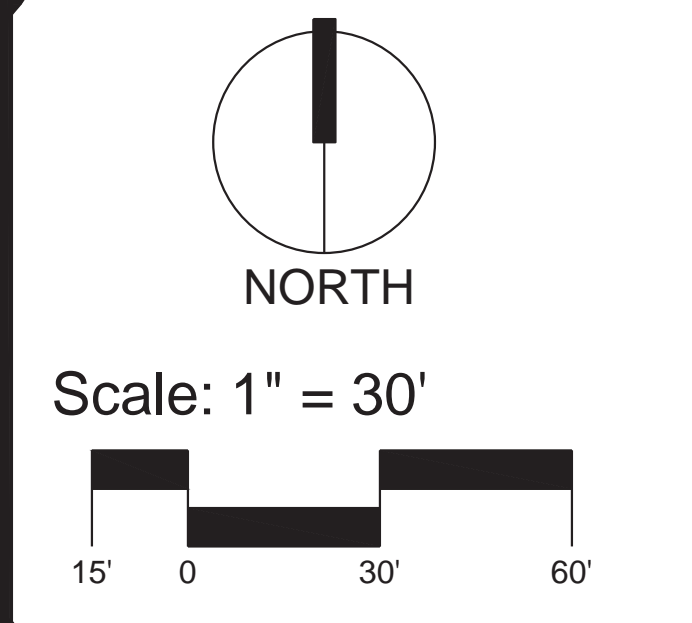
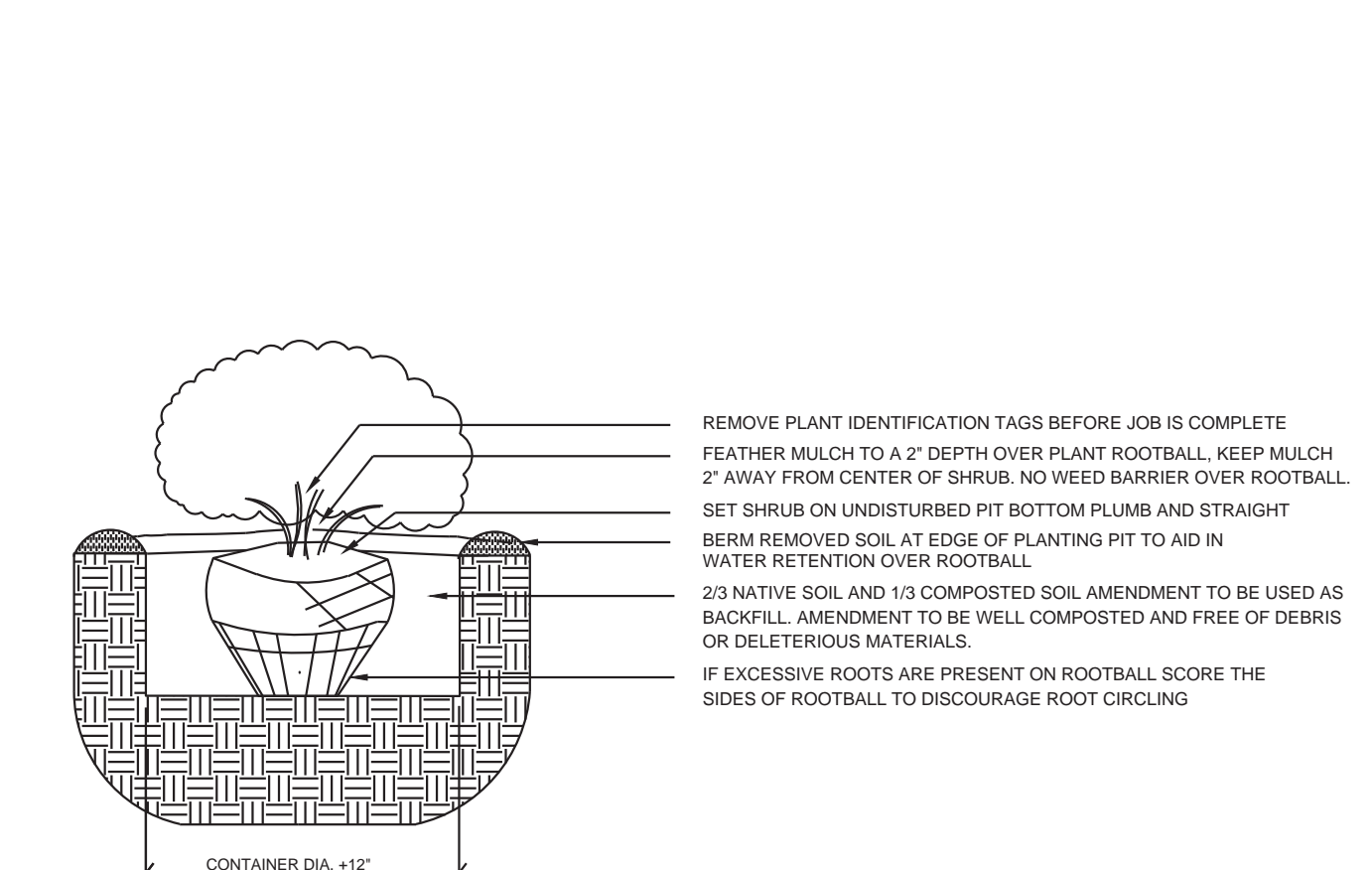
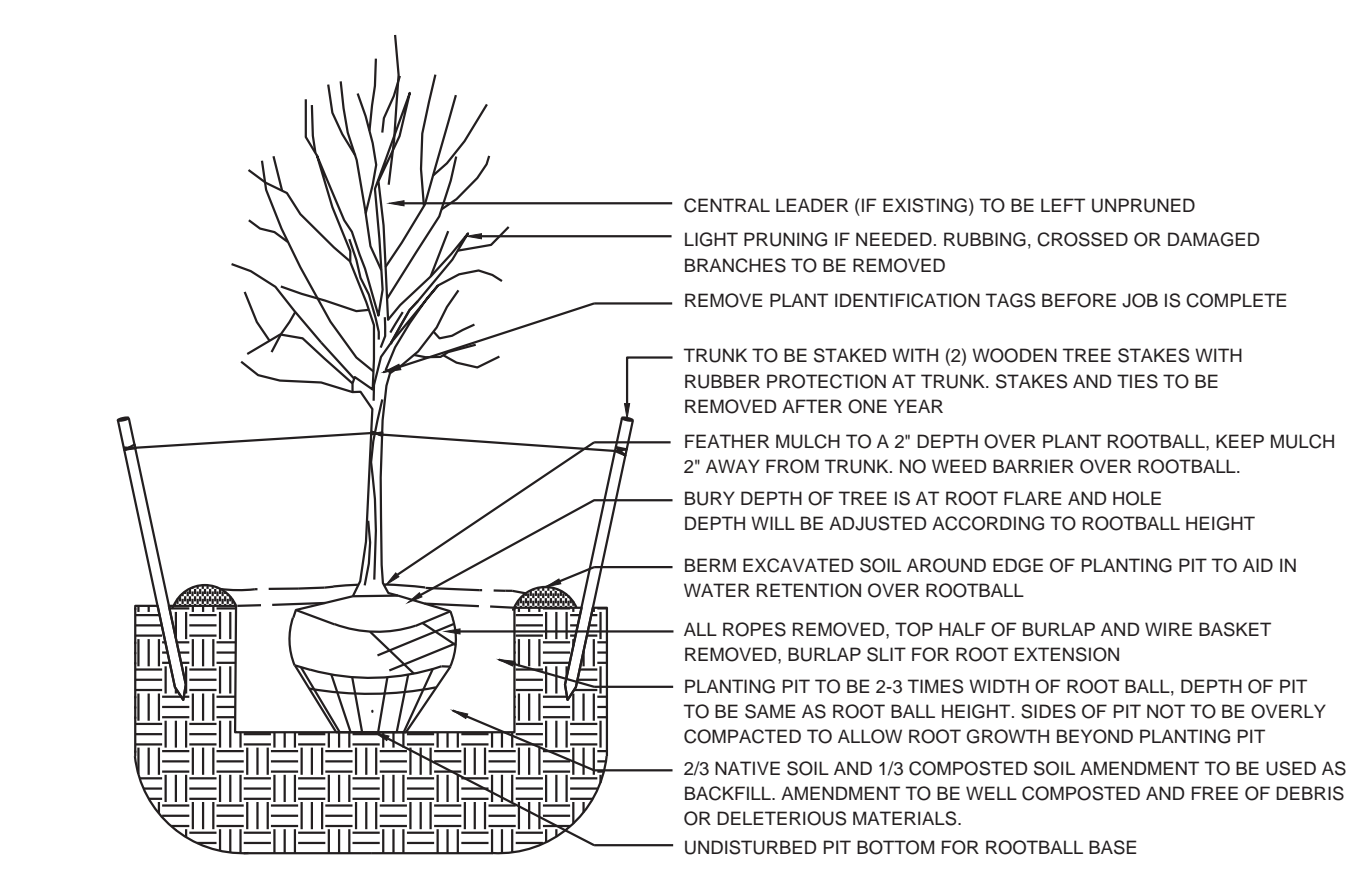
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, 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

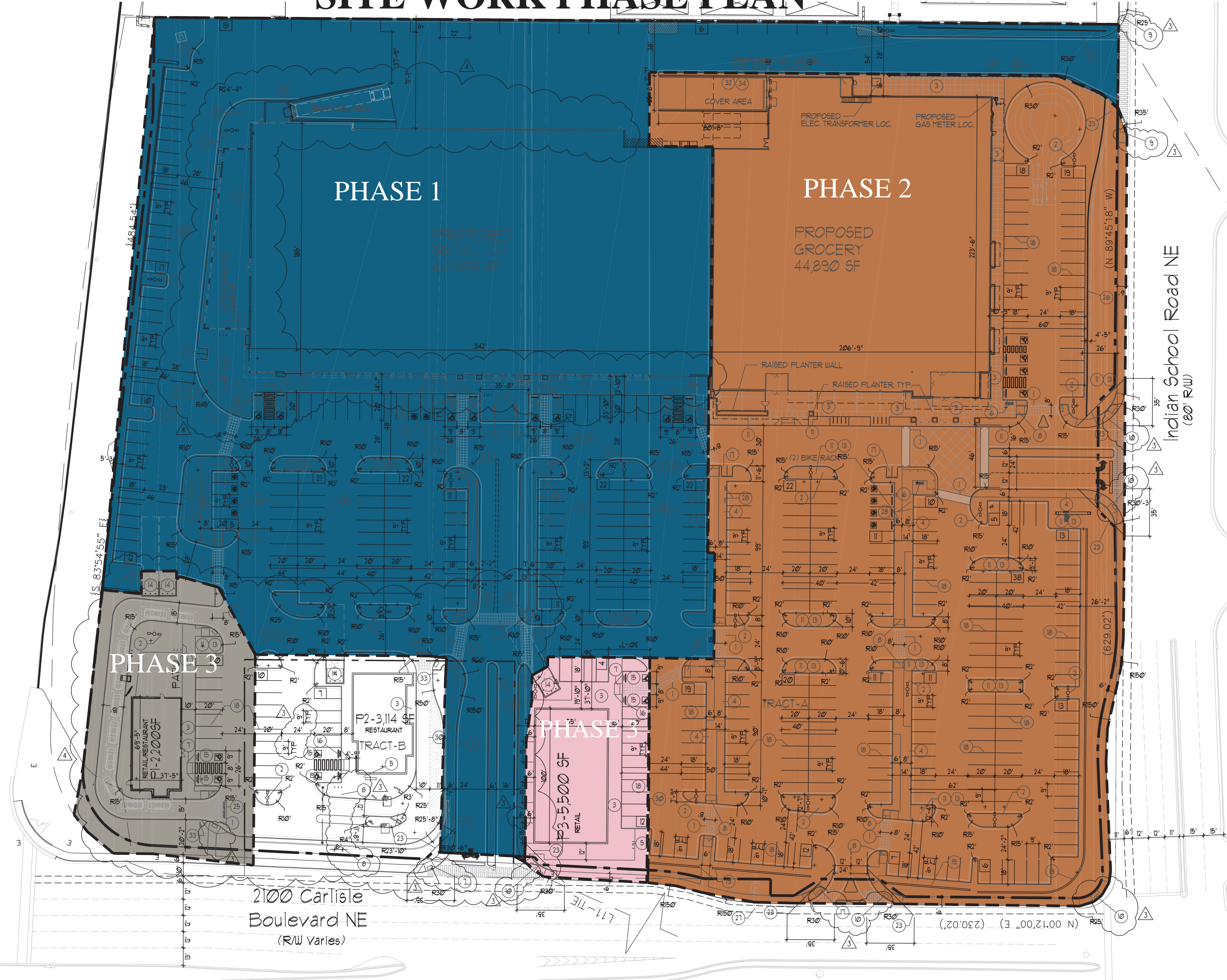
GROSS LOT AREA (4.03 ACRES)	419,918.4 SF
LESS BUILDING(S)	107,798 SF
NET LOT AREA	312,119.4 SF
REQUIRED LANDSCAPE	46,818 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	34,639 SF
PROPOSED OFFSITE LANDSCAPE	924 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	53,647 SF
PERCENT OF NET LOT AREA	17.2%
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%



Sheet Title:  
**Landscape Plan**  
Sheet Number:  
**LS-02**



# SITE WORK PHASE PLAN



- KEYED NOTE:**
- 1' 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.

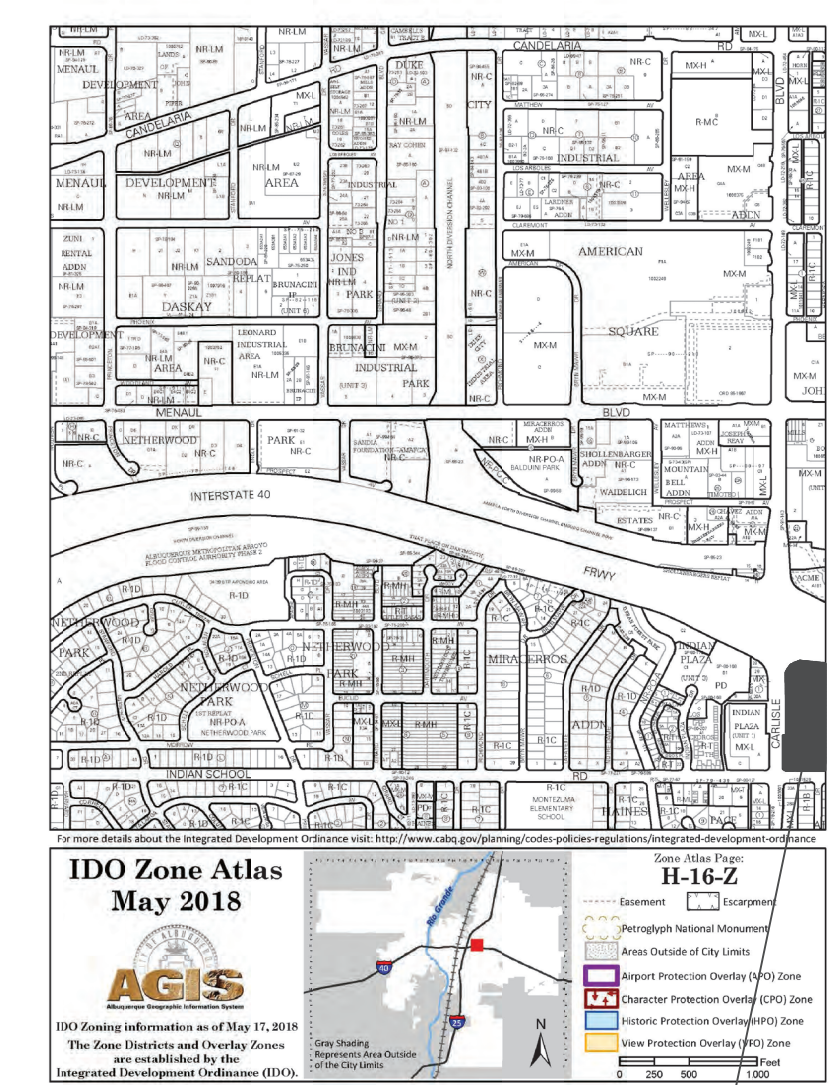
PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

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

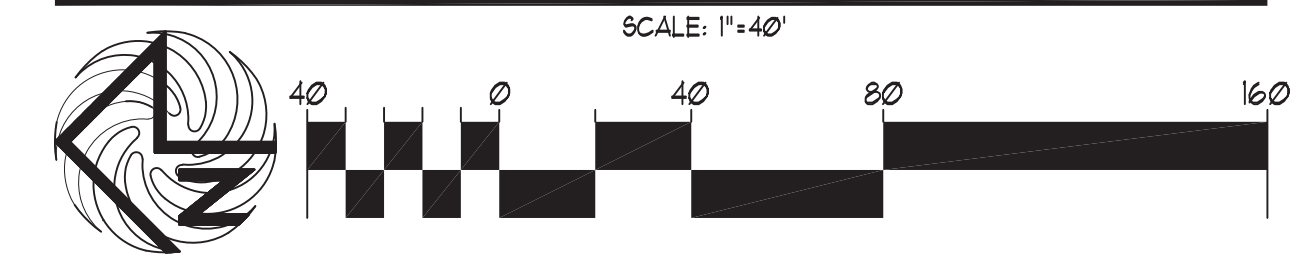
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
DRB ABOQUA 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 2193, AS DOCUMENT NO. 2001043108.

**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

SITE PLAN FOR BUILDING PERMIT

REV	DATE	BY	REVISION
A	23 DEC 2022	SD	ADMINISTRATION AMENDMENT AREA OF CHANGE
B	27 JUL 2021	DTN	ADMINISTRATION AMENDMENT (JEANNE W. COMMENTS)