

# 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.

PO Box 1293

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.

Albuquerque

NM 87103

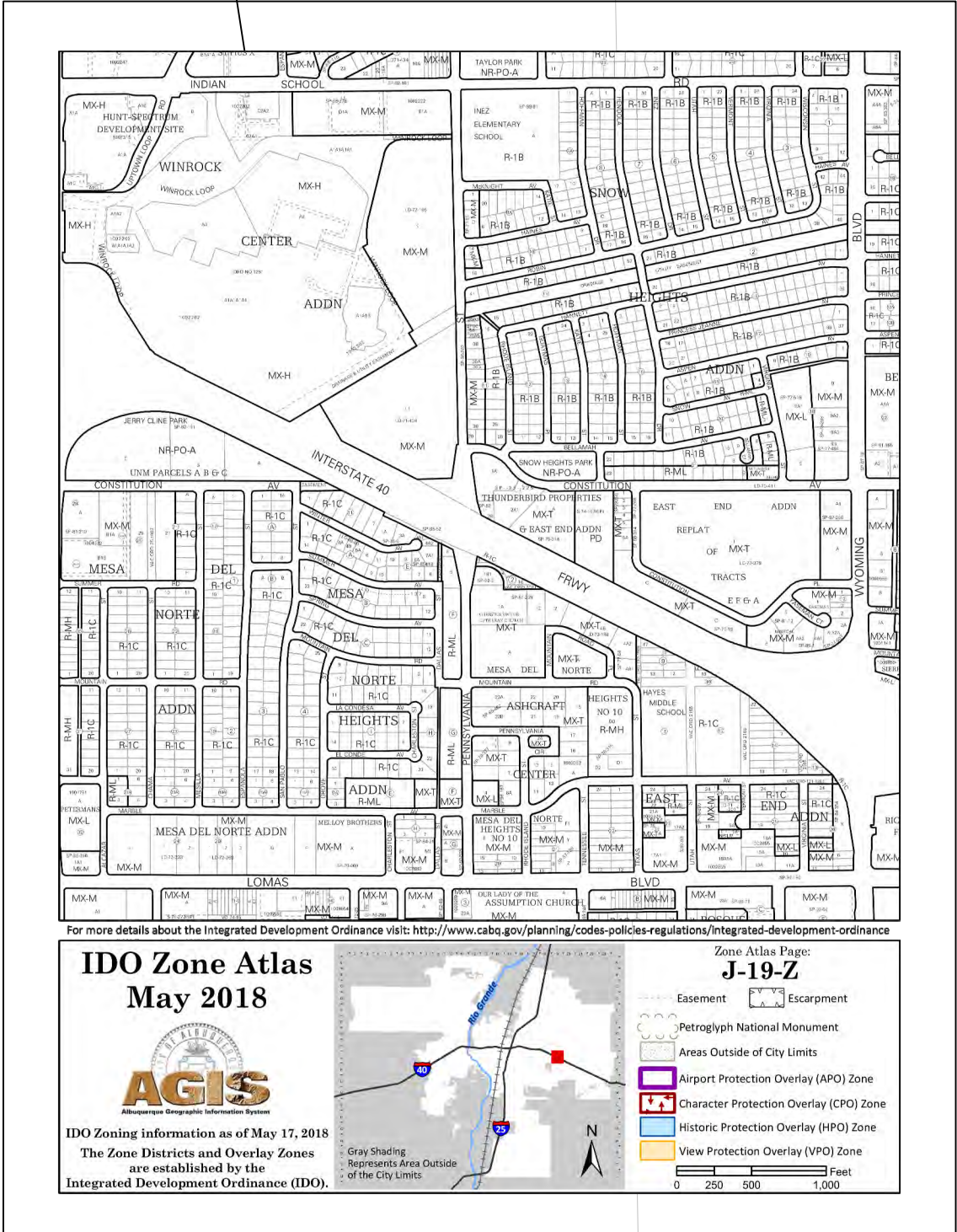
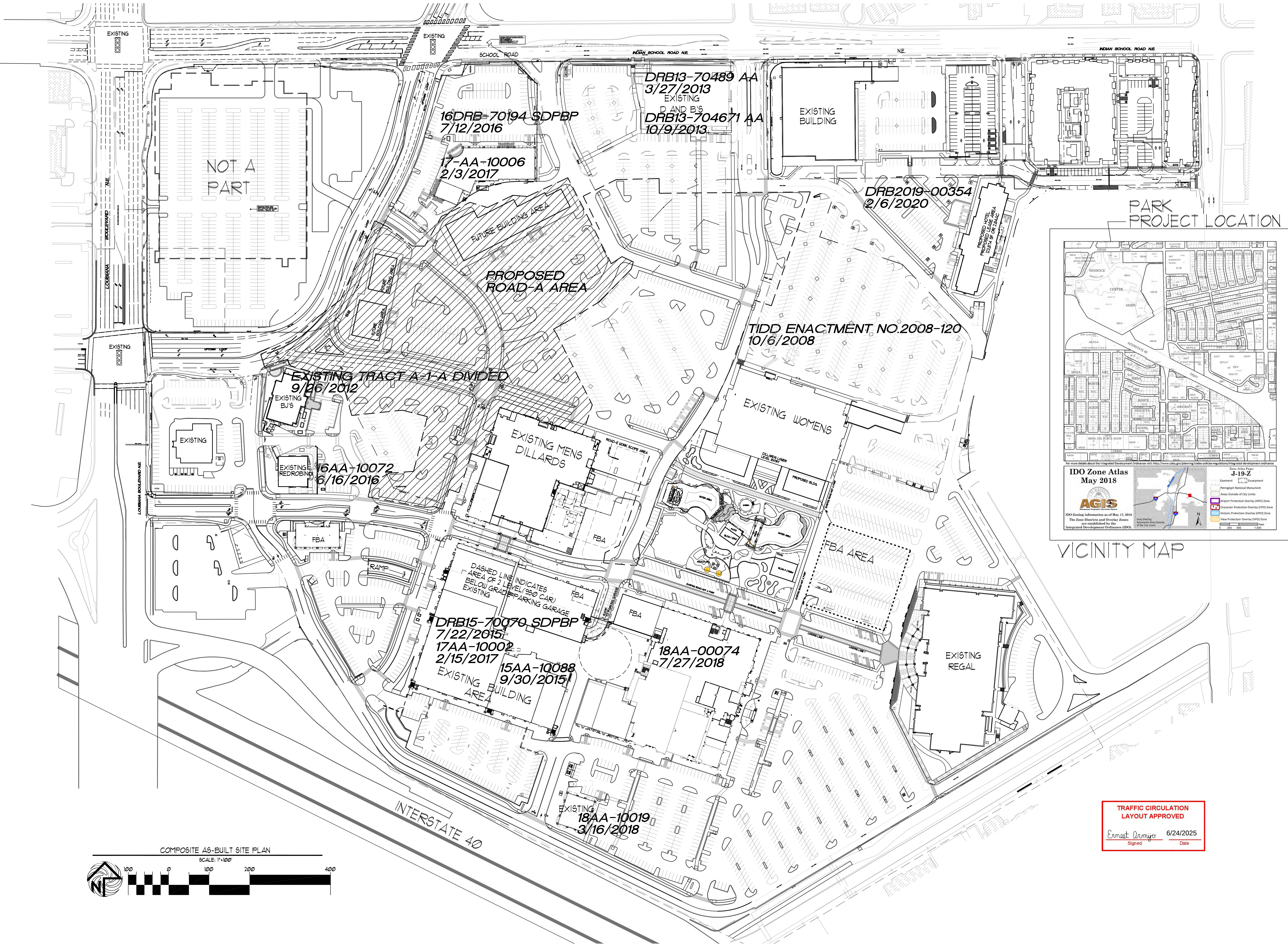
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

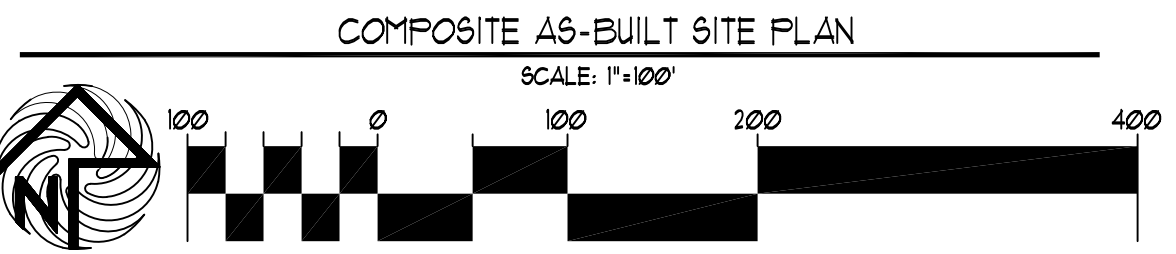
Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



TRAFFIC CIRCULATION  
LAYOUT APPROVED

*Ernest Ormigo* 6/24/2025  
Signed Date

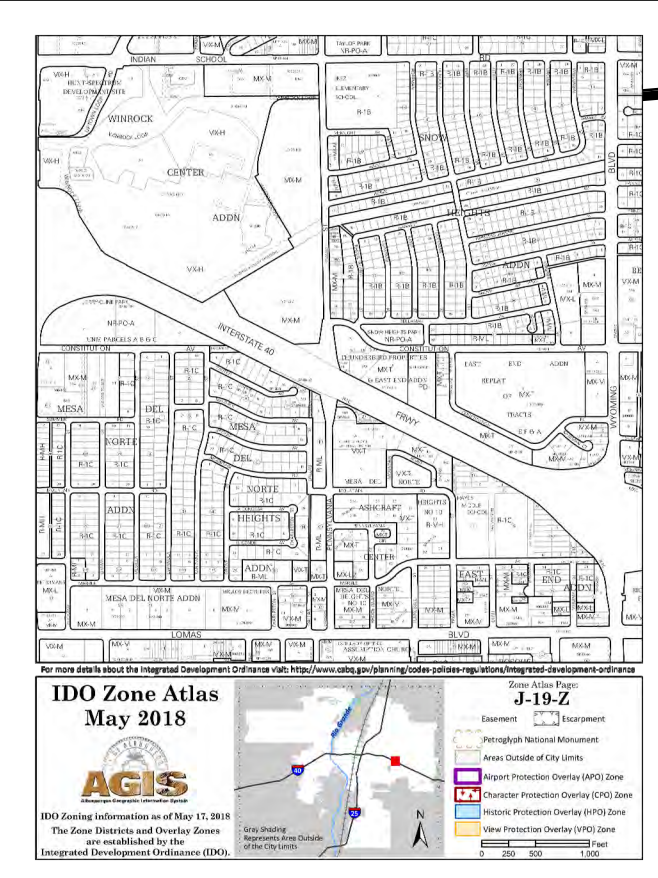
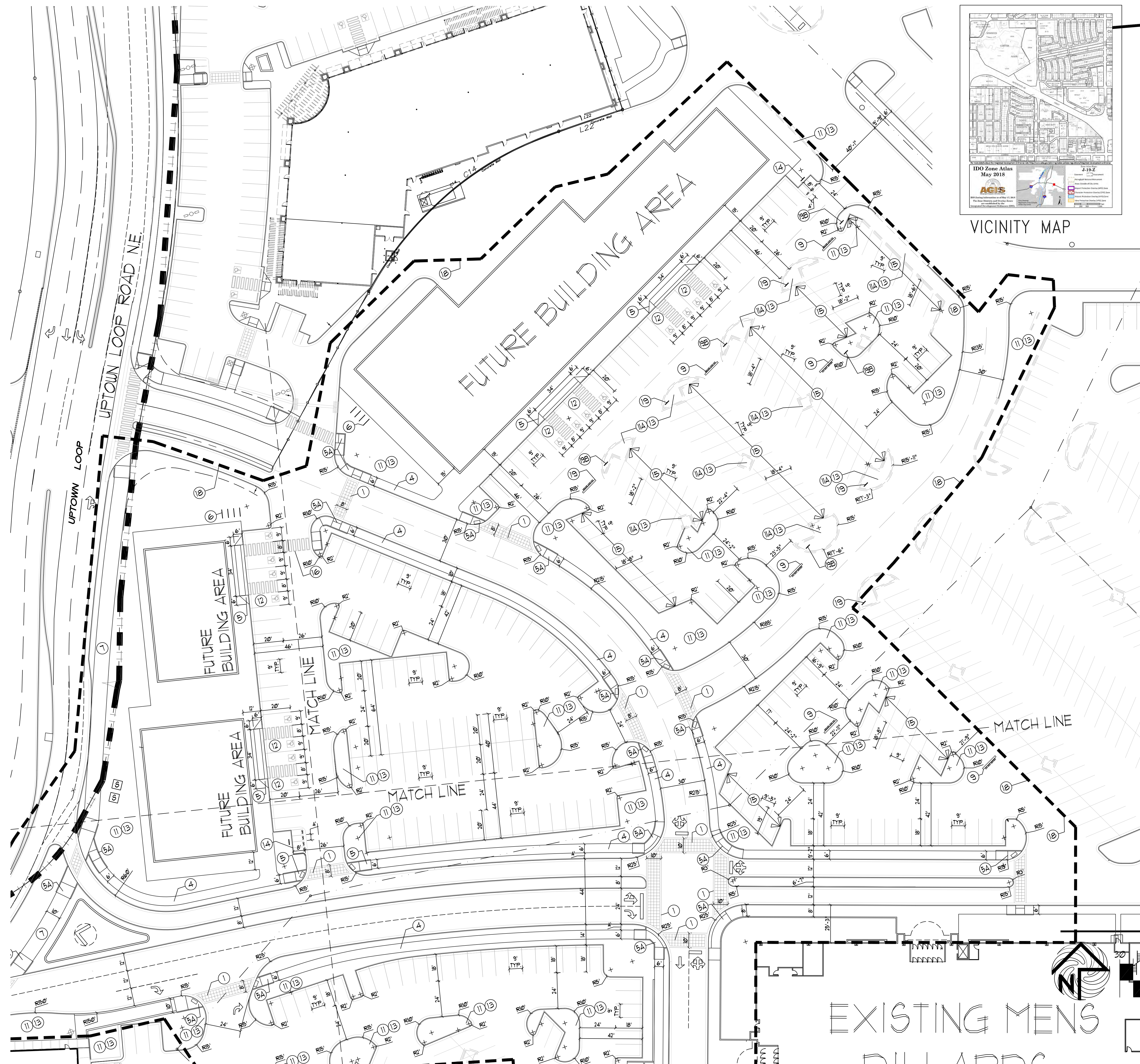


| REV | DATE      | BY | REVISION |
|-----|-----------|----|----------|
| 1   | 6/24/2025 |    | Initial  |
| 2   | 6/24/2025 |    | Revised  |
| 3   | 6/24/2025 |    | Revised  |
| 4   | 6/24/2025 |    | Revised  |
| 5   | 6/24/2025 |    | Revised  |
| 6   | 6/24/2025 |    | Revised  |

**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

|                                                                                    |                   |                                             |
|------------------------------------------------------------------------------------|-------------------|---------------------------------------------|
| PROJECT TITLE<br>WINROCK TOWN CENTER<br>2000 LOUISIANA BLVD. NE<br>ALBUQUERQUE, NM | JOB NO.<br>ROAD-B | DRAWN BY<br>S                               |
| PROJECT MANAGER<br>STEPHEN DUNBAR, AIA                                             | DATE<br>6/24/2025 | SHEET TITLE<br>COMPOSITE AS-BUILT SITE PLAN |

|                     |                |
|---------------------|----------------|
| DATE:<br>4/20/2025  | SHEET:<br>SP-1 |
| SCALE:<br>RE: SCALE |                |



PROJECT  
LOCATION

- 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 DORIES PER COA STANDARDS  
RE: DETAIL 1/G4
  - ⑤A HANDICAP RAMP PER COA STANDARD  
AT 1:12 MAX SLOPE WITH TRUNCATED DORIES 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 11/G4
  - ⑩ NOT A PART-FUTURE REDEVELOPMENT PHASE
  - ⑪ 6" HIGH CONC. ISLAND  
RE: SITE GRADING PLAN FOR INFO  
EXISTING 6" HIGH CONC. ISLAND TO REMAIN  
RE: SITE GRADING PLAN FOR INFO
  - ⑪A HC PARKING STALL. RE: DETAIL 9/G4
  - ⑬ LANDSCAPE AREA  
RE: LANDSCAPE PLAN FOR INFO
  - ⑭ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION  
NOTE: EACH ON-SITE 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 STOP SIGN LOCATION
- 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

ENLARGED SITE PLAN

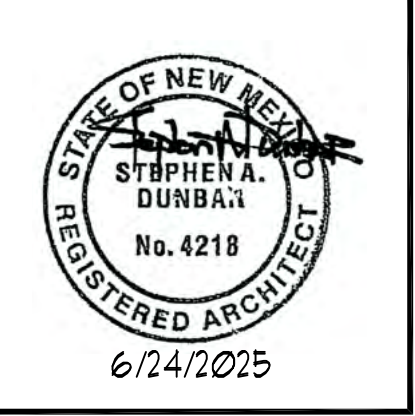
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EXISTING MENS  
BUILDING

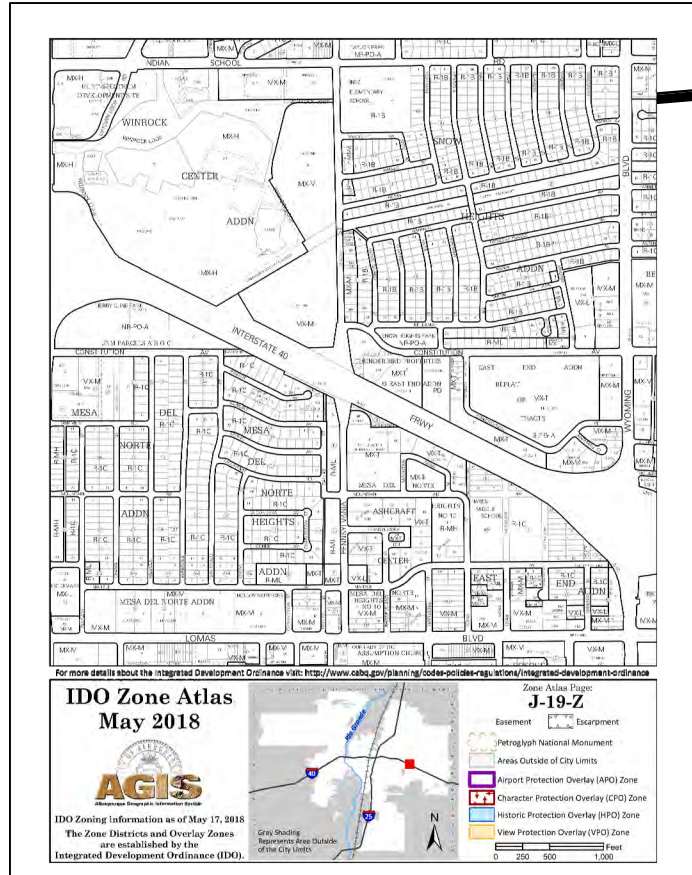
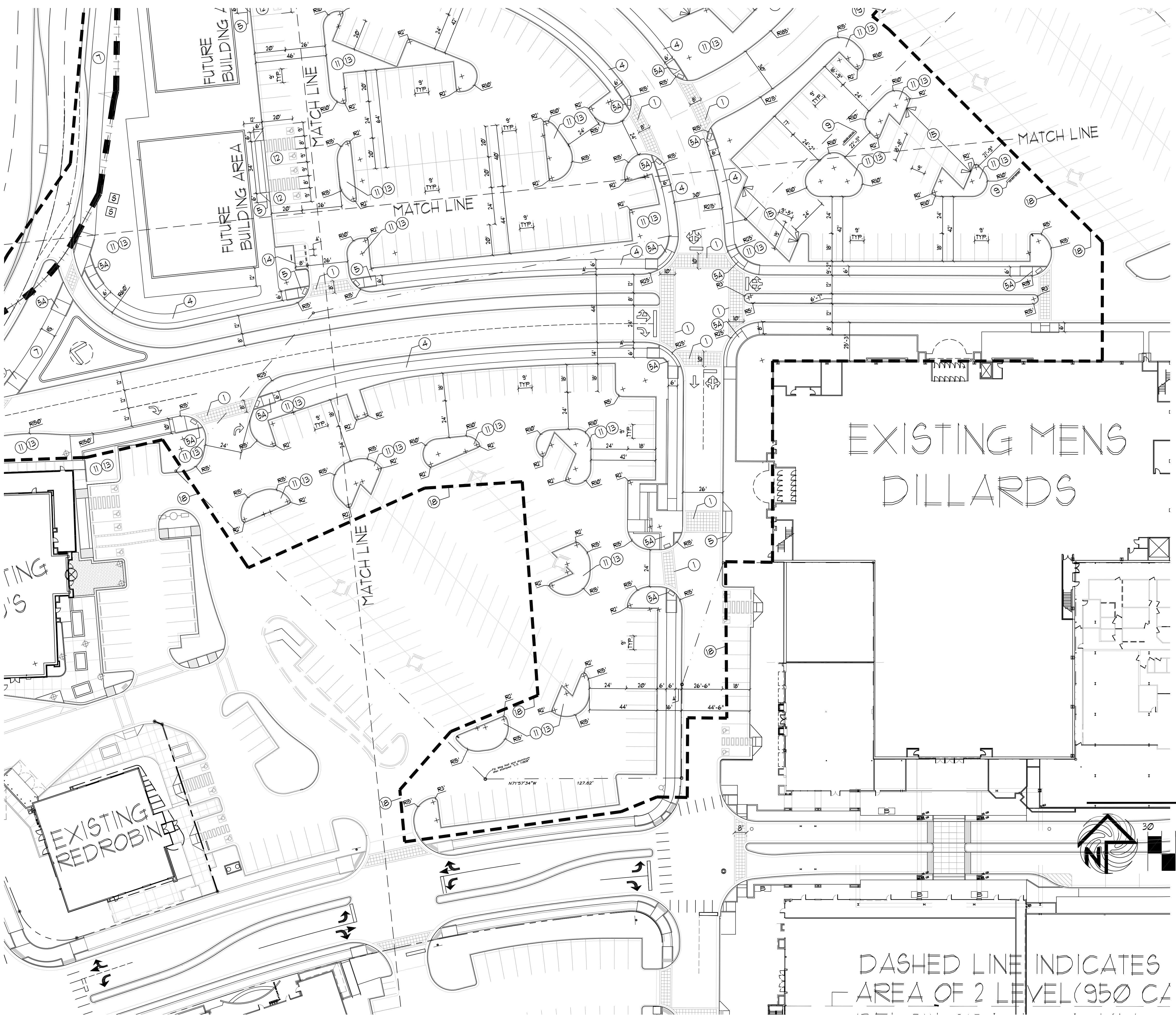
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**MODULUS ARCHITECTS  
AND LAND USE PLANNING**  
8220 SAN PEDRO DR. N.E. SUITE 520  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



|                                                                                    |                   |               |
|------------------------------------------------------------------------------------|-------------------|---------------|
| PROJECT TITLE<br>WINROCK TOWN CENTER<br>2000 LOUISIANA BLVD. NE<br>ALBUQUERQUE, NM | JOB NO.<br>ROAD-B | DRAWN BY<br>S |
| PROJECT MANAGER<br>STEPHEN DUNBAR, AIA                                             | ROAD-B            |               |
| SHEET TITLE<br>PROPOSED ROAD-B                                                     |                   |               |

|                     |                |
|---------------------|----------------|
| DATE:<br>4/20/2025  | SHEET<br>SP-1B |
| SCALE:<br>RE: SCALE |                |

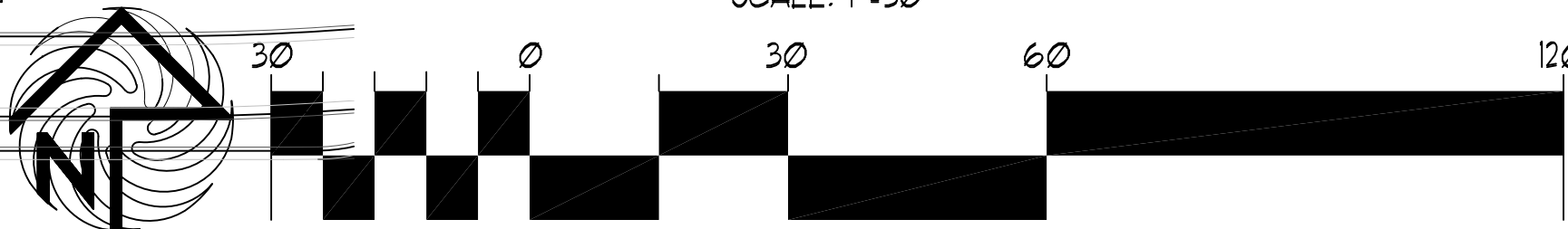


PROJECT  
LOCATION

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  - ⑳ INDICATES VEHICLE STOP SIGN LOCATION
- LINE TYPE LEGEND**
- |                        |  |
|------------------------|--|
| PROJECT SCOPE AREA     |  |
| EXISTING PROPERTY LINE |  |
| EXISTING CURB LINE     |  |
| PROPOSED CURB LINE     |  |

ENLARGED SITE PLAN

SCALE: 1"=30'



DASHED LINE INDICATES  
AREA OF 2 LEVEL (950 C/

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Armijo 6/24/2025  
Signed Date

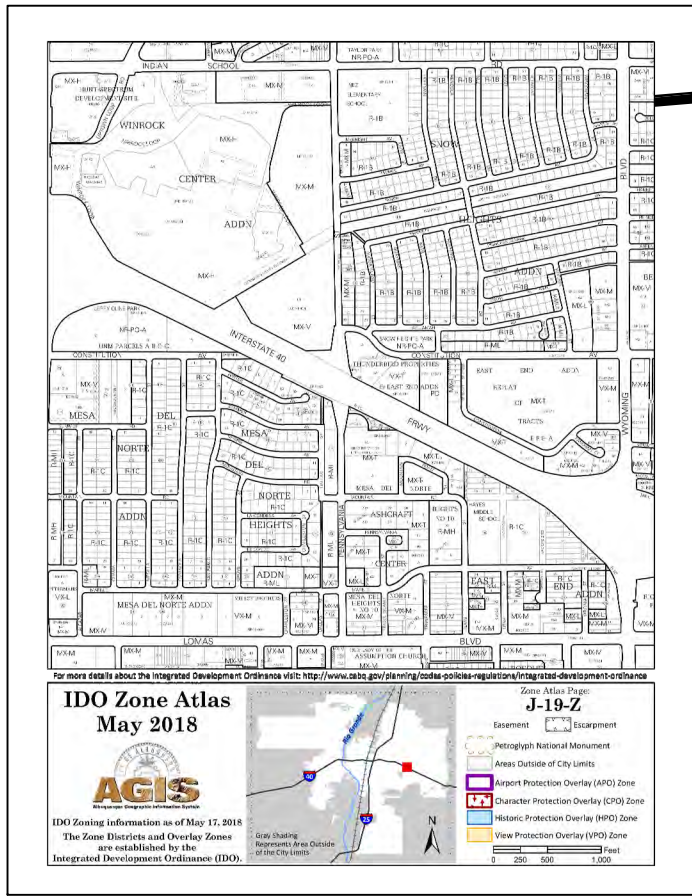
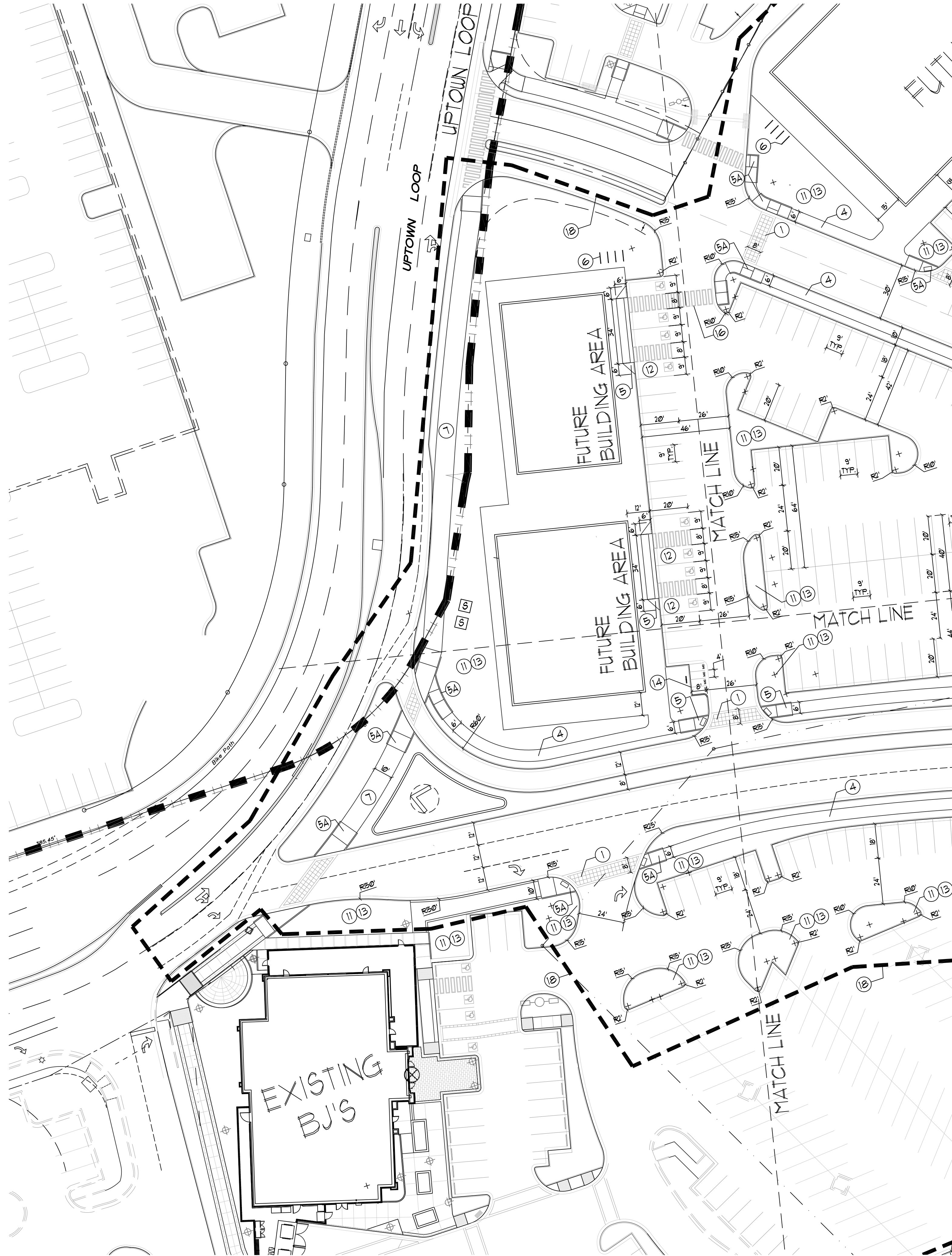
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**MODULUS ARCHITECTS  
AND LAND USE PLANNING**  
8220 SAN PEDRO DR. N.E. SUITE 520  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

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

|                                                                                    |                   |               |                                |
|------------------------------------------------------------------------------------|-------------------|---------------|--------------------------------|
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| PROJECT MANAGER<br>STEPHEN DUNBAR, AIA                                             |                   |               |                                |

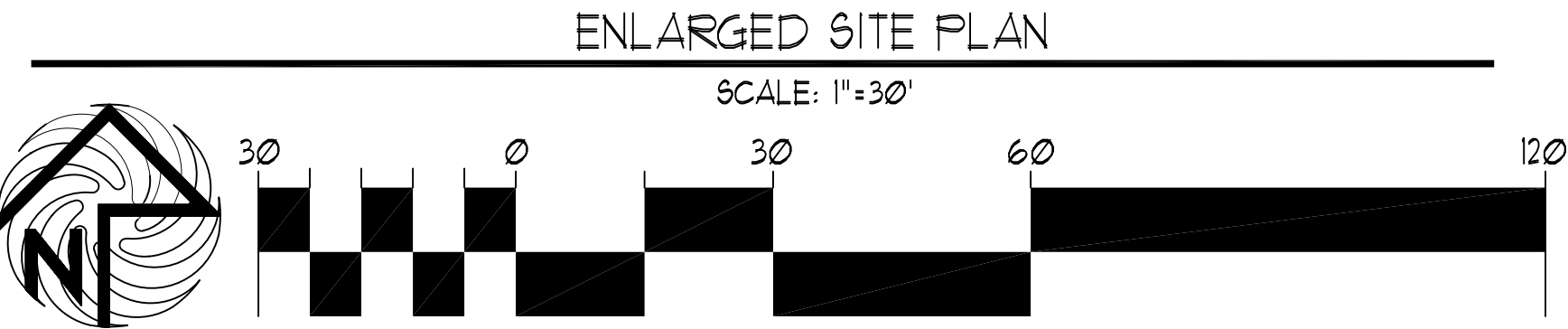
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| DATE:<br>4/20/2025  | SHEET:<br>SP-10 |
| SCALE:<br>RE: SCALE |                 |



PROJECT  
LOCATION

### VICINITY MAP

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- LINE TYPE LEGEND
- |                        |  |
|------------------------|--|
| PROJECT SCOPE AREA     |  |
| EXISTING PROPERTY LINE |  |
| EXISTING CURB LINE     |  |
| PROPOSED CURB LINE     |  |



TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Arroyo 6/24/2025  
Signed Date

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PROJECT TITLE  
WINROCK TOWN CENTER  
2000 LOUISIANA BLVD. NE  
ALBUQUERQUE, NM

PROJECT MANAGER  
STEPHEN DUNBAR, AIA

JOB NO.  
ROAD-B

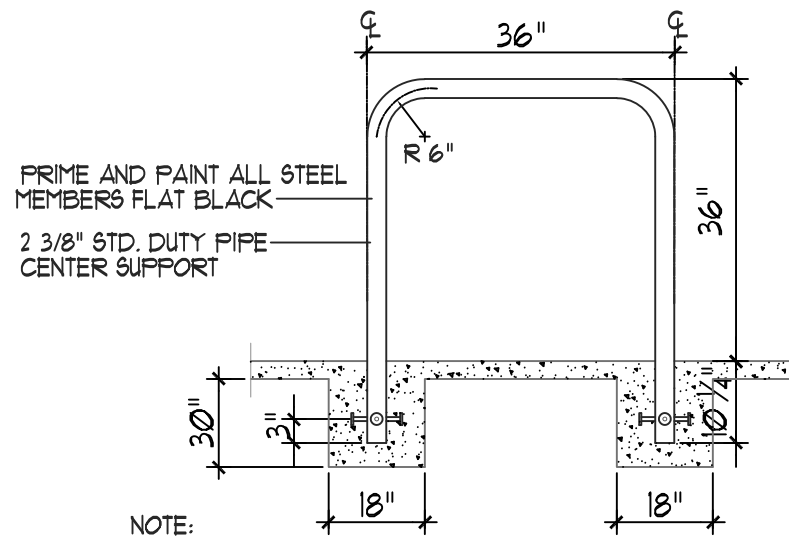
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SHEET TITLE  
PROPOSED ROAD-B

DATE:  
4/20/2025

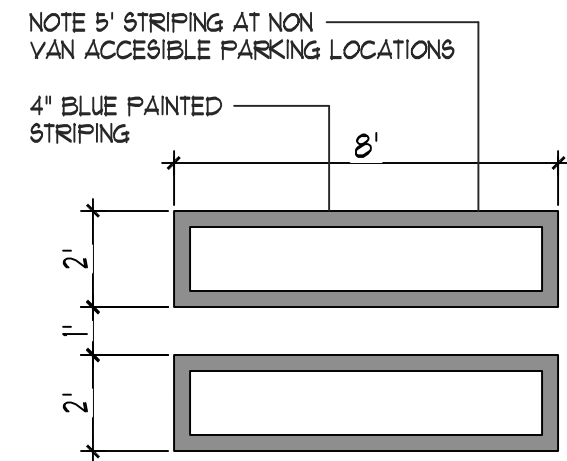
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RE: SCALE

SHEET:  
SP-1D

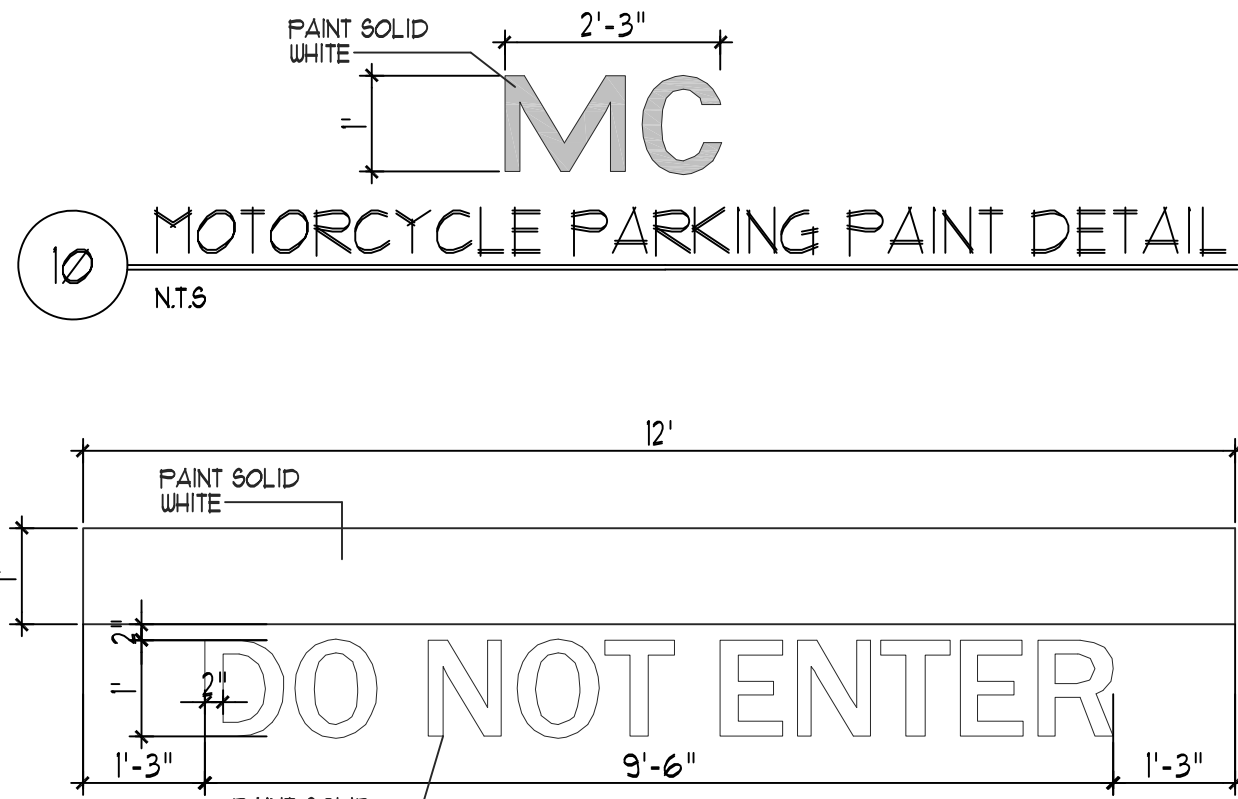


NOTE: BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:  
A. THE RACK SHALL BE MINIMUM 36" TALL AND 36" WIDE.  
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.  
C. COMB/TOASTER RACKS ARE NOT ALLOWED.  
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN 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 BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

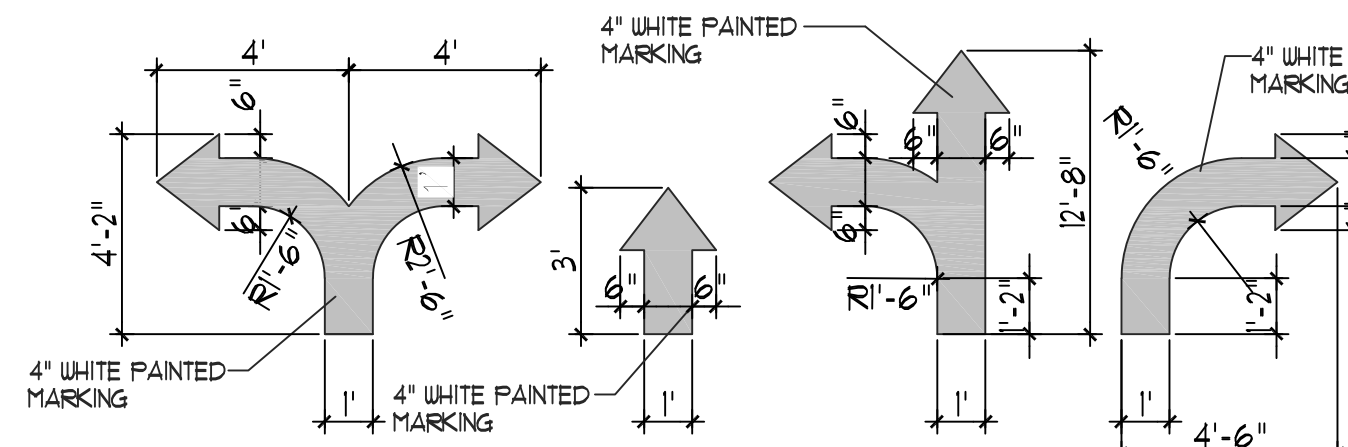
16 BIKE RACK  
NTS



15 H.C. PARKING-WALK PAINT DETAIL  
NTS



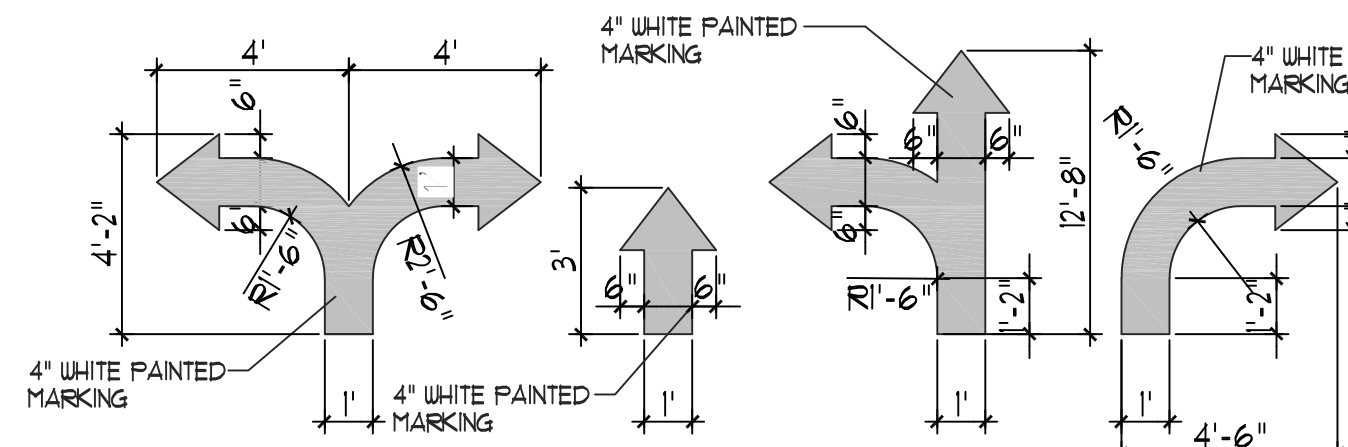
10 MOTORCYCLE PARKING PAINT DETAIL  
NTS



8 SITE DIRECTIONAL PAINT DETAIL  
NTS

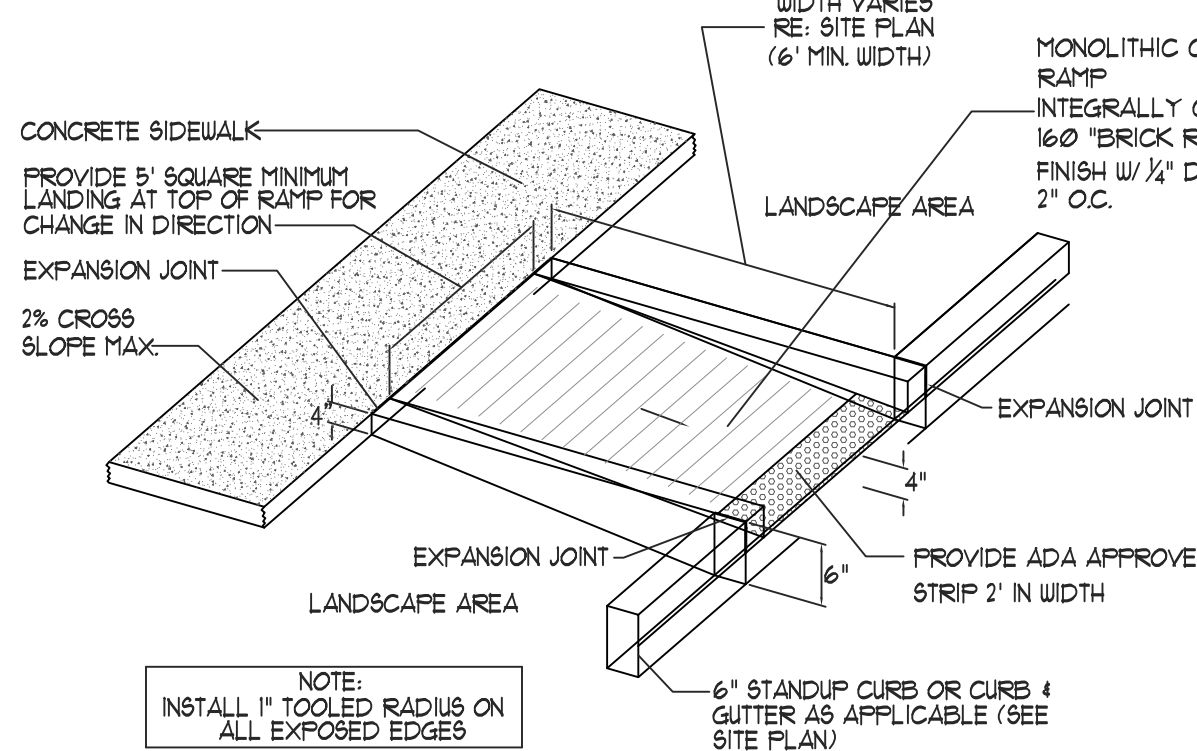
NOTE: FOLLOW COA STANDARD PAVEMENT MARKING DRAWING 2600-105

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Ernest Dmijic  
Signed  
6/24/2025  
Date



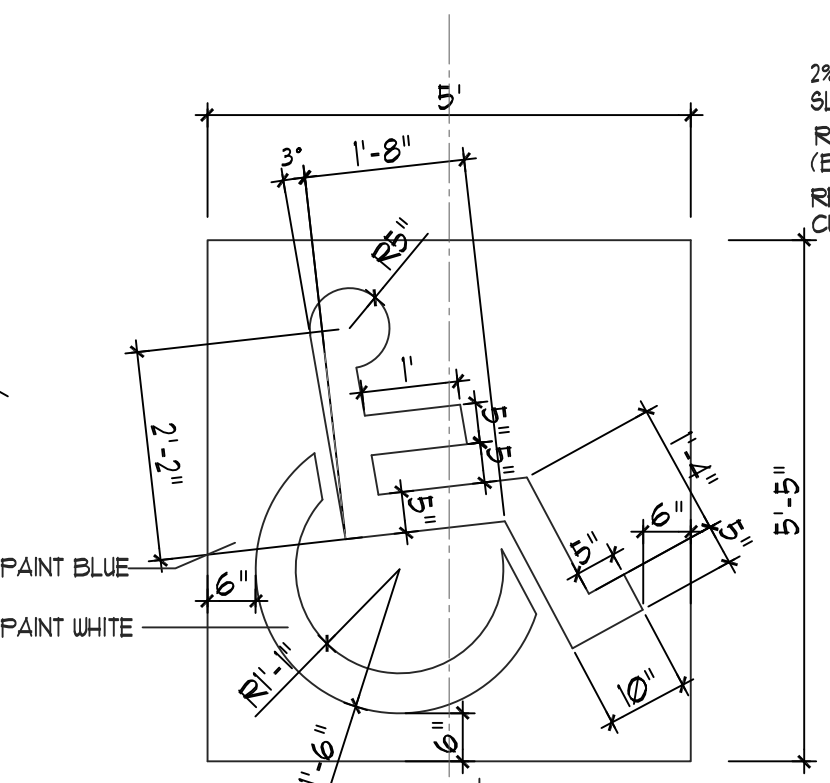
7 CURBED RAMP DETAIL  
NTS

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



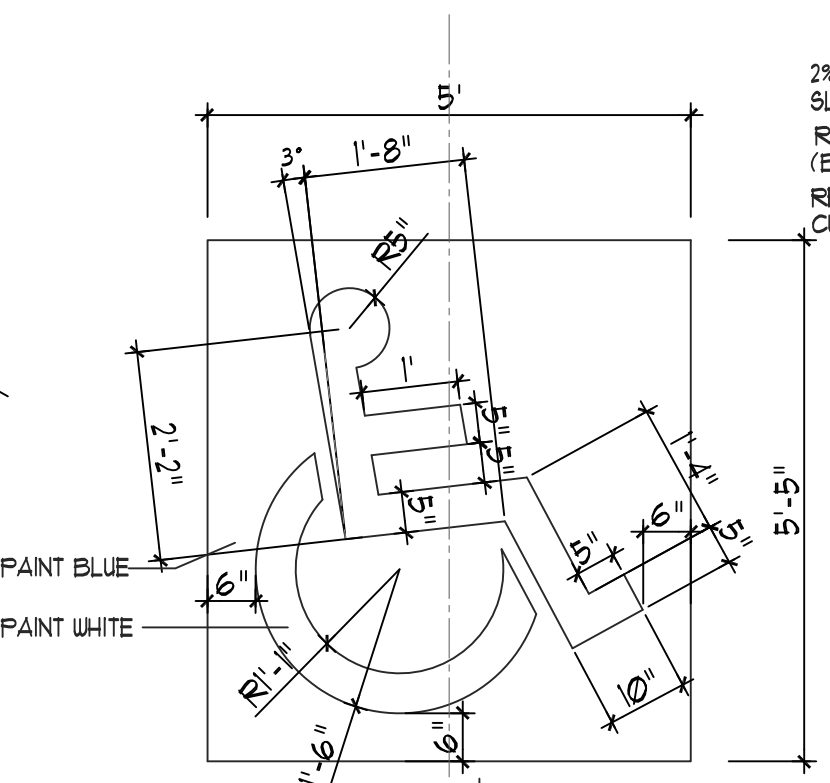
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1 TAPERED RAMP DETAIL  
NTS

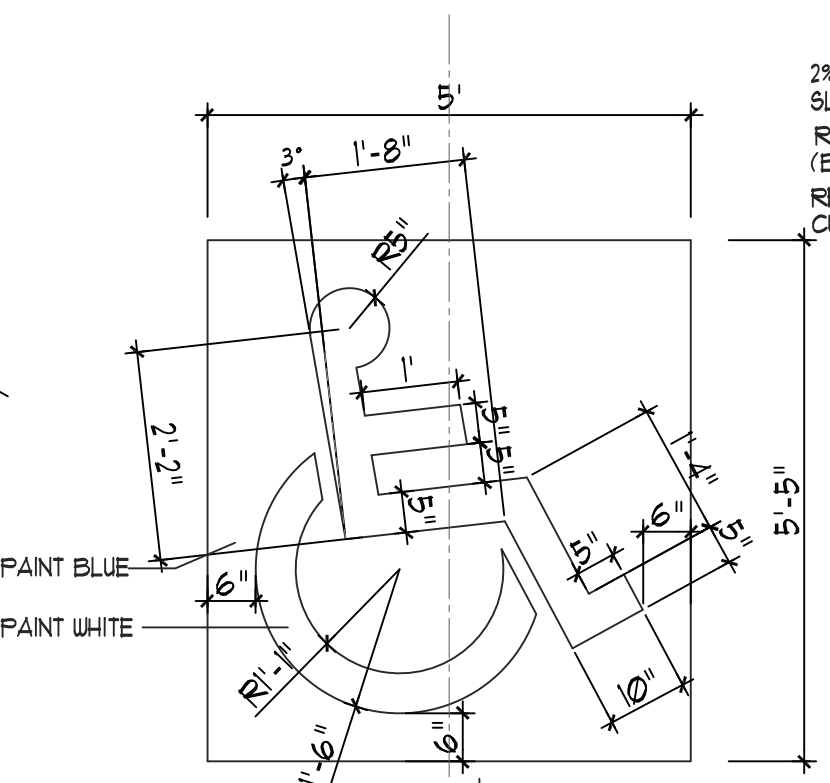


4 WHEEL STOP  
NTS

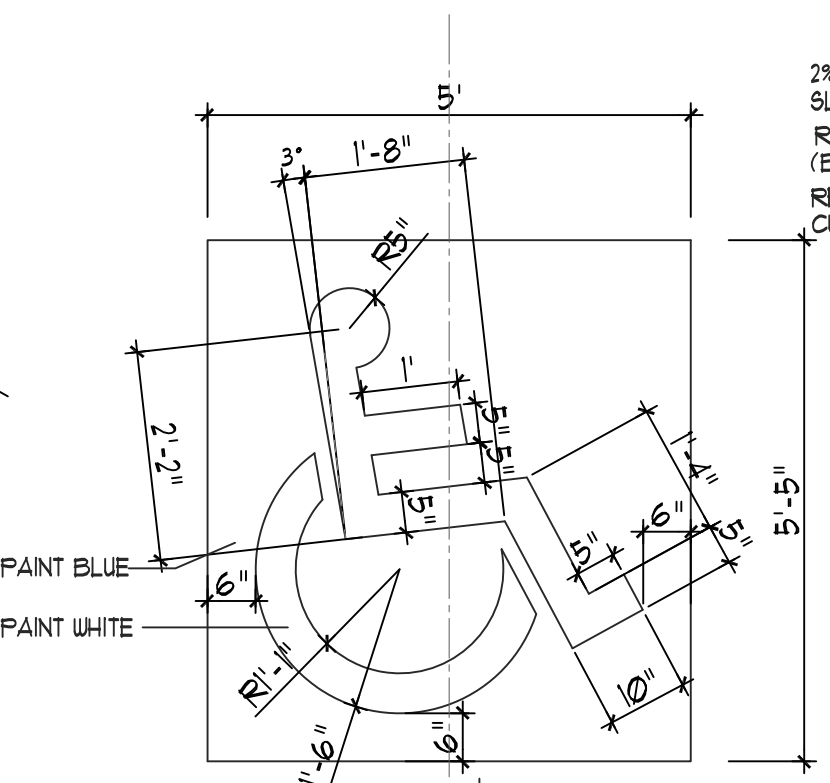
3 H.C. SIGNAGE  
NTS



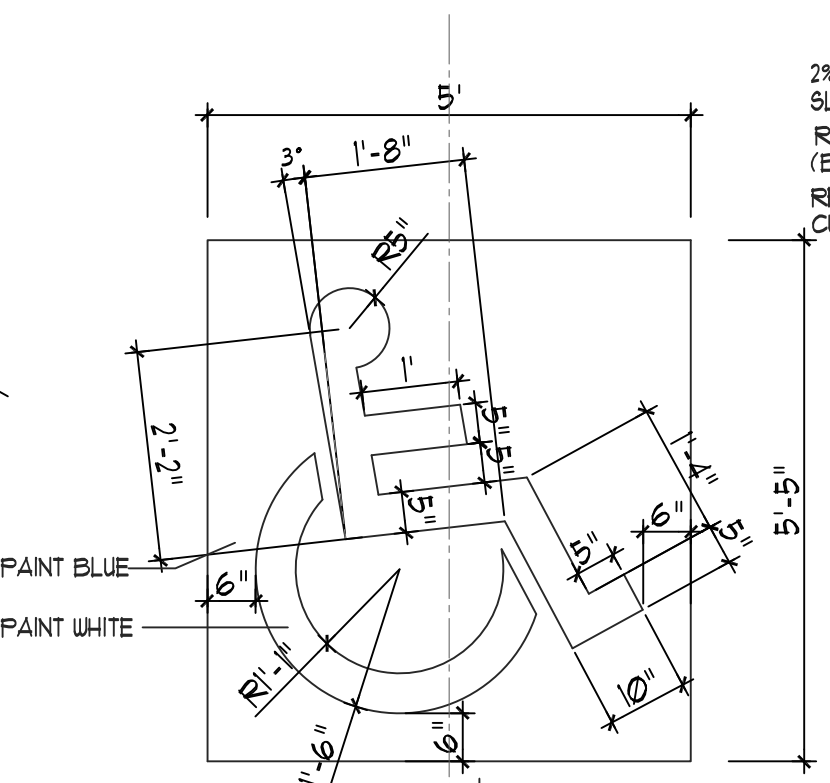
14 MOTORCYCLE SIGNAGE  
NTS



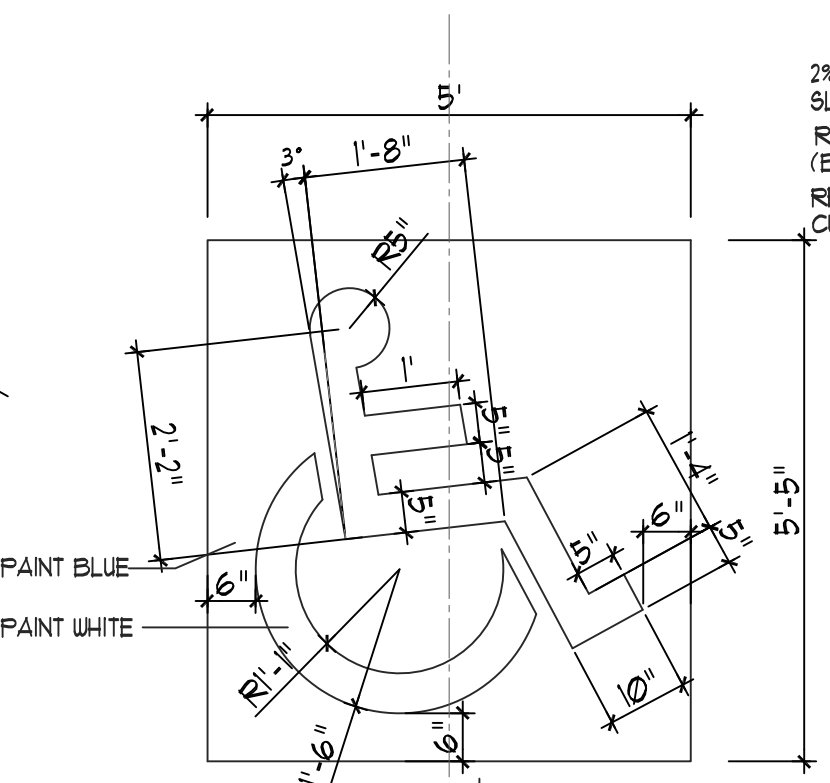
13 DIRECTIONAL SIGNAGE  
NTS



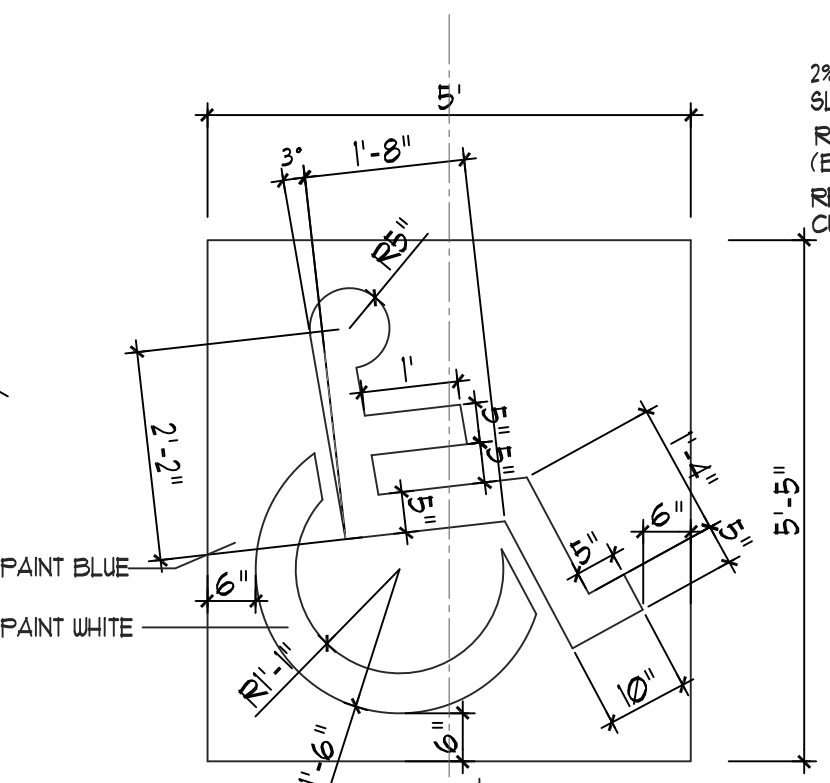
12 H.C. SIGNAGE  
NTS



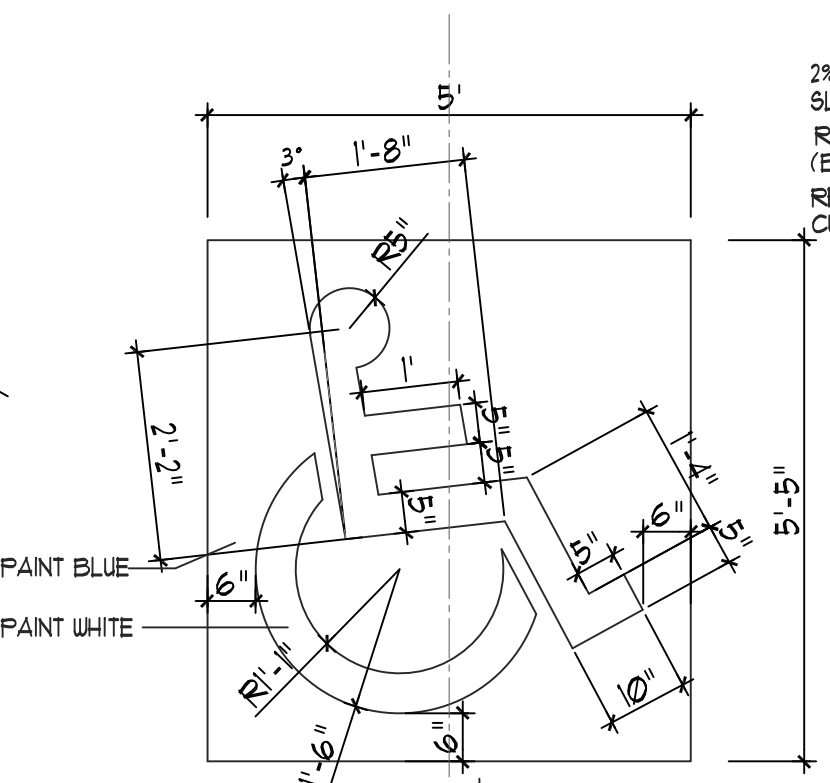
11 SIGNAGE FACE DETAIL  
NTS



6 TYPICAL SIDEWALK  
NTS



5 TYPICAL CONC. CROSSWALK  
NTS



17 H.C. PARKING PLAN DETAIL (VAN ACCESSIBLE)  
NTS

