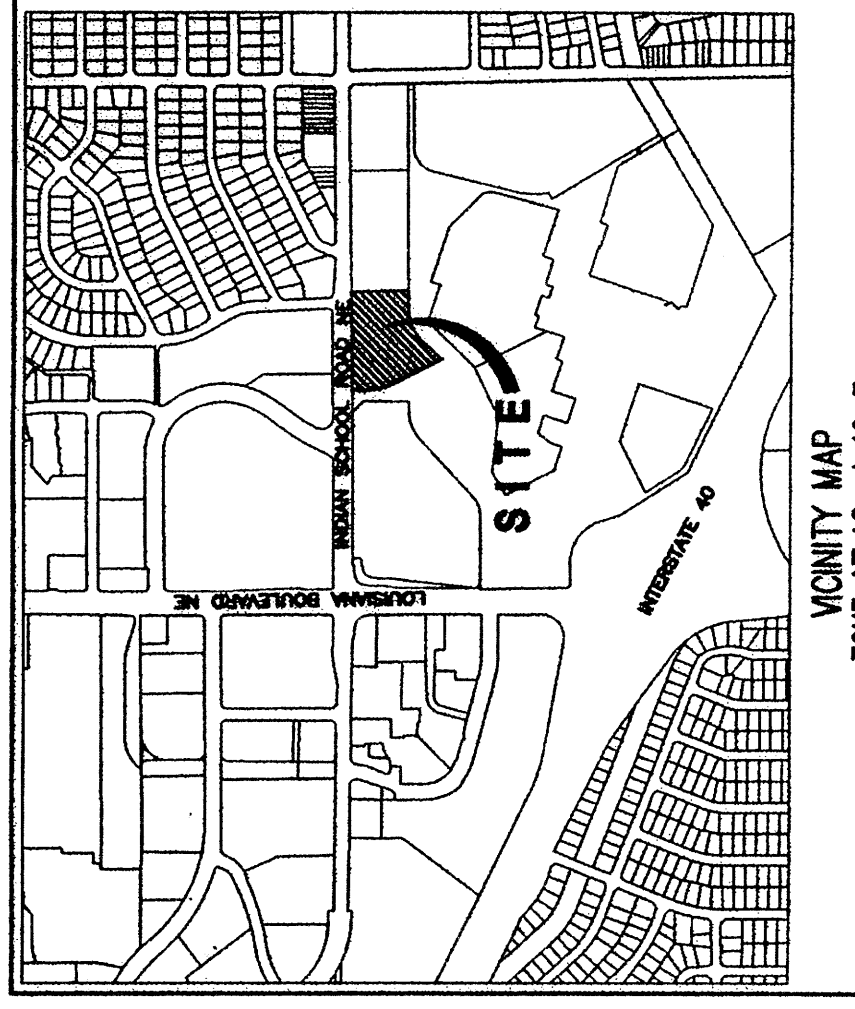


Project #: 1002702
 DATE: 4-23-14
 APP #: 14-70106 (P.F.)



COMMUNITY MAP
 ZONE Atlas 4-19-Z

SUBDIVISION DATA	
PLAT NO.	1002702
NO. OF LOTS	0
NO. OF PARCELS	2
NO. OF TRACTS	0
STREET MILES (FULL)	0
PLAT ACRES	3.8627
LOT ACRES	0
PARCEL ACRES	3.8627
TRACT ACRES	0
STREET ACRES	0

- NOTES**
- EXISTING UTILITY EASEMENTS TO REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
 - ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE, MAPPING ANGLE = 00710011". BEARS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN A.C.S. MONUMENTS "20 JH18" AND "20 JH19" BEING N. 09°49'49" W. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR "20 JH19". DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
 - ALL BEARINGS AND DISTANCES ARE RECORD.
 - BOUNDARY FOR THIS PLAT IS THE CITY OF ALBUQUERQUE E.A.S. MONUMENT "1 JH18" BEING A STEEL I-BEAM LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL ROAD PENNSYLVANIA STREET.
 - ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

- EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE CONDUIT AND JOINT USE OF P.W. ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QUEST (A)/A CONTRIBUTION OF FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BARED AND AERIAL COMMUNICATION WIRE AND WIRE RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, MOBILE GROUND TELEPHONE AND CORDLESS.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 - NEW MEXICO GAS COMPANY, COMCAST, AND QUEST (A)/A CONTRIBUTION OF COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.
- INCLUDED IS THE RIGHT TO BOND, BENCH, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MONITOR, BENCH, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FLOW AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PREROGATIVE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON, AND BUILDING, SIGN, POOL, ABOVEGROUND OR UNDERGROUND UTILITIES, CONCRETE OR MASONRY WALLS, OR OTHER STRUCTURES WHICH SHALL BE CREATED OR CONSTRUCTED ON SAID EASEMENTS AND WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON. THE SURVEYOR SHALL BE RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POLES, BENCHES, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENT (RECIPROCAL ACCESS AND PARKING)

NON-EXCLUSIVE PARKING AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT OVER AND UPON THE COMMON AREAS (PER SITE PLAN AND LEASER/LESSOR AGREEMENTS), LOCATED ON TRACT C-2A1, FOR THE BENEFIT OF TRACT C-2A2 AND C-2A1. CUSTOMERS, PATRONS AND VISITORS OF THE BUSINESS LOCATED ON TRACT C-2A2, IN ADDITION, TRACTS C-2A1 AND C-2A2 SHALL BE GRANTED THE RIGHT OF ACCESS TO THE COMMON AREAS OF THE BUSINESS LOCATED ON TRACT C-2A1 AND D-1M EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

SUBDIVISION PLAT PARCEL C-2A1 and C-2A2 WINROCK CENTER ADDITION

BEING A REPLAT OF PARCEL C-2A WINROCK CENTER ADDITION SECTION 18, T.10N., R.4E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2014
 DATE OF SURVEY: NOVEMBER 2013
 SHEET 1 OF 3

PROJECT NO. 1002702
 APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

P.W. ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QUEST CORPORATION (A)/A CenturyLink CO _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS

CITY SURVEYOR *Dale P. Steiner* DATE *4/2/14*

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

A.S.C.W.U.A. _____ DATE _____

DEPARTMENT OF MUNICIPAL DEVELOPMENT _____ DATE _____

AMRGA _____ DATE _____

CITY ENGINEER _____ DATE _____

PRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

HUITT-ZOLIARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL C-2A INTO TWO PARCELS C-2A1 AND C-2A2. THIS PLAT WILL ALSO CREATE TWO PUBLIC WATER EASEMENTS.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS RELATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, TELEPHONE, AND WATER SERVICES; AND ALL EASEMENTS FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, TELEPHONE, AND WATER SERVICES; AND ALL EASEMENTS FOR UNDERGROUND UTILITIES SHOWN ON THIS PLAT; AND ALL EASEMENTS FOR ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATED HEREON.

Winrock Partners, LLC
 Cory D. Goodman, Authorized Signatory

(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *March 21, 2014* BY *Cory D. Goodman*, AUTHORIZED SIGNATORY OF WINROCK PARTNERS LLC, WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY *Helen Caraballo*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: *02/14/2016*

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

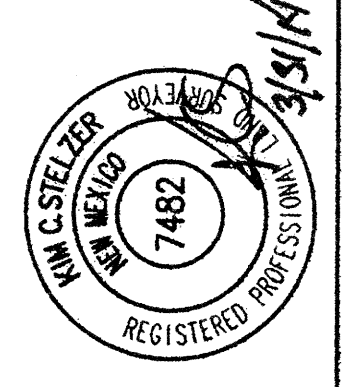
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 PARCEL C-2A UPC # 1009581551020441
 BERNALILLO COUNTY TREASURERS OFFICE.

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, *Kim C. Steiner*, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO BE BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR ACT, TITLE 24, CHAPTER 1, SECTION 1-10, AND THE ALBUQUERQUE SUBDIVISION ACT, TITLE 24, CHAPTER 1, SECTION 1-11, AND THE SURVEYOR'S AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Steiner
 Kim C. Steiner, MAPLES, NO. 7482
 DATE *March 31, 2014*



SUBDIVISION PLAT PARCEL C-2A1 and C-2A2 WINROCK CENTER ADDITION

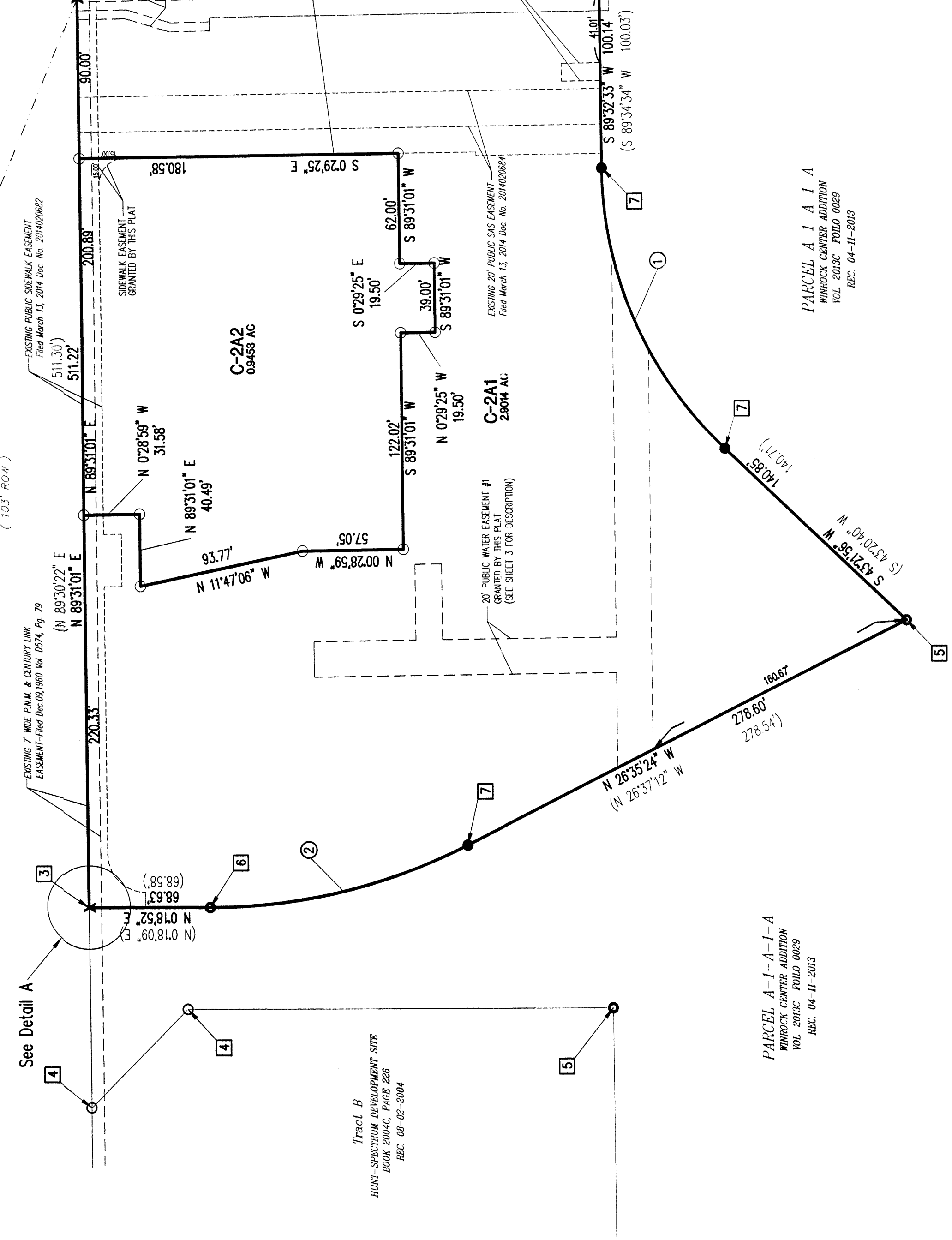
BEING A REPLAT OF PARCEL C-2A WINROCK CENTER ADDITION SECTION 18, T.10N., R.4E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2014
 DATE OF SURVEY: NOVEMBER 2013
 SHEET 2 OF 3

CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	46°10'37"	220.45'	177.67'	S 66°27'15" W	172.90'
2	46°13'54"	220.45'	177.88'	S 66°27'37" W	173.09'
3	28°54'16"	322.00'	151.20'	N 13°08'16" W	149.82'
		(26°55'21")	322.00'	(N 13°09'32" W)	(149.92')

INDIAN SCHOOL ROAD N.E.
 (123'-ROW)

AS CONVEYED BY THIS PLAT
 FOUND 3 1/2" ALUMINUM DISK
 N.M. STATE PLANE COORDINATES
 C-1542-08270
 NAD83
 MAPPING ANGLE = 00710011"
 GRID TO GROUND = 99.961580

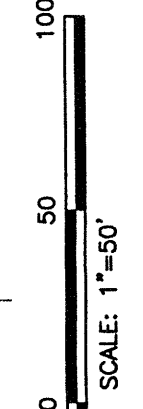
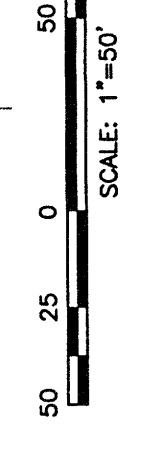
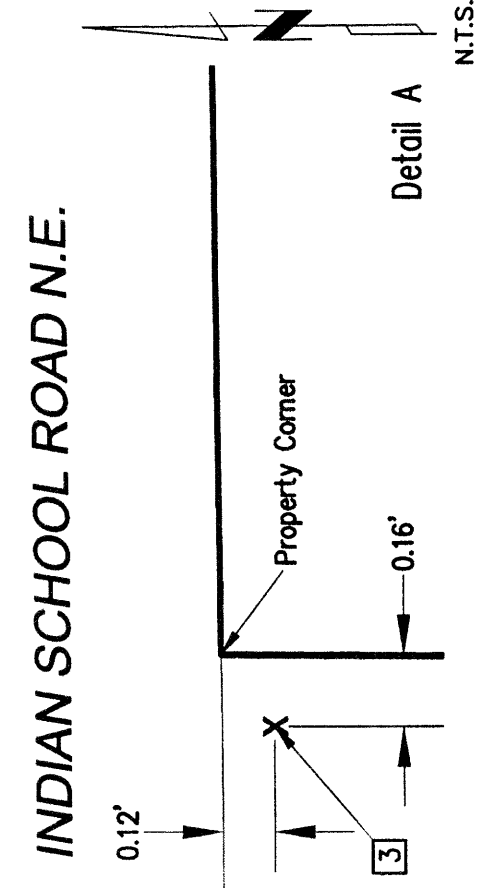


Tract B
 HOINT-SPECTRUM DEVELOPMENT SITE
 BOOK 2042, PAGE 228
 REC. 08-02-2004

PARCEL A-J-A-I-A
 WINROCK CENTER ADDITION
 VOL. 2013, FOLIO 0029
 REC. 04-11-2010

PARCEL A-J-A-I-A
 WINROCK CENTER ADDITION
 VOL. 2013, FOLIO 0029
 REC. 04-11-2010

- BOUNDARY EVIDENCE - UNLESS OTHERWISE INDICATED:**
- X Found Chiseled "X" on Steel Gate
 - X Found Chiseled "X" on Manhole Cover
 - X Found Chiseled "X" on Sidewalk
 - O Found Brass Cap in Concrete L51010
 - O Found Nag-Nail w/ Ring AZ250R6, MH10472, TX4297
 - O Found PK-Nail w/ Cop 9750
 - O Found Rebar w/ Cop 9750
 - O Set PK-Nail w/ washer; PLS 7482
- Found monuments are tagged with a washer stamped PLS 7482



HUITT-ZOLIARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

SUBDIVISION PLAT
PARCEL C-2A1 and C-2A2
WINROCK CENTER ADDITION

BEING A REPLAT OF PARCEL C-2A WINROCK CENTER ADDITION
SECTION 18, T.10N., R.4E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014

DATE OF SURVEY: NOVEMBER 2013
SHEET 3 OF 3

LEGAL DESCRIPTION TRACT C-2A2

A Parcel of land lying within Parcel C-2A as shown on the Plat of Parcels A-1 thru A-3, and C-2A Winrock Center Addition, Filed in the office of the Bernalillo County Clerk, in Volume 94C, Folio 281, Document No. 94104483, Filed August 23, 1994, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Commencing at the northeast corner of said Parcel C-2A; thence, S89°31'01"W along the south right-of-way line of Indian School Road NE, 900.00 feet to the Point of Beginning of the Parcel here in described:

Thence, S07°29'25"E, 180.58 feet; Thence, S89°31'01"W, 62.00 feet; Thence, S07°29'25"E, 19.50 feet; Thence, S89°31'01"W, 122.02 feet; Thence, N07°28'59"W, 57.05 feet; Thence, N11°47'06"W, 93.77 feet; Thence, N89°31'01"E, 40.49 feet; Thence, N07°28'59"W, 31.58 feet to a point on the south right-of-way line of Indian School Road NE; Thence, N89°31'01"E along the south right-of-way line of Indian School Road NE, 200.89 feet to the Point of Beginning of the Parcel here in described. Said Parcel contains 0.9453 acres (41,178 sq. ft.) more or less.

LEGAL DESCRIPTION WATER EASEMENT #2

A strip of land lying within Parcel C-2A as shown on the Plat of Parcels A-1 thru A-3, and C-2A Winrock Center Addition, Filed in the office of the Bernalillo County Clerk, in Volume 94C, Folio 281, Document No. 94104483, Filed August 23, 1994, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Commencing at the southeastern corner of said Parcel C-2A; thence, S89°32'33"W along the southerly line of said Parcel C-2A, 41.01 feet to the Point of Beginning of the Easement here in described:

Thence, S89°32'33"W continuing along the said southerly line, 10.00 feet; Thence, N07°27'22"W, 22.00 feet; Thence, N89°32'33"E, 10.00 feet; Thence, S07°27'22"E, 22.00 feet to the Point of Beginning of the Easement here in described. Said Easement contains 0.0051 acres (220 sq. ft.) more or less.

LEGAL DESCRIPTION WATER EASEMENT #1

A strip of land lying within Parcel C-2A as shown on the Plat of Parcels A-1 thru A-3, and C-2A Winrock Center Addition, Filed in the office of the Bernalillo County Clerk, in Volume 94C, Folio 281, Document No. 94104483, Filed August 23, 1994, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Commencing at the southerly most corner of said Parcel C-2A; thence, N26°35'24"W along the westerly line of said Parcel C-2A, 160.67 feet to the Point of Beginning of the Easement here in described:

Thence, N26°35'24"W continuing along the said westerly line, 22.28 feet; Thence, N10°27'22"E, 20.00 feet; Thence, N07°27'22"W, 171.32 feet; Thence, N89°32'33"E, 20.00 feet; Thence, S07°27'22"E, 57.62 feet; Thence, N89°32'33"E, 42.48 feet; Thence, S07°27'22"E, 15.00 feet; Thence, S89°32'33"W, 42.48 feet; Thence, S07°27'22"E, 98.70 feet; Thence, N89°32'33"E, 216.41 feet to a Point; thence, said point being on the southerly line of said Parcel C-2A; Thence, southwesterly, along said southerly line along a curve to the left said curve having a radius of 220.45 feet, a delta angle of 157°23'27" and a chord bearing S89°29'46"W, 58.35 feet, 58.52 feet; Thence, S89°32'33"W, 225.04 feet to the Point of Beginning of the Easement here in described. Said Easement contains 0.2087 acres (9,135 sq. ft.) more or less.

SITE PLAN AMENDMENT
FOR SUBDIVISION PURPOSES

WINROCK CENTER ADDITION

TO REPLAT OF PARCEL C-2A INTO
PARCEL C-2A1 AND C-2A2
WINROCK CENTER ADDITION
SECTION 18, T. 10N, R. 4E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014 - AMENDED PER DRB

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION OSEP000876, PROJECT NO. 1002202 AND FOLLOWS THE ADMINISTRATIVE AMENDMENT APPROVED MARCH 21, 2013 (FILE: 13-10484), AND SITE DEVELOPMENT PLAN AMENDMENT APPROVED BY DRB OCTOBER 2, 2013 (FILE: 13-10484).

THE SITE
THE SITE CONSISTS OF APPROXIMATELY 83 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO EIGHT SEPARATE LOTS DESCRIBED AS FOLLOWS:
LOT 1 - ALL OF PARCEL A-3 (WOMEN'S DILLARDS AND PARKING FIELD)
LOT 2 - ALL OF PARCEL A-2 (MENS DILLARDS AND PARKING FIELD)
LOT 3 - ALL OF PARCEL D-1A (TOYS R US)
LOT 4 - ALL OF PARCEL E-1A (VACANT)
LOT 5 - TRACT A-1-A-1-A-1, TRACT B, PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE, *C-2A1
LOT 6 - PARCEL A-1-A-2 (BJ RESTAURANT AND PARKING FIELD)
LOT 7 - PARCEL A-1-A-1-B (REGAL THEATER)
LOT 8 - PARCEL *C-2A2 (DAVE AND BUSTERS RESTAURANT)

LOTS 1, 2, 5, 6 AND 8 ARE ZONED SU-3 MU-UPT AND LOTS 3-4 ARE ZONED MU-UPT/BUFFER.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

LOT 1 (PARCEL A-3):	251,844 SF 5.78 AC.	LOT 5 (SEE ABOVE):	2,453,565 SF 56.33 AC.
LOT 2 (PARCEL A-2):	422,230 SF 9.64 AC.	LOT 6 (PARCEL A-1-A-2):	28,314 SF 0.65 AC.
LOT 3 (PARCEL D-1A):	151,058 SF 3.46 AC.	LOT 7 (PARCEL A-1-A-1-B):	45,025 SF 1.03 AC.
LOT 4 (PARCEL E-1A):	147,438 SF 3.38 AC.	LOT 8 (PARCEL C-2A2):	41,111 SF 0.95 AC.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) LAND USES ARE AS FOLLOWS:
RETAIL/RESTAURANT/THEATER 415,482 S.F. *USES AND SQUARE FOOTAGES ARE APPROVED
OFFICE 24,000 S.F. PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
HOTEL: 174 ROOMS
*MULTI-FAMILY 66 UNITS (AREA - 3.11 AC. GROSS DENSITY-21.11 DU/AC.)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR S

IGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL. CONTINUES ALONG WINROCK'S SOUTHERN EDGE, CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 113 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM. SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3 AREA	BUILDING	F.A.R.
3,544,478 S.F. (81.31 AC.)	1,106,808 S.F.	.31

LANDSCAPE PLAN:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN. THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEMOLITION OF THE WINROCK 6 THEATER.

PHASE 2 DEVELOPMENT INCLUDES ALL WORK NECESSARY FOR NEW DAVE AND BUSTERS.

PHASE 3 DEVELOPMENT INCLUDES THE DEMOLITION OF THE WINROCK 6 THEATER AND WORK NECESSARY FOR DAVE AND BUSTERS.

OWNER/DEVELOPER
WINROCK PARTNERS, LLC
PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS



SITE
PLAN
FOR
SUBDIVISION

SDPS-1

PROJECT NUMBER: 1002202
APPLICATION NUMBER: _____

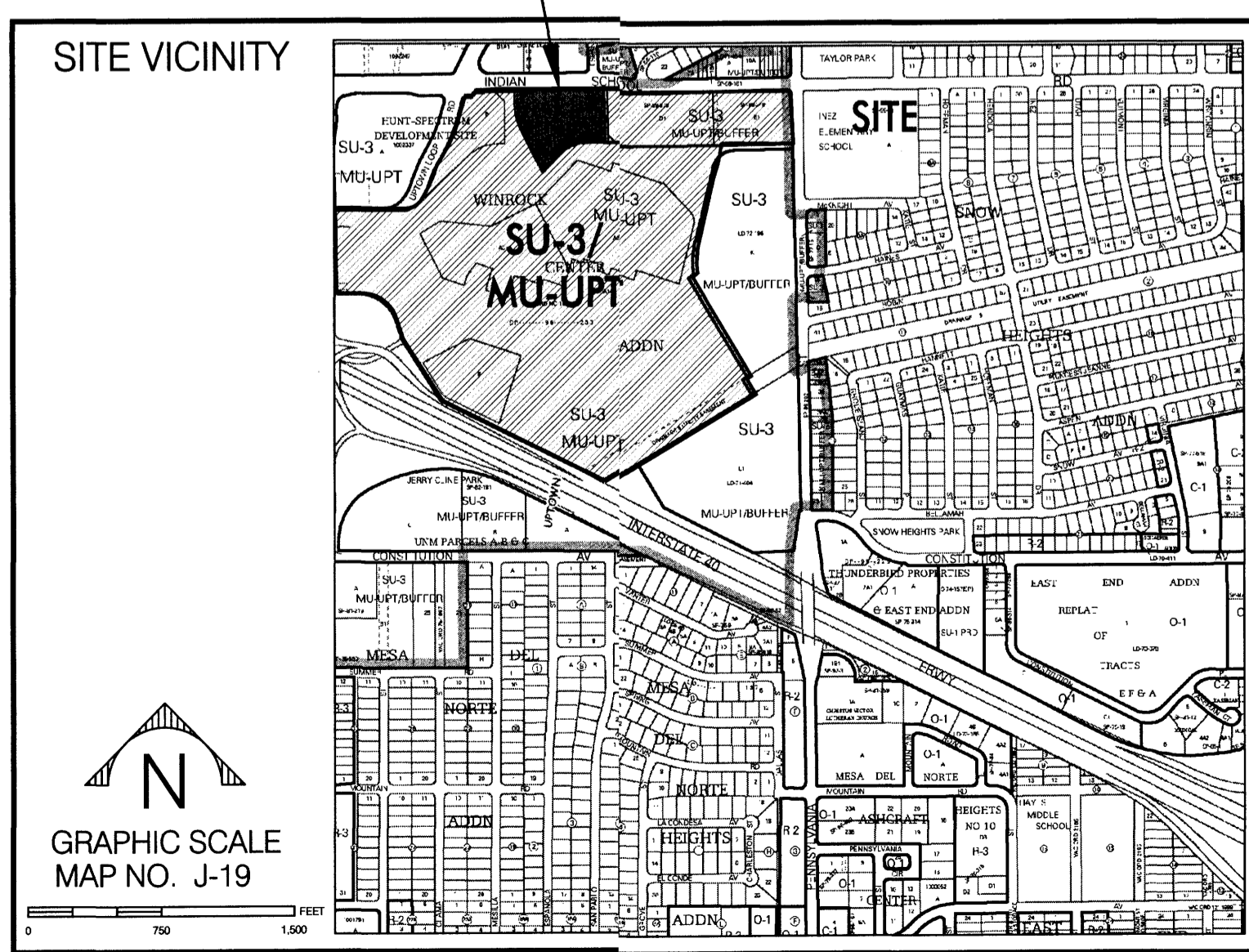
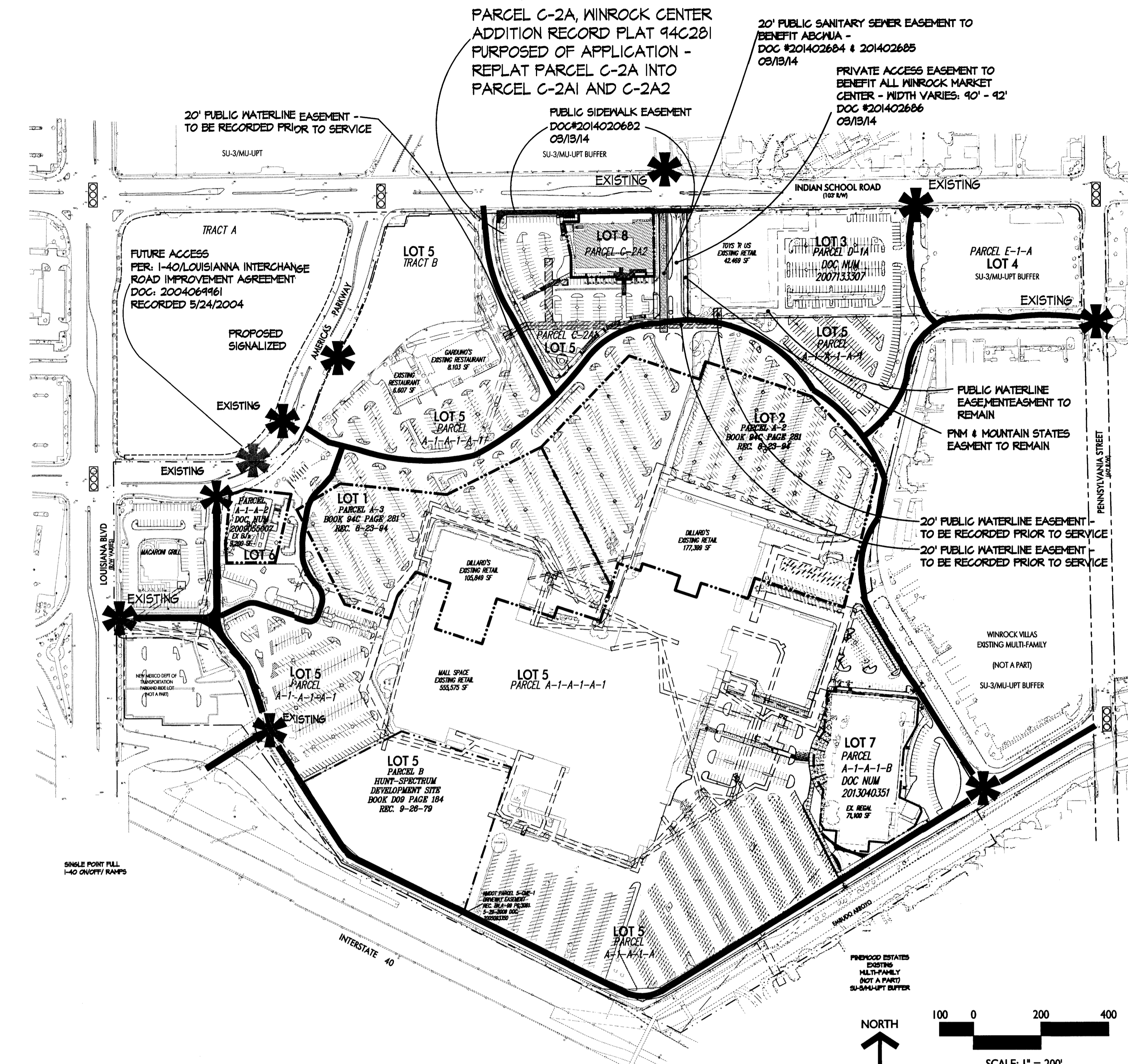
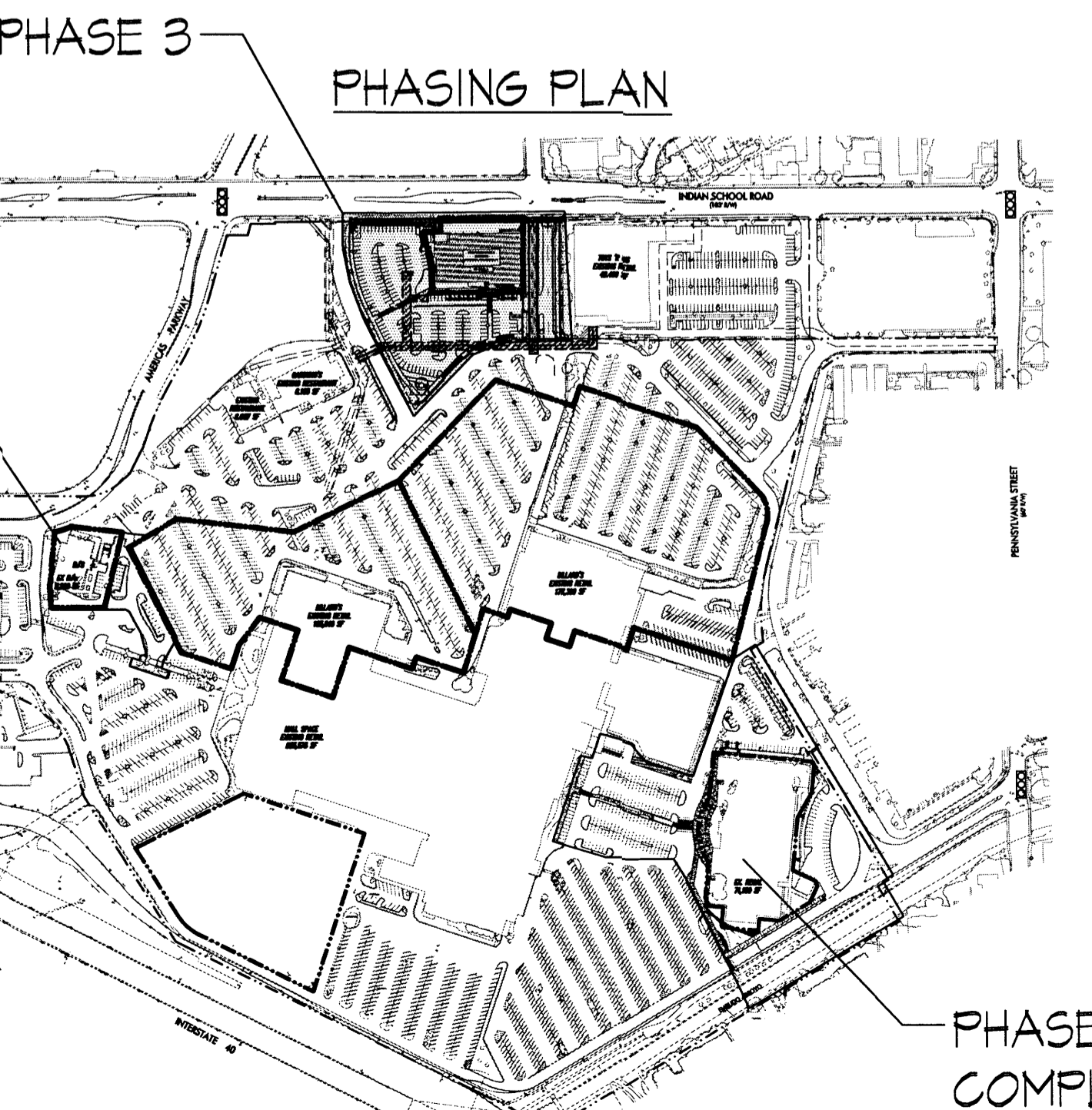
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (x) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCNVA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISION HISTORY: SITE PLAN FOR SUBDIVISION PURPOSES AND SUBDIVISIONS, CASE 1002202.

8.	APRIL 8, 2014	DRB # _____	REPLAT PARCEL C-2A INTO C-2A1 AND C-2A2
7.	NOVEMBER 13, 2013	DRB #13-10646	REPLAT PARCEL A-1-A-1-A AND E-1 INTO A-1-A-1-A-1 AND E-1-A
6.	OCTOBER 2, 2013	DRB #13-10670 AND DRB #13-10671	TO AMEND DEVELOPMENT OF TRACT C-2A. PHASING KEY MAP REVISED TO REFLECT DRB#13-10484.
5.	MAR. 27, 2013	DRB #13-10488 AND 10489	DIVIDING TRACT A-1-A-1 TO CREATE TRACT A-1-A-1-B AND RENAME BALANCE AS A-1-A-1-A. PHASING KEY MAP REVISED TO REFLECT 8-2-12 ADMIN. AMENDMENT.
4.	FEB. 25, 2013	ADMIN. AMENDMENT 13-10174	REVISING DRIVE AISLE AND LANDSCAPING FOR THEATER (NO SUBDIVISION EFFECT)
3.	SEPT. 26, 2012	EXISTING TRACT A-1-A DIVIDED INTO A-1-A-1 AND A-1-A-2	TO PROVIDE FOR BJ'S RESTAURANT (SHOWN PREVIOUSLY AS PHASE 2).
2.	AUG. 2, 2012	ADMINISTRATIVE AMENDMENT APPROVED	REVISING BUILDINGS LOCATION FOR CINEMA AND REVISING PHASING LOCATIONS.
1.	MAY 9, 2012	SITE PLAN APPLICATION NO. 12-10106.	PROPOSES TO CREATE 6 NEW LOTS AND DESCRIBES THEN-CURRENT PHASING.



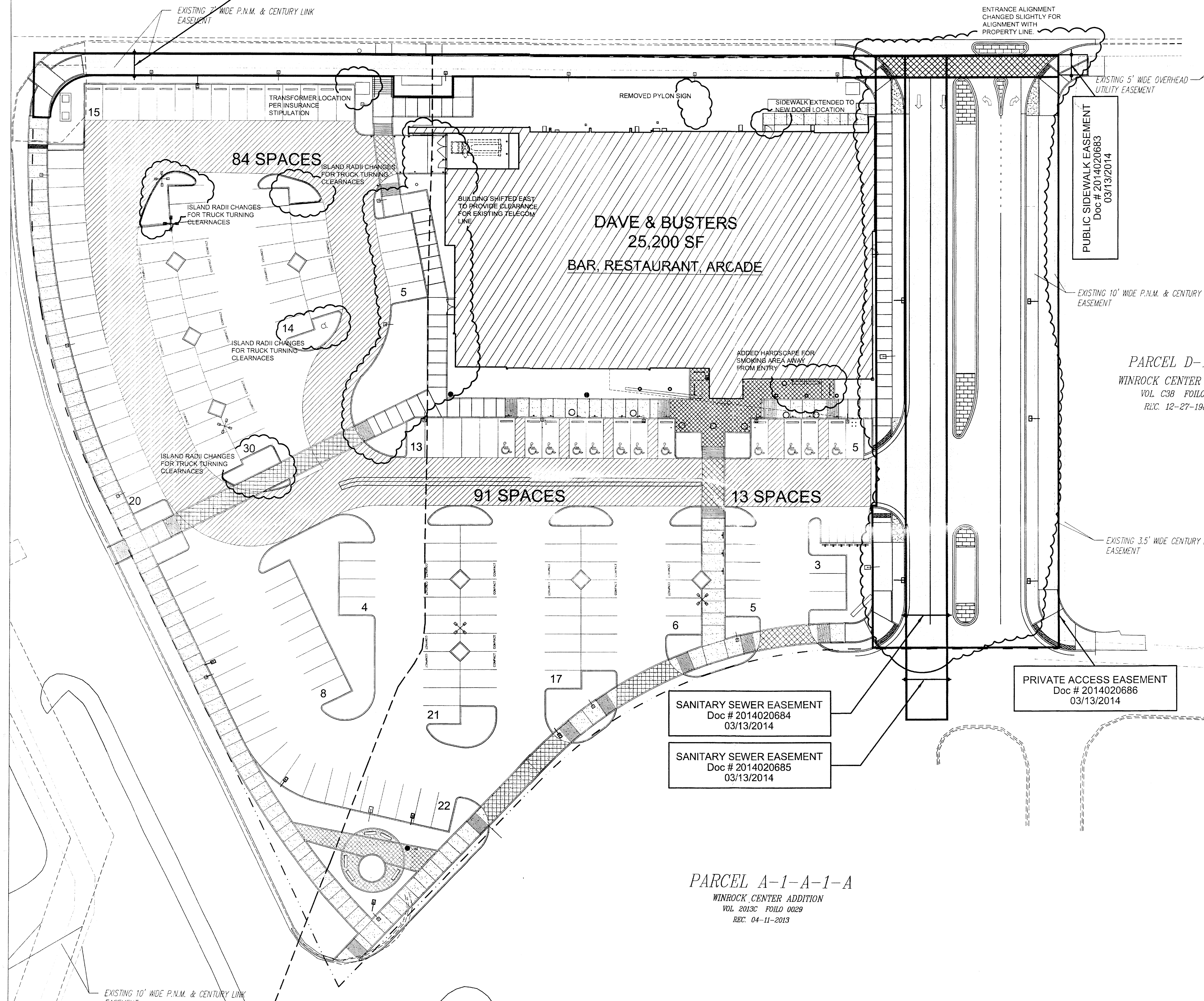
- * APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.
- GENERAL NOTES:
- LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
 - PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
 - FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 - PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
 - WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
 - SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
 - SURPLUS PARKING AND OPEN SPACE IN PHASE 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

Plotted: 4/15/2014 7:10:51 AM. By: eddings, Scott
G:\Proj\17093301\Dave & Bustars\DWG\Plot_Files\DRB\DRB\SDPS-1-SITEPLAN 3-17-2014.dwg
Last Saved: 4/15/2014 7:09:55 AM. seedings

GRAPHIC SCALE
MAP NO. J-19

INDIAN SCHOOL ROAD N.E.

PUBLIC SIDEWALK EASEMENT
Doc # 2014020682
03/13/2014



DAVE & BUSTERS
25,200 SF
BAR, RESTAURANT, ARCADE

SANITARY SEWER EASEMENT
Doc # 2014020684
03/13/2014

SANITARY SEWER EASEMENT
Doc # 2014020685
03/13/2014

PRIVATE ACCESS EASEMENT
Doc # 2014020686
03/13/2014

PUBLIC SIDEWALK EASEMENT
Doc # 2014020683
03/13/2014

PARCEL A-1-A-1-A
WINROCK CENTER ADDITION
VOL. 2013C FOLIO 0029
REC. 04-11-2013

PARCEL D-1-A
WINROCK CENTER A
VOL. C38 FOLIO 4
REC. 12-27-1988

GENERAL SHEET NOTES

- A. PARKING AREA SHALL BE DESIGNED AND BUILT TO CURRENT DPM STANDARDS.
- B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- C. DIMENSIONS ARE TO FACE OF CURB OR WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO CITY OF ALBUQUERQUE STANDARDS.
- E. ALL LIGHTING STANDARDS SHALL COMPLY TO LIGHTING STANDARDS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.
- F. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE SECTION 14-10-30 AREA LIGHTING REGULATIONS. SEE ELECTRICAL PLANS.
- G. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR THE RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
- H. REFER TO CIVIL FOR CURB CUT LOCATIONS.
- I. GENERAL CONTRACTOR IS TO COORDINATE WITH FIRE DEPARTMENT FOR EXACT LOCATION OF REQUIRED FIRE LANE - NO PARKING PAINTED ON CURBS.
- J. SITE SIGNAGE IS NOT PART OF THIS PERMIT SUBMITTAL.
- K. EXISTING TELECOM LINE TO REMAIN IN CONTINUOUS USE DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- L. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE CALCULATIONS.
- M. PARKING SPACES 9'0" X 18'0" UNLESS NOTED OTHERWISE.
- N. SEE CIVIL DRAWINGS FOR UTILITY EASEMENTS.

SHEET KEYED NOTES

1. PROPERTY LINE
2. CONCRETE APRON, SEE E3AS-501
3. CONCRETE PAVING, SEE E3AS-501
4. ACCESSIBLE RAMP, SEE E & B3AS-501
5. ASPHALT PAVING, SEE E1AS-501
6. HEAVY DUTY ASPHALT PAVING, SEE E2AS-501
7. DECORATIVE CONCRETE PAVING, SEE D2AS-501
8. CONCRETE SIDEWALK WITH 6" WIDE COLORED BORDER, SEE C4AS-501
9. CONCRETE CURB AND GUTTER, SEE C3AS-501
10. LANDSCAPE AREA, SEE LANDSCAPE PLANS
11. EXISTING TREES AND LANDSCAPING TO REMAIN, SEE LANDSCAPE DRAWINGS
12. BOLLARD, SEE C3AS-501
13. POST INDICATOR VALVE, SEE CIVIL DRAWINGS
14. 6" CONCRETE HEADER CURB, SEE D5AS-501
15. LIGHT POLE, SEE A2 & A3AS-501
16. COMPACTOR ENCLOSURE, SEE ARCHITECTURAL DRAWINGS
17. MOTORCYCLE PARKING
18. MOTORCYCLE PARKING SIGN, SEE A1AS-501
19. ACCESSIBLE PAVEMENT MARKINGS, PAINTED, SEE A6AS-501
20. ACCESSIBLE PARKING SIGN, SEE A1AS-501
21. PAINTED PARKING STRIPING, COLOR: WHITE, SEE A4 & A5AS-501
22. CONCRETE BUMPER, SEE B5AS-501
23. SEE CIVIL DRAWINGS FOR SHADED AREAS
24. FIRE TRUCK ACCESS DRIVE
25. DESIGNATED "TO GO" PARKING, 3 SPACES
26. "TO GO" PARKING SIGN, SEE A1AS-501
27. MONUMENT SIGN, SEE SIGNAGE DRAWINGS
28. PYLON SIGN
29. FIRE HYDRANT, SEE CIVIL DRAWINGS
30. CONCRETE CROSSWALK, SEE C2AS-501
31. PAINTED FIRE LANE, PER CITY OF ALBUQUERQUE STANDARDS
32. EXISTING TELECOM LINE TO REMAIN
33. CONCRETE SPLASH BLOCK, SEE B6AS-501
34. EXISTING CURB AND GUTTER TO REMAIN
35. TRANSFORMER AND REQUIRED CLEARANCES
36. COMPACTOR ENCLOSURE, SEE ARCHITECTURAL BUILDING PERMIT DRAWINGS
37. BENCH ON SITE SIGNING FOR 21 REQUIRED
38. TRASH RECEPTACLE
39. BIKE RACK, SEE C5AS-501
40. BUILDING COLUMN
41. ROOF CANOPY
42. DOG WASTE - BAG DISPENSER
43. 24" WIDE CURB CUT FOR STORM WATER OUTFALL, SEE CIVIL DRAWINGS
44. GAS METER, SEE CIVIL DRAWINGS
45. WATER METER, SEE CIVIL DRAWINGS
46. GREASE TRAP, SEE CIVIL DRAWINGS
47. ELECTRIC METER, SEE CIVIL DRAWINGS
48. SIDEWALK CULVERT, SEE CIVIL DRAWINGS
49. SEE CIVIL DRAWING C1.C FOR BUILDING'S CONTROL POINT.
50. 6" CONCRETE HEADER CURB, SEE D4AS-501
51. CONCRETE SERVICE SIDEWALK, SEE E4AS-501
52. BUILDING SCREEN WALL WILL SPAN OVER THE EXISTING TELECOM LINE. SEE ARCHITECTURAL BUILDING PLANS FOR FOOTING LOCATIONS.
53. LIMITS OF WORK.

LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT (8 TOTAL)
- 30'-0" HIGH AREA POLE LIGHTS (26 TOTAL)
- BENCH (7 BENCHES SHOWN = 21 SEATS)
- BIKE RACK (3 SHOWN = 21 SPACES)
- TRASH RECEPTACLE
- DOG WASTE BAG DISPENSER
- PROPERTY LINE
- UTILITY EASEMENT
- HEAVY DUTY ASPHALT
- CONCRETE PAVING
- DECORATIVE PAVING
- RE: CIVIL DRAWINGS

PARKING DATA

TOTAL:	2 / 1000 SF = 50 SPACES
PARKING PROVIDED:	328 SPACES / 188 SPACES ON SITE + 137 ADJACENT SITE
ACCESSIBLE REQ'D / PROVIDED:	12 SPACES / 12 SPACES
MOTORCYCLE PARKING:	
REQUIRED:	301-500 PARKING SPACES = 6 SPACES
PROVIDED:	6 SPACES
BICYCLE PARKING:	
REQUIRED:	1/20 AUTOMOBILE, (325 / 20) = 17 SPACES
PROVIDED:	21 SPACES

SITE DATA

LEGAL DESCRIPTION:
PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8458 AC 1/4 OR 167,567 SQ FT M/L.

TOTAL:
BUILDING AREA: 25,200 SF
SITE AREA: 167,705 SF (3.85 ACRES)
F.A.R. (25,200 SF / 167,705 SF): 0.15

ZONE: SU-3 for MU-UPT

ADMINISTRATIVE AMENDMENT
FILE # A-1-A-1-A PROJECT # 12-0023.002
10022
SHIFT BLOG FROM 7 TO PROVIDE CLEARANCE FROM TELECOMMUNICATION LINE
ll 3/21/14
APPROVED BY DATE

AREAS CIRCLED ON SITE PLAN REMOVE PLUMB BOARDS / DRIVE LANE FOR TRUCK ACCESS / TURNING RADIUS REVISE LANDSCAPING TO ACCOMMODATE + REMOVE TREE LIGHT.

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7501 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9100
fax 761-4222
dps@dpdesign.org

ARCHITECT

ENGINEER

SITE PERMIT SUBMITTAL

PROJECT

Dave & Buster's
201 Winrock Center
Albuquerque, New Mexico 87110

REVISIONS

- △
- △
- △
- △
- △
- △
- △

DRAWN BY: SJT
REVIEWED BY: CRG
DATE: 02/03/14
PROJECT NO.: 12-0023.002
DRAWING NAME: SITE PLAN

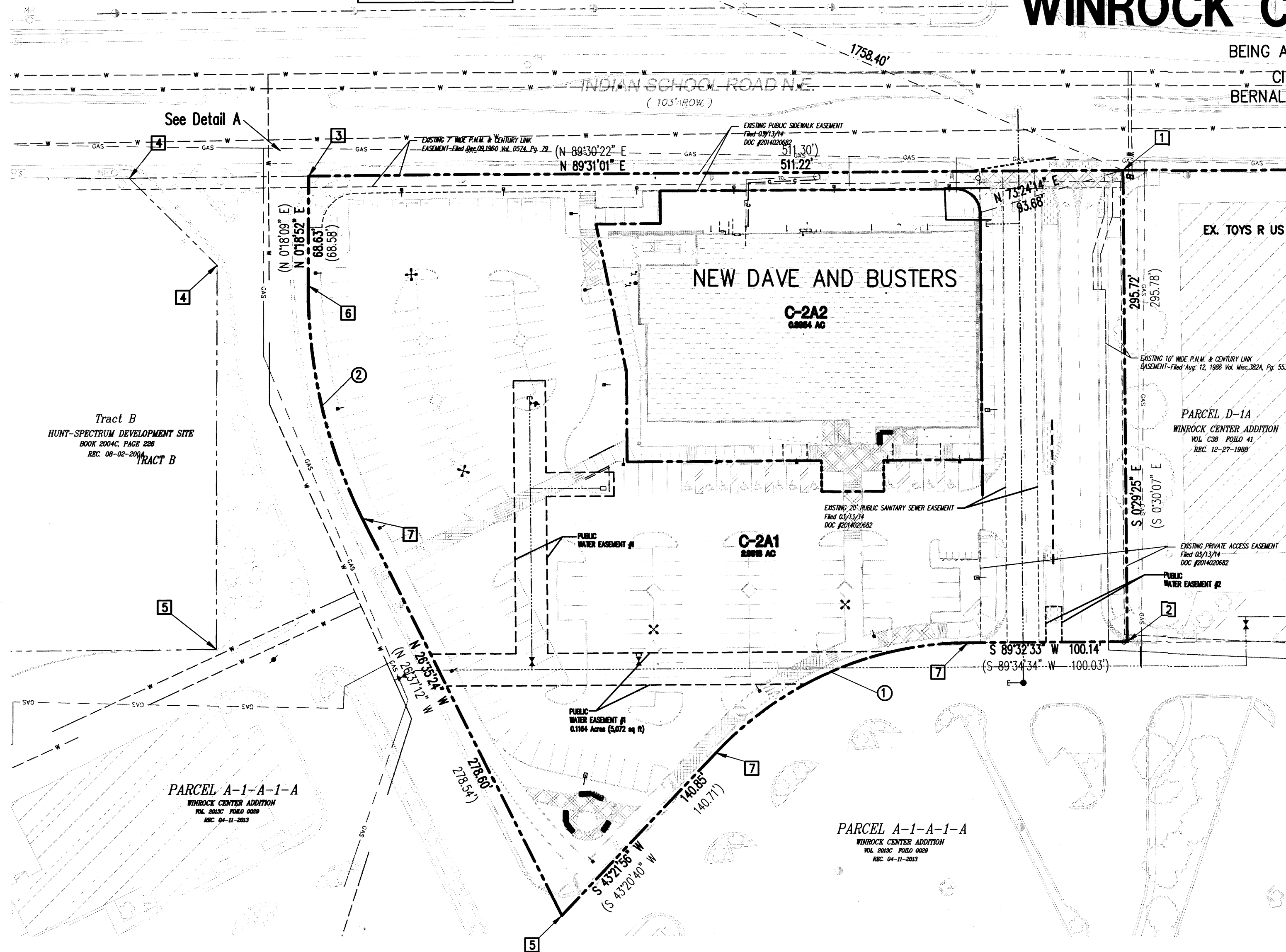
SHEET NO. **AS-101**
OF

SKETCH PLAT PARCEL C-2A1 and C-2A2 WINROCK CENTER ADDITION

BEING A REPLAT OF PARCEL C-2A
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2014

SHEET 1 OF 1

ACS CONTROL STATION 20_H18
FOUND 3 1/4" ALUMINUM DISK
N.M. STATE PLANE COORDINATES
X=1,545,048.210 Y=1,493,154.978
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -0011'00.11"
GRID TO GROUND = .999661580



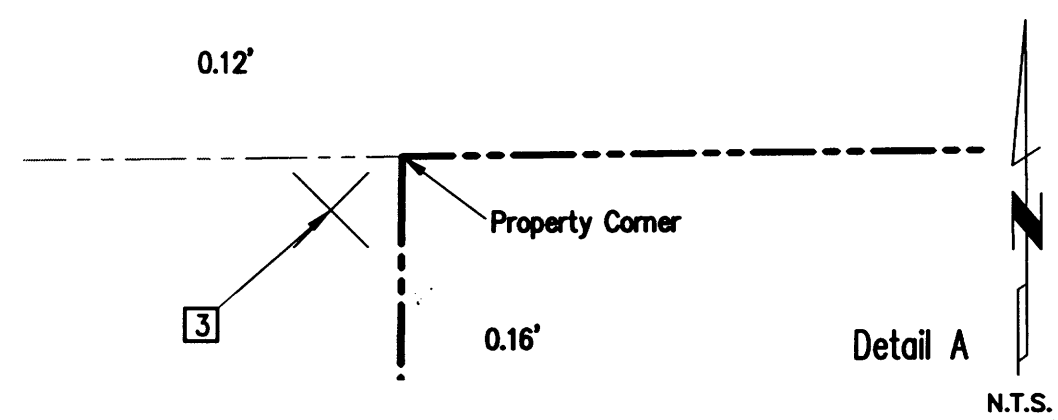
CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
①	46°10'37" (46°13'54")	220.45' (220.45')	177.67' (177.88')	S 66°27'15" W (S 66°27'37" W)	172.90' (173.09')
②	26°54'16" (26°55'21")	322.00' (322.00')	151.20' (151.30')	N 13°08'16" W (N 13°09'32" W)	149.82' (149.92')

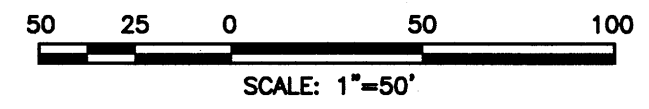
BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

- ① Found Chiseled "X" on Steel Grate
 - ② Found Chiseled "X" on Manhole Cover
 - ③ Found Chiseled "X" on Sidewalk
 - ④ Found Brass Cap in Concrete LS1010
 - ⑤ Found Mag-Nail w/Tag AZ25068, NM10472, TX4297
 - ⑥ Found PK-Nail w/Cap 9750
 - ⑦ Found Rebar w/Cap 9750
 - ⑧ Set No. 5 rebar w/cap; HZ PLS 7482
- Found monuments are tagged with a washer stamped PLS 7482

PROJECT #: 1002201
DATE: 4-2/14
APP #: H-70077(SK)

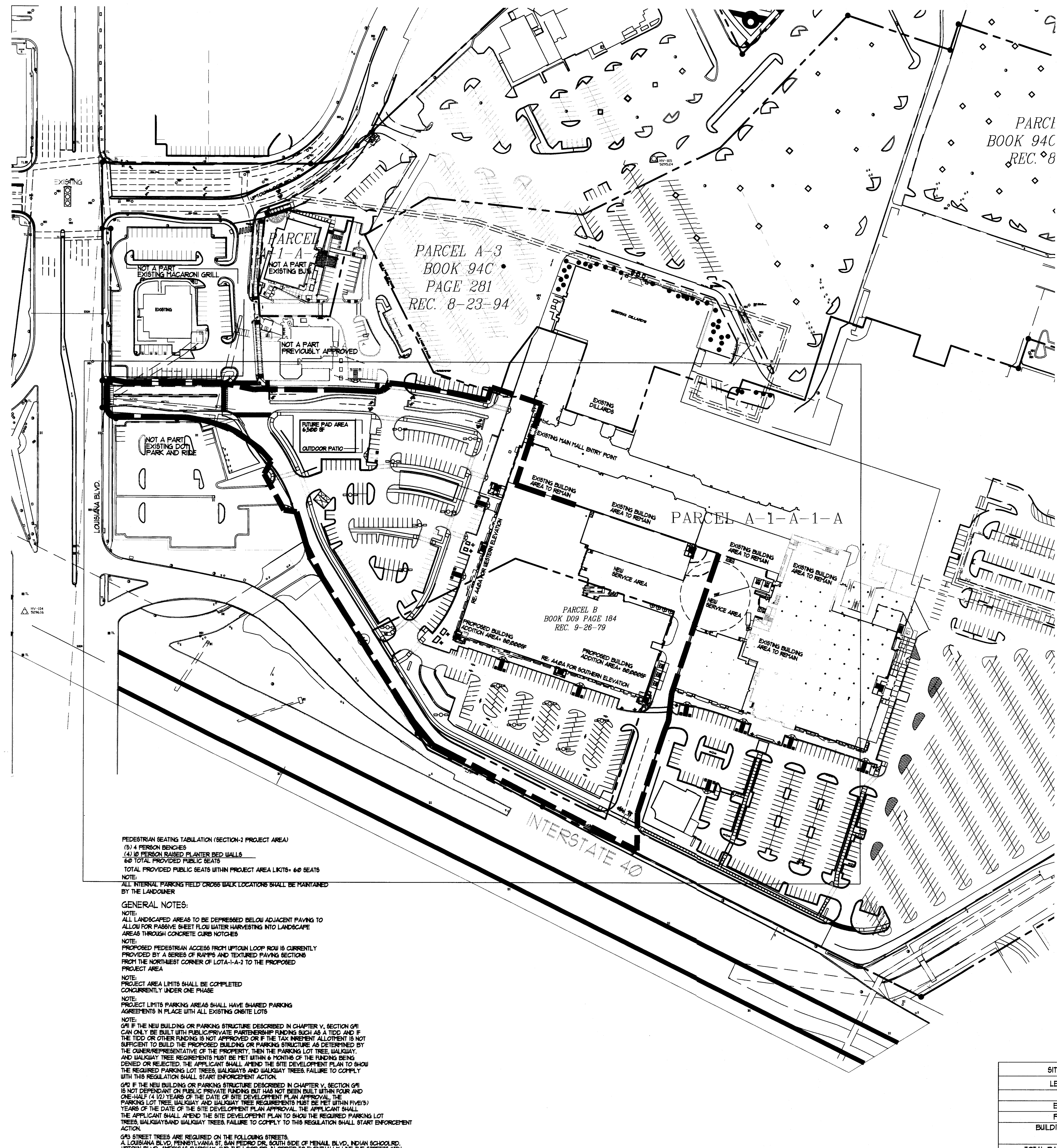


REVIEW COPY

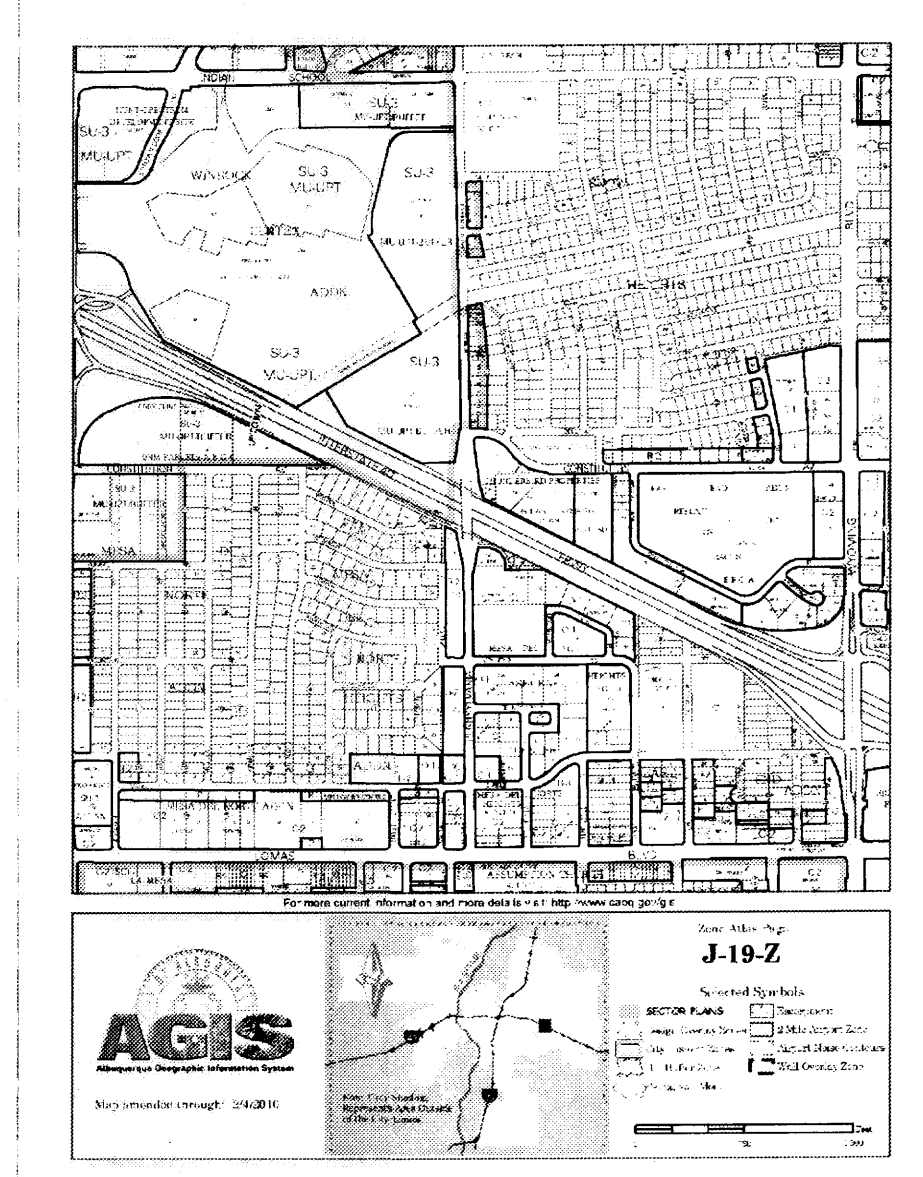


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

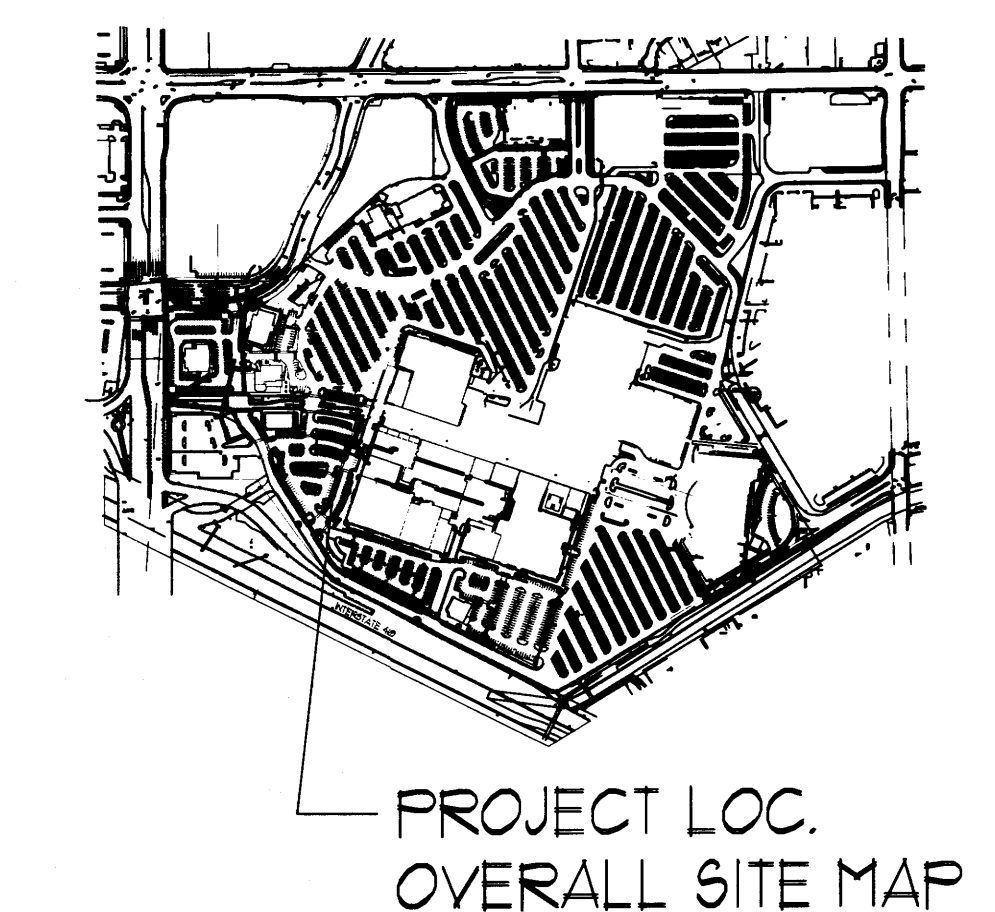
Plotted: 3/18/2014 11:10:57 AM, By: Edgings, Scott
G:\Proj\17093301\Dave & Busters\DWG\Plot_Files\DRB\Pietre\Plat_C2A.dwg
Last Saved: 3/18/2014 11:10:37 AM, seedings



PROJECT LOCATION



VICINITY MAP



PROJECT LOC. OVERALL SITE MAP

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

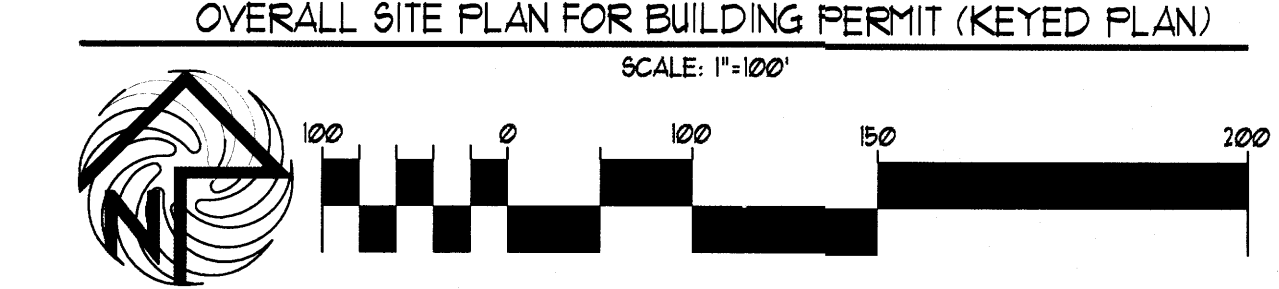
Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB AQUIVA 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 DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL A-1-A UNIROCK CENTER ADDITION
TOTAL ACRES	RE. SITE PLAN FOR SUBDIVISION
EXISTING ZONING	SU-3 MU-UP
PROPOSED USE	GENERAL RETAILING
BUILDING ADDITION SIZE:	80,000 SF MAIN BLDG. AREA/ 6,500 SF FUTURE PAD AREA= 86,500 SF TOTAL
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	SURFACE PARKS- WESTERN PARKING FIELD= 148 SURFACE PARKS- SOUTHERN PARKING FIELD= 146 LOWER LEVEL-1-2 GARAGE PARKS= 184 TOTAL PROJECT AREA PARKS= 1,078 PARKS
TOTAL PARKING REQ.	2 PER 1,000-173 REQUIRED SPACES
HC PROVIDED:	10 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
HC REQUIRED:	9 SPACES
BIKE SPACES PROVIDED:	15 SPACES
BIKE SPACES REQUIRED:	9 SPACES
MOTORCYCLE SPACES PROVIDED:	9 SPACES
MOTORCYCLE SPACES REQUIRED:	9 SPACES



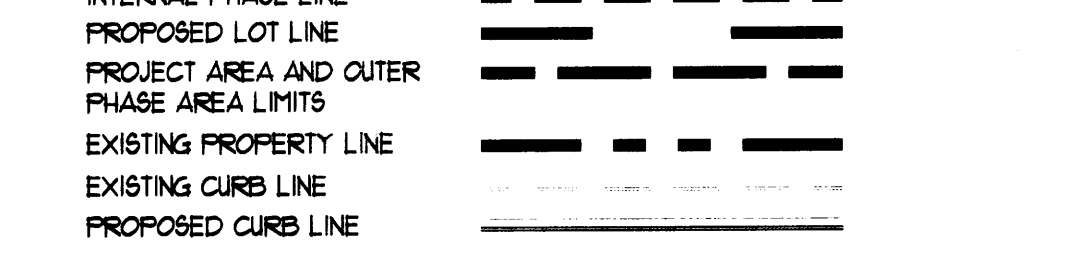
KEYED NOTE:

- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A1
- ② 30' LIGHT POLE LOCATION RE: DETAIL 3/A1
- ②A 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 18/A1 TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL = [Symbol]
- ③ CONC. SIDEWALK RE: DET 2/A1 RE: SITE PLAN FOR JOINT LAYOUT
- ④ HANDICAP RAMP PER COA STD. DUG 9426 AT 1/2 MAX SLOPE WITH TRUNCATED DOPES PER COA STANDARDS
- ④A INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
- ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A2 TYPICAL BIKE RACK GRAPHIC SYMBOL = [Symbol]
- ⑥ BENCH LOCATION TYPICAL BENCH GRAPHIC SYMBOL = [Symbol]
- ⑦ TRASH RECEPTACLE
- ⑧ 18" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING LANDSCAPE AREA RE: DETAIL 9/A1 TYPICAL PLANTING BED GRAPHIC SYMBOL = [Symbol]
- ⑨ HANDICAP RAMP RE: 15/A1
- ⑩ HANDICAP RAMP RE: 16/A1
- ⑪ HANDICAP RAMP RE: 12/A1
- ⑫ HANDICAP RAMP RE: 11/A1
- ⑬ INDICATES 'OPEN SPACE' LANDSCAPE AREAS G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- ⑭ INDICATES 'DEVELOPED OPEN SPACE AREA' LOCATION RE: LANDSCAPE PLAN FOR LANDSCAPING INFO
- ⑭A INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS RE: DETAIL 1/A1 FOR KNOTCH DETAIL NOTE: FINAL LOCATIONS SHALL BE COORDINATED WITH APPROVED GRADING PLAN
- ⑮ NOT A PART-FUTURE REDEVELOPMENT PHASE
- ⑮ 6" HIGH CONC. ISLAND RE: DET 4/A1 RE: SITE GRADING PLAN FOR INFO
- ⑰ SERVICE YARD
- ⑱ PROPOSED PADMOUNT TRANSFORMER LOCATION
- ⑲ DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A12
- ⑳ WHEELSTOP RE: DET 5/A12
- ㉑ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS RE: DET. 11/A12 FOR 'MOTOR CYCLE PARKING' SIGN DETAIL
- ㉒ EXTERIOR DECORATIVE CONCRETE ENTRY AREA ALONG MAIN BUILDING ENTRY PATHWAY
- ㉓ INDICATES PROPOSED OUTDOOR DEVELOPED PLAZA AREA ON THE EASTERN AND SOUTH WESTERN CORNER OF THE FUTURE PAD BLDG AREA. AREA SHALL CONTAIN LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS.
- ㉔ PLAZA SIDEWALK EDGE DETAIL RE: DETAIL 2/A12
- ㉕ INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
- ㉖ EXISTING ASPHALT DRIVE
- ㉗ PROPOSED ASPHALT DRIVE

GENERAL NOTES:

1. LANDSCAPE IRRIGATION PLAN SHALL BE PROVIDED WITH LANDSCAPE PLAN DURING BUILDING PERMIT SUBMITTAL
 2. MULCH SHALL BE PROVIDED IN AREAS AROUND LIVING PLANTS TO REDUCE HEAT AND CONSERVE MOISTURE. NOTE: ROCK SHALL BE USED AS MULCH ALTERNATIVE IN AREAS OF DRAINAGE AND SEVERE SLOPE.
 3. 10% PERCENT OF ALL LANDSCAPE PLANTING STRIPS SHALL CONTAIN FLOWERING PLANTS AND SHRUBS.
 4. MINIMUM ACCEPTABLE SIZES OF PLANTS, TREES, OR AMOUNTS OF SEED AT THE TIME OF PLANTING ARE AS FOLLOWS:
 - A. DECIDUOUS TREES SHALL BE TWO INCHES IN CALIPER. CONIFEROUS TREES SHALL BE A MIN OF 6" TALL.
 - B. SHRUBS, BUSHES AND LOW GROWING EVERGREENS SHALL BE A MIN. OF 1 GALLON IN SIZE.
 - C. GROUND COVER AND TURF MUST BE ADEQUATE TO PROVIDE 75% GROUND COVERAGE WITHIN TWO GROWING SEASONS AFTER PLANTING.
 5. ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER BEING MADE AWARE OF THE ISSUE BY THE CITY OF ALBUQUERQUE.
 6. ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER BEING MADE AWARE OF THE ISSUE BY THE CITY OF ALBUQUERQUE.
1. PLANTING STRIPS
- A. PLANTING STRIPS SHALL BE A MIN OF 4' WIDE AND COVERED WITH LIVE VEGETATIVE MATERIALS SUCH AS GRASSES, VINES, FLOWERS AND/OR BUSHES/SHRUBS OVER 60% OF THE PLANTING STRIP IF IT IS DIRECTLY BETWEEN PARKING AND A WALKWAY. IF THE PLANTING STRIP IS REQUIRED FOR STREET TREES, IT SHALL BE COVERED WITH LIVING/VEGETATIVE MATERIALS SUCH AS GRASSES, VINES, FLOWERS AND/OR BUSHES/SHRUBS OVER 75% OF THE PLANTING STRIP. COVERAGE SHALL BE CALCULATED FROM THE ANTICIPATED SIZE OF THE PLANTS AT MATURITY.
 - B. IN ORDER TO FACILITATE THE TRANSITION BETWEEN PARKING SPACES AND ADJACENT WALKWAYS DECORATIVE PAVERS SHALL BE USED WITHIN 40% OF THE PLANTING STRIP.
8. ALL REQUIRED TREES SHALL BE PLANTED PRIOR TO FINAL BUILDING INSPECTION.
 9. DECIDUOUS TREES SHALL BE A MIN IF 2" IN CALIPER AT THE TIME OF PLANTING. CONIFEROUS TREES SHALL BE A MIN IF 6" TALL AT THE TIME OF PLANTING.
 10. TREES SHALL BE PLANTED IN TREE WELLS OR PERMEABLE PAVEMENT TO MAXIMIZE THE OPPORTUNITY TO THRIVE. THE MINIMUM TREE WELL SIZE SHALL BE 36 SQUARE FEET.
 11. TREES SHALL BE IRRIGATED TO SO AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY.

LINE/TYPE LEGEND



PEDESTRIAN SEATING TABULATION (SECTION-2 PROJECT AREA)
 (3) 4 PERSON BENCHES
 (1) 10 PERSON RAISED PLANTER BED WALLS
 60 TOTAL PROVIDED PUBLIC SEATS
 TOTAL PROVIDED PUBLIC SEATS WITHIN PROJECT AREA LIMITS: 60 SEATS

NOTE:
 ALL INTERNAL PARKING FIELD CROSS WALK LOCATIONS SHALL BE MAINTAINED BY THE LANDOWNER

GENERAL NOTES:
 NOTE:
 ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS THROUGH CONCRETE CURB NOTCHES

NOTE:
 PROPOSED PEDESTRIAN ACCESS FROM UPTOWN LOOP ROW IS CURRENTLY PROVIDED BY A SERIES OF RAMPS AND TEXTURED PAVING SECTIONS FROM THE NORTHWEST CORNER OF LOTS 1-A-2 TO THE PROPOSED PROJECT AREA

NOTE:
 PROJECT AREA LIMITS SHALL BE COMPLETED CONCURRENTLY UNDER ONE PHASE

NOTE:
 PROJECT LIMITS PARKING AREAS SHALL HAVE SHARED PARKING AGREEMENTS IN PLACE WITH ALL EXISTING ON-SITE LOTS

NOTE:
 G/1 IF THE NEW BUILDING OR PARKING STRUCTURE DESCRIBED IN CHAPTER V, SECTION G/1 CAN ONLY BE BUILT WITH PUBLIC/PRIVATE PARTNERSHIP FUNDING SUCH AS A TIDC AND IF THE TIDC OR OTHER FUNDING IS NOT APPROVED OR IF THE TAX INCENTIVE ALLOTMENT IS NOT SUFFICIENT TO BUILD THE PROPOSED BUILDING OR PARKING STRUCTURE AS DETERMINED BY THE OWNER/REPRESENTATIVE OF THE PROPERTY, THEN THE PARKING LOT TREE WALKWAY AND WALKWAY TREE REQUIREMENTS MUST BE MET WITHIN 6 MONTHS OF THE FUNDING BEING DENIED OR REJECTED. THE APPLICANT SHALL APPROVE THE SITE DEVELOPMENT PLAN TO SHOW THE REQUIRED PARKING LOT TREES, WALKWAYS AND WALKWAY TREES FAILURE TO COMPLY WITH THIS REGULATION SHALL START ENFORCEMENT ACTION.

NOTE:
 G/2 IF THE NEW BUILDING OR PARKING STRUCTURE DESCRIBED IN CHAPTER V, SECTION G/1 IS NOT DEPENDANT ON PUBLIC PRIVATE FUNDING BUT HAS NOT BEEN BUILT WITHIN FOUR AND ONE-HALF (4 1/2) YEARS OF THE DATE OF SITE DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL APPROVE THE SITE DEVELOPMENT PLAN TO SHOW THE REQUIRED PARKING LOT TREES, WALKWAYS AND WALKWAY TREES FAILURE TO COMPLY WITH THIS REGULATION SHALL START ENFORCEMENT ACTION.

NOTE:
 G/3 STREET TREES ARE REQUIRED ON THE FOLLOWING STREETS:
 A. LOUISIANA BLVD, PENNSYLVANIA ST, SAN PEDRO DR, SOUTH SIDE OF MENAL BLVD, INDIAN SCHOOL DR, UPTOWN BLVD, AMERICAS PARKWAY AND THE LOOP RD IN ORDER TO EVENTUALLY LINE THE STREETS WITH TREES. NEW STREET TREES ON THESE STREETS SHALL HAVE AN APPROXIMATE REGULAR SPACING OF 30' O.C.

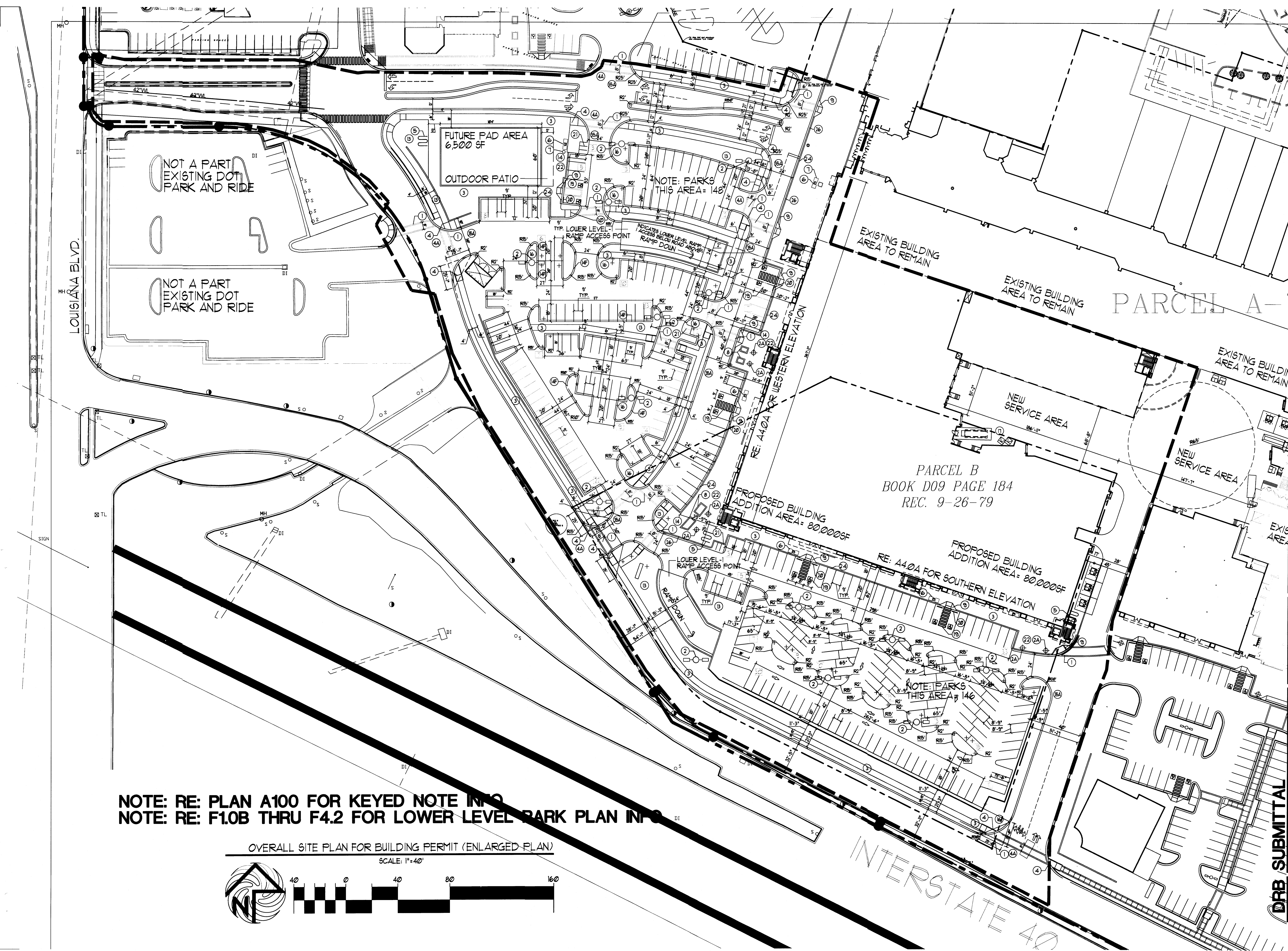
NOTE:
 J/1 WHERE SHOPPING CARTS ARE OFFERED TO CUSTOMERS, SHOPPING CART CORALS OR SIMILAR SHOPPING CART STORAGE FACILITIES SHALL BE PROVIDED INTERMITTENTLY THROUGHOUT THE PARKING FIELD. SUCH SHOPPING CART FACILITIES SHALL NOT BE PROVIDED IN LIEU OF REQUIRED PARKING AND SHALL BE INDICATED WITHIN THE SITE DEVELOPMENT PLAN.

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

DRB SUBMITTAL-2

PROJECT TITLE: WINROCK TOWN CENTER SEC-2
 WINROCK TOWN CENTER ALBUQUERQUE, NEW MEXICO
 PROJECT NUMBER: 51
 DRAWN BY: WINROCK TOWN CENTER SECTION 51
 SHEET TITLE: OVERALL SITE PLAN FOR BUILDING PERMIT

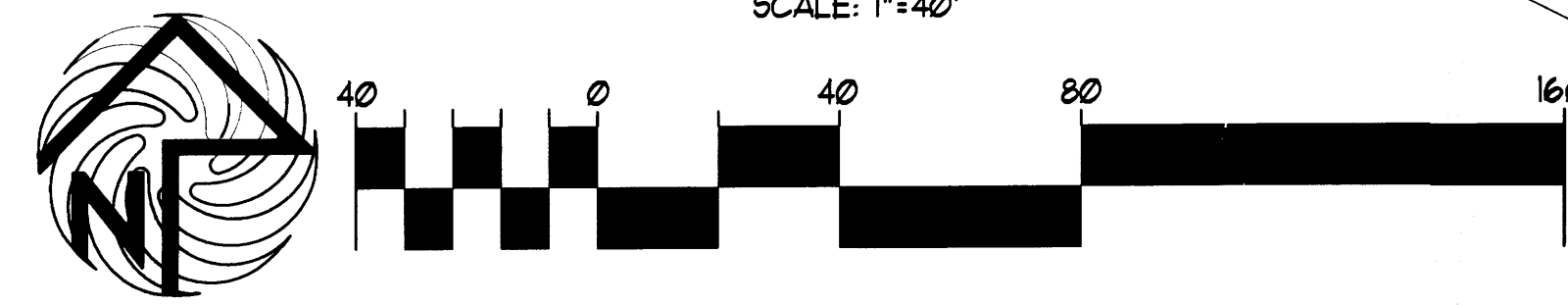
DATE: 1/07/15
 SCALE: 1"=100'
 RE: SCALE



NOTE: RE: PLAN A100 FOR KEYED NOTE INFO
 NOTE: RE: F1.0B THRU F4.2 FOR LOWER LEVEL PARK PLAN INFO

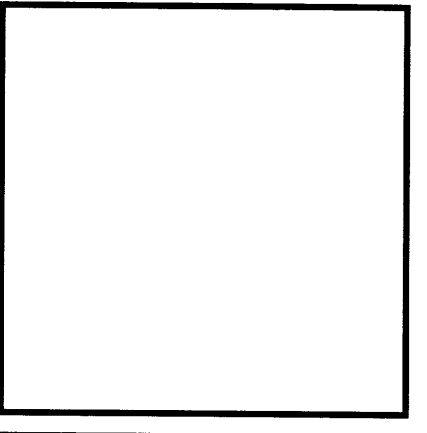
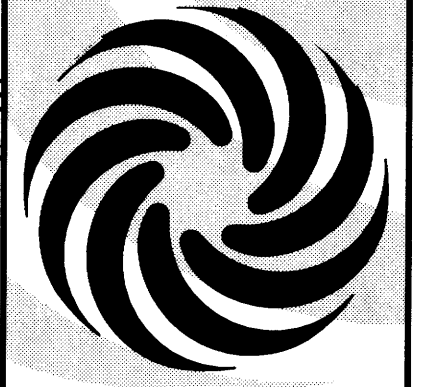
OVERALL SITE PLAN FOR BUILDING PERMIT (ENLARGED PLAN)

SCALE: 1"=40'



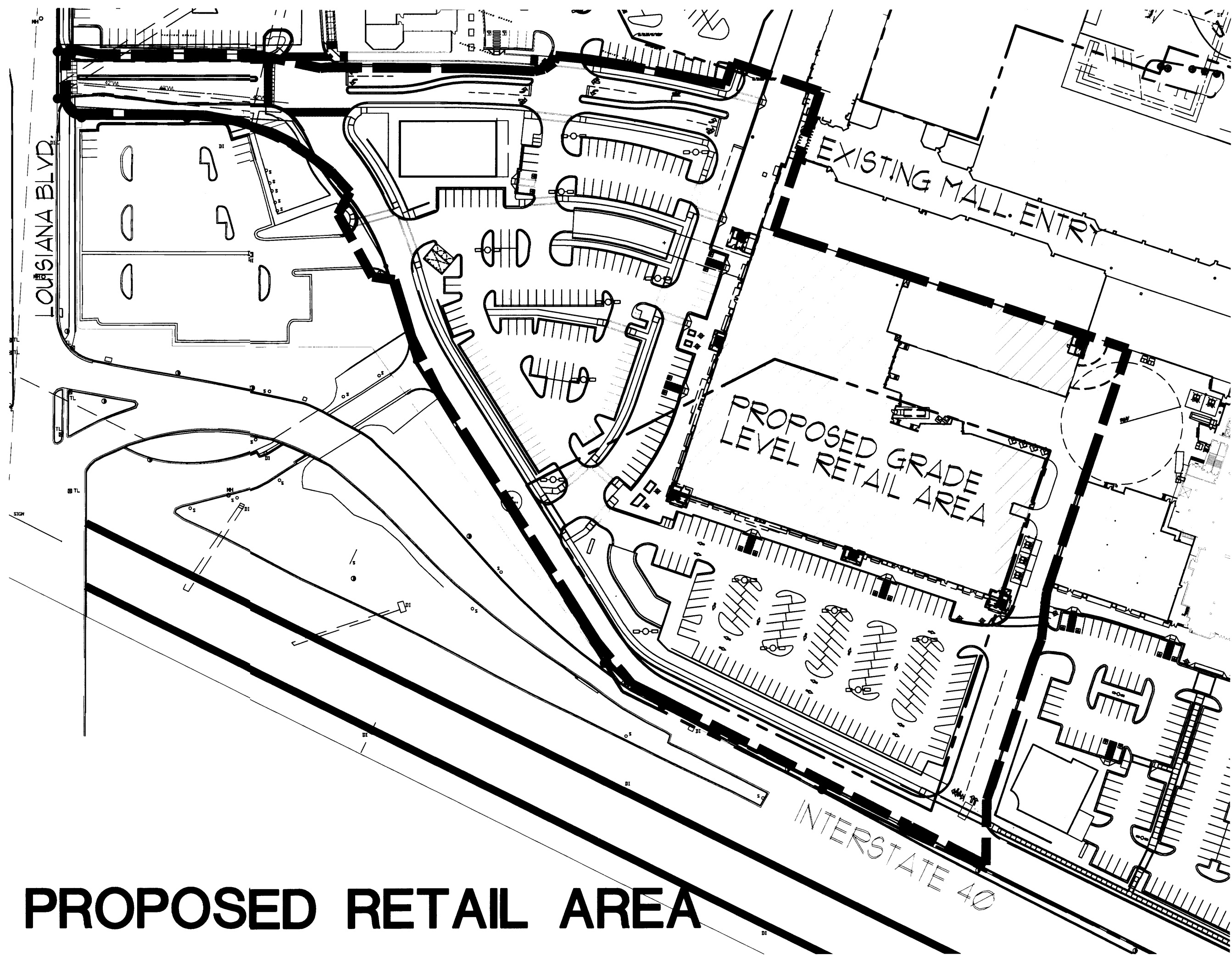
REV	DATE	BY	REVISION
▲			
▲			
▲			
▲			
▲			

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

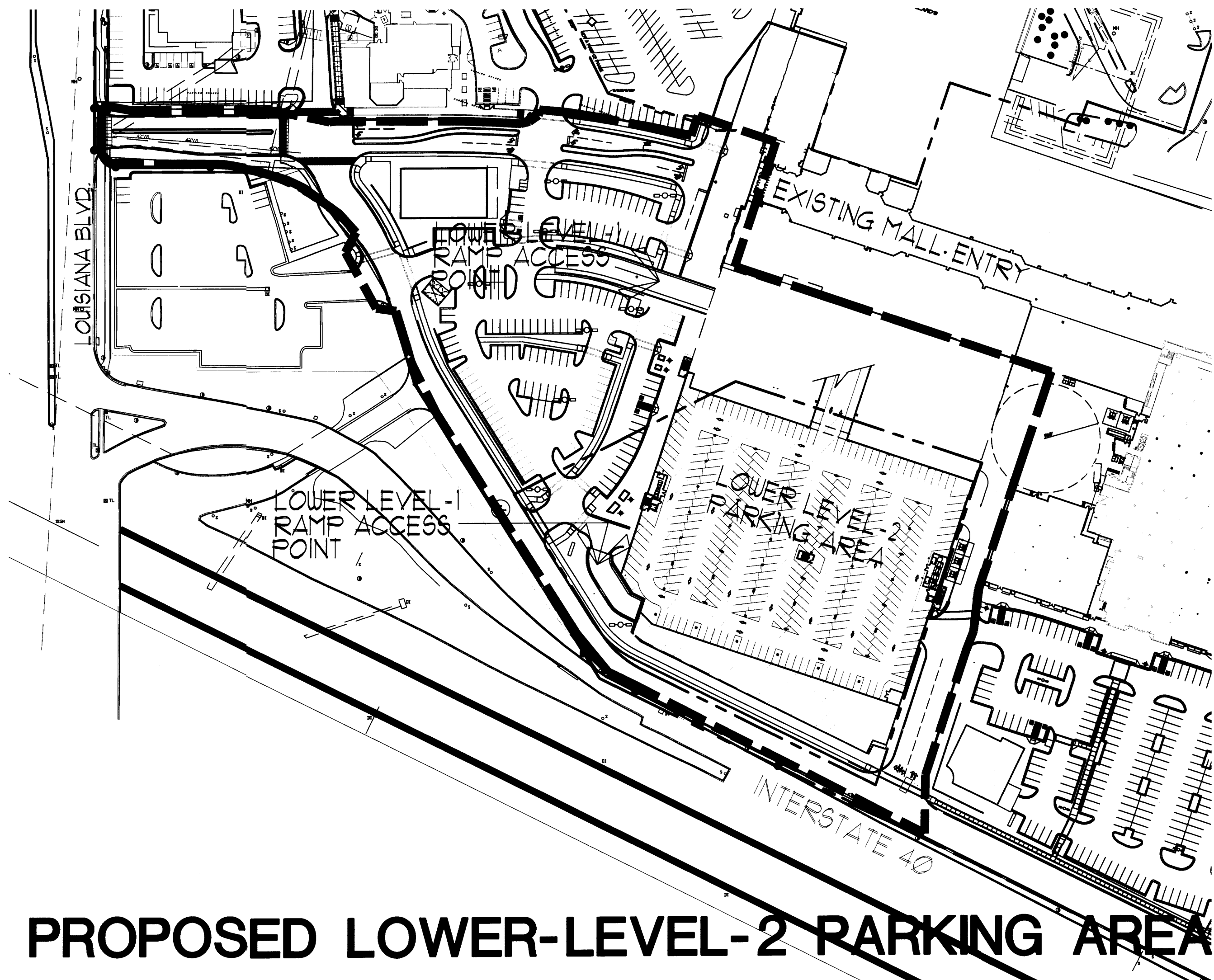


PROJECT TITLE
 WINROCK TOWN CENTER SEC-2
 WINROCK TOWN CENTER
 ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER
 JOE WINROCK
 DRAWN BY:
 SECTION 08
 SHEET TITLE
 ENLARGED SITE PLAN FOR BUILDING PERMIT

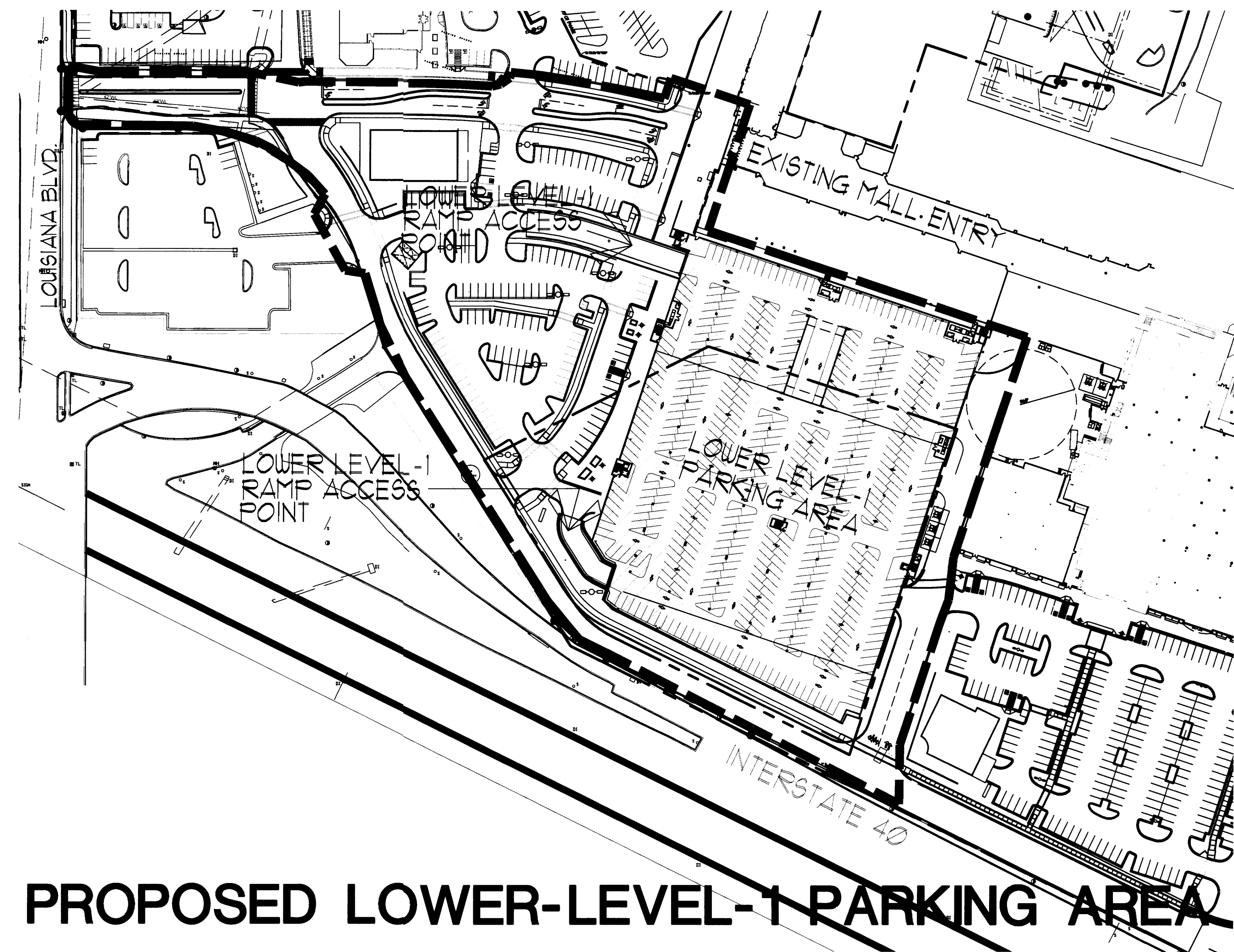
DATE: 1/27/15
 SCALE: RE: SCALE
 SHEET NO: A101



PROPOSED RETAIL AREA

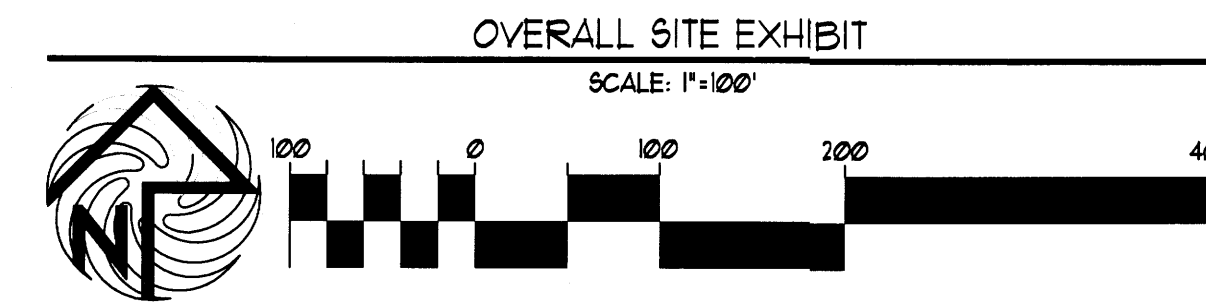


PROPOSED LOWER-LEVEL-2 PARKING AREA



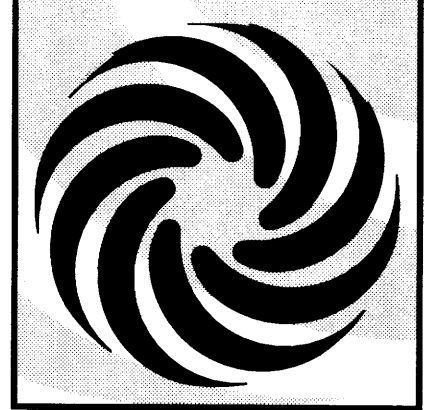
PROPOSED LOWER-LEVEL-1 PARKING AREA

NOTE: RE: F1.0B THRU F4.2 FOR LOWER LEVEL PARK PLAN INFO



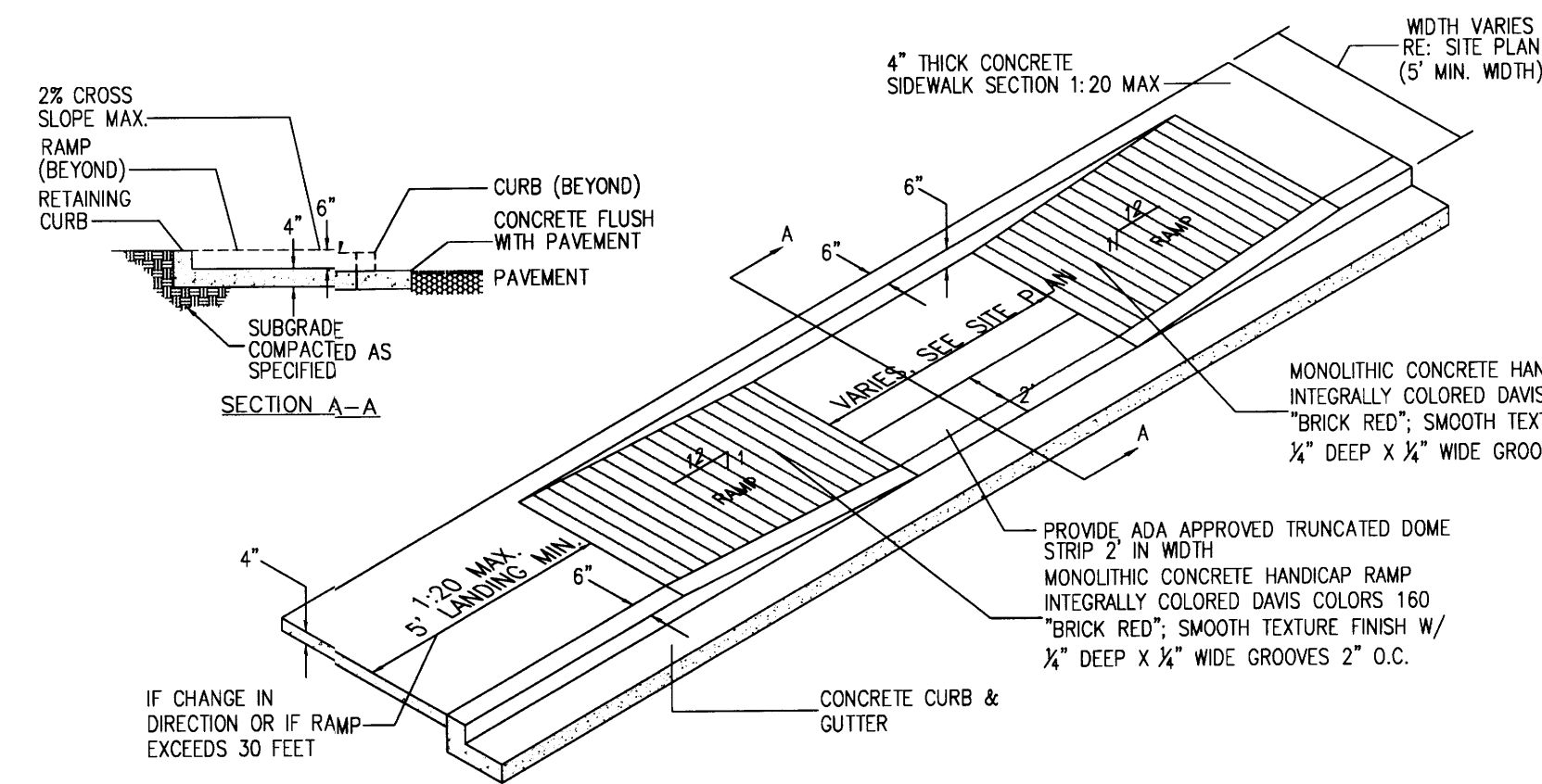
DRB SUBMITTAL-2

PROJECT TITLE	WINROCK TOWN CENTER SEC-2
PROJECT NUMBER	WINROCK TOWN CENTER SECTION#
DATE	1/07/15
SCALE	AS SHOWN
RE-SCALE	
DRAWN BY	WINROCK TOWN CENTER SECTION#
SHEET TITLE	ENLARGED SITE PLAN EXHIBITS

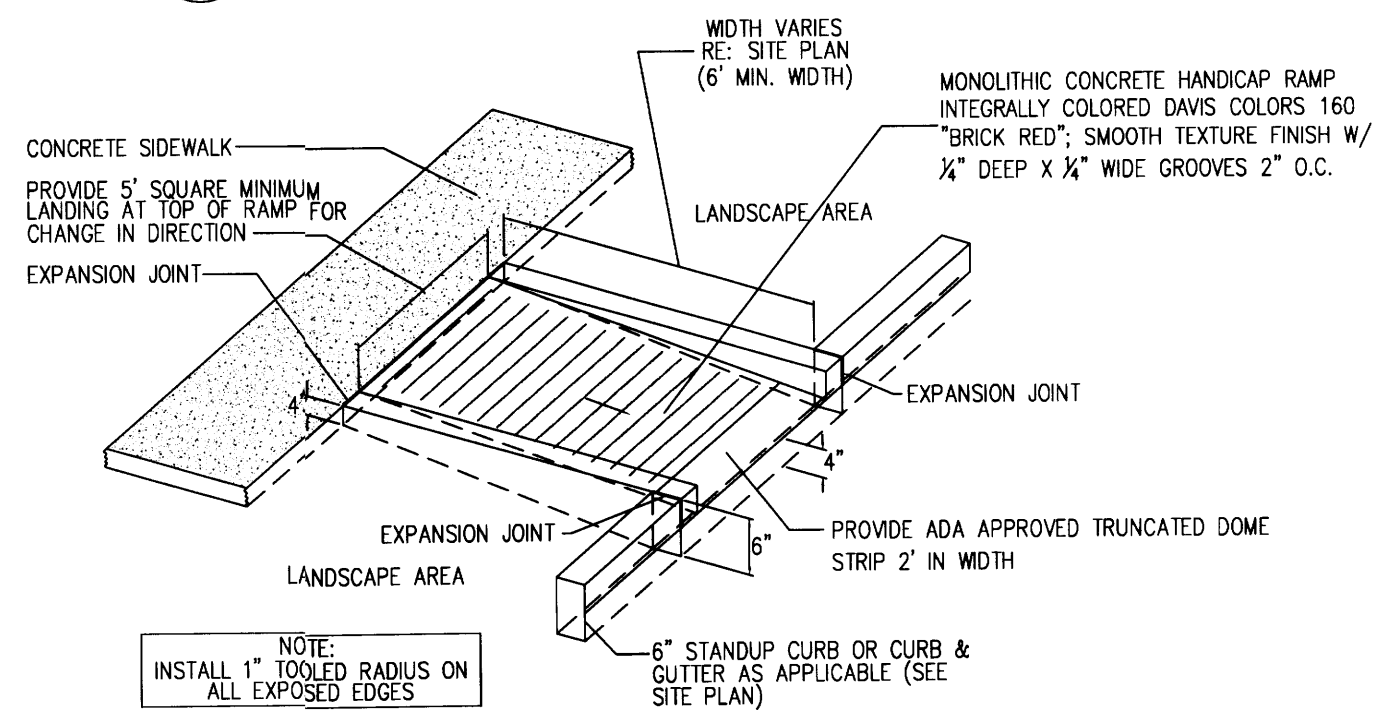


MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

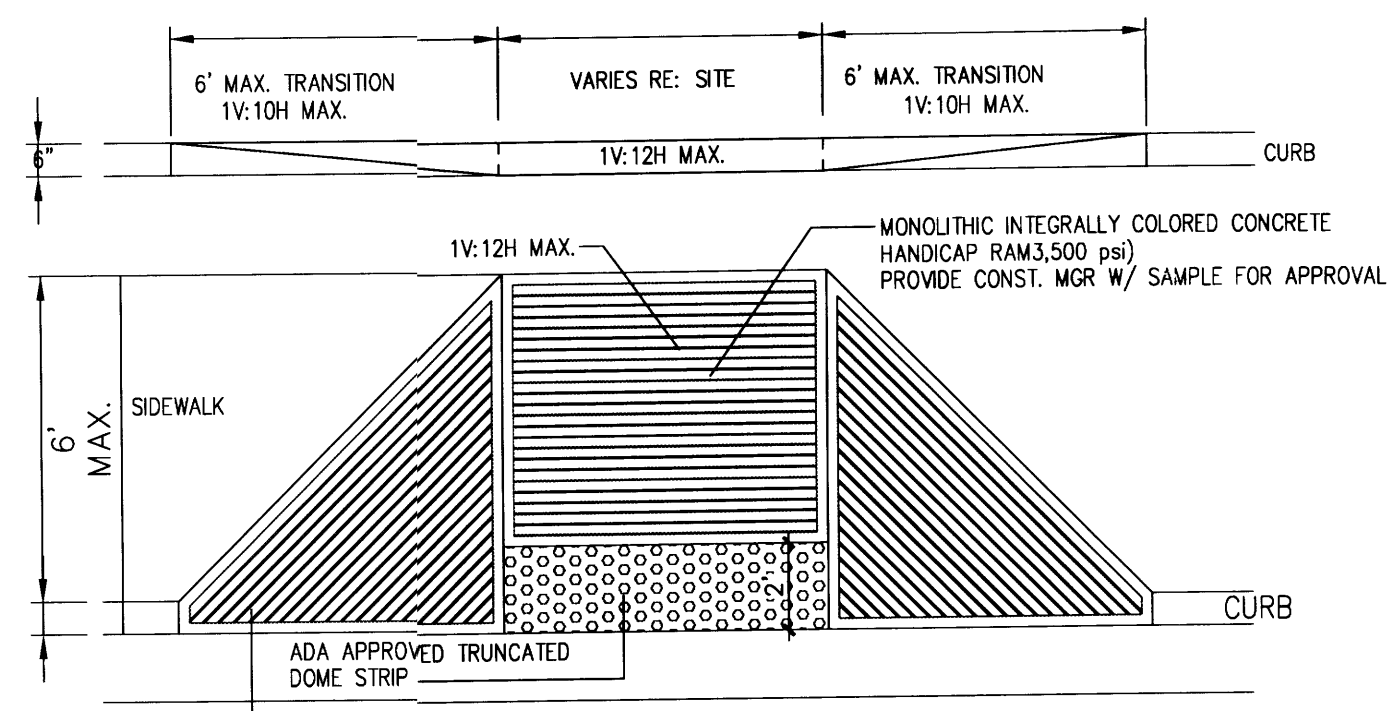
REV	DATE	BY	REVISION
1			
2			
3			
4			



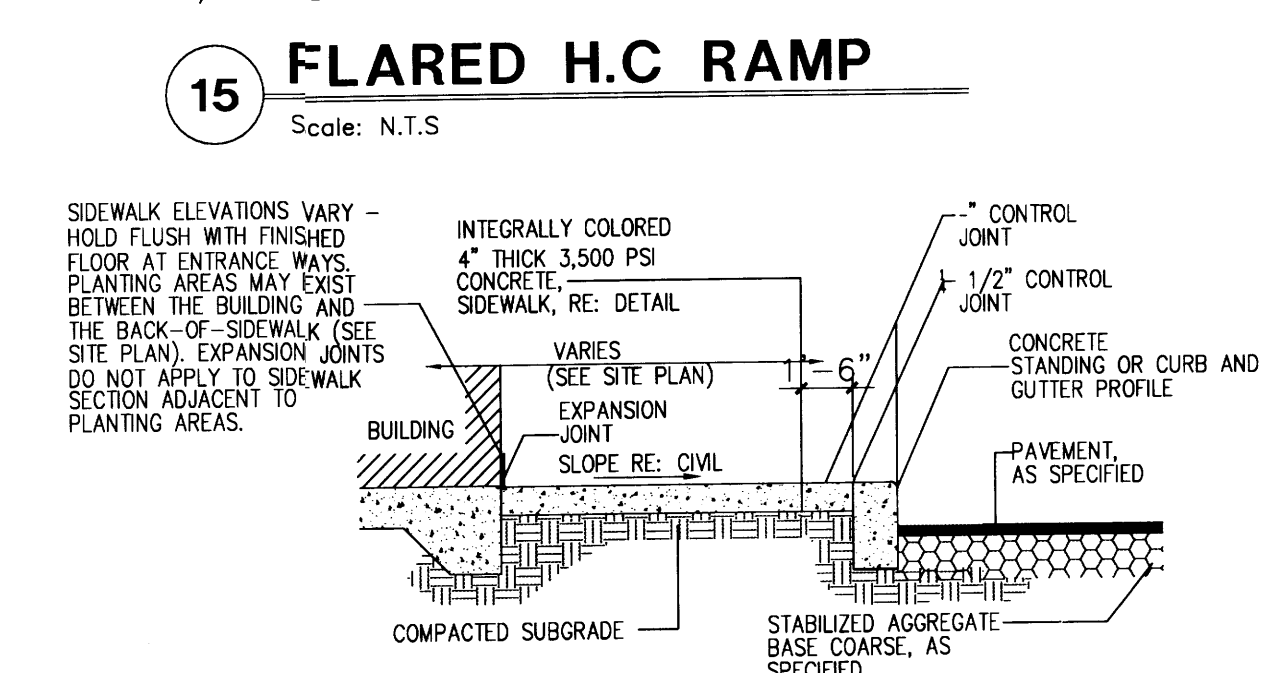
17 TAPERED H.C RAMP
Scale: N.T.S.



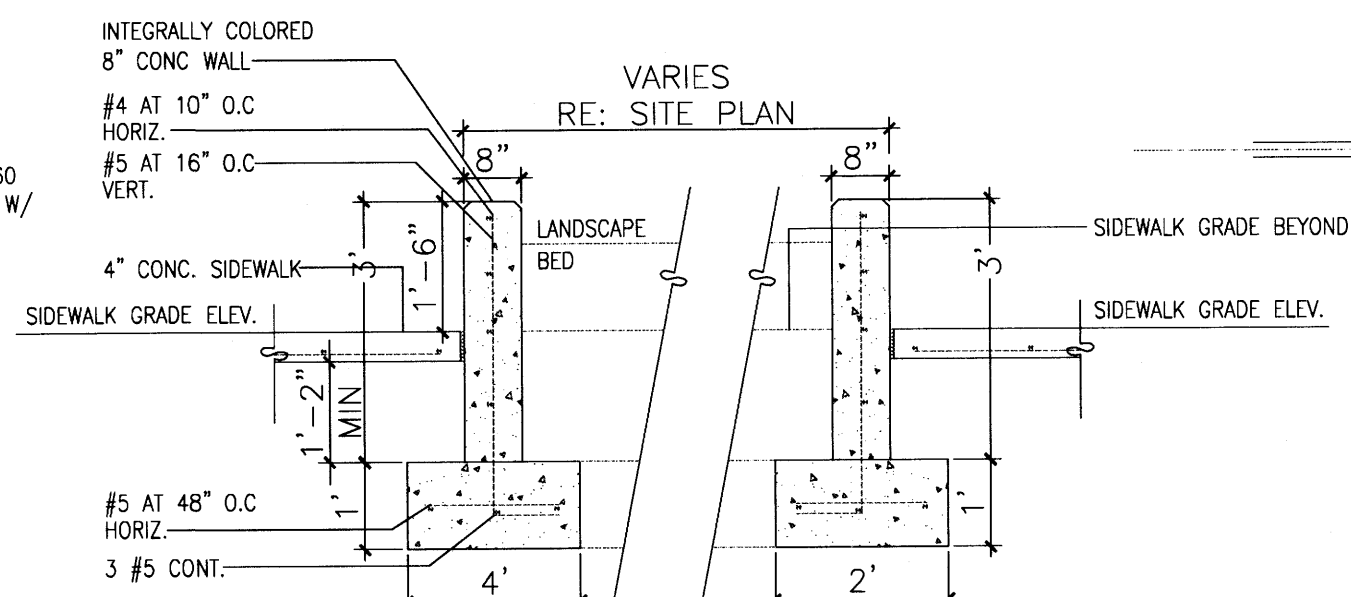
16 CURBED H.C RAMP
Scale: N.T.S.



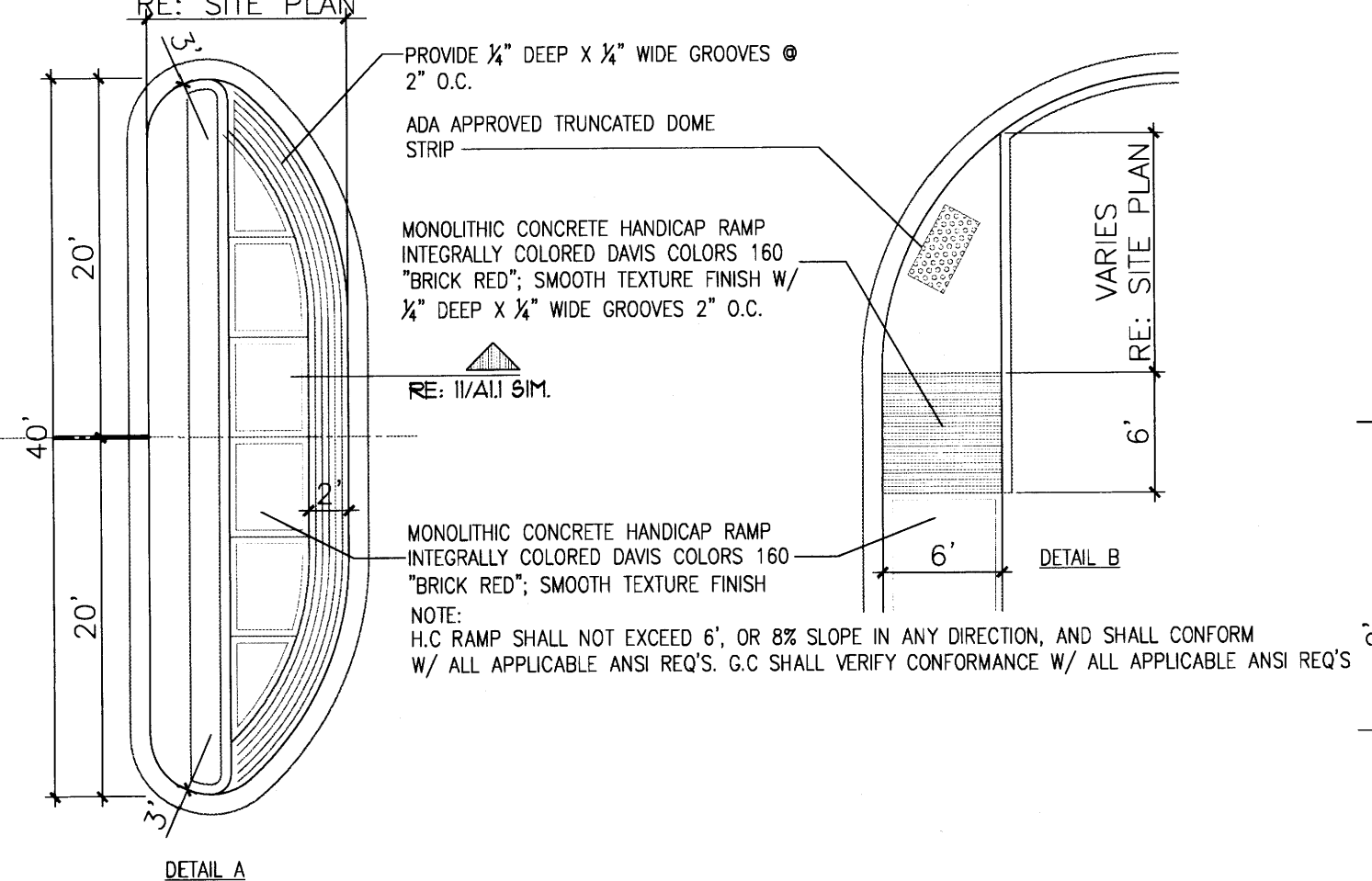
15 FLARED H.C RAMP
Scale: N.T.S.



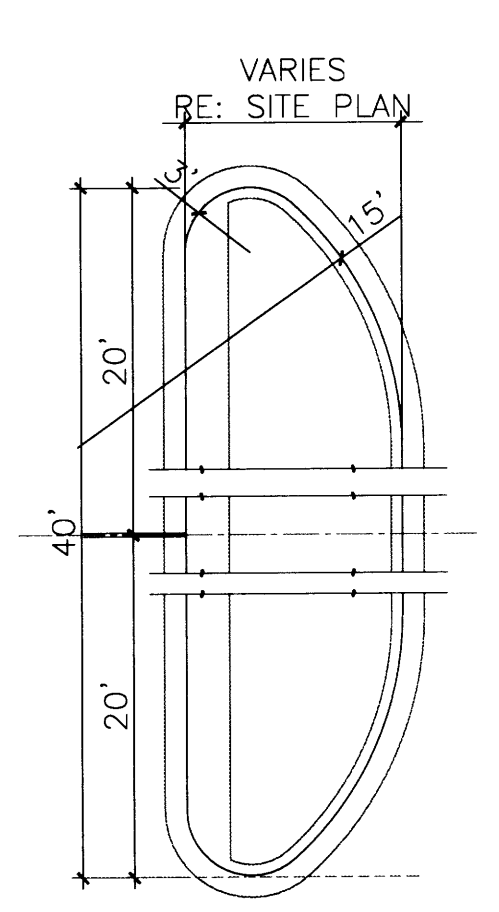
14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S.



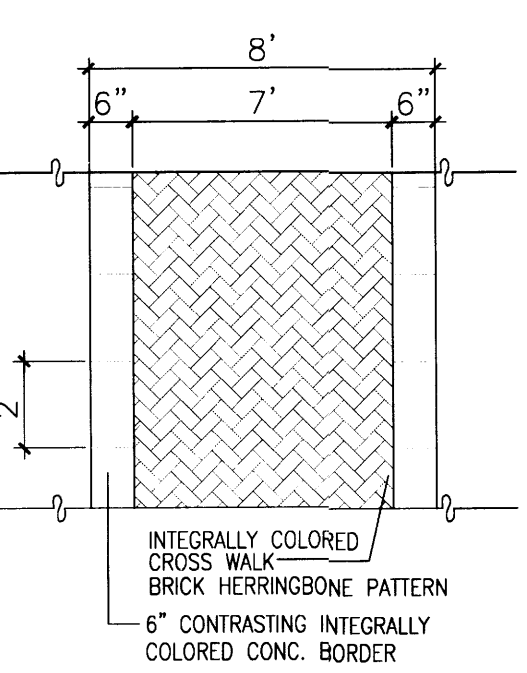
9 RAISED PLANTING BED DETAIL
Scale: N.T.S.



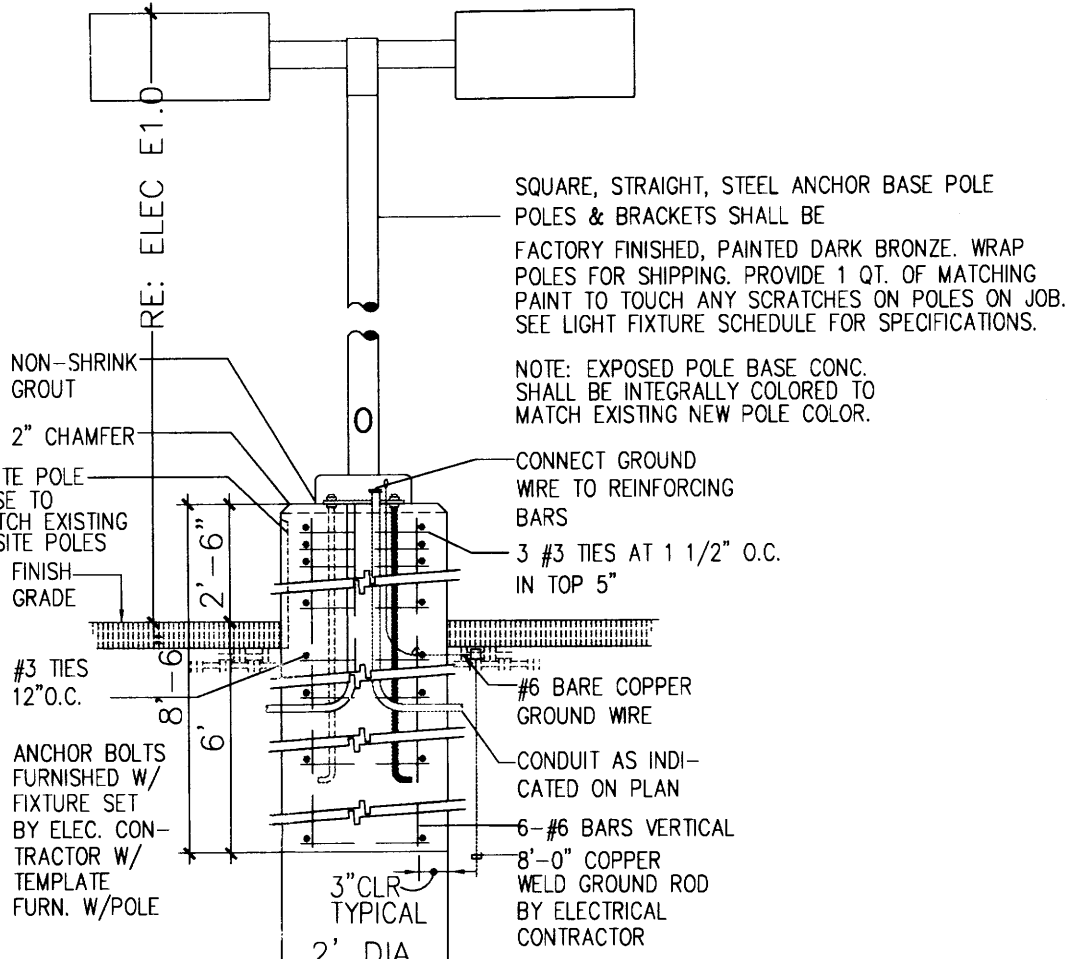
8 ISLAND DETAIL
Scale: N.T.S.



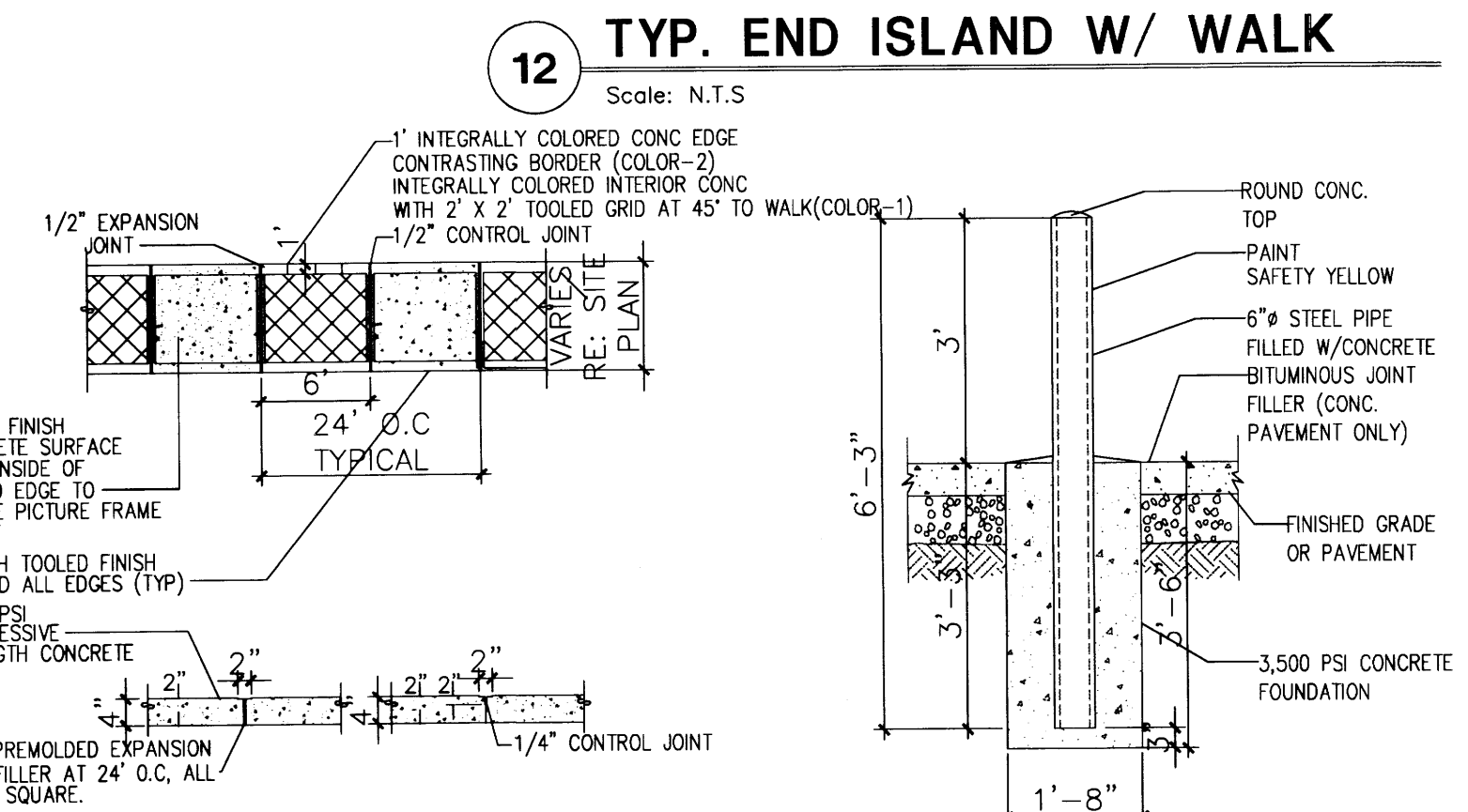
4 END ISLAND DETAIL
Scale: N.T.S.



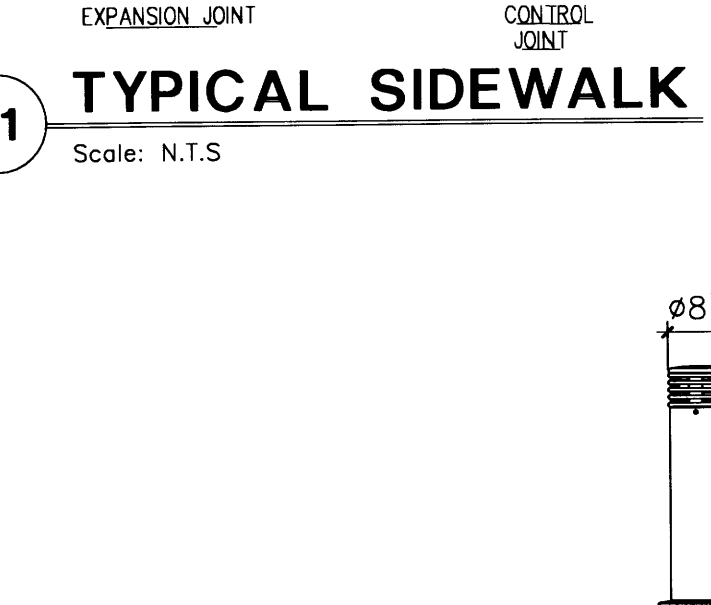
7 CONC. CROSSWALK
Scale: N.T.S.



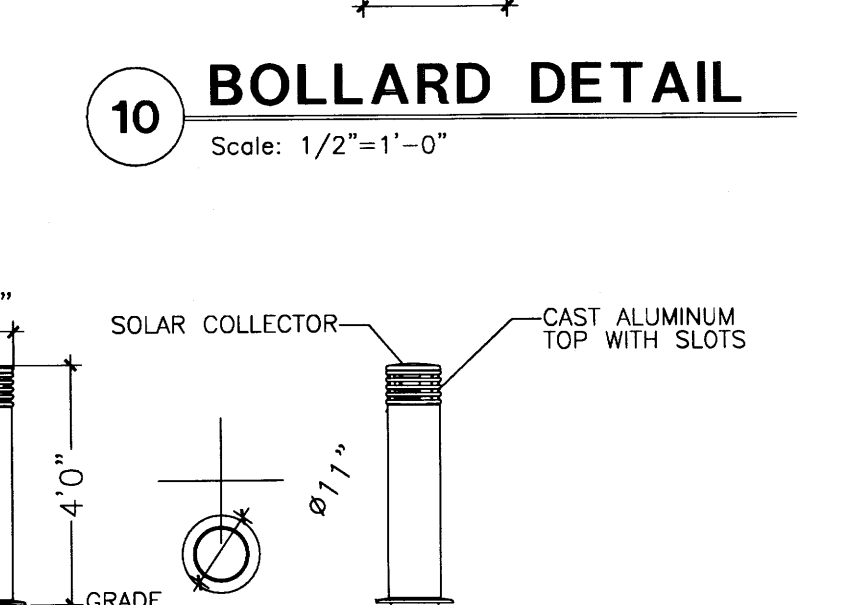
3 LIGHT POLE DETAIL
Scale: N.T.S.



12 TYP. END ISLAND W/ WALK
Scale: N.T.S.



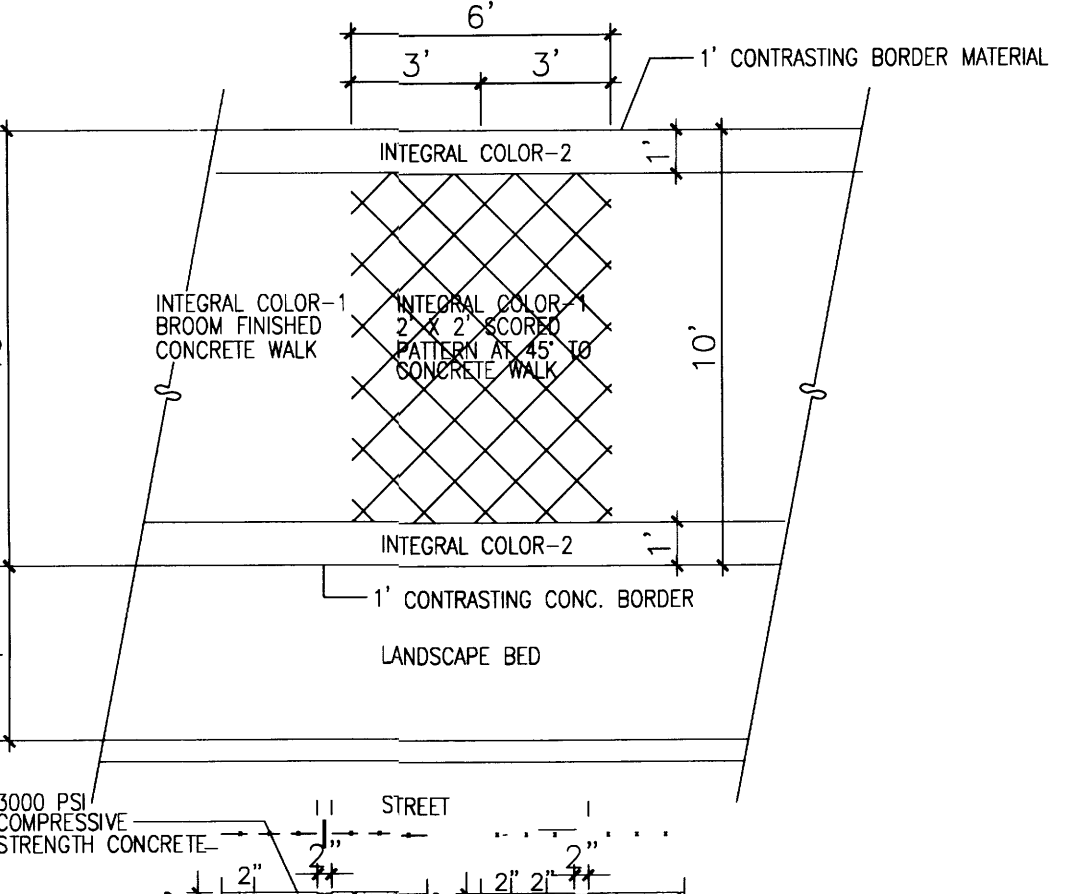
11 TYPICAL SIDEWALK
Scale: N.T.S.



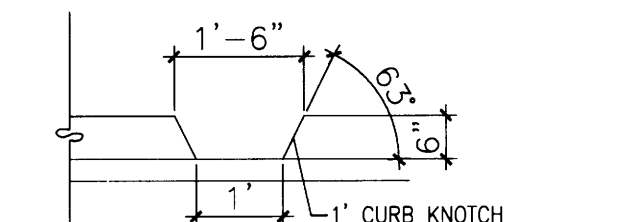
10 BOLLARD DETAIL
Scale: 1/2"=1'-0"



18 PEDESTRIAN LIGHTING DETAIL
Scale: N.T.S.



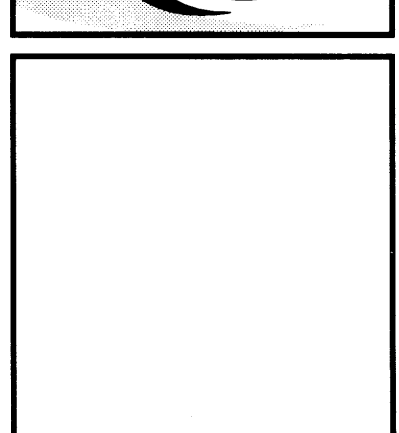
2 TYPICAL STREET SIDEWALK
Scale: N.T.S.



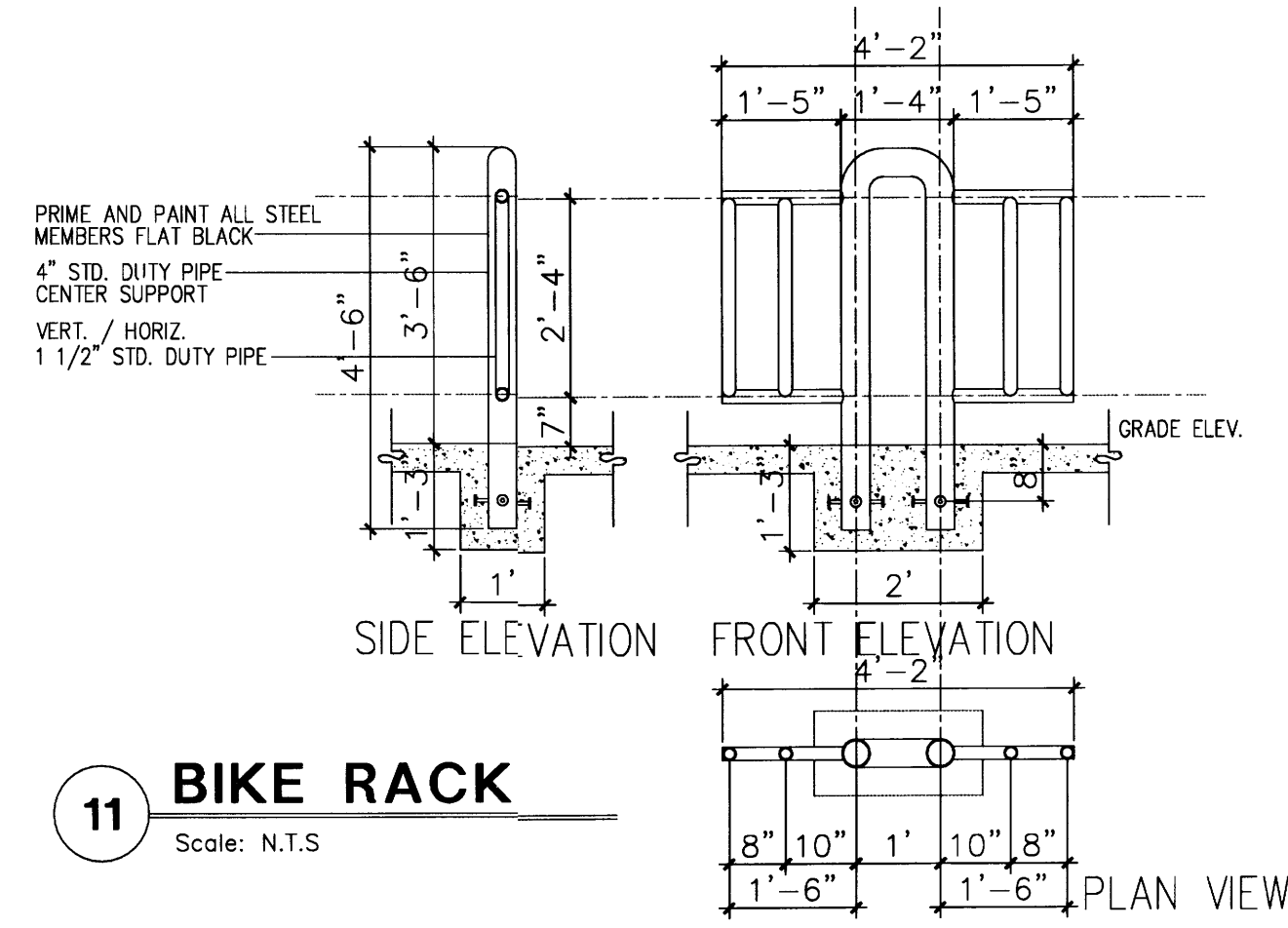
1 CURB KNOTCH
Scale: N.T.S.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

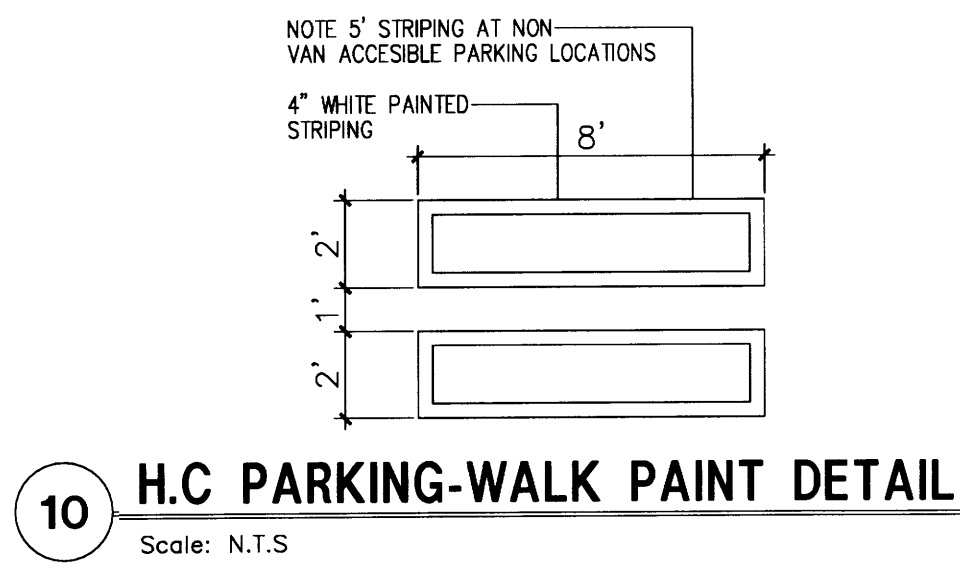
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



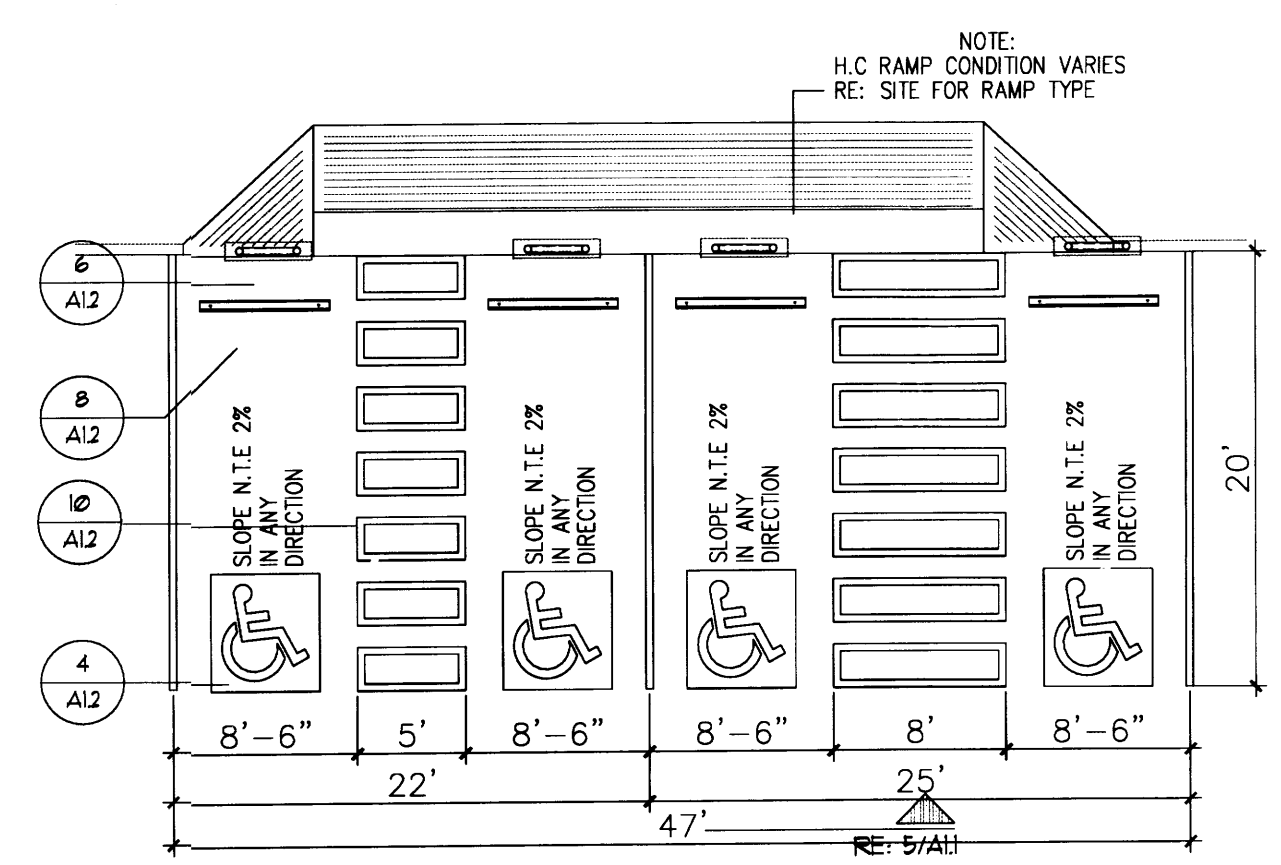
PROJECT TITLE	SECTION-2 SITE DETAILS
UNINCOCK TOWN CENTER	
ALBUQUERQUE, NEW MEXICO	
PROJECT NUMBER	57EP-EN DUNBAR AIA
DRAWN BY	WIN-EJ 6-J
SHEET NUMBER	6-J
SHEET TITLE	SITE DETAILS
DATE	4/6/12
SCALE	AS NOTED
DR.	A.I.I.
DT.	



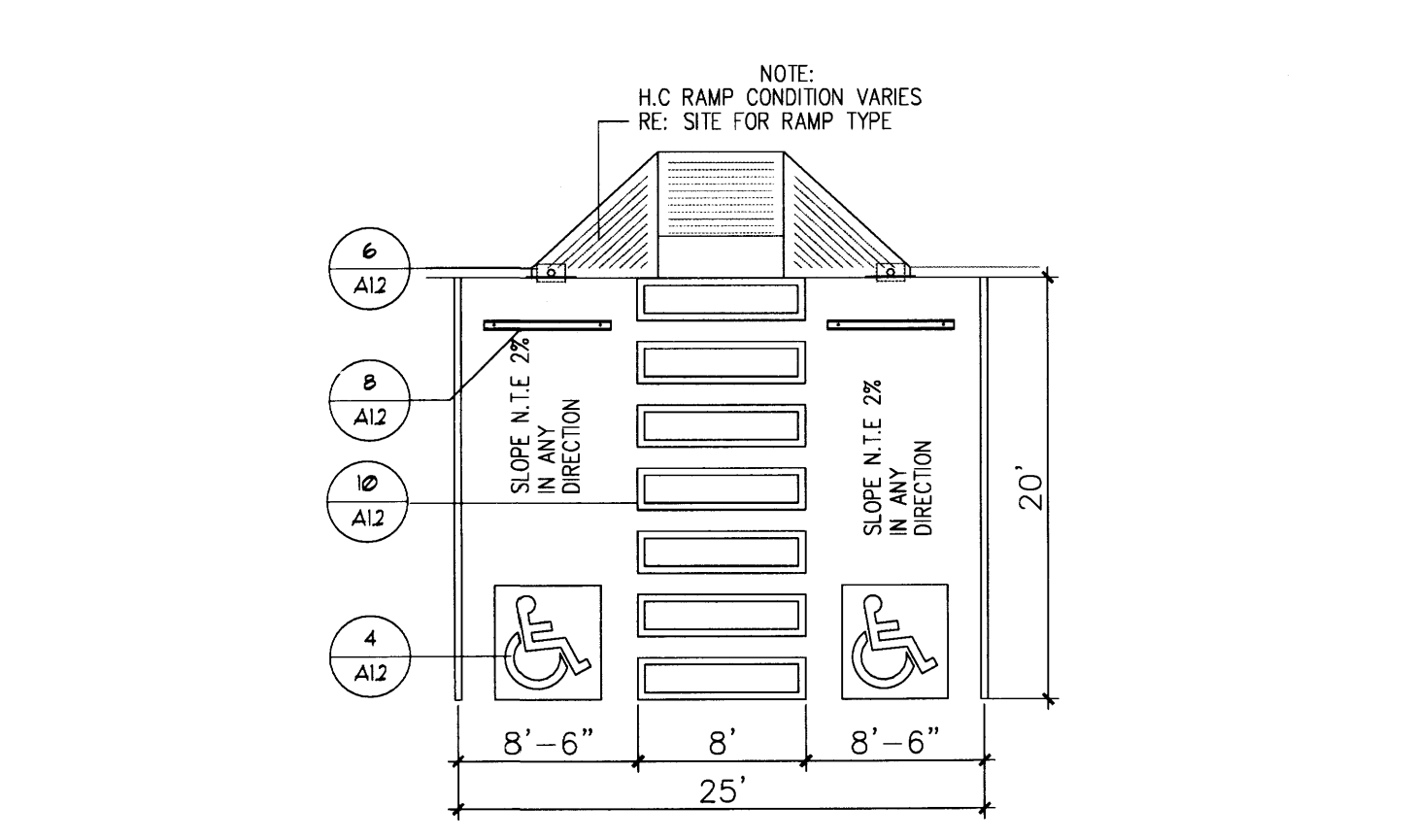
11 BIKE RACK
Scale: N.T.S



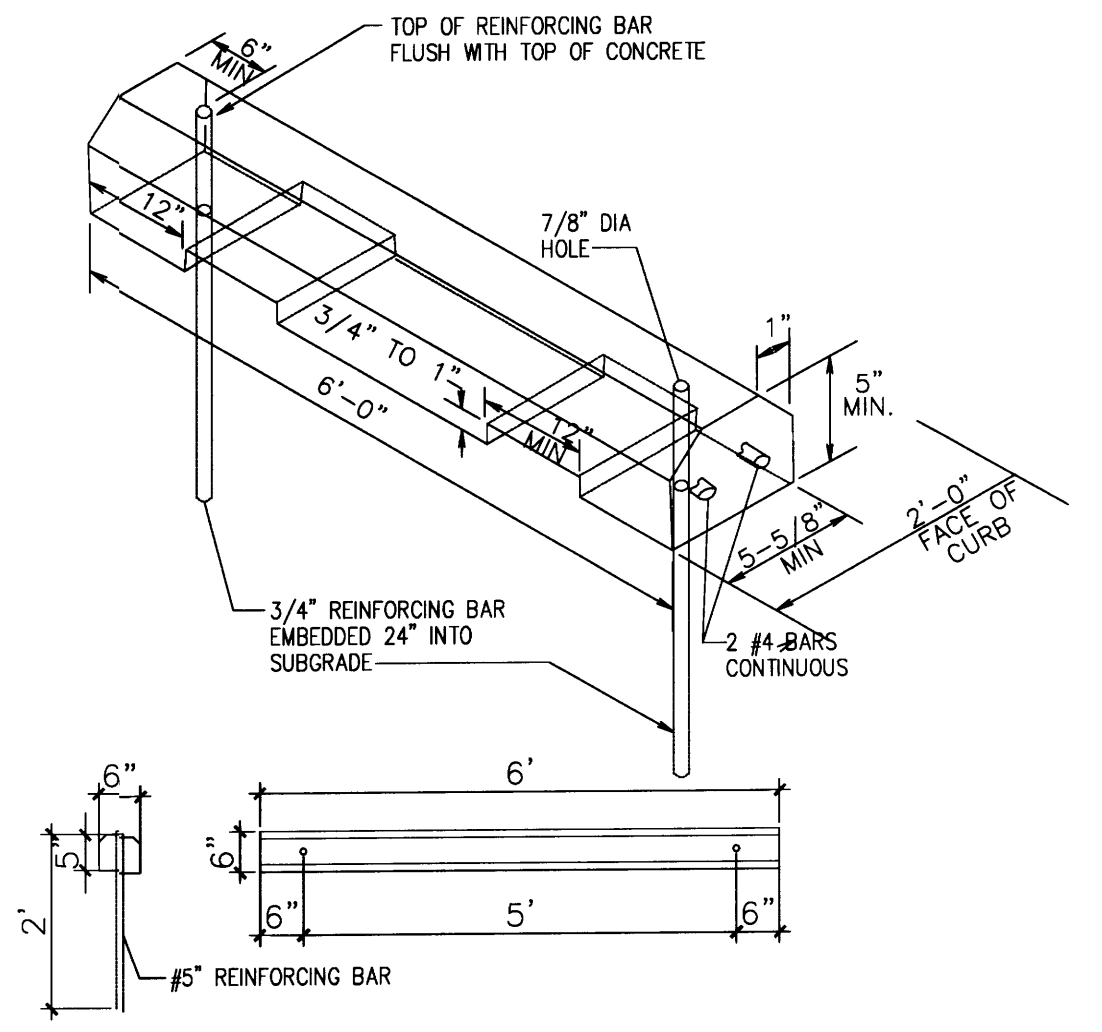
10 H.C PARKING-WALK PAINT DETAIL
Scale: N.T.S



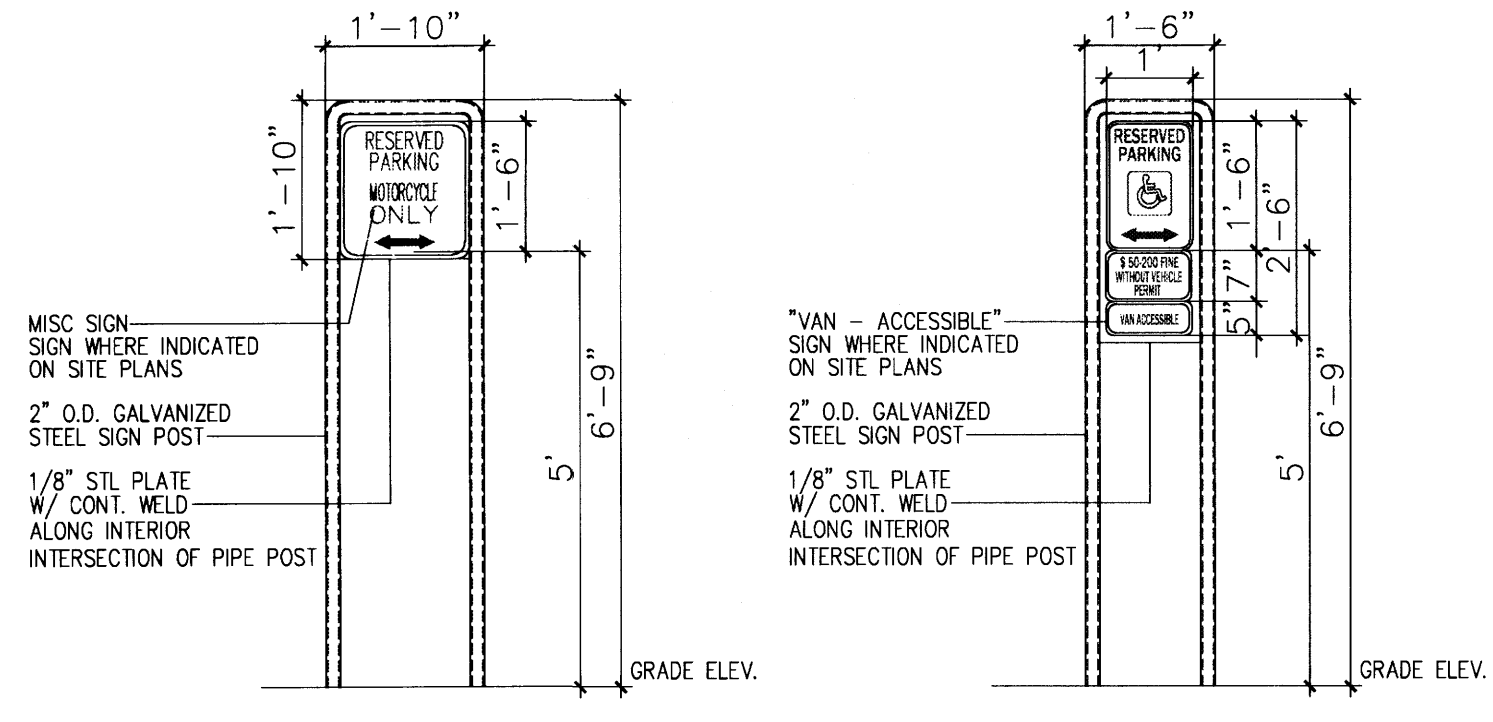
9 H.C PARKING(DUAL CONFIGURATION)
Scale: N.T.S



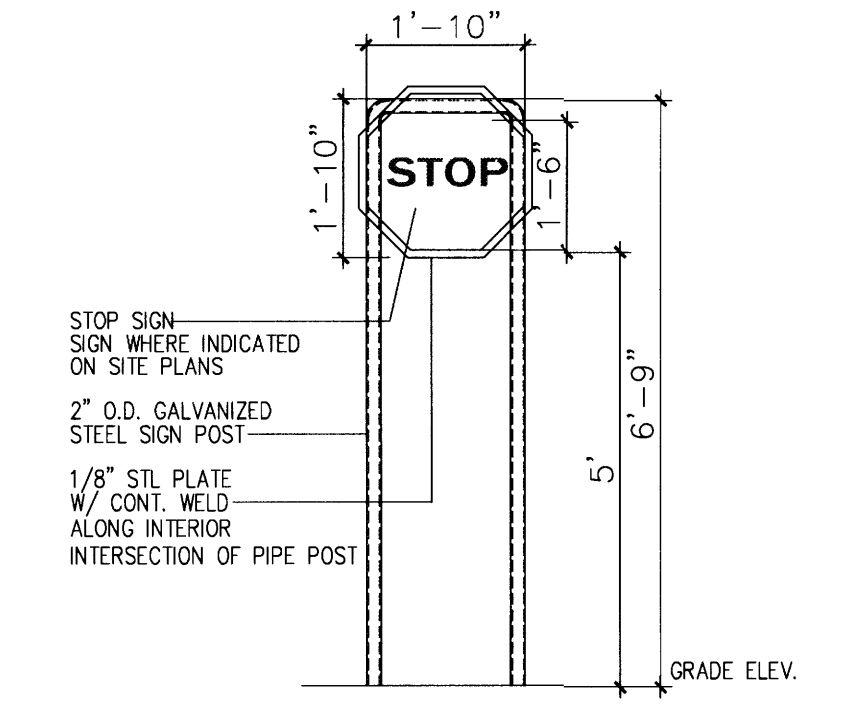
5 H.C PARKING(VAN ACCESSIBLE ONLY)
Scale: N.T.S



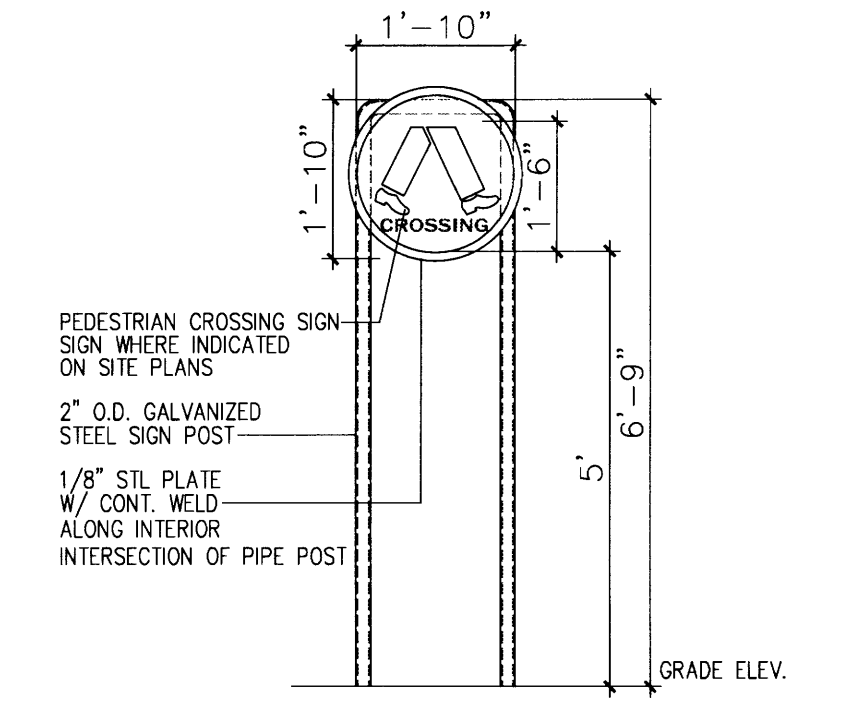
8 H.C WHEELSTOP
Scale: 1/2"=1'-0"



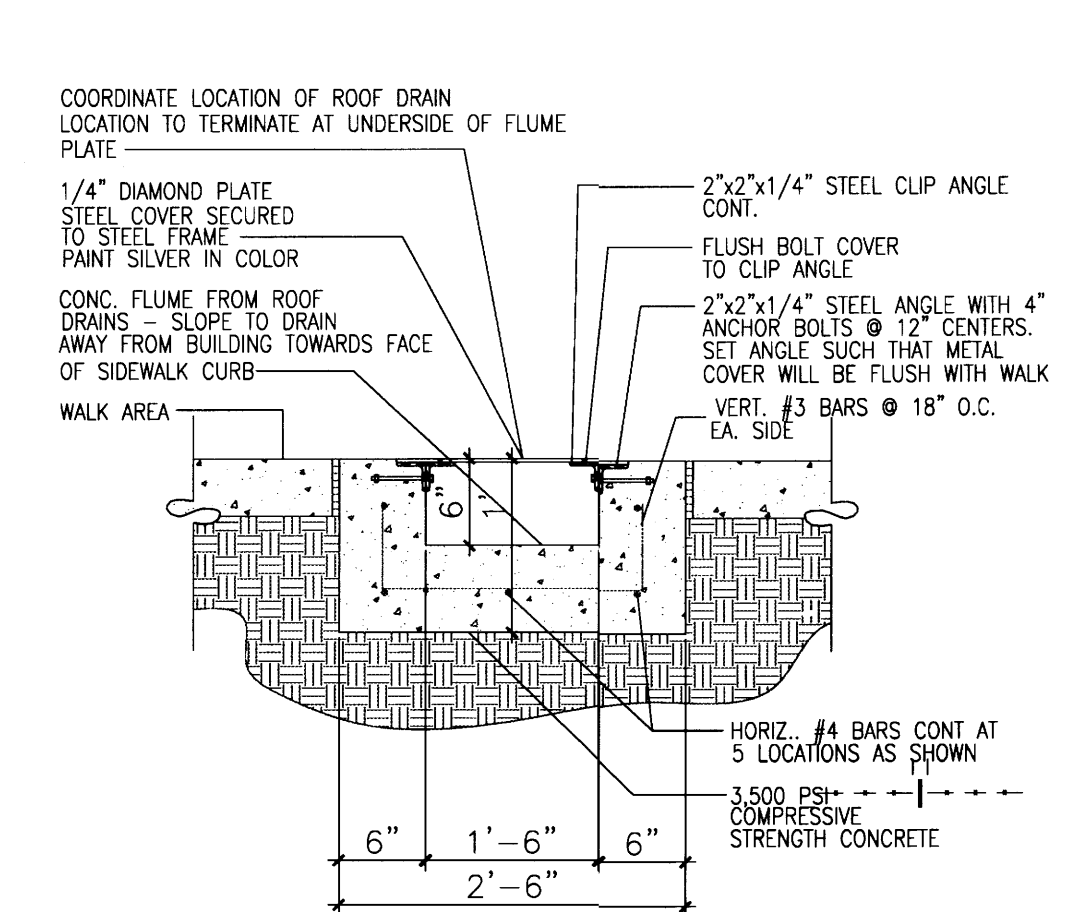
7 MISC SIGNAGE Scale: N.T.S
6 H.C SIGNAGE Scale: N.T.S



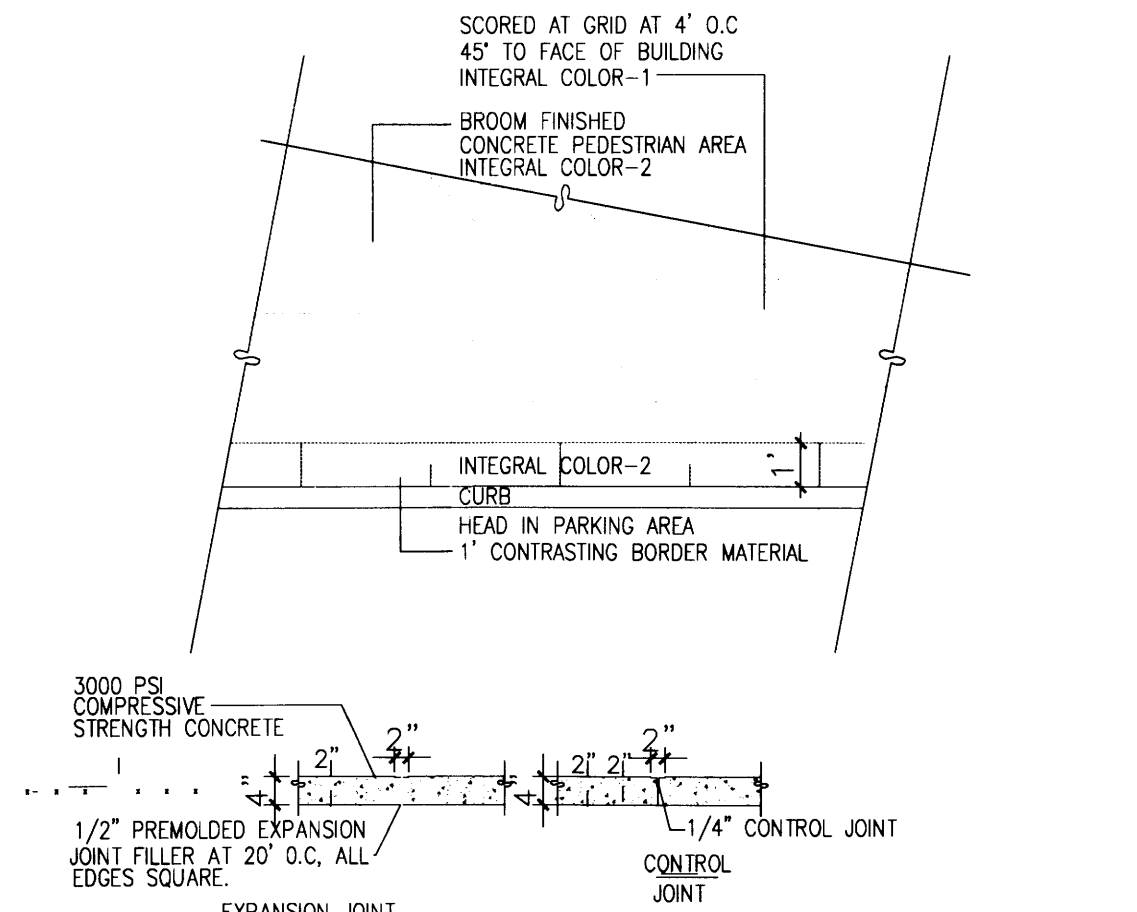
3A STOP SIGNAGE
Scale: N.T.S



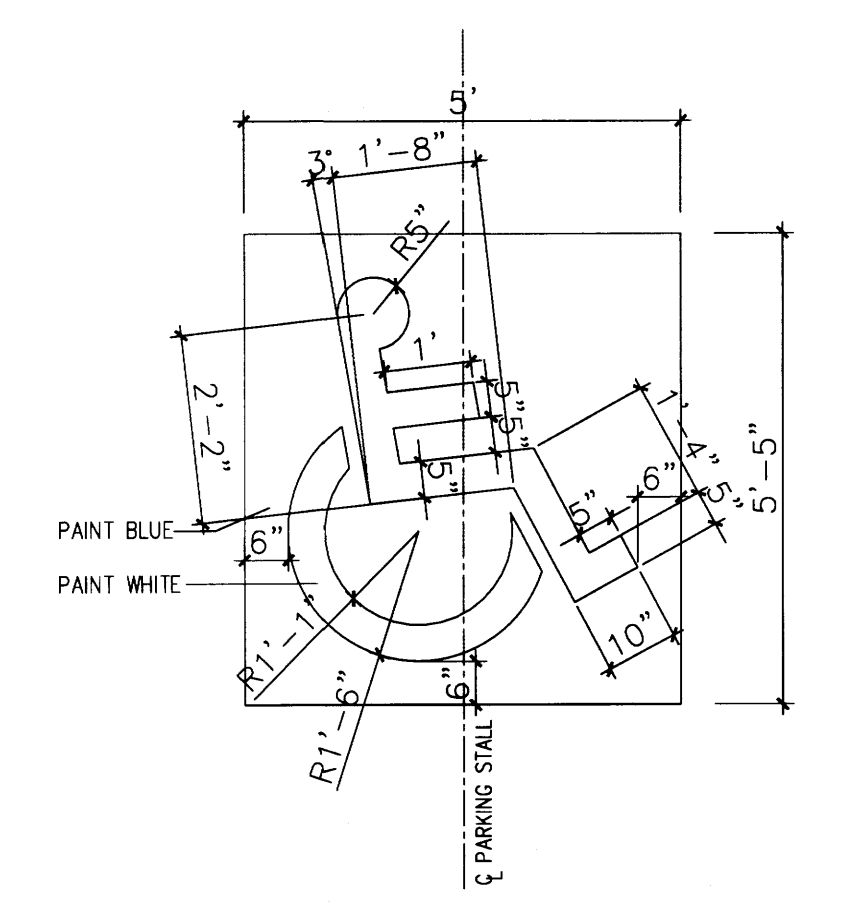
3 PEDESTRIAN SIGNAGE
Scale: N.T.S



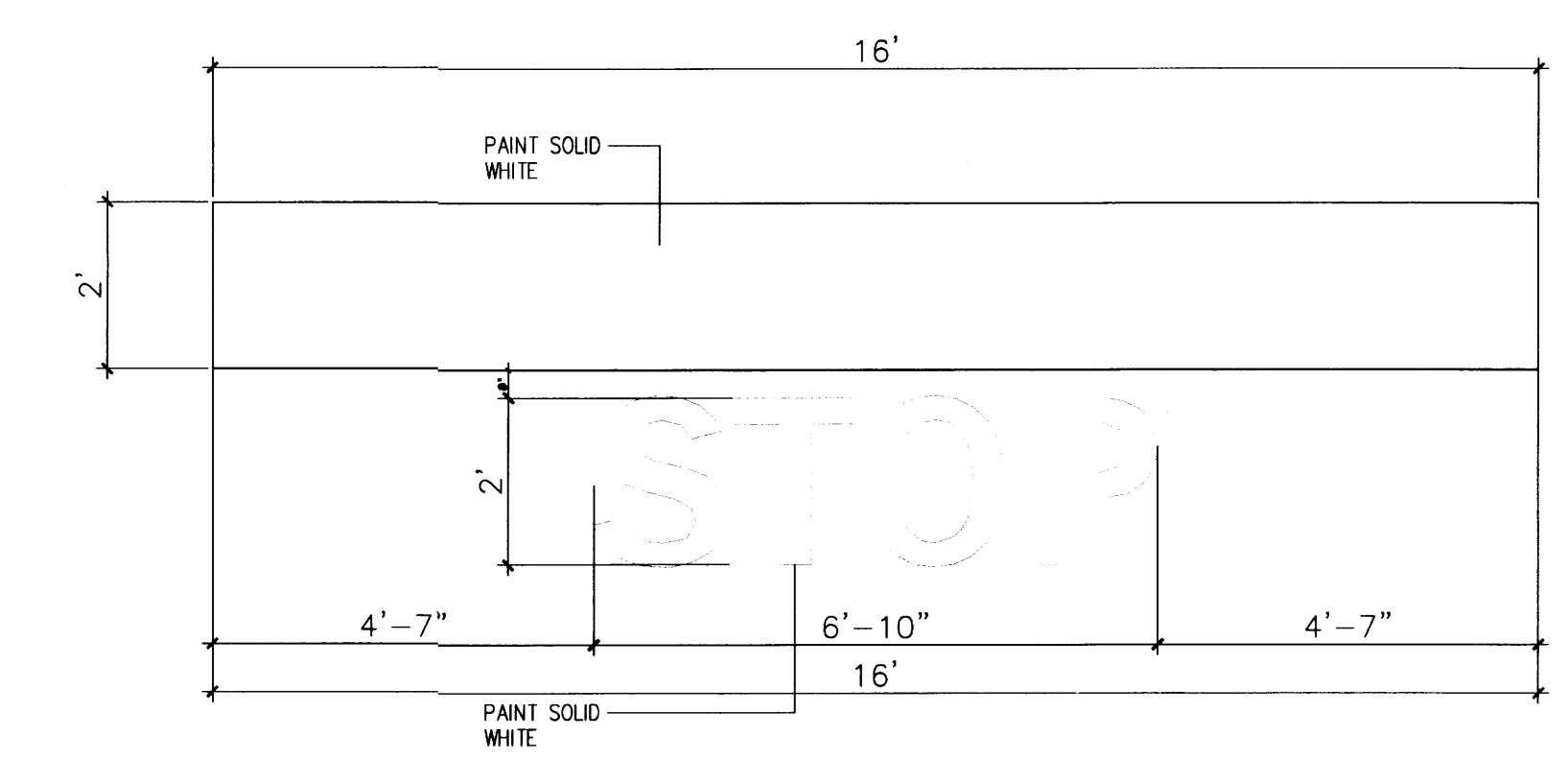
12 CONC. FLUME DETAIL
Scale: N.T.S



2 TYPICAL EDGE-WALK DETAIL
Scale: N.T.S



4 H.C SIGNAGE
Scale: 1/2"=1'-0"



1 STOP BAR DETAIL
Scale: N.T.S

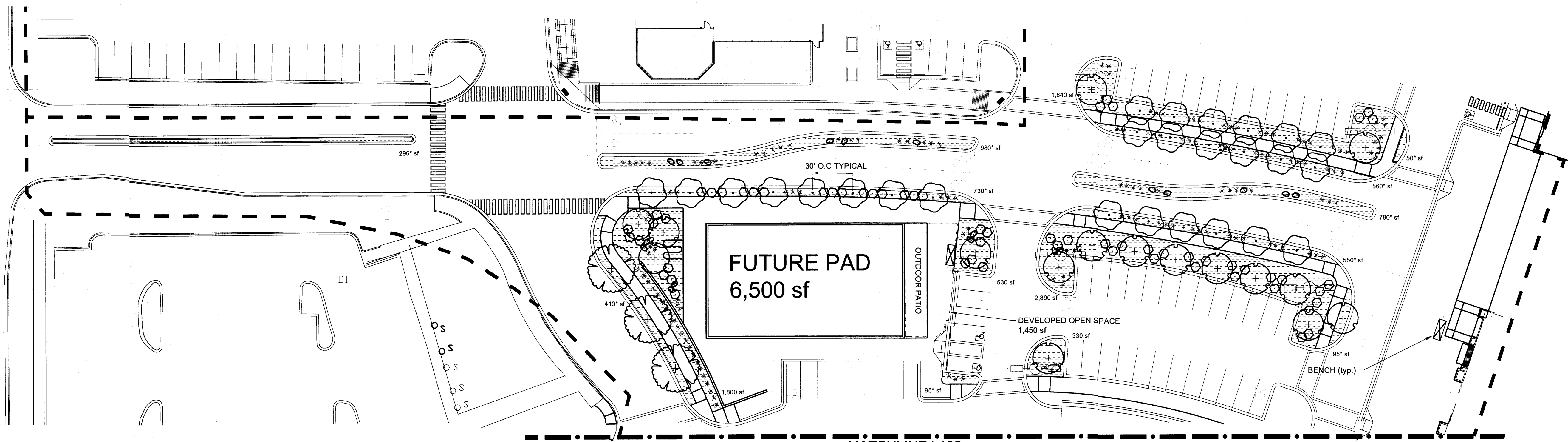
REV	DATE	BY	REVISION

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

PROJECT TITLE
SECTION 2 SITE DETAILS
UNROCK TOWN CENTER
ALBUQUERQUE, NEW MEXICO

PROJECT NO.	UN-BU
JOB NO.	UN-BU
DRAWN BY:	S-J
PROJECT MANAGER:	STEPHEN DUNBAR, AIA
SHEET TITLE:	SITE DETAILS

DATE:	4/6/12
SCALE:	AS NOTED
of	A12



GENERAL LANDSCAPE PLAN CONFORMANCE REQUIREMENTS

- F. NEW CONSTRUCTION AND/OR REDEVELOPMENT SHALL APPLY THE FOLLOWING LANDSCAPE REGULATIONS AND REQUIREMENTS:
- F.1. 40% OF THE "10% OF SITE" OPEN SPACE REQUIREMENT SHALL BE LANDSCAPE AREA. IN ADDITION, EVERY SITE SHALL HAVE A MINIMUM OF FOUR (4) FOOT WIDE PLANTING STRIP ABUTTING A TEN (10) FOOT WIDE WALKWAY.
- F.2. A LANDSCAPE PLAN SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN FOR APPROVAL. REQUIREMENTS FOR THE LANDSCAPE PLAN ARE LISTED IN CHAPTER V, SECTION K.
- F.3. ALL LANDSCAPES SHALL BE PLANTED AS SHOWN ON THE LANDSCAPE PLAN.
- F.4. ALL LANDSCAPING SHALL BE PLANTED NO LATER THAN 30 DAYS AFTER COMPLETION OF CONSTRUCTION AND IN NO CASE LATER THAN THE FINAL INSPECTION.
- F.5. ALL LANDSCAPING SHOULD BE PLANTED IN ACCORDANCE WITH INSTRUCTIONS PROVIDED IN MOST RECENT CITY STANDARDS NATIONALLY ACCEPTED STANDARDS BY NURSERY, LANDSCAPE, IRRIGATION, AND ARBORICULTURE INDUSTRIES. SEE APPENDIX B
- F.7. IRRIGATION IS REQUIRED FOR ALL PLANTINGS. IRRIGATION SYSTEMS SHALL MEET THE DIFFERING NEEDS OF TREES AND OTHER VEGETATION TO ENSURE ALL PLANTINGS FLOURISH.
- F.8. WATER HARVESTING CONSERVATION TECHNIQUES SHALL BE UTILIZED WHERE POSSIBLE AND AS APPROVED BY THE CITY HYDROLOGIST OR CITY ENGINEER. SUCH TECHNIQUES MAY INCLUDE WATER HARVESTING, GRAYWATER, WATER REUSE SYSTEMS AND PERMEABLE PAVEMENT. RAINWATER FROM ROOFS SHOULD BE DIRECTED OR STORED AND USED TO WATER TREES AND OTHER LANDSCAPING WHENEVER POSSIBLE.
- F.9. ORGANIC MULCH SHALL BE PROVIDED IN AREAS AROUND THE LIVING PLANTS TO REDUCE HEAT AND CONSERVE MOISTURE. GRAVEL, ROCKS, CRUSHER FINE AND RUBBER ARE NOT ORGANIC MULCH.
- F.10. THE USE OF RIVER STONES TO BE USED AS MULCH IN AREAS OF DRAINAGE AND WATER RUNOFF IS ALLOWED IN LANDSCAPE AREAS. THE USE OF GRAVEL, INCLUDING ROCKS AND CRUSHER FINES AS GROUND COVER IS LIMITED TO 5% PERCENT OR LESS OF ANY LANDSCAPE AREA, PLANTING STRIP OR OPEN SPACE.
- F.13. THE MINIMUM ACCEPTABLE SIZES OF PLANT, TREES OR AMOUNTS OF SEEDS, AT THE TIME OF PLANTING, ARE AS FOLLOWS:
 A. TREES MUST BE TWO INCHES IN CALIPER. CONIFEROUS TREES SHALL BE A MINIMUM OF 6' TALL.
 B. SHRUBS, BUSHES AND LOW-GROWING EVERGREENS SHALL BE AT LEAST ONE GALLON IN SIZE.
 C. GROUND COVER AND TURF MUST BE ADEQUATE TO PROVIDE 75% GROUND COVERAGE WITHIN TWO GROWING SEASONS AFTER PLANTING.
- F.15. ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER BEING MADE AWARE OF THE ISSUE.
- F.16. FORTY (40%) PERCENT OF REQUIRED OPEN SPACE SHALL BE LANDSCAPED AREA.
 A. LANDSCAPE AREAS SHALL BE COVERED WITH A MINIMUM OF SEVENTY-FIVE (75%) PERCENT LIVING VEGETATIVE MATERIALS, SUCH AS TREES, GRASSES, VINES, FLOWERS AND/OR BRUSHES/SHRUBS. COVERAGE SHALL BE CALCULATED FROM THE ANTICIPATED SIZE OF MATURE PLANTS.
 B. ALL OPEN SPACE AREAS THAT ARE NOT "DEVELOPED OPEN SPACE" AND ARE 25 SQUARE FEET IN SIZE OR LARGER SHALL BE PLANTED AS A LANDSCAPE AREA.
 C. PLANTER BOXES OR LARGER PLANTING POTS MAY ALSO BE COUNTED AS THE LANDSCAPE AREA OF OPEN SPACE PROVIDED THEY ARE NOT WITHIN PLANTING STRIPS AND ARE SHOWN ON THE LANDSCAPE PLAN. THE SURFACE AREA OF PLANTER BOXES AND LARGE PLANTING POTS ARE MEASURED IN ORDER TO CALCULATE THE AMOUNT OF LANDSCAPE AREA THEY EQUAL.
 D. TREES ARE STRONGLY ENCOURAGED IN LANDSCAPE AREAS.
 E. REQUIRED PLANTING STRIPS ARE NOT CONSIDERED AS LANDSCAPE ARE FOR THE PURPOSE OF MEETING THE 40% OF THE "10% OF SITE" REQUIREMENT.
- G.4. ALL REQUIRED TREES SHALL BE PLANTED NO LATER THAN THIRTY (30) DAYS AFTER THE COMPLETION OF CONSTRUCTION AND IN NO CASE LATER THAN THE FINAL INSPECTION.

- G.7. TREES SHALL BE IRRIGATED SO AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY. TREES SHALL BE ON SEPARATE IRRIGATION ZONES FROM OTHER VEGETATION BECAUSE TREES REQUIRE WATER OVER A LARGER AREA THAN OTHER PLANTS, DEEPER INTO SOIL, AND LESS FREQUENTLY THAN OTHER VEGETATION.
- G.8. ALL TREES SHALL BE MAINTAINED TO ENSURE THAT THE TREES STAY HEALTHY. MAINTENANCE INCLUDING TRIMMING IS THE RESPONSIBILITY OF THE OWNER OF THE TREE. IN THE CASE OF STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY THE OWNER OF THE LOT ADJACENT AND CLOSEST TO THE TREE IS RESPONSIBLE FOR THE MAINTENANCE.
- G.9. THE REPLACEMENT OF DEAD TREES IS THE RESPONSIBILITY OF THE OWNER OF THE TREE. IN THE CASE OF STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY THE OWNER OF THE ADJACENT LOT CLOSEST TO THE TREE IS RESPONSIBLE FOR REPLACING THE DEAD TREE. DEAD TREES SHALL BE REPLACED WITH A TREE OF CONFORMING SPECIES AND LOCATION AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN SIXTY (60) DAYS AFTER BEING MADE AWARE OF THE ISSUE. SIGNATURE TREES MAY BE USED TO REPLACE SOME SHADE TREES IN ORDER TO ACHIEVE THE DESIRED SIGNATURE/SHADE TREE PROPORTIONS.
- G.14. PARKING LOT TREES ARE REQUIRED AS FOLLOWS:
 A. TREES SHALL BE PLANTED AT A RATE OF ONE (1) TREE PER EIGHT (8) PARKING LOT SPACES.
 B. EACH ROW OF PARKING SHALL HAVE AN END CAP WITH AT LEAST ONE (1) TREE
 C. TREES SHALL BE PLANTED IN THIRTY SIX (36) SQUARE FOOT TREE WELLS.
 D. NO PARKING SPACE SHALL BE MORE THAN SIXTY (60) FEET FROM A TREE TRUNK.
- G.15. WALKWAY TREES ARE REQUIRED AS FOLLOWS:
 A. WALKWAY TREES SHALL BE PLANTED IN PLANTING STRIPS WHEN THE WALKWAY ABUTS A BUILDING AND/OR A PARKING SPACE NOT CONTAINED IN A PARKING LOT, AT A NUMBER EQUAL TO A MAXIMUM OF TWENTY-FIVE (25) FEET ON CENTER.
 B. WALKWAY TREES PLANTED IN A PLANTING STRIP MAY HAVE REGULAR OR IRREGULAR SPACING TO ACCOMMODATE THE ENTRANCES OF THE CORRESPONDING BUILDINGS PROVIDED THAT THE TOTAL NUMBER OF REQUIRED TREES ARE PLANTED.
 C. WALKWAY TREES SHALL BE PLANTED ALONG WALKWAYS THAT DO NOT ABUT BUILDINGS AND ARE NOT SHADED BY EXISTING TREES AT THE NUMBER EQUAL TO A MAXIMUM TO TWENTY-FIVE (25) FEET ON CENTER. THIS REQUIREMENT INCLUDES WALKWAYS INTERNAL TO PARKING LOTS WHERE TREES WILL BE PLANTED ON ALTERNATING SIDES OF THE WALKWAY.
 D. THREE OR LESS WALKWAY TREES MAY BE CLUSTERED IF SUFFICIENT ROOTING VOLUME IS SUPPLIED AND IF THE REQUIREMENT TO SHADE THE WALKWAY IS MET.
 E. WALKWAY TREES ARE NOT REQUIRED ON THE WEST SIDE OF SAN PEDRO DR. OR THE NORTH SIDE OF MENAUL BLVD.

- H.4. THE TEN (10) FOOT WIDE WALKWAYS MAY ACCOMMODATE OCCASIONAL USES SUCH AS UTILITY BOXES, BENCHES AND/OR TRASH RECEPTACLES WHICH ENCROACH UPON THE WIDTH OF THE WALKWAY BUT A MINIMUM SIX (6) FOOT CLEAR PATH SHALL BE MAINTAINED WITHIN THE WALKWAY AT ALL TIMES. THESE OCCASIONAL USES SHALL NOT TAKE UP MORE THAN ONE-THIRD (1/3) OF THE WIDTH OF ANY BUILDING'S WALKWAY.
- H.7. ALL WALKWAYS MUST COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE AND AMERICANS WITH DISABILITY ACT.

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	7/8" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	PECAN MULCH AT 2" DEPTH IN RAISED PLANTERS
	MOSSROCK BOULDER (57)

growing better
Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

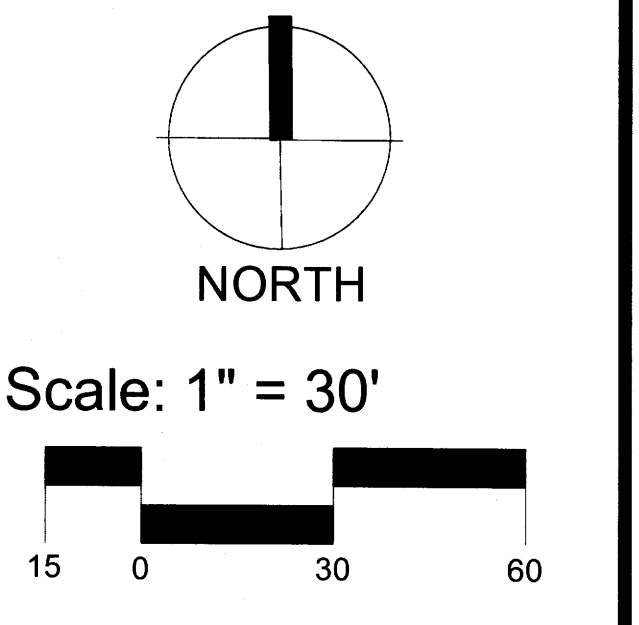
PO Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com



Date: 09/15/2014
 Revisions:
 ▲ 10/06/2014
 ▲
 ▲
 ▲

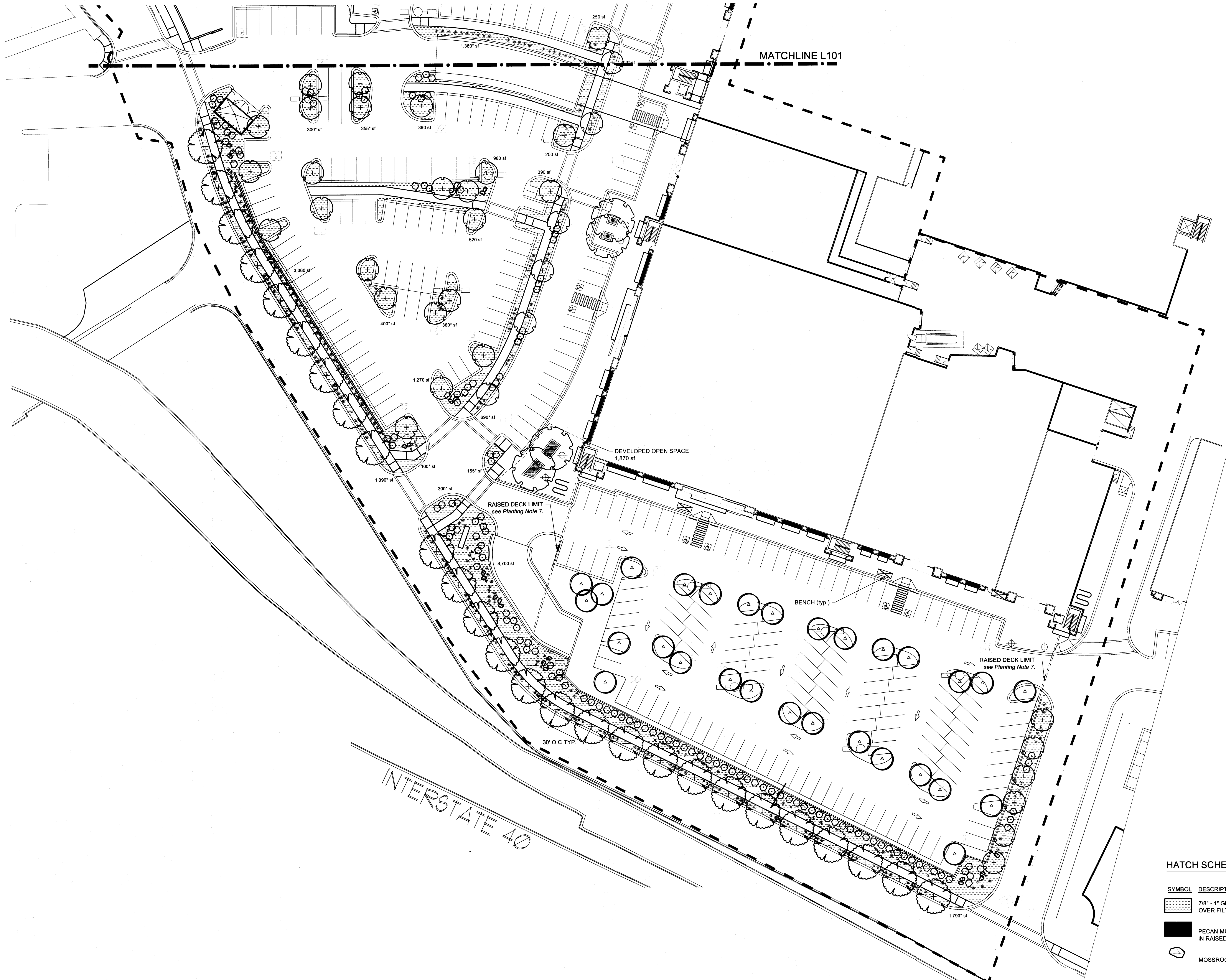
Drawn by: Jitka Dekojova
 Reviewed by: Eddie Padilla

WINROCK TOWN CENTER
 Section #2
 Albuquerque, Uptown, New Mexico



Sheet Title:
Landscape Plan

Sheet Number:
L101



growing
better
Up
HeadStart
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

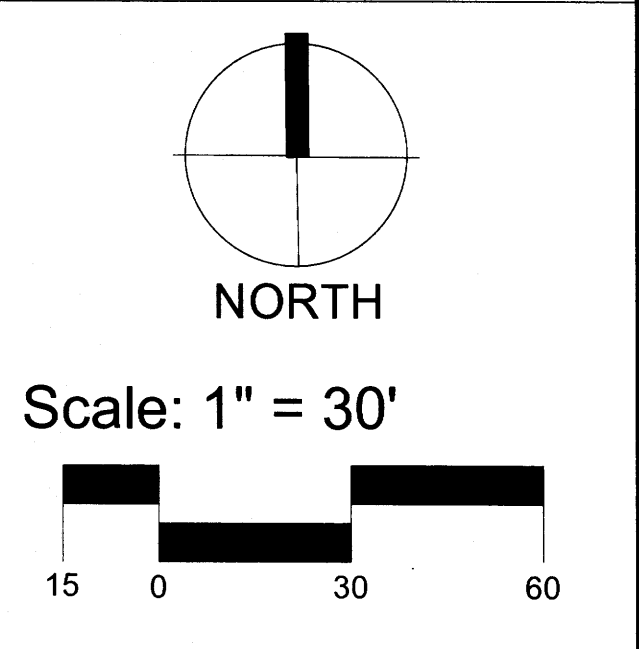
P.O. Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



Date: 09/15/2014
Revisions:
▲ 10/06/2014
▲
▲
▲

Drawn by: Jitka Dekojova
Reviewed by: Eddie Padilla

**WINROCK
TOWN CENTER**
Section #2
Albuquerque, Uptown, New Mexico



Sheet Title:
**Landscape
Plan**

Sheet Number:
L102

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	7/8" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	PECAN MULCH AT 2" DEPTH IN RAISED PLANTERS
	MOSSROCK BOULDER (57)

LEGAL DESCRIPTION:
 PARCEL 1-A-1 WINROCK CENTER ADDITION, ZONE SU-3 for MU-UPT.

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 USDP 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 LANDSCAPING REGULATIONS §14-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WASTE §6-1-1-1, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.

PLANTINGS NOTES:
 1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE AND UPTOWN SECTOR DEVELOPMENT PLAN (USDP).
 2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
 3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG WINROCK LOOP ROAD. 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.
 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.
 6. SEE L103 FOR TREE PLANTING DETAIL.
 7. ALL PLANTINGS ON TOP OF PARKING DECK SHALL BE PLACED IN POTS. NO GRAVEL SHALL BE IN THIS AREA.

IRRIGATION NOTES:
 1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
 2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE L103 FOR DETAIL.
 4. USE 50 LF NETA-FIM SPIRAL PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
 5. THE LOOP ROAD R.O.W. PLANTINGS SHALL BE IRRIGATED BY BUBBLERS. USE TWO 0.5 GPM BUBBLERS PER TREE AND ONE 0.25 GPM BUBBLER PER SHRUB. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS. CREATE INFILTRATION BASINS AROUND EACH TREE.

LANDSCAPE CALCULATIONS:

PROJECT AREA	298,920 sf (total number)
REQUIRED OPENSOURCE AREAS (10% OF SITE)	29,892 sf (total number)
PROVIDED OPENSOURCE AREAS (10% OF SITE)	30,900 sf (total number)
REQUIRED LANDSCAPE AREAS(40% OF 10% OF SITE)	11,956 sf (total number)
PROVIDED LANDSCAPE AREAS	21,210 sf
PROVIDED PLANTING AREA WITH PLANTING STRIPS	30,900 sf
REQUIRED LIVE GROUND COVERAGE (75% OF REQ. LANDSCAPE AREA)	8,967 sf
PROVIDED LIVE GROUND COVERAGE (75% OF REQ. LANDSCAPE AREA)	25,338 sf

NOTE: A minimum of 10% landscape areas shall have flowering plants or shrubs. (USDP F-11)

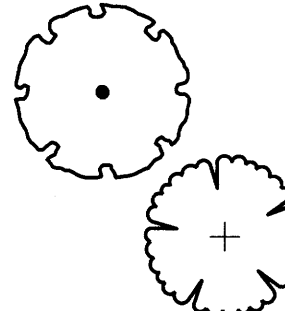
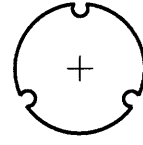
DEVELOPED OPEN SPACE	3,320 sf
REQUIRED SHADE	498 sf (15% of developed open space)
PROVIDED SHADE (building overhang and mature tree canopy)	2,567 sf (77% of developed open space)
DEVELOPED OPEN SPACE 40% LANDSCAPE REQUIREMENT	
REQUIRED	1,328 sf (40% of developed open space)
PROVIDED	1,900 sf (57% of developed open space)

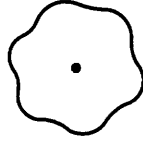
COBBLE MULCH
 2" - 4" cobble to be placed at curb cuts for site run off and underneath all building downspouts of any new construction.

NUMBER OF PARKING SPACES	294
REQUIRED PARKING LOT TREES	49 (1 per 6 spaces)
PROVIDED PARKING LOT TREES	83
No parking space shall be more than 60 feet from a tree.	

TOTAL NUMBER OF TREES	192
SHADE TREES	83
SIGNATURE TREES	26



PLANT SCHEDULE


SHADE TREES	QTY	SIZE	EXAMPLES
	45	2" B&B	Gleditsia triacanthos inermis/Thornless Honey Locust 50' x 45' mature size, Medium+ water use Pistachia chinensis/Chinese Pistache 60' x 60' mature size, Medium water use Sophora japonica/Japanese Pagoda Tree 35' x 35' mature size, Medium water use Ulmus sp./Elm Tree 40' x 40' mature size, Medium water use
	88		Prunus sp. or Malus sp./Various fruit trees 15' x 15' mature size, Medium water use

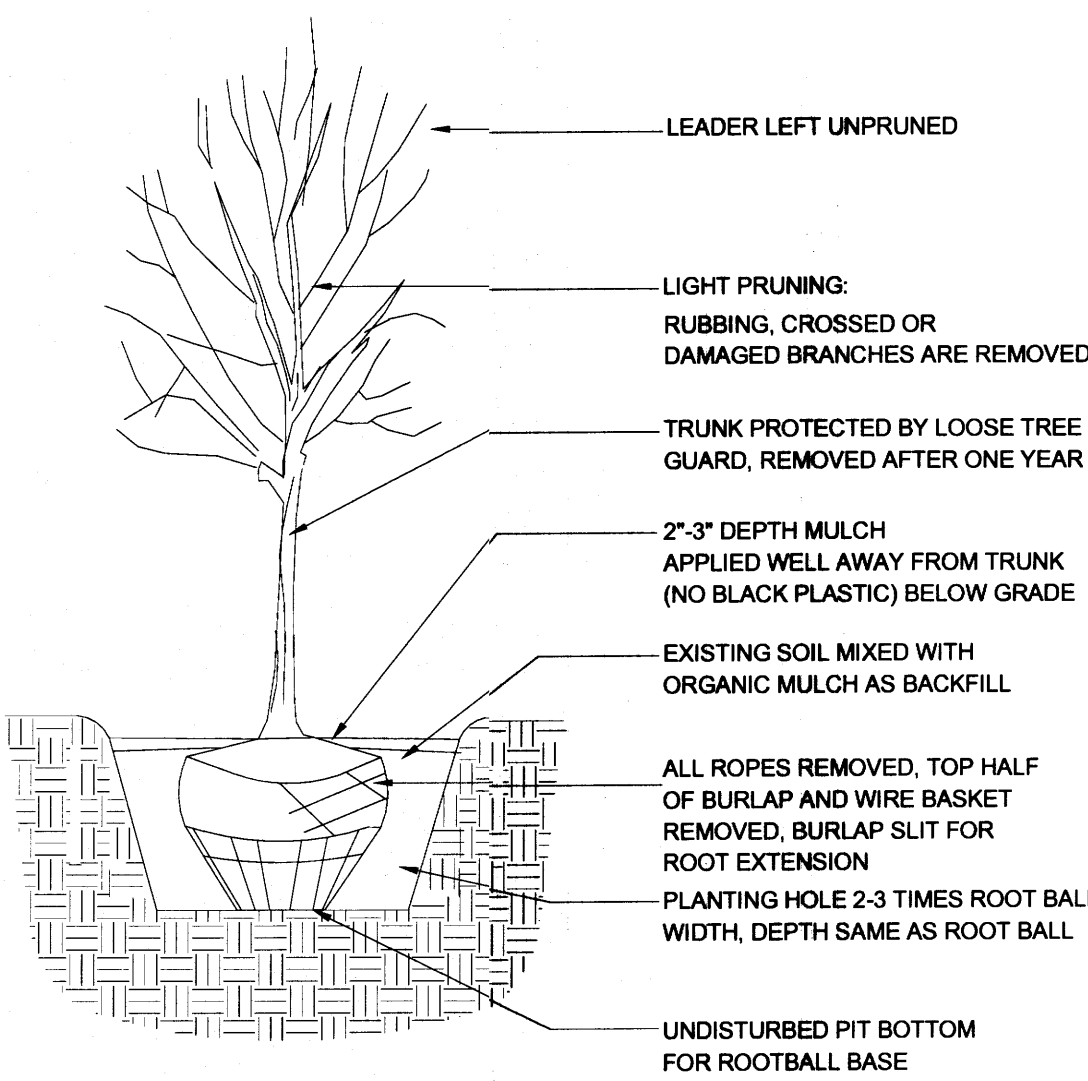
SIGNATURE TREES	QTY	SIZE	EXAMPLES
	90	15 gal / 24" box / 2" B&B	Chilopsis linearis/Desert Willow 20' x 25' mature size, Low water use Vitex agnus castus/Chaste Tree 20' x 20' mature size, Medium water use Forestiera Neomexicana/New Mexican Olive 15' x 15' mature size, Medium water use Rhus glabra/Smooth sumac 12' x 15' mature size, Medium water use

plants with this symbol are to be planted in large pots due to placement on top of parking lot deck (see species above)

SHRUBS/GRASSES GROUNDCOVERS	QTY	SIZE	EXAMPLES
--------------------------------	-----	------	----------

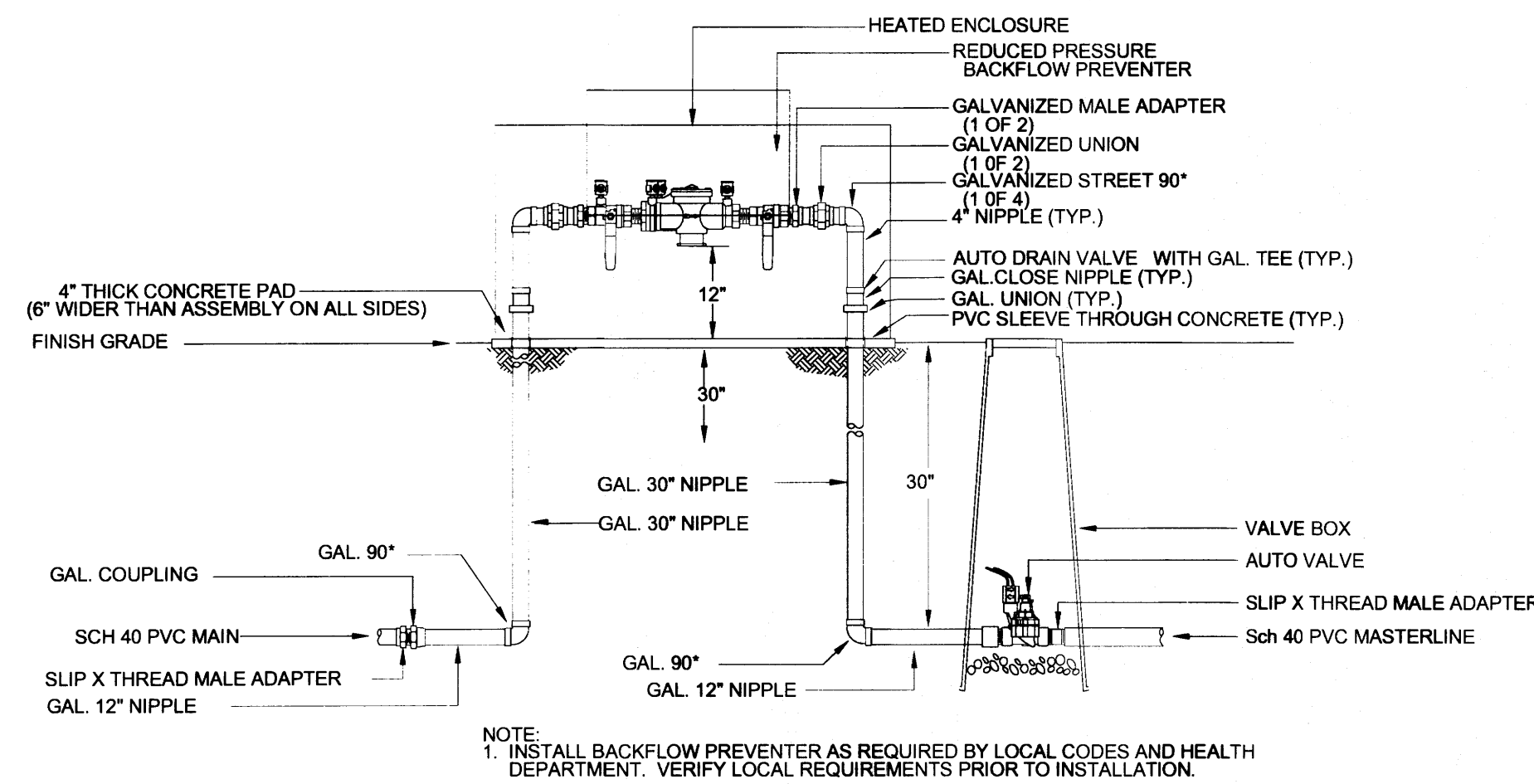
	406	1 gal/5 gal	Vauquelinia sp./Arizona Rosewood 12' x 10' mature size, Low+ water use Perovskia atriplicifolia/Russian Sage 5' x 5' mature size, Medium water use Pinus mugo mugo/Dwarf Mugo Pine 5' x 10' mature size, Medium water use Hesperaloe parviflora/Red Yucca 3' x 4' mature size, Low+ water use Yucca recurvifolia/Soft-leaf Yucca 5' x 4' mature size, Low+ water use Buddleia davidii/Butterfly Bush 5' x 5' mature size, Medium water use Spartium junceum/Spanish Broom 8' x 8' mature size, Medium water use Miscanthus sp./Maiden Grass 5' x 5' mature size, Medium+ water use Nolina microcarpa/Beargrass 5' x 6' mature size, Low water use Juniperus sp./Blue Chip Juniper - female 2' x 5' mature size, Low+ water use
	772	1 gal/5 gal	Lavandula angustifolia/English Lavender 3' x 3' mature size, Medium water use Calamagrostis 'Karl Foester'/Reed Grass 2' x 2' mature size, Medium water use Muhlenbergia capillaris/Gulf Muhly 3' x 3' mature size, Medium water use Panicum virgatum/Switchgrass 4' x 3' mature size, Medium water use Caryopteris x clandonensis/Blue Mist Spirea 3' x 3' mature size, Low+ water use Salvia greggii/Cherry Sage 2' x 3' mature size, Low+ water use

	45	5 gal	Campsis radicans/Trumpet Vine climbing vine, Low+ water use Lonicera sp. /Honeysuckle climbing vine, Medium water use Vitis sp./Edible grapes climbing vine, Medium water use (plant sizes = height x width)
---	----	-------	--



1 TREE PLANTING DETAIL

N.T.S.

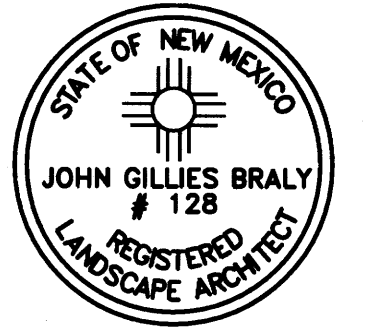


2 RP BACKFLOW/MASTER VALVE DETAIL

N.T.S.

growing better
Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

P.O. Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com



Date: 09/15/2014

Revisions:

▲ 10/06/2014

▲

▲

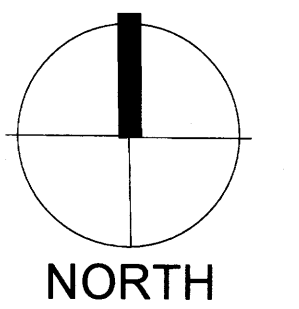
▲

▲

Drawn by: Jitka Dekojova

Reviewed by: Eddie Padilla

WINROCK TOWN CENTER
 Section #2
 Albuquerque, Uptown, New Mexico



Scale: 1" = 30'



Sheet Title:

Landscape Plan

Sheet Number:

L103

DRAINAGE NARRATIVE

PURPOSE

THE PURPOSE OF THIS DRAINAGE PLAN ADDRESSES STORM WATER RUNOFF AND PROPOSED INFRASTRUCTURE NECESSARY TO CONVEY RUNOFF FROM THE PROPOSED SECTION 2 AND SECTION 4 WINROCK TOWN CENTER SITE PLAN.

EXISTING CONDITIONS

THE WINROCK SITE IS A COMPLEX OF BUILDINGS THAT INCLUDES THE MAIN MALL, A NUMBER OF OUTLYING RESTAURANTS, THE TOYS 'R' US, AND A RECENTLY COMPLETED MOVIE THEATER.

THE SITE IS BOUNDED BY INDIAN SCHOOL ROAD TO THE NORTH, AMERICA'S PARKWAY (AKA UPTOWN LOOP) TO THE NORTHWEST, LOUISIANA BLVD TO THE WEST, I-40 AND THE EMBUDO ARROYO TO THE SOUTH, THE WINROCK VILLAS CONDO COMPLEX TO THE EAST, AND PENNSYLVANIA AVE TO THE NORTHEAST.

EXISTING DRAINAGE PATTERNS DIRECT STORM WATER TOWARDS ONE OF THE EXISTING STORM DRAINS, OR TO THE SURROUNDING ROADS. THE SITE IS COMPLETELY DEVELOPED WITH ABOUT 88% IMPERVIOUS AREA.

RELATED REPORTS

- 'DRAINAGE MASTER PLAN' FOR WINROCK TOWN CENTER BY ISAACSON AND ARFMAN, P.A. DATED 2/5/2015
'PHASE 1 AMENDMENT TO THE FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT' BY HUITT-ZOLLARS, INC. DATED 09/07/2011 (H-Z AMENDMENT)
'FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT WINROCK MARKET CENTER' BY HUITT-ZOLLARS, INC. DATED 03/13/2006 (H-Z DRAINAGE STUDY)

IN THE EXISTING CONDITION THE SITE IS FULLY DEVELOPED AND DOESN'T PROVIDE ANY ONSITE DETENTION, RESULTING IN A HISTORIC FREE-DISCHARGE FROM THE OVERALL WINROCK SITE.

DMP DRAINAGE BASINS INCLUDED IN THIS PROJECT:

- BASIN 110 BASIN 300 BASIN 400
BASIN 500 BASIN 500P BASIN 510 BASIN 530

DMP REQUIREMENTS INCLUDE THE FOLLOWING:

- DESIGN EACH PROJECT USING THE LAND TREATMENTS CALLED OUT FOR EACH BASIN IN THE HYDROLOGY CALCULATIONS IN APPENDIX B.
EVERY NEW DEVELOPMENT IS REQUIRED TO BUILD DOWNSTREAM STORM DRAINS THAT ARE SHOWN IN THIS DMP.
THE DEVELOPMENTS ARE ALSO REQUIRED TO DESIGN HOW FLOWS ARE DIRECTED TO THAT INFRASTRUCTURE.
EXAMPLES INCLUDE NUMBER AND LOCATION OF STORM INLETS, ROOF DRAIN CONNECTIONS, SIDEWALK CULVERTS, STREET FLOW CAPACITY, ETC.
AS PART OF THE INDIVIDUAL GRADING & DRAINAGE PLANS, EVERY NEW DEVELOPMENT WITHIN THE PROJECT IS REQUIRED TO TREAT 'FIRST FLUSH' STORM WATER PER CITY OF ALBUQUERQUE DPM REQUIREMENTS.
'ROOFTOP' BASINS WILL BE DIRECTED TO THE WATER FEATURE IN BASIN 500P FOR TREATMENT.
EXISTING STORM DRAINS THAT ARE UNDER PROPOSED BUILDINGS MUST BE REMOVED.

SUMMARY

STORM DRAIN 1 - 36" RCP

FIVE BASINS WILL DISCHARGE STORM WATER INTO STORM DRAIN 1.

- BASINS 500 A3, A4, A5 & A6 ARE ROOF TOP BASINS AND WILL DISCHARGE VIA ROOF DRAINS ONTO BASIN 500 C1.
BASIN 500 C1 IS THE LOADING DOCK AREA AND IS GRADED TO A SUMP CONDITION AND A QUAD TYPE 'D' INLET IS LOCATED IN THE LOWEST POINT.

STORM DRAIN 2 - 42" RCP

TWO BASINS PLUS STORM DRAIN 1 WILL DISCHARGE STORM WATER INTO STORM DRAIN 2.

- BASIN 500 C2 IS AN ACCESS ROAD AND DISCHARGES ONTO BASIN 500 C5.
BASIN 500 C5 HAS A BANK OF DOUBLE C INLETS AT ANALYSIS POINT 2 (AP 2) DISCHARGING INTO STORM DRAIN 2.

STORM DRAIN 3 - 24" RCP

ONE BASIN DISCHARGES INTO STORM DRAIN 3.

BASIN 530 A1 DISCHARGES INTO STORM DRAIN 3 IN A BANK OF INLETS AT ANALYSIS POINT 3 (AP 3).

STORM DRAIN 4 - 36" RCP

FIVE BASINS AND STORM DRAIN 3 WILL DISCHARGE STORM WATER INTO STORM DRAIN 4.

- BASIN 500 A7 IS A ROOF TOP BASIN AND HAS ROOF DRAINS DISCHARGING INTO BASIN 500 C4 VIA SIDEWALK CULVERTS.
BASIN 500 C4 IS A PARKING FIELD HAS A TYPE DOUBLE C INLET DISCHARGING INTO STORM DRAIN 3 AT ANALYSIS POINT 4 (AP 4).
BASIN 500 C3 IS A PARKING FIELD HAS A TYPE DOUBLE C INLET DISCHARGING INTO STORM DRAIN 3 AT ANALYSIS POINT (AP 4).
BASIN 530 A3 IS A PORTION OF THE RING ROAD AND DISCHARGES INTO BASIN 500 C5 VIA SURFACE FLOW.
BASIN 500 C5 IS ALSO A PORTION OF THE RING ROAD. BASIN 500 C5 HAS A DOUBLE C A TYPE DOUBLE C INLET DISCHARGING INTO STORM DRAIN 4 AT ANALYSIS POINT 5 (AP 5).

STORM DRAINS 2 AND 4 DISCHARGE INTO THE EXISTING 42" STORM DRAIN WHICH DISCHARGES AT OUTFALL 3 INTO THE I-40 CHANNEL.

STORM DRAIN 5 - 18" HDPE

TWO BASINS WILL DISCHARGE INTO STORM DRAIN 5.

- BASIN 500 A1 IS A ROOF TOP BASIN AND THE ROOF DRAINS WILL BE TIED INTO STORM DRAIN 5.
BASIN 500 A2 IS A ROOF TOP BASIN AND THE ROOF DRAINS WILL BE TIED INTO STORM DRAIN 5.

STORM DRAIN 6 - 42" RCP

DMP STORM DRAIN FOR BASIN 300. STORM DRAIN DISCHARGES TO EXISTING 64" STORM DRAIN.

STORM DRAIN 7 - 36" RCP

DMP STORM DRAIN FOR BASIN 300. STORM DRAIN DISCHARGES INTO STORM DRAIN 6.

STORM DRAIN 8 - 36" RCP

DMP STORM DRAIN FOR BASIN 300. STORM DRAIN DISCHARGES INTO STORM DRAIN 7.

"FIRST FLUSH" TREATMENT

BASINS WITH PARKING FIELDS HAVE DEPRESSED LANDSCAPE PARKING ISLANDS AND ARE GRADED TO ACCEPT SURFACE FLOWS ON THE HIGH SIDE AND EXCESS WATER WILL SPILL OVER THE HIGH SIDE CURBING IN ORDER TO TREAT THE "FIRST FLUSH" EVENT.

- BASIN 500 C4
BASIN 500 C3
BASINS WITHIN 400
BASINS WITH 300
BASIN 500 B1 IS THE UPPER LEVEL OF THE PARKING STRUCTURE. BASIN 500 B1 DISCHARGES ONTO BASIN 500 D1. BASIN 500 D1 IS A DEPRESSED LANDSCAPE STRIP EXTENDING THE FULL LENGTH OF THE PARKING STRUCTURE.

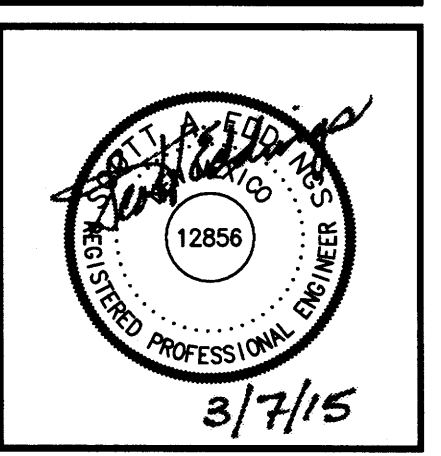
FIRST FLUSH TREATMENT FOR THIS PROJECT IS A PHASED APPROACH. FUTURE PHASES INCLUDE A CISTERN SIZED TO ACCOMMODATE MOST ROOF RUNOFF TO BE USED FOR LANDSCAPE IRRIGATION.

HYDROLOGY

Table with columns: Basin, Sub-Basin, Description, Land Treatments (DEVELOPED) (Percentage, AREA), 10-YR Peak Discharge (CFS/ACRE), 100-YR Peak Discharge (CFS/ACRE), 10-YR PEAK FLOW, 100-YR PEAK FLOW, Drainage Master Plan (CFS). Rows include basins 110, 300, 400, 500, 500P, 510, 530, 600.

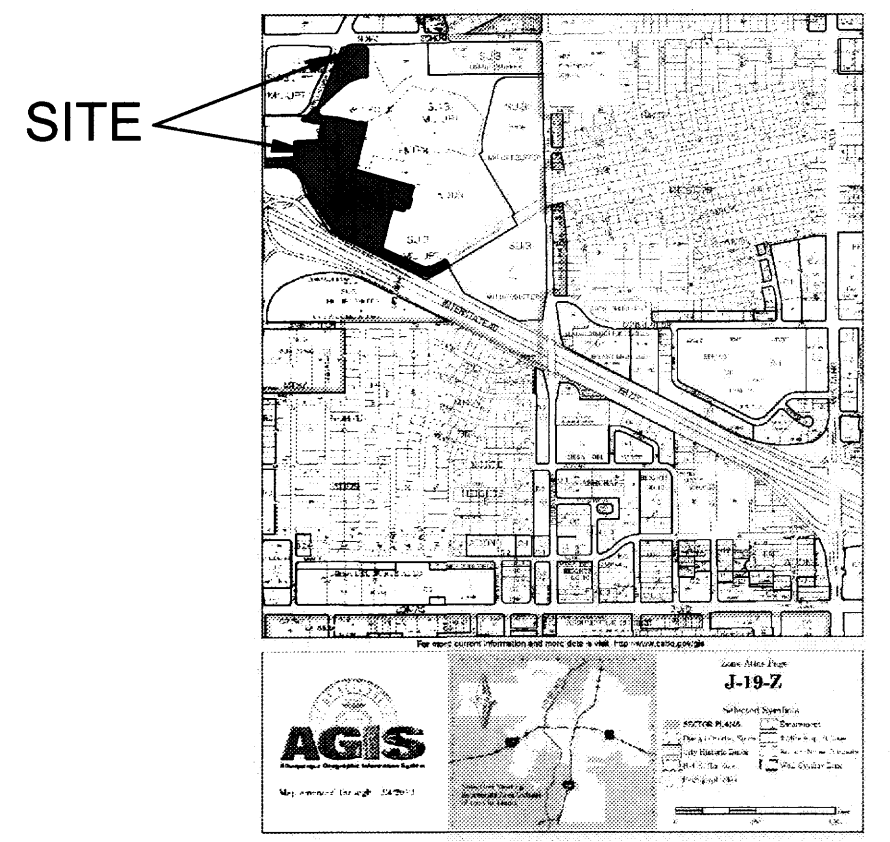
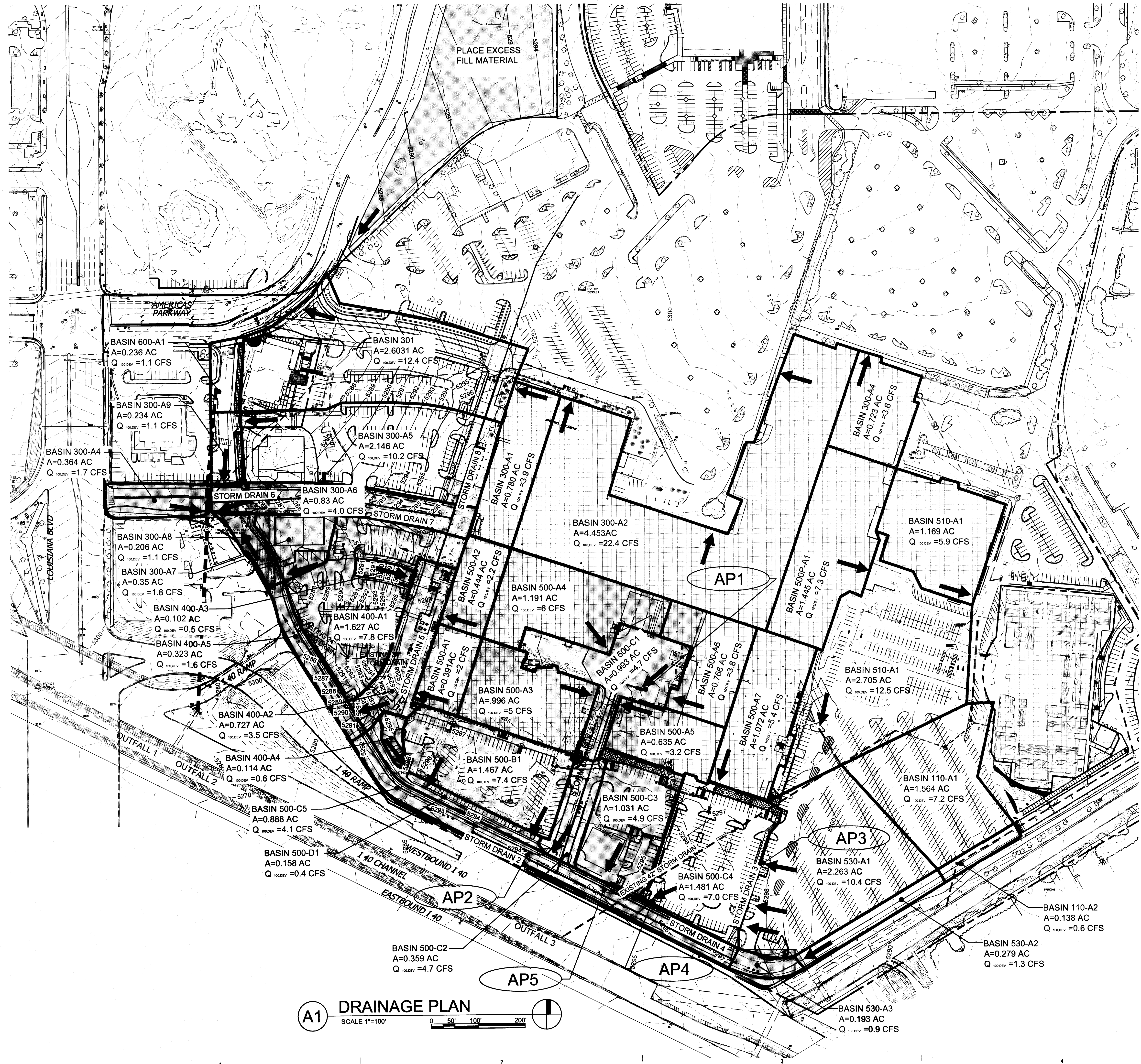
Table with columns: REV, DATE, BY, REVISION. Includes dates like 3/18/15 and initials like SAE.

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

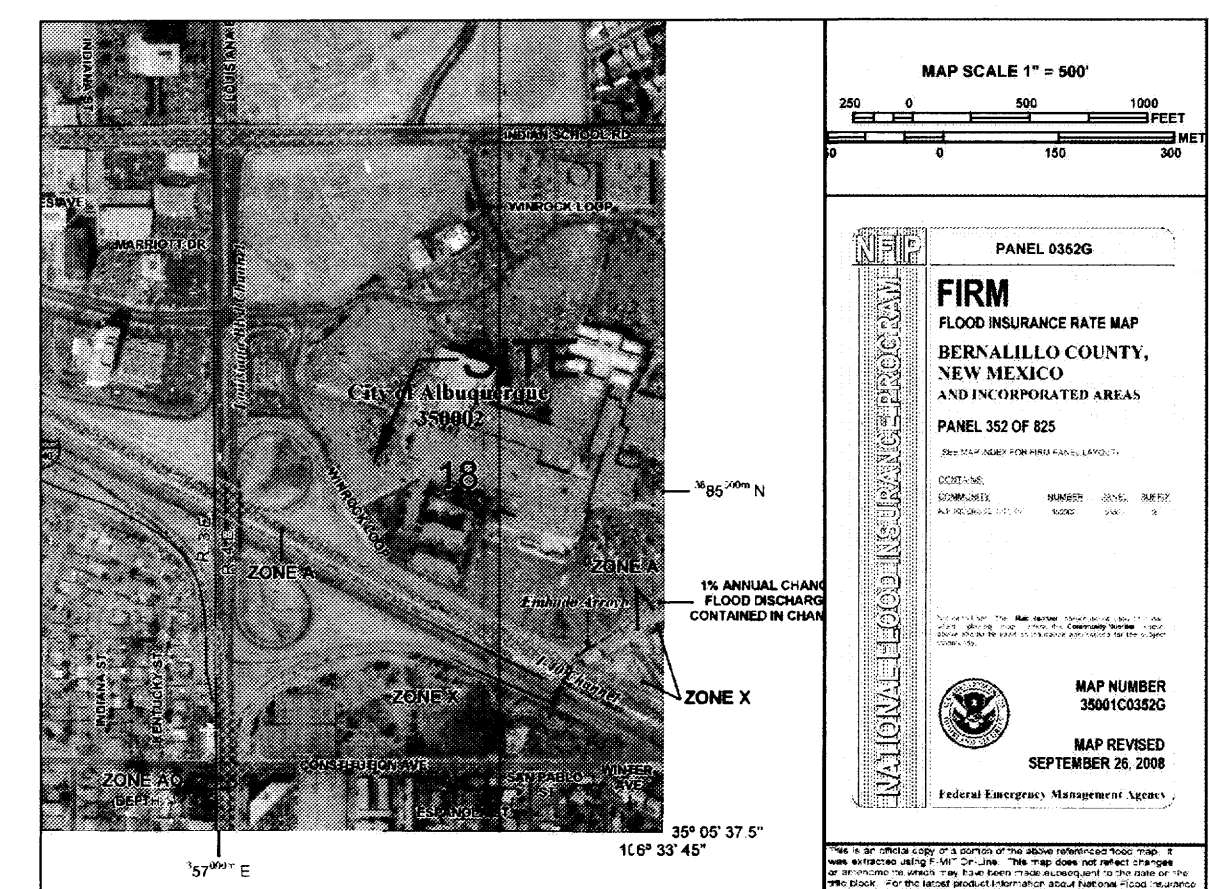


DRB SUBMITTAL stamp with project title 'WINROCK SECTION 2 AND 4 DRAINAGE PLAN', job no. 303699.01, date 03/06/15, scale 1"=100', and sheet number C100.

HUITT-ZOLLARS logo and address: 333 Rio Rancho Drive NE, Suite 101, Rio Rancho, New Mexico 87124. Phone (505) 892-5141 Fax (505) 892-3259.



ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0352G

- LEGEND**
- CONSTRUCTION LIMITS
 - BASIN BOUNDARY
 - DISCHARGE LOCATION
 - FLOW DIRECTION

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

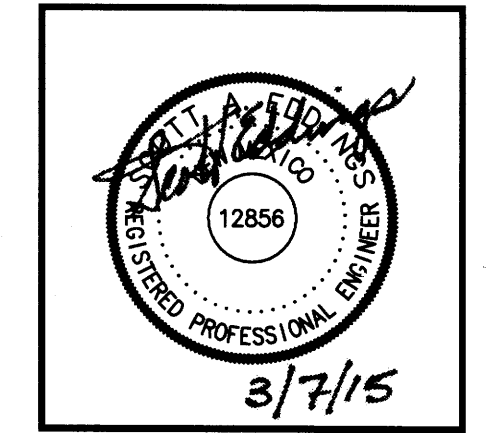
ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

A1 DRAINAGE PLAN
SCALE 1"=100'

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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

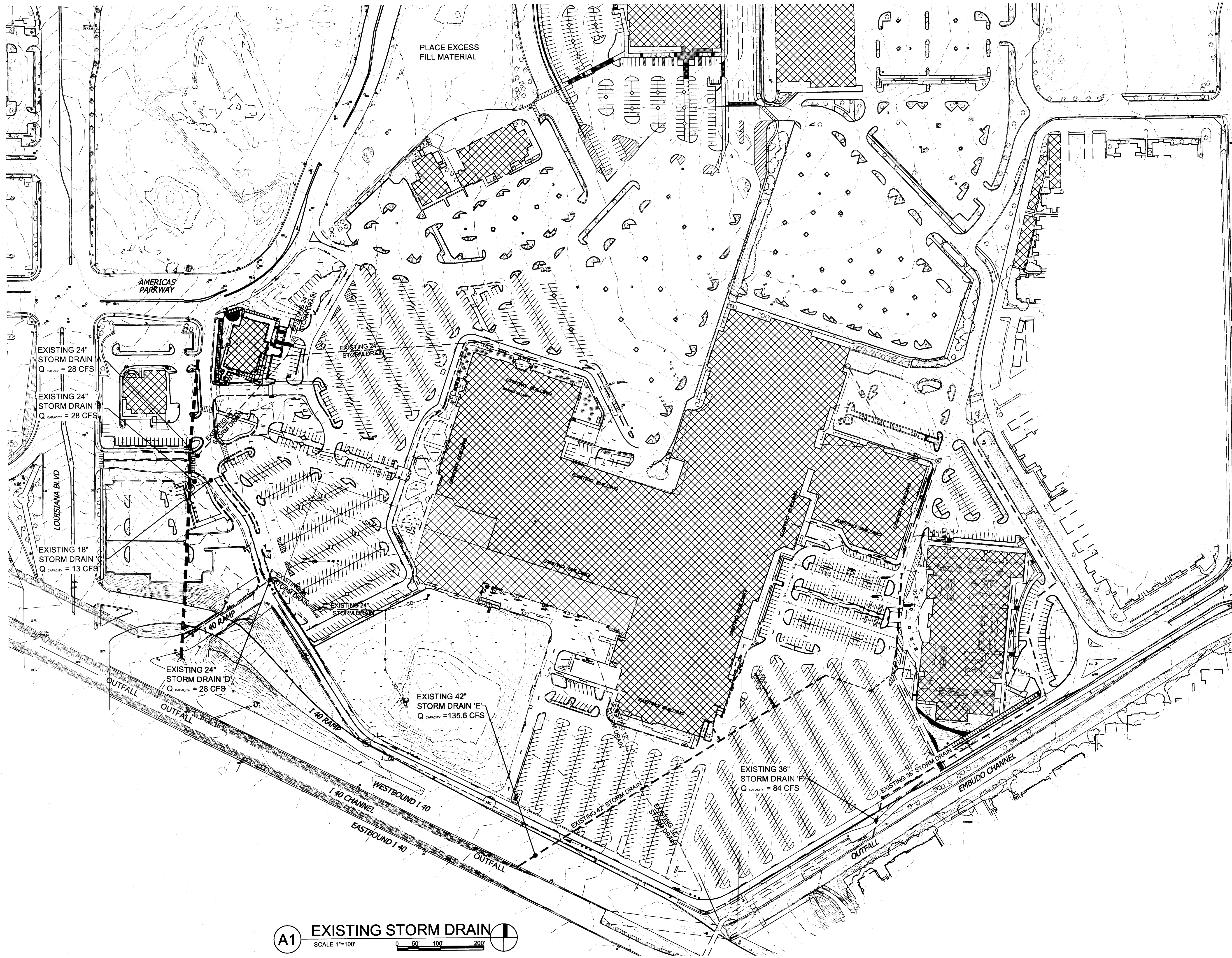


DRB SUBMITTAL

PROJECT TITLE	WINROCK SECTION 2 AND 4
PROJECT LOCATION	WINROCK TOWN CENTER ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	SCOTT EDDINGS P.E.
JOB NO.	303689.01
DRAWN BY	ALS
SHEET TITLE	DRAINAGE PLAN

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE	03/06/15	SCALE	1"=100'
SHEET NO.	C102	TOTAL SHEETS	XX



A1 EXISTING STORM DRAIN

SCALE 1"=100'

0 50' 100' 200'

HUITT-ZOLIARS
 Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DRB SUBMITTAL

PROJECT TITLE
WINROCK SECTION 2 AND 4
 WINROCK TOWN CENTER
 ALBUQUERQUE, NEW MEXICO

JOB NO.
 303669.01

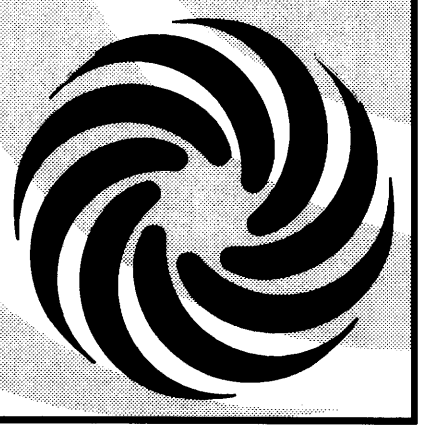
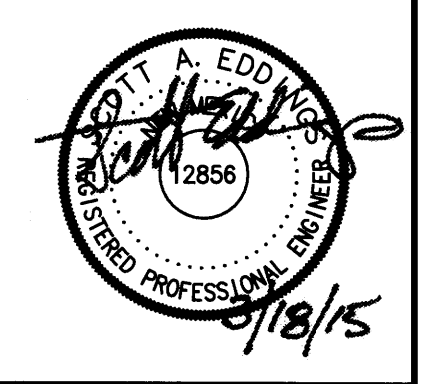
PROJECT MANAGER
 SCOTT EDDINGS P.E.

DATE
 03/06/15

SCALE
 1"=100'

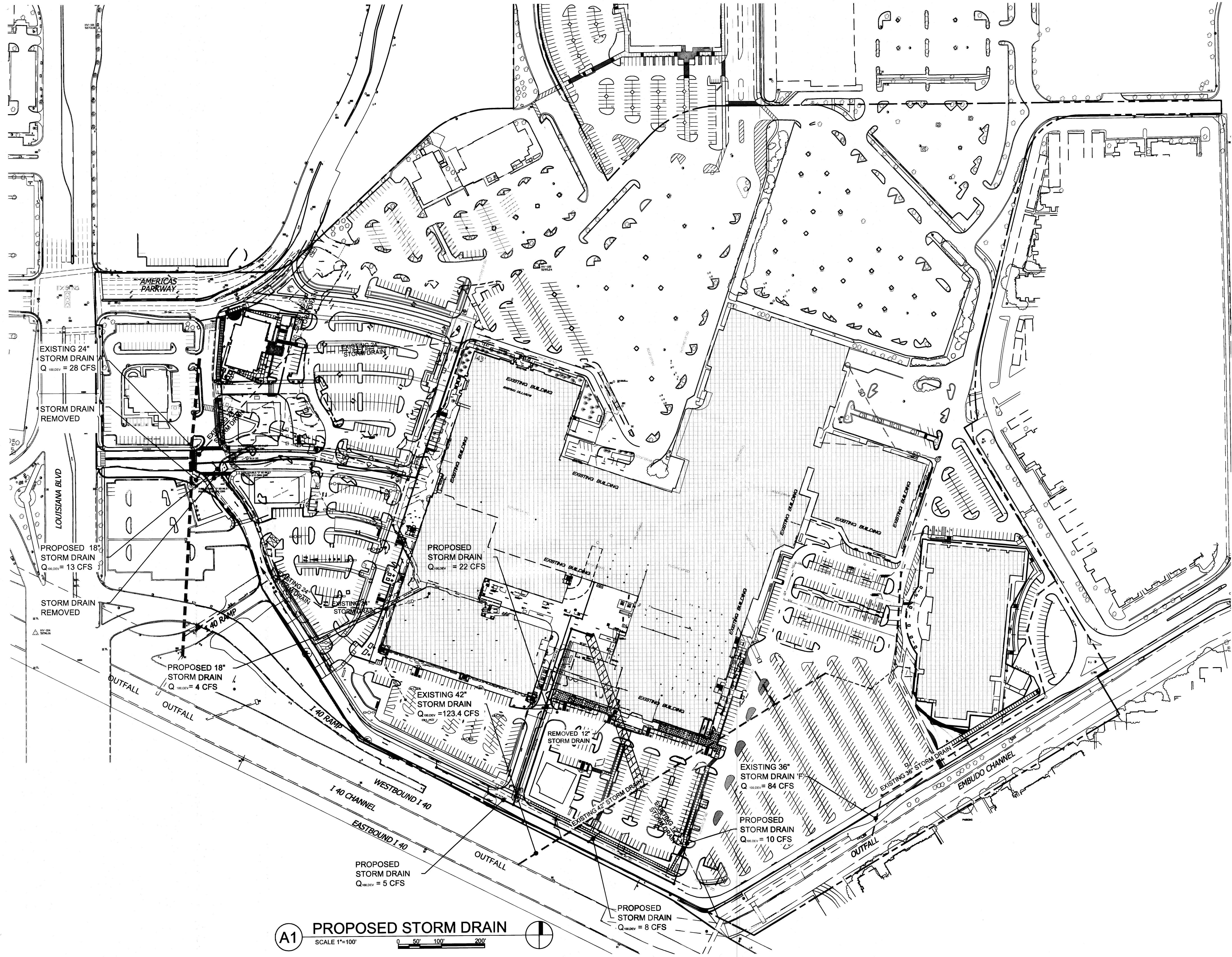
DRAWN BY
 KLS

SHEET TITLE
EXISTING STORM DRAIN



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

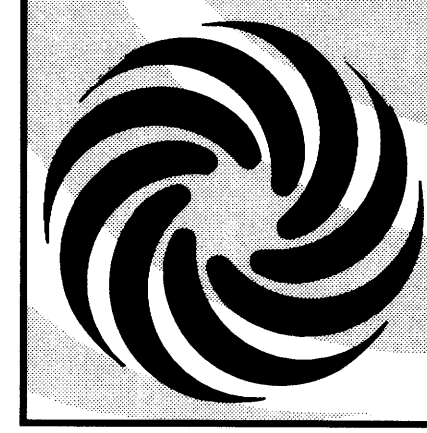
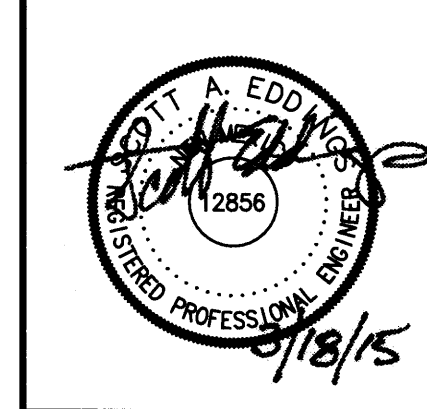
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



A1 PROPOSED STORM DRAIN
 SCALE 1"=100'
 0 50' 100' 200'

DRB SUBMITTAL

PROJECT TITLE	WINROCK SECTION 2 AND 4
PROJECT LOCATION	WINROCK TOWN CENTER, ALBUQUERQUE, NEW MEXICO
PROJECT NUMBER	303699.01
PROJECT ENGINEER	SCOTT EDDINGS P.E.
DRAWN BY:	KLS
CHECKED BY:	KLS
SHEET TITLE	PROPOSED STORM DRAIN

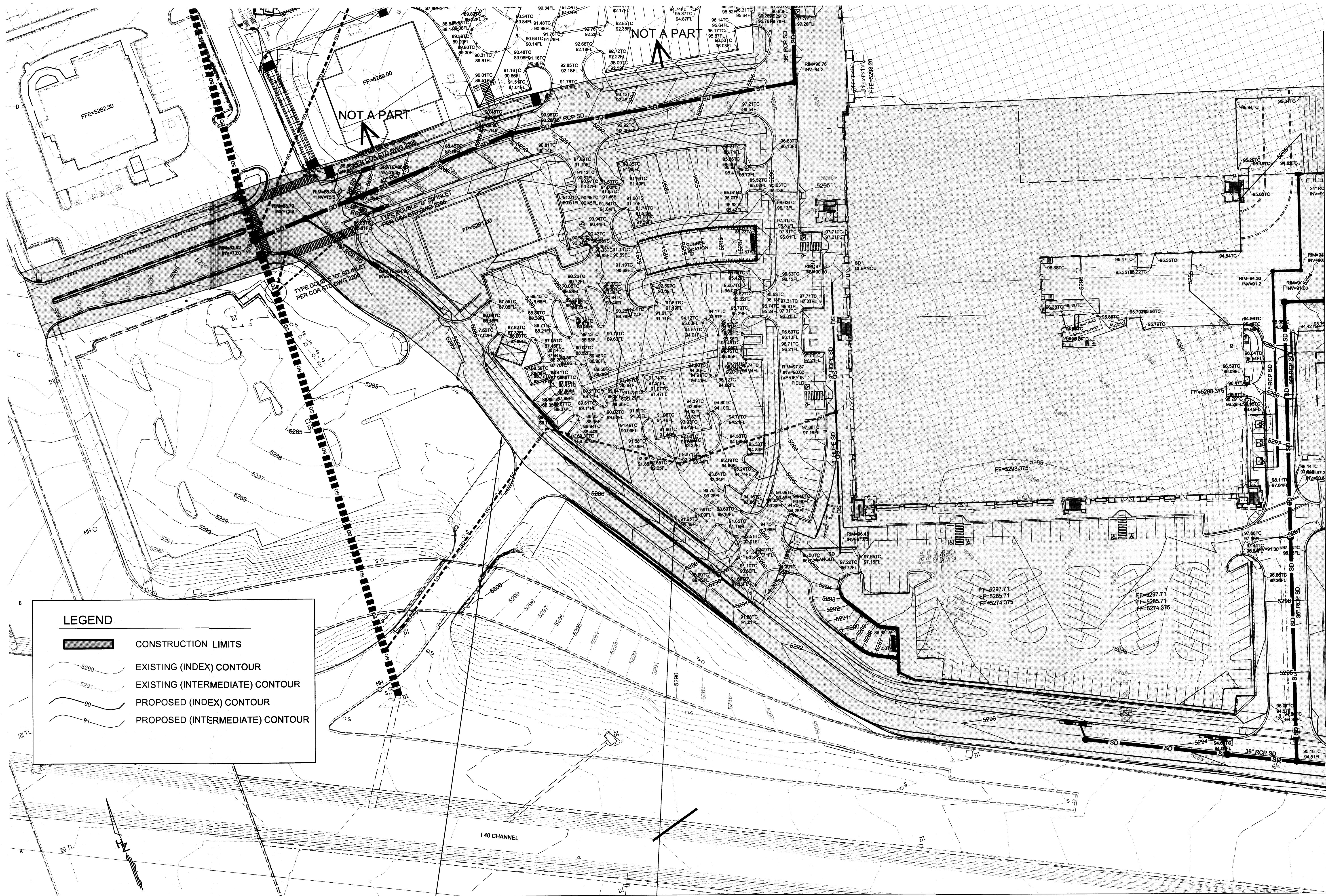


MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

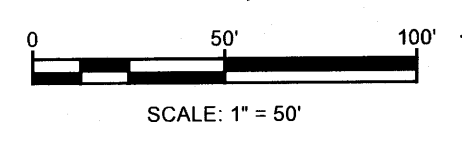
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DATE	03/06/15	SHEET	X
SCALE	1"=100'	C104	OF XX



LEGEND

- CONSTRUCTION LIMITS
- EXISTING (INDEX) CONTOUR
- EXISTING (INTERMEDIATE) CONTOUR
- PROPOSED (INDEX) CONTOUR
- PROPOSED (INTERMEDIATE) CONTOUR

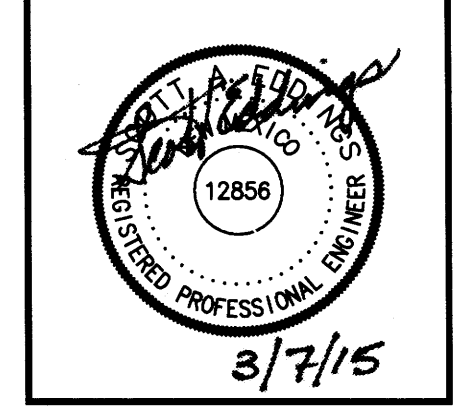
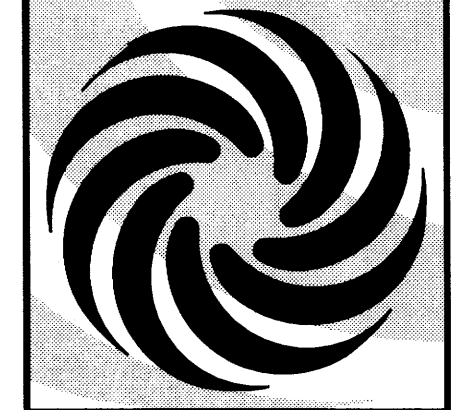


LIMITS OF GRADING (SHADED AREA ONLY)

2'-4\"/>

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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




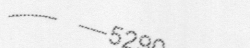

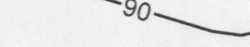
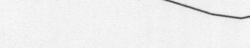
DRB SUBMITTAL

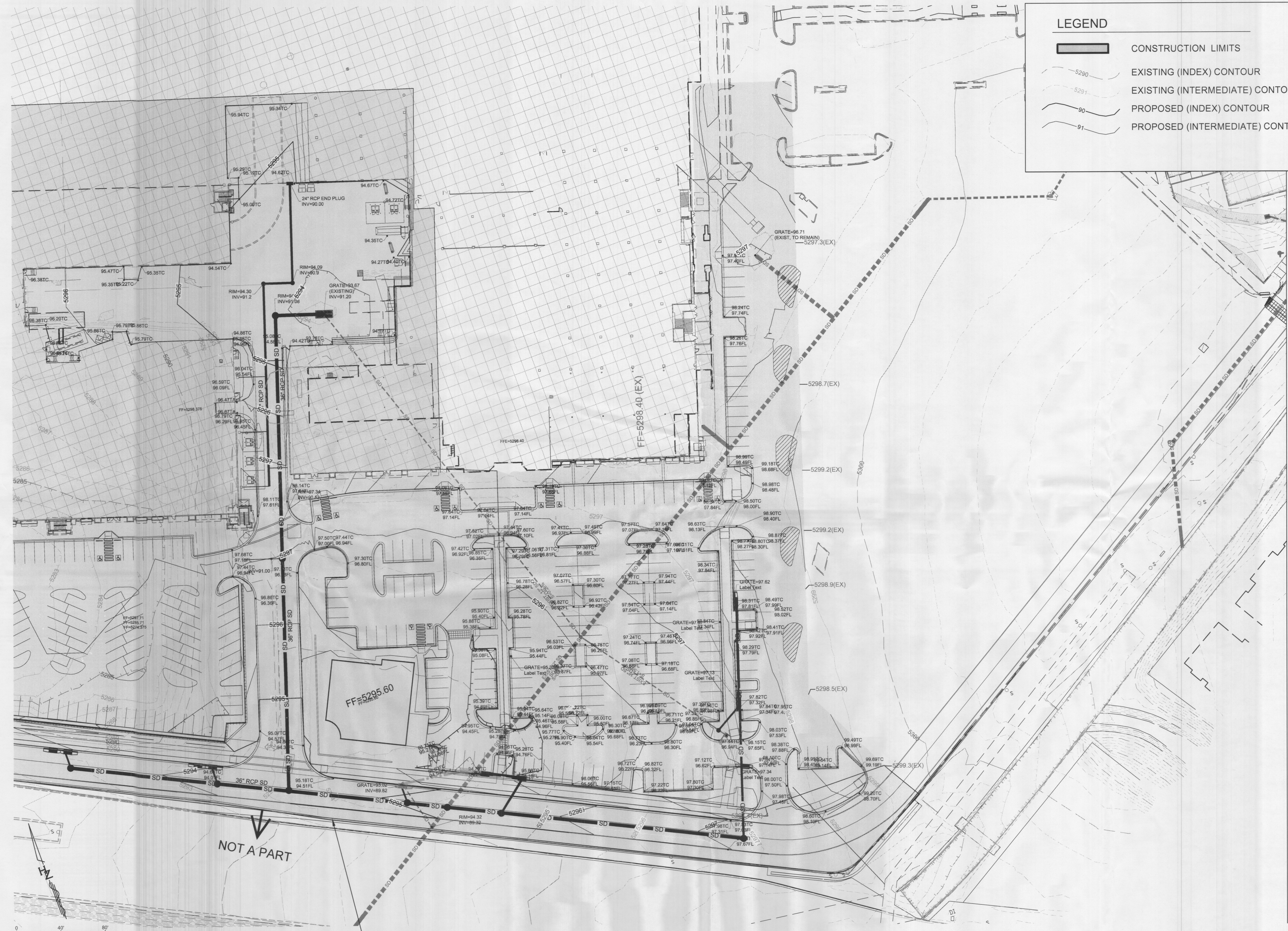
PROJECT TITLE	WINROCK SECTION 2
PROJECT LOCATION	WINROCK TOWN CENTER, ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	SCOTT EDDINGS P.E.
JOB NO.	R303699.01
DRAWN BY:	KLS
SHEET TITLE	GRADING PLAN

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DATE	02/2015	Sheet	X
SCALE	1" = 30'	C200	of XX

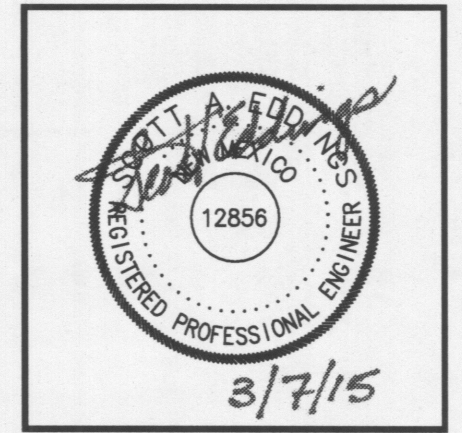
LEGEND

-  CONSTRUCTION LIMITS
-  EXISTING (INDEX) CONTOUR
-  EXISTING (INTERMEDIATE) CONTOUR
-  PROPOSED (INDEX) CONTOUR
-  PROPOSED (INTERMEDIATE) CONTOUR



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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



DRB SUBMITTAL

PROJECT TITLE	WINROCK SECTION 2
PROJECT LOCATION	WINROCK TOWN CENTER, ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	SCOTT EDDINGS P.E.
JOB NO.	R303699.01
DRAWN BY:	KLS
SHEET TITLE	GRADING PLAN

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DATE	02/2015
SCALE	1" = 30'
SHEET NO.	C201
TOTAL SHEETS	XX