SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department**.** **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Regina Okoye 6/30/2025

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan (**including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

X 3. Bar scale
X 4. North arrow
X 5. Legend
X 6. Scaled vicinity map
X 7. Property lines (clearly identify)
X 8. Existing and proposed easements (identify each)
X 9. Phases of development, if applicable

B. Proposed Development

1. Structural

X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
X B. Square footage of each structure
X C. Proposed use of each structure
X D. Signs (freestanding) and other improvements
X E. Walls, fences, and screening: indicate height, length, color and materials
X F. Dimensions of all principal site elements or typical dimensions
X G. Loading facilities
X H. Site lighting (indicate height & fixture type)
X I. Indicate structures within 20 feet of site
X J. Elevation drawing of refuse container and enclosure, if applicable.
X K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
- X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- N/A 3. On street parking spaces

X B. Bicycle parking & facilities
- X 1. Bicycle racks – location and detail
- N/A 2. Other bicycle facilities, if applicable

X C. Vehicular Circulation (Refer to DPM and IDO)
- X 1. Ingress and egress locations, including width and curve radii dimensions
- X 2. Drive aisle locations, including width and curve radii dimensions
- X 3. End aisle locations, including width and curve radii dimensions
- X 4. Location & orientation of refuse enclosure, with dimensions
- X 5. Loading, service area, and refuse service locations and dimensions

X D. Pedestrian Circulation
- X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

X 2. Location and dimension of drive aisle crossings, including paving treatment
X 3. Location and description of amenities, including patios, benches, tables, etc.

X E. Off-Street Loading
X 1. Location and dimensions of all off-street loading areas

N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
___ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
___ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
___ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

X A. Locate and identify adjacent public and private streets and alleys.
X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
X 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
X 3. Location of traffic signs and signals related to the functioning of the proposal
X 4. Identify existing and proposed medians and median cuts
X 5. Sidewalk widths and locations, existing and proposed
X 6. Location of street lights
X 7. Show and dimension clear sight triangle at each site access point
X 8. Show location of all existing driveways fronting and near the subject site.

X B . Identify Alternate transportation facilities within site or adjacent to site
X 1. Bikeways and bike-related facilities
X 2. Pedestrian trails and linkages
N/a 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

X A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

X 1. Scale - must be same as scale on sheet #1 - Site plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5 Existing and proposed easements
X 6. Identify nature of ground cover materials
X A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
X B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
X C. Ponding areas either for drainage or landscaping/recreational use

X 7. Identify type, location and size of plantings (common and/or botanical names).
- X A. Existing, indicating whether it is to preserved or removed.
- X B. Proposed, to be established for general landscaping.
- X C. Proposed, to be established for screening/buffering.

X 8. Describe irrigation system – Phase I & II . . .

X 9. Planting Beds, indicating square footage of each bed

N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.

X 11. Responsibility for Maintenance (statement)

X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)

X 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)

X 14. Planting or tree well detail

X 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)

X 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements

X 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

X 1. Scale - must be same as Sheet #1 - Site Plan

X 2. Bar Scale

X 3. North Arrow

X 4. Property Lines

X 5. Existing and proposed easements

X 6. Building footprints

n/a 7. Location of Retaining walls

B. Grading Information

X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.

X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

X 3. Identify ponding areas, erosion and sediment control facilities.

X 4. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

X A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
X B. Distribution lines
X C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
X D. Existing water, sewer, storm drainage facilities (public and/or private).
X E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information N/A

___ A. Scale
___ B. Bar Scale
___ C. Detailed Building Elevations for each facade
- ___ 1. Identify facade orientation
- ___ 2. Dimensions of facade elements, including overall height and width
- ___ 3. Location, material and colors of windows, doors and framing
- ___ 4. Materials and colors of all building elements and structures
- ___ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage N/A

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.
___ 7. List the sign restrictions per the IDO

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Winrock Partners LLC
100 Sun Avenue NE, Suite 100
Albuquerque, NM 87109

Project# PR-2018-001579
Application#
SI-2021-00304 SITE PLAN
SD-2021-00305 SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

For all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H,** zoned **MX-H**, located at **2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40** containing approximately **28.8654** acre(s). **(J-19)**

On January 19, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning on the Site Plan and to Planning on the Site Plan Amendment, based on the following Findings:

SI-2021-00304 SITE PLAN

1. This is a request to construct a park, including water features, internal building pad sites, a kids play area, and paths and bridges. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO the site is over 5 acres in size.

    1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

a. 6-6(I)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The proposed development meets/exceeds the IDO requirements.

b. 6-6(I)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study (TIS) was not required for this project.

c. 6-6(I)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is located within an approved Master Development Plan, and meets the relevant standards in the Master Development Plan.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (1/19/2022). An extension may be requested prior to the expiration date.

2. Final sign off is delegated to Transportation for the addition of bold notes on the Site Plan indicating what must be completed as part of the work order, and for the inclusion of the missing civil detail sheet with the added sidewalk details.

3. Final sign off is delegated to Planning for the Solid Waste signature, the project and application numbers to be added to the Site Plan, and for the recorded IIA.

4. The applicant will obtain final sign off from Transportation and Planning by April 13, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SI-2021-00305 SITE PLAN AMENDMENT

1. The original project consists of 1,212,564 square feet of mixed-use development on 83 acres, including retail, entertainment, office, and hospitality facilities. This is a request to construct a park, including water features, internal building pad sites, a kids play area, and paths and bridges on 28.8654 acres of the 83-acre site.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for the project and application numbers to be added to the Site Plan Amendment.

2. The applicant will obtain final sign off from Planning by April 13, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 3, 2022.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, Albuquerque, NM 87102

FORM PLT: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.
Legal/Request Descriptions & Location: 2100 & 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

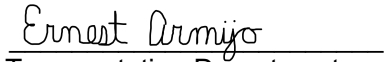
❑ ***Hydrology:***

• Sensitive Lands Analysis (5-2(C))	____ Approved	__X__ NA
• Grading and Drainage Plan	__X__ Approved	_____ NA
• AMAFCA	____ Approved	__X__ NA
• Bernalillo County	____ Approved	__X__ NA
• NMDOT	____ Approved	__X__ NA
• MRGCD	____ Approved	__X__ NA

Hydrology Department — 6/23/2025 Date

❑ ***Transportation:***

• Traffic Circulations Layout (TCL)	__X__ Approved	_____ NA
• Traffic Impact Study (TIS)	____ Approved	__X__ NA
• Neighborhood Impact Analysis (NIA)	____ Approved	__X__ NA
• Bernalillo County	____ Approved	__X__ NA
• NMDOT	____ Approved	__X__ NA



Transportation Department — 6/25/2025 Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):*** PENDING

• Availability Statement:	____ Approved	_____ NA
• Development Agreement:	____ Approved	_____ NA
• If None Explain: _____		

_____ ABCWUA — _____ Date

❑ Infrastructure Improvements Agreement (IIA*) N/A Approved
❑ AGIS (DXF File**) N/A Approved

❑ ***Signatures on Plat:*** N/A

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA***	_____ Yes	_____ NA
• NM Gas***	_____ Yes	
• PNM ***	_____ Yes	
• COMCAST***	_____ Yes	
• MRGCD***	_____ Yes	_____ NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)
** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application
*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

MODULUS
ARCHITECTS & LAND USE PLANNING

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

June 30, 2025

RE: MAJOR AMENDMENT (DFT) – WINROCK TOWN CENTER MASTER COMPOSITE PLAN | (PROJECT NO. PR-2018-001579/ APPLICATION SD-2021-00305

Development Facilitation Team Members,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Winrock Partners, hereafter referred to as "Applicant." Modulus Architects, Inc. ("Agent") is pleased to submit this request on behalf of Winrock Partners ("Applicant") for a Major Amendment to the approved Master Composite Plan for Winrock Town Center (Project No. PR-2018-001579 / Application SD-2021-00305).

Project Overview: Vision for Winrock Town Center

Winrock Town Center is envisioned as a vibrant, integrated mixed-use redevelopment in the heart of Albuquerque's Uptown Urban Center. Designed to balance retail, entertainment, office, residential, and public spaces, Winrock fosters a walkable, transit-connected community that supports the goals of the ABC Comprehensive Plan and reflects the urban character intended for this key regional destination. The 72-acre site lies south of Indian School Road and north of Interstate 40, partially within the Americas Parkway/Louisiana Blvd Major Transit Corridor. It is zoned MX-H, aligning with the IDO's vision for high-intensity development in areas of change. The project is also located within the Mid Heights Community Planning Area and is supported by an active Tax Increment Development District (TIDD), enabling strategic reinvestment in public infrastructure.

Planning Context and Previous Approvals

The subject property lies entirely within the approved Winrock Town Center Master Development Plan Center (Project No. PR-2018-001579/ Application SD-2021-00305)/Approved June 13, 2022, previously amended by application SD-2021-00305. It includes the following parcels:

- **2160 Louisiana Blvd NE** – Parcel Z-1 and associated tracts totaling 26.02 acres
- **2100 LOUISIANA BLVD NE** – Tract H totaling 2.44 acres
- **2100 Louisiana Blvd NE** – Tract B totaling 2.47 acres
- **7500 INDIAN SCHOOL RD NE** – Tract E1A 3.3847
- **2100 LOUISIANA BLVD NE –** Tract D 2.002 acres
- **7400 INDIAN SCHOOL RD NE –** Tract D1A 4.13
- **2160 LOUISIANA BLVD NE –** Tract J 2.8397
- **2100 LOUISIANA BLVD NE –** Tract A 1.4709
- **2100 LOUISIANA BLVD NE –** Tract A2 9.689
- **2100 LOUISIANA BLVD NE –** Tract A3 5.776
- **2100 LOUISIANA BLVD NE –** Tract A1A2 0.6531
- **2100 LOUISIANA BLVD NE –** Tract A1A1B 2.1833
- **2100 LOUISIANA BLVD NE –** Tract A1A1A1A2 0.5624
- **2100 LOUISIANA BLVD NE-** Tract G 4.4405
- **2100 LOUISIANA BLVD NE –** Tract F1 0.7365 acres
- **2100 LOUISIANA BLVD NE –** Tract F2 5.3295
- **2100 LOUISIANA BLVD NE –** Tract F3 0.2145
- **2100 LOUISIANA BLVD NE –** Tract E1 4.1729
- **2100 LOUISIANA BLVD NE –** Tract E2 0.7157

These approvals have guided the site's transformation, with various development pads constructed or under design. The current request continues this evolution, ensuring alignment with both market demands and long-term infrastructure needs. This amendment continues to implement the high-intensity mixed-use development envisioned under the MX-H zone in alignment with IDO standards and the Albuquerque/Bernalillo County Comprehensive Plan.

Description of Proposed Major Amendment and Plat Action

This application proposes a coordinated update to the Master Composite Site Plan and Preliminary Plat to reflect the next phase of development. Key components of this request include:

- **Realignment of internal parcels** to improve land use efficiency and flexibility.
- **Dedication of a new public roadway (Roadway A)** to enhance internal circulation, emergency access, and multimodal connectivity across the site.
- **Reconfiguration of Tracts Z-1-A, H-1, and B-1**, facilitating future building placements and phasing strategies.
- **Granting of new public easements** for access, water, sanitary sewer, and storm drainage, coordinated with the realigned road network.
- **Updated infrastructure design**, including public water, sanitary sewer, and storm drainage improvements consistent with the realigned layout.

This amendment also supports revised phasing of development and prepares the site for subsequent vertical construction aligned with both tenant demands and the Winrock TIDD financing strategy.

Infrastructure and Funding Coordination

The proposed realignment and infrastructure improvements are supported by a coordinated Infrastructure List (IL) and will be subject to an Infrastructure Improvements Agreement (IIA) pursuant to IDO §14-16-5-4(O). This ensures that all public improvements are appropriately sized, funded, and timed to accommodate the revised development layout. These public investments are also aligned with the goals of the existing TIDD and continue to reinforce Winrock Town Center as a catalyst site for economic and urban growth. The IL will be tied to the Platting action and will not be applicable with this specific application.

Proposed Major Amendment:

This is a request for a Major Amendment to the approved Master Composite Plan for Winrock Town Center (Project No. PR-2018-001579/ Application SD-2021-00305). That amendment includes the realignment of parcels, incorporation of updated infrastructure, and revised phasing to reflect the current development program. To support this reconfiguration and new roadway, updated utility infrastructure—water, sanitary sewer, and storm drainage—will be designed and constructed to align with the proposed plat and Master Plan amendment. These improvements are critical to ensuring the continued viability of the development and are consistent with the goals and funding mechanisms of the Winrock TIDD.

This submittal is being processed in conjunction with a Preliminary Plat that poses the reconfiguration of three parcels—Tracts Z-1-A, H-1, and B-1 as well as granting Public Access, Drainage, Water and Sanitary Sewer Easements —within the Winrock Town Center site. The intent of this platting action is to facilitate a more cohesive site layout and accommodate evolving development needs within the Winrock Tax Increment Development District (TIDD). As part of this replat, a new public roadway, referred to as Roadway A, will be dedicated to enhance circulation, support future phases of development, and improve multimodal connectivity across the site. The platting action will be separate from this Major Amendment application but it will be concurrent with each other.

Compliance with IDO Site Plan – Administrative Review Criteria (§6-5(G)(3))

(a) Compliance with Applicable Regulations:
The amended Site Plan complies with all applicable provisions of the IDO (2025 Update), including dimensional standards (Table 2-5-1), access and connectivity (5-3), parking (5-5), landscaping (5-6), signage (5-12), and all applicable DPM and City engineering standards.

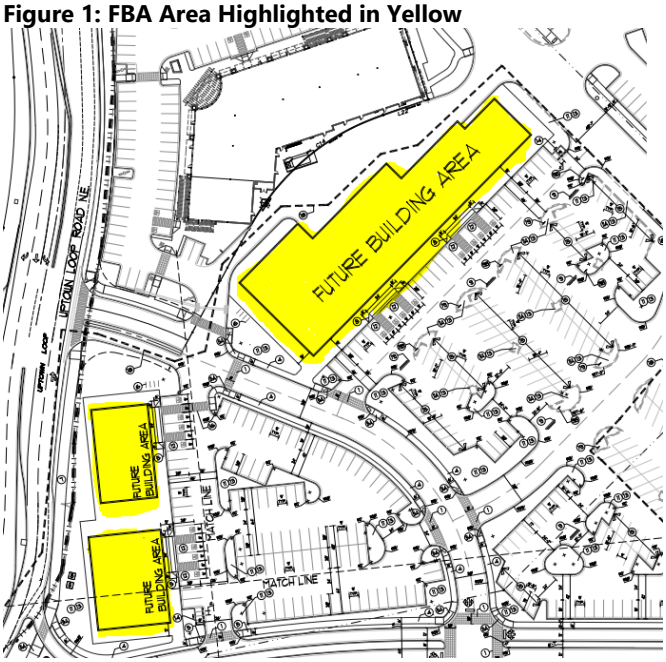
(b) **Infrastructure Capacity:**
Infrastructure capacity will be addressed through the IIA process. The project's IL identifies all required public improvements necessary to support the realigned development.

(c) **Master Development Plan Consistency:**
The site remains within an approved Master Development Plan. This request is consistent with the

established development framework while updating layout and infrastructure to meet current needs.

Future Building Areas and Compliance with Building Design Standards (5-11) As part of this Major Amendment, three Future Building Areas (FBAs) are proposed within the updated Master Composite Plan and replat (See Figure 1 below). These FBAs are shown as placeholders for future vertical development but are not yet defined in terms of specific building program, footprint, or design.

Figure 1: FBA Area Highlighted in Yellow



While the architectural character and specific design details of these buildings will be addressed in future Site Plan submittals, all development within these FBAs will comply fully with IDO Section 5-11: Building Design, including but not limited to:

- Façade articulation and material variation
- Transparency and entry orientation
- Building massing appropriate to pedestrian scale
- Compliance with Urban Center and MX-H zone design standards
- Screening of mechanical equipment and loading zones

These FBAs are intentionally flexible to respond to evolving tenant and market demands, but they will be reviewed through the appropriate Site Plan – Administrative or Site Plan – EPC process, depending on thresholds at the time of submittal. Each building will be required to demonstrate full compliance with the IDO's building design regulations to ensure high-quality, context-sensitive development throughout Winrock Town Center.

6-5(G) SITE PLAN – ADMINISTRATIVE
6-5(G)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The Site Plan complies with all standards of the IDO as adopted and amended as well any DPM standards, and other adopted City regulations. These standards included Dimensional Standards (Table 5-1-2), Access and Connectivity (5-3), Parking and Loading (5-5), Landscaping, Buffering, and Screening (5-6).

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N)

and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

Applicant Response: The City's existing infrastructure and public improvements will have adequate capacity to serve the proposed development. Specific Infrastructure capacity will be addressed through the IIA process. The project's IL identifies all required public improvements necessary to support the realigned development and will contained in the subsequent submittal package and approval of the Preliminary/Final Plat.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

Applicant Response: The subject property is located within an approved Master Development Plan. This application is intended to modify the existing plan while following the standards of the IDO.

6-6(H)(3)(g) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

Applicant Response: The subject property is not located within an approved Framework Plan.

Neighborhood Engagement
Per IDO requirements, the following neighborhood organizations were notified of this request: District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, and Quigley Park NA were notified of this request. There were no requests for a neighborhood meeting on behalf of the neighborhood associations. There were comments received that were in support of our request.

Conclusion
The requested Major Amendment reflects the continued commitment to a dynamic, high-quality redevelopment of the Winrock site. Realigning internal parcels and infrastructure supports a more efficient and market-responsive site layout, improves access and circulation, and ensures consistency with the long-term development and funding strategies of the TIDD.

We look forward to reviewing this request with the Development Facilitation Team and the Development Hearing Officer. Please do not hesitate to contact me directly with any questions or additional information needs.

Best regards,

Angela M. Piarowski, CEO/Principal
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram
Find me on LinkedIn: Angela LinkedIn Profile
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois

MODULUS
ARCHITECTS & LAND USE PLANNING

MODULUS
ARCHITECTS & LAND USE PLANNING

Darin Sand
Senior Vice President of Development
Winrock Partners, LLC
Phone: 505.441.2307
Email: sand@goodmanrealty.com

RE: Letter of Authorization for DFT Site Plan Amendment and Subdivision Plat

To whom it may concern,

I, Darin Sand, Senior Vice President of Development and have authority to give authorization for the Winrock Partners, LLC. Do hereby give authorization to Modulus Architects & Land Use Planning, Inc., our agent in regards to the Site Plan Amendment and subdivision for the Winrock Town Center project. The subject property is located at 2100 Louisiana Blvd Ne, Albuquerque, New Mexico 87110 and legally described as: PARCEL A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 5.7766 AC

The agent shall have the authority to act on our behalf for the master plan amendment and subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County needed for above outlined actions.

Thank you,

Darin Sand

Darin Sand, Senior Vice President
Winrock Partners, LLC.

6/16/2025

Date

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 18, 2025

Scott Eddings, PE
Huitt-Zollars, Inc.
6501 Americas Parkway NE Suite 803
Albuquerque, NM 87110

RE: Winrock Town Center
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 6/17/25
Hydrology File: J19D058L
Case # HYDR-2025-00220

Dear Mr. Eddings:

Based upon the information provided in your submittal received 06/18/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and for action by the Development Hearing Officer (DHO) on platting.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

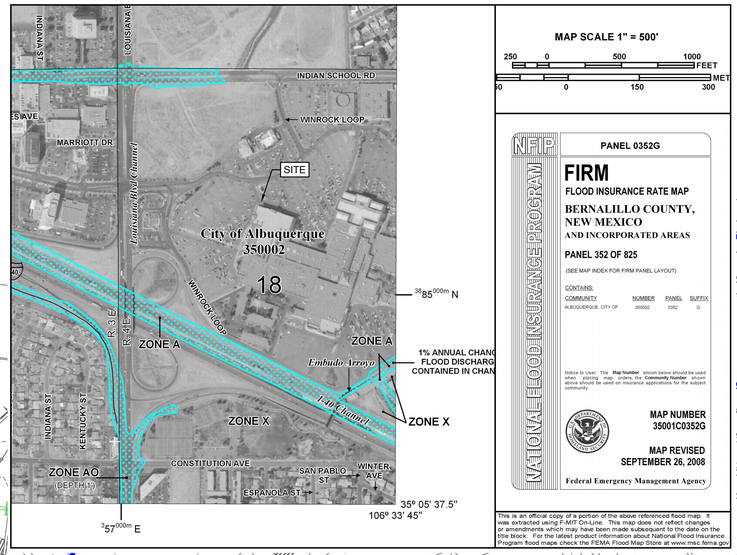
CONSTRUCTION NOTES

1. PROPOSED 6" CURB & GUTTER PER COA STD DWG 2415A
2. PROPOSED CURB RAMP. SEE SITE PLAN.
3. PROPOSED SIDEWALK. SEE SITE PLAN
4. EXISTING STORM DRAIN
5. PROPOSED STORM DRAIN - SEE DRAINAGE REPORT FOR SIZE
6. PROPOSED INLET

LEGEND

- BASIN BOUNDARY
- DISCHARGE LOCATION
- FLOW DIRECTION
- LIMITS OF DISTURBANCE
- BASIN ID (e.g. 100)

FIRMETTE



MAP SCALE 1" = 500'

250 0 500 1000 FEET

90 0 150 300 METERS

NFIP

PANEL 0352G

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO
AND INCORPORATED AREAS

PANEL 352 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0352	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

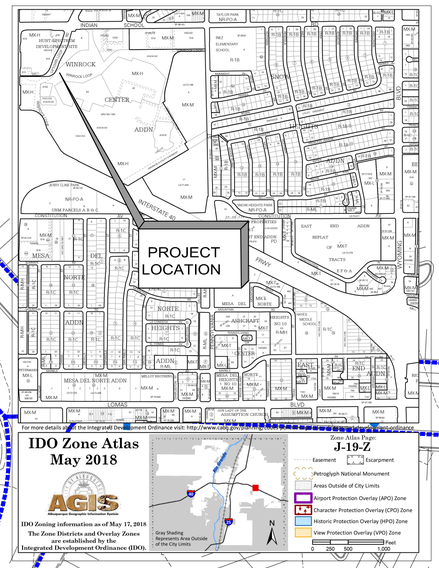
MAP NUMBER
35001C0352G

MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

IDO ZONE MAP J-19



PROPERTY

THE PROJECT SITE IS WITHIN PARCEL X WINROCK TOWN CENTER. PARCELX IS APPROXIMATELY 0.339 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B AND EAST OF ROAD A.

FLOOD ZONE

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

EXISTING DRAINAGE PLANS

- NMDOT LOUISIANA / INTERSTATE 40 INTERCHANGE IMPROVEMENT AND CITY OF ALBUQUERQUE AMERICAS PARKWAY EXTENSION - 2004 THRU 2005
  - DRAINAGE STUDIES FOR THESE PROJECTS WERE PREPARED BY BOHANNAN HUSTON DATED AUGUST 2003 AND JANUARY 2004 RESPECTIVELY.
  - AS PART OF THESE PROJECTS ALTERATIONS WERE MADE TO THE LAYOUT AND DRAINAGE OF THE MARONI GRILL PARKING LOT.
  - PARKING LOT WAS REALIGNED DUE TO RIGHT-OF-WAY TAKE ALONG LOUISIANA BOULEVARD AND DRIVEWAY ACCESS ONTO LOUISIANA BOULEVARD WAS ELIMINATED.
  - PARKING LOT DRAINAGE IMPROVEMENTS INCLUDED THE FOLLOWING:
    - WITHING THE NORTHERN PORTION OF THE PARKING LOT A SURFACE DISCHARGE ONTO WINROCK LOOP WAS REPLACED WITH A DROP INLET AND NEW PUBLIC STORM DRAIN.
    - WITHIN THE SOUTHERN PORTION OF THE PARKING LOT A NEW DROP INLET AND STORM DRAIN LATERAL WAS INSTALLED AS PART OF THE STORM DRAIN IMPROVEMENTS ASSOCIATED WITH AMERICAS PARKWAY EXTENSION AND LOUISIANA / INTERSTATE 40 INTERCHAGE PROJECTS.-ZOLLARS, INC. DATED 7/20/2015

EXISTING CONDITIONS

THE SITE IS AN EXISTING ACCESS ROAD PARKING LOT.

PROPOSED IMPROVEMENTS

THIS PROJECT CONSTRUCTS A NEW SITE ENTRANCE ROAD (ROAD A) TO UPTOWN LOOP ROAD, EXTENDS ROAD D TO UPTOWN LOOP, PARKING LOT MODIFICATIONS AND CREATES TWO BUILDING PADS FOR FUTURE DEVELOPMENT

PROPOSED DRAINAGE CONDITIONS

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOWS IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE INTERIM EXISTING POND AT THE SOUTHEAST CORNER OF INTERSECTION UPTOWN LOOP AND ROAD D WILL BE FILLED IN AS STORM DRAINAGE IS EXTENDED.

STORM WATER QUALITY

IT IS PROPOSED TO DEFER STORMWATER QUALITY PAYMENTS TO THE GRADING PLAN FOR BUILDING PERMIT. THIS PROJECT IS MOSTLY A RESURFACING PROJECT WITH UTILITY IMPROVEMENTS.

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "20_H18" 3 ¼" ALUMINUM DISC. NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)
N=1,493,154,978 U.S. SURVEY FEET
E = 1,545,048,210 U.S. SURVEY FEET
PUBLISHED ELEVATION = 5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.99966158 DELTA ALPHA ANGLE = -0°11'00.11".

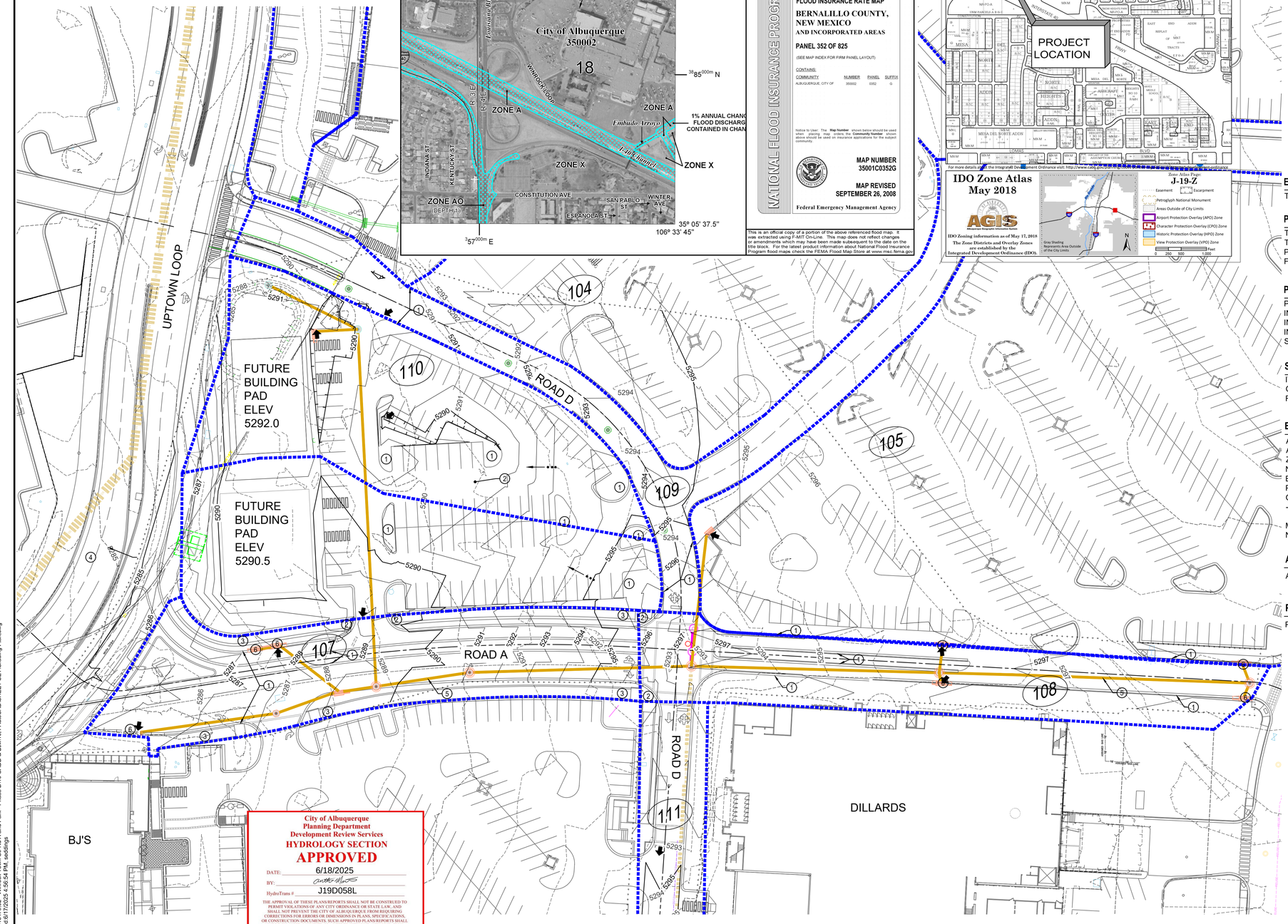
MONUMENT FROM N/W CORNER OF BUILDING IS 2,362.39' BEARING N32°21'31"W.

AREA OF DISTURBANCE IS APPROXIMATELY 14,714 SF

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/18/2025
BY:
HydroTrans # J19D058L

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

0 40' 80'
SCALE: 1" = 40'

CONCEPTUAL GRADING & DRAINAGE PLAN

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
STAKING CHECKED BY DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

BENCH MARKS
FOUND MONUMENT "20_H18" — STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,493,154,978
E=1,545,048,210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158
DELTA ALPHA ANGLE=-0°11'00.11"

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
M. SCOTT EDDINGS 12858 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
6/17/25

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: SE DATE: JUN. 17, 2025
DRAWN BY: LT DATE: JUN. 17, 2025
DWG NAME: Grading Plan.dwg DATE: JUN. 17, 2025
CHECKED BY: NV

811 Know what's below. Call before you dig. TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT ZOLLARS

WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE: CONCEPTUAL GRADING PLAN

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

City Project No. XXXX.XX | Zone Map No. J-19-Z | Sheet C101 Of

Plotted: 6/17/2025 5:46:15 PM, By: Eddings, Scott
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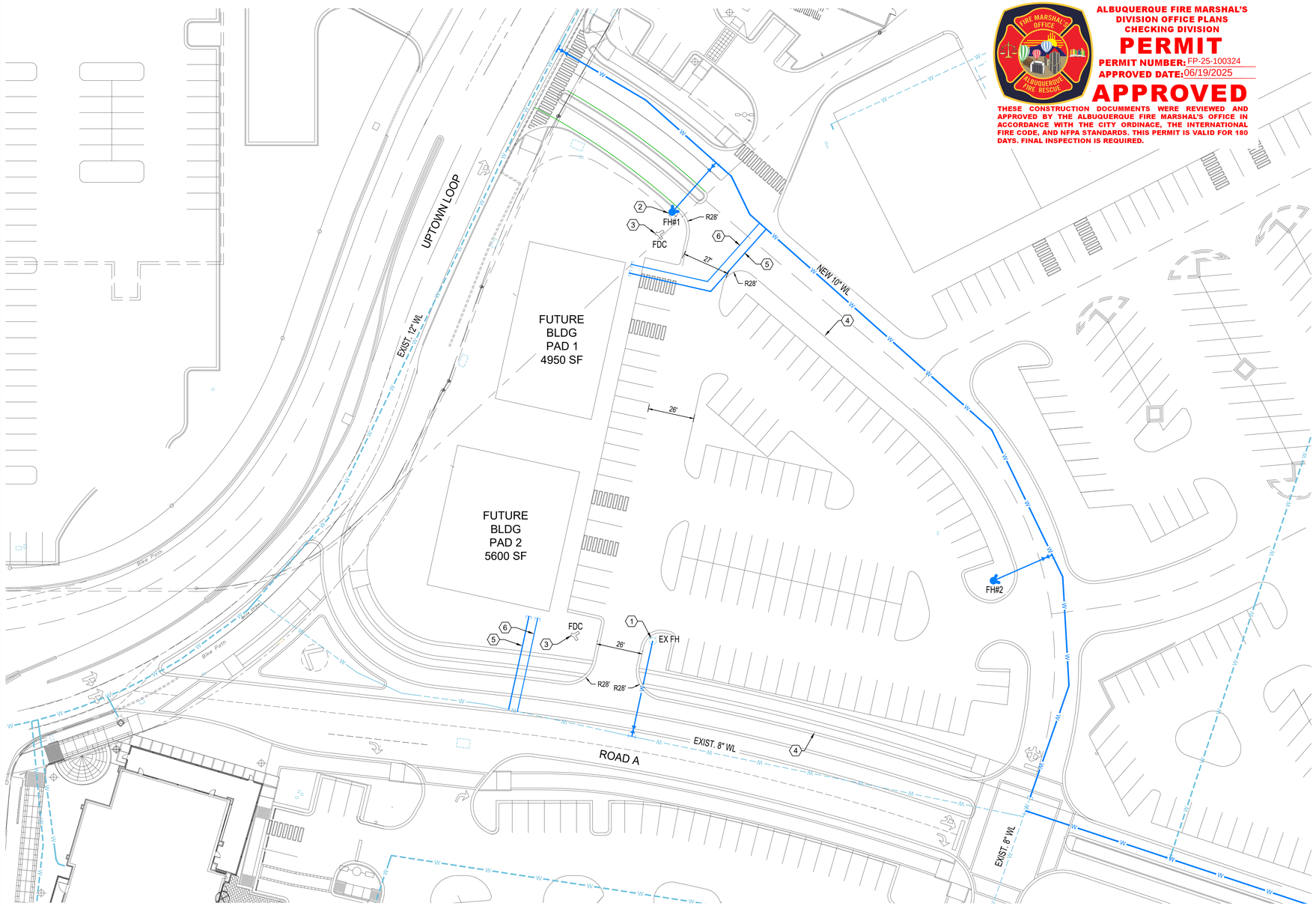


ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

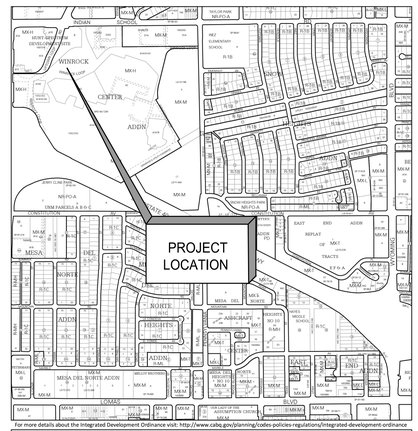
PERMIT NUMBER: FP-25-100324

APPROVED DATE: 06/19/2025

APPROVED

THESE CONSTRUCTION DOCUMMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

IDO ZONE MAP J-19



KEYED NOTES

1. EXISTING PUBLIC FIRE HYDRANT
2. PUBLIC FIRE HYDRANT
3. FIRE DEPARTMENT REMOTE CONNECTION (FDC)
4. FIRE LANE DESIGNATION - PAINT CURB RED WITH ALTERNATING "NO PARKING" AND "FIRE LANE" TEXT @ 50' INTERVALS, MAX.
5. 6" FIRE LINE
6. 2" DOMESTIC SERVICE LINE

GENERAL NOTES

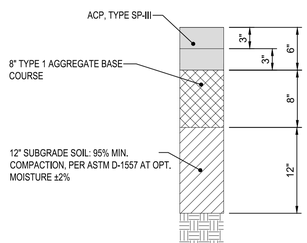
1. EXISTING ZONING: MXM
   PROPOSED DEVELOPMENT: COMMERCIAL RETAIL
2. BUILDING PAD 1 AREA: 4950 SF
3. BUILDING PAD 2 AREA: 5600 SF
4. CONSTRUCTION TYPE: V-B, SPRINKLED
5. FUTURE FIRE FLOW TYPE: 2,000 GALLONS/MINUTE
   1 EXIST. FIRE HYDRANT
   2 PROP. FIRE HYDRANT
6. ALL TURNING RADIUS: 28FT
7. LOAD RATING: HS25
8. NO DEAD END ROADS
9. ROAD GRADE DOES NOT EXCEED 10 PERCENT.

LEGEND

FH PROPOSED FIRE HYDRANT

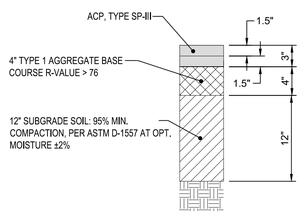
FDC PROPOSED FIRE DEPARTMENT REMOTE CONNECTION (FDC)

SCALE: 1" = 30'



EXISTING ROAD A & ROAD B PAVEMENT SECTION

DRIVING SURFACE SUPPORTS LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.



EXISTING PARKING PAVEMENT SECTION

DRIVING SURFACE SUPPORTS LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

AS BUILT INFORMATION
CONTRACTOR DATE
SURVEYED BY DATE
STAKED BY DATE
INSPECTORS COMMENTS BY DATE
FIELD VERIFICATION BY DATE
MARK-UPS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
SCOTT A. LINDINGS NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER
6/17/25

NO.	DATE	REMARKS	BY
	DESIGN	DATE: JUNE 17, 2025	
	DESIGNED BY: SE	DATE: JUNE 17, 2025	
	DRAWN BY: LT	DWG NAME: ROAD A FIRE ONE PLAN.dwg	DATE: JUNE 17, 2025
	CHECKED BY: NV		

Designed By:

HUITT ZOLLARS

WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE:
FIRE ONE PLAN

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

City Project No. | Zone Map No. | Sheet 1 Of 1

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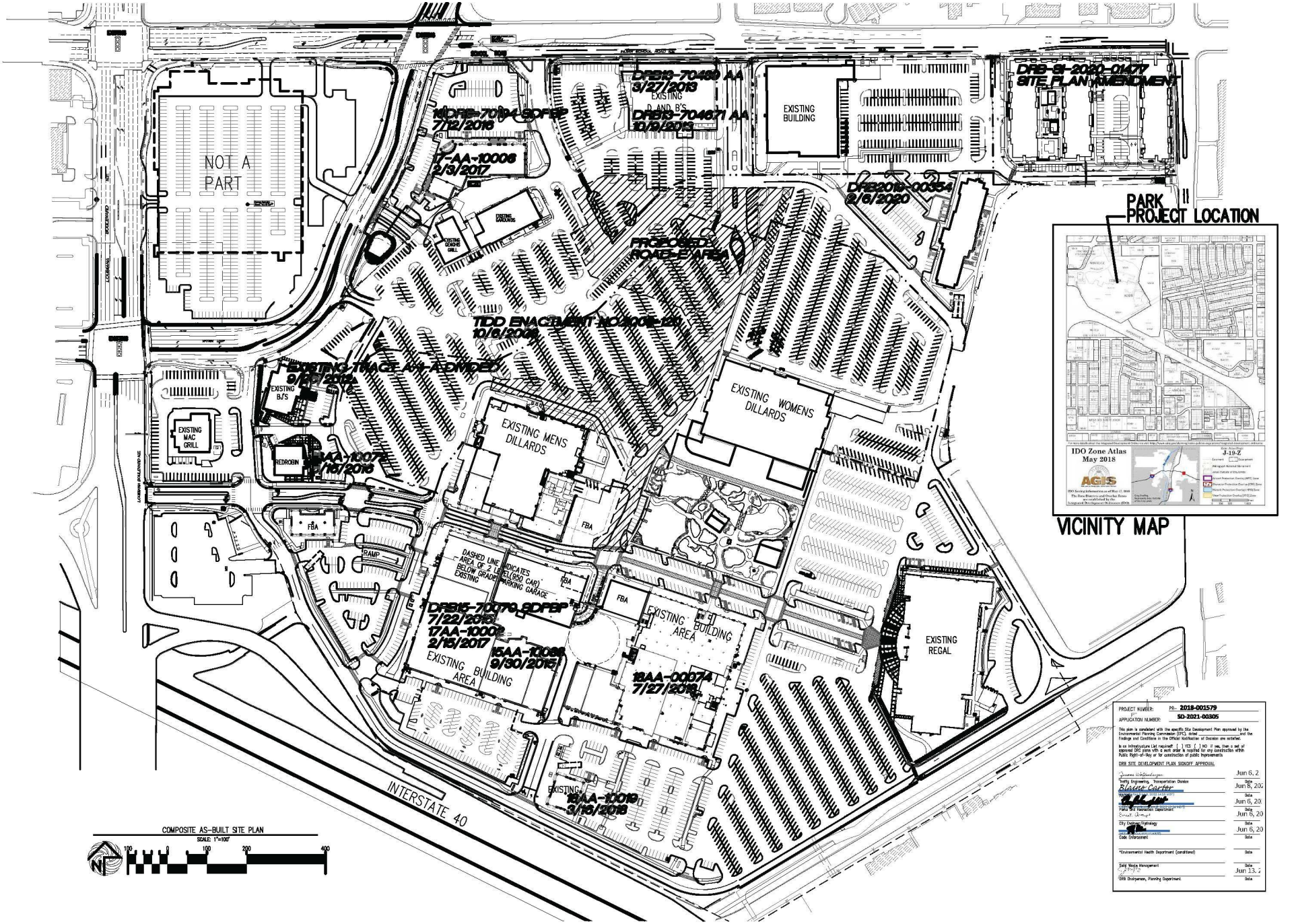


PARK
PROJECT LOCATION

VICINITY MAP

PROJECT NUMBER:	PR- 2018-001579
APPLICATION NUMBER:	SD-2021-00305

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 is set of approved DRC 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 Jun 6, 2
Blaine Carter	Date Jun 8, 20
Parks and Recreation Department	Date Jun 6, 20
City Engineer, Planning	Date Jun 6, 20
Code Enforcement	Date
*Environmental Health Department (conditions)	Date
Solid Waste Management	Date Jun 13, 2
DRB Chairperson, Planning Department	Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

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

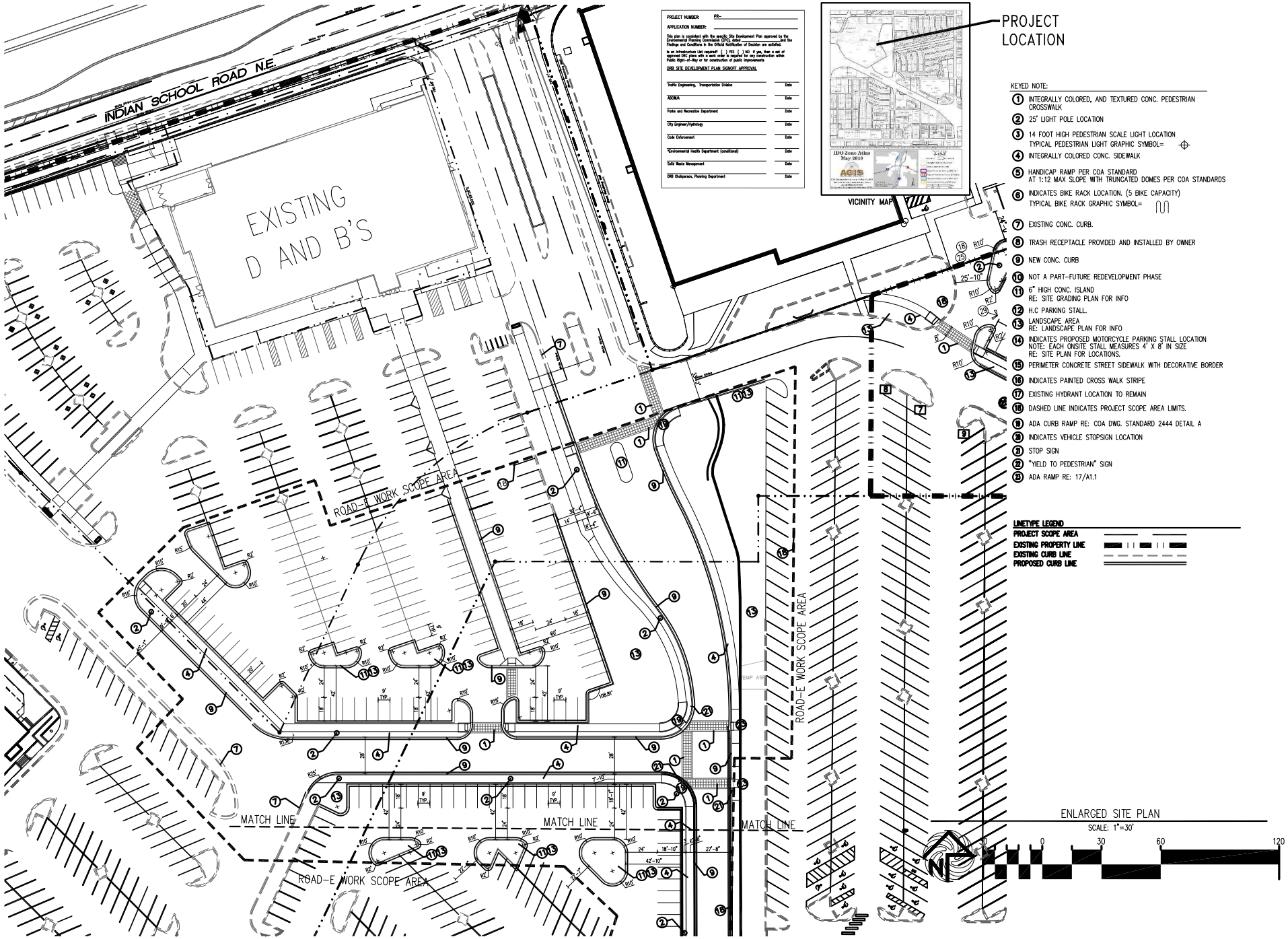
PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.N.E
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA
DESIGNER:
JOB NO.: MM-PARK
DRAWN BY: S

SHEET TITLE: COMPOSITE-AS-BUILT SITE PLAN

DATE: 01-14-22
SCALE: RE: SCALE
SHEET NO.: SP-1

June 6, 2022

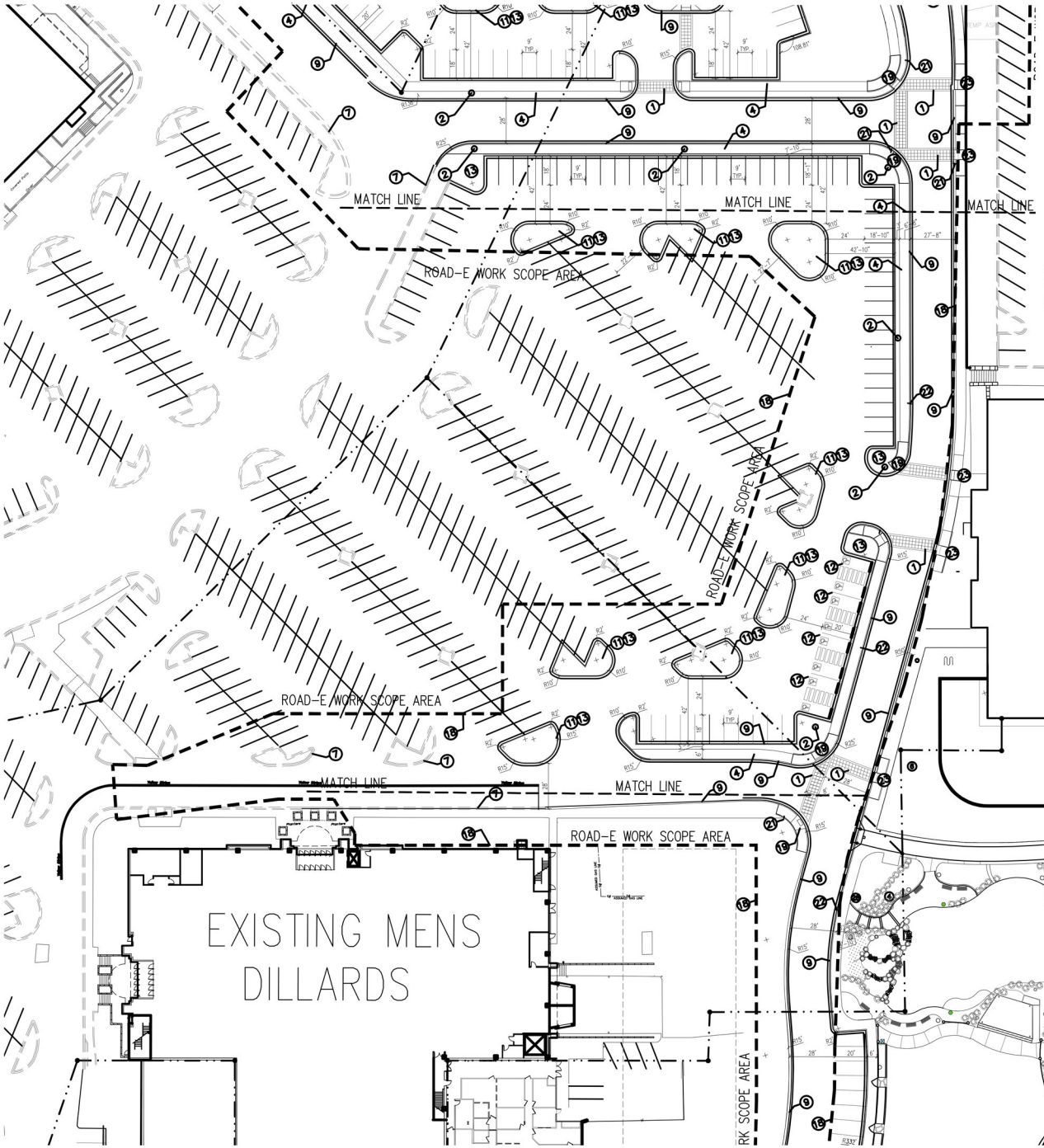


REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 6218
REGISTERED ARCHITECT

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.N.E.
ALBUQUERQUE, NEW MEXICO
JOB NO. MW-PARK
DRAWN BY: S
PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: PROPOSED ROAD-E
DATE: 01-14-22
SCALE: RE: SCALE
SHEET SP-1B



PROJECT LOCATION

VICINITY MAP

PROJECT NUMBER: PR-

APPLICATION NUMBER:

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 a set of approved DRC 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
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

KEYED NOTE:

1. INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
2. 25' LIGHT POLE LOCATION
3. 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL=
4. INTEGRALLY COLORED CONC. SIDEWALK
5. HANDICAP RAMP PER COA STANDARD AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
6. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) TYPICAL BIKE RACK GRAPHIC SYMBOL=
7. EXISTING CONC. CURB.
8. TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
9. NEW CONC. CURB
10. NOT A PART–FUTURE REDEVELOPMENT PHASE
11. 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
12. H.C PARKING STALL.
13. LANDSCAPE AREA RE: LANDSCAPE PLAN FOR INFO
14. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS.
15. PERIMETER CONCRETE STREET SIDEWALK WITH DECORATIVE BORDER
16. INDICATES PAINTED CROSS WALK STRIPE
17. EXISTING HYDRANT LOCATION TO REMAIN
18. DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
19. ADA CURB RAMP RE: COA DWG. STANDARD 2444 DETAIL A
20. INDICATES VEHICLE STOPSIGN LOCATION
21. STOP SIGN
22. "YIELD TO PEDESTRIAN" SIGN
23. ADA RAMP RE: 17/A1.1

LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

ENLARGED SITE PLAN
SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

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

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: WIN-PARK

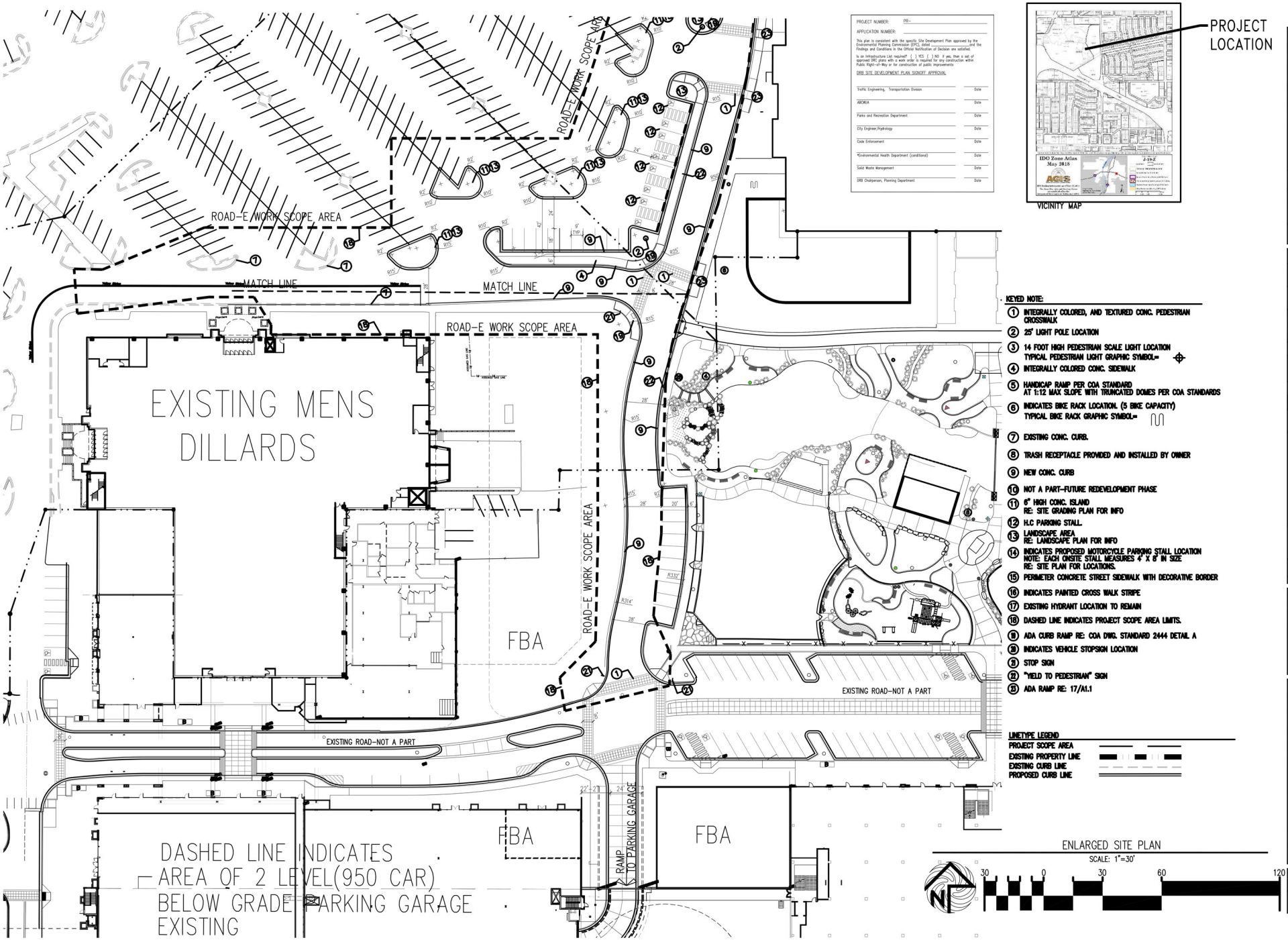
DRAWN BY: S

SHEET TITLE: PROPOSED ROAD-E

DATE: 01-14-22

SCALE: RE: SCALE

SHEET NO.: SP-1C



PROJECT NUMBER: PR-

APPLICATION NUMBER:

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ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PROJECT LOCATION

VICINITY MAP

KEYED NOTE:

1. INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
2. 25' LIGHT POLE LOCATION
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LINETYPE LEGEND

PROJECT SCOPE AREA
EXISTING PROPERTY LINE
EXISTING CURB LINE
PROPOSED CURB LINE

ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

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

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO: WIN-PARK

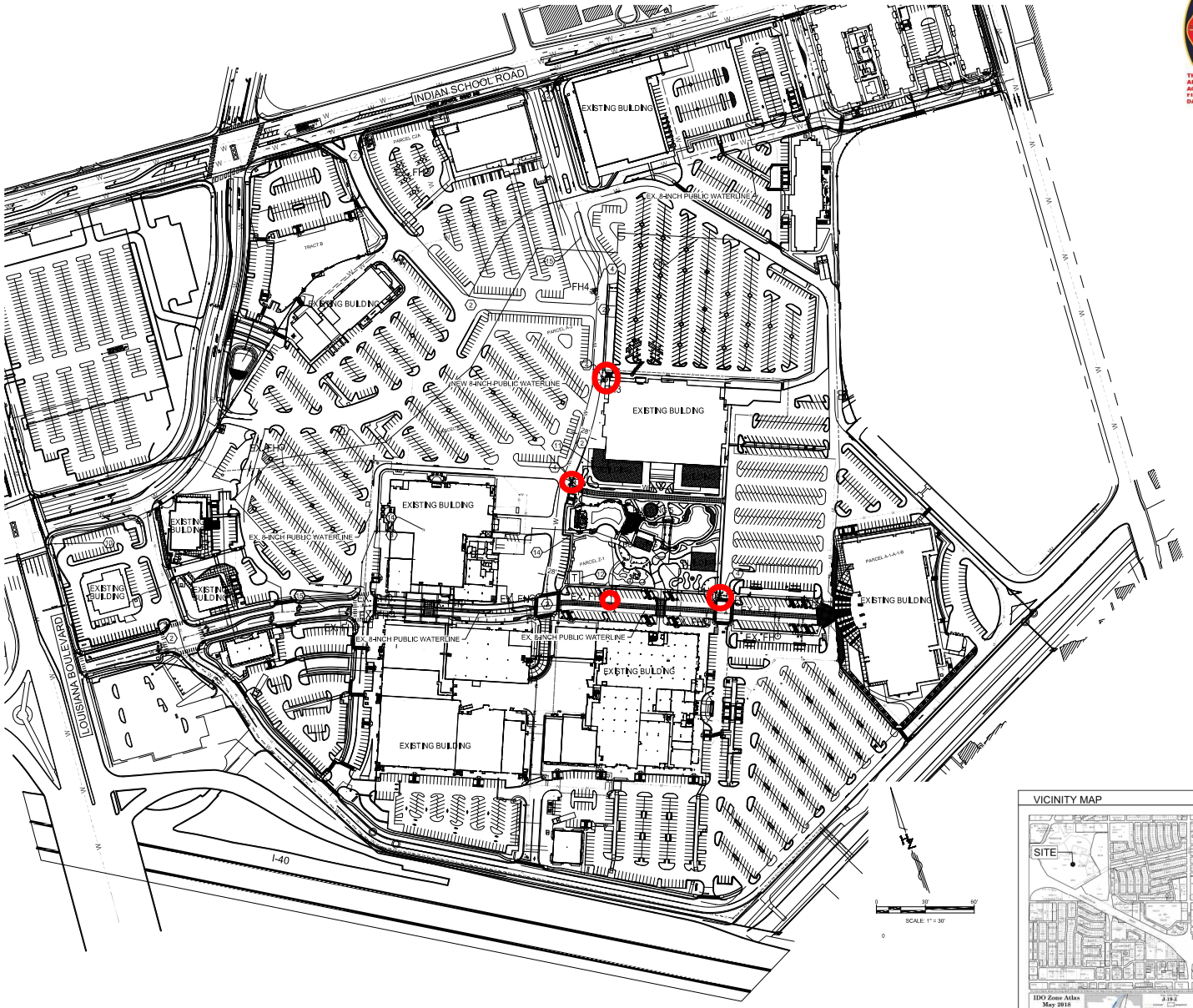
DRAWN BY: S

SHEET TITLE: PROPOSED ROAD-E

DATE: 01-14-22

SCALE: RE: SCALE

SHEET NO: SP-1D



FIRE ONE PLAN

ALBUQUERQUE FIRE MARSHAL'S
FIRE PREVENTION
CHECKING DIVISION
PERMIT
APPROVED

THESE CONSTRUCTION DOCUMENTS ARE APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE CURRENT LOCAL, FEDERAL, ADA FIRE CODE, AND NFPA STANDARDS. PERMITS EXPIRE AFTER 180 DAYS. FINAL INSPECTION IS REQUIRED.

GENERAL SHEET NOTES

A. SITE PLAN SHALL BE DESIGNED & BUILT TO
B. DIMENSIONS ARE TO BACK OF CURB, OR WALL, OR PERIMETER WALL, UNLESS OTHERWISE NOTED. APPROVED ARE TO BACK OF CURB. RAMPS WILL BE
C. PRIVATE STREETS ARE TO BE DEDICATED TO THE CITY OF
D. STREETS, PARKING SPACES, AND ASSOCIATED
E. ALL PARKING SPACES AT 9'-0"X19'-0" UNO.
G. DESIGN WILL COMPLY WITH 2015 INTERNATIONAL FIRE CODE APPENDIX B, C&D.
H. ALL RADII ALONG FIRE LANE SHALL BE 26'-0".
I. CLUBHOUSE AND CARD ACCESS GATES WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
K. FDC SHALL BE WITHIN 100 FEE OF A FIRE HYDRANT.
L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
M. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

SHEET KEYED NOTES

1. PROPERTY LINE
2. FIRE DEPARTMENT ACCESS
3. FIRE LANE, 26' WIDTH STANDARD, 28' RADII
4. FIRE HYDRANT
5. NOT USED
6. GATE ENTRY PAD/POST
7. KNOX BOX LOCATION
8. NOT USED
9. NOT USED
10. MONUMENT SIGN WITH APPROVED ADDRESS IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
11. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
12. TRANSFORMER
13. NOT USED
14. SIDEWALK
15. MOUNTABLE CURB

SITE DATA

SITE ADDRESS:	2100 LOUISIANA BLVD NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION:	PARCEL Z+I WINROCK CENTER ADDITION
PARCEL SIZE:	33 ACRES
ZONE ATLAS:	J-19-Z
ZONING SUMMARY:	(MX+H) HIGH INTENSITY ZONE DISTRICT + LARGE SCALE DESTINATE RETAIL
CONSTRUCTION TYPE:	IIA
BUILDING HEIGHT:	38'-6"
SPRINKLERED:	FULLY SPRINKLERED
FIRE FLOW:	2,750 GPM
HYDRANTS REQUIRED:	02

BUILDING DATA

BUILDING 1:	
FIRST LEVEL	12,600 SF
SECOND LEVEL	12,600 SF
THIRD LEVEL	12,600 SF
TOTAL	37,800 SF
FIRE FLOW	2,750 GPM
BUILDING 2:	
FIRST LEVEL	12,600 SF
SECOND LEVEL	12,600 SF
THIRD LEVEL	12,600 SF
TOTAL	37,800 SF
FIRE FLOW	2,750 GPM
BUILDING 3:	
FIRST LEVEL	1,200 SF
TOTAL	1,200 SF
FIRE FLOW	1,500 GPM
BUILDING 4:	
FIRST LEVEL	2,700 SF
TOTAL	2,700 SF
FIRE FLOW	1,500 GPM
BUILDING 5:	
FIRST LEVEL	600 SF
TOTAL	600 SF
FIRE FLOW	1,500 GPM

LEGEND

FH — FIRE HYDRANT

HUITT-ZOLLARS

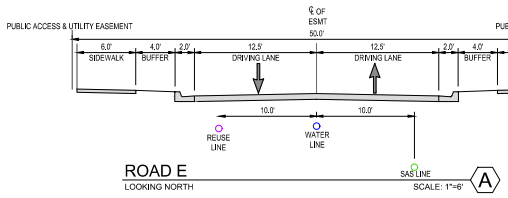
REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

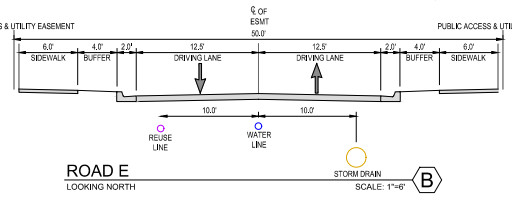
NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER
5/12/21

PROJECT #:
WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
SHEET TITLE:
FIRE ONE PLAN
DRAWN BY:
AGIS NO.

DATE	SHEET
04/23/21	C001
SCALE: AS NOTED	



ROAD E
LOOKING NORTH
SCALE: 1"=6'
A



ROAD E
LOOKING NORTH
SCALE: 1"=6'
B

CONSTRUCTION NOTES

1. PROPOSED PUBLIC 8-INCH SANITARY SEWER LINE
2. PROPOSED PUBLIC 8-INCH WATER LINE
3. PROPOSED PUBLIC 8-INCH REUSE LINE
4. PROPOSED PUBLIC FIRE HYDRANT
5. PROPOSED SANITARY SEWER YARD LINE, EXTEND FROM EXISTING SERVICE IF AVAILABLE
6. PROPOSED WATER YARD LINE, EXTEND FROM EXISTING SERVICE IF AVAILABLE
7. PROPOSED REUSE LAKE FILL LINE, EXTEND FROM EXISTING SERVICE
8. REMOVE EXISTING SANITARY YARD LINE
9. UTILIZE EXISTING SANITARY SEWER YARD LINE
10. REMOVE EXISTING PUBLIC WATER LINE
11. REMOVE EXISTING WATER APPERTUNANCES
12. REMOVE AND RELOCATE STORM DRAIN TO LAKE
13. PROPOSED WATER METER
14. EXISTING PUBLIC WATER LINE TO REMAIN
15. EXISTING PUBLIC SANITARY SEWER LINE TO REMAIN
16. EXISTING PUBLIC REUSE WATER LINE TO REMAIN
17. PROPOSED WASTE WATER TREATMENT FACILITY
18. REMOVE EXISTING PRIVATE SANITARY SEWER LINE, BY PASS PUMP AS REQUIRED.

LEGEND

- SAS — EXISTING SAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- REUSE — EXISTING REUSE WATER LINE
- S — PROPOSED SEWER LINE
- SAS — PROPOSED SAS LINE
- SD — PROPOSED STORM DRAIN LINE
- W — PROPOSED WATER LINE
- REUSE — PROPOSED REUSE WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED WATER METER

GENERAL NOTES

1. SEE PLAT FOR UTILITY EASEMENTS.
2. PUBLIC WATER AND SEWER LINE BY WORK ORDER.

HUITT-ZOLLARS

NO.	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
PROJECT MANAGER:
JOB NO.:
DRAWN BY:
SHEET TITLE: CONCEPTUAL SITE UTILITY PLAN

DATE: 1/14/22
SCALE: AS NOTED
SHEET: C200

HUITT-ZOLLARS

DATE	07/29/21
SCALE	AS NOTED
SHEET	C200

WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
PROJECT MANAGER | JOB NO. | DRAWN BY:
SHEET TITLE
CONCEPTUAL SITE PAVING PLAN

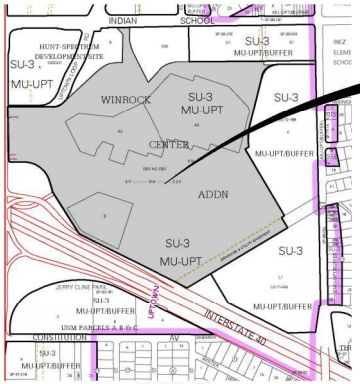
10/1/21

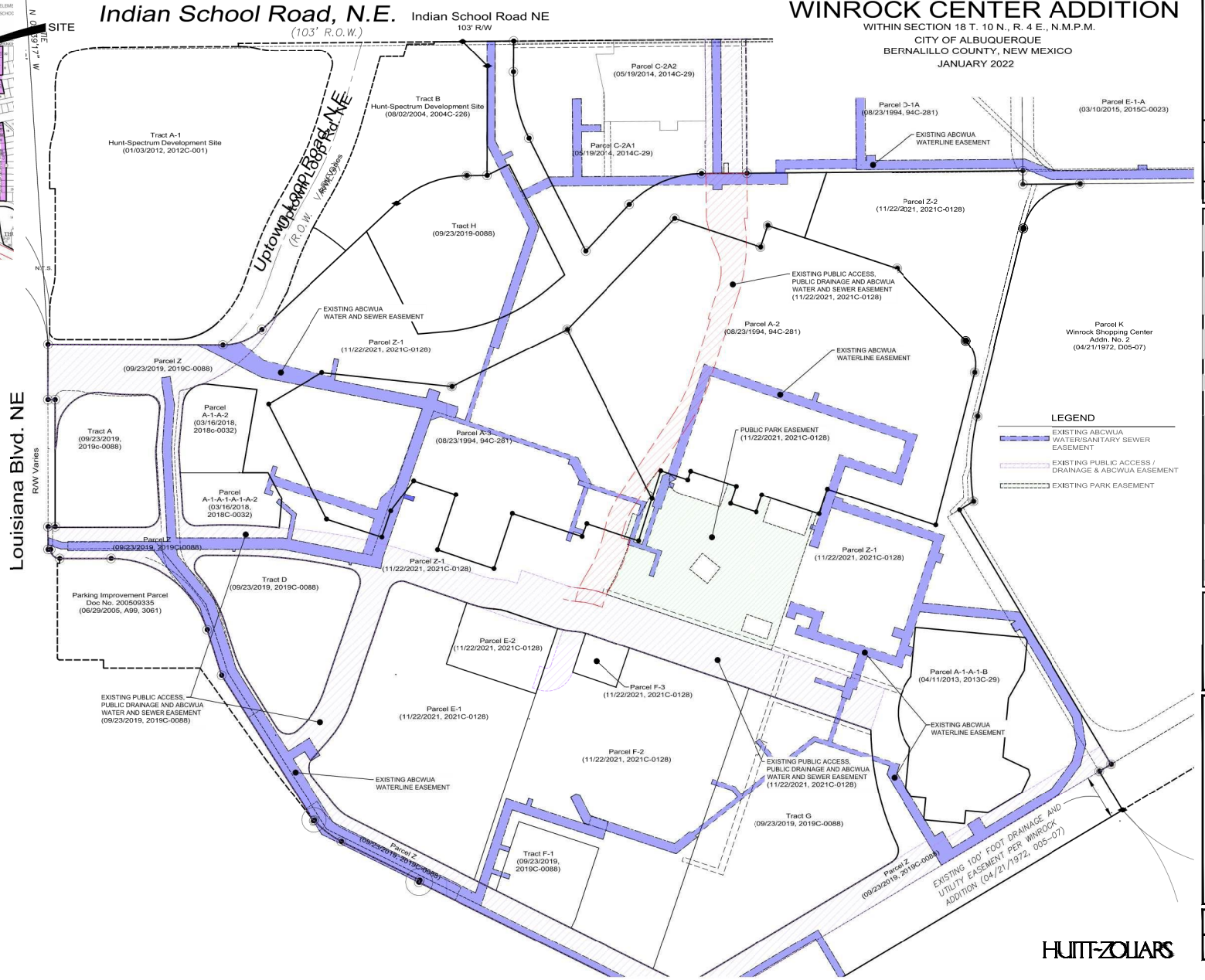
MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

APPLICABLE EASEMENT EXHIBIT
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022





HUITT-ZOLLARS

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

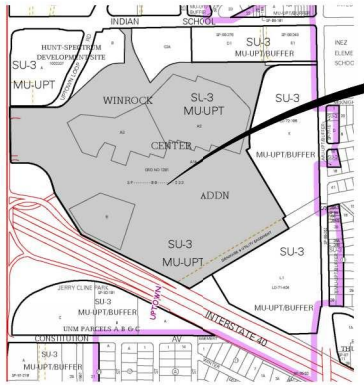
REV	DATE	BY	REVISION

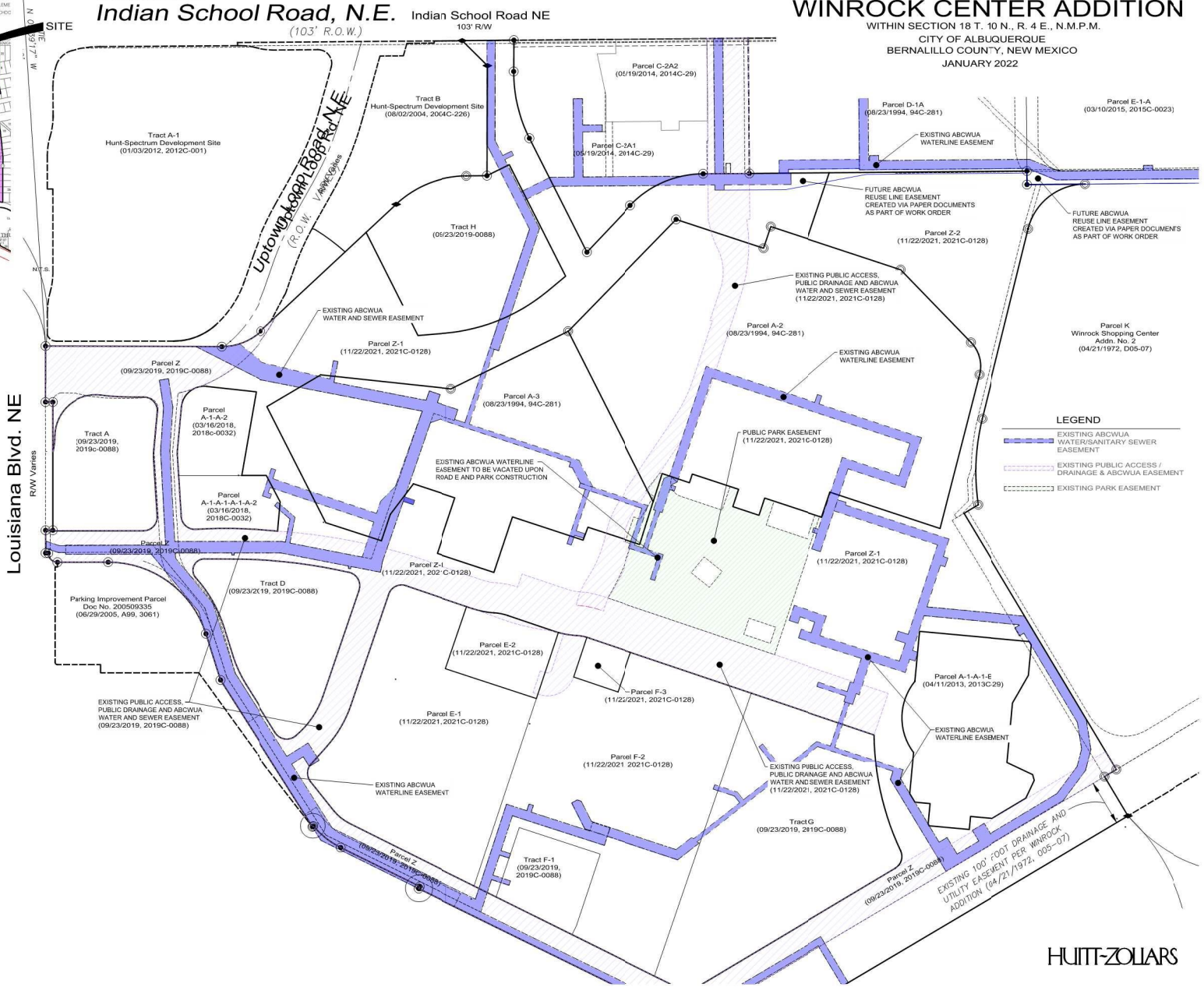
PROJECT: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
PROJECT MANAGER:
JOB NO.
DRAWN BY:
SHT. TITLE: APPLICABLE EASEMENTS

DATE: 1/14/22
SCALE: AS NOTED
SHEET: C202

DRB EASEMENT EXHIBIT
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022





HUITT-ZOLLARS

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1498 FAX (505) 338-1499

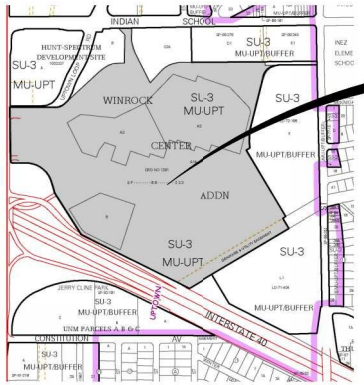
NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER
1/14/22

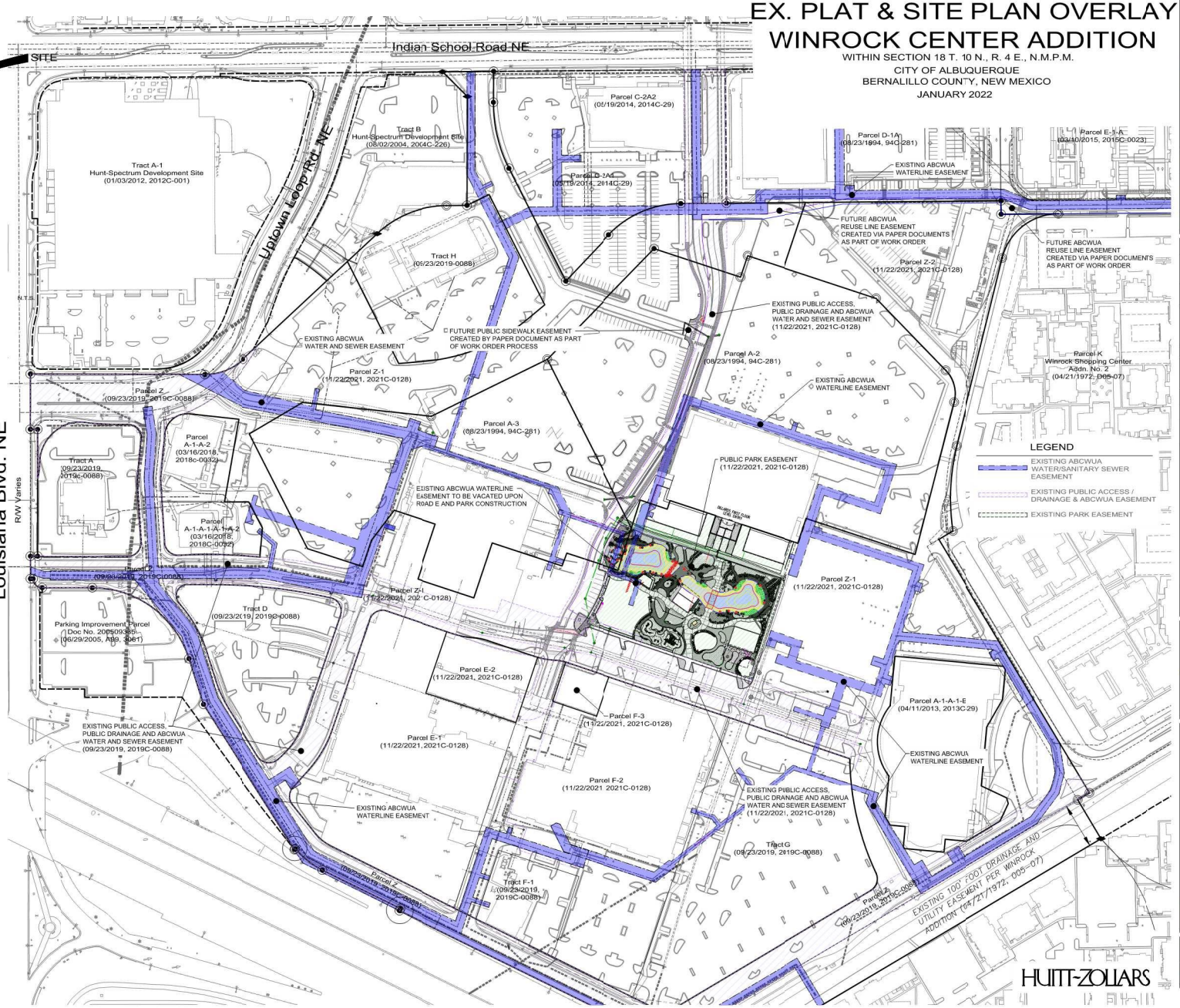
PROJECT: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
PROJECT MANAGER:
JOB NO.:
DRAWN BY:
CHECKED BY:
SHEET: DRB EASEMENT EXHIBIT

DATE: 1/14/22
SCALE: AS NOTED
SHEET NO.: C203
OF

EX. PLAT & SITE PLAN OVERLAY
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022



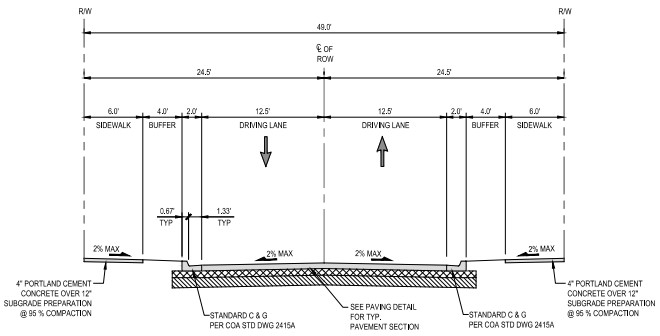


REV	DATE	BY	REVISION

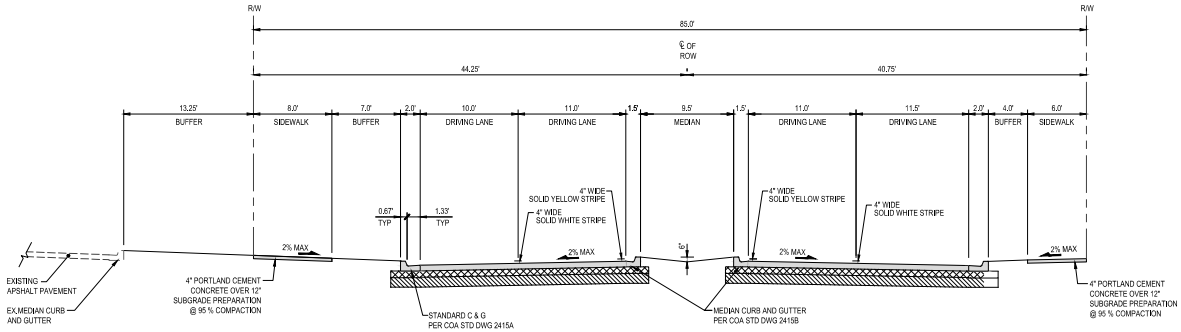
MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
PROJECT MANAGER:
JOB NO.:
DRAWN BY:
SHEET: EX. PLAT AND SITE PLAN OVERLAY
DATE: 1/14/22
SCALE: AS NOTED
SHEET: C204

ROAD B
ROAD E
℄ OF ROADWAY
RIVER ROAD NW
RIVER ROAD NW
RW
RW
R



ROAD E
LOOKING NORTH
SCALE: 1"=6'
A



ROAD E
LOOKING NORTH
SCALE: 1"=6'
B

GENERAL NOTES

1. SITE WORK SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWINGS AND SPECIFICATION.
2. CURB AND GUTTER IS 6-INCH.
3. CONCRETE PAVEMENT WITHIN LOADING DOCK AS SHOWN IS BASE BID. DEDUCTIVE ALTERNATE TO REPLACE WITH HEAVY DUTY ASPHALT.

HUITT-ZOLLARS

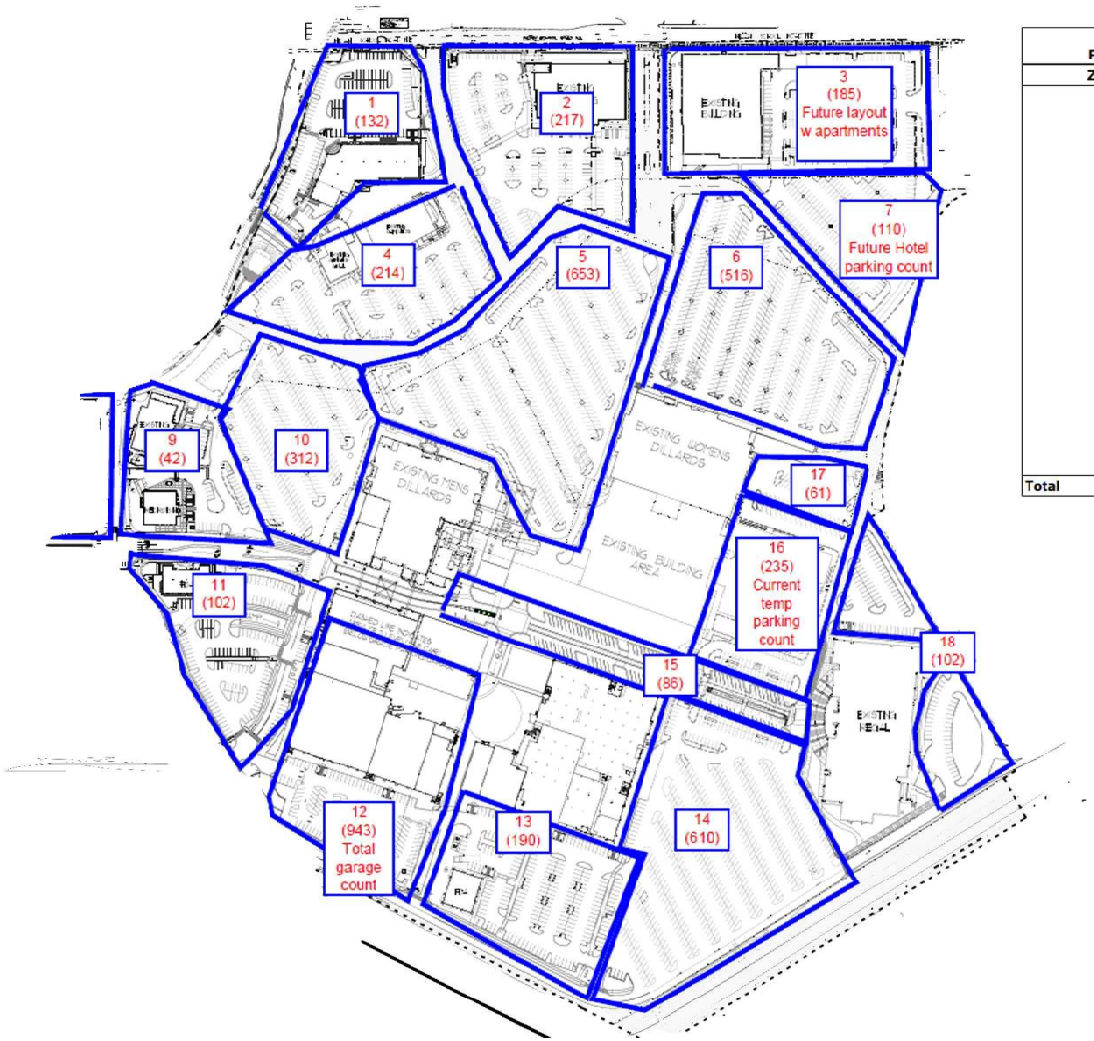
REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

SCOTT A. EDDINGS
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER
10/1/21

PROJECT: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
PROJECT MANAGER:
JOB NO.:
DRAWN BY:
SHEET: TYPICAL SECTIONS

DATE: 07/29/21
SCALE: AS NOTED
SHEET: C402



Winrock Town Center Parking Calculations (Existing)	
Zone	Spaces
1	132
2	217
3	185
4	214
5	653
6	516
7	110
8	99
9	42
10	312
11	102
12	943
13	190
14	610
15	86
16	235
17	61
18	102
Total	4809

REQUIRED PARKING BY USES/ OVERALL PARKING REQUIREMENTS

USES/TENANTS	SQ. FT.	per/1,000	CITY REQUIRED
Entertainment			
Dave & Busters	25,200		50
Regal Theater	71,297	1	48
Health Club/Gym			
Chuze Fitness	41,862	2.5	105
Medical			
Albuquerque Hearing & Balance			
New Mexico Orthopedics	68,072	3	205
TriCore	1,760	3	5
Uptown Park Dental	2,729	3	8
Office			
New Mexico Orthopedics Surgery Cen	3,722	2.5	10
Restaurant			
Bis Restaurant	9,156	5	46
Burger 21	2,457	5	12
Crackin Crab	2,878	5	14
Firehouse Subs	1,799	5	9
Garcuno's	12,500	5	63
Genghis Grill	5,975	5	30
Sauce	2,992	5	15
Slapfish	2,979	5	15
Takumi	5,193	5	26
Retail			
Aveda	1,814	2.5	5
David's Bridal	9,307	2.5	23
Dillard's	280,000	2.5	700
DSW Shoe Warehouse	17,628	2.5	44
Famous Footwear	5,090	2.5	13
Mattress Firm	4,917	2.5	12
Men's Wearhouse	6,000	2.5	15
Nordstorm Rack	34,176	2.5	85
Petsmart	17,085	2.5	43
Scechers	10,100	2.5	25
TJ Maxx	21,963	2.5	55
Ulta	10,370	2.5	26
Unleashed Nutrition	804	2.5	2
Multi-Family			
Multi-Family Development	199 Units	1 / per DU	199
Hotel			
Hotel	149 Rooms	2 per/3 guest rooms	99
TOTAL PARKING REQUIRED			**2006**

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87110

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: --

DRAWN BY:

SHEET TITLE: OVERALL PARKING ANALYSIS

DATE: 04/30/2021

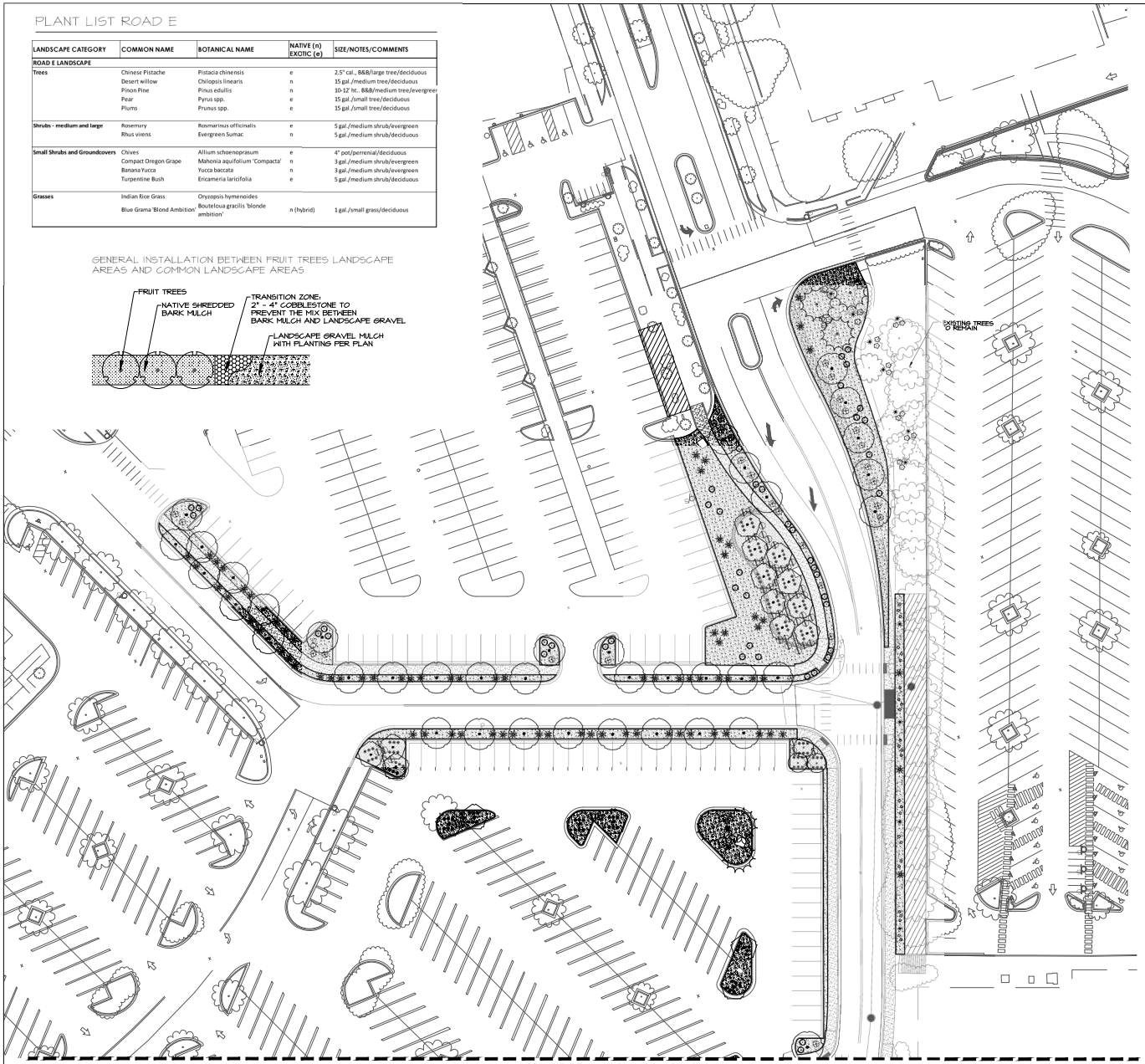
SCALE: AS NOTED

SHEET NO.: PA-1

PLANT LIST ROAD E

LANDSCAPE CATEGORY	COMMON NAME	BOTANICAL NAME	NATIVE (n) EXCTIC (e)	SIZE/NOTES/COMMENTS
ROAD E LANDSCAPE				
Trees	Chinese Pistache	Pistacia chinensis	e	2.5" cal., B&B/large tree/deciduous
	Desert willow	Chilopsis linearis	n	15 gal./medium tree/deciduous
	Pinon Pine	Pinus edulis	n	10-12' ht., B&B/medium tree/evergreen
	Pear	Pyrus spp.	e	15 gal./small tree/deciduous
	Plums	Prunus spp.	e	15 gal./small tree/deciduous
Shrubs - medium and large	Rosemury	Rosmarinus officinalis	e	5 gal./medium shrub/evergreen
	Rhus virens	Evergreen Sumac	n	5 gal./medium shrub/deciduous
Small Shrubs and Groundcovers	Chives	Allium schoenoprasum	e	4" pot/perrenial/deciduous
	Compact Oregon Grape	Mahonia aquifolium 'Compacta'	n	3 gal./medium shrub/evergreen
	Banana Yucca	Yucca baccata	n	3 gal./medium shrub/evergreen
	Turpentine Bush	Ericameria laricifolia	e	5 gal./medium shrub/deciduous
Grasses	Indian Rice Grass	Oryzopsis hymenoides		
	Blue Grama 'Blond Ambition'	Bouteloua gracilis 'blonde ambition'	n (hybrid)	1 gal./small grass/deciduous

GENERAL INSTALLATION BETWEEN FRUIT TREES LANDSCAPE AREAS AND COMMON LANDSCAPE AREAS



MATCHLINE - SEE SHEET LP-105

PROJECT "ROAD E" BOUNDARY

EXISTING LANDSCAPE AREAS

HARDSCAPE SCHEDULE - ROAD E

7/8" ANGULAR LANDSCAPE GRAVEL MULCH. 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)

2" - 4"" ANGULAR COBBLESTONE WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED) TO MATCH GRAVEL MULCH

4" SHREDDED NATIVE BARK MULCH UNDERNEATH FRUIT TREES.

4" DEPTH CONCRETE. COLOR: WARM COLOR (TAN, BROWN OR BROWNISH-RED)

TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-104.

DECIDUOUS

CHINESE PISTACHE / Pistachie chinensis

DESERT WILLOW/ Chilopsis linerals

NEW MEXICO OLIVE Forestiera neomexicana

CHASTE TREE Vitex agnus-castus

EVERGREEN

PINON PINE/ Pinus edulis

FRUIT TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-104.

PLUM/ Prunus spp.

PEAR/ Pyrus spp.

SHRUB SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-10X.

ROSEMARY / Rosmarinus officinalis

EVERGREEN SUMAC / Rhus virens

TURPENTINE BUSH / Ericameria laricifolia

COMPACT OREGON GRAPE / Mahonia aquifolium 'Compacta'

BANANA YUCCA / Yucca baccata

GARLIC CHIVES / Allium schoenoprasum

INDIAN RICE GRASS / Oryzopsis hymenoides

BLUE GRAMA GRASS / Bouteloua gracilis

NOTES:
GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANACE 6-6-2-1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.

0 30' 60'

Scale = 1" = 30'

SITES SOUTHWEST
1100 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 243-6000
MAIL: MAIL@SITES-SW.COM

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
CHRISTOPHER D. GRAHAM
1199
REGISTERED LANDSCAPE ARCHITECT
1-14-22

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM 87110

PROJECT MANAGER: GR

JOB NO. 2021041

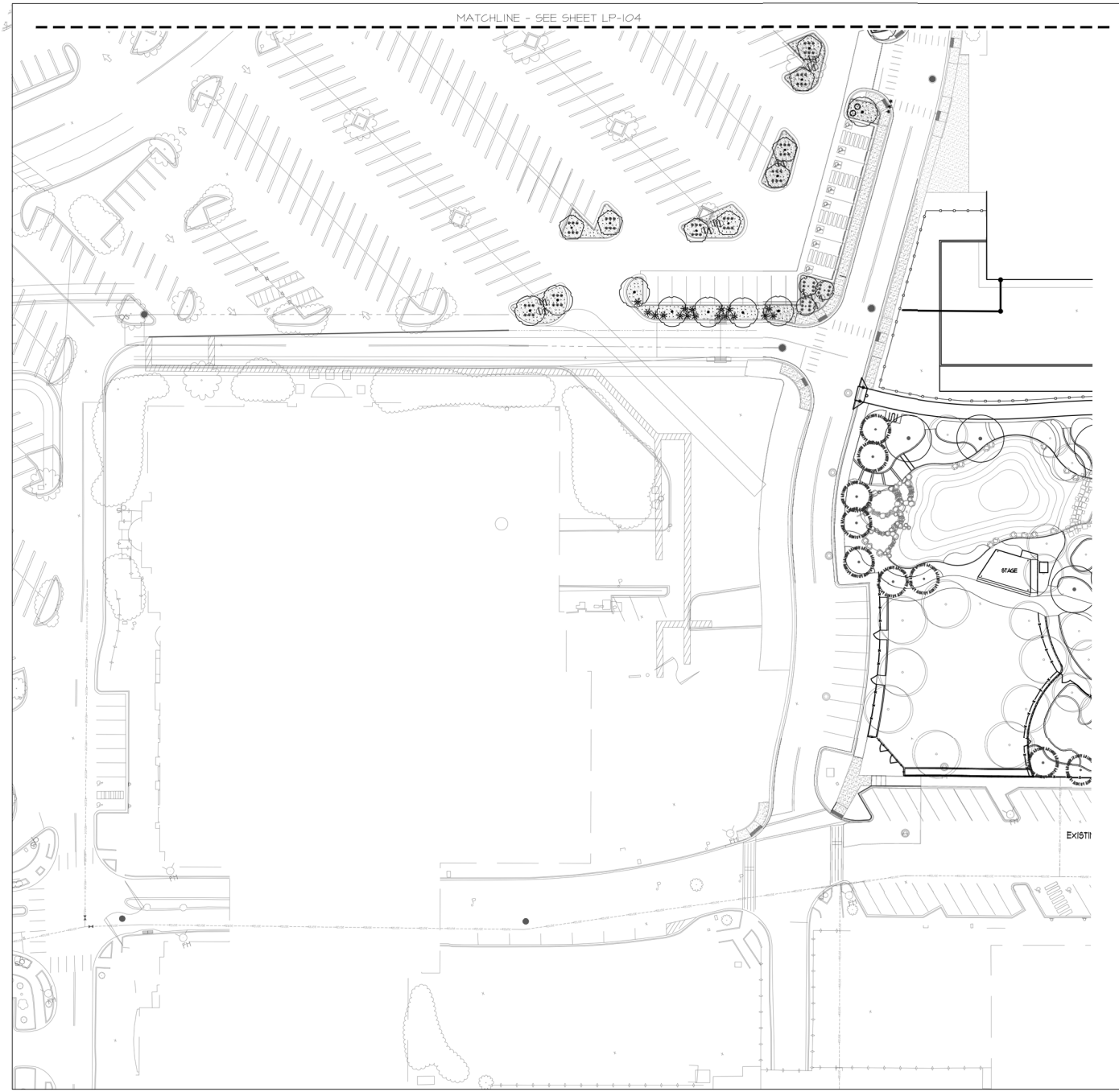
DRAWN BY: GR/NO

SHEET TITLE: LANDSCAPE PLANTING PLAN ROAD E

DATE: 1-14-22

SCALE:

SHEET: LP-104



PROJECT "ROAD E" BOUNDARY

EXISTING LANDSCAPE AREAS

HARDSCAPE SCHEDULE - ROAD E

7/8" ANGULAR LANDSCAPE GRAVEL MULCH. 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)

2" - 4"" ANGULAR COBBLESTONE WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED) TO MATCH GRAVEL MULCH

4" SHREDDED NATIVE BARK MULCH UNDERNEATH FRUIT TREES.

4" DEPTH CONCRETE. COLOR: WARM COLOR (TAN, BROWN OR BROWNISH-RED)

TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-104.

DECIDUOUS

CHINESE PISTACHE / Pistachie chinensis

DESERT WILLOW/ Chilopsis linerals

NEW MEXICO OLIVE Forestiera neomexicana

CHASTE TREE Vitex agnus-castus

EVERGREEN

PINON PINE/ Pinus edulis

FRUIT TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-104.

PLUM/ Prunus spp.

PEAR/ Pyrus spp.

SHRUB SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-10X.

ROSEMARY / Rosmarinus officinalis

EVERGREEN SUMAC / Rhus virens

TURPENTINE BUSH / Ericameria laricifolia

COMPACT OREGON GRAPE / Mahonia aquifolium 'Compacta'

BANANA YUCCA / Yucca baccata

GARLIC CHIVES / Allium schoenoprasum

INDIAN RICE GRASS / Oryzopsis hymenoides

BLUE GRAMA GRASS / Bouteloua gracilis

NOTES:
GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANACE 6-6-2-1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.

0 30' 60'

Scale = 1" = 30'

SITES SOUTHWEST
1120 CENTRAL AVE. SW, SUITE A
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
1999
REGISTERED
LANDSCAPE ARCHITECT
1-14-22

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM 87110

PROJECT MANAGER: GR

JOB NO. 2021041

DRAWN BY: GR/NO

SHEET TITLE: LANDSCAPE PLANTING PLAN ROAD E

DATE: 1-14-22

SCALE:

sheet- LP-105

LEGEND LANDSCAPED AREA

PROJECT BOUNDARY

PROPOSED AND IRRIGATED LANDSCAPE AREAS 25,355 SQ. FT

EXISTING LANDSCAPE AREAS TO REMAIN 5,000 SQ. FT

LANDSCAPE AREA CALCULATIONS - ROAD E		
ITEM	**SQFT**	**ACRE**
Total Site Area	**235,895.00**	**5.42**
Gross Covered Area	NA	NA
Pond Area	NA	NA
Net Site Area	235,895.00	5.42
Landscape Area Required (10%)	23,589.50	0.54
Landscape Buffer Area Required	0.00	0.00
Total Landscape Area Required	**23,589.50**	**0.54**
Existing Landscape	**5,000.00**	**0.11**
Landscape Area Provided	19,285.00	0.44
Landscape Area Existing	5,000.00	0.11
Supplement seating areas (1/3)	0.00	0.00
Total Landscape Area provided	**25,355.00**	**0.58**
Landscaped Area Ratio to Site (Minimum of 10% required)	**10.7%**	
Total Required Vegetation Cover @ Maturity (75%)	14,463.75	0.33
Total Required Vegetation Cover with shrubs, groundcover, grasses (30%)	5,785.50	0.13
Total Required Vegetative Cover	**20,249.25**	0.46
Total Provided Vegetative Cover	**43,296.00**	**0.99**
Provided Cover Ratio to Proposed Landscape Area (Minimum of 75% required)	213.8%	

GOODMAN REALTY GROUP HAS RECEIVED AN APPORVED DEVIATION TO USE FRUIT TREES PER STREET TREE ORDINANCE 6-6-2-1 CITY OF ALBUQUERQUE REQUIREMENTS FOR PARKING LOT LANDSCAPING.

EDGE BUFFERING 5-6(E)(1)(b):
EDGE BUFFERING IS NOT REQUIRED TO BE INSTALLED ALONG ANY PORTION OF THE LOT LINE COVERED BY AN ACCESS EASEMENT, BUT AN EQUIVALENT AMOUNT OF LANDSCAPING SHALL BE INSTALLED.

TURF GRASS
THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.

0 40' 100'
Scale = 1" = 40'

SITES SOUTHWEST
1120 CENTRAL AVE. SW, SUITE 1
ALBUQUERQUE, NM 87104
PHONE: (505) 822-9300
MAIL: MAIL@SITES-SW.COM

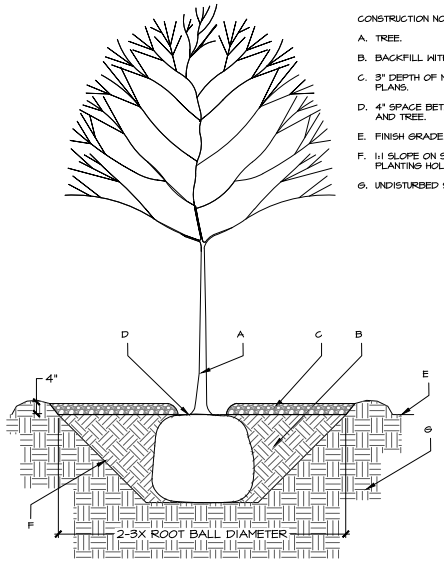
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
1199
REGISTERED LANDSCAPE ARCHITECT
1-14-22

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM 87110
PROJECT MANAGER: GR
JOB NO.: 2021041
DRAWN BY: GR/MD
SHEET TITLE: LANDSCAPE ROAD E CALCULATIONS

DATE: 1-14-22
SCALE:
sheet: LP-106
of:

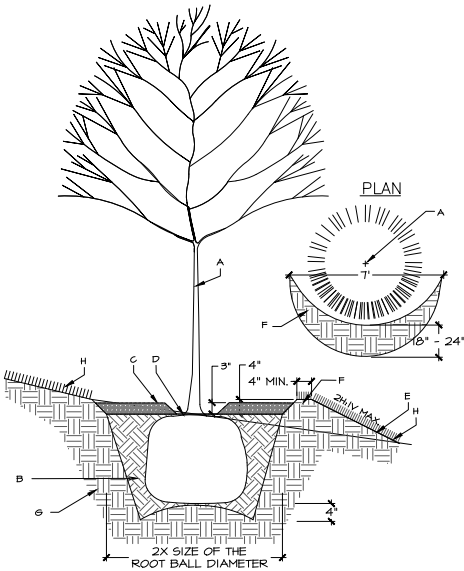


CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE.
E. FINISH GRADE.
F. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.

A TREE PLANTING, BALL & BURLAP

Not to scale



CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF MULCH PER PLANS. TREES IN TURF AREAS SHALL RECEIVE 4' DIA. RING OF BARK MULCH, 3" MIN. DEPTH.
D. 4" SPACE BETWEEN MULCH AND TREE.
E. FINISH GRADE.
F. COMPACTED MOUND ON DOWNHILL SIDE OF PLANTING HOLE.
G. UNDISTURBED SOIL.
H. REVEGETATIVE SEEDING. SEE PLANTING PLANS

GENERAL NOTES:

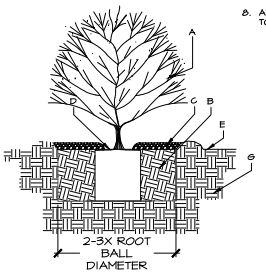
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM ENTIRE ROOTBALL AND FROM PLANTING HOLE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

B TREE PLANTING ON SLOPE

Not to scale

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND SHRUB.
E. FINISH GRADE.
F. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.



GENERAL NOTES:

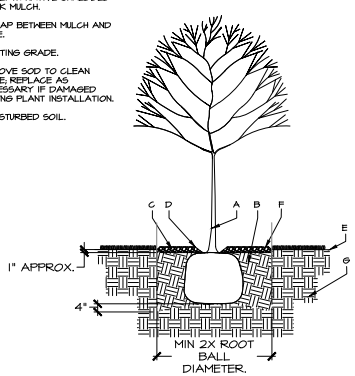
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
4. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

C SHRUB PLANTING, CONTAINER

NOT TO SCALE

CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH NATIVE SHREDDED BARK MULCH.
D. 4" GAP BETWEEN MULCH AND TREE.
E. EXISTING GRADE.
F. REMOVE SOD TO CLEAN EDGE, REPLACE AS NECESSARY IF DAMAGED DURING PLANT INSTALLATION.
G. UNDISTURBED SOIL.

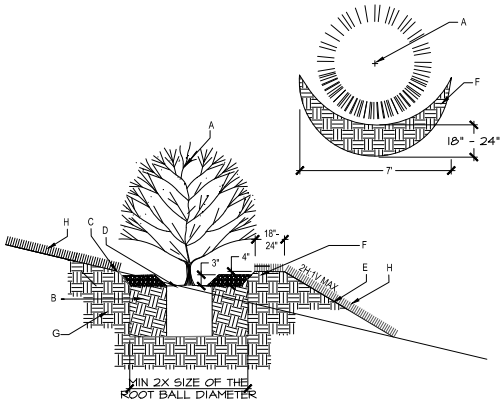


GENERAL NOTES:

1. DO NOT LOOSEN SOIL BELOW ROOT BALL TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE SLIGHTLY LOWER THAN ADJACENT EXISTING GRADE TO CREATE WATER BASIN AND ALLOW FOR MULCH PLACEMENT.
3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE ALL EXPOSED BURLAP, ROPE, TWINE, AND WIRE FROM ROOTBALL AND PLANTING HOLE.
5. TREES WITH CO-DOMINANT LEADERS WILL NOT BE ACCEPTED.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS AND BACKFILL WITH ADDITIONAL SOIL TO FILL ANY VOIDS.

D TREE PLANTING IN TURF

NOT TO SCALE



CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF COMPOST MULCH PER PLANS. SHRUBS IN TURF AREAS SHALL RECEIVE 4' DIA. RING OF BARK MULCH, 3" MIN. DEPTH.
D. 4" SPACE BETWEEN MULCH AND SHRUB.
E. FINISH GRADE.
F. COMPACTED MOUND ON DOWNHILL SIDE OF PLANTING HOLE.
G. UNDISTURBED SOIL.
H. REVEGETATIVE SEEDING. SEE PLANTING PLANS

GENERAL NOTES:

1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT SHRUB FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE.
3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
4. DO NOT PLACE MULCH IN CONTACT WITH SHRUB, KEEP AT LEAST 4" AWAY FROM TRUNK.
5. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

E SHRUB PLANTING, CONTAINER ON SLOPE

NOT TO SCALE

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

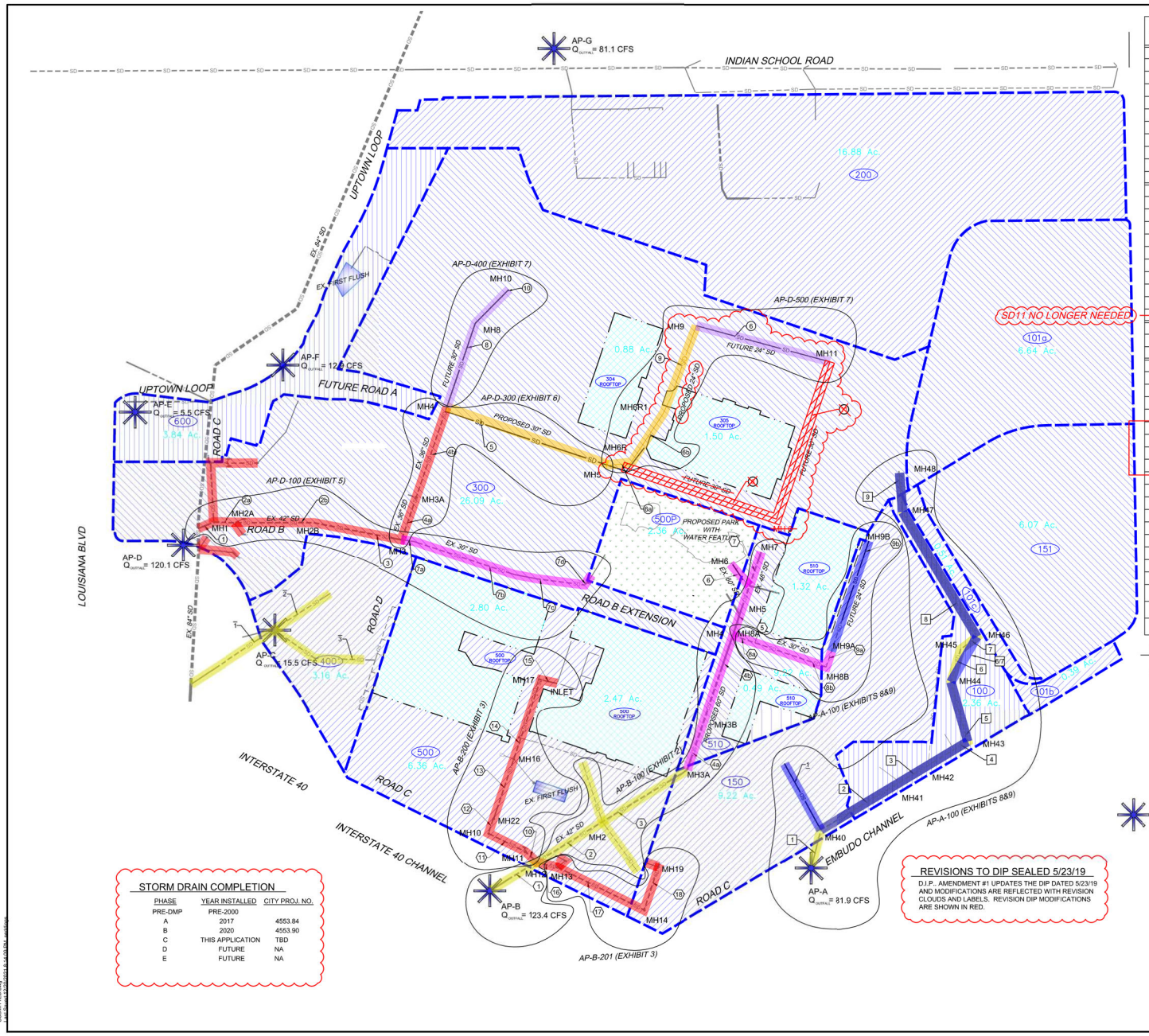
STATE OF NEW MEXICO
ROBERT GREGORY
1592
REGISTERED LANDSCAPE ARCHITECT
1-14-22

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM 87110

JOB NO. 2021041
DRAWN BY: GR/NO
PROJECT MANAGER: GR
SHEET TITLE: LANDSCAPE PLANTING DETAILS

DATE: 1-14-22
SCALE: 1" = 20'-0"
SHEET: LP-501

SITES SOUTHWEST
1120 CENTRAL AVE. SW,
SUITE A
ALBUQUERQUE, NM 87104
PHONE: (505) 822-9200
MAIL: MAIL@SITES-SW.COM



BASIN	STORM DRAIN NO.	PIPE DIAMETER (in)	FLOW RATE (cfs)	CONSTRUCTION PHASE
150	1	24	10	E
100	1	36	82	E
100	2	48	71	E
100	3	48	71	E
100	4	36	51	E
100	5	36	51	E
100	6	36	51	E
100	7	36	51	E
100	5/7	36	51	E
100	8	36	49	E
100	9	36	30	E
300	1	42	120	A
300	2	42	113	A
300	3 a-b	42	94	A
300	4	36	70	A
300	5	30	28	C
300	6 a-b	~~30~~ 24	14	~~B~~ C
300	7 a-e	30	24	B
300	7f f-h	30	24	C
300	8	~~30~~ 30	42	~~C~~ C
300	9	24	14	D
300	10	24	18	D
300	11	24	14	D
400	1	24	15	PRE- DMP
400	2	18	7	PRE- DMP
400	3	18	8	PRE- DMP
500	1	42	123	PRE- DMP
500	2	42	85	PRE- DMP
500	3 a-b	42	75	PRE- DMP
500	4	60	75	B
500	5	60	58	~~B~~ B
500	6	60	51	C
500	19	60	51	C
500	20	60	51	~~C~~ B
500	7 a-b	48	8	C
500	8 a-b	36-30	17	B
500	9	24	10	B/E
500	10	36	24	A
500	11	36	22	A
500	12	(2) 24	22	A
500	13	36	22	A
500	14	36	22	A
500	15	36	22	A
500	16	36	14	A
500	17	36	10	A
500	18	24	10	A

STORM DRAIN PHASING LEGEND

PHASE	DESIGNATION
PRE-DMP	
A	
B	
C	
D	
E	

- DRAINAGE BASIN BOUNDARY PER DMP
- DRAINAGE BASIN BOUNDARY PER DMP
- EXISTING STORM DRAIN LINE - PUBLIC
- EXISTING STORM DRAIN LINE - PRIVATE
- PROPOSED STORM DRAIN LINE - PUBLIC
- PROPOSED STORM DRAIN LINE - PRIVATE
- FUTURE STORM DRAIN LINE - PUBLIC
- FUTURE STORM DRAIN LINE - PRIVATE
- REMOVE STORM DRAIN LINE - PRIVATE
- REMOVE STORM DRAIN LINE - PRIVATE (FUTURE PHASE) PHASE B LIMITS
- EXISTING FIRST FLUSH FACILITY

STORM DRAIN COMPLETION

PHASE	YEAR INSTALLED	CITY PROJ. NO.
PRE-DMP	PRE-2000	
A	2017	4553.84
B	2020	4553.90
C	THIS APPLICATION	TBD
D	FUTURE	NA
E	FUTURE	NA

AP-# ANALYSIS POINT PER WINROCK TOWN CENTER DMP PREPARED BY ISAACSON&ARFMAN DATED 6/26/15

REVISIONS TO DIP SEALED 5/23/19

D.I.P. AMENDMENT #1 UPDATES THE DIP DATED 5/23/19 AND MODIFICATIONS ARE REFLECTED WITH REVISION CLOUDS AND LABELS. REVISION DIP MODIFICATIONS ARE SHOWN IN RED.

SCALE: NTS

AS BUILT INFORMATION
CONTRACTOR DATE
ENGR. BY DATE
ACCEPTANCE BY DATE
VERIFICATION BY DATE
COMMENTS

BENCH MARKS
FOUND MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE–N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

MICRO–FILM INFORMATION
RECORDED BY
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGNED BY: KB	DATE: December 19, 2021
		DRAWN BY: LT	DATE: December 19, 2021
		DWG NAME: DRAINAGE EXHIBIT 1 SUBMITTAL.dwg	PROJ. No. R313479.01
		CHECKED BY: SE	DATE: December 19, 2021

Designed by:
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

WINROCK TOWN CENTER D.I.P. - AMENDMENT NO. 1

TITLE: BASIN MAP AND ULTIMATE STORM DRAIN NETWORK

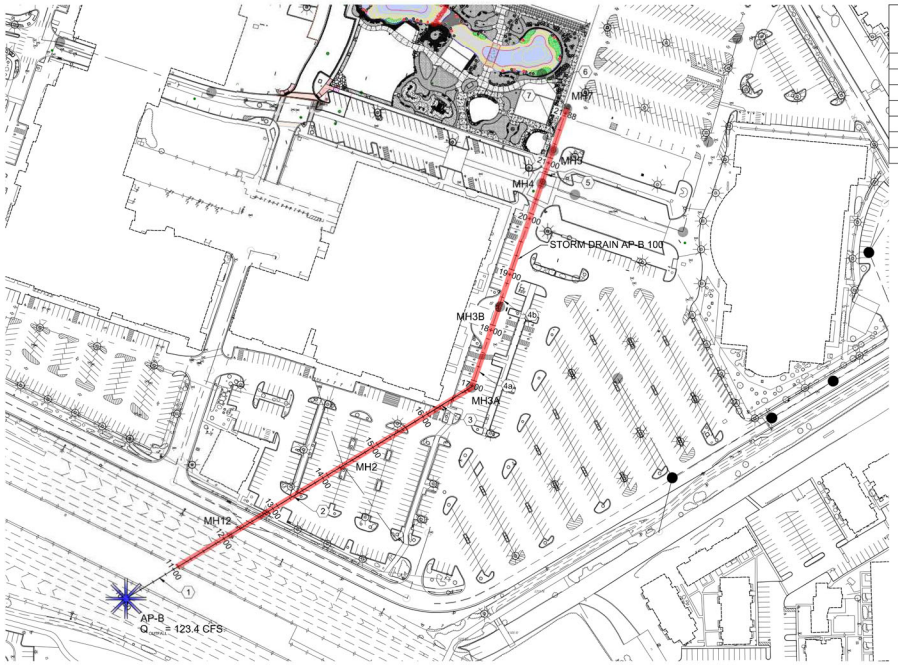
Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 1

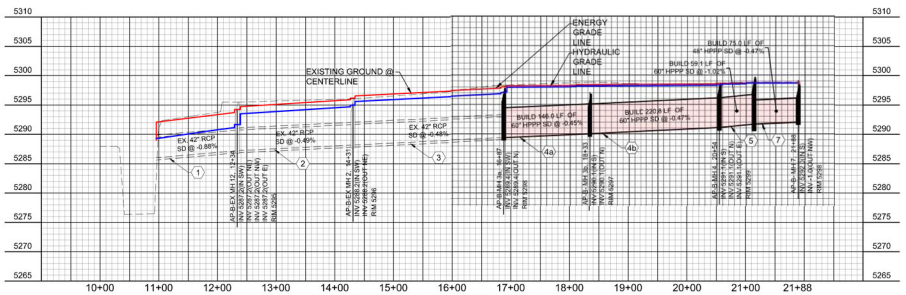
Plotted: 12/20/2021 8:18:08 PM, By:Eddings, Scott
H:\proj\R313479.01 - Winrock Town Center Road E\05-13 Design\05.13.3 Report\Exhibits\DRAINAGE EXHIBIT 1

STORM CAD OUTPUT

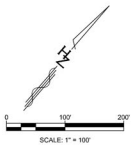
Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 1	MH 12	AP-B	42.0	138.0	123.4	14.57	5,287.22	5,286.00	5,295.61	5,286.00	5,291.16	5,289.27	5,293.71	5,291.98
LINE 2	MH 2	MH 12	42.0	212.3	85.1	8.85	5,288.18	5,287.22	5,296.00	5,295.61	5,294.80	5,293.50	5,296.01	5,294.72
LINE 3	MH 3	MH 2	42.0	241.4	75.1	7.81	5,289.41	5,288.18	5,298.20	5,296.00	5,296.83	5,295.69	5,297.78	5,296.64
LINE 4A	MH 4B	MH 3	60.0	144.1	75.1	5.98	5,290.06	5,289.41	5,298.32	5,298.20	5,298.00	5,297.94	5,298.23	5,298.17
LINE 4B	MH 4	MH 4B	60.0	227.7	75.1	5.98	5,291.10	5,290.06	5,298.50	5,298.32	5,298.26	5,298.14	5,298.48	5,298.36
LINE 5	MH 5	MH 4	60.0	34.9	58.1	4.62	5,291.40	5,291.10	5,298.50	5,298.50	5,298.46	5,298.45	5,298.60	5,298.58
LINE 7	MH 7	MH 5	48.0	94.1	7.5	1.06	5,291.90	5,291.40	5,298.50	5,298.50	5,298.64	5,298.64	5,298.65	5,298.65



STORM DRAIN AP-B 100



PROFILE VIEW: STORM DRAIN AP-B 100



AS BUILT INFORMATION
CONTRACTOR — DATE
POWER BY — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
COMMENTS BY — DATE

BENCH MARKS
FOUND MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE–N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158O
DELTA ALPHA ANGLE=-0°11'00.11"

MICRO–FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	
	DATE: December 19, 2021	DESIGNED BY: KB	
	DATE: December 19, 2021	DRAWN BY: LT	
	PROJ #: R313479.01	DWG NAME: DRANAGE EXHIBIT 2-9.dwg	
	DATE: December 19, 2021	CHECKED BY: SE	

Designed By:
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

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

TITLE:
STORM DRAIN AP-B 100

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

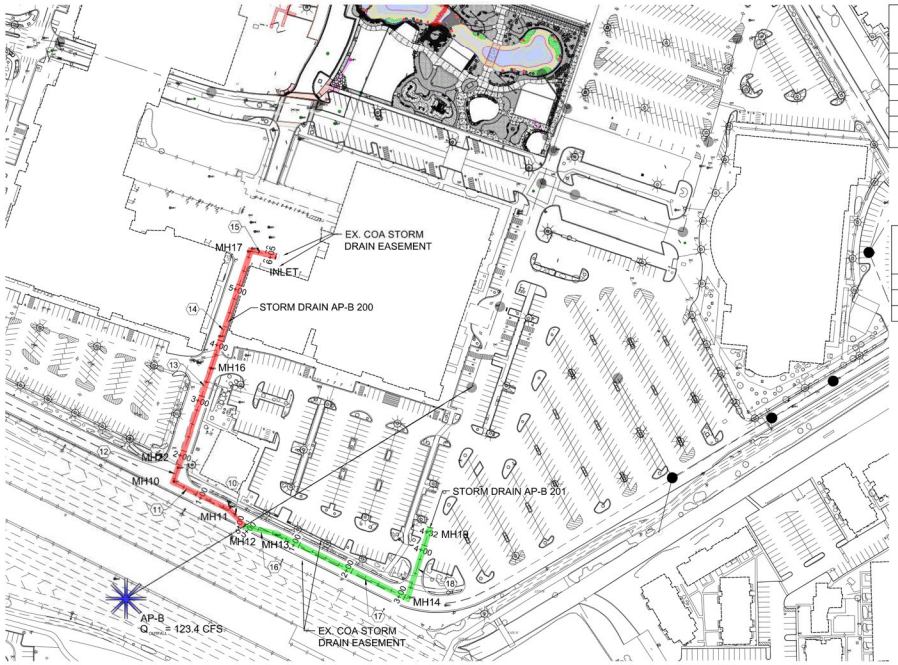
City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 2

Plotted: 12/20/2021 8:55:11 PM, By:Eddings, Scott
H:\proj\R3134791 - Winrock Town Center Road E\05 Design\05.13 Drainage\05.13.3 Report\Exhibits\DRANAGE EXHIBIT 2-9.dwg
Last Saved: 12/20/2021 8:53:11 PM, eddings

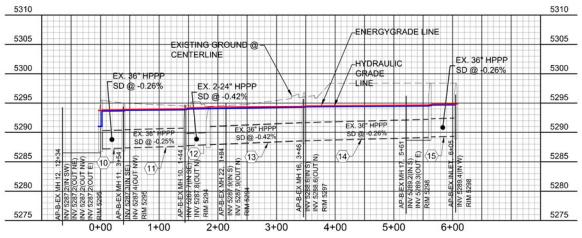
STORM CAD OUTPUT

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 10	MH 11	MH 12	36.0	39.3	24.0	3.40	5,287.40	5,287.22	5,295.02	5,295.61	5,294.16	5,294.13	5,294.33	5,294.30
LINE 11	MH 10	MH 11	36.0	106.0	22.0	3.11	5,287.68	5,287.40	5,294.68	5,295.02	5,294.35	5,294.28	5,294.50	5,294.43
LINE 12	MH 22	MH 10	24.0	40.0	22.0	3.50	5,287.90	5,287.68	5,294.70	5,294.68	5,294.53	5,294.48	5,294.72	5,294.67
LINE 13	MH 16	MH 22	36.0	162.0	22.0	3.11	5,288.29	5,287.90	5,297.58	5,294.70	5,294.77	5,294.67	5,294.92	5,294.82
LINE 14	MH 17	MH 16	36.0	215.3	22.0	3.11	5,288.93	5,288.29	5,295.17	5,297.58	5,295.00	5,294.86	5,295.15	5,295.01
LINE 15	INLET	MH 17	36.0	44.2	22.0	3.11	5,289.13	5,288.93	5,295.00	5,295.17	5,295.18	5,295.15	5,295.33	5,295.30

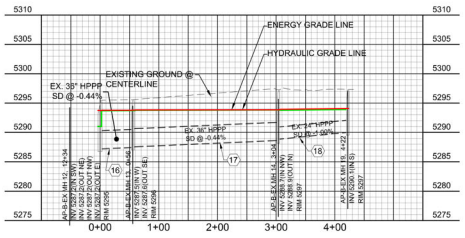
Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 16	MH 13	MH 12	36.0	57.8	14.3	2.02	5,287.50	5,287.22	5,295.78	5,295.61	5,294.21	5,294.19	5,294.27	5,294.26
LINE 17	MH 14	MH 13	36.0	246.7	10.0	1.41	5,288.80	5,287.50	5,297.81	5,295.78	5,294.30	5,294.27	5,294.33	5,294.30
LINE 18	MH 19	MH 14	24.0	117.0	10.0	3.18	5,289.26	5,288.80	5,297.92	5,297.81	5,294.39	5,294.26	5,294.55	5,294.42



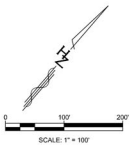
STORM DRAIN AP-B 200 & 201



PROFILE VIEW: STORM DRAIN AP-B 200



PROFILE VIEW: STORM DRAIN AP-B 201



AS BUILT INFORMATION
CONTRACTOR — DATE
REVIEWED BY: — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
COMMENTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
DATE: STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158O
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

Designed By:

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

NO.	DATE	REVISIONS	BY
		DESIGN	
	DATE: December 19, 2021	DESIGNED BY: KB	
	DATE: December 19, 2021	DRAWN BY: LT	
	PROJ #: R313479.01	DWG NAME: DRANAGE EXHIBIT 2-9.dwg	
	DATE: December 19, 2021	CHECKED BY: SE	

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

TITLE:
STORM DRAIN AP-B 200 & 201

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

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 3

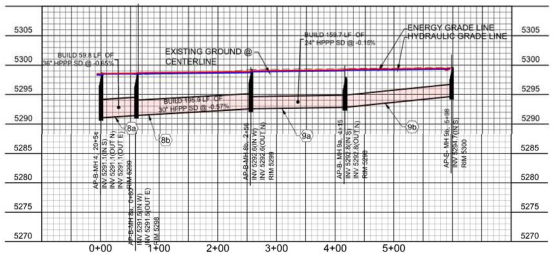
Plotted: 12/20/2021 8:58:20 PM, By: Eidinger, Scott
H:\proj\R3134791.01 - Winrock Town Center Road E\05 Design\05.13 Drainage\05.13.3 Report\Exhibits\DRAINAGE EXHIBIT 2-9.dwg
Last Saved: 12/15/2021 4:53:11 PM, eidinger

STORM CAD OUTPUT

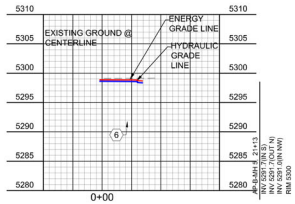
Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 8A	MH 8A	MH 4	36.0	59.8	17.0	3.46	5,291.49	5,291.10	5,298.68	5,298.50	5,298.50	5,298.48	5,298.59	5,298.57
LINE 8B	MH 8B	MH 8A	30.0	196.0	17.0	3.46	5,292.60	5,291.49	5,299.20	5,298.68	5,298.69	5,298.50	5,298.88	5,298.68
LINE 9A	MH 9A	MH 8B	24.0	159.0	9.5	3.02	5,293.20	5,292.60	5,299.18	5,299.20	5,299.03	5,298.86	5,299.17	5,299.00
LINE 9B	MH 9B	MH 9A	24.0	183.0	9.5	3.02	5,294.70	5,293.20	5,300.00	5,299.18	5,299.30	5,299.11	5,299.45	5,299.29

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 6	MH 6	MH 5	60.0	46.0	24.0	9.2	5291.5	5291.0	5298.4	5297.4	5294.2	5294.3	5294.3	5294.3
Line 6A	MH 6a	MH 6	24.0	120.0	24.0	11.1	5292.9	5291.5	5299.0	5298.4	5294.6	5293.8	5296.0	5294.3
Line 6B	INLET 6b	MH 6a	24.0	71.0	24.0	7.6	5293.5	5292.9	5300.0	5299.0	5296.6	5296.1	5297.5	5296.7

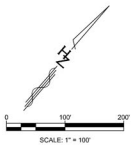
STORM DRAIN AP-B 400 & 500



PROFILE VIEW: STORM DRAIN AP-B 400



PROFILE VIEW: STORM DRAIN AP-B 500



AS BUILT INFORMATION
CONTRACTOR DATE
STAKED BY DATE
ACCEPTANCE BY DATE
FIELD LOCATION BY DATE
CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
DATE: STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158O
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER
SCOTT A. ELDRIDGE

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGNED BY: KB	DATE: December 19, 2021
		DRAWN BY: LT	DATE: December 19, 2021
		DWG NAME: DRANAGE EXHIBIT 2-9.dwg	PROJ #: R313479.01
		CHECKED BY: SE	DATE: December 19, 2021

Designed By:
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

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

TITLE:
STORM DRAIN AP-B 400 & 500

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

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 4

Plotted: 12/20/2021 9:00:11 PM, By:Eldridge, Scott
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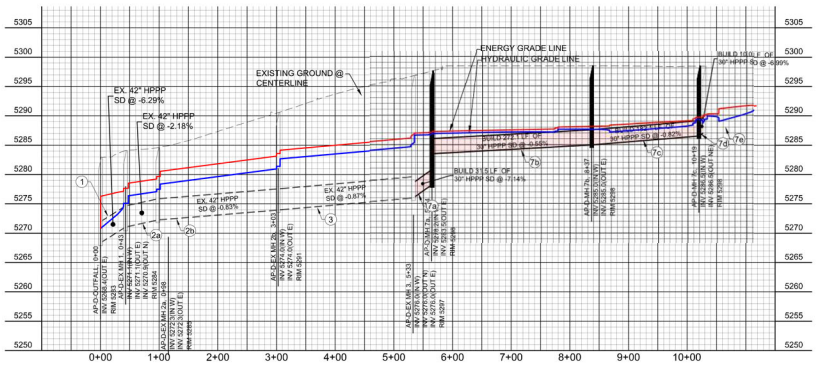
Last Saved: 12/20/2021 8:53:11 PM, eldridge

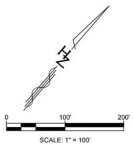
STORM CAD OUTPUT

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 1	MH 1	AP-D	42	42.9	120.1	25.98	5271.1	5268.4	5284.1	5282.94	5274.36	5270.63	5277.52	(N/A)
LINE 2A	MH 2A	MH 1	42	55.4	113.4	11.92	5272.3	5271.1	5284.59	5284.1	5276.91	5276.19	5279.56	5277.52
LINE 2B	MH 2	MH 2A	42	204.6	113.4	11.92	5274	5272.3	5290.53	5284.59	5280.9	5278.24	5283.55	5279.56
LINE 3	EX MH 12	MH 2	42	230.1	93.8	9.88	5276	5274	5296.69	5290.53	5284.69	5282.63	5286.51	5283.55
LINE 7A	MH 7A	EX MH 12	24	31.4	23.5	7.89	5283.4	5283.18	5296.91	5296.69	5286.56	5286.34	5287.72	5286.92
LINE 7B	MH 7B	MH 7A	24	213.5	23.5	7.48	5285	5283.5	5297.26	5296.91	5288.56	5287.2	5289.61	5287.72
LINE 7C	MH 7C	MH 7B	24	225.4	23.5	7.48	5286.5	5285	5295.3	5297.26	5290.52	5289.08	5291.57	5289.61
LINE 7D	MH 7D	MH 7C	24	28.2	23.5	3.73	5287.2	5286.5	5294.87	5295.3	5291.61	5291.58	5291.87	5291.71

STORM DRAIN AP-D 100



PROFILE VIEW: STORM DRAIN AP-D 100



AS BUILT INFORMATION
CONTRACTOR DATE
ENGR. BY DATE
ACCEPTANCE BY DATE
VERIFICATION BY DATE
COMMENTS BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
DESC: STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES
NO. DATE BY

ENGINEER'S SEAL
NEW MEXICO
LANCE TAYLOR
12856
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY: KB		DATE:	December 19, 2021
DRAWN BY: LT		DATE:	December 19, 2021
DWG NAME: DRAINAGE EXHIBIT 2-9.dwg		PROJ #:	R3134.79.01
CHECKED BY: SE		DATE:	December 19, 2021

Designed By:

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

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

TITLE:
STORM DRAIN AP-D 100

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

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 5

Plotted: 12/20/2021 9:04:32 PM, By:Eddings, Scott
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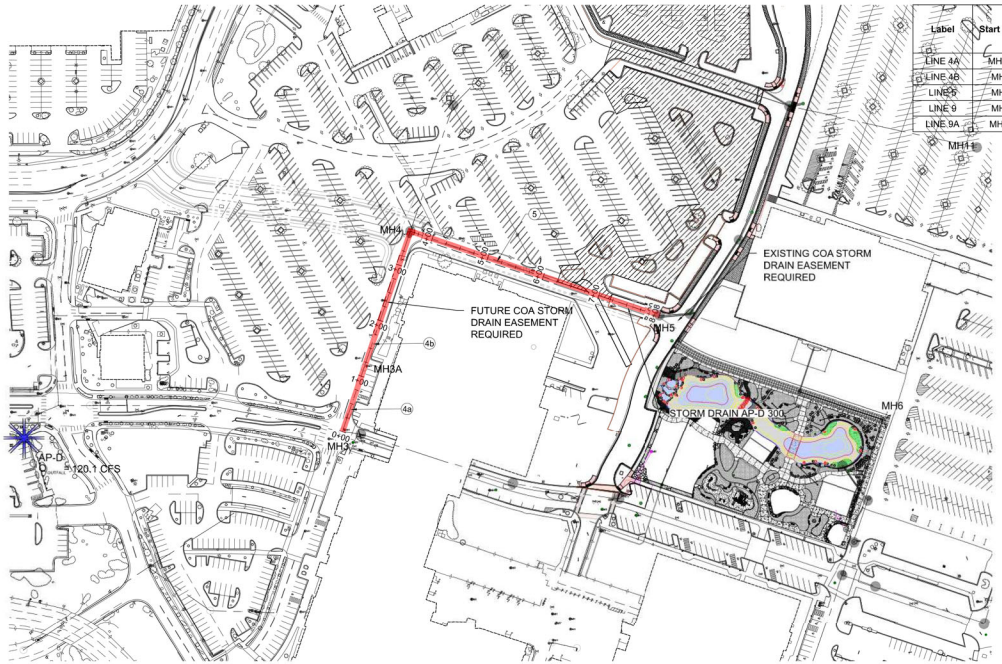
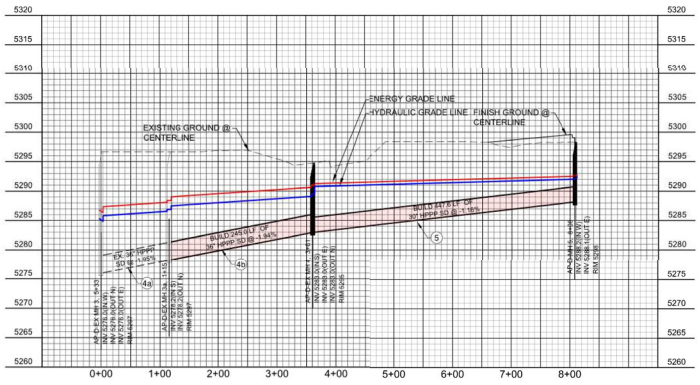
Last Saved: 12/19/2021 4:45:54 PM, mwashington

STORM CAD OUTPUT

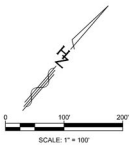
Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 4A	MH 4A	EX MH 12	36	118.6	70.3	9.95	5278.25	5276	5291.13	5288.62	5294.74	5296.06	5289.29	5287.7
LINE 4B	MH 4	MH 4A	36	242	70.3	9.95	5283	5278.25	5288.62	5286.92	5296.06	5296.69	5286.77	5286
LINE 5	MH 5	MH 4	30	447.6	28	5.7	5288.2	5283	5292.79	5291.26	5298	5294.74	5292.19	5290.95
LINE 9	MH 9	MH 5	24	361	28	13.03	5294	5288.2	5297.44	5293.02	5303	5298	5295.83	5292.28
LINE 9A	MH 11	MH 9	24	424.3	14	8.03	5296.92	5294	5298.87	5297.57	5303.8	5303	5298.27	5297.39



STORM DRAIN AP-D 300



PROFILE VIEW: STORM DRAIN AP-D 300



AS BUILT INFORMATION
CONTRACTOR — DATE
SURVEYED BY — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
CORRECTED BY — DATE

BENCH MARKS
FOUND MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES BY — DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	DATE: December 19, 2021
		DESIGNED BY: KB	DATE: December 19, 2021
		DRAWN BY: LT	PROJ #: R313479.01
		DWG NAME: DRANAGE EXHIBIT 2-9.dwg	DATE: December 19, 2021
		CHECKED BY: SE	

Designed By:
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

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

TITLE:
STORM DRAIN AP-D 300

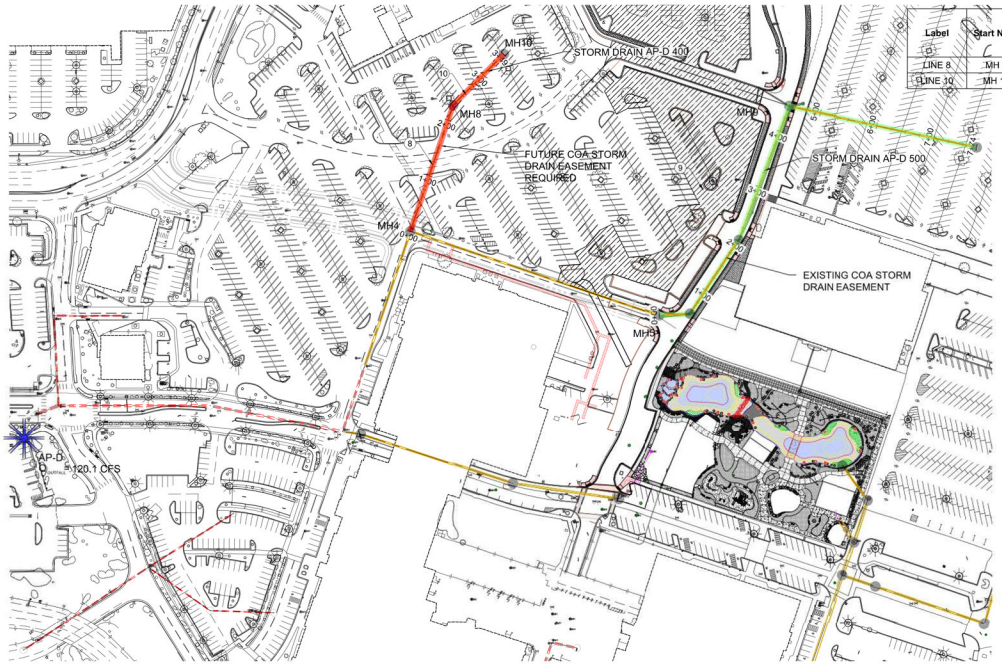
Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 6

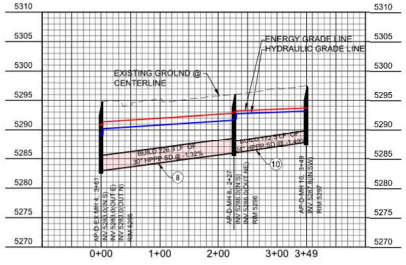
Plotted: 12/20/2021 9:08:39 PM, By:Eldridge, Scott
H:\proj\R3134791.01 - Winrock Town Center Road E\05 Design\05.13 Drainage\05.13.3 Report\Exhibits\DRANAGE EXHIBIT 2-9.dwg
Last Saved: 12/15/2021 4:45:57 PM, mwhite

STORM CAD OUTPUT

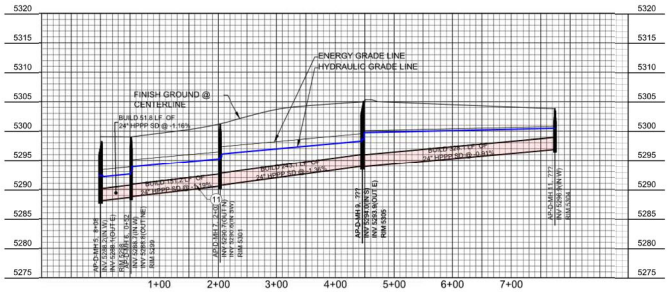
Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 8	MH 8	MH 4	30.0	227.2	42.3	5.98	5,286.00	5,283.00	5,296.00	5,294.74	5,291.68	5,290.25	5,292.83	5,291.40
LINE 10	MH 10	MH 8	24.0	121.8	18.0	5.73	5,287.82	5,286.00	5,297.00	5,296.00	5,293.21	5,292.75	5,293.72	5,293.26



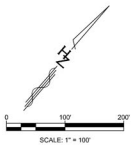
STORM DRAIN AP-D 400 & 500



PROFILE VIEW: STORM DRAIN AP-D 400



PROFILE VIEW: STORM DRAIN AP-D 500



AS BUILT INFORMATION
CONTRACTOR — DATE
ENGINEER — DATE
ACCEPTANCE BY — DATE
FIELD LOCATION BY — DATE
DRAWING BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
DATE: STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGNED BY: KB	DATE: December 19, 2021
		DRAWN BY: LT	DATE: December 19, 2021
		DWG NAME: DRAINAGE EXHIBIT 2-9.dwg	PROJ #: R3134.01
		CHECKED BY: SE	DATE: December 19, 2021

Designed By:
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

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

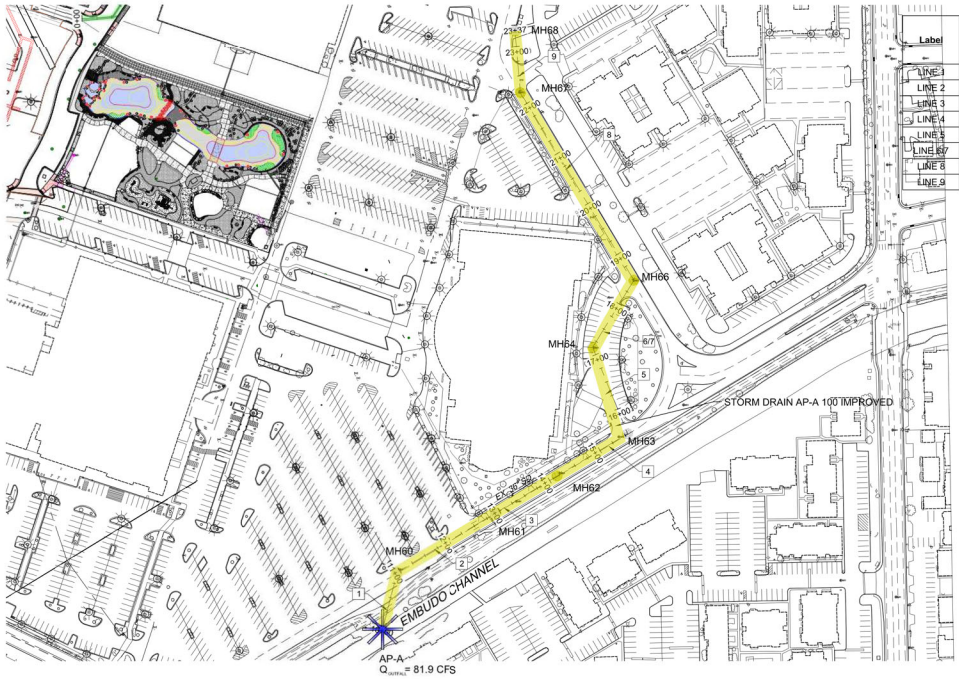
TITLE: STORM DRAIN AP-D 400 & 500

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

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 7

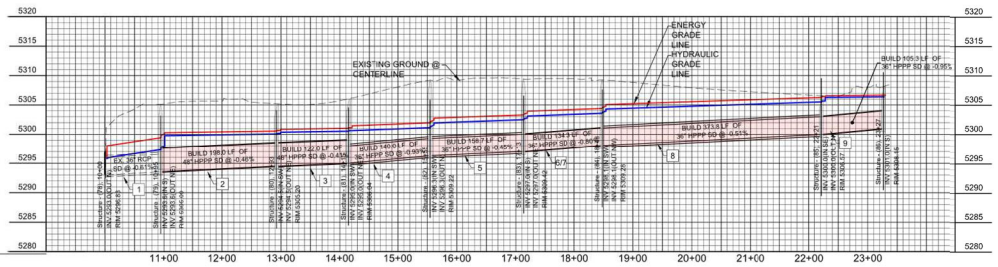
Plotted: 12/20/2021 9:13:07 PM, By:Eddings, Scott
H:\proj\R3134\19.01 - Winrock Town Center Road E\05 Design\05.13 Drainage\05.13.3 Report\Exhibits\DRAINAGE EXHIBIT 2-9.dwg
Last Saved: 12/20/2021 8:11:45 PM, By:eddings

STORM CAD OUTPUT

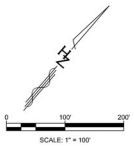


STORM DRAIN AP-A 100 IMPROVED

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 1	MH 60	AP-A	36.0	94.6	81.9	11.59	5,293.58	5,293.00	5,305.13	5,302.00	5,297.34	5,295.79	5,299.42	5,298.01
LINE 2	MH 61	MH 60	48.0	198.0	71.4	5.68	5,294.50	5,293.58	5,305.55	5,305.13	5,300.05	5,299.76	5,300.55	5,300.26
LINE 3	MH 62	MH 61	48.0	122.0	71.4	5.68	5,295.00	5,294.50	5,306.53	5,305.55	5,300.53	5,300.35	5,301.03	5,300.85
LINE 4	MH 63	MH 62	36.0	140.0	51.4	7.27	5,296.30	5,295.00	5,308.94	5,306.53	5,301.13	5,300.64	5,301.95	5,301.46
LINE 5	MH 64	MH 63	36.0	158.7	51.4	7.27	5,297.02	5,296.30	5,309.32	5,308.94	5,302.47	5,301.91	5,303.29	5,302.73
LINE 67	MH 66	MH 64	36.0	134.4	51.4	7.27	5,298.09	5,297.02	5,309.44	5,309.32	5,303.56	5,303.09	5,304.38	5,303.91
LINE 8	MH 67	MH 66	36.0	373.8	49.4	6.99	5,300.00	5,298.09	5,306.57	5,309.44	5,305.50	5,304.29	5,306.26	5,305.05
LINE 9	MH 68	MH 67	36.0	105.3	30.1	4.26	5,301.00	5,300.00	5,308.15	5,306.57	5,306.37	5,306.24	5,306.65	5,306.52



PROFILE VIEW: STORM DRAIN AP-A 100 IMPROVED



AS BUILT INFORMATION
CONTRACTOR — DATE
ENGINEER — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
COMMENTS BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158O
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES BY — DATE

NO.

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	
	DATE: December 19, 2021	DESIGNED BY: KB	
	DATE: December 19, 2021	DRAWN BY: LT	
	PROJ #: R313479.01	DWG NAME: DRAINAGE EXHIBIT 2-9.dwg	
	DATE: December 19, 2021	CHECKED BY: SE	

Designed By:
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

WINROCK TOWN CENTER
PHASE C INFRASTRUCTURE IMPROVEMENTS

TITLE:
STORM DRAIN AP-A 100 IMPROVED

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

City Project No. -
Zone Map No. J-19-Z
Sheet Of EXHIBIT 9

Plotted: 12/20/2021 9:56:08 PM By:Eldridge, Scott
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PR-2018-001579_SI-2021-00305_Site_Plan_Amendment_Approved_1-19-22_Sheet_1

Final Audit Report 2022-06-13

Created:	2022-06-06
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAASL4qNHOV73lCenfv2EDH5cvJNg9XNanl

"PR-2018-001579_SI-2021-00305_Site_Plan_Amendment_Approved_1-19-22_Sheet_1" History

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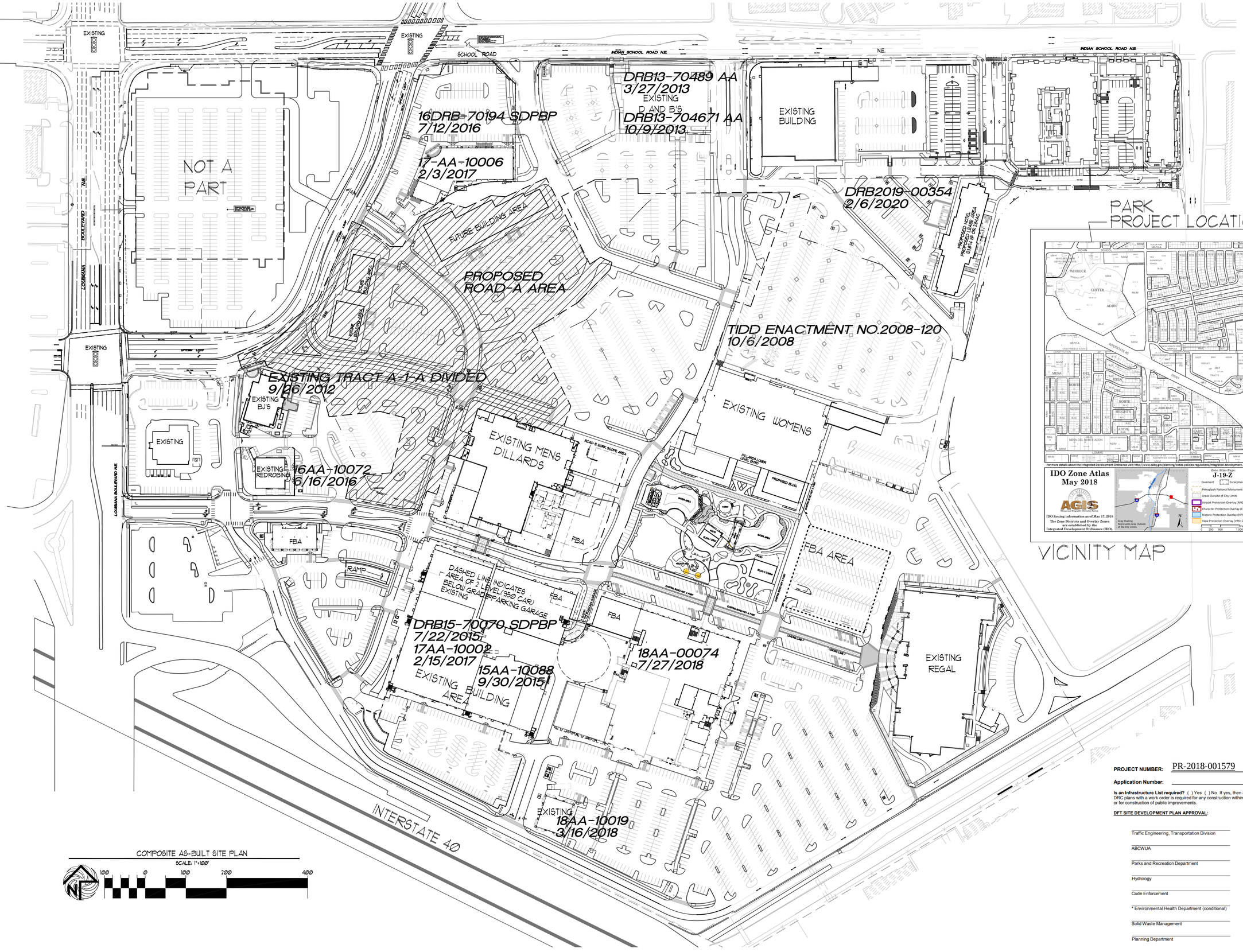
2022-06-13 - 8:59:23 PM GMT

Adobe Acrobat Sign



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

100 0 100 200 400

PARK
PROJECT LOCATION

VICINITY MAP

PROJECT NUMBER: PR-2018-001579

Application Number:

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
6/24/2025

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. N.E
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-B

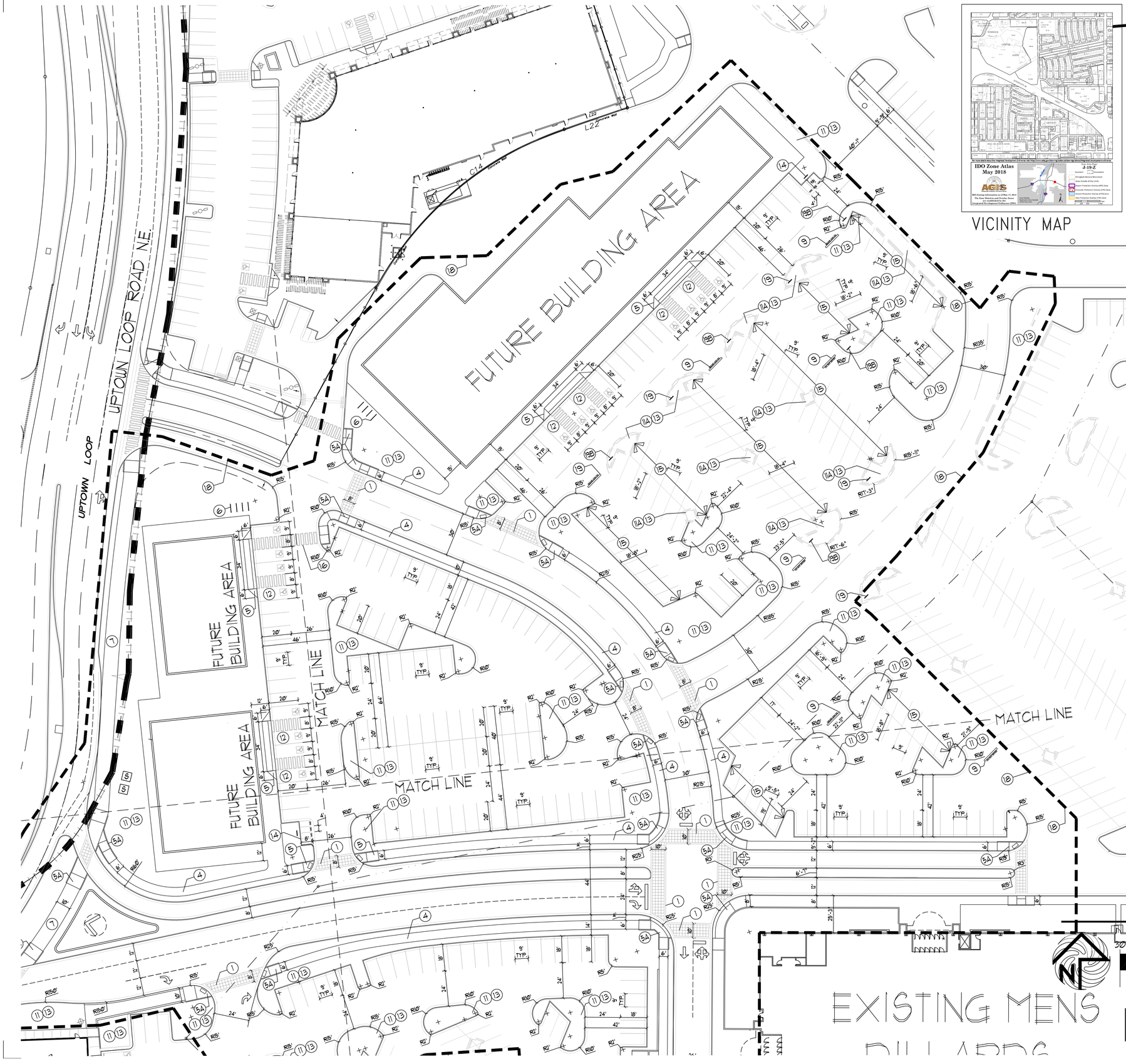
DRAWN BY: S

SHEET TITLE: COMPOSITE AS-BUILT SITE PLAN

DATE: 4/20/2025

SCALE: RE: SCALE

sheet- SP-1 of-



PROJECT LOCATION

VICINITY MAP

KEYED NOTE:

1. INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
2. 25' LIGHT POLE LOCATION
3. 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
   TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL=⊕
4. 6' CONC. SIDEWALK
5. HANDICAP RAMP PER COA STANDARD
   AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
   RE: DETAIL 1/G4
5A. HANDICAP RAMP PER COA STANDARD
   AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
   RE: DETAIL 5/G4
6. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
   RE: DETAIL 16/G4
   TYPICAL BIKE RACK GRAPHIC SYMBOL=
7. 10' INTEGRALLY COLORED CONC. SIDEWALK
8. TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
9. INDICATES "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL 17/G4
10. NOT A PART-FUTURE REDEVELOPMENT PHASE
11. 6" HIGH CONC. ISLAND
    RE: SITE GRADING PLAN FOR INFO
11A. EXISTING 6" HIGH CONC. ISLAND TO REMAIN
    RE: SITE GRADING PLAN FOR INFO
12. H.C PARKING STALL. RE: DETAIL 9/G4
13. LANDSCAPE AREA
    RE: LANDSCAPE PLAN FOR INFO
14. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
    NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
    RE: SITE PLAN FOR LOCATIONS. RE: DETAIL 14/G4 SIGNAGE DETAIL
    RE: DETAIL 10/G4 FOR PAINTED DESIGNATION "MC" WITHIN EACH STALL.
15. EXISTING PARKING LOT STRIP/STALL TO REMAIN.
16. INDICATES PAINTED CROSS WALK STRIPE
17. EXISTING HYDRANT LOCATION TO REMAIN
18. DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
19. INDICATES "ONE WAY" SIGNAGE LOCATION RE: DETAIL 13/G4
9B. INDICATES "DO NOT ENTER" SIGNAGE LOCATION RE: DETAIL 13/G4
10. INDICATES VEHICLE STOPSIGN LOCATION

LINETYPE LEGEND

PROJECT SCOPE AREA
EXISTING PROPERTY LINE
EXISTING CURB LINE
PROPOSED CURB LINE

ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E., SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
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STATE OF NEW MEXICO
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2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO. ROAD-B

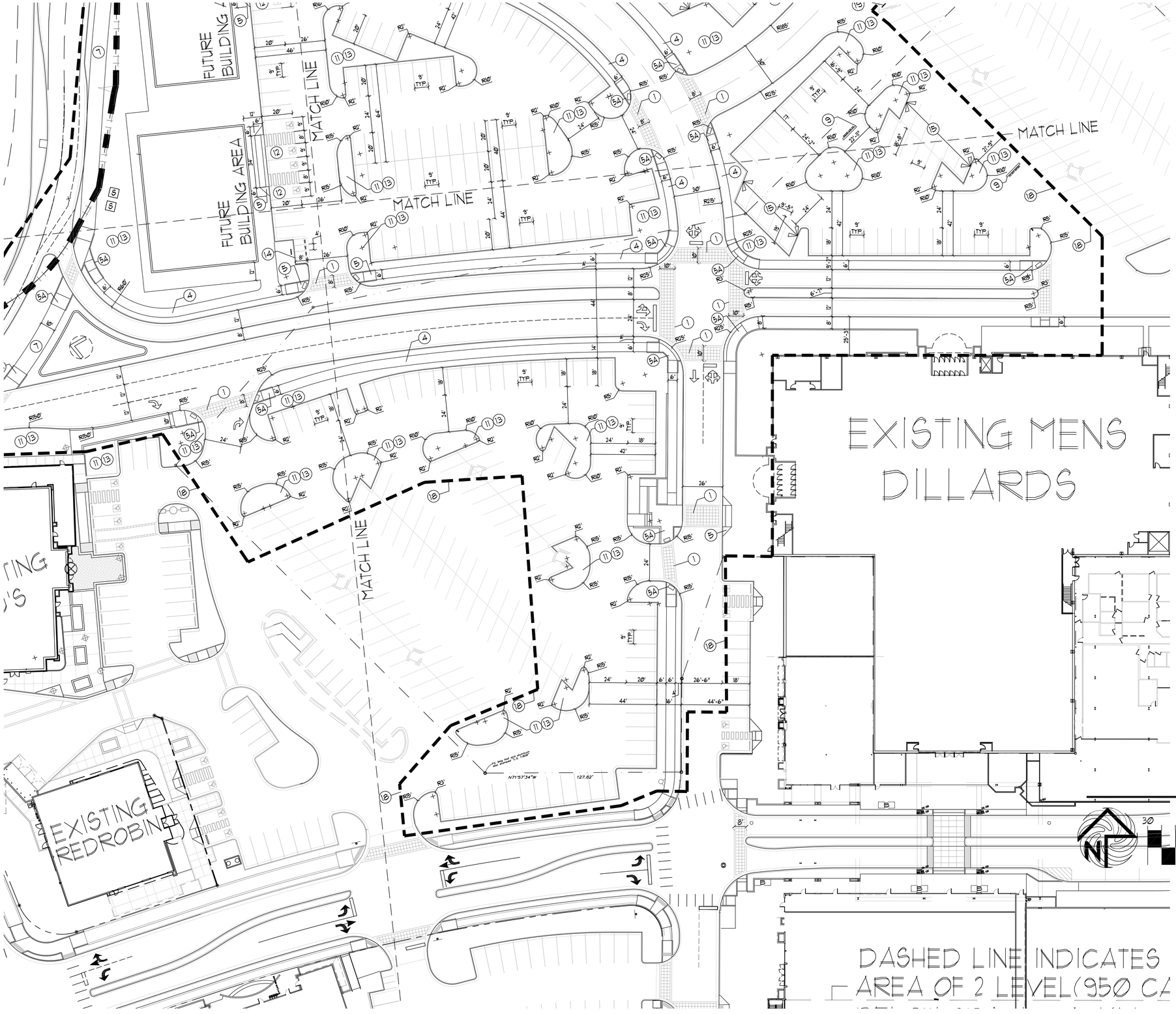
DRAWN BY: S

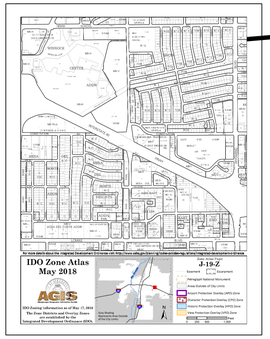
SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

sheet: SP-1B
of:





PROJECT LOCATION

VICINITY MAP

KEYED NOTES

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11A. EXISTING 6" HIGH CONC. ISLAND TO REMAIN
    RE: SITE GRADING PLAN FOR INFO
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    RE: LANDSCAPE PLAN FOR INFO
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20. INDICATES VEHICLE STOPSIGN LOCATION

LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E., SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
6/24/2025

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-B

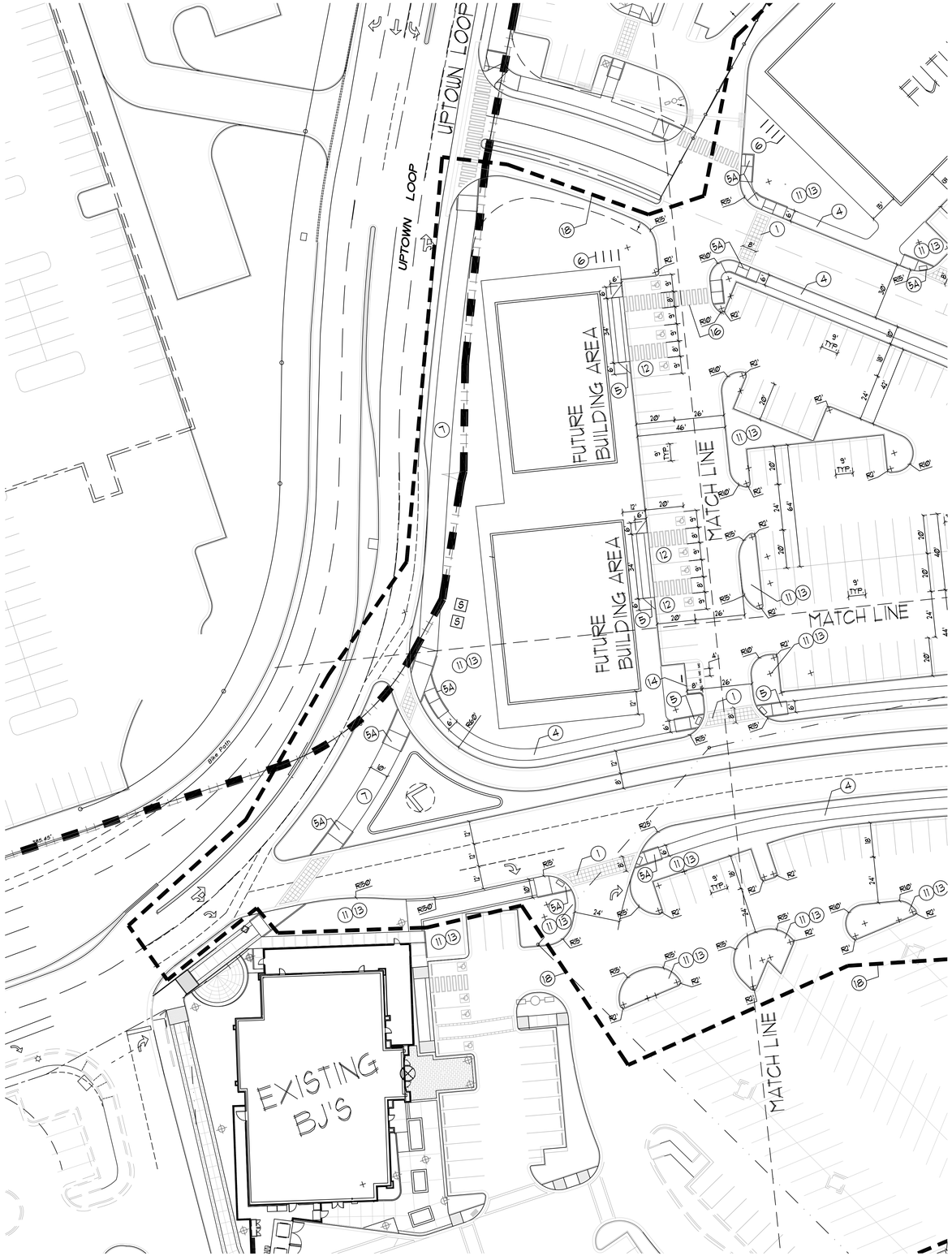
DRAWN BY: S

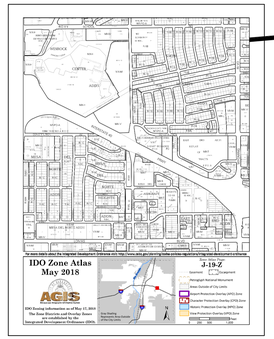
SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

SHEET: SP-1C





PROJECT LOCATION

VICINITY MAP

KEYED NOTE:

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LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
A			
A1			
A2			
A3			
A4			

MODULUS ARCHITECTS AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E., SUITE 520
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STATE OF NEW MEXICO
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6/24/2025

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2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO. ROAD-18

DRAWN BY: S

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DATE: 4/20/2025

SCALE: RE: SCALE

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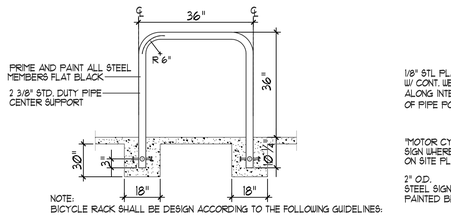
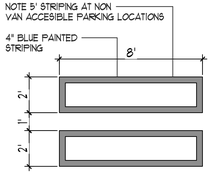


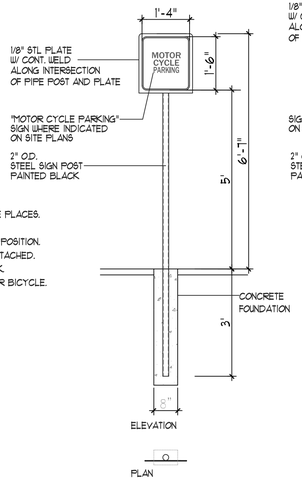
NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:

A. THE RACK SHALL BE MINIMUM 36" TALL AND 36" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BYCYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

16 BIKE RACK
N.T.S



15 H.C PARKING-WALK PAINT DETAIL
N.T.S



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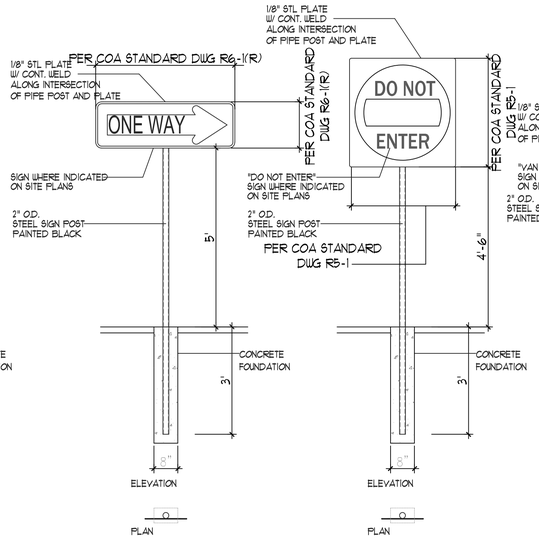
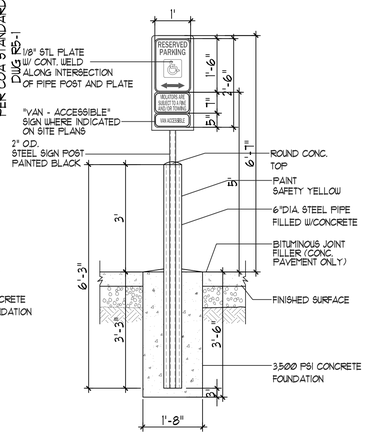
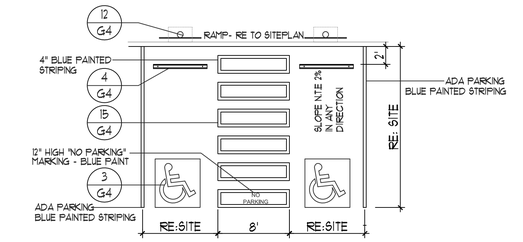
N.T.S



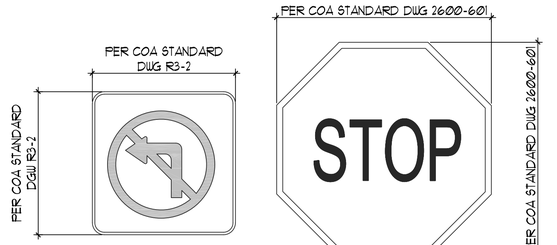
13 DIRECTIONAL. SIGNAGE
N.T.S



12 H.C SIGNAGE
N.T.S

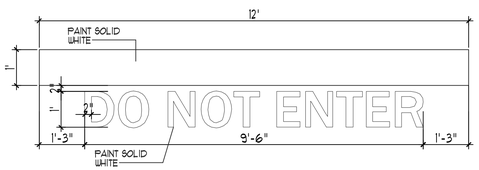


17 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)
N.T.S

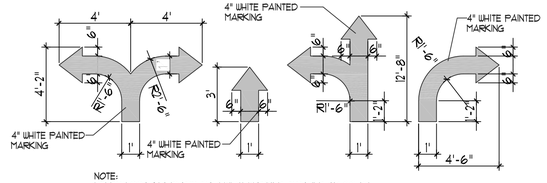


11 SIGNAGE FACE DETAIL
NTS

10 MOTORCYCLE PARKING PAINT DETAIL
N.T.S

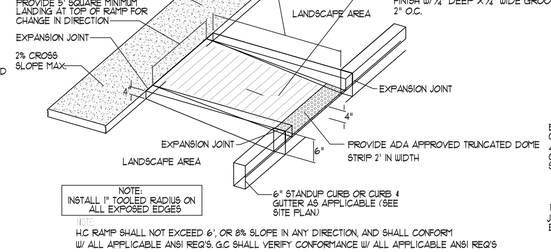


9 SITE DIRECTIONAL PAINT DETAIL
N.T.S



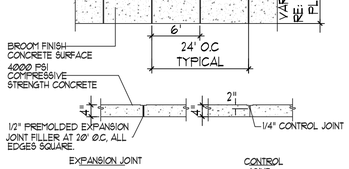
NOTE:
FOLLOW COA STANDARD PAVEMENT MARKING DRAWING #2600-105

8 SITE DIRECTIONAL PAINT DETAIL
N.T.S

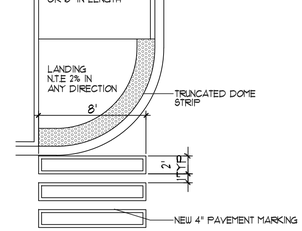


NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

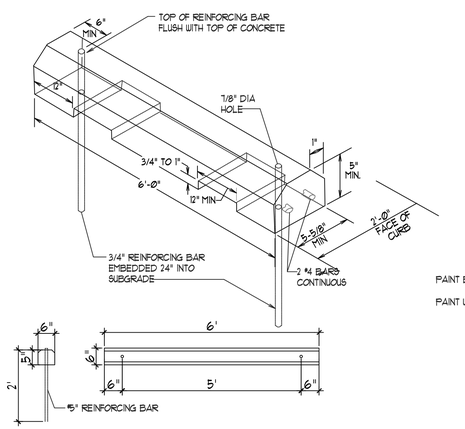
7 CURBED RAMP DETAIL
N.T.S



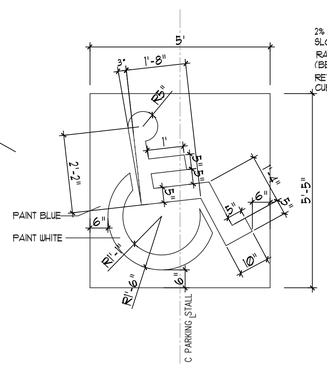
6 TYPICAL SIDEWALK
N.T.S



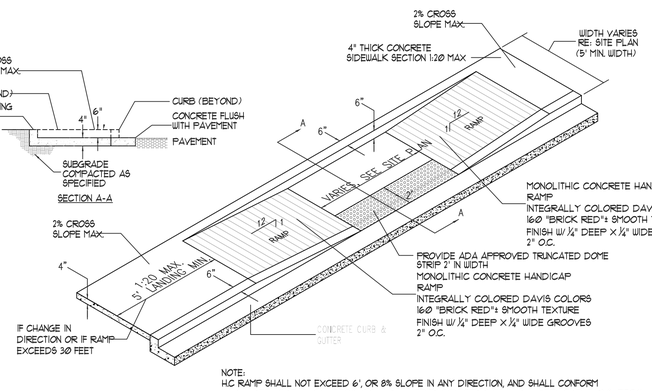
5 TYPICAL CONC. CROSSWALK
N.T.S



4 WHEEL STOP
N.T.S

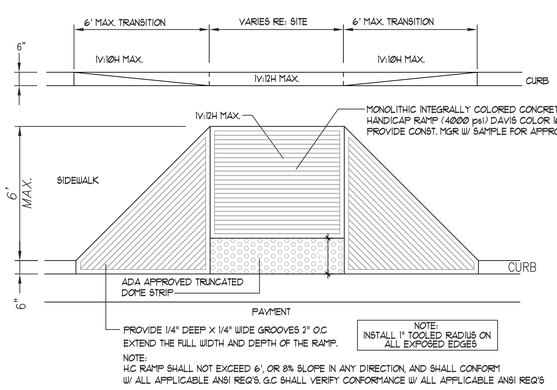


3 H.C SIGNAGE
N.T.S



NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

2 TAPERED RAMP DETAIL
N.T.S



NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

1 FLARED H.C RAMP
N.T.S

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
6/24/2025

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: ROAD-B
DRAWN BY: S

SHEET TITLE: SITE DETAILS

DATE: 4/20/2025
SCALE: RE: SCALE
sheet- G4 of-

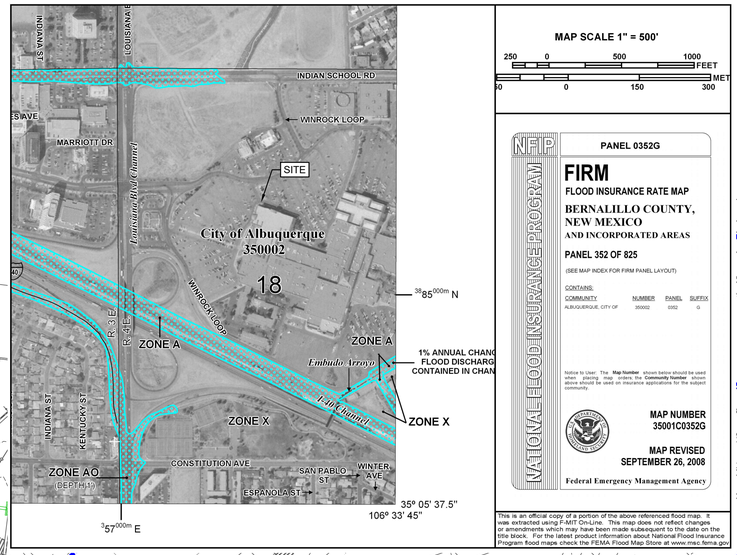
CONSTRUCTION NOTES

1. PROPOSED 6" CURB & GUTTER PER COA STD DWG 2415A
2. PROPOSED CURB RAMP. SEE SITE PLAN.
3. PROPOSED SIDEWALK. SEE SITE PLAN
4. EXISTING STORM DRAIN
5. PROPOSED STORM DRAIN - SEE DRAINAGE REPORT FOR SIZE
6. PROPOSED INLET

LEGEND

- BASIN BOUNDARY
- DISCHARGE LOCATION
- FLOW DIRECTION
- LIMITS OF DISTURBANCE
- BASIN ID (e.g. 100)

FIRMETTE



MAP SCALE 1" = 500'

250 0 500 1000 FEET

90 0 150 300 METERS

NFIP

PANEL 0352G

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO
AND INCORPORATED AREAS

PANEL 352 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0352	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

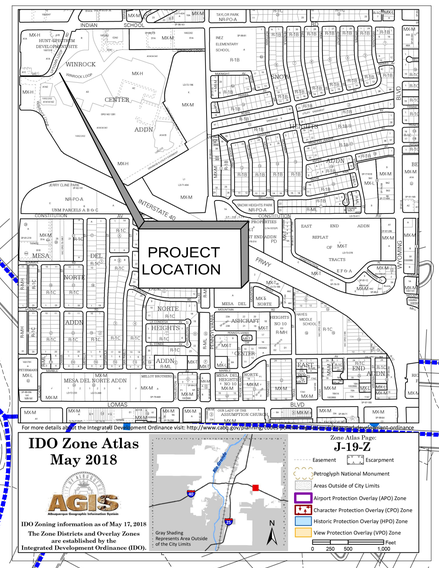
MAP NUMBER
35001C0352G

MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

IDO ZONE MAP J-19



PROPERTY

THE PROJECT SITE IS WITHIN PARCEL X WINROCK TOWN CENTER. PARCELX IS APPROXIMATELY 0.339 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B AND EAST OF ROAD A.

FLOOD ZONE

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

EXISTING DRAINAGE PLANS

- NMDOT LOUISIANA / INTERSTATE 40 INTERCHANGE IMPROVEMENT AND CITY OF ALBUQUERQUE AMERICAS PARKWAY EXTENSION - 2004 THRU 2005
  - DRAINAGE STUDIES FOR THESE PROJECTS WERE PREPARED BY BOHANNAN HUSTON DATED AUGUST 2003 AND JANUARY 2004 RESPECTIVELY.
  - AS PART OF THESE PROJECTS ALTERATIONS WERE MADE TO THE LAYOUT AND DRAINAGE OF THE MARONI GRILL PARKING LOT.
  - PARKING LOT WAS REALIGNED DUE TO RIGHT-OF-WAY TAKE ALONG LOUISIANA BOULEVARD AND DRIVEWAY ACCESS ONTO LOUISIANA BOULEVARD WAS ELIMINATED.
  - PARKING LOT DRAINAGE IMPROVEMENTS INCLUDED THE FOLLOWING:
    - WITHING THE NORTHERN PORTION OF THE PARKING LOT A SURFACE DISCHARGE ONTO WINROCK LOOP WAS REPLACED WITH A DROP INLET AND NEW PUBLIC STORM DRAIN.
    - WITHIN THE SOUTHERN PORTION OF THE PARKING LOT A NEW DROP INLET AND STORM DRAIN LATERAL WAS INSTALLED AS PART OF THE STORM DRAIN IMPROVEMENTS ASSOCIATED WITH AMERICAS PARKWAY EXTENSION AND LOUISIANA / INTERSTATE 40 INTERCHAGE PROJECTS.-ZOLLARS, INC. DATED 7/20/2015

EXISTING CONDITIONS

THE SITE IS AN EXISTING ACCESS ROAD PARKING LOT.

PROPOSED IMPROVEMENTS

THIS PROJECT CONSTRUCTS A NEW SITE ENTRANCE ROAD (ROAD A) TO UPTOWN LOOP ROAD, EXTENDS ROAD D TO UPTOWN LOOP, PARKING LOT MODIFICATIONS AND CREATES TWO BUILDING PADS FOR FUTURE DEVELOPMENT

PROPOSED DRAINAGE CONDITIONS

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOWS IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE INTERIM EXISTING POND AT THE SOUTHEAST CORNER OF INTERSECTION UPTOWN LOOP AND ROAD D WILL BE FILLED IN AS STORM DRAINAGE IS EXTENDED.

STORM WATER QUALITY

IT IS PROPOSED TO DEFER STORMWATER QUALITY PAYMENTS TO THE GRADING PLAN FOR BUILDING PERMIT. THIS PROJECT IS MOSTLY A RESURFACING PROJECT WITH UTILITY IMPROVEMENTS.

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "20_H18" 3 ¼" ALUMINUM DISC. NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)
N=1,493,154,978 U.S. SURVEY FEET
E = 1,545,048,210 U.S. SURVEY FEET
PUBLISHED ELEVATION = 5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.99966158 DELTA ALPHA ANGLE = -0°11'00.11".

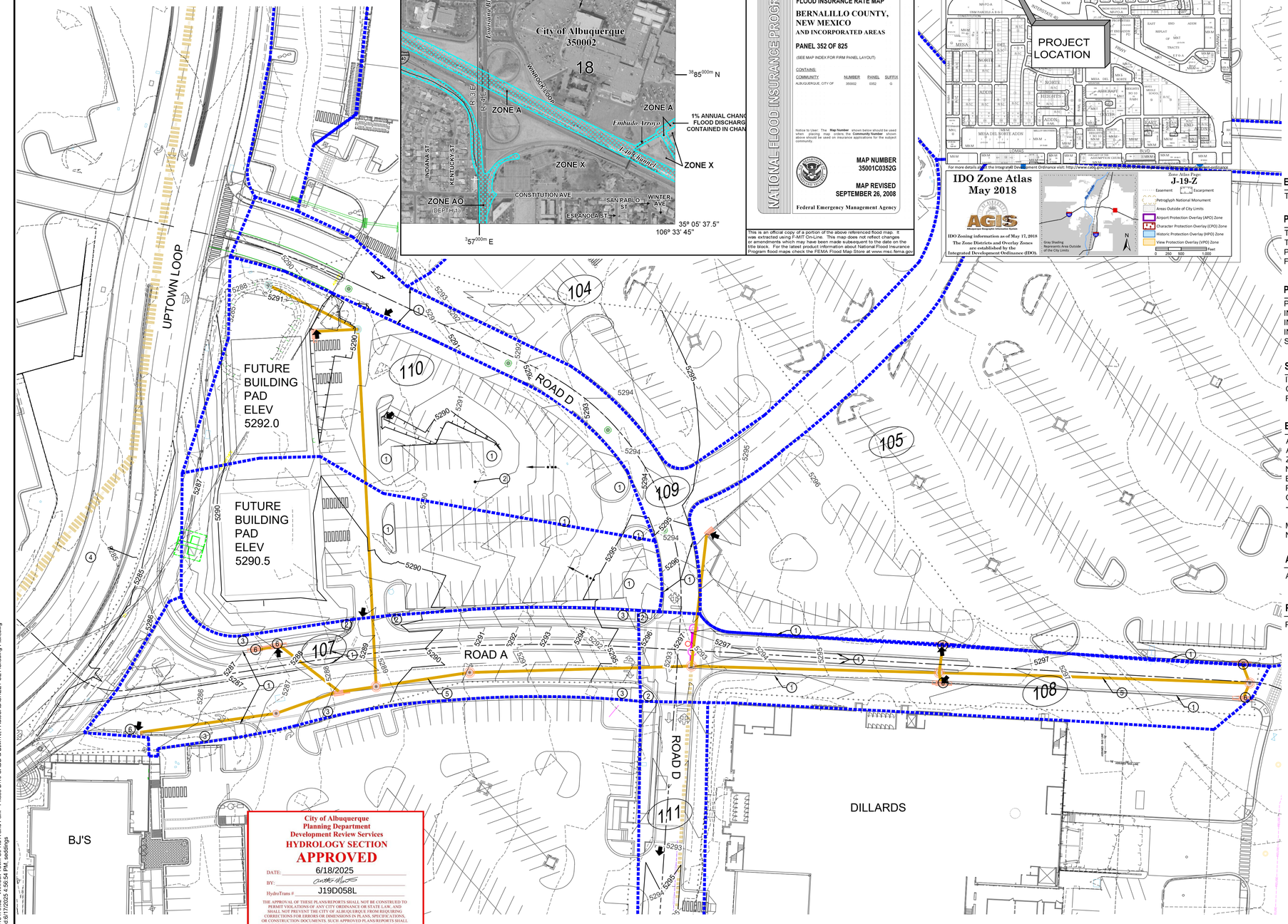
MONUMENT FROM N/W CORNER OF BUILDING IS 2,362.39' BEARING N32°21'31"W.

AREA OF DISTURBANCE IS APPROXIMATELY 14,714 SF

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/18/2025
BY:
HydroTrans # J19D058L

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

0 40' 80'
SCALE: 1" = 40'

CONCEPTUAL GRADING & DRAINAGE PLAN

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
STAKING CHECKED BY DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

BENCH MARKS
FOUND MONUMENT "20_H18" — STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,493,154,978
E=1,545,048,210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158
DELTA ALPHA ANGLE=-0°11'00.11"

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
M. SCOTT EDDINGS 12858 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
6/17/25

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: SE DATE: JUN. 17, 2025
DRAWN BY: LT DATE: JUN. 17, 2025
DWG NAME: Grading Plan.dwg DATE: JUN. 17, 2025
CHECKED BY: NV

811 Know what's below. Call before you dig. TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT ZOLLARS

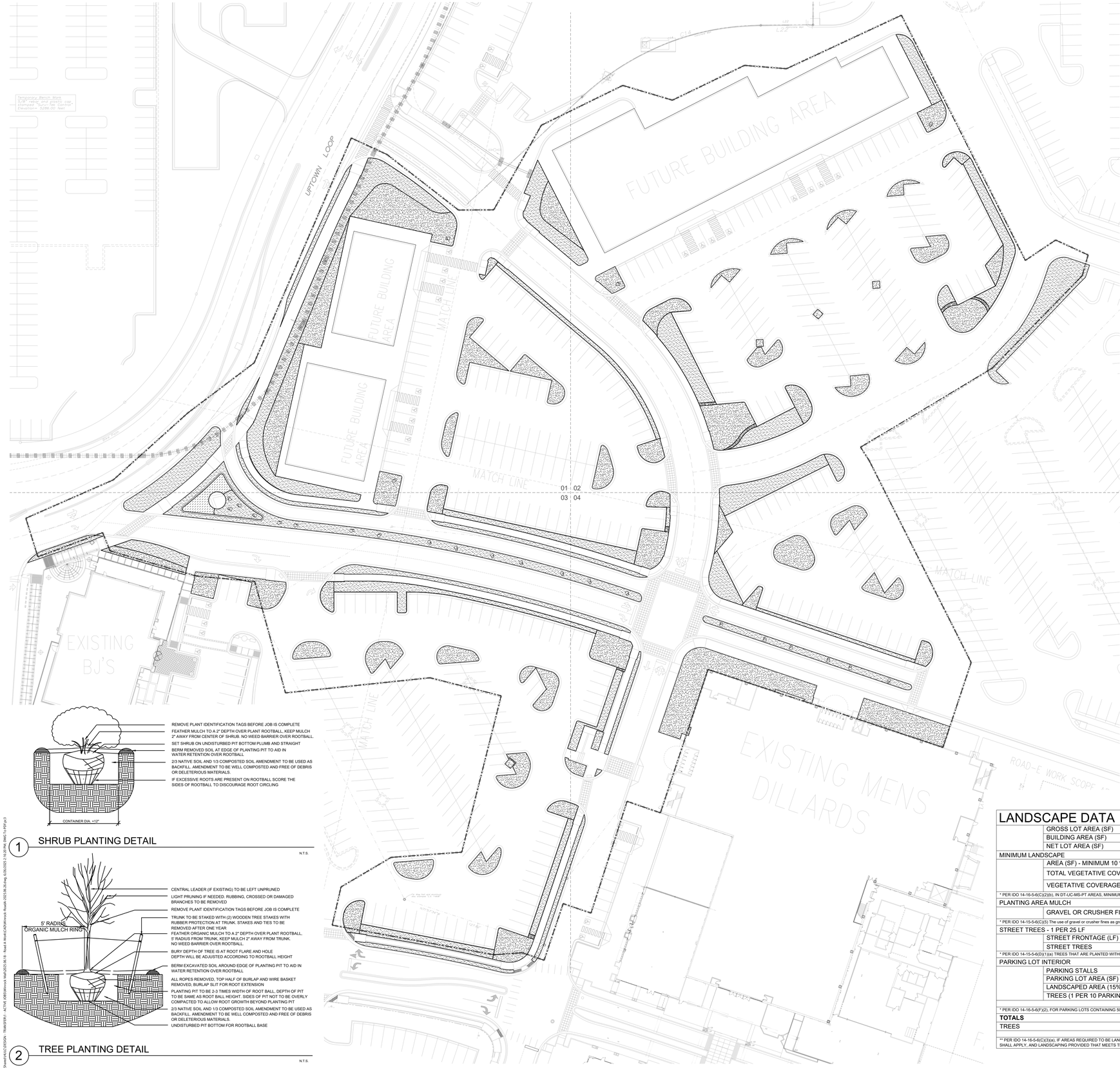
WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE: CONCEPTUAL GRADING PLAN

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

City Project No. XXXX.XX | Zone Map No. J-19-Z | Sheet C101 Of

Plotted: 6/17/2025 5:46:15 PM, By: Eddings, Scott
File Name: I:\2024\24-00134\Design\CAD\Sheets\Grading Plan - Phase D10 CADD & BIM\10.1 AutoCAD\SHEET SET\Grading Plan.dwg
Last Saved: 6/17/2025 4:56:54 PM, seddings



REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE
FEATHER MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, KEEP MULCH 2" AWAY FROM CENTER OF SHRUB. NO WEED BARRIER OVER ROOTBALL.
SET SHRUB ON UNDISTURBED PIT BOTTOM PLUMB AND STRAIGHT
BERM REMOVED SOIL AT EDGE OF PLANTING PIT TO AID IN WATER RETENTION OVER ROOTBALL
2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS OR DELETERIOUS MATERIALS.
IF EXCESSIVE ROOTS ARE PRESENT ON ROOTBALL SCORE THE SIDES OF ROOTBALL TO DISCOURAGE ROOT CIRCLING

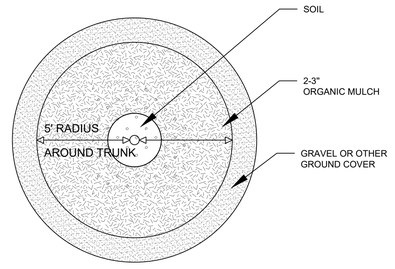
1 SHRUB PLANTING DETAIL

N.T.S.

CENTRAL LEADER (IF EXISTING) TO BE LEFT UNPRUNED
LIGHT PRUNING IF NEEDED. RUBBING, CROSSED OR DAMAGED BRANCHES TO BE REMOVED
REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE
TRUNK TO BE STAKED WITH (2) WOODEN TREE STAKES WITH RUBBER PROTECTION AT TRUNK. STAKES AND TIES TO BE REMOVED AFTER ONE YEAR
FEATHER ORGANIC MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, 5' RADIUS FROM TRUNK, KEEP MULCH 2" AWAY FROM TRUNK. NO WEED BARRIER OVER ROOTBALL.
BURY DEPTH OF TREE IS AT ROOT FLARE AND HOLE DEPTH WILL BE ADJUSTED ACCORDING TO ROOTBALL HEIGHT
BERM EXCAVATED SOIL AROUND EDGE OF PLANTING PIT TO AID IN WATER RETENTION OVER ROOTBALL
ALL ROPES REMOVED. TOP HALF OF BURLAP AND WIRE BASKET REMOVED, BURLAP SLIT FOR ROOT EXTENSION
PLANTING PIT TO BE 2-3 TIMES WIDTH OF ROOT BALL, DEPTH OF PIT TO BE SAME AS ROOT BALL HEIGHT. SIDES OF PIT NOT TO BE OVERLY COMPACTED TO ALLOW ROOT GROWTH BEYOND PLANTING PIT
2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS OR DELETERIOUS MATERIALS.
UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

2 TREE PLANTING DETAIL

N.T.S.



3 TREE DETAIL

N.T.S.

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
7. PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
   1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
   2.ARE NOT HAZARDOUS.
   3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
   4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
   5.ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
9. PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
11. PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
13. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
16. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE DATA

	GROSS LOT AREA (SF)	359,996		
	BUILDING AREA (SF)	33,821		
	NET LOT AREA (SF)	326,175		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 10 % OF NET LOT AREA*	32,618	63,728	20%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	24,463	194,982	598%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	6,116	6,238	25%
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 50%	31,910	50%
* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	3871	
	STREET TREES	154	154	
* PER IDO 14-15-5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	355	
	PARKING LOT AREA (SF)	-	148,554	
	LANDSCAPED AREA (15% OF PARKING LOT AREA)*	22,283	27,845	
	TREES (1 PER 10 PARKING SPACES)	35	43	
			INCLUDE 8 EXISTING TREES	
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
TOTALS		REQUIRED	PROVIDED	
TREES		189	210	
			INCLUDE 8 EXISTING TREES	
** PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

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STATE OF NEW MEXICO
CODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT
6/26/25

Date: 06/26/2025
Revisions:
1.
2.
3.
4.
5.

Drawn by: PL
Reviewed by: CM

Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 40'

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Sheet Title:
Material Plan

Sheet Number:
LS-00

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MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MOUNTAINAIR GOLD 1" GRAVEL	
	NATIVE MULCH	
	BLUE SAIS 2-4" ANGULAR COBBLE	
	ANNUAL COLOR	
	LARGE BOULDER	25

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STATE OF NEW MEXICO
CODY McALLEN
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6/26/25

Date: 06/26/2025
Revisions:

Drawn by: PL
Reviewed by: CM

Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

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Sheet Title:
Material Plan

Sheet Number:
LS-01

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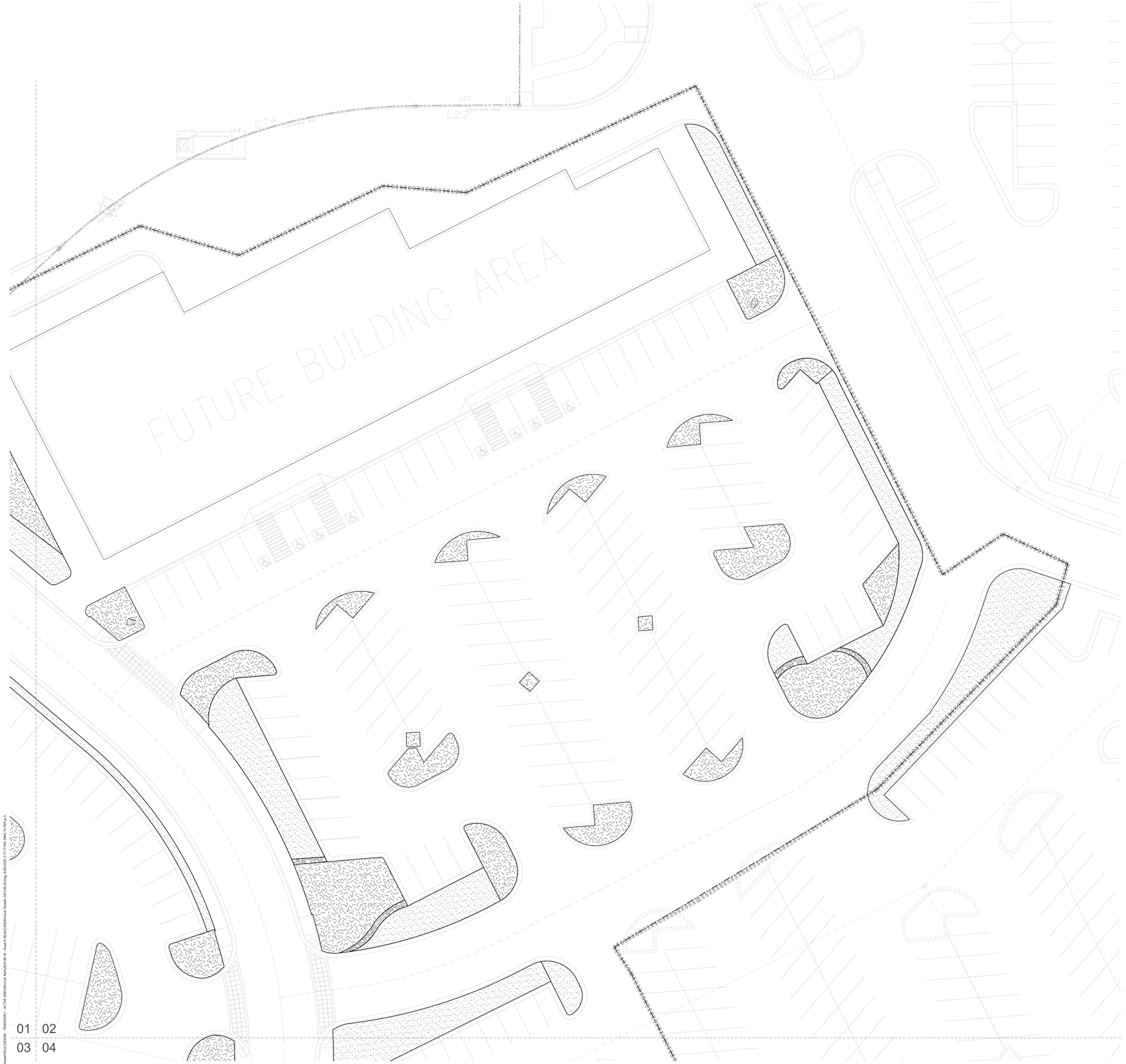

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MOUNTAINAIR GOLD 1" GRAVEL	
	NATIVE MULCH	
	BLUE SAIS 2-4" ANGULAR COBBLE	
	ANNUAL COLOR	
	LARGE BOULDER	25

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03 04

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Winrock Road A

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NORTH

Scale: 1" = 20'

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Sheet Title:
Material Plan

Sheet Number:
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MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MOUNTAINAIR GOLD 1" GRAVEL	
	NATIVE MULCH	
	BLUE SAIS 2-4" ANGULAR COBBLE	
	ANNUAL COLOR	
	LARGE BOULDER	25

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Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

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Sheet Title:
Material Plan

Sheet Number:
LS-03

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01 02
03 04

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MOUNTAINAIR GOLD 1" GRAVEL	
	NATIVE MULCH	
	BLUE SAIS 2-4" ANGULAR COBBLE	
	ANNUAL COLOR	
	LARGE BOULDER	25

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Revisions:

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Reviewed by: CM

Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

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Sheet Title:
Material Plan

Sheet Number:
LS-04

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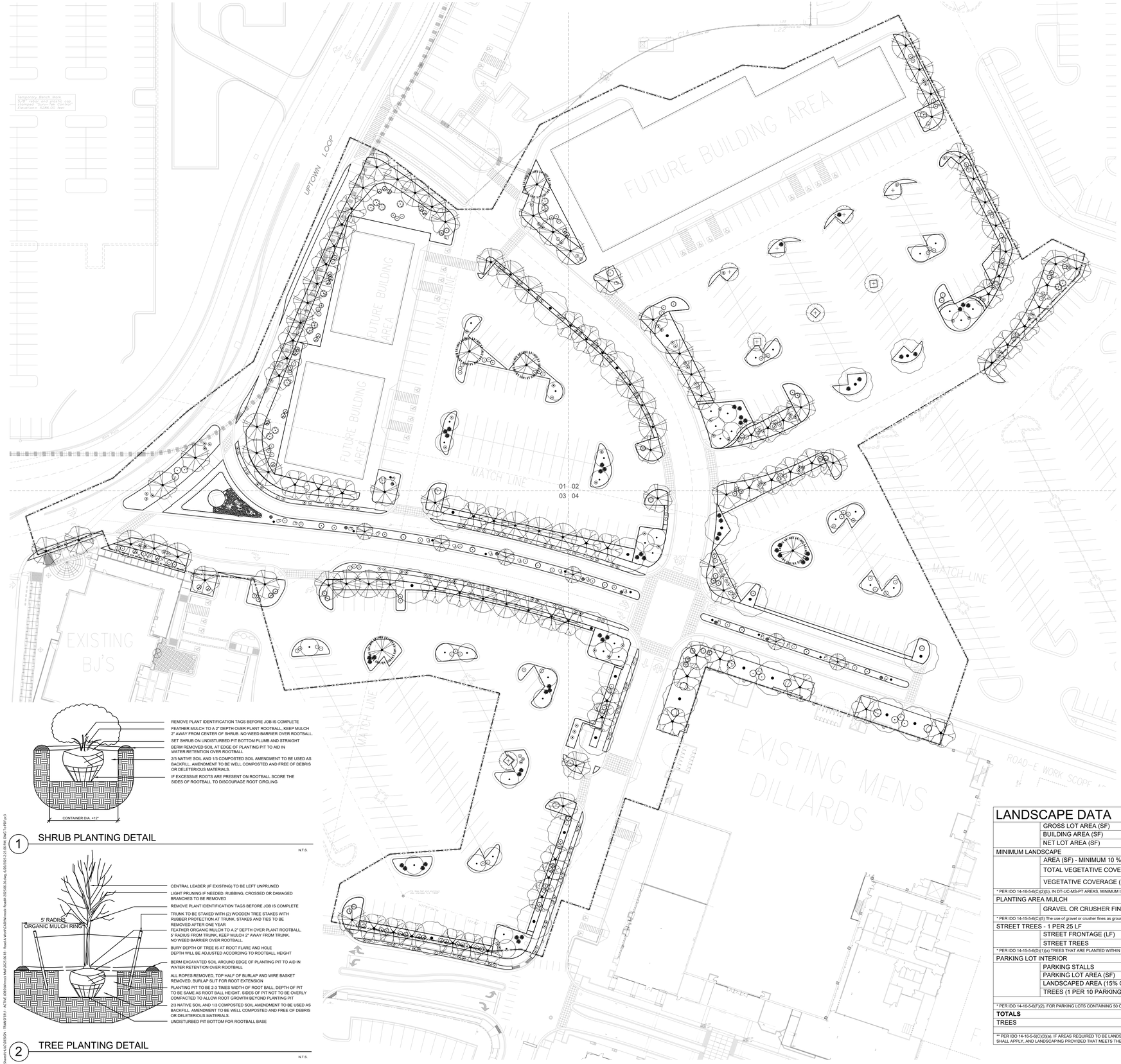


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
TREES					
	8	EXISTING TREE	VARIES	VARIES	600
DECIDUOUS TREE					
	39	FRUIT TREE / TYPE TO BE DETERMINED	VARIES	VARIES	600
	34	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B	25' X 25'	491
	7	LAGERSTROEMIA INDICA / CRAPE MYRTLE	2" B&B	20' X 15'	177
	35	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	60' X 60'	2826
	22	QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK	2" B&B	25' X 30'	707
	52	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
	8	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL	20' X 5'	20
	5	PINUS NIGRA / AUSTRIAN BLACK PINE	6'	35' X 25'	491
DESERT ACCENT					
	126	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3' X 3'	7
PERENNIAL					
	11	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	2' X 2'	3
ORNAMENTAL GRASS					
	64	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
DECIDUOUS SHRUBS					
	6	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	5' X 7'	38
	15	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 6'	28
	14	RIBES AUREUM / GOLDEN CURRANT	5 GAL	6' X 6'	28
	8	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL	3' X 4'	13
EVERGREEN SHRUBS					
	97	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3' X 4'	13
	27	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2' X 5'	20
	35	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL	2' X 4'	13
	28	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	3' X 4'	13
	51	ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY	5 GAL	6' X 4'	13
	64	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL	2' X 3'	7

REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE
FEATHER MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, KEEP MULCH 2" AWAY FROM CENTER OF SHRUB. NO WEED BARRIER OVER ROOTBALL.
SET SHRUB ON UNDISTURBED PIT BOTTOM PLUMB AND STRAIGHT
BERM REMOVED SOIL AT EDGE OF PLANTING PIT TO AID IN WATER RETENTION OVER ROOTBALL
2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS OR DELETERIOUS MATERIALS.
IF EXCESSIVE ROOTS ARE PRESENT ON ROOTBALL SCORE THE SIDES OF ROOTBALL TO DISCOURAGE ROOT CIRCLING

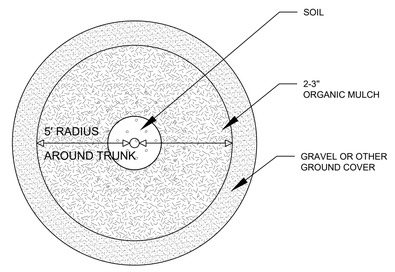
1 SHRUB PLANTING DETAIL

N.T.S.

CENTRAL LEADER (IF EXISTING) TO BE LEFT UNPRUNED
LIGHT PRUNING IF NEEDED. RUBBING, CROSSED OR DAMAGED BRANCHES TO BE REMOVED
REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE
TRUNK TO BE STAKED WITH (2) WOODEN TREE STAKES WITH RUBBER PROTECTION AT TRUNK. STAKES AND TIES TO BE REMOVED AFTER ONE YEAR
FEATHER ORGANIC MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, 5' RADIUS FROM TRUNK, KEEP MULCH 2" AWAY FROM TRUNK. NO WEED BARRIER OVER ROOTBALL.
BURY DEPTH OF TREE IS AT ROOT FLARE AND HOLE DEPTH WILL BE ADJUSTED ACCORDING TO ROOTBALL HEIGHT
BERM EXCAVATED SOIL AROUND EDGE OF PLANTING PIT TO AID IN WATER RETENTION OVER ROOTBALL
ALL ROPES REMOVED. TOP HALF OF BURLAP AND WIRE BASKET REMOVED, BURLAP SLIT FOR ROOT EXTENSION
PLANTING PIT TO BE 2-3 TIMES WIDTH OF ROOT BALL, DEPTH OF PIT TO BE SAME AS ROOT BALL HEIGHT. SIDES OF PIT NOT TO BE OVERLY COMPACTED TO ALLOW ROOT GROWTH BEYOND PLANTING PIT
2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS OR DELETERIOUS MATERIALS.
UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

2 TREE PLANTING DETAIL

N.T.S.



3 TREE DETAIL

N.T.S.

LANDSCAPE DATA

	GROSS LOT AREA (SF)	359,996		
	BUILDING AREA (SF)	33,821		
	NET LOT AREA (SF)	326,175		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 10 % OF NET LOT AREA*	32,618	63,728	20%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	24,463	194,982	598%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	6,116	6,238	25%
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 50%	31,910	50%
* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	3871	
	STREET TREES	154	154	
* PER IDO 14-15-5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	355	
	PARKING LOT AREA (SF)	-	148,554	
	LANDSCAPED AREA (15% OF PARKING LOT AREA)*	22,283	27,845	
	TREES (1 PER 10 PARKING SPACES)	35	43	
			INCLUDE 8 EXISTING TREES	
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
TOTALS		REQUIRED	PROVIDED	
TREES		189	210	
			INCLUDE 8 EXISTING TREES	
** PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

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CODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT
6/26/25

Date: 06/26/2025
Revisions:

Drawn by: PL
Reviewed by: CM

Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 40'

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Sheet Title:
Planting Plan

Sheet Number:
LP-00

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	8	EXISTING TREE
DECIDUOUS TREE		
	39	FRUIT TREE / TYPE TO BE DETERMINED
	34	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
	7	LAGERSTROEMIA INDICA / CRAPE MYRTLE
	35	PISTACIA CHINENSIS / CHINESE PISTACHE
	22	QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK
	52	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM
EVERGREEN TREE		
	8	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER
	5	PINUS NIGRA / AUSTRIAN BLACK PINE
DESERT ACCENT		
	126	HESPERALOE PARVIFLORA / RED YUCCA
PERENNIAL		
	11	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW
ORNAMENTAL GRASS		
	64	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA
DECIDUOUS SHRUBS		
	6	BUDDLEJA DAVIDII / BUTTERFLY BUSH
	15	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	14	RIBES AUREUM / GOLDEN CURRANT
	8	SALVIA GREGGII / AUTUMN SAGE CHERRY
EVERGREEN SHRUBS		
	97	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
	27	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
	35	MAHONIA AQUIFOLIUM `COMPACTA` / COMPACT OREGON GRAPE
	28	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
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Reviewed by: CM

Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Planting Plan

Sheet Number:
LP-01

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	8	EXISTING TREE
DECIDUOUS TREE		
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EVERGREEN TREE		
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PERENNIAL		
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Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

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Sheet Title:
Planting Plan

Sheet Number:
LP-02

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	8	EXISTING TREE
DECIDUOUS TREE		
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Winrock Road A

Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

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Sheet Title:
Planting Plan

Sheet Number:
LP-03

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03 04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	8	EXISTING TREE
DECIDUOUS TREE		
	39	FRUIT TREE / TYPE TO BE DETERMINED
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PERENNIAL		
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CODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT
6/26/25

Date: 06/26/2025
Revisions:
1 _____
2 _____
3 _____
4 _____
5 _____

Drawn by: PL
Reviewed by: CM

Winrock Road A

Albuquerque, New Mexico

NORTH

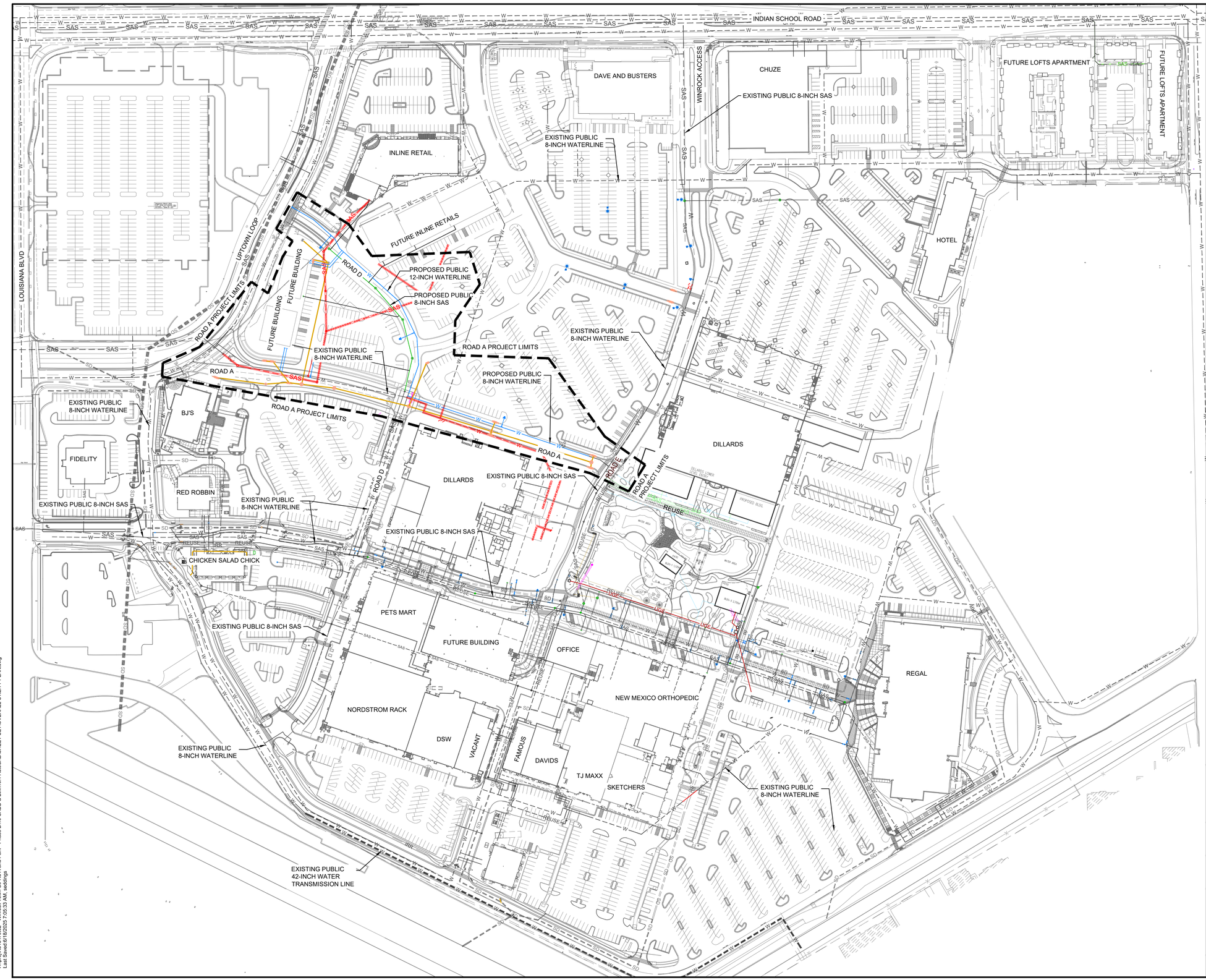
Scale: 1" = 20'

10 0 20 40

Sheet Title:
Planting Plan

Sheet Number:
LP-04

Z:\Drawings\ACLD\PDS\Dgn - TRANSFER\1 - ACTIVE DRS\Winrock Mall\2025\06 19 - Road A Work\CAD\Winrock Road A2025.06.19 - Road A Work(CAD)Winrock Road A2025.06.19.dwg, 6/26/2025 2:47:39 PM, DWG To PDF.pc3



LEGEND

- EXISTING SAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- PROPOSED SAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED WATER METER

GENERAL NOTES

1. SEE PLAT FOR UTILITY EASEMENTS.
2. PUBLIC WATER AND SEWER LINE BY WORK ORDER.

SCALE: 1" = 100'

nm811 Know what's below. Call before you dig. TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT ZOLLARS

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
ACCEPTANCE BY
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS
FOUND MONUMENT "29, H16"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-00°11'00.11"

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
SCOTT A. EDDINGS — NEW MEXICO — 12896 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY: SE	DATE: JUN. 17, 2025		
DRAWN BY: LT	DATE: JUN. 17, 2025		
DWG NAME: OVERALL UTILITY PLAN.dwg	DATE: JUN. 17, 2025		
CHECKED BY: NV			

WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE: OVERALL UTILITY PLAN

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

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19-Z	C200	

Plotted: 6/18/2025 8:06:52 AM, By: EdDings, Scott
Keyword: 2024-0-0 Wincock Phase D10 Add and Park - Phase D10 CADD & BIM\10.1 AutoCAD\SHEET SETS\OVERALL UTILITY PLAN.dwg
Last Saved:6/18/2025 7:05:33 AM, seddings

CONSTRUCTION NOTES

1. PROPOSED PUBLIC 8-INCH SANITARY SEWER LINE
2. CONNECT TO EXISTING SANITARY SEWER
3. PROPOSED PUBLIC 8-INCH WATER LINE
4. PROPOSED PUBLIC 12-INCH WATER LINE
5. CONNECT TO EXISTING WATERLINE
6. PROPOSED PUBLIC FIRE HYDRANT
7. PROPOSED 6-INCH SANITARY SEWER YARD LINE
8. PROPOSED 2-INCH WATER YARD LINE / WATER METER
9. PROPOSED 6-INCH FIRE LINE
10. REMOVE EXISTING SANITARY YARD LINE
11. PROPOSED 8' DIA. MANHOLE
12. PROPOSED 4' DIA. MANHOLE
13. PROPOSED 48-INCH DIA. HPPP STORM DRAIN
14. PROPOSED 24-INCH DIA. HPPP STORM DRAIN
15. PROPOSED TYPE C DOUBLE INLET
16. REMOVE EXISTING PUBLIC WATERLINE

LEGEND

- SAS — EXISTING SAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- REUSE — EXISTING REUSE WATER LINE
- SAS — PROPOSED SAS LINE
- SD — PROPOSED STORM DRAIN LINE
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED WATER METER

GENERAL NOTES

1. SEE PLAT FOR UTILITY EASEMENTS.
2. PUBLIC WATER AND SEWER LINE BY WORK ORDER.

SCALE: 1" = 40'

nm811 Know what's below. Call before you dig. TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT ZOLLARS

WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE:
ROAD A UTILITY PLAN

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

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19-Z	C201	

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS
FOUND MONUMENT "29, H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=0°11'00.11"

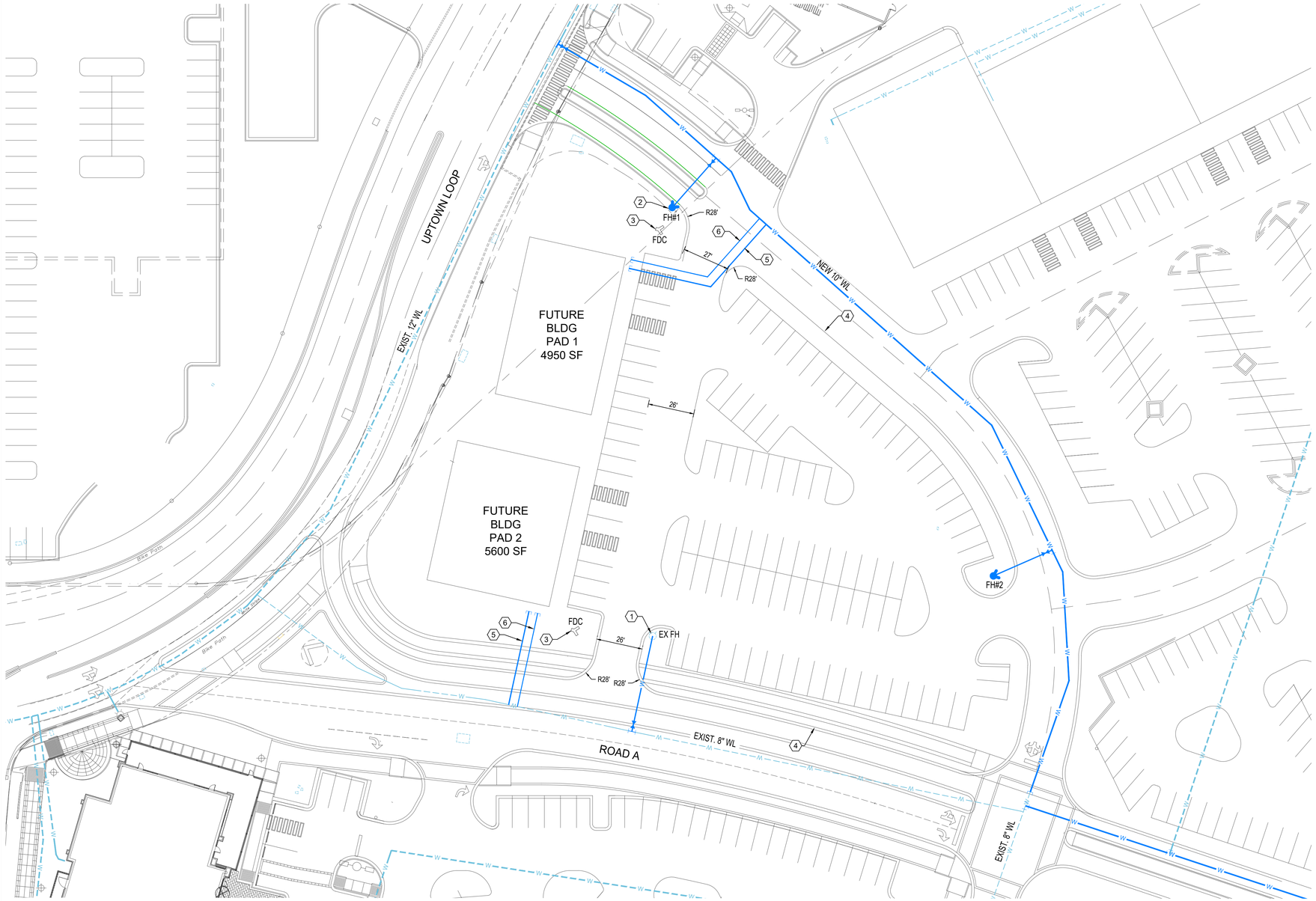
MICRO-FILM INFORMATION
RECORDED BY
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | DATE | BY

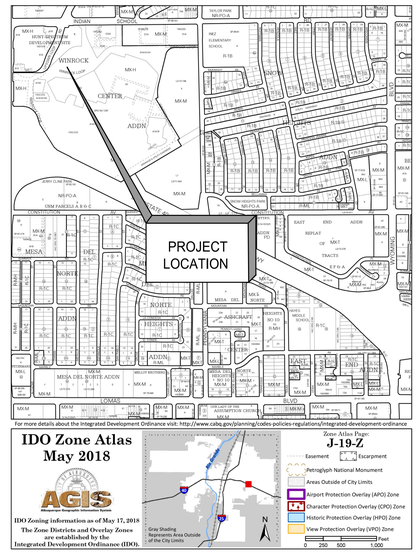
ENGINEER'S SEAL
SCOTT A. EDDINGS, NEW MEXICO, 12856, REGISTERED PROFESSIONAL ENGINEER
6/17/25

NO.	REMARKS	DATE	BY
	DESIGN	DATE: JUN. 17, 2025	
	DESIGNED BY: SE		
	DRAWN BY: LT	DATE: JUN. 17, 2025	
	DWG NAME: OVERALL UTILITY PLAN.dwg		
	CHECKED BY: NV	DATE: JUN. 17, 2025	

Plotted: 6/18/2025 8:03:21 AM, By: Eddings, Scott
File Name: N:\Projects\2024\24-0005 Wincock Town and Park - Phase D\10 CAD\ & BIM\10.1 AutoCAD\SHEET SET\OVERALL UTILITY PLAN.dwg
Last Saved:6/18/2025 7:05:33 AM, seddings



IDO ZONE MAP J-19



KEYED NOTES

1. EXISTING PUBLIC FIRE HYDRANT
2. PUBLIC FIRE HYDRANT
3. FIRE DEPARTMENT REMOTE CONNECTION (FDC)
4. FIRE LANE DESIGNATION - PAINT CURB RED WITH ALTERNATING "NO PARKING" AND "FIRE LANE" TEXT @ 50' INTERVALS, MAX.
5. 6" FIRE LINE
6. 2" DOMESTIC SERVICE LINE

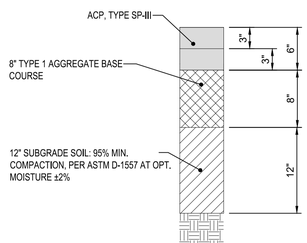
GENERAL NOTES

1. EXISTING ZONING: MXM
   PROPOSED DEVELOPMENT: COMMERCIAL RETAIL
2. BUILDING PAD 1 AREA: 4950 SF
3. BUILDING PAD 2 AREA: 5600 SF
4. CONSTRUCTION TYPE: V-B, SPRINKLED
5. FUTURE FIRE FLOW TYPE: 2,000 GALLONS/MINUTE
   1 EXIST. FIRE HYDRANT
   2 PROP. FIRE HYDRANT
6. ALL TURNING RADIUS: 28FT
7. LOAD RATING: HS25
8. NO DEAD END ROADS
9. ROAD GRADE DOES NOT EXCEED 10 PERCENT.

LEGEND

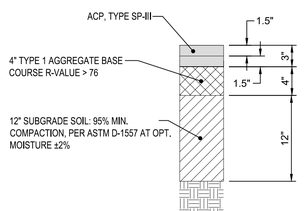
FH PROPOSED FIRE HYDRANT
FDC PROPOSED FIRE DEPARTMENT REMOTE CONNECTION (FDC)

SCALE: 1" = 30'



EXISTING ROAD A & ROAD B PAVEMENT SECTION

DRIVING SURFACE SUPPORTS LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.



EXISTING PARKING PAVEMENT SECTION

DRIVING SURFACE SUPPORTS LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

AS BUILT INFORMATION
CONTRACTOR DATE
STAKED BY DATE
INSPECTORS ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
SCOTT A. LINDINGS
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER
6/17/25

NO.	DATE	REMARKS	BY
	DESIGN	DATE: JUNE 17, 2025	
	DESIGNED BY: SE	DATE: JUNE 17, 2025	
	DRAWN BY: LT	DWG NAME: ROAD A FIRE ONE PLAN.dwg	DATE: JUNE 17, 2025
	CHECKED BY: NV		

Designed By:
HUITT ZOLLARS

WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE:
FIRE ONE PLAN

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

City Project No. | Zone Map No. | Sheet 1 Of 1

Plotted: 6/17/2025 3:48:00 PM, By:Tafoya, Linda
H:\proj\R31347910 - Wincock Town Ctr Rd A and Park - Phase D\10 CADD & BIM\10.1 AutoCAD\Fire One Plan\ROAD A FIRE ONE PLAN.dwg
Last Saved:6/17/2025 3:39:47 PM, tafoya

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, June 10, 2025 2:01 PM
To: Regina Okoye
Subject: 2100 & 2160 LOUISIANA BLVD NE : Public Notice Inquiry Sheet Submission
Attachments: 02 - Zone Atlas_marked.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
ABQ Park NA		Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110	5057107314	
ABQ Park NA		Matt	Mirarchi	mattmirarchi@gmail.com	7540 Leah NE	Albuquerque	NM	87110	9193570548	
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Janice	Arnold-Jones	jearnoldjones70@gmail.com	7713 Sierra Azul Avenue NE	Albuquerque	NM	87110		5053790902
Inez NA	inezneighassn@yahoo.com	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	inezneighassn@yahoo.com	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110	5054634263	5052478070
Jerry Cline Park NA		Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Jerry Cline Park NA		Danielle	Boardman	bluestealth93@gmail.com	1001 Grove Street NE	Albuquerque	NM	87110	5059805216	
Mark Twain NA		Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA		Michele	Benton	mkbenton@swcp.com	1104 Florida NE	Albuquerque	NM	87110	5052395237	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, June 10, 2025 10:31 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Modulus Architects - Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
City
Albuquerque
State
NM
ZIP
87113
Legal description of the subject site for this project:
Situs Address: 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: PARCEL Z-1 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2,F-2, F-3 & J WINROCK CENTER ADDITION CONT 26.0241 AC

Situs Address: LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC

Situs Address: 2100 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4ECONT 2.4765 AC
Physical address of subject site:
2100 & 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Subject site cross streets:

Indian School and Louisiana

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque
Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/16/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice.** This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

Project Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
   Location Description Winrock Town Center - Indian School and Louisiana
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Contractor *[if other than the property owner]* Modulus Architects & Land Use Planning(agent)
4. Application(s) Type* per IDO Table 6-1-1

- ☐ Historic Certificate of Appropriateness – Minor
- ☐ Sign Permit
- ☐ Alternative Signage Plan
- ☐ Wall/Fence Permit
- ☑ Site Plan – Administrative

Summary of project/request*:

We are reaching out to inform you of our ongoing work at Winrock Town Center involving a Subdivision Action to realign Roadway A, which will improve internal circulation and connectivity within the development. In conjunction with this, we are pursuing a Master Site Plan Amendment to identify and formalize future building areas within the center. As part of this effort, public and private utilities will be reconfigured, and internal parking areas will be adjusted to better support the evolving layout and functionality of Winrock Town Center. We plan to submit our Master Site Plan Amendment on June 23rd, with an anticipated Development Facilitation Team (DFT) meeting scheduled for July 2nd. The Subdivision Action will follow at a later date. These updates are part of our ongoing commitment to realizing the long-term vision for the site in a way that enhances accessibility, usability, and compatibility with the surrounding community.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.

6. Where more information about the project can be found*:

   Preferred project contact information:
   Name: Modulus Architects & Land Use Planning
   Email: Angela M. Piarowski
   Phone: 505.338.1499

[Note: Items with an asterisk (*) are required.]

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Others: _____

☐ Online website or project page:_____

Project Information Required for Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[1] J-19-Z

2. Project Illustrations, as relevant*[2]

☑ Architectural drawings

☐ Elevations of the proposed building(s)

☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s)[3] ☐ Waiver(s)[4]

Explanation*: _____

_____

_____

_____

4. ***For Site Plan – Administrative Applications only****,

Attach the proposed site plan showing, at a minimum:

☑ a. Location of proposed buildings and landscape areas. *

☑ b. Access and circulation for vehicles and pedestrians. *

☑ c. Maximum height of any proposed structures, with building elevations.*

☑ d. **For residential development***: Maximum number of proposed dwelling units.

☑ e. **For non-residential development***:

☐ Total gross floor area of proposed project.

☐ Gross floor area for each proposed use.

---

[1] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[2] While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

[3] Separate notice is required for Variance Applications.

[4] Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: N/A

Brief Meeting Summary:

_____

_____

_____

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* +/- 72 acres
2. IDO Zone District(s) PC
3. Overlay Zone(s) *[if applicable]* VPO-2
4. Center or Corridor Area *[if applicable]* _____
5. Current Land Use(s) *[vacant, if none]* _____

_____

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Development Review Services".

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map:
https://tinyurl.com/idozoningmap

[5] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:SITE PLAN_ADMINISTRATIVE (Major Amendment) - DFT	
Decision-making Body:Development Facilitation Team (DFT)	
Pre-Application meeting required:	○Yes ◉No
Neighborhood meeting required:	○Yes ◉No
Mailed Notice required:	○Yes ◉No
Electronic Mail required:	◉Yes ○No
Is this a Site Plan Application:	◉Yes ○No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application:2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110	
Name of property owner:WINROCK PARTNERS LLC	
Name of applicant:Modulus Architects & Land Use Planning, Inc. (agent)/WINROCK PARTNERS LLC (applicant)	
Date, time, and place of public meeting or hearing, if applicable:	
Anticipated Hearing on July 2, 2025 @9AM, VIA ZOOM	
Address, phone number, or website for additional information:	
Regina Okoye with Modulus Architects and Land Use Planning, angela@modulusarchitects.com, 505.338.1499	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☑ Zone Atlas page indicating subject property.	
☑ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if applicable.	
☑ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: **PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).** **PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye Digitally signed by Regina Okoye DN: O="Modulus Architects & Land Use Planning, Inc. ", CN="Regina Okoye ", E=rokoye@modulusarchitects.com Reason: I am the author of this document Location: Date: 2024.09.11 13:15:28-06'00' Foxit PDF Reader Version: 2023.3.0

_____ (Applicant signature) 6/16/25 _____ (Date)

***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ a. Location of proposed buildings and landscape areas.
☑ b. Access and circulation for vehicles and pedestrians.
☐ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use.

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

NOT A PART

EXISTING BUILDING

PROPOSED ROAD-A AREA

FUTURE BUILDING AREA

FUTURE BUILDING AREA

EXISTING TRACT A-1-A DIVIDED
9/26/2012

EXISTING BJ'S

EXISTING REDROBIN

EXISTING MENS DILLARDS

EXISTING WOMENS

EXISTING REGAL

PROPOSED HOTEL
PROPOSED LEASE AREA
0.974 SF +/- TAVAC

PROPOSED BLDG.

FBA

FBA AREA

RAMP

DASHED LINE INDICATES AREA OF 2 LEVEL (950 CAR) BELOW GRADE PARKING GARAGE EXISTING

EXISTING BUILDING AREA

EXISTING
18AA-10019
3/16/2018

INTERSTATE 40

LOUISIANA BOULEVARD NE

INDIAN SCHOOL ROAD NE

SCHOOL ROAD

UPTOWN LOOP

DRB13-70489 AA
3/27/2013

DRB13-704671 AA
10/9/2013.

16DRB-70194 SDPBP
7/12/2016

17-AA-10006
2/3/2017

DRB2019-00354
2/6/2020

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

16AA-10072
6/16/2016

DRB15-70079 SDPBP
7/22/2015

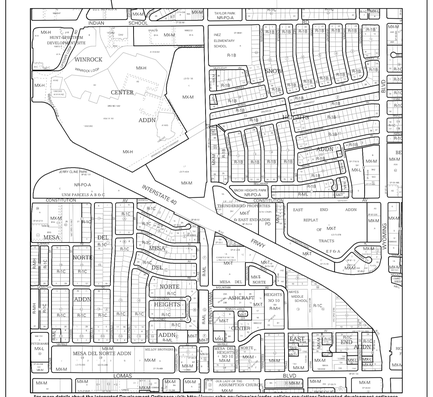
17AA-10002
2/15/2017

15AA-10088
9/30/2015

18AA-00074
7/27/2018

PARK

PROJECT LOCATION



VICINITY MAP

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

100 0 100 200 400

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

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

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-B

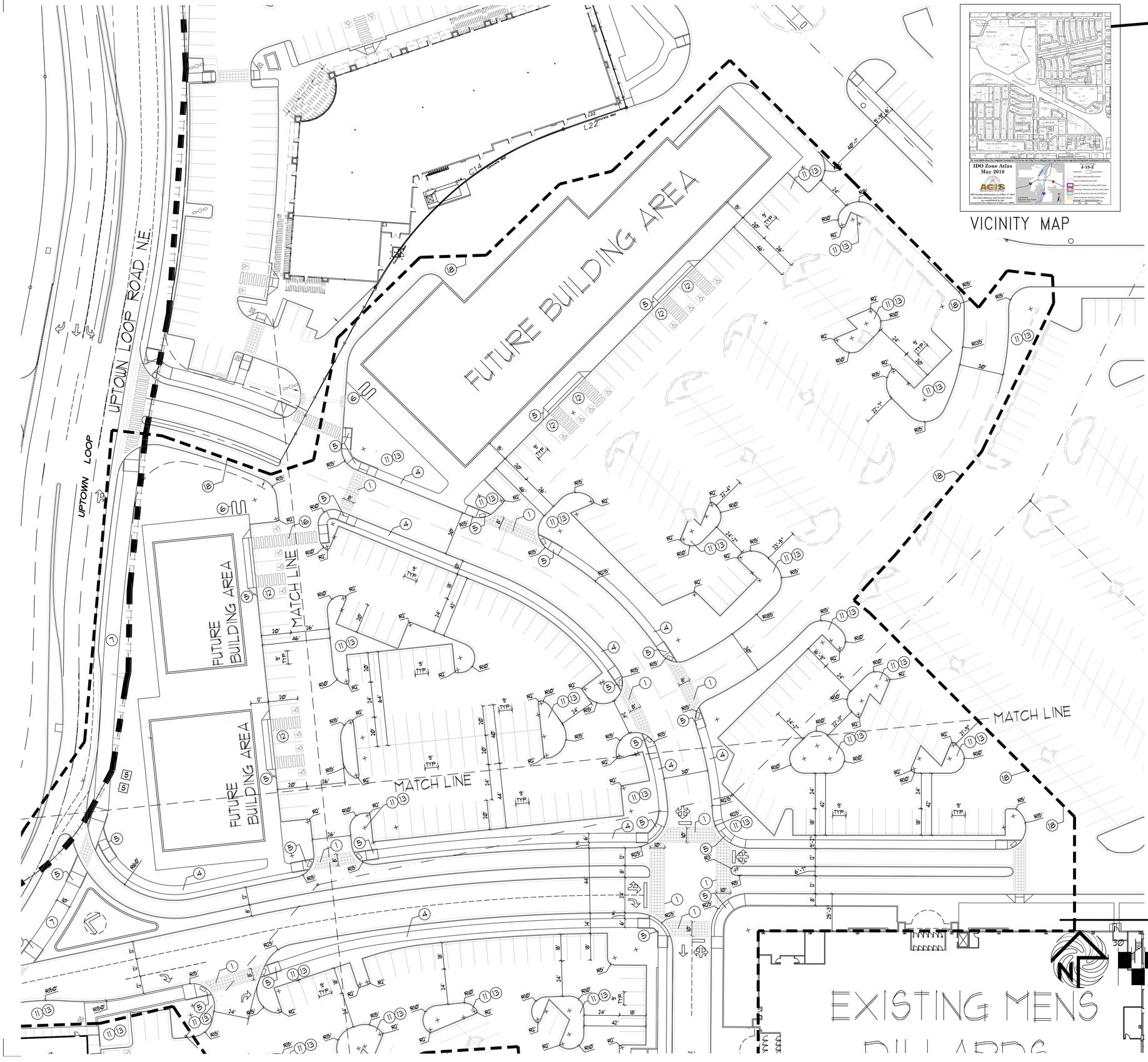
DRAWN BY: S

SHEET TITLE: COMPOSITE AS-BUILT SITE PLAN

DATE: 4/20/2025

SCALE: RE: SCALE

sheet: SP-1 of-



PROJECT LOCATION

VICINITY MAP

KEYED NOTE:

1. INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
2. 25' LIGHT POLE LOCATION
3. 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
   TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL = ⊕
4. 6' CONC. SIDEWALK
5. HANDICAP RAMP PER COA STANDARD
   AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
6. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
   TYPICAL BIKE RACK GRAPHIC SYMBOL =
7. 10' INTEGRALLY COLORED CONC. SIDEWALK
8. TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
9. NOT USED
10. NOT A PART-FUTURE REDEVELOPMENT PHASE
11. 6" HIGH CONC. ISLAND
    RE: SITE GRADING PLAN FOR INFO
12. H.C PARKING STALL.
13. LANDSCAPE AREA
    RE: LANDSCAPE PLAN FOR INFO
14. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
    NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
    RE: SITE PLAN FOR LOCATIONS.
15. NOT USED
16. INDICATES PAINTED CROSS WALK STRIPE
17. EXISTING HYDRANT LOCATION TO REMAIN
18. DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
19. NOT USED
20. INDICATES VEHICLE STOPSIGN LOCATION

LINETYPE LEGEND

PROJECT SCOPE AREA	
EXISTING PROPERTY LINE	
EXISTING CURB LINE	
PROPOSED CURB LINE	

ENLARGED SITE PLAN
SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
A			
A1			
A2			
A3			
A4			
A5			

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E., SUITE 520
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PHONE (505) 338-1499 FAX (505) 338-1498

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

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. N.E
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO. ROAD-18

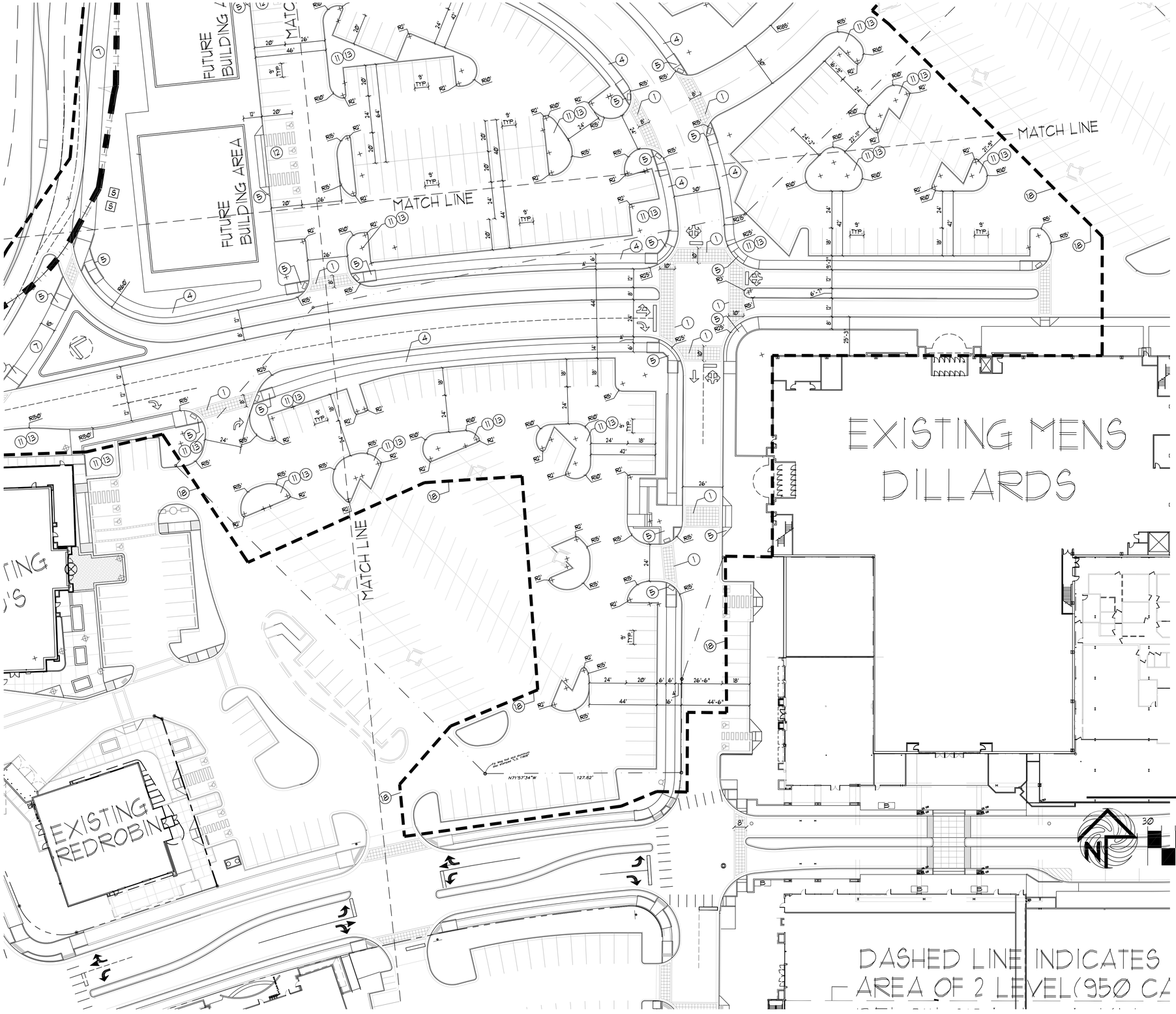
DRAWN BY: S

SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

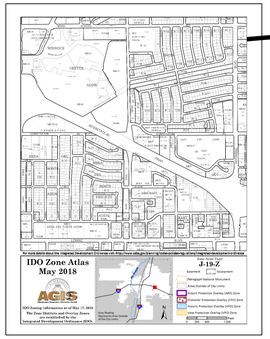
sheet- SP-18 of-



ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120



PROJECT LOCATION

VICINITY MAP

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LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

REV	DATE	BY	REVISION
A			
A1			
A2			
A3			
A4			
A5			

MODULUS ARCHITECTS AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E., SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

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

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-B

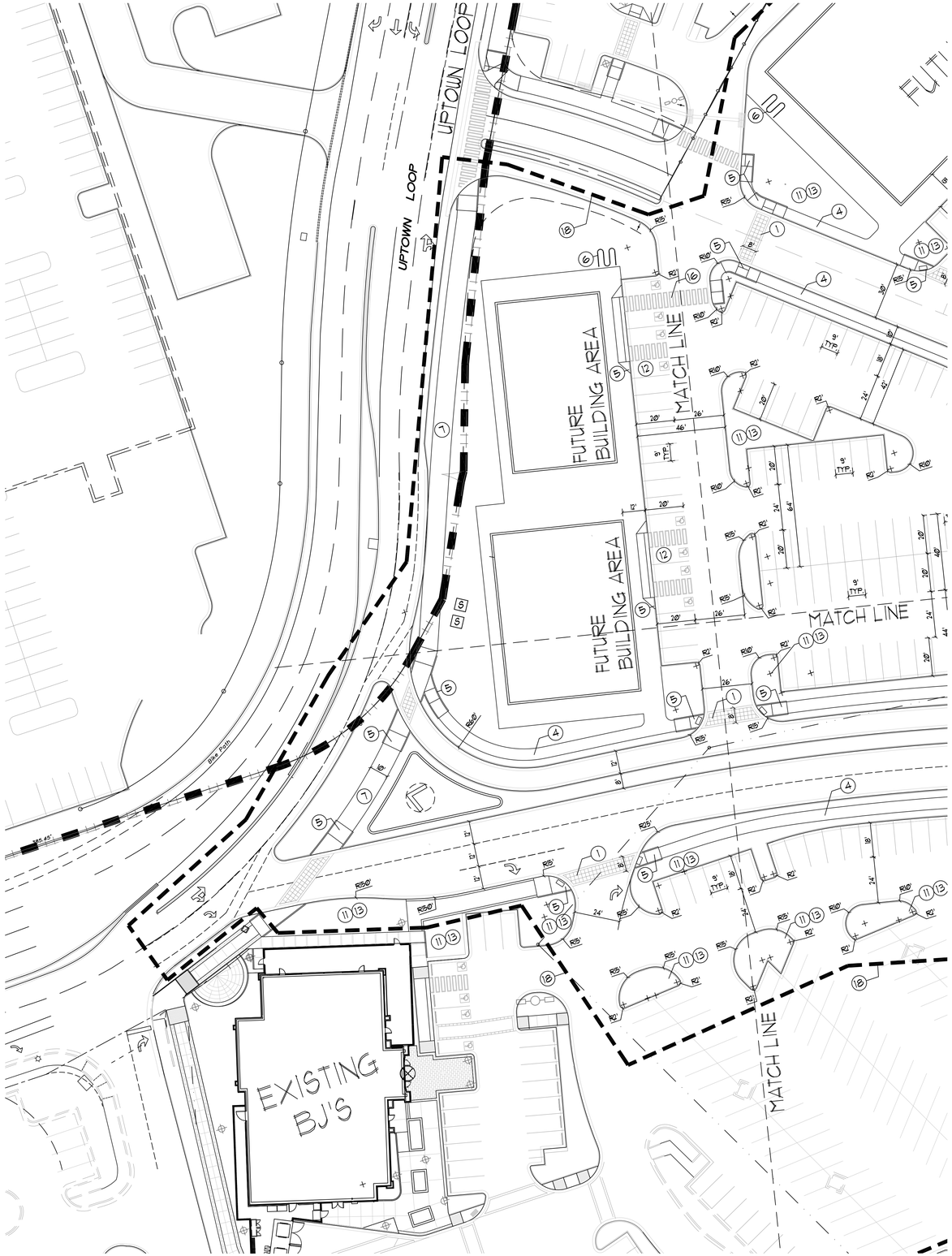
DRAWN BY: S

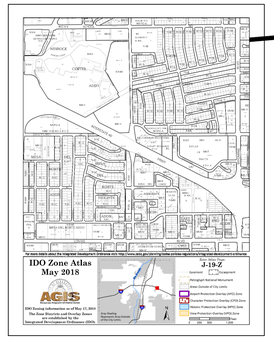
SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

sheet: SP-1C





PROJECT LOCATION

VICINITY MAP

KEYED NOTE:

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LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E., SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

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

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO. ROAD-B

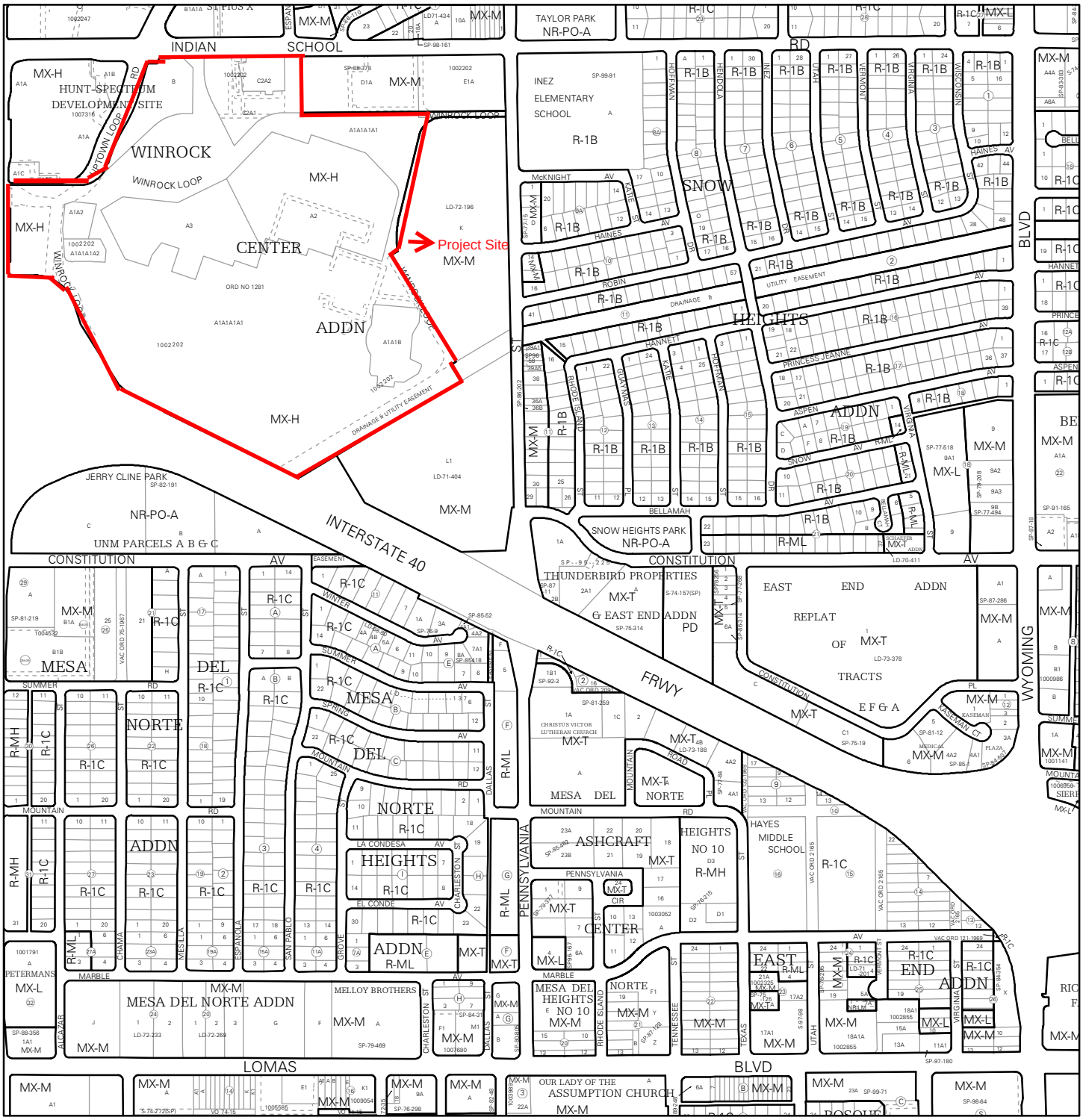
DRAWN BY: S

SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

sheet- SP-1D of-



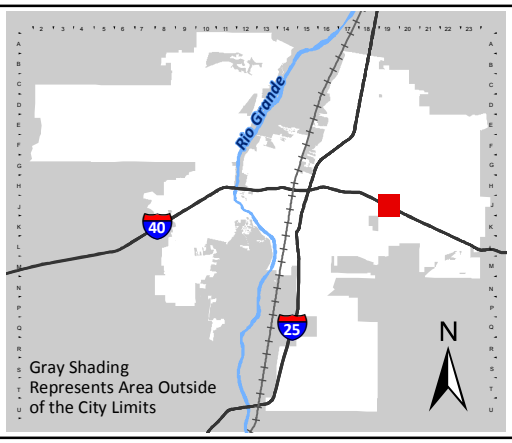
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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

0 250 500 1,000 Feet

Regina Okoye

From: Regina Okoye
Sent: Monday, June 16, 2025 1:39 PM
To: 'inezneighassn@yahoo.com'; 'shirleylockyer@gmail.com'; 'mattmirarchi@gmail.com'; 'mikekious@aol.com'; 'jearnoldjones70@gmail.com'; Donna Yetter; 'yemaya@swcp.com'; 'ericshirley@comcast.net'; 'bluestealth93@gmail.com'; 'bardean12@comcast.net'; 'mkbenton@swcp.com'
Cc: Angela Williamson; Stephen Dunbar
Subject: Public Notice of a Proposed Project in the City of Albuquerque - Winrock Town Center
Attachments: onc response.pdf; Zone Atlas_marked.pdf; Major Amendment Plans.pdf; CABQ_Public_Notice_Checklist.pdf; Emailed-Notice-Administrative.pdf

Public Notice of a Proposed Project in the City of Albuquerque
Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/16/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

Project Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
   Location Description Winrock Town Center - Indian School and Louisiana
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Contractor *[if other than the property owner]* Modulus Architects & Land Use Planning(agent)
4. Application(s) Type* per IDO Table 6-1-1
   - ☐ Historic Certificate of Appropriateness – Minor
   - ☐ Sign Permit
   - ☐ Alternative Signage Plan
   - ☐ Wall/Fence Permit
   - ☑ Site Plan – Administrative

   Summary of project/request*:

We are reaching out to inform you of our ongoing work at Winrock Town Center involving a Subdivision Action to realign Roadway A, which will improve internal circulation and connectivity within the development. In conjunction with this, we are pursuing a Master Site Plan Amendment to identify and formalize future building areas within the center. As part of this effort, public and private utilities will be reconfigured, and internal parking areas will be adjusted to better support the evolving layout and functionality of Winrock Town Center. We plan to submit our Master Site Plan Amendment on June 23rd, with an anticipated Development Facilitation Team (DFT) meeting scheduled for July 2nd. The Subdivision Action will follow at a later date. These updates are part of our ongoing commitment to realizing the long-term vision for the site in a way that enhances accessibility, usability, and compatibility with the surrounding community.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.

6. Where more information about the project can be found*:

   Preferred project contact information:

   Name: Modulus Architects & Land Use Planning
   Email: Angela M. Piarowski
   Phone: 505.338.1499

- [x] Attachments:
  - [x] Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
  - [ ] Others: _____
- [ ] Online website or project page: _____

Project Information Required for Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[1] J-19-Z
2. Project Illustrations, as relevant*[2]
   - [x] Architectural drawings
   - [ ] Elevations of the proposed building(s)
   - [ ] Other illustrations of the proposed application

   See attachments or the website/project page noted above for the items marked above
3. The following exceptions to IDO standards have been requested for this project*:
   - [ ] Deviation(s)
   - [ ] Variance(s)[3]
   - [ ] Waiver(s)[4]

   Explanation*: N/A
4. ***For Site Plan – Administrative Applications only****,

   Attach the proposed site plan showing, at a minimum:
   - [x] a. Location of proposed buildings and landscape areas. *
   - [x] b. Access and circulation for vehicles and pedestrians. *
   - [x] c. Maximum height of any proposed structures, with building elevations.*
   - [x] d. **For residential development***: Maximum number of proposed dwelling units.
   - [x] e. **For non-residential development***:
     - [ ] Total gross floor area of proposed project.
     - [ ] Gross floor area for each proposed use.

Pre-submittal Neighborhood Meeting date, if it occurred: N/A

Brief Meeting Summary:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* +/- 72 acres
2. IDO Zone District(s) MX-H
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* Uptown Urban Center, Americas Pkwy/Louisiana Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]* Commercial Retail

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Development Review Services".

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map:
https://tinyurl.com/idozoningmap

Regina Okoye, Vice President
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
Direct: 505.808.3868
Email: rokoye@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook

MODULUS
ARCHITECTS & LAND USE PLANNING

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1 All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted within 3 days of application acceptance and remain for at least 15 days. Evidence of the sign posting must also be provided within 3 days. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

LOCATION
A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
B. The face of the sign shall be parallel to the street.
C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER
A. One sign shall be posted on each street frontage.
B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

PHYSICAL POSTING
A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
B. Large nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that:
I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (15) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.
I further certify that the required public notice signs were posted per the instructions above.

SIGNATURE & DATE:

Regina O'Kroye 6/30/2025

PROJECT NUMBER & ADDRESS:

PR-2018-001579 - 2100 LOUISIANA BLVD NE

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 24, 2025

Stephen Dunbar R.A
Modulus Architects
8220 San Pedro Dr. NE
Albuquerque NM 87113

Re: **Winrock Town Center**
2160 Louisiana Blvd NE
Traffic Circulation Layout
Architect's Stamp 06-24-2025 (J19D058)
TRANS-2025-00155

Dear Mr. Dunbar,

The TCL submittal received 06-24-2025 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and submitted to ABQ-Plan for review.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

NOT A PART

EXISTING BUILDING

PARK PROJECT LOCATION

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

DRB13-704671 AA
10/9/2013

16DRB-70194 SDPBP
7/12/2016

17-AA-10006
2/3/2017

DRB2019-00354
2/6/2020

PROPOSED HOTEL
PROPOSED LEASE AREA
0.974 SF +/- TAUC

FUTURE BUILDING AREA

PROPOSED
ROAD-A AREA

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

EXISTING TRACT A-1-A DIVIDED
9/26/2012

EXISTING BJ'S

EXISTING WOMENS

EXISTING MENS
DILLARDS

16AA-10072
6/16/2016

EXISTING REDROBIN

FBA

RAMP

DASHED LINE INDICATES AREA OF 2 LEVEL (950 CAR) BELOW GRADE PARKING GARAGE EXISTING

DRB15-70079 SDPBP
7/22/2015
17AA-10002
2/15/2017

15AA-10088
9/30/2015

18AA-00074
7/27/2018

EXISTING BUILDING AREA

EXISTING REGAL

EXISTING
18AA-10019
3/16/2018

INTERSTATE 40

LOUISIANA BOULEVARD NE

INDIAN SCHOOL ROAD NE

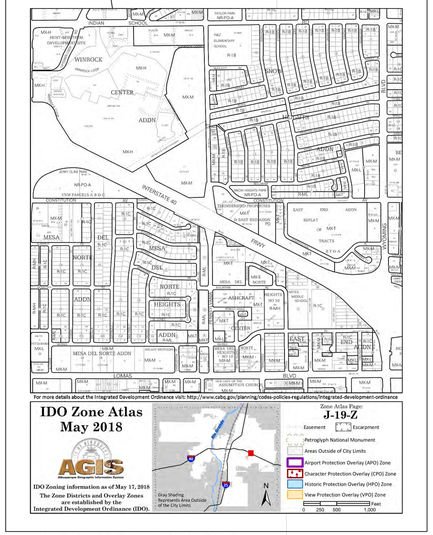
SCHOOL ROAD

UPTOWN LOOP

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

100 0 100 200 400

VICINITY MAP



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo — Signed
6/24/2025 — Date

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
6/24/2025

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-B

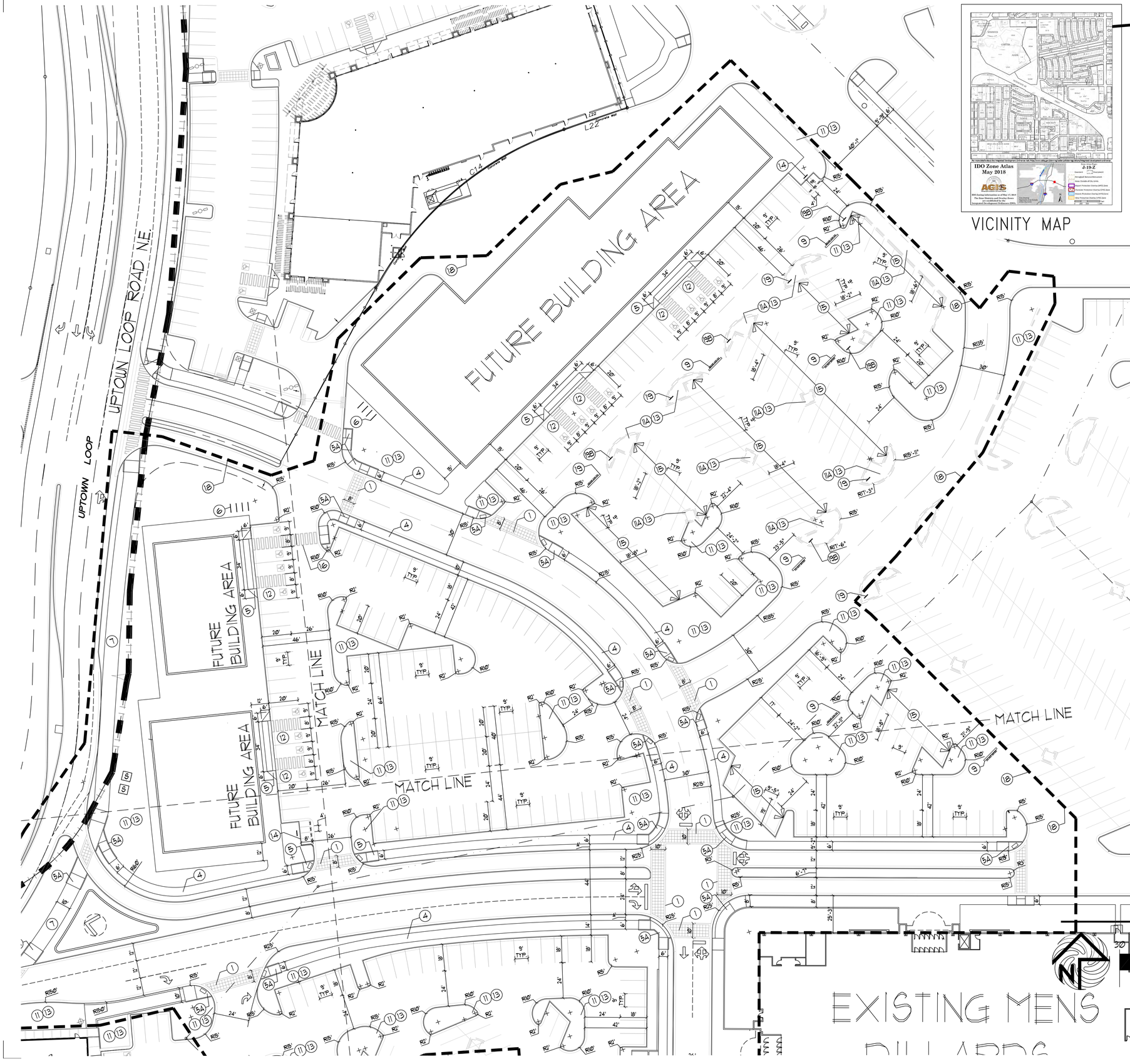
DRAWN BY: S

SHEET TITLE: COMPOSITE AS-BUILT SITE PLAN

DATE: 4/20/2025

SCALE: RE: SCALE

SHEET: SP-1 OF



KEYED NOTE:

1. INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
2. 25' LIGHT POLE LOCATION
3. 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
   TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL =
4. 6' CONC. SIDEWALK
5. HANDICAP RAMP PER COA STANDARD
   AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
   RE: DETAIL 1/G4
5A. HANDICAP RAMP PER COA STANDARD
   AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
   RE: DETAIL 5/G4
6. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
   RE: DETAIL 16/G4
   TYPICAL BIKE RACK GRAPHIC SYMBOL =
7. 10' INTEGRALLY COLORED CONC. SIDEWALK
8. TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
9. INDICATES "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL 17/G4
10. NOT A PART-FUTURE REDEVELOPMENT PHASE
11. 6" HIGH CONC. ISLAND
    RE: SITE GRADING PLAN FOR INFO
11A. EXISTING 6" HIGH CONC. ISLAND TO REMAIN
    RE: SITE GRADING PLAN FOR INFO
12. H.C PARKING STALL. RE: DETAIL 9/G4
13. LANDSCAPE AREA
    RE: LANDSCAPE PLAN FOR INFO
14. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
    NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
    RE: SITE PLAN FOR LOCATIONS. RE: DETAIL 14/G4 SIGNAGE DETAIL
    RE: DETAIL 10/G4 FOR PAINTED DESIGNATION "MC" WITHIN EACH STALL.
15. EXISTING PARKING LOT STRIP/STALL TO REMAIN.
16. INDICATES PAINTED CROSS WALK STRIPE
17. EXISTING HYDRANT LOCATION TO REMAIN
18. DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
19. INDICATES "ONE WAY" SIGNAGE LOCATION RE: DETAIL 13/G4
19B. INDICATES "DO NOT ENTER" SIGNAGE LOCATION RE: DETAIL 13/G4
20. INDICATES VEHICLE STOPSIGN LOCATION

LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo — Signed — 6/24/2025 — Date

ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120

REV	DATE	BY	REVISION
A			
A1			
A2			
A3			
A4			
A5			

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JOB NO. ROAD-B

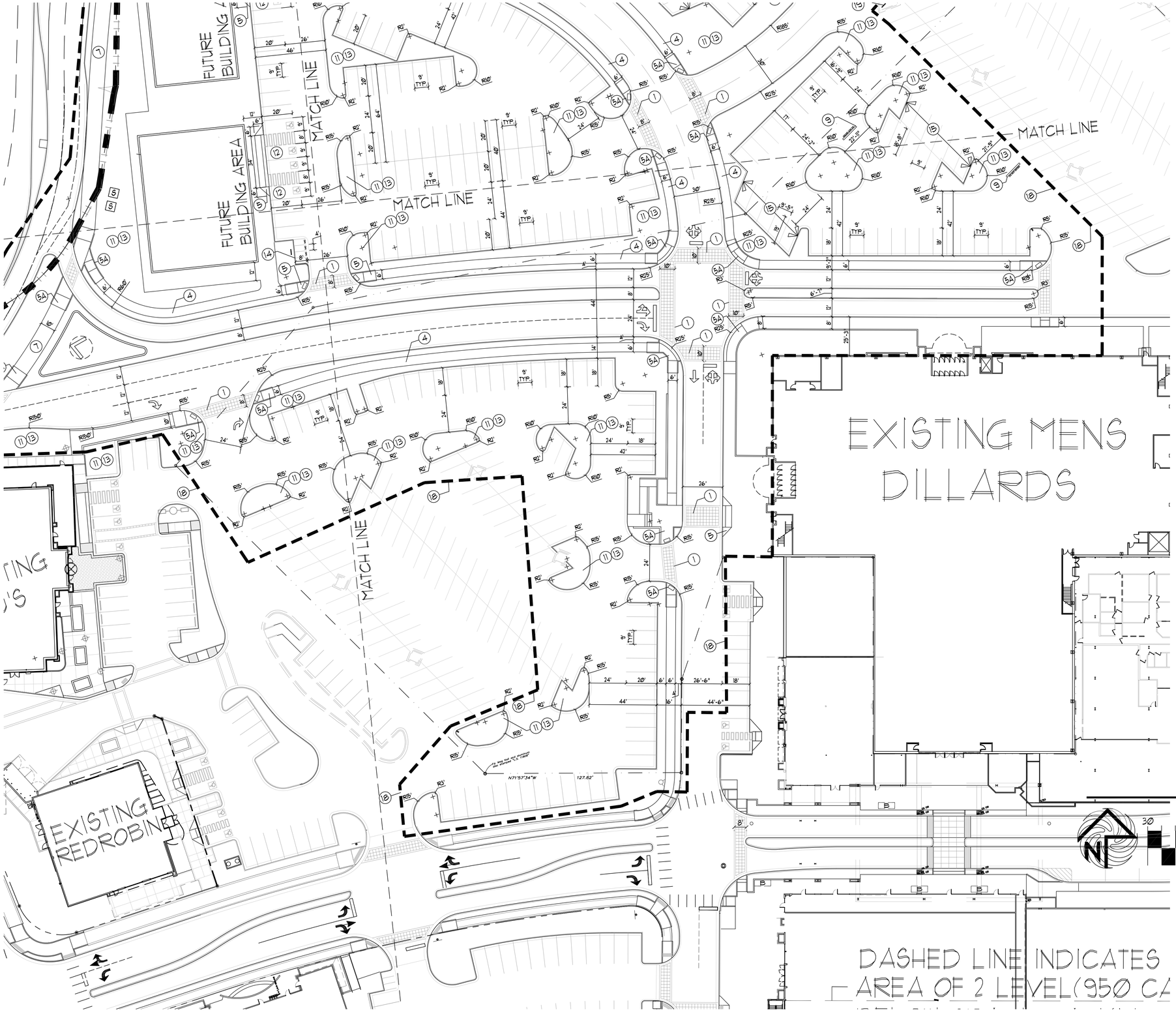
DRAWN BY: S

SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

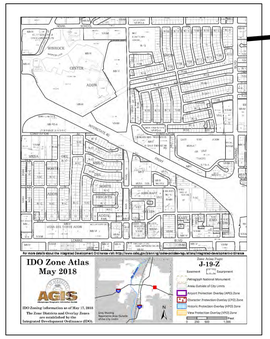
sheet: SP-1B



ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120



PROJECT LOCATION

VICINITY MAP

KEYED NOTES

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LINETYPE LEGEND

PROJECT SCOPE AREA
EXISTING PROPERTY LINE
EXISTING CURB LINE
PROPOSED CURB LINE

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 6/24/2025
Signed Date

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS AND LAND USE PLANNING
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STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
6/24/2025

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2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-B

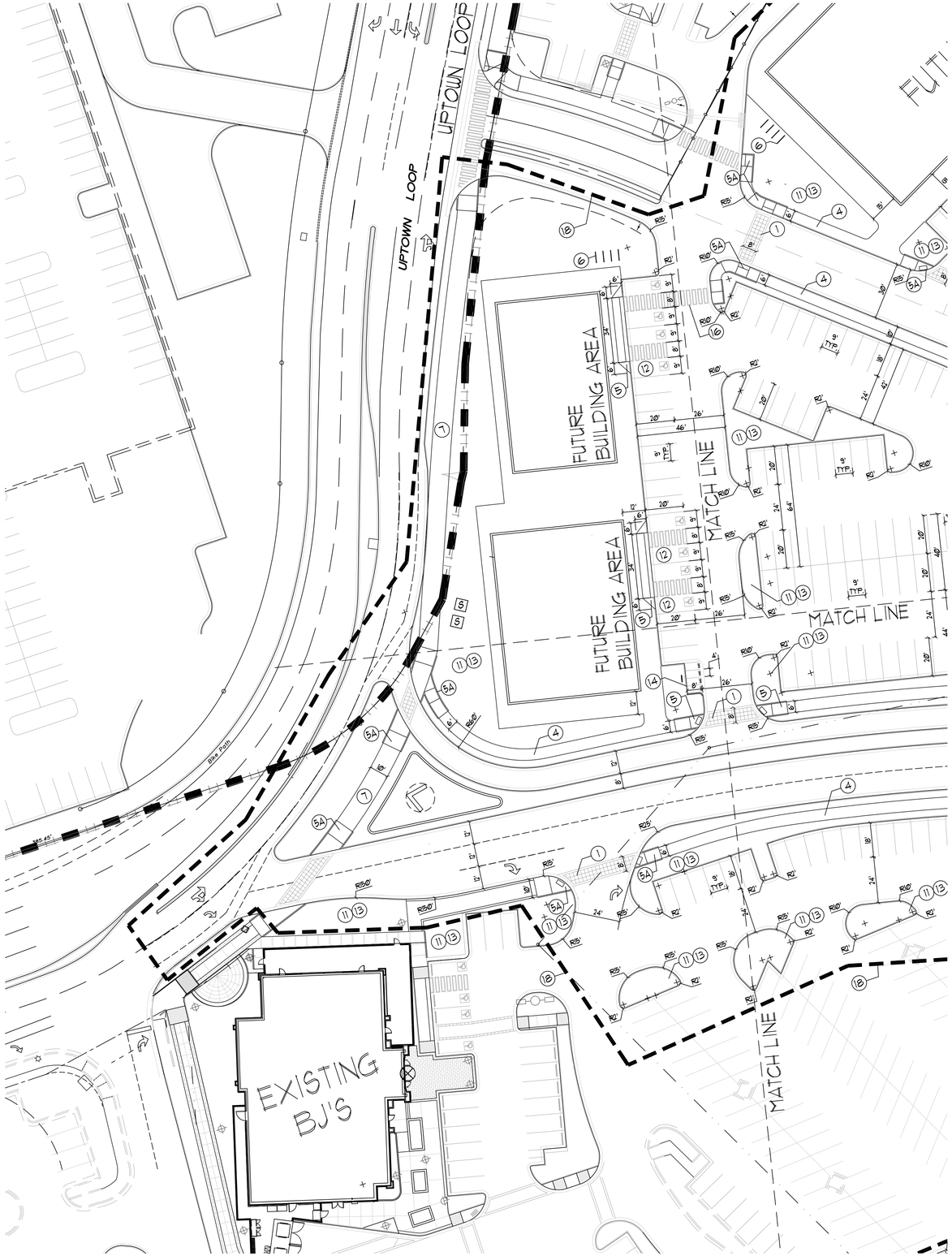
DRAWN BY: S

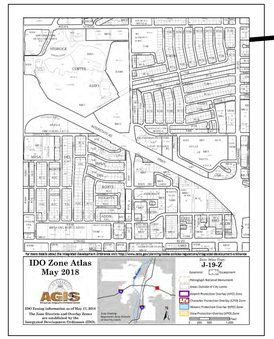
SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

SHEET: SP-1C





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ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 30 60 120

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo — Signed

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REV	DATE	BY	REVISION
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2100 LOUISIANA BLVD. N.E.
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: ROAD-18

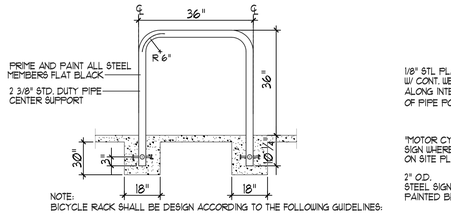
DRAWN BY: S

SHEET TITLE: PROPOSED ROAD-E

DATE: 4/20/2025

SCALE: RE: SCALE

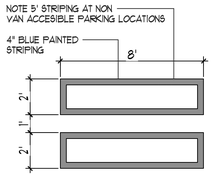
sheet: SP-1D of-



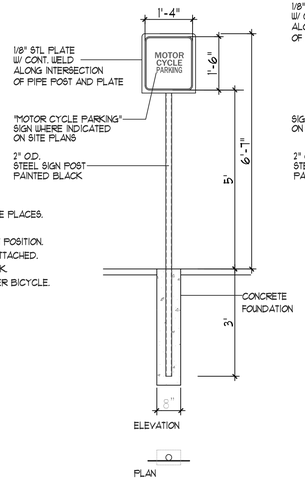
NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:

A. THE RACK SHALL BE MINIMUM 36" TALL AND 36" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BYCYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

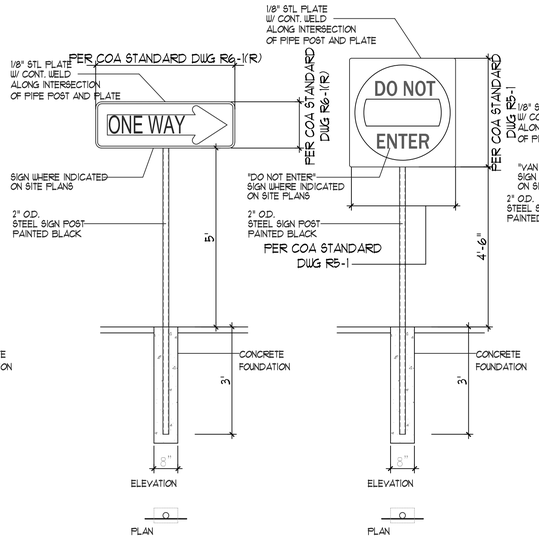
16 BIKE RACK
N.T.S



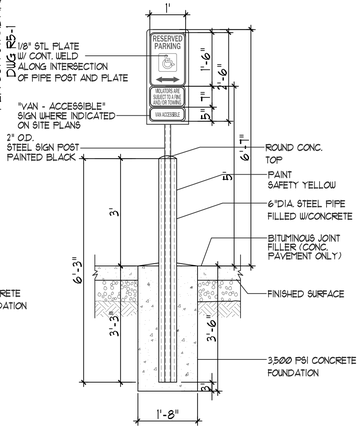
15 H.C PARKING-WALK PAINT DETAIL
N.T.S



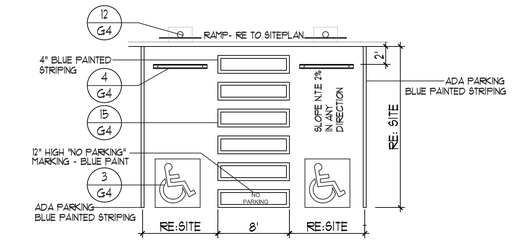
14 MOTORCYCLE. SIGNAGE
N.T.S



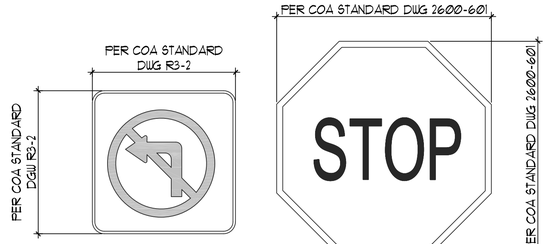
13 DIRECTIONAL. SIGNAGE
N.T.S



12 H.C SIGNAGE
N.T.S

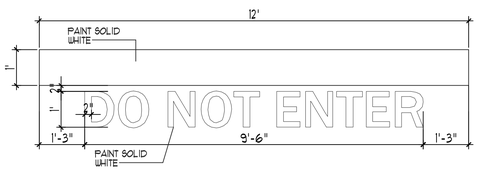


17 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)
N.T.S

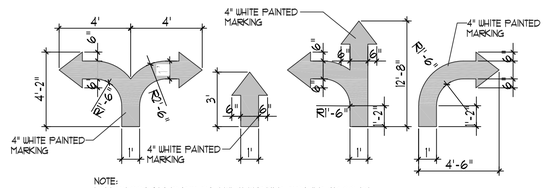


11 SIGNAGE FACE DETAIL
NTS

10 MOTORCYCLE PARKING PAINT DETAIL
N.T.S

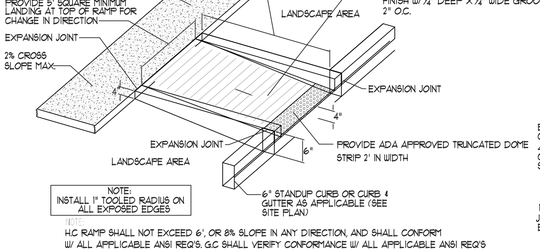


9 SITE DIRECTIONAL PAINT DETAIL
N.T.S



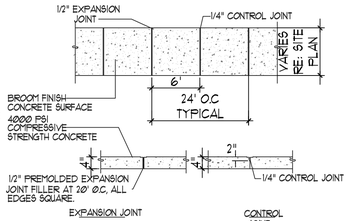
NOTE:
FOLLOW COA STANDARD PAVEMENT MARKING DRAWING #2600-105

8 SITE DIRECTIONAL PAINT DETAIL
N.T.S

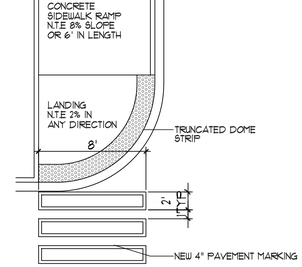


NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

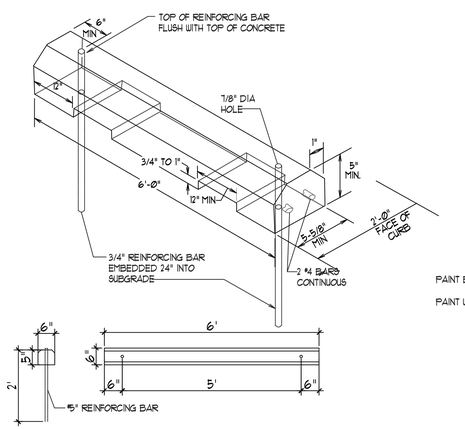
7 CURBED RAMP DETAIL
N.T.S



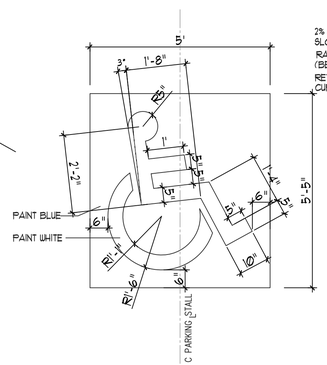
6 TYPICAL SIDEWALK
N.T.S



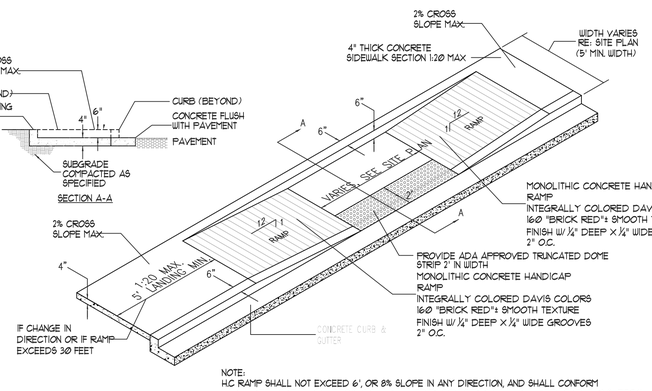
5 TYPICAL CONC. CROSSWALK
N.T.S



4 WHEEL STOP
N.T.S



3 H.C SIGNAGE
N.T.S



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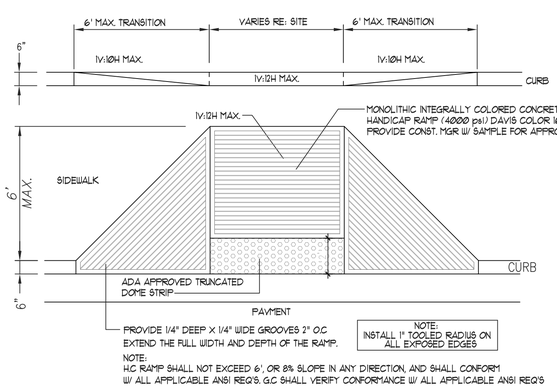
2 TAPERED RAMP DETAIL
N.T.S



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1 FLARED H.C RAMP
N.T.S

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo — Signed
6/24/2025 — Date

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

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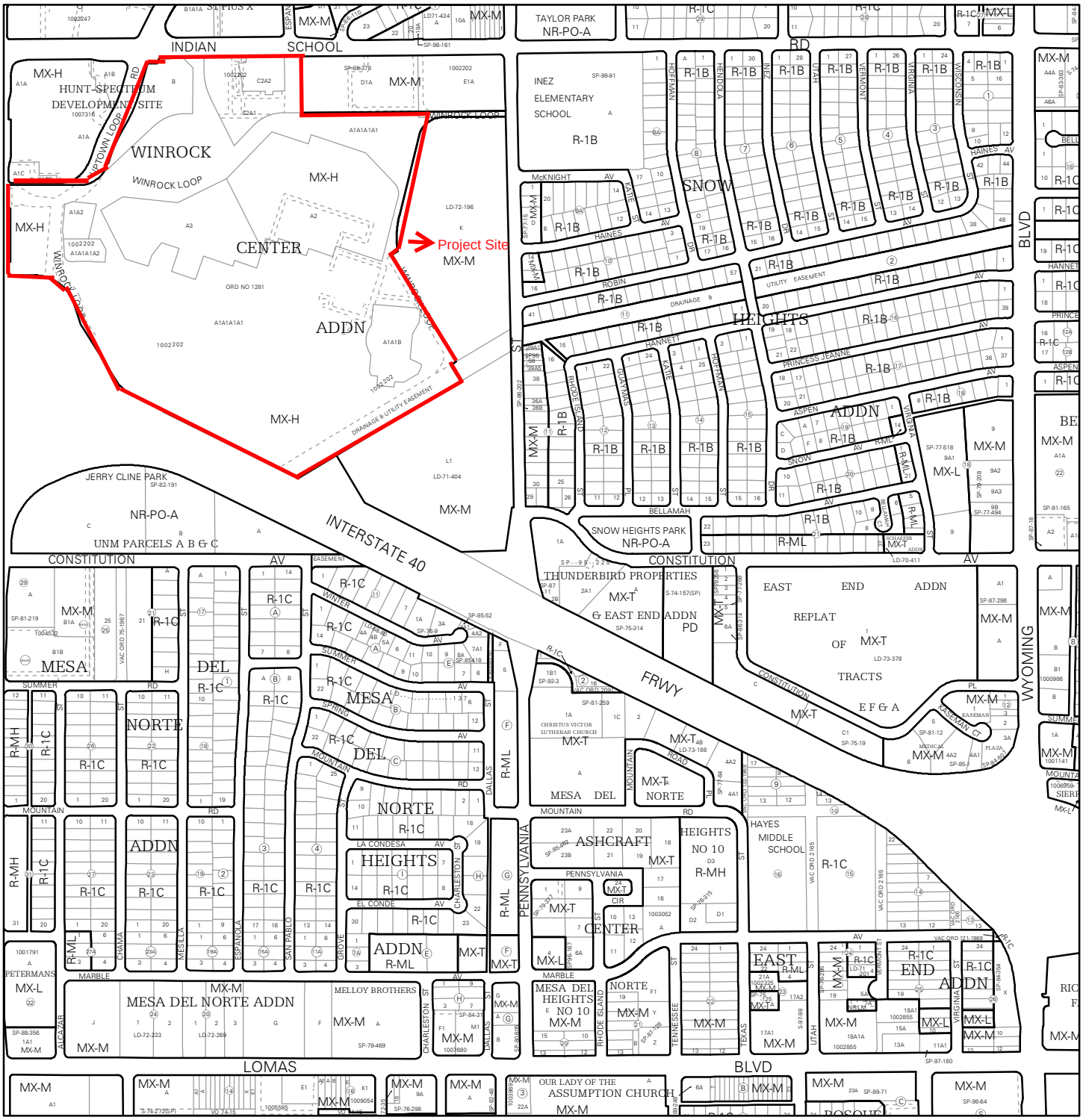
SHEET TITLE: SITE DETAILS

DATE: 4/20/2025
SCALE: RE: SCALE
sheet- G4 of-



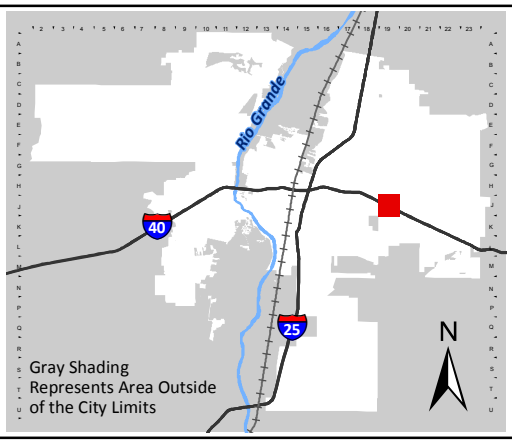
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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

0 250 500 1,000 Feet