

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.


MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Regina Okoye</u></p>	<p>Date: <u>1/12/21</u></p>
<p>Printed Name: <u>Regina Okoye</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: <u>PR-2018-001579</u></p>	<p>Case Numbers: <u>SI-2021-00058/00059</u></p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Sun Capital Hotels	Phone: 505-238-9381	
Address: 8901 Adams St. Suite A	Email: deepesh@suncapitalhotels.com	
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Modulus Architects, Inc. c/o Angela Williamson, CEO	Phone: (505) 338-1499	
Address: 100 Sun Ave NE. Suite 600 Albuquerque, NM 87109	Email: awilliamson@modulusarchitects.com	
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Sun Capital Hotels	

BRIEF DESCRIPTION OF REQUEST
Amend approved Site Development Plan and Site plan to relocate a DRB approved hotel.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Z	Block:	Unit:
Subdivision/Addition: WINROCK CENTER ADDN	MRGCD Map No.:	UPC Code: 101905813841120410
Zone Atlas Page(s): J-19-Z	Existing Zoning: MX-H	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 28.8654

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2100 Louisiana Blvd. NE	Between: Indian School RD NE	and: Pennsylvania St NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR-2018-001579, SI-2019-00164, SI-2019-00355, SI-2019-00354, SI-2018-00152

Signature: Regina Okoye	Date: 1/12/21
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
SI-2021-00058/00059	AA	
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project # PR-2018-001579

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Agent Authorization Notice – 2100 Louisiana Blvd. NE (Winrock Town Center)

To Whom It May Concern,

Sun Capital Hotels c/o Deepesh Kholwadwala, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 2100 Louisiana Blvd. and legally described as: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 28.8654 AC. This authorization is valid until further written notice from Sun Capital Hotels or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for an Administrative Amendment(AA).

Sincerely,



Sun Capital Hotels
c/o Deepesh Kholwadwala
8901 Adams St Suite A
Albuquerque, NM 87109
Email: deepesh@suncapitalhotels.com
Office: 505.508.0137

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Agent Authorization Notice – 2100 Louisiana Blvd. NE (Winrock Town Center)

To Whom It May Concern,

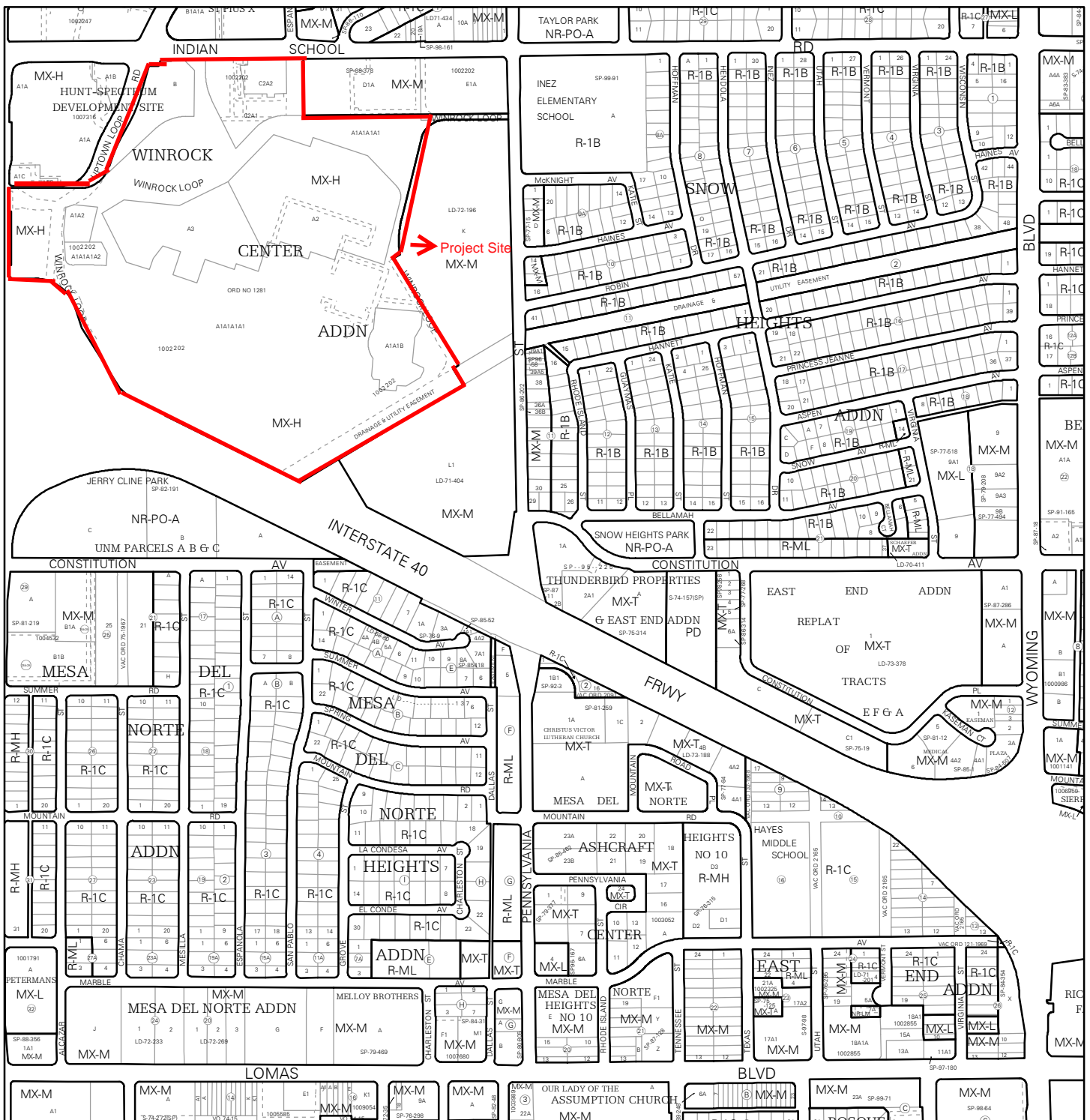
Winrock Partners c/o Gary Goodman, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 2100 Louisiana Blvd. and legally described as: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 28.8654 AC.

This authorization is valid until further written notice from Winrock Partners or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for an Administrative Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Goodman', is written over a rectangular area of the document that has been shaded with a fine dot pattern.

Goodman Realty Group
c/o Gary Goodman
100 Sun Avenue NE, Suite 210
Albuquerque, NM 87109
Email: goodman@goodmanrealty.com
Office: 505.881.0100
www.goodmanrealty.com

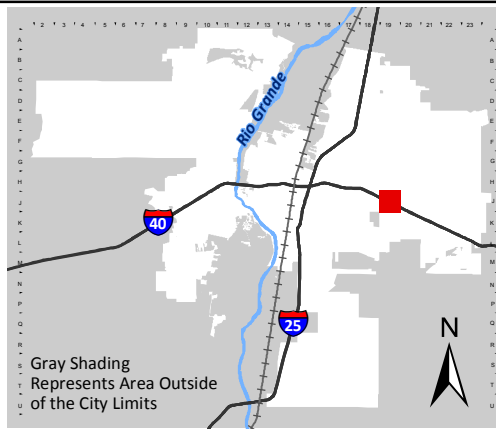


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

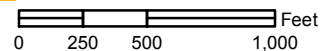


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





James Aranda
City of Albuquerque
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

January 12, 2021

**RE: Project – Winrock Town Center (Marriot Hotel)
2100 Louisiana Blvd. NE – Albuquerque, NM 87110 - PARCEL Z FINAL PLAT PARCEL Z AND TRACTS
A, D, E, F, F-1, G &H WINROCK CENTER ADDITION CONT 28.8654 AC**

Dear Mr. Aranda,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Winrock Partners and Sun Capital Hotels. Hereafter referred to as “Applicant”. We, “Agent” are requesting approval to amend the approved DRB Site Plan and Master Plan. The parcel (the “subject site”) is 28.8654 acres in size, zoned MX-H is located south of Indian School just north of Interstate 40 Freeway. This portion of Winrock Town Center is legally described as PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G &H WINROCK CENTER ADDITION CONT 28.8654 AC. The site is currently developed as Winrock Town Center.

Winrock Town Center is planned as an integrated mixed-use project in which innovative planning techniques encourage a diverse mix of land uses with appropriate densities located within a Major activity Center. It promotes multi-modal transportation and live-work play opportunities. This Marriot Hotel project furthers the vision of the urban character envisioned for the Uptown Area.

The Winrock Town Center project consist of an 83-acre mixed use development with future planning endeavors for retail, office, restaurants, IMAX theater complex and public parks. This is a redevelopment of an infill site identified be the City of Albuquerque as having the highest priority for receiving City services, incentives and financial partnerships.

At this time, we are requesting an Administrative Amendment to the approved Site Plan and Master Plan that was approved through the Development Review Board (Project number: PR-208-001579, Application Number: SI-2019-00355, SI-2019-00354) in 2020. The approved Master Plan shows an existing approved hotel pad site with an area of 105,756sf. We are now proposing relocate the approved Hotel location just +/- 40ft to the east of the property. The relocation of this site will reconfigure a minimal amount of the site.

The proposed new Hotel location has the same square footage as the approved Hotel. The only difference is the site has been moved to the east. This minor amendment request falls within the

thresholds established in IDO Table 6-4-5. We are just relocating the approved Hotel, while reconfiguring based on the new location. The platting action will be going to the DRB.

Our submittal includes the original approved plans, the amended Site Plan, amended Master Plan, amended Landscaping Plan, and amended Civil Plans. All changes meet the approved design standards. The minor changes are listed below. Changes to the overall Site Development Plan package are identified in the AA drawings via bubbled areas.

Overall Site Plan:

1. The configuration of the parking lot and the site moved +/- 40 ft. to the east.
2. Parking Calculation – We have not created a deficiency in the parking requirements and that is demonstrated on the Site Plan (Parking Computation).

Proposed Site Plan:

1. The configuration of the parking lot and the site moved +/- 40 ft. to the east. The Site Plan has been configured to accommodate the new location.

Landscaping:

1. The landscaping plan has been amended to coincide with the new location of the site.

Grading Plan:

1. The plan have be amended to coincide with the new location of the site.

Site Detail Plan:

1. No changes.

Elevation Plan:

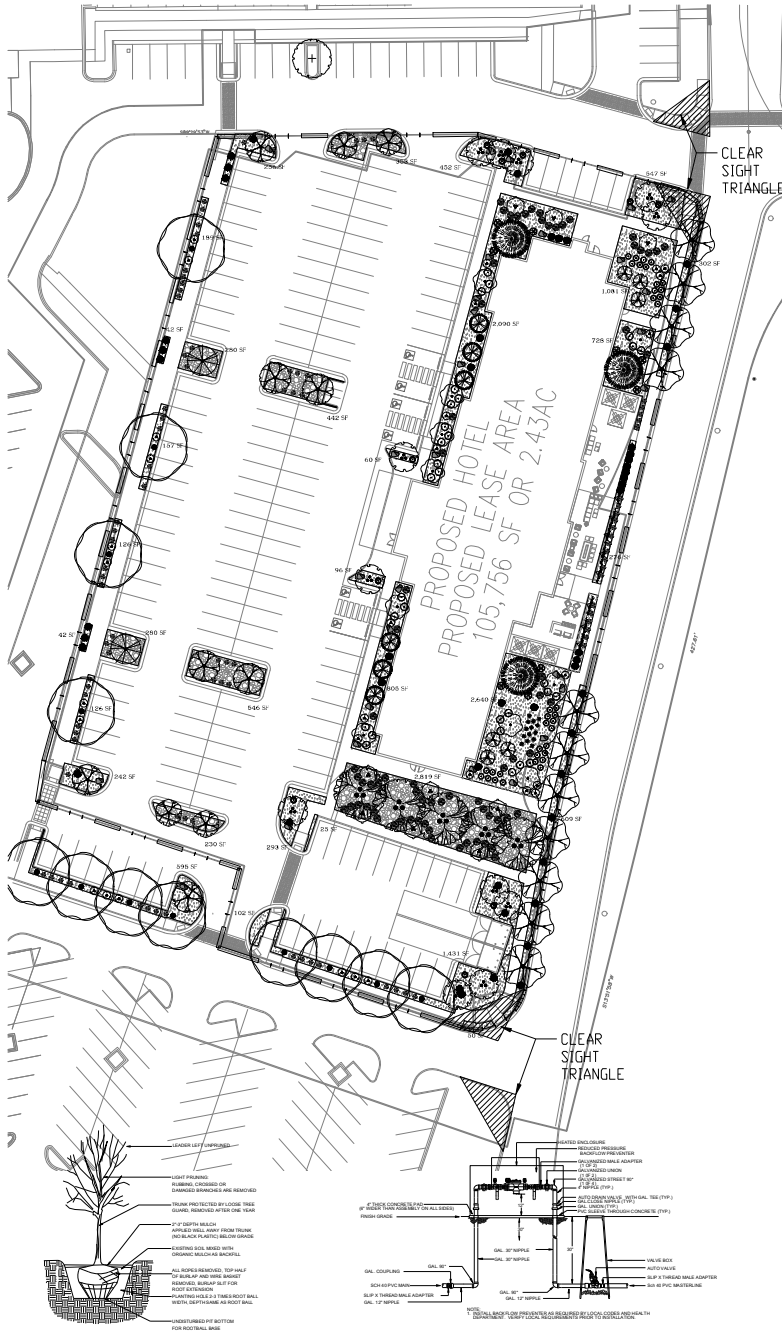
1. No changes.

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: rokoye@modulusarchitects.com

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



LEGAL DESCRIPTION:
 TRACT 14, L-1-A-1-A WINROCK CENTER ADDN REPLAT OF PARCEL A-1-A-1-A-1-A.
 IDO ZONE Mx-H

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, FENCING 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 CUTTER POINT ARE NOT ACCEPTABLE IN CLEAR SIGHT TRIANGLE.
 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 COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS AND A MINIMUM OF 20% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

PLANTING 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 EASMENTS.
 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.

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 1103 FOR DETAIL.
 4. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
 5. INSTALL TRUST BLOCKS WHEREVER THE MAINLINE BRANCS IN NINETY DEGREE ANGLE.
 6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
 7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
 8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASMENTS.
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
 10. SURROUNDING EXISTING AND REMAINING IRRIGATION SYSTEMS ARE TO BE INSPECTED PRIOR TO DEMOLITION IN ORDER TO DETERMINE THE MEANS NECESSARY TO PROTECT ANY SURROUNDING AND REMAINING PLANT MATERIAL AND SOIL.

SITE DATA

GROSS LOT AREA (2.43 ACRES)	105,756 SF
LESS BUILDINGS	18,204 SF
NET LOT AREA	87,552 SF
REQUIRED LANDSCAPE	13,440 SF
15% OF NET LOT AREA	13,128 SF
PROPOSED LANDSCAPE	15,556 SF
PROPOSED OFF-SITE LANDSCAPE	595 SF
TOTAL PROPOSED LANDSCAPE	16,151 SF
PERCENT OF NET LOT AREA	18.4%

REQUIRED STREET TREES PROVIDED EXISTING AT 25' O.C. SPACING ALONG STREET 28
 REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (64 SPACES) 101
 TOTAL REQUIRED TREES 49
 TOTAL PROVIDED TREES 49

REQUIRED LANDSCAPE COVERAGE
 75% LIVE VEGETATIVE MATERIAL (18,388 SF PROPOSED LANDSCAPE X 75%) 13,761 SF MIN.
 PROVIDED GROUND COVER COVERAGE 14,025 SF
 PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS 76%

IRRIGATION NOTE
 DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER: 1 HOUR/DAYS A WEEK
 SPRING: 2 HOURS/DAYS A WEEK
 FALL: 1 HOUR/DAYS A WEEK
 WINTER: 1 HOUR/DAYS PER MONTH

PLANT SCHEDULE BASE 12.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
12	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	60		
10	Forsythia neomexicana / New Mexican Privet	24" box	Medium	40		15' X 15'
6	Lagerstromia indica / Crepe Myrtle	20" gal	High	35		15' X 15'
5	Quercus muhlenbergii / Chinquapin Oak	2" B&B	Medium	60		40' X 40'
12	Ulmus propinqua 'Emerald Sunshine' / Elm	2" B&B	Medium	60		35' X 25'
12	Vitex agrus-castus / Chaste Tree	24" box	Medium	50		20' X 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
3	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Spruce	6"-8" B&B	Medium	60		50' X 20'
6	Pinus leucodermis / Bosnian Pine	6"-8" B&B	Medium	60		20' X 10'
FRUIT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
4	Malus domestica 'Golden Delicious' / Golden Delicious Apple	1 1/2" B&B	Medium+	55		20' X 25'
2	Prunus americana 'Moorpark' / Moorpark Apricot	1 1/2" B&B	Medium+	55		15' X 15'
4	Prunus avium 'Lapins' / Lapins Cherry	1 1/2" B&B	Medium+	55		20' X 20'
3	Prunus persica 'Early Elberta' / Early Elberta Peach	1 1/2" B&B	Medium+	50		15' X 15'
9	Punica granatum 'California Sunset' / California Sunset Pomegranate	15" gal	High	40		10' X 8'
VINES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
8	Lonicera japonica 'Purpurea' / Purple Japanese Honeyuckle	5" gal	Medium+	40		Climbing x 10'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
9	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barbary	5" gal	Medium	40		4' X 4'
35	Lavandula angustifolia / English Lavender	5" gal	Medium	25		3' X 3'
30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5" gal	Low+	40		4' X 4'
10	Rosa x Knockout 'TM' / Rose	5" gal	Medium	30		6' X 5'
10	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1" gal	Low+	25		3' X 4'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
30	Yucca pendula / Soft Leaf Yucca	5" gal	RW	35		5' X 4'
41	Rosmarinus officinalis 'Arp' / Arp Rosemary	5" gal	Low+	40		6' X 4'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	1" gal	Medium+	20		5' X 5'
14	Muhlenbergia rigida 'Nashville' / Purple Muhly	1" gal	Low+	20		2' X 3'

REFERENCE NOTES SCHEDULE BASE 12.30.19

SYMBOL	DESCRIPTION	QTY	DETAIL
(Symbol)	Large Boulder	29	
(Symbol)	Amaranto 3/8 - 1 1/4" Gravel 3" Depth over Filter Fabric	13,392 sf	
(Symbol)	2-4" Blue Sals Cobble 4" Depth	4,956 sf	

growing better **Up**
Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

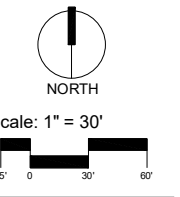
P O Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulic.com



Date: 10/23/2019
 Revisions:
 ▲ 12/30/2019
 ▲ 01/15/2020
 ▲
 ▲

Drawn by: VBLOUNT
 Reviewed by: CM

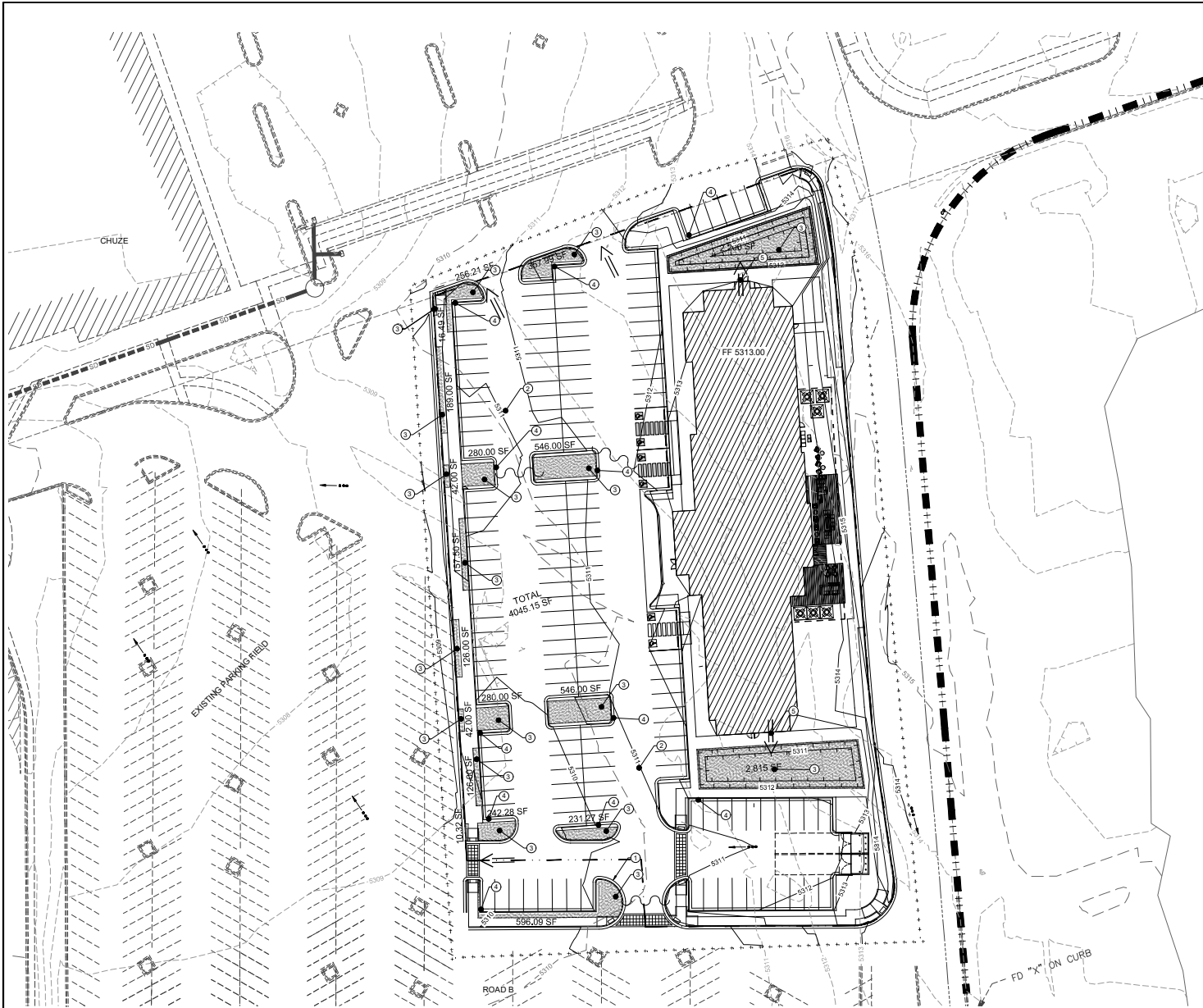
Hotel At Winrock
 Landscape Plan
 2100 Louisiana Blvd
 Albuquerque, New Mexico



Sheet Title:
Landscape Plan

Sheet Number:
LP-01

Revised: 07/11/2019 10:00:15 AM, P:\162500_0000\162500.dwg, 0.0000
 User: hz\hullz\hullz, 0.0000
 Date: 07/11/2019 10:00:15 AM, 0.0000



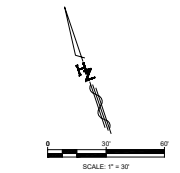
GRADING PLAN

- CONSTRUCTION NOTES**
- ① CONSTRUCT 6" ASPHALT CURB PER COA STD. DWG. 2415
 - ② CONSTRUCT 3" SP-C ASPHALT PARKING LOT
 - ③ STORM WATER QUALITY POND
 - ④ CURB CUT
 - ⑤ ROOF DRAIN

- LEGEND**
- ← DISCHARGE LOCATION
 - FLOW DIRECTION
 - LIMITS OF DISTURBANCE
 - ~ HIGH POINT

EARTHWORK SUMMARY

CUT: 1.00 CUBIC YARDS
 FILL: 1.00 CUBIC YARDS
 NET: 0.00 CUBIC YARDS (FILL)



Designed By:
HULL-ZOLIARS
 Hull-Zoliars, Inc. Albuquerque
 6201 Americas Parkway NE, Suite 500
 Albuquerque, New Mexico 87110
 Phone: (505) 963-6114 Fax: (505) 963-9222

MARRIOTT SUITES @
WINROCK TOWN CENTER
ALBUQUERQUE, NM

TITLE: GRADING PLAN FOR DRB SITE PLAN

Design	Review	Committee	City Engineer	Ms./Dw/Tr.	Ms./Dw/Tr.

City Project No. XXXX.XX Zone Map No. J-19 Sheet C102 Of

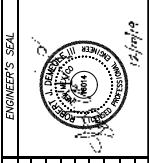
AS BUILT INFORMATION

NO.	DATE	CONTRACTOR

FIELD NOTES

NO.	DATE	BY	REMARKS

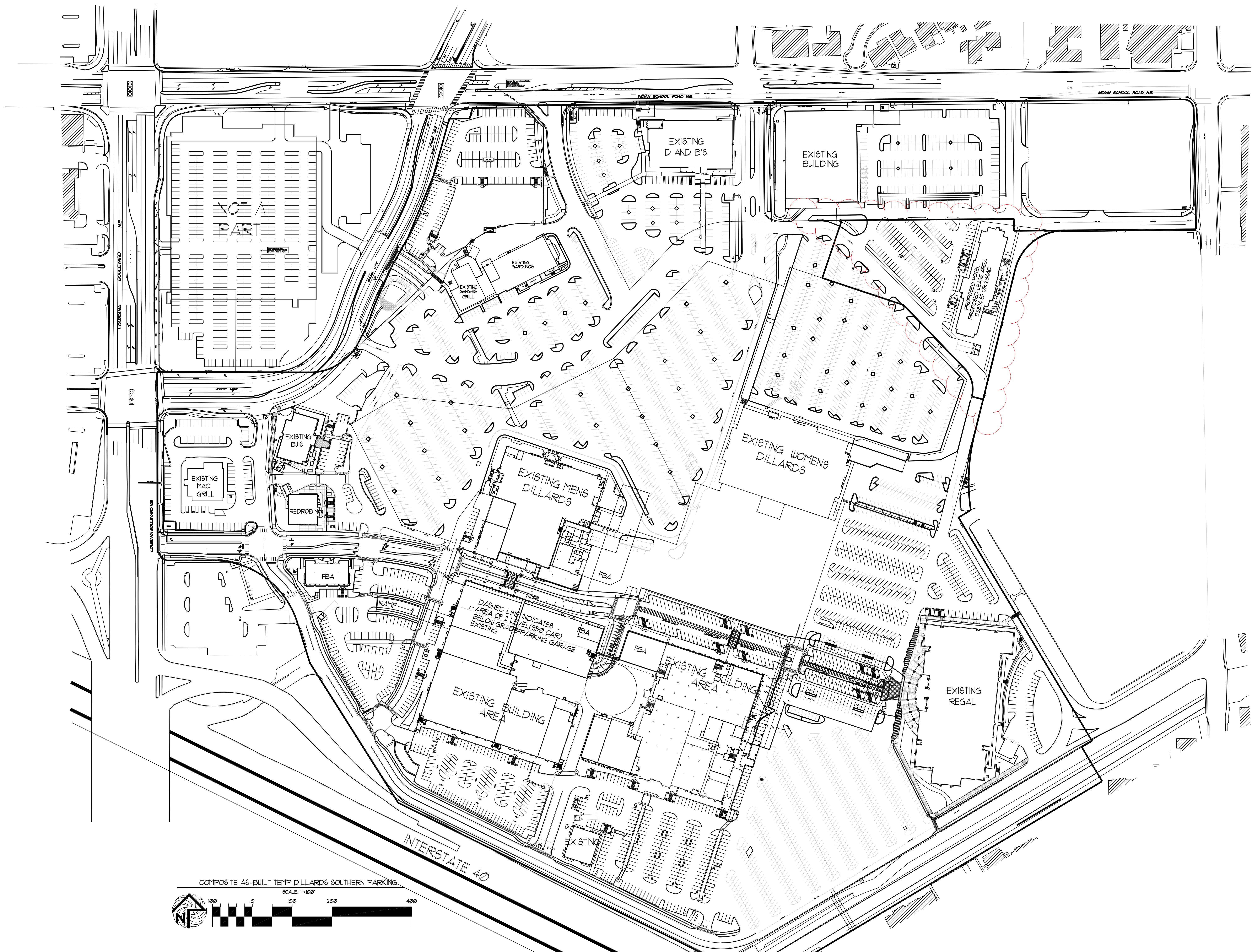
ENGINEER'S SEAL



NO.	DATE	REVISIONS	BY

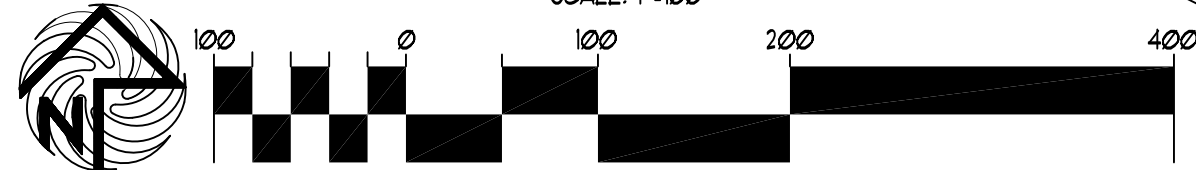
DESIGNED BY: HV DATE: DEC 2019
 DRAWN BY: LT DATE: DEC 2019
 DWG NAME: C101.dwg
 CHECKED BY: SE DATE: DEC 2019

SHEET



COMPOSITE A6-BUILT TEMP DILLARDS SOUTHERN PARKING

SCALE: 1"=100'



INTERSTATE 40

INDIAN SCHOOL ROAD NE

INDIAN SCHOOL ROAD NE

LOUISIANA BOULEVARD NE

LOUISIANA BOULEVARD NE

PORT A

EXISTING D AND B'S

EXISTING BUILDING

EXISTING GARDENS
EXISTING GENSIS GRILL

PROPOSED HOTEL
22,974 SF OR 124,400

EXISTING B.J'S

EXISTING MAC GRILL

REDROBIN

FBA

EXISTING MENS DILLARDS

EXISTING WOMENS DILLARDS

FBA

DASHED LINE INDICATES
AREA OF 2 LEVEL (390 CAR)
BELOW GRADE PARKING GARAGE

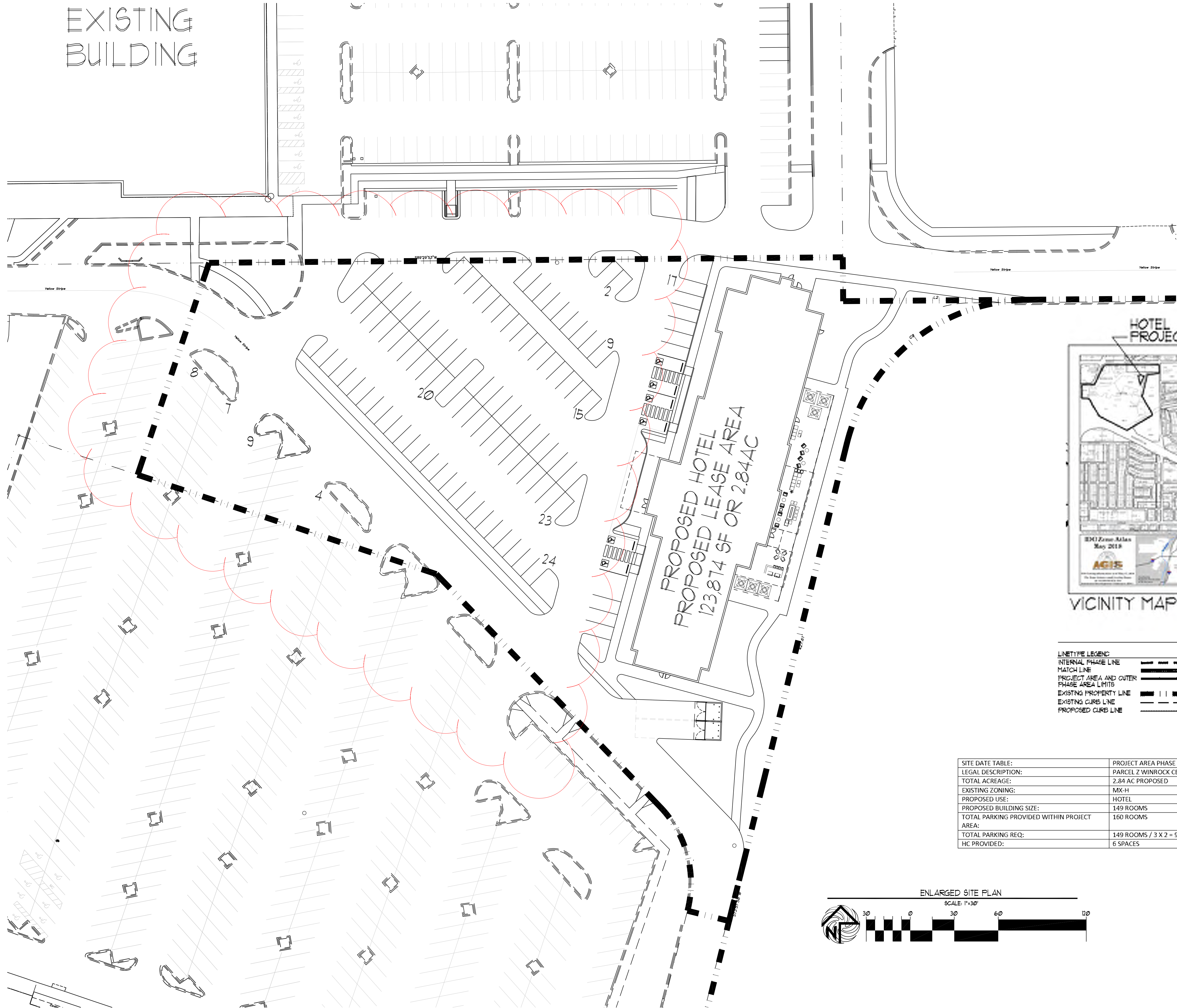
FBA

EXISTING BUILDING AREA

EXISTING BUILDING AREA

EXISTING REGAL

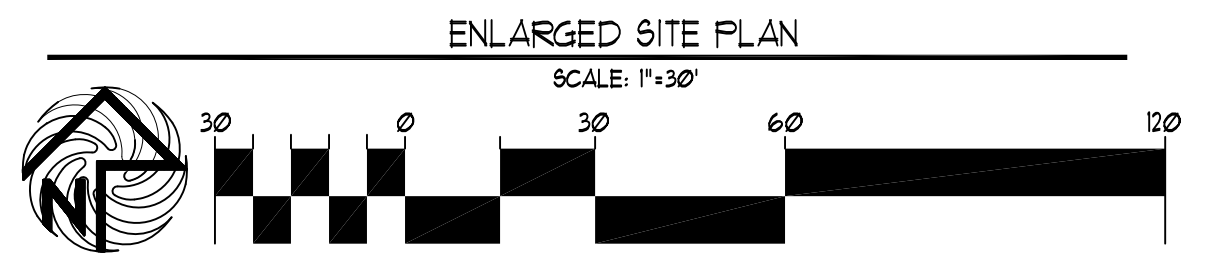
EXISTING



LINE TYPE LEGEND

INTERNAL PHASE LINE	---
MATCH LINE	---
PROJECT AREA AND OUTER PHASE AREA LIMITS	---
EXISTING PROPERTY LINE	---
EXISTING CURB LINE	---
PROPOSED CURB LINE	---

SITE DATE TABLE:	PROJECT AREA PHASE LIMITS (LO)
LEGAL DESCRIPTION:	PARCEL Z WINROCK CENTER ADDITION
TOTAL ACREAGE:	2.84 AC PROPOSED
EXISTING ZONING:	MX-H
PROPOSED USE:	HOTEL
PROPOSED BUILDING SIZE:	149 ROOMS
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	160 ROOMS
TOTAL PARKING REQ:	149 ROOMS / 3 X 2 = 99 REQUIRED PARKS
HC PROVIDED:	6 SPACES



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

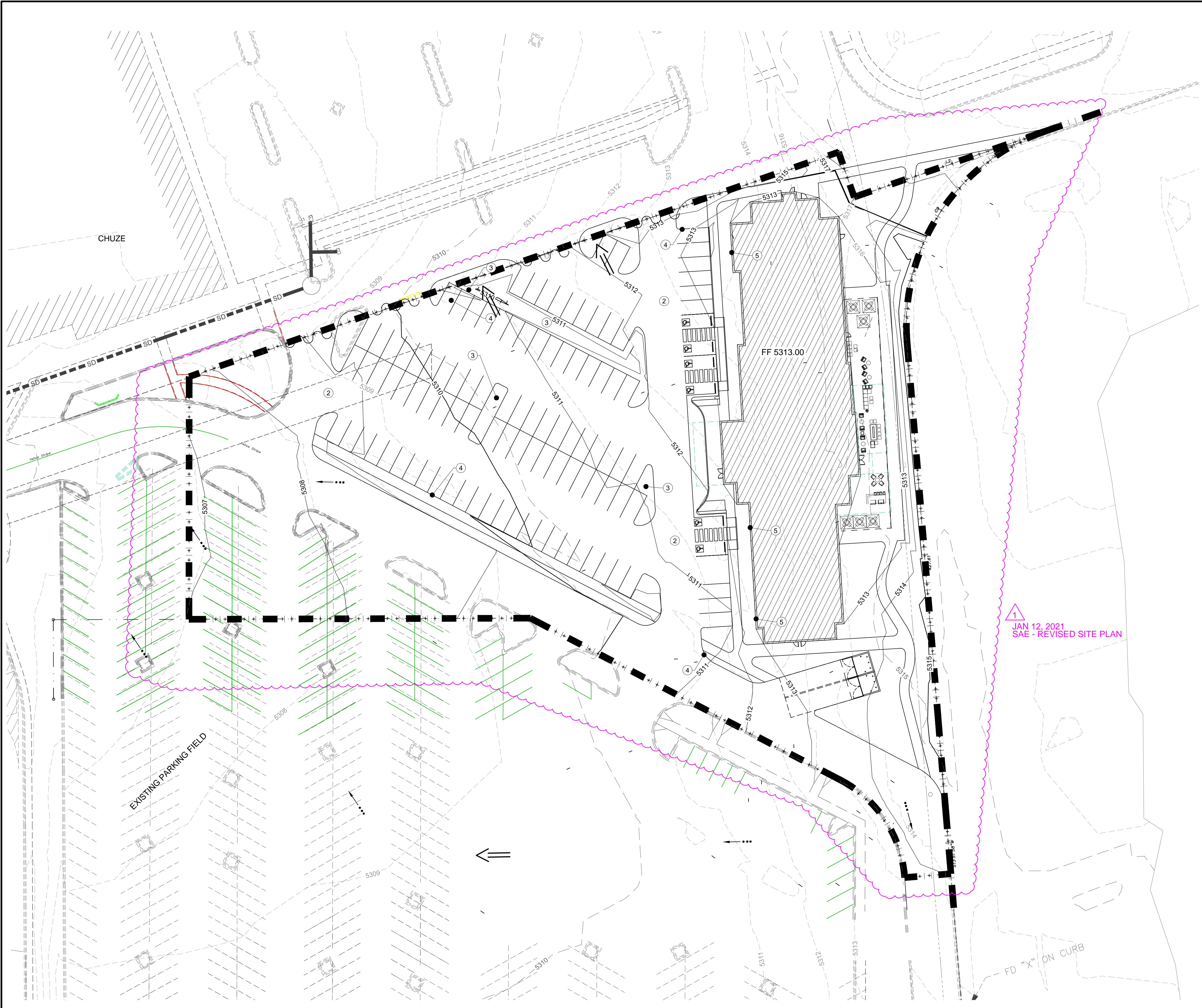
PROJECT TITLE: WINROCK TOWN CENTER
 2100 LOUISIANA BLVD NE
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: WIN-HOTEL
 DRAWN BY: XXX

SHEET TITLE: PROPOSED HOTEL DEVELOPMENT

DATE: 1/11/21
 SCALE: SP = 1A2
 RE: SCALE

Plotter: 1/12/2021 12:46:55 PM, By: Edlings, Scott
 Last Saved: 1/12/2021 12:40:00 PM, sdsd5g



GRADING PLAN

- CONSTRUCTION NOTES**
- ① CONSTRUCT 6" ASPHALT CURB PER COA STD. DWG. 2415
 - ② CONSTRUCT 3" SP-C ASPHALT PARKING LOT.
 - ③ STORM WATER QUALITY POND
 - ④ CURB CUT
 - ⑤ ROOF DRAIN

- LEGEND**
- ← DISCHARGE LOCATION
 - FLOW DIRECTION
 - ++++ LIMITS OF DISTURBANCE
 - ~~~~ HIGH POINT

EARTHWORK SUMMARY

CUT: 1.00 CUBIC YARDS
 FILL: 1.600 CUBIC YARDS
 NET: 500 CUBIC YARDS (FILL)

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR'S	DATE
PERFORMANCE BY	DATE
VERIFICATION BY	DATE
CONDUCTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
FOUND MONUMENT "1_H19A"	
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	
0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-H19A, 1989"	
X = 1548338.44	
Y = 1493076.47	
ELEVATION IS 5326.611 (NWD 1988)	

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE
BY	



NO.	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY: NV	DATE: DEC 2019		
DRAWN BY: LT	DATE: DEC 2019		
DWG NAME: C101.dwg			
CHECKED BY: SE	DATE: JAN. 1, 2020		

Designed By:
HUITT-ZOLIARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

HOTEL @ WINROCK TOWN CENTER ALBUQUERQUE, NM

TITLE: **GRADING PLAN FOR DRB SITE PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXX.XX Zone Map No. J-19 Sheet C102 Of