EXISTING

EXISTING

SCHOOL ROAD

INDIAN SCHOOL ROAD NE

DRB13-70489 AA
3/27/2013
EXISTING
D AND B'S

DRB13-70471 AA
10/9/2013

EXISTING BUILDING

16DRB-70194 SDFBP
7/12/2016

-AA-10006
2/3/2017

NO A
PAR

EXISTING GARDENS

EXISTING GENESEE GRILL

HOTEL SCOPE AREA

HOTE

PROJECT LOCATION

TIDD ENACTMENT NO.2008-120
10/6/2008

HOTEL
DRB APPROVAL SI-2019-00355
APPROVED 01/22/2020

EXISTING TRACT A-1-A DIVIDED
9/[illegible]/2012

EXISTING BJ'S

EXISTING MAC GRILL

EXISTING MENS DILLARDS

EXISTING WOMENS DILLARDS

AA SI-2019-00289
APPROVED 09/23/19 TEMP. PARKING

15AA-10072
6/16/2016

REDROBIN

FBA

RAMP

DASHED LINE INDICATES AREA OF 2 LEVEL (SEMI CAR) BELOW GRADE PARKING GARAGE EXISTING

EXISTING BUILDING AREA

EXISTING BUILDING AREA

EXISTING BUILDING AREA

ROADWAY "B" DRB PR-2019-001579
APPROVED 07/10/2019

DRB15-70079 SDPBP
7/22/2015

17AA-10002
2/15/2017

15AA-10088
9/30/2015

18AA-00074
7/27/2018

EXISTING REGAL

AA - FACADE CHANGES NMC
SI-2019-00178 APPPROVED
06/19/2019

EXISTING
18AA-10019
3/15/2018

INTERSTATE 40

COMPOSITE AS-BUILT SITE PLAN
SCALE: 1"=100'
100 0 100 200 400

IDO Zone Atlas
May 2018

VICINITY MAP

PROJECT NUMBER:	PR-2018-001579
APPLICATION NUMBER:	SI-2019-00355

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DEVELOPMENT PLAN AGENCY APPROVAL

Traffic Engineering, Transportation Division	02-05-20 Date
ABCWUA	01-23-20 Date
Parks and Recreation Department	1-22-20 Date
City Engineer/Designee	01-22-20 Date
Code Enforcement	1-27-20 Date
NA per email (Other Department (if applicable))	2-5-20 Date
NA per email Solid Waste Management	2-5-20 Date
Long Range Planning, Planning Department	2-5-20 Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
215 SOUTH BROADWAY AVE. N.W. SUITE 405
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVDNE
ALBUQUERQUE, NEW MEXICO

JOB NO. WIN-ROADB

DRAWN BY: XXX

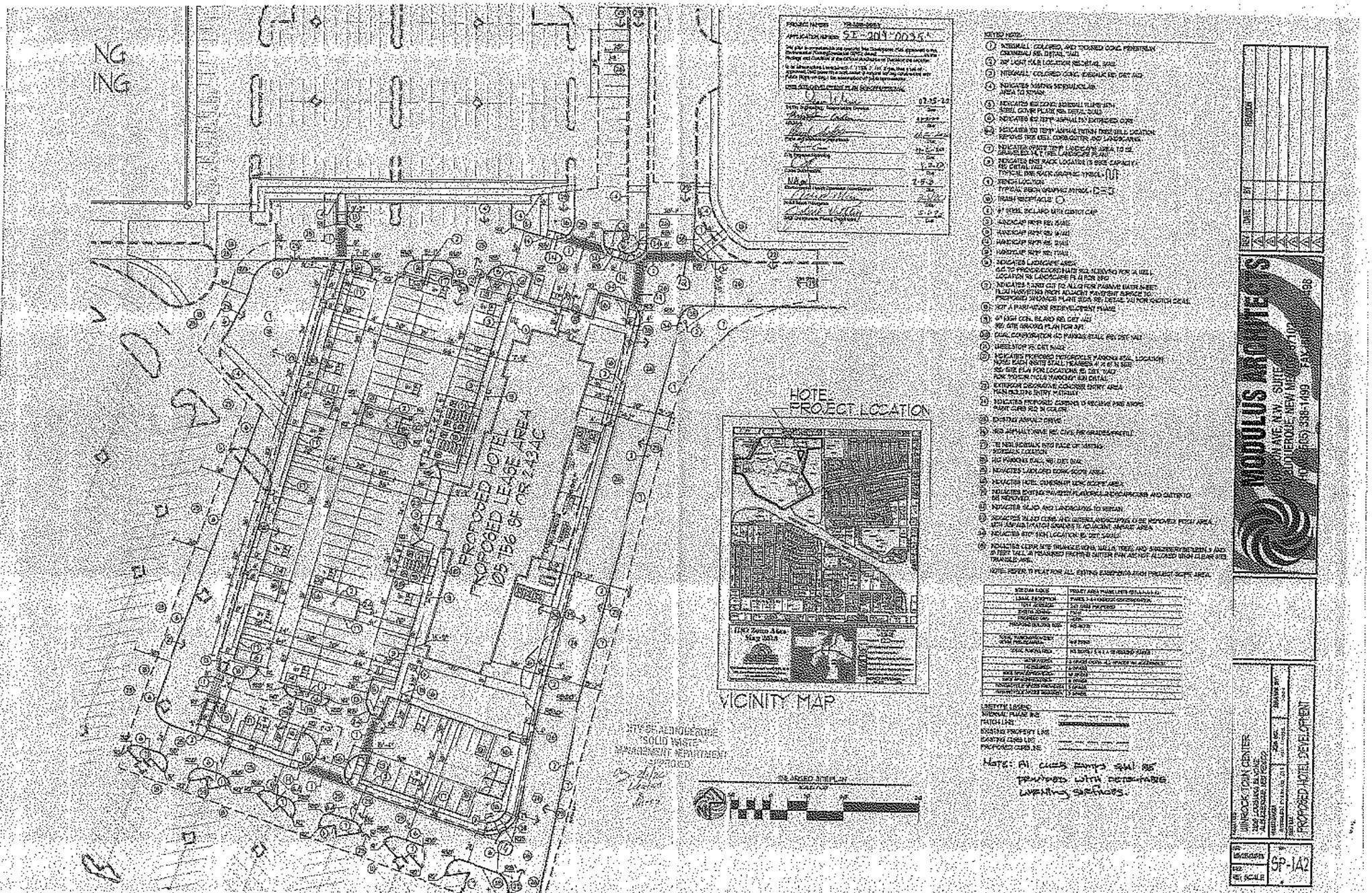
PROJECT MANAGER: STEPHEN DUNBAR, AIA

SHEET TITLE: COMPOSITE AS-BUILT SITE PLAN

DATE 10/25/2019

SCALE RE: SCALE

SHEET SP-1


NG
ING
PROPOSED HOTEL
PROPOSED LEASE AREA
105,756 SF OR 2.43 AC
HOTEL
PROJECT LOCATION
VICINITY MAP
SP-2009-00056
KEYED NOTES:
1 INTEGRAL COLORED AND TEXTURED CONC PEDESTRIAN CROSSWALK SEE DETAIL 1/A0
2 20' LIGHT POLE LOCATION SEE DETAIL 3/A0
3 INTEGRAL COLORED CONC SIDEWALK SEE DET A/C2
4 INDICATES SEATING SEE PUBLIC USE AREA TO REMAIN
5 INDICATES RESTORED ASPHALT TO MATCH EXISTING
6 INDICATES SEE TEST ASPHALT PATCH SEE DETAIL
7 INDICATES PROPOSED TREE WELL LOCATION REMOVE TREE WELL CONCRETE AND LANDSCAPING
8 INDICATES PLANTING AREA SEE LANDSCAPE PLAN
9 INDICATES BIKE RACK LOCATION SEE DETAIL
10 BENCH LOCATION
11 TRASH RECEPTACLE
12 6" STEEL BOLLARD WITH DOME CAP
13 HANDICAP RAMP SEE DETAIL
14 HANDICAP RAMP SEE DETAIL
15 HANDICAP RAMP SEE DETAIL
16 HANDICAP RAMP SEE DETAIL
17 INDICATES LANDSCAPE AREA
18 INDICATES SLOPE CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED BIOSWALE PLANTING AREA SEE DETAIL
19 NOT A PART-NEW REDEVELOPMENT PHASE
20 6' HIGH CONC BLKWD SEE DET
21 SEE SITE GRADING PLAN FOR INFO
22 DUAL CONFIGURATION HC PARKING STALL SEE DET
23 WHEELSTOP SEE DET
24 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH WHITE STALL MEASURES 4' X 8' IN SIZE
25 EXTERIOR DECORATIVE COLUMN ENTRY AREA MAIN BUILDING ENTRY PORTICO
26 INDICATES PROPOSED CURBING TO RECEIVE FIRE ARMS PAINT CURB RED IN COLOR
27 EXISTING ASPHALT DRIVE
28 NEW ASPHALT PAVE PER CIVIL PM GRADES/DETAILS
29 TIE NEW SIDEWALK INTO FACE OF EXISTING SIDEWALK CURB/GUTTER
30 HC PARKING STALL SEE DET
31 INDICATES LANDLORD WORK SCOPE AREA
32 INDICATES HOTEL OWNERSHIP WORK SCOPE AREA
33 INDICATES EXISTING PAVEMENT PLANTER AREA REMAIN AND OUTSIDE OF LEASE AREA
34 INDICATES SLOPE AND LANDSCAPING TO REMAIN
35 INDICATES TO SAW CONC AND REMOVE ASPHALT AS PER PROVIDED POOL AREA WITH ASPHALT PATCH SMOOTH TO ADJACENT PAVEMENT AREA
36 INDICATES STOP SIGN LOCATION SEE DET SHEET
37 INDICATES CLEAR SITE TRIANGLE NO PLANTS, WALLS, TREES, AND SCREENING BETWEEN 3 AND 8 FEET TALL AS MEASURED FROM TOP OF CURB OF INTERSECTING STREETS
NOTE: REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA
LINETYPE LEGEND:
MINERAL PULSE INC
MATCH LINE
EXISTING PROPERTY LINE
EXISTING CURB LINE
PROPOSED CURB LINE
Note: All curb ramps shall be provided with detectable warning surfaces.
MODULUS ARCHITECTS
500 TIJERAS AVE. NW. SUITE 100
ALBUQUERQUE, NEW MEXICO 87102
PH (505) 938-1499 FAX (505) 938-1498
NO. DATE BY REVISION
OWNER: UNROCK COIN CENTER
ARCHITECT:
CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
PROPOSED HOTEL DEVELOPMENT
DRAWN BY:
CHECKED BY:
DATE:
SCALE:
SP-1A2