



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. 2018-001579

Application No. \_\_\_\_\_

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: January 13, 2020 HEARING DATE OF DEFERRAL: April 14, 2021

SUBMITTAL DESCRIPTION: Departmental comments indicated a number of items to be addressed in a deferred hearing date, indicated above for multi-family apartments project at 7500 Indian School Rd in the Winrock Town Center. Responses to the comments and revised sheets are provided.

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Easement vacation request and deviation request were previously approved by DRB.

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CONTACT NAME: Will Gleason, Dekker/Perich/Sabatini

TELEPHONE: (505)761-9700 EMAIL: willg@dpsdesign.org

April 9, 2021

Jolene Wolfley, Chair  
Development Review Board  
600 2nd St NW  
Albuquerque, NM 87102

Dear Mrs. Wolfley,

This letter outlines the modifications that have been made to the Apartments at Pennsylvania St and Indian School Rd application for a major site plan amendment to the approved Winrock Town Center Site Development Plan (PR-2018-001579) to address the agency comments that were received.

### ENGINEERING COMMENTS

1. The Transportation Department has no objection to the sidewalk width waivers, the easement vacation, or the most recently submitted infrastructure list.

*No response required.*

2. For the plat, dedicate right-of-way to include the full width of sidewalk on Indian School Road. The plat should be approved before the site plan; right-of-way dedication is requested in lieu of sidewalk easements unless establishing them to meet setback requirements.

*As discussed at DRB sidewalk easement provided to avoid R/W encroachment with building foundation system.*

3. For the cross-section on Pennsylvania, show bike lane width and all lane widths prior to platting approval.

*Cross-section on Pennsylvania with dimensions included on sheet C400.*

4. Clarify on the plan that public improvements shall be built per the work order drawings.

*Site plan has been updated to include a note "Public improvements shall be built per separate work order drawings."*

5. For a road exiting onto Indian School Road, provide length of lane transitioning and specify color of striping and pavement markings.

*Site plan has been updated to include a dimension. Striping and pavement markings to be white unless at designated accessible parking spaces. Paint color is noted on the site detail sheet.*

6. Provide updated detail sheet along with submittal. Include width of raised crosswalk, curb ramps etc. Include “Yield to Pedestrians” signage for the wide crosswalk.

*Site detail sheets are included. Per previous discussion, the intersection with raised pedestrian crossing is designed as three-way stop intersection and stop signs are provided. Per note 39 pedestrian crossing signage is provided at the raised crossing. This signage is revised to include “yield to peds” – see site detail sheet. Accessible pedestrian ramps width vary and follows the width of sidewalk. Minimum width used is 5'-0”.*

7. Update right-of-way lines and any new easements from the plat on the site plan.

*Site plan has been updated to include new public sidewalk easement and new ABCWUA sanitary sewer easement.*

#### **ABCWUA**

*The following responses were provided by Scott Eddings, Civil Engineer.*

#### **SI-2020-01477 – SITE PLAN AMENDMENT**

- a. Availability statement #201105 has been issued and provides the conditions for service.
- b. Site Plan
  - i. Please provide documentation that the ABCWUA will have ability to access the gates (key note 28 and 30) for maintenance.

*Access will be provided to the Fire Department, ABCWUA, and Solid Waste via fob access/keyed entry. Gate at Pennsylvania (keyed note 30) is an emergency exit only gate.*

- ii. The proposed trash compactor (keyed note #41) cannot encroach into the public waterline. Please relocate.

*Trash compactor is at least 6-feet clear of the existing public waterline. Application grants additional ABCWUA waterline easement to the north.*

- c. Utility Plan
  - i. Response to comments indicated a new fire one plan was submitted to fire marshal’s office to take into fire suppression system and possible reduction of the required 6,000 gpm, which was analyzed in the availability statement. Approval will be contingent upon the analysis of the new fire one plan, with updated fire flow and fire hydrant connection points.

*Still waiting on Fire Marshall office for revised plan.*

- ii. Please indicate if the Keyed Note #6 sanitary yard line has any connections from Parcel K. If so, the public sanitary sewer (Keyed Note 11) shall be extended so that Parcel K can connect to the public sanitary sewer.

*Utility plans have been updated.*

- iii. PREVIOUS COMMENT: All proposed fire hydrants onsite shall be labeled as private. Fire hydrants in public right-of-way shall be labeled as public. The response to comments concurred, however FH#3 and FH#2 are labeled as public fire hydrants. Please label as private. FH#6 is not labeled and shall be private. FH#8 is not labeled and shall be public.

*Utility plans have been updated.*

- iv. PREVIOUS COMMENT: Demonstrate a private easement for the private fire hydrant #3, given that the waterline being connected to is on another parcel. Alternatively you may show this waterline connecting to the public main on Tract E-1-A.

*Utility plans have been updated.*

- v. Please label the onsite existing and proposed public water and sanitary sewer easements.
  1. This needs to occur on the plat, the site plan, and the utility plan.

*Utility plans and plat have been updated. Easements are now shown on site plan.*

2. See above comment regarding the enclosure and trash compactor being within the public waterline easement.

*Please refer to sheet C202 – Trash Compactor exhibit.*

3. There is a gate shown at the east end of this public waterline easement (keyed note #30). The post for this gate is conflicting with the water main location. Relocate the gate so the 20.00' gate spans the easement.

*Gate has been shifted. Gate and trash compactor is at least 6-feet clear of the existing public waterline.*

- vi. Keyed note #6 and #7 point to the same private sanitary sewer, however one is existing and the other is proposed. Please confirm the termination of the existing private sanitary sewer. Please label the sanitary sewer as being private.

*Utility plans have been updated.*

## PLANNING

### 1. Confirm that all plant species are on the City's plant list.

*The applicant has revised the landscape plan - all plant species utilized are on the City's plant list.*

### 2. Clarify how the development meets the requirements of IDO section 5-11, specifically 5-11(E)(2)(b)

- *Item 1. Windows on upper floors will be recessed to meet requirements of this section.*
- *Item 2. All ground floors of each street-facing façade has at least 30 percent of the surfaces containing transparent windows and/or doors.*
- *Item 3. Each street facing façade incorporates the following items in excess of 30 percent of the length of the façade:*
  - *Windows are provided on all upper floors of every façade of the project.*
  - *Awnings are provided over more than 30 percent of openings provided by "Metal Sunshades" as noted on the elevations.*
  - *Primary pedestrian access points are provided as exterior pedestrian gates along Indian School Rd and Pennsylvania St and main resident entrance off of Winrock Loop meeting requirements of "Primary pedestrian entrances."*
- *Item 4. The following additional items have been incorporated into the building elevations:*
  - *Changes in texture and material occur every 25 feet of façade length and extending for at least 20 percent of the length of the façade.*
  - *Base material is different than floors and will project from the above material by at least 3" with a detail that provides sufficient moisture protection at this sill. Base material covers at least 18 inches and is planned for the full ground height.*
- *Item 5. All accessory buildings visible from a public street are consistent with materials of the primary building.*

We believe that these modifications to the Site Development Plan and subsequent application documents have addressed the agency comments received to date. Please contact me if you have any questions or concerns.

Sincerely,



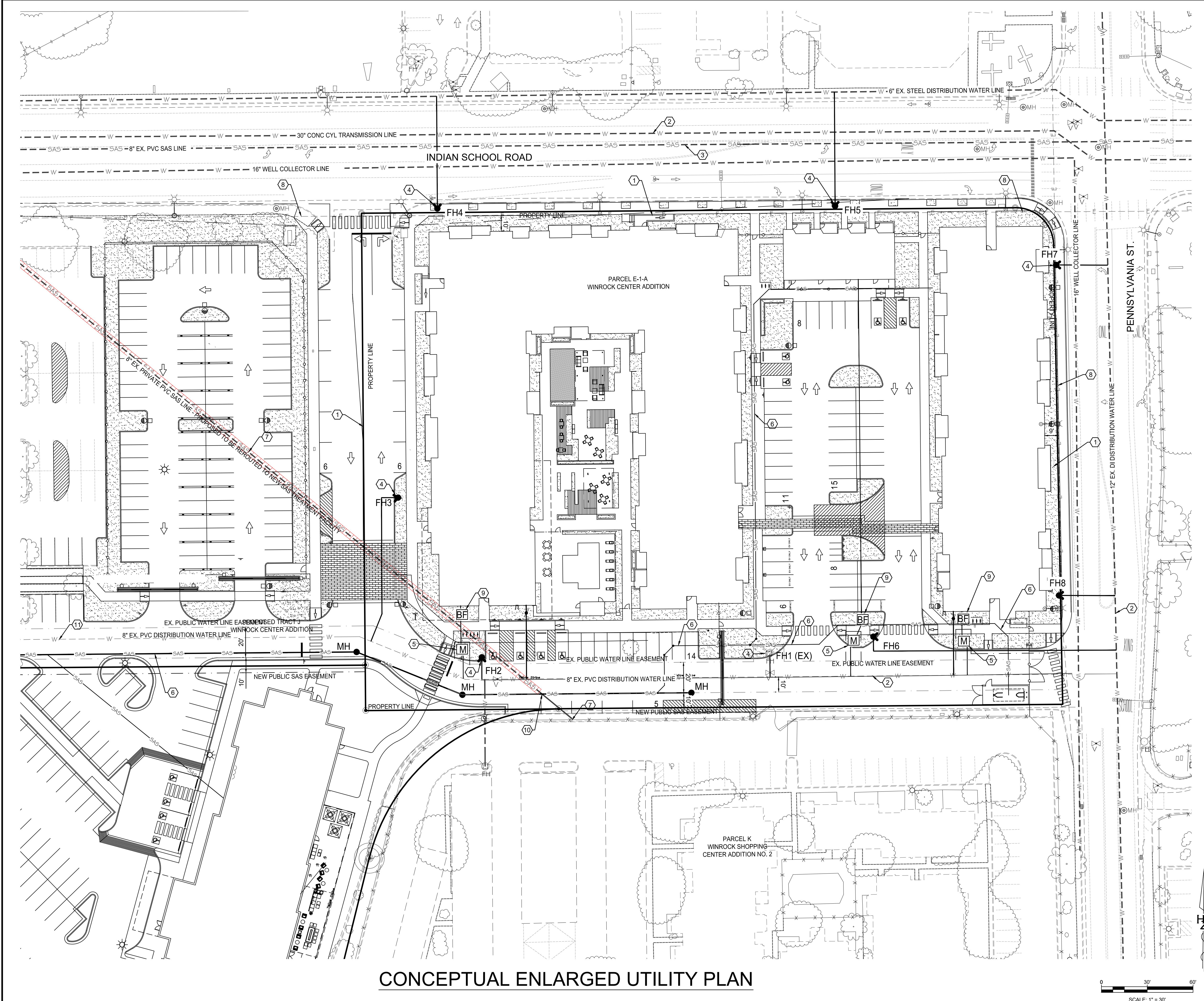
Will Gleason, Dekker/Perich/Sabatini  
Agent to Goodman Realty



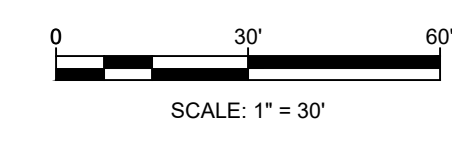




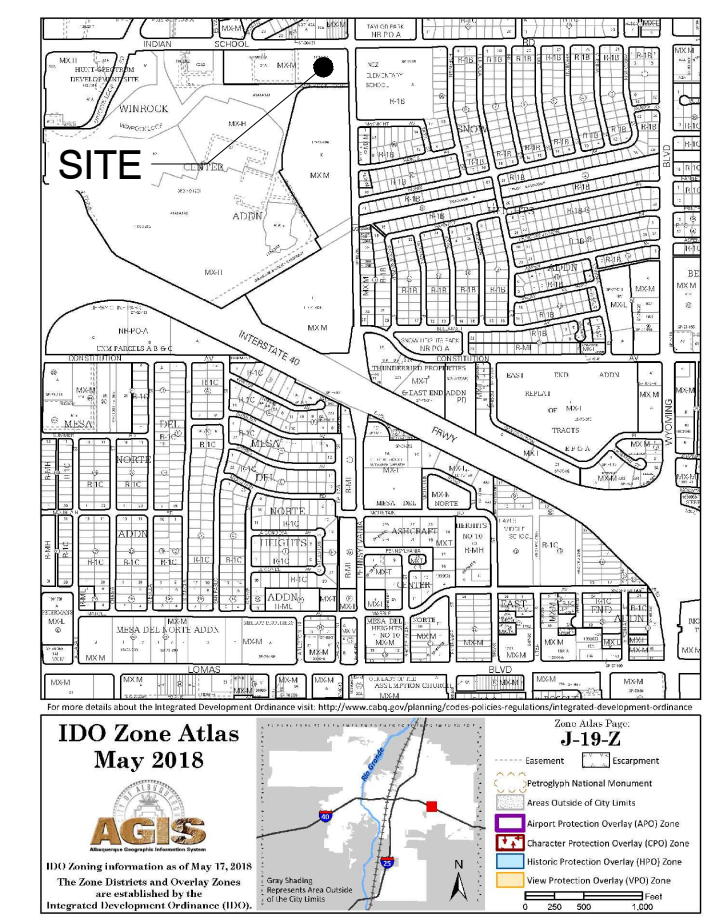
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**CONCEPTUAL ENLARGED UTILITY PLAN**



**VICINITY MAP**



**J-19**

**SHEET KEYED NOTES**

1. PROPERTY LINE
2. EXISTING PUBLIC WATER LINE
3. EXISTING SANITARY SEWER
4. PROPOSED PUBLIC FIRE HYDRANT
5. PROPOSED WATER METER
6. PROPOSED PUBLIC SANITARY SEWER LINE
7. EXISTING PRIVATE SANITARY SEWER YARD LINE
8. EXISTING UNDERGROUND ELECTRIC LINE
9. PROPOSED BACKFLOW PREVENTION IN ACCORDANCE WITH CURRENT ABCWUA CRITERIA.
10. CONNECT EXISTING PRIVATE SANITARY SEWER LINE TO NEW PRIVATE SANITARY SEWER LINE.
11. EXTEND NEW JOINT USE PRIVATE SANITARY SEWER LINE TO NEW PUBLIC SANITARY SEWER LINE CONSTRUCTED AS PART OF WINROCK TOWN CENTER PARK.
12. PROPOSED PRIVATE SAS YARD LINE

**LEGEND**

- — — — — PROPERTY LINE
- — — — — EX. CURB & GUTTER
- — — — — NEW CURB & GUTTER
- W — — — — EX. WATER LINE & WATER BOX
- SAS — — — — EX. SEWER LINE & MANHOLE
- SD — — — — EX. STORM DRAIN & MANHOLE
- — — — — EX. REUSE LINE
- GAS — — — — EX. GAS LINE
- — — — — EX. ELECTRICAL LINE
- W — — — — NEW WATER LINE & WATER BOX
- SAS — — — — NEW SEWER LINE & MANHOLE
- — — — — NEW STORM DRAIN & MANHOLE
- — — — — NEW REUSE LINE
- — — — — NEW FIRE HYDRANT
- — — — — NEW SIGN
- — — — — NEW STORM DRAIN INLET

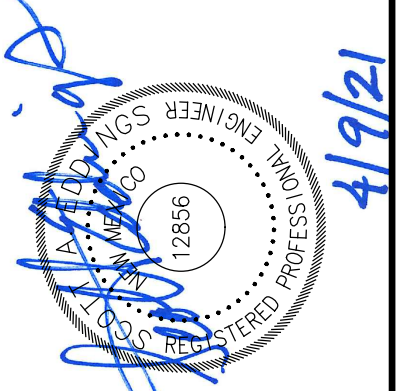
Designed By:  
**HUITT-ZOLIARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Parkway NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

**THE LOFTS @ WINROCK**  
 7500 INDIAN SCHOOL ROAD NE  
 ALBUQUERQUE, NM

TITLE: **CONCEPTUAL ENLARGED UTILITY PLAN**

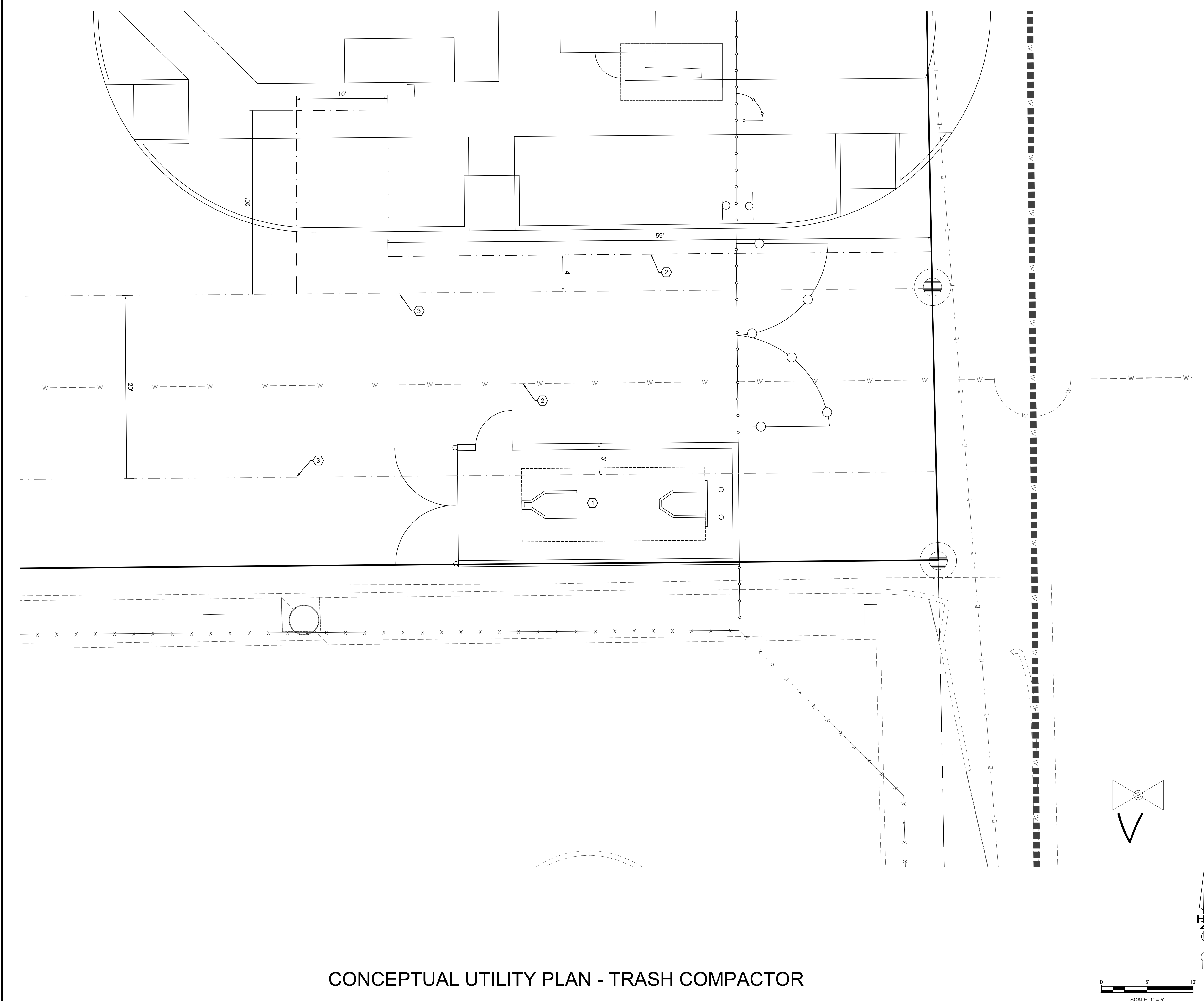
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City Project No.	XXXX.XX	Zone Map No.	J-19
		Sheet	C201
		Of	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "LH19A"	DATE	NO.	BY	REVISIONS	REMARKS
WORK DONE BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST				DESIGN	
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "LH19A, 1989"					
VERIFICATION BY	DATE	X = 1548398.44					
COMPARISON BY	DATE	Y = 1493076.47					
MICRO-FILM INFORMATION	DATE	ELEVATION IS 5326.611 (NAVD 1988)					
RECORDED BY	DATE						
NO.							



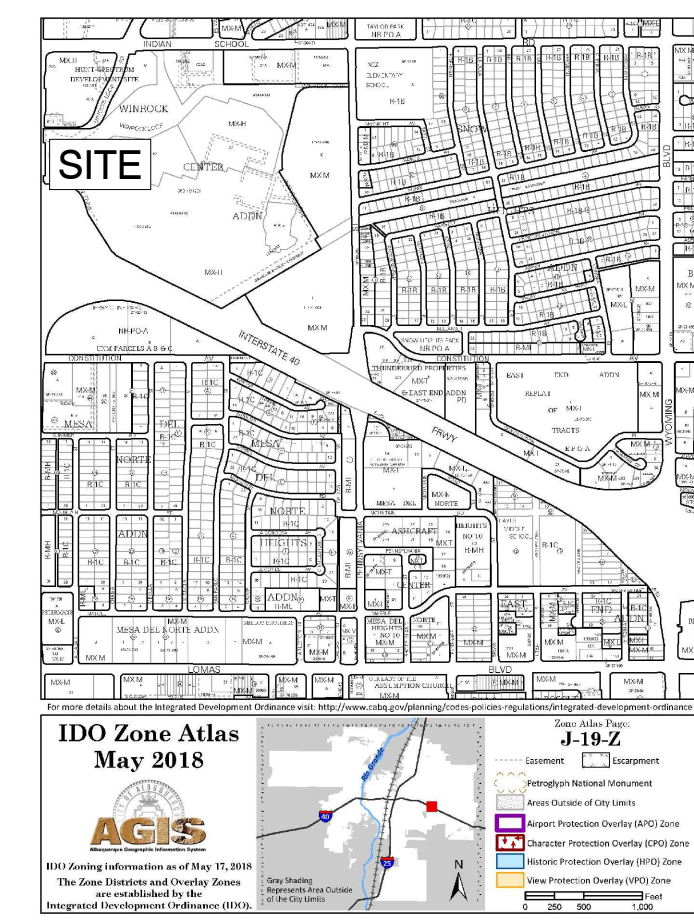


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**CONCEPTUAL UTILITY PLAN - TRASH COMPACTOR**

**VICINITY MAP**



**J-19**

**SHEET KEYED NOTES**

1. TRASH COMPACTOR
2. EXISTING PUBLIC WATER LINE
3. EXISTING ABCWUA WATERLINE EASEMENT
4. PROPOSED ABCWUA WATERLINE EASEMENT

**LEGEND**

- PROPERTY LINE
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- W --- EX. WATER LINE & WATER BOX
- SAS --- EX. SEWER LINE & MANHOLE
- SD --- EX. STORM DRAIN & MANHOLE
- REUSE --- EX. REUSE LINE
- GAS --- EX. GAS LINE
- LUG --- EX. ELECTRICAL LINE
- W --- NEW WATER LINE & WATER BOX
- SAS --- NEW SEWER LINE & MANHOLE
- SD --- NEW STORM DRAIN & MANHOLE
- REUSE --- NEW REUSE LINE
- NEW FIRE HYDRANT
- NEW SIGN
- NEW STORM DRAIN INLET

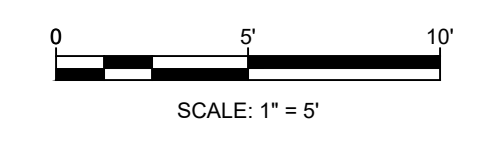
Designed By:  
**HUITT-ZOLIARS**  
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 6501 Americas Parkway NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

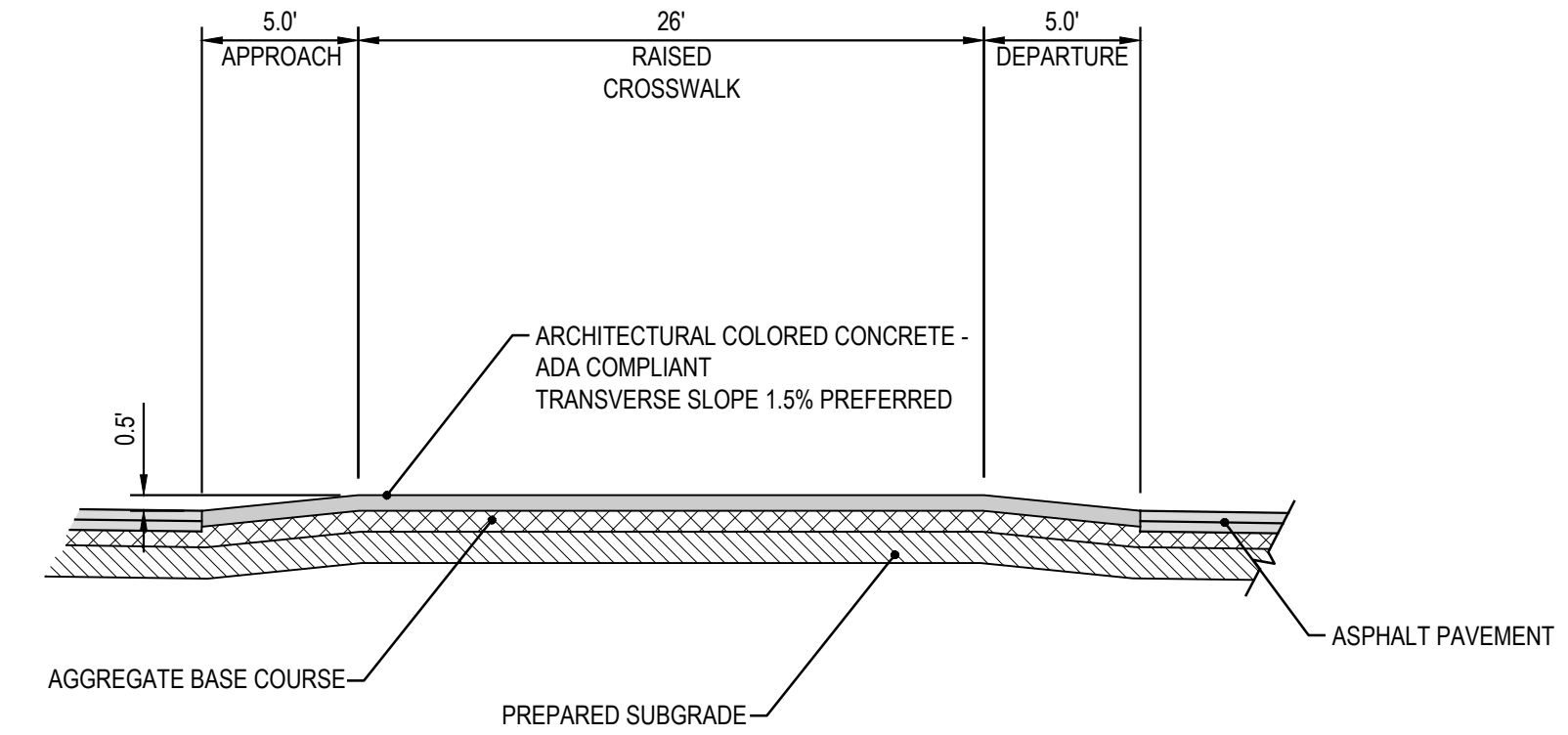
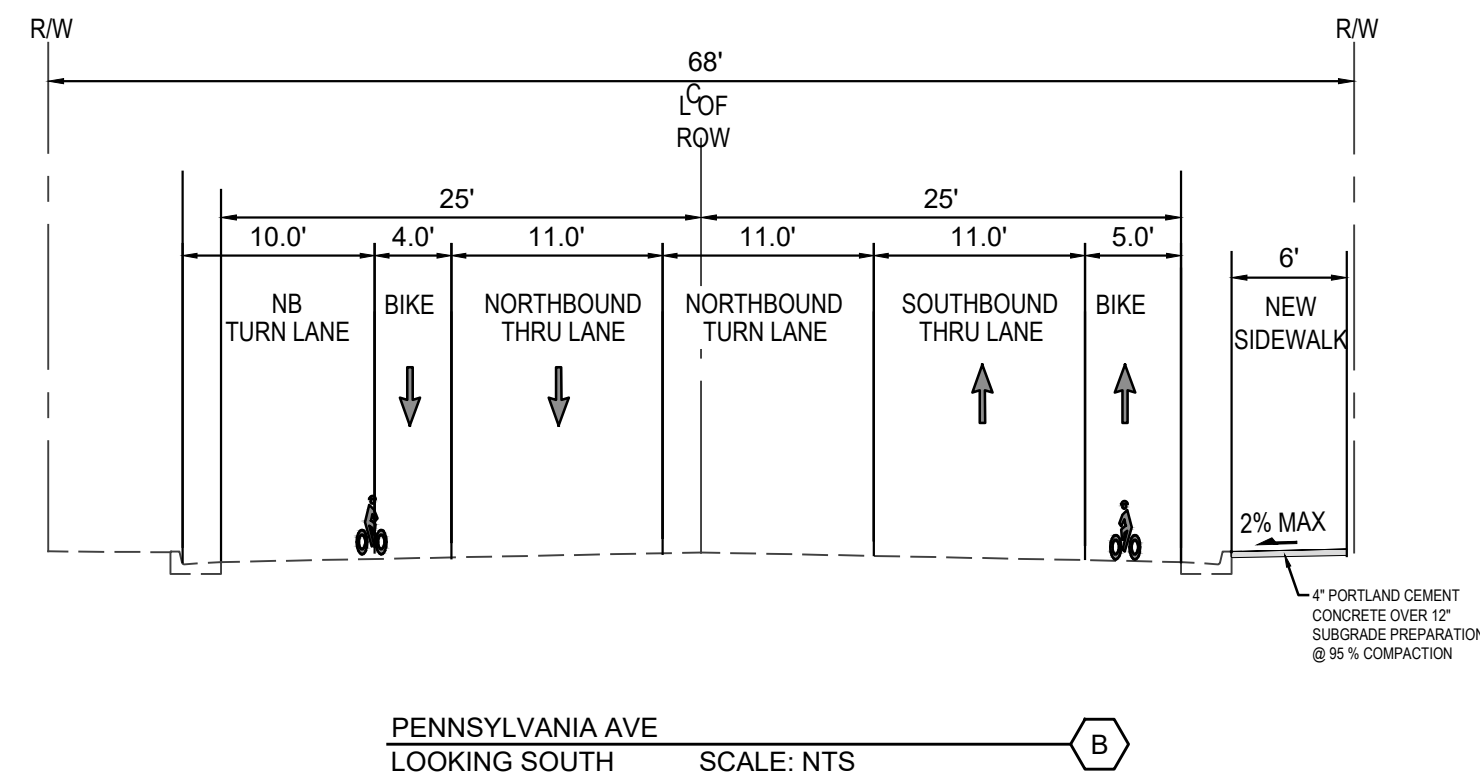
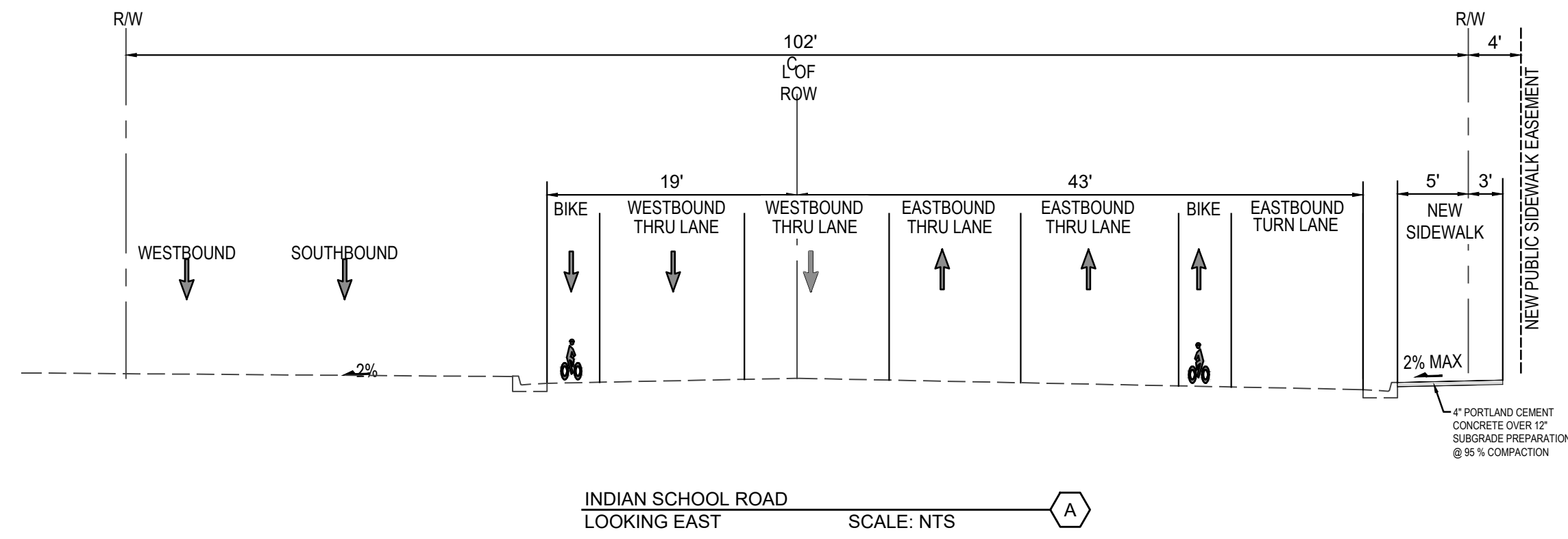
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 ALBUQUERQUE, NM

TITLE: **CONCEPTUAL UTILITY PLAN  
 TRASCH COMPACTOR EXHIBIT**

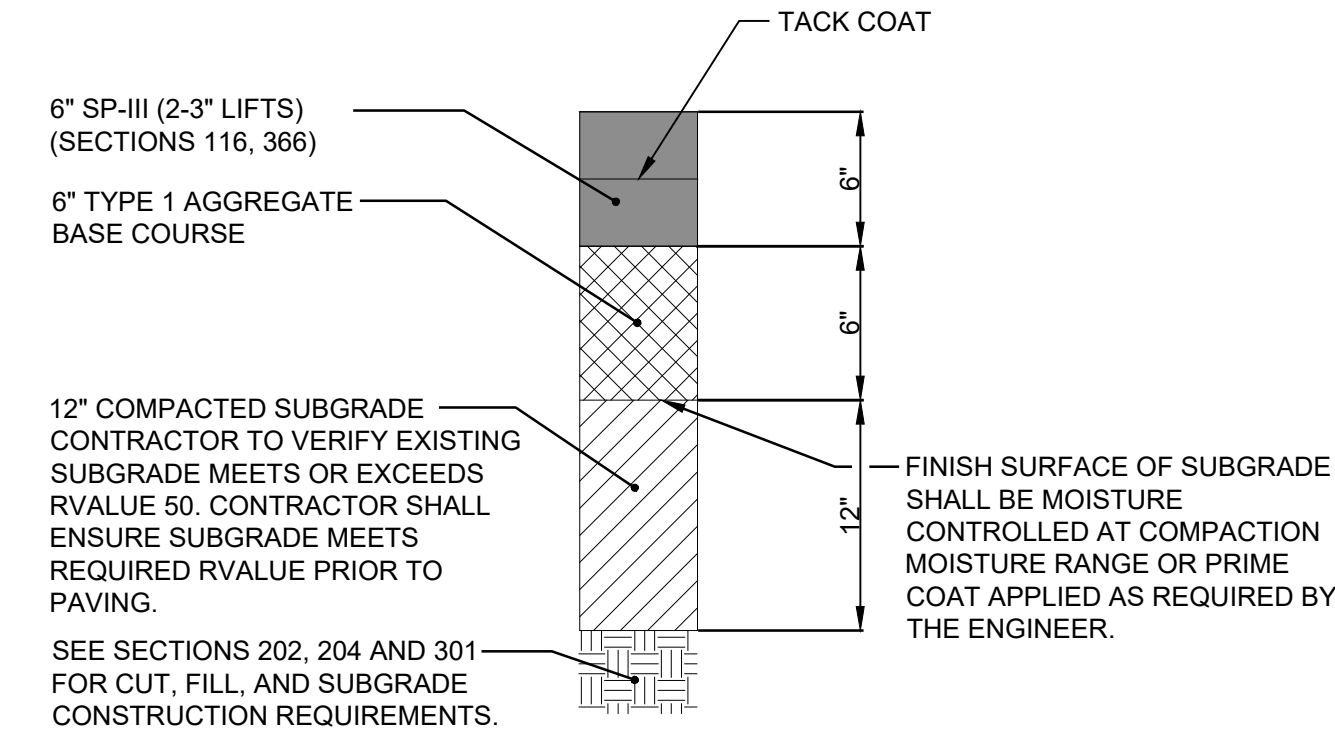
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19	C202	

AS BUILT INFORMATION		CONTRACTOR		DATE
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FIELD NOTES		0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "J-1919A, 1989"		DATE
NO.	BY	NO.	BY	DATE
				DATE
ENGINEER'S SEAL		MICRO-FILM INFORMATION		DATE
		ELEVATION IS 5226.611 (NAD 1988)		DATE
REVISIONS		RECORDED BY		NO.
NO.	DATE	NO.		DATE
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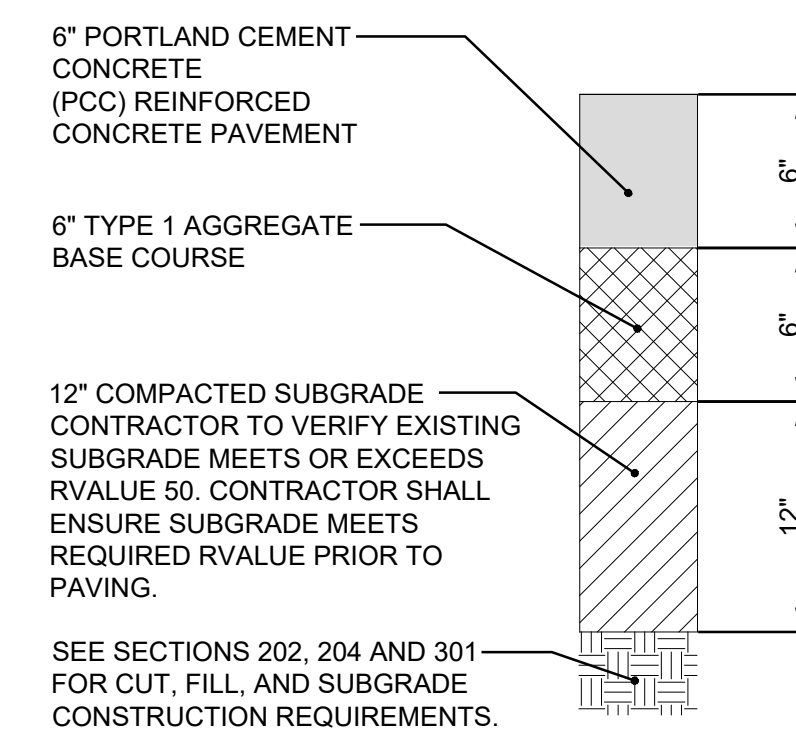




RAISED CROSSWALK SCALE: 1"=6' C



PROPOSED DRIVE AISLE ASPHALT PAVEMENT SECTION



PROPOSED RAISED CROSSWALK CONCRETE PAVEMENT SECTION

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**THE LOFTS @ WINROCK**  
 7500 INDIAN SCHOOL ROAD NE  
 ALBUQUERQUE, NM

TITLE: <b>SITE DETAIL</b>	
Design Review Committee	City Engineer
City Project No. <b>XXXX.XX</b>	Zone Map No. <b>J-19</b>
Sheet <b>C400</b>	Of

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK ORDER BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
COMPARISON BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY: SE	March 26, 2021		
DRAWN BY: LT	March 26, 2021		
DWG NAME: C400.dwg			
CHECKED BY: NV	March 26, 2021		

DRB



**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **PR 2018-001579**  
DRB Application No.: **SI-2020-0469**

**Lofts @ Winrock Town Center**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Parcel E-1-A Winrock Center Addition**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
			<b>*****REMOVALS*****</b>						
			Sidewalk	Indian School	West Property Line	Pennsylvania	/	/	/
			Sidewalk	Pennsylvania	Indian School	Southern Driveway	/	/	/
			Curb and Gutter	Pennsylvania	Indian School	Southern Driveway	/	/	/
		6-ft	Right Turn Lane	Pennsylvania	Indian School	Southern Driveway	/	/	/
			Striping Removals	Pennsylvania	Indian School	Approx 400-ft South	/	/	/
			Mill Existing Asphalt (2-inch max.)	Winrock Loop	Pennsylvania	Approx 600-ft West	/	/	/
			<b>*****ROADWAY*****</b>						
		8-ft	Sidewalk	Indian School	West Property Line	Pennsylvania	/	/	/
		Standard	Curb and Gutter	Pennsylvania	Indian School	Southern Driveway	/	/	/
		6-ft	Sidewalk & ADA Ramp	Pennsylvania	Indian School	Southern Driveway	/	/	/
		4"	Striping Modifaicons - Lengthen Northbound Left to 280' plus trans	Pennsylvania	Indian School	Approx 400-ft South	/	/	/
		4"	Asphalt Pavement Surfacing (2-inch max.)	Winrock Loop	Pennsylvania	Approx 600-ft West	/	/	/
		4"	Permenant Striping Eastbound Left Turn & NorthBound Right - 175' plus Transition	Winrock Loop	Pennsylvania	Approx 600-ft West	/	/	/

			Streetlight relocation on Pennsylvania	Pennsylvania	Indian School	Southern Driveway	/	/	/
			2- each						
		8"	*****SANITARY SEWER*****						
			Sanitary Sewer Line and Manholes	Parcel Z-1/Tract J	Point of Connection	Point of Connection	/	/	/
			Approx. 900-feet	Parcel E-1-A	Parcel Z-1	Parcel E-1-A			

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print)  
**Huitt-Zollars, Inc.**  
FIRM  
*Scott Eddings* 3/30/2021  
SIGNATURE - date

DRB CHAIR - date  
TRANSPORTATION DEVELOPMENT - date  
UTILITY DEVELOPMENT - date  
CITY ENGINEER - date

AMAFCA - date  
CODE ENFORCEMENT - date  
\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



**GENERAL SHEET NOTES**

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- I. PUBLIC IMPROVEMENTS SHALL BE BUILT PER SEPARATE WORK ORDER DRAWINGS.

**DEVIATIONS**

REQUESTED VARIANCE TO PEDESTRIAN WALKWAY WIDTHS THROUGH ZHE APPLICATION SUBMITTED ON 11.03.2020  
 INDIAN SCHOOL ROAD - DEVIATION OF 7'-0" TO THE REQUIRED 15'-0"  
 WINROCK LOOP - DEVIATION OF 8'-0" TO THE REQUIRED 15'-0"  
 PENNSYLVANIA STREET - DEVIATION OF 4'-0" TO THE REQUIRED 10'-0"

**PROJECT DATA**

**ZONING:** IDO MX-M & URBAN PARCEL (UC), PART OF WINROCK MASTER PLAN  
**LEGAL DESCRIPTION:** PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A-1 & PARCEL E-1-A WINROCK CENTER ADDITION CONT 3.3847 AC  
**SITE AREA:** 3.3847 ACRES  
**IDO ZONE ATLAS:** J-19-2 (MAY 2018)  
**SETBACKS (MIN/MAX):** FRONT 0'15", SIDE= 0'15", REAR= 15' MIN  
**BUILDING HEIGHT 75'-0" MAX ALLOWED:**  
 BUILDING 1: 50'-6"  
 BUILDING 2: 50'-6"  
 TOWNHOUSES: 48'-0"

**FIRE FLOW:** 4,500 GPM  
**HYDRANTS REQUIRED:** 8 TOTAL  
**BUILDING OCCUPANCY:** R-2 (APARTMENTS) + A (COMMONS)  
**CONSTRUCTION TYPE:** VA, FULLY SPRINKLED

**AREA OF LOT COVERED BY BUILDINGS**

BUILDING 1: 38,985 SF  
 BUILDING 2: 17,698 SF  
 TOWNHOUSES: 3,731 SF  
**TOTAL: 60,414 SF** *this number is used to calculate net lot*

**GROSS AREA OF BUILDINGS**

BUILDING 1 (4 LEVELS): 153,359 GSF  
 BUILDING 2 (4 LEVELS): 66,610 GSF  
 TOWNHOUSES (2 LEVELS): 7,399 GSF  
**TOTAL: 227,368 GSF**

**USABLE OPEN SPACE**  
 1 BR: 200 SF/UNIT, 2 BR: 250 SF/UNIT, 3 BR: 300SF/UNIT  
 STUDIO + 1 BR = 151 \* 200 SF = 30,200 SF  
 2 BR = 56 \* 250 SF = 14,000 SF  
 USABLE OPEN SPACE REQUIRED: 22,100 SF WITH 50% REDUCTION FOR UC  
 USABLE OPEN SPACE PROVIDED: 35,500 SF  
 (courtyard area including pool, landscape areas, private walkways)

**PARKING CALCULATION** (IDO Table 5-5-1):  
 7 SPACE/DWELLING UNIT = 207 PARKING SPACES REQUIRED

**PARKING CREDITS** IDO 5-5(C)(6):  
 2 ELECTRIC VEHICLE CHARGING STATION WITH 2 PORTS (4)  
 1 DESIGNATED SHARED CARPOOL SPACE (4)

**PARKING REDUCTION:**  
 PROXIMITY TO TRANSIT 30% REDUCTION (60)  
 (Winrock MP located within 1/2 mile of Uptown Transit Center)  
 PARKING SPACES REQUIRED WITH CREDITS/REDUCTIONS = 141  
 PARKING SPACES PROVIDED = 159  
 (80 parking spaces are provided off-site via existing shared parking agreement associated with the declaration of property between property owner and land leases)

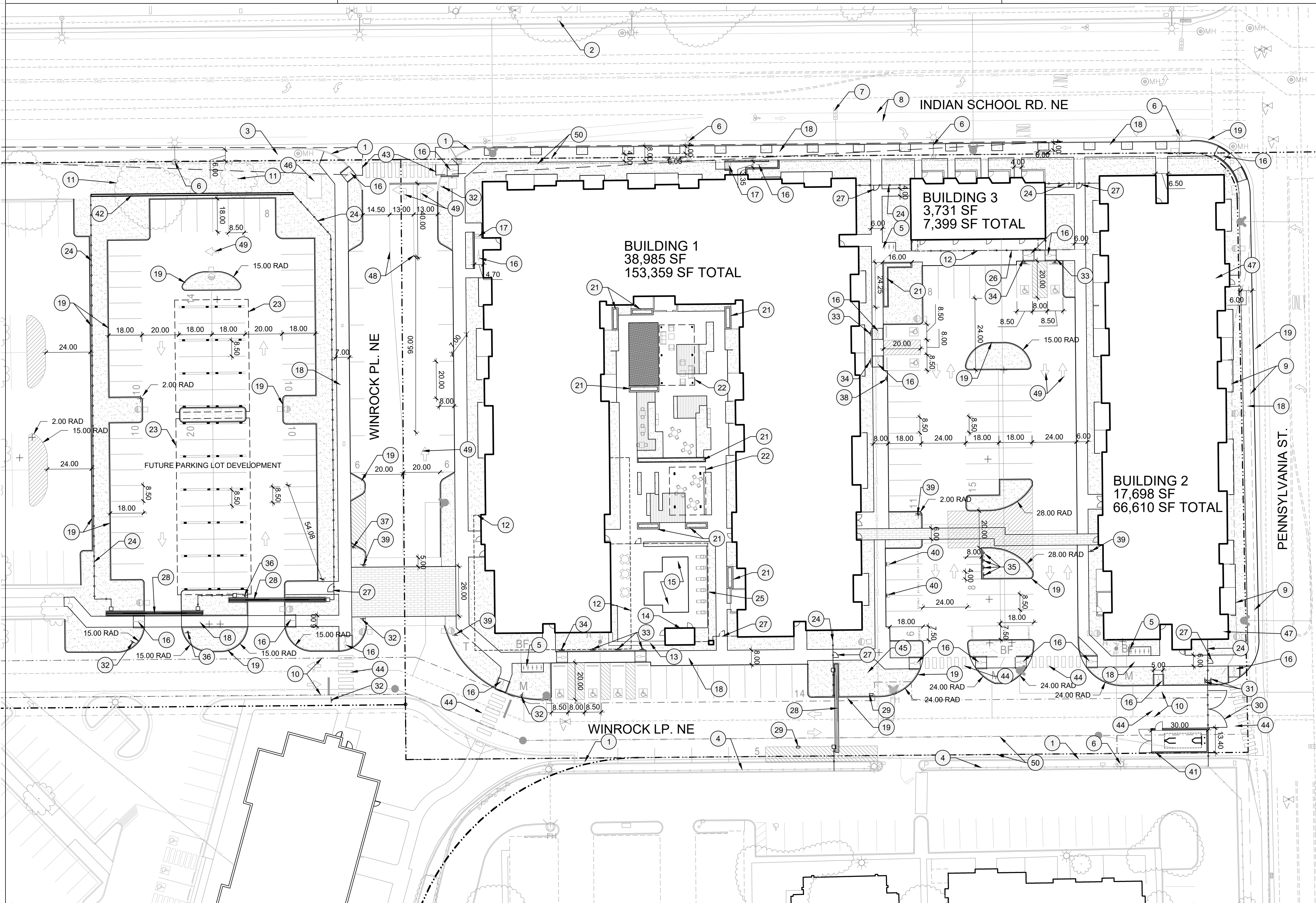
**MOTORCYCLE PARKING** REQUIRED = 4  
 MOTORCYCLE PARKING PROVIDED = 4  
**BICYCLE PARKING** REQUIRED = 3 PER 5 DU = 124  
 BICYCLE PARKING PROVIDED = 126 (100 interior bike storage, 26 exterior bicycle racks)

**LEGEND**

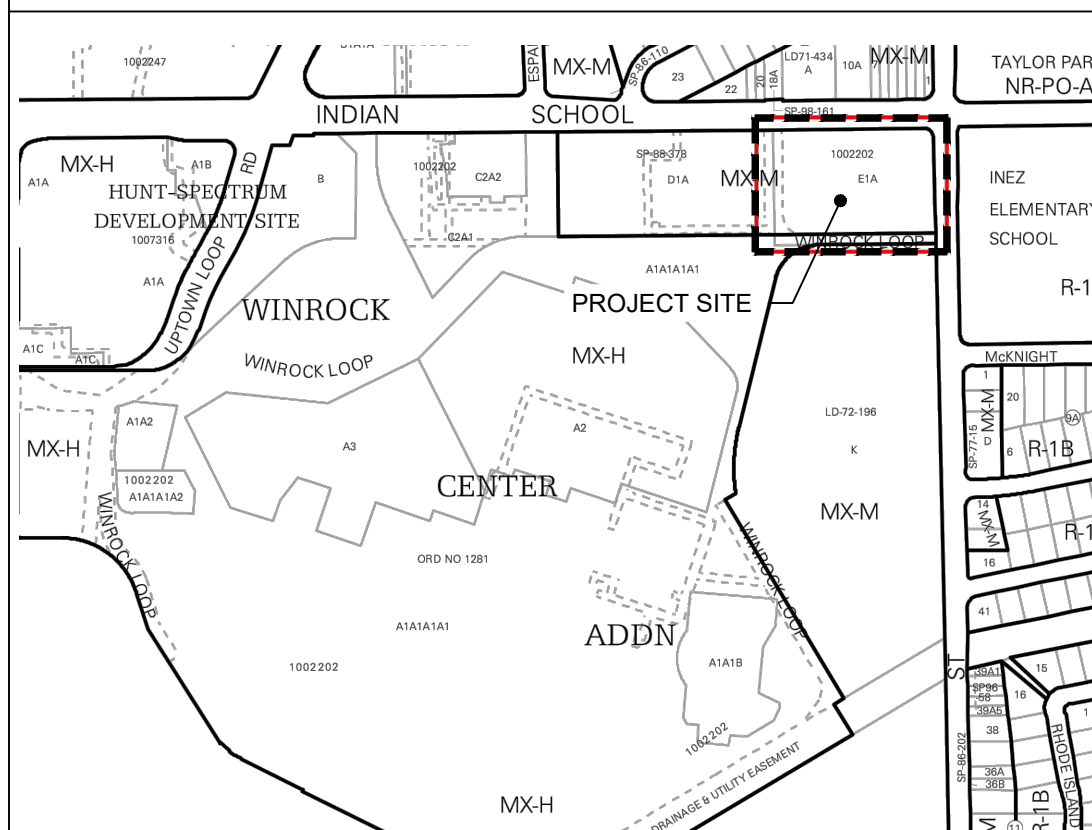
- LANDSCAPE AREA
- STABILIZED CRUSHER FINES OR SYNTHETIC TURF
- ACCENT PAVING: COLORED CONCRETE OR CONCRETE PAVERS
- RAISED PEDESTRIAN CROSSING WITH DRIVABLE CURBS/RAISED PEDESTRIAN CROSSING TABLE
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- SITE LIGHTING TO MATCH WINROCK TOWN CENTER
- TWO-POINT LOCK BICYCLE RACK EACH SUPPORTING 2 BICYCLES PER 5-S(E)(4)
- SITE FURNITURE: TABLES AND CHAIRS, BENCHES, TRASH RECEPTACLES, POOL FURNITURE

**SHEET KEYNOTES**

- | CODE | DESCRIPTION  |
|------|--|
| 1    | EXISTING CONCRETE CURB   |
| 2    | EXISTING BUS STOP  |
| 3    | EXISTING SIDEWALK  |
| 4    | EXISTING FENCE   |
| 5    | BICYCLE RACK   |
| 6    | EXISTING LIGHT POLE  |
| 7    | EXISTING TRAFFIC LIGHT   |
| 8    | EXISTING BIKE LANE   |
| 9    | EXISTING LANE TO BE REMOVED  |
| 10   | EXISTING EASMENT   |
| 11   | EXISTING TREE  |
| 12   | BUILDING OVERHANG  |
| 13   | BUILDING POOL WALL   |
| 14   | POOL FACILITIES  |
| 15   | POOL   |
| 16   | CONCRETE ACCESSIBLE RAMP, SEE SDP1.2   |
| 17   | CONCRETE STAIRS WITH HANDRAILS   |
| 18   | CONCRETE SIDEWALK/WALKWAY, SEE SDP1.2  |
| 19   | CONCRETE CURB, SEE SDP1.2  |
| 20   | CONCRETE CURB: DRIVABLE  |
| 21   | RAISED PLANTER   |
| 22   | SHADE STRUCTURE  |
| 23   | FUTURE CARPORT   |
| 24   | FENCE: 6'-0" HEIGHT, ORNAMENTAL, SEE SDP1.2  |
| 25   | FENCE: 6'-0" HEIGHT AT POOL  |
| 26   | FENCE: 3'-0" HEIGHT, ORNAMENTAL  |
| 27   | GATE: PEDESTRIAN 6'-0" HEIGHT, 3'-0" WIDTH, ORNAMENTAL, SEE SDP1.2                   |
| 28   | GATE: VEHICULAR, 6'-0" HEIGHT  |
| 29   | GATE: KEY PEDESTAL   |
| 30   | GATE: VEHICULAR EMERGENCY ACCESS ONLY, 6'-0" HEIGHT                                  |
| 31   | SITE SIGNAGE: EMERGENCY ACCESS ONLY, SEE SDP1.2                                      |
| 32   | SITE SIGNAGE: STOP SIGN, SEE SDP1.2  |
| 33   | SITE SIGNAGE: ACCESSIBLE PARKING, SEE SDP1.2   |
| 34   | SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE SDP1.2                                     |
| 35   | SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE SDP1.2                                    |
| 36   | SITE SIGNAGE: DO NOT ENTER, SEE SDP1.2   |
| 37   | SITE SIGNAGE: NO PARKING SERVICE VEHICLES ONLY, SEE SDP1.2                           |
| 38   | SITE SIGNAGE: SHARED CARPOOL ONLY, SEE SDP1.2  |
| 39   | SITE SIGNAGE: PEDESTRIAN CROSSING, SEE SDP1.2  |
| 40   | EV CHARGING STATION  |
| 41   | TRASH COMPACTOR IN ENCLOSURE TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS, SEE SDP1.2 |
| 42   | FUTURE SCREEN WALL 4'-0" HEIGHT MAX, MATERIAL MATCH BUILDING                         |
| 43   | CLEAR SIGHT TRIANGLE   |
| 44   | PEDESTRIAN CROSSWALK   |
| 45   | ELECTRIC TRANSFORMER   |
| 46   | MONUMENT SIGN PER APPROVED AA #13-10262  |
| 47   | PUBLIC R.O.W. TO BE VACATED, SEE DRB VACATION REQUEST                                |
| 48   | ASPHALT STRIPING   |
| 49   | DIRECTIONAL ARROW  |
| 50   | NEW EASEMENT GRANTED BY RE-PLAT.   |



**VICINITY MAP**



PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:



ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

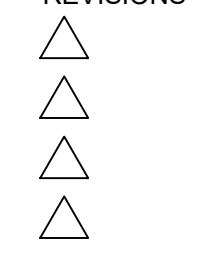


ENGINEER

PROJECT

APARTMENTS AT INDIAN SCHOOL & PENNSYLVANIA  
 7500 INDIAN SCHOOL RD NE  
 ALBUQUERQUE, NM, 87110

REVISIONS



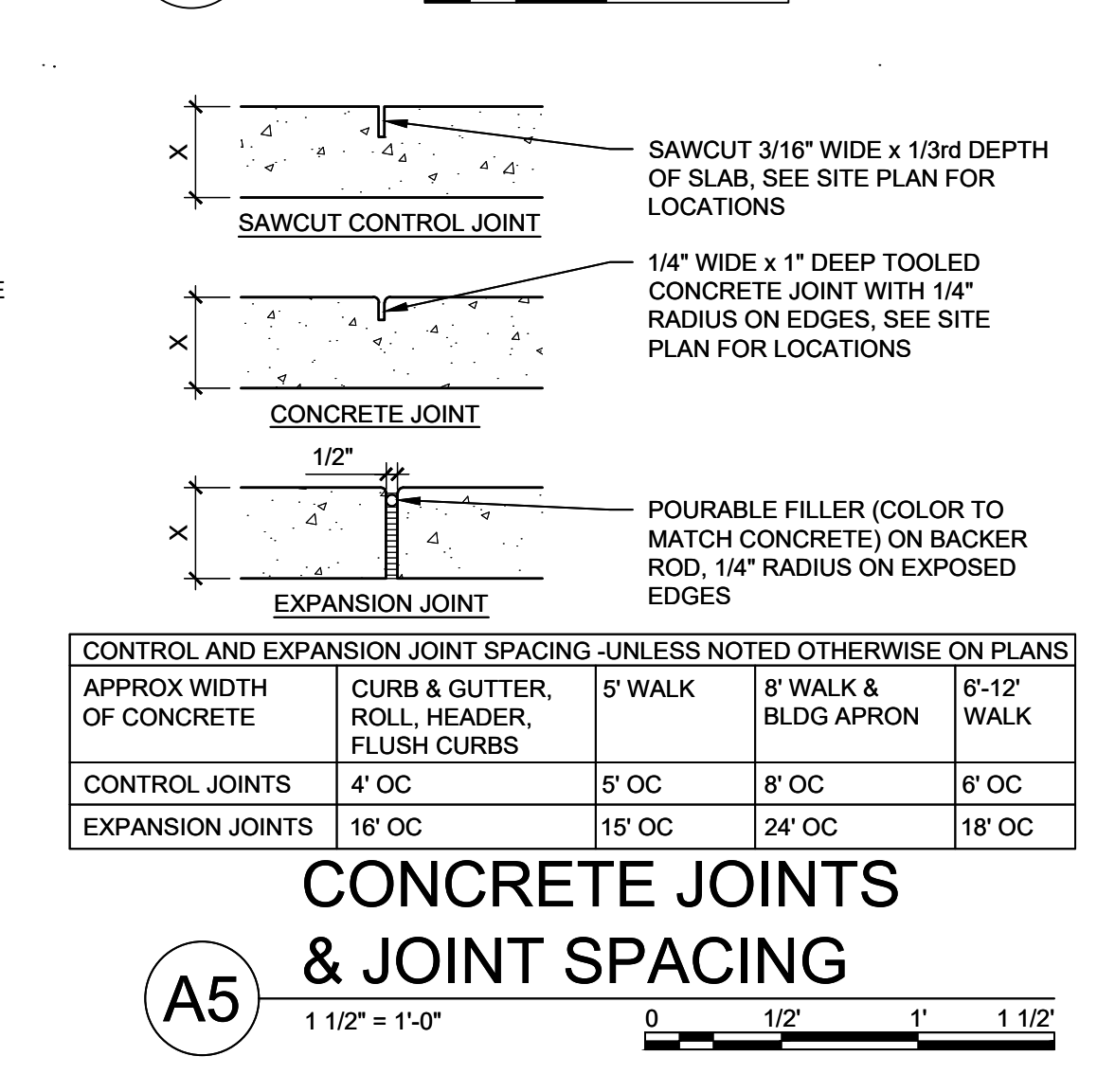
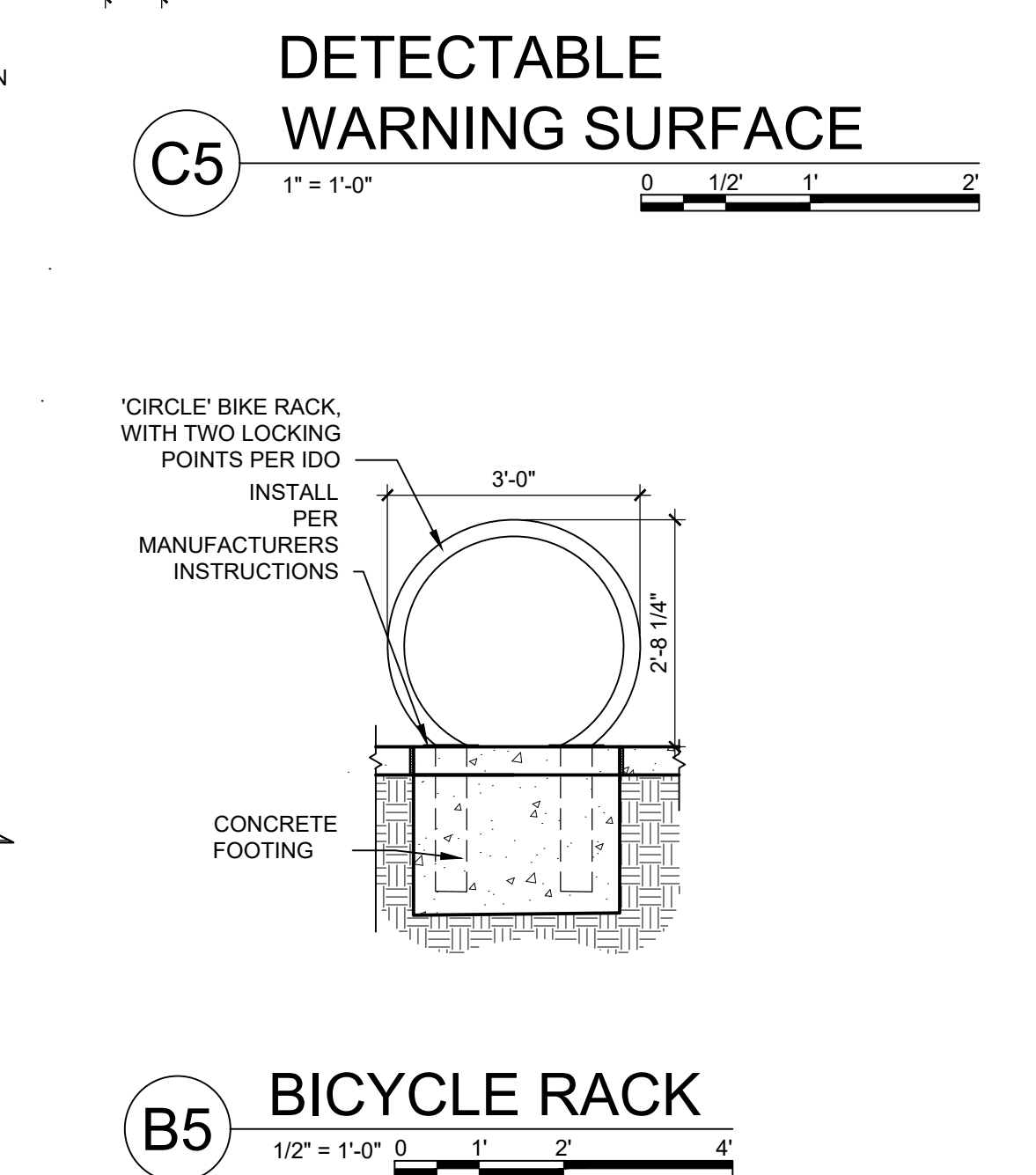
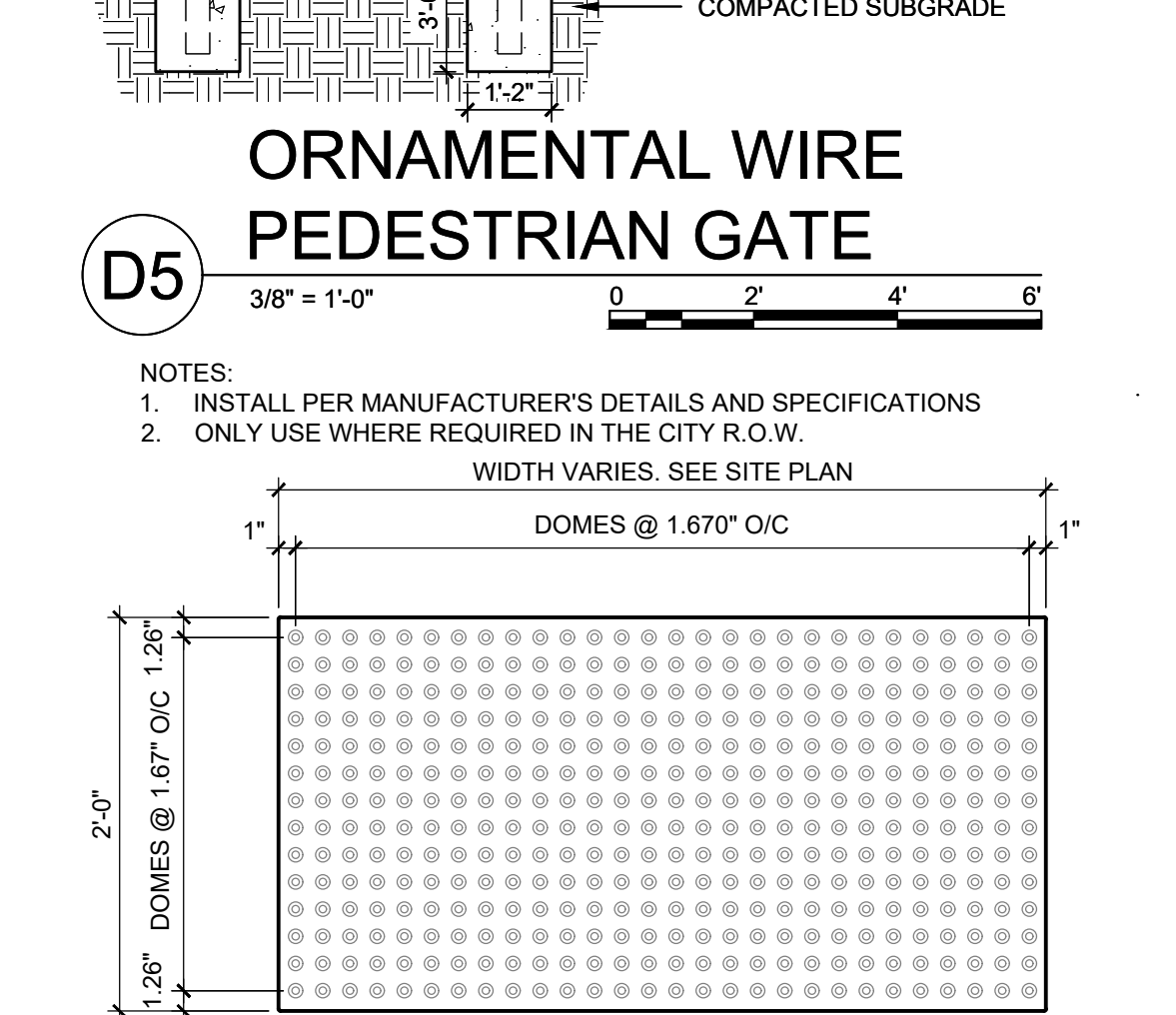
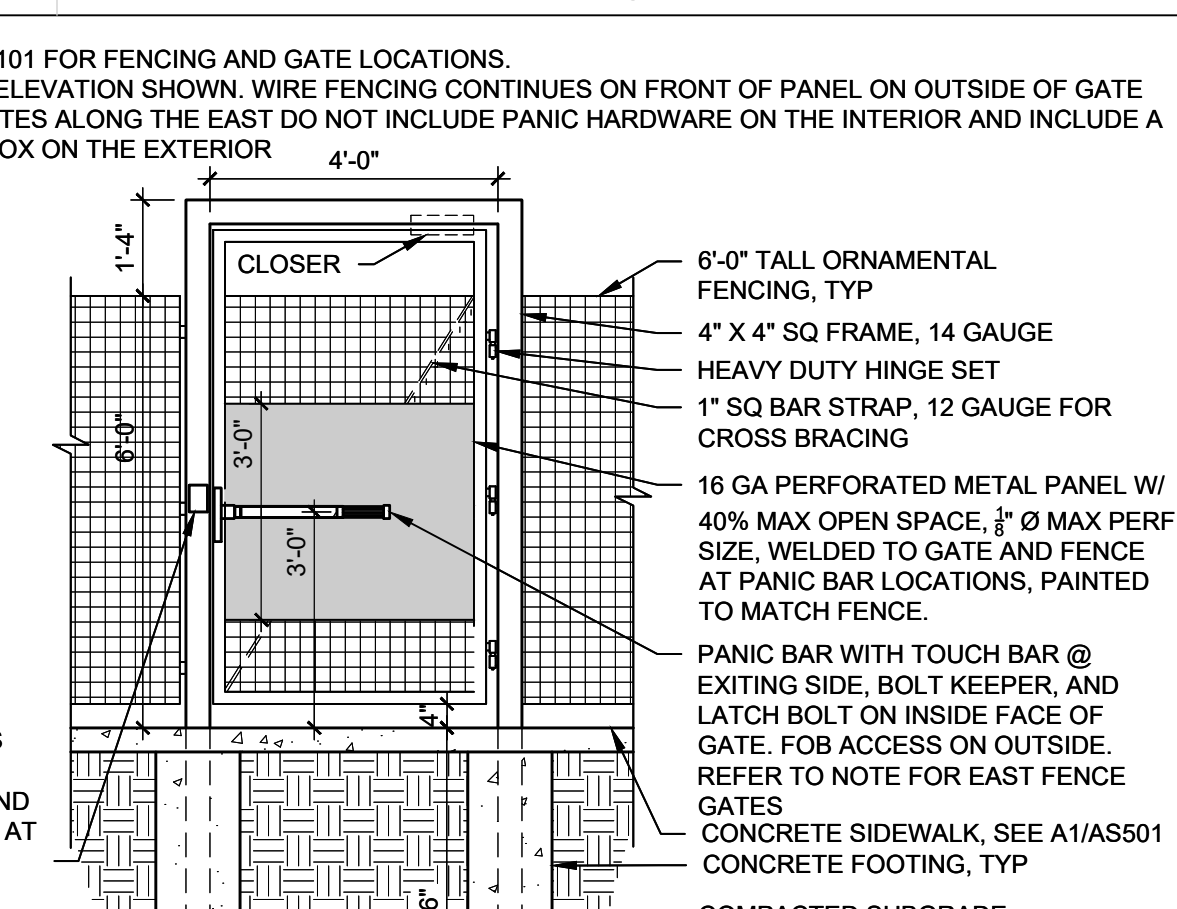
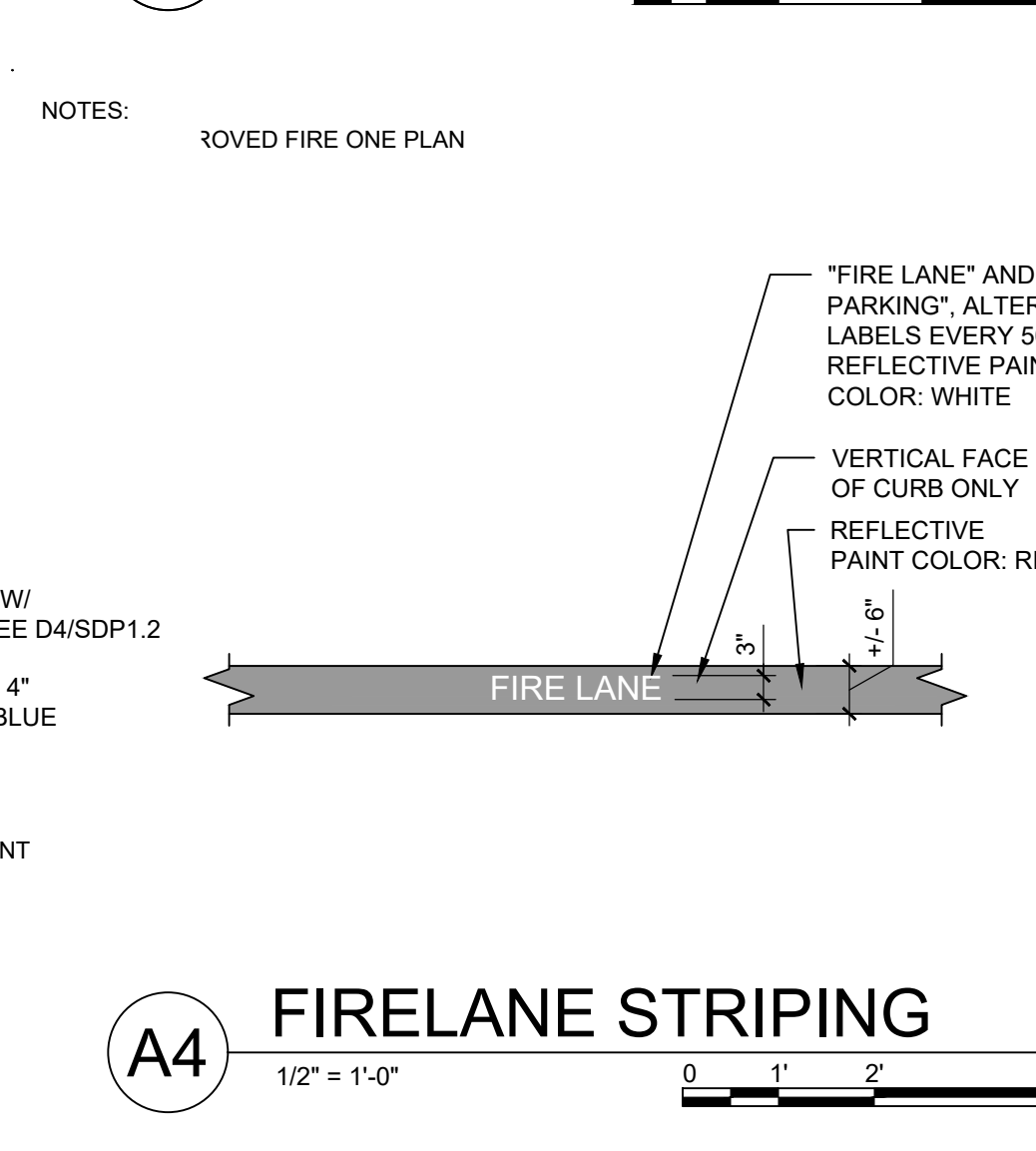
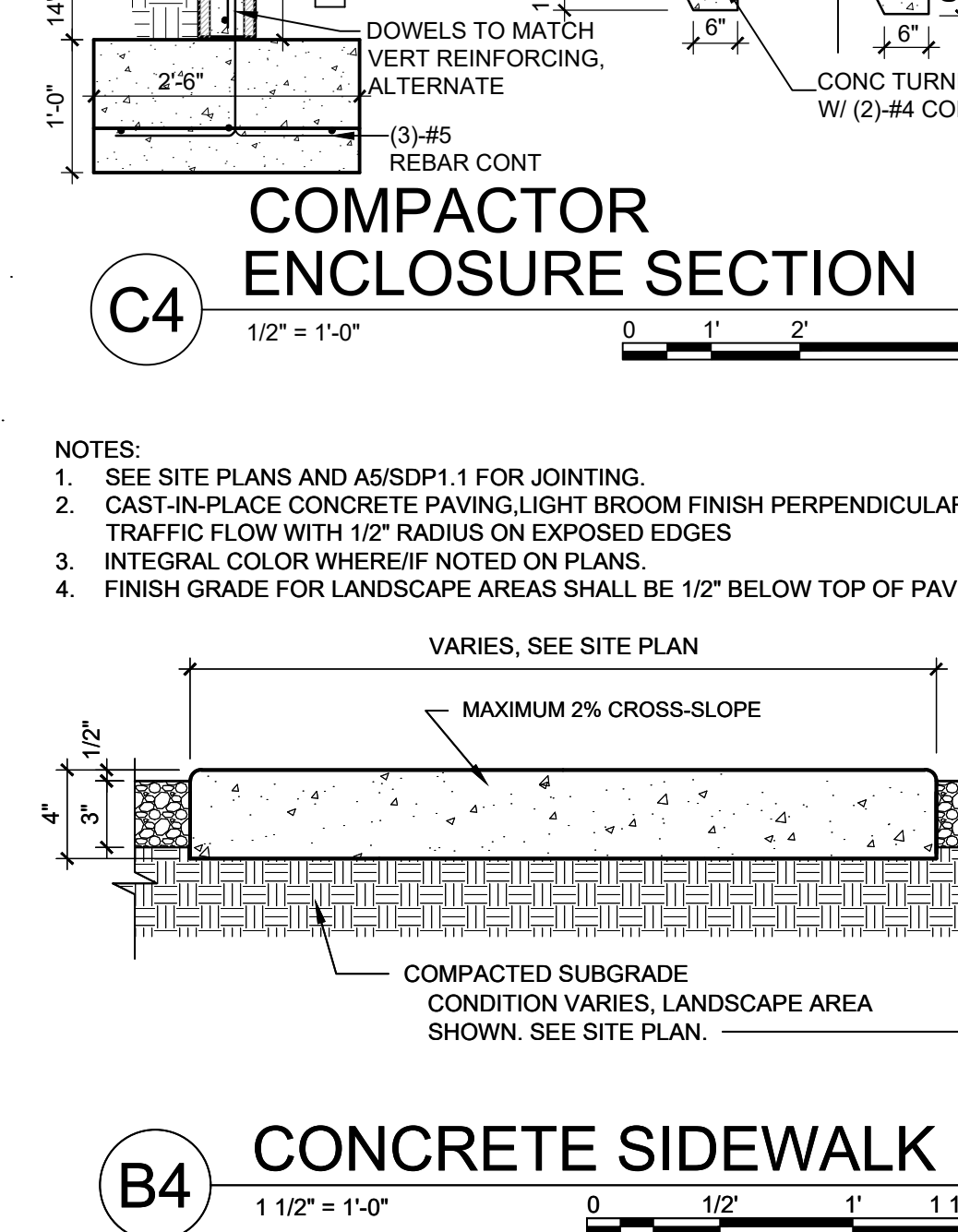
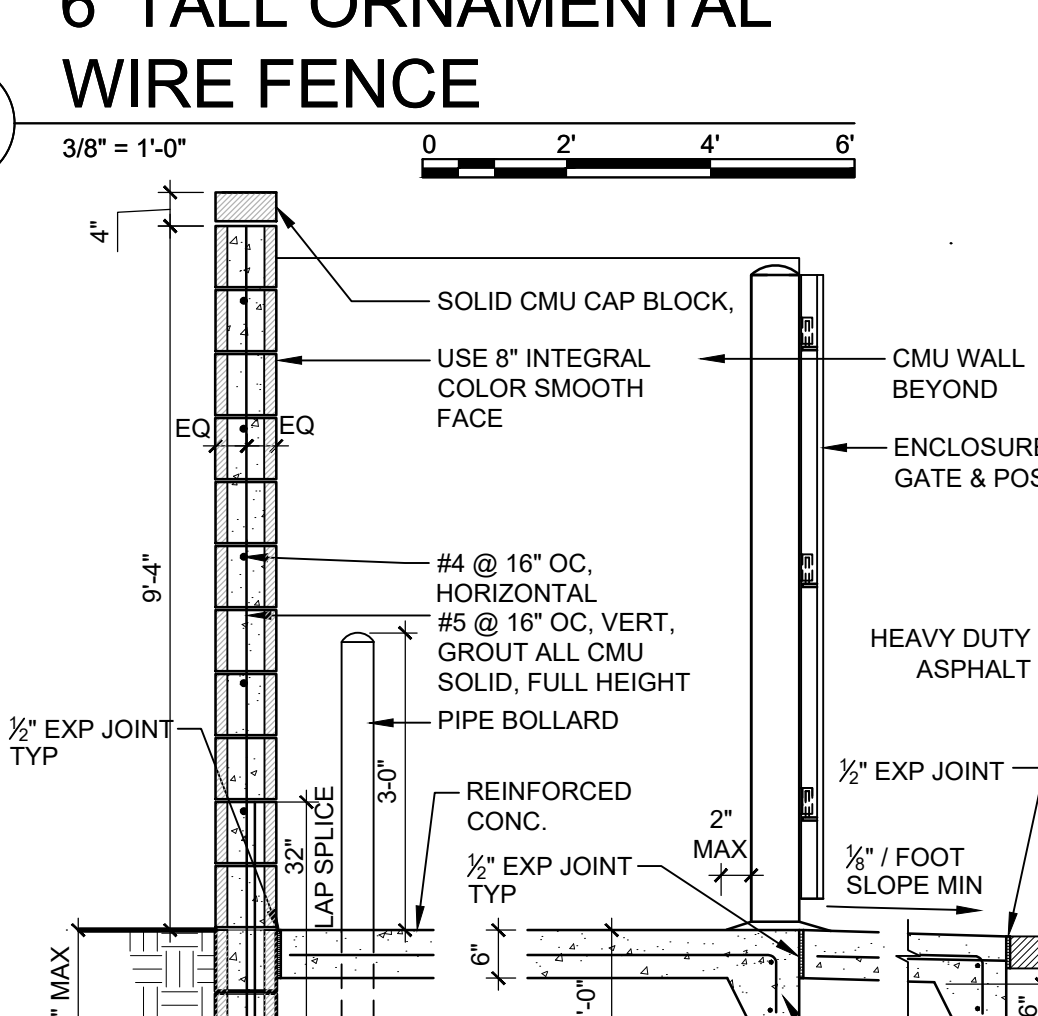
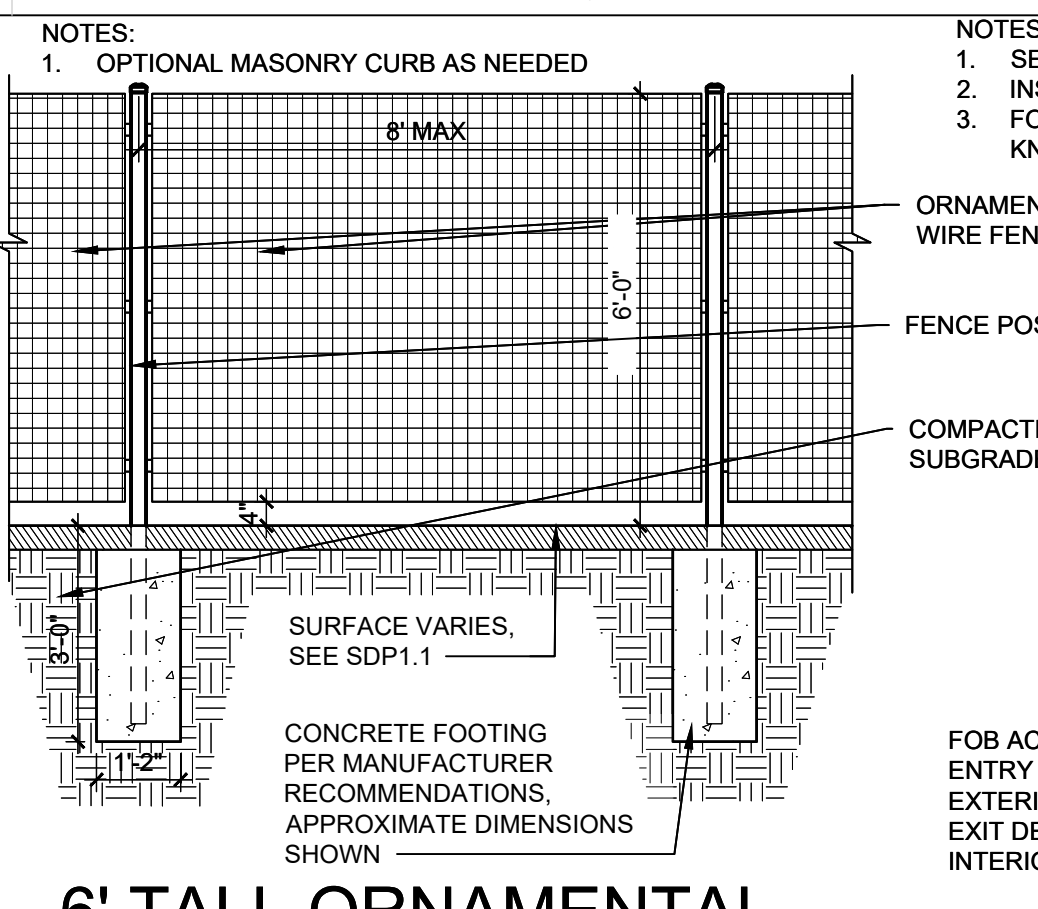
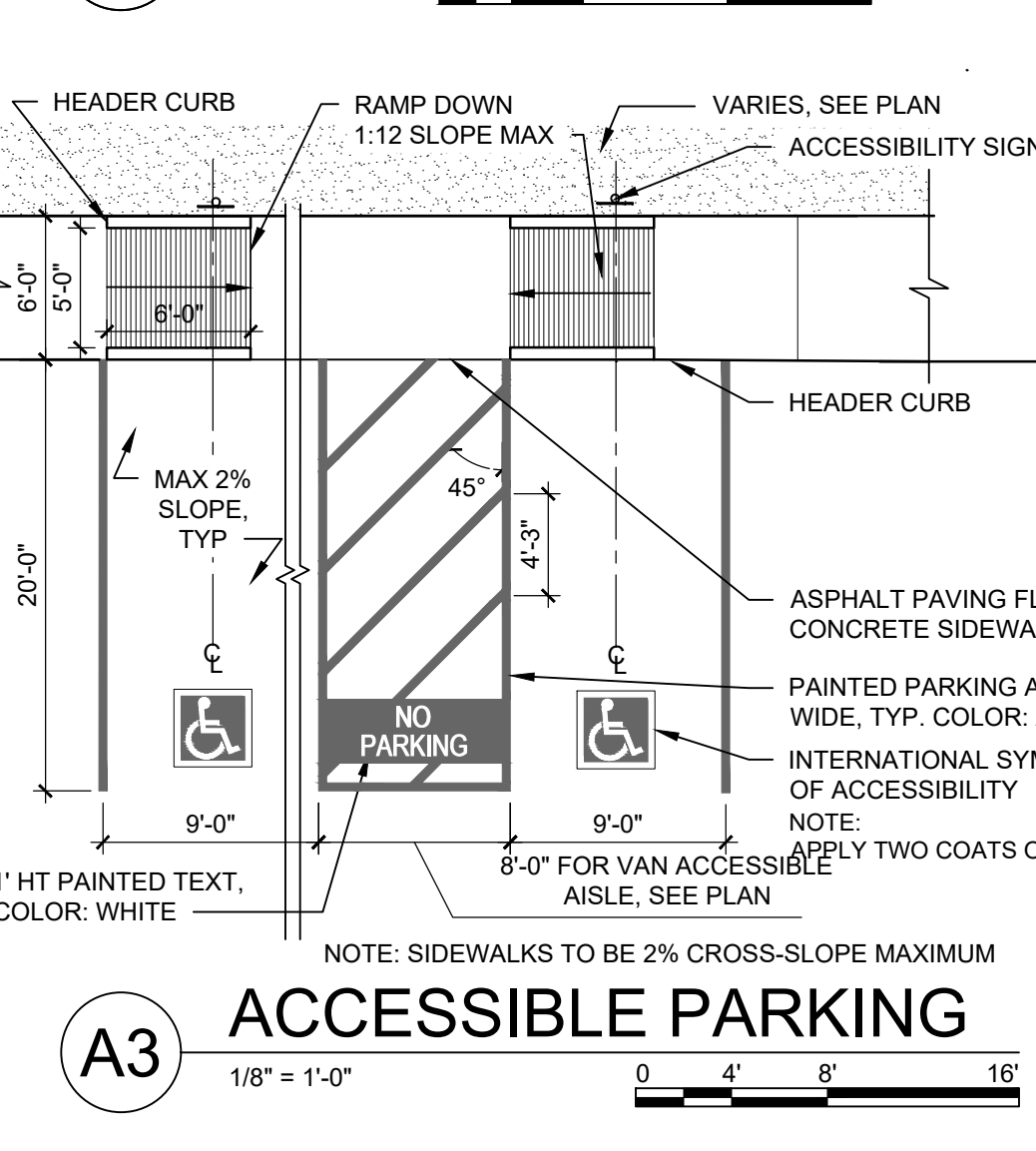
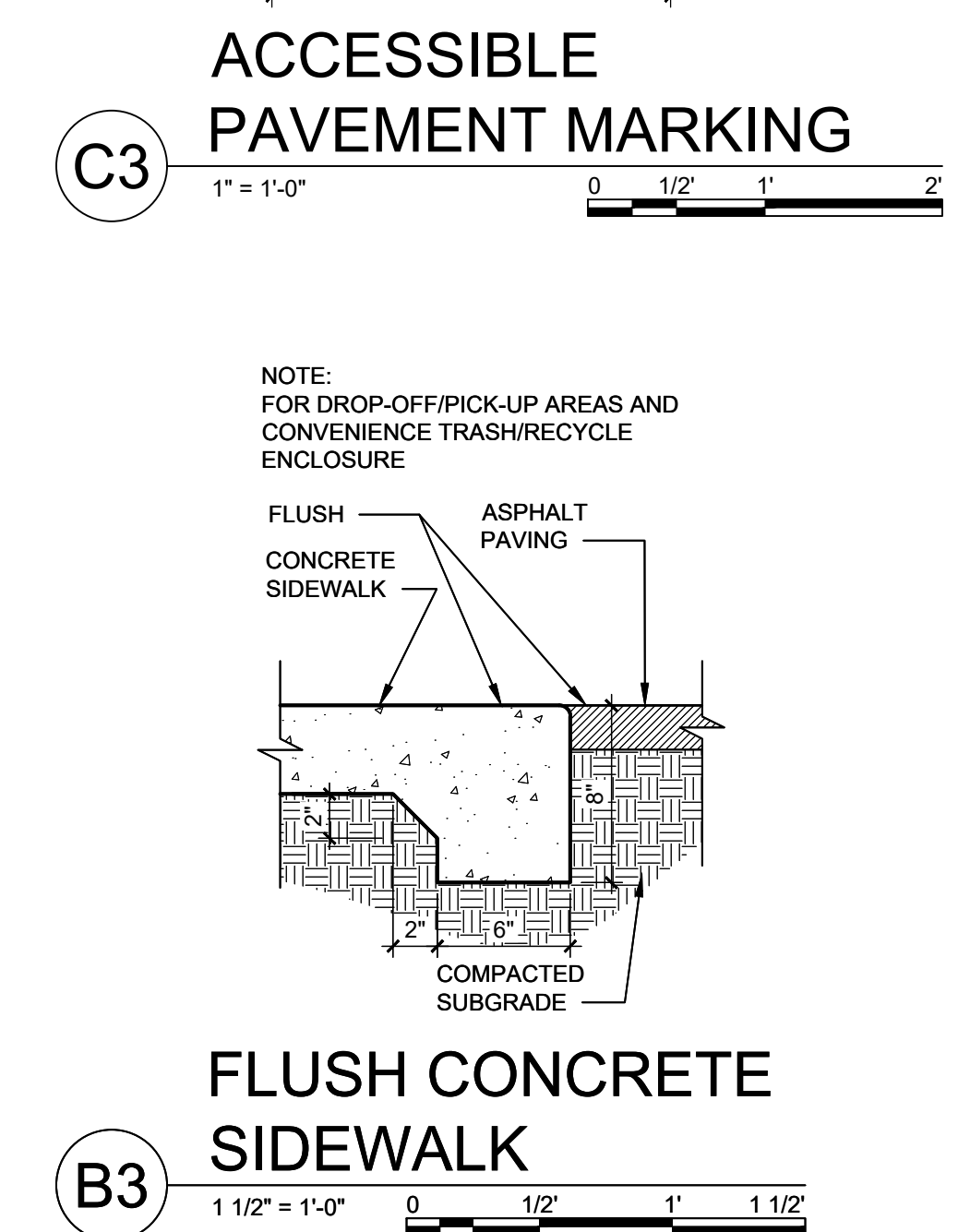
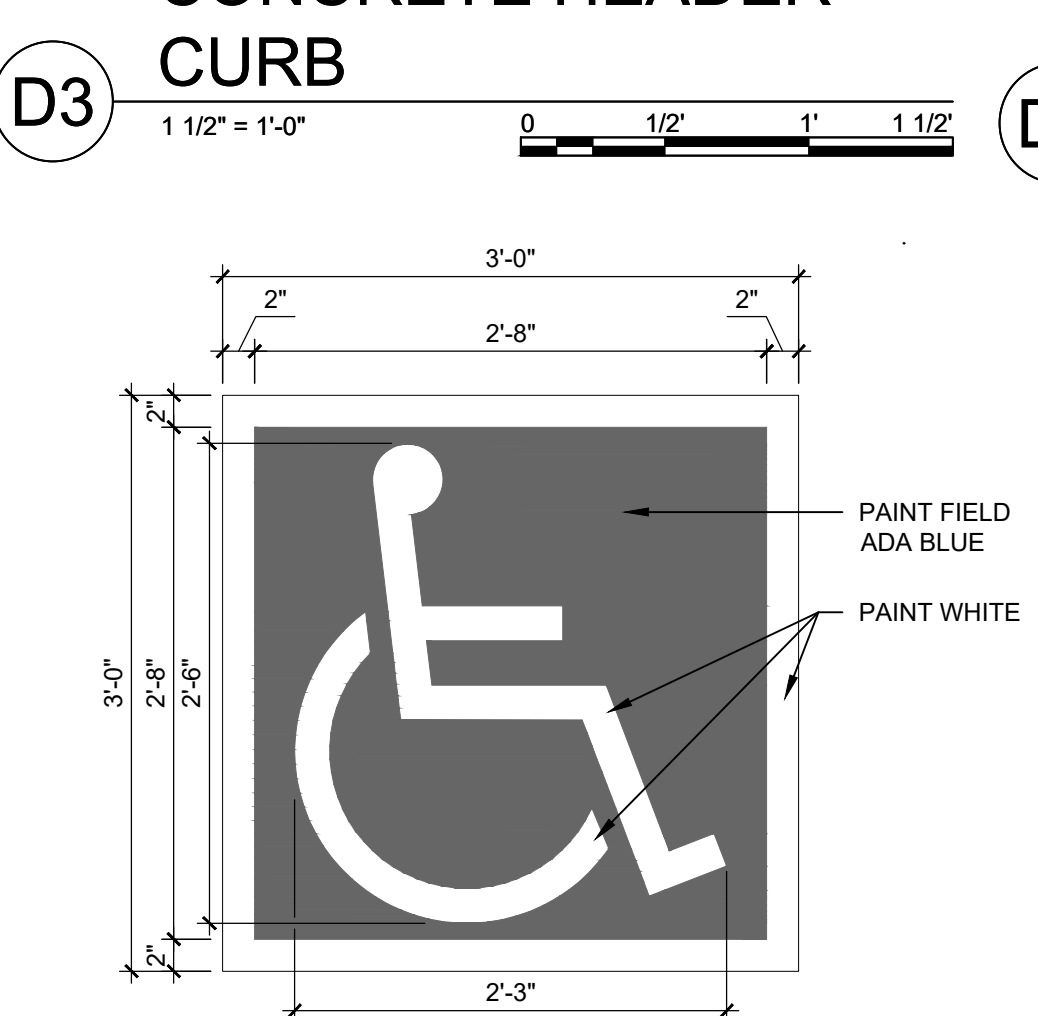
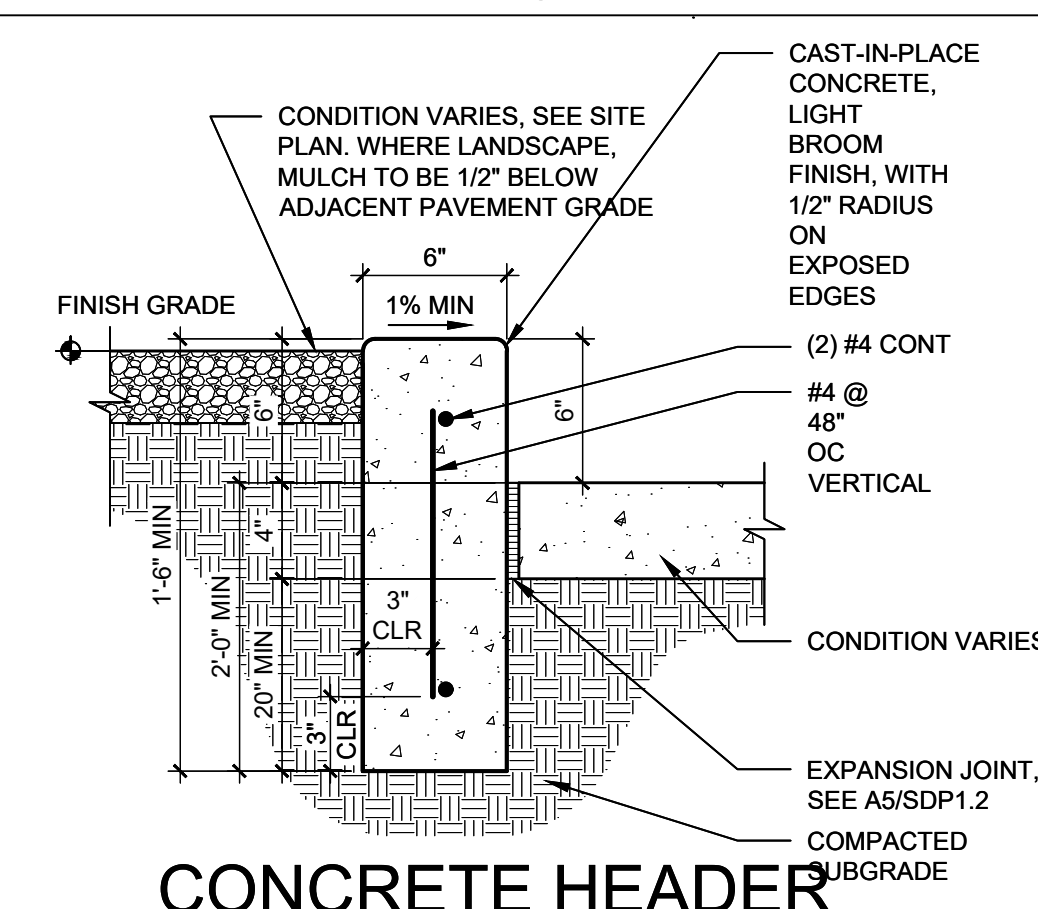
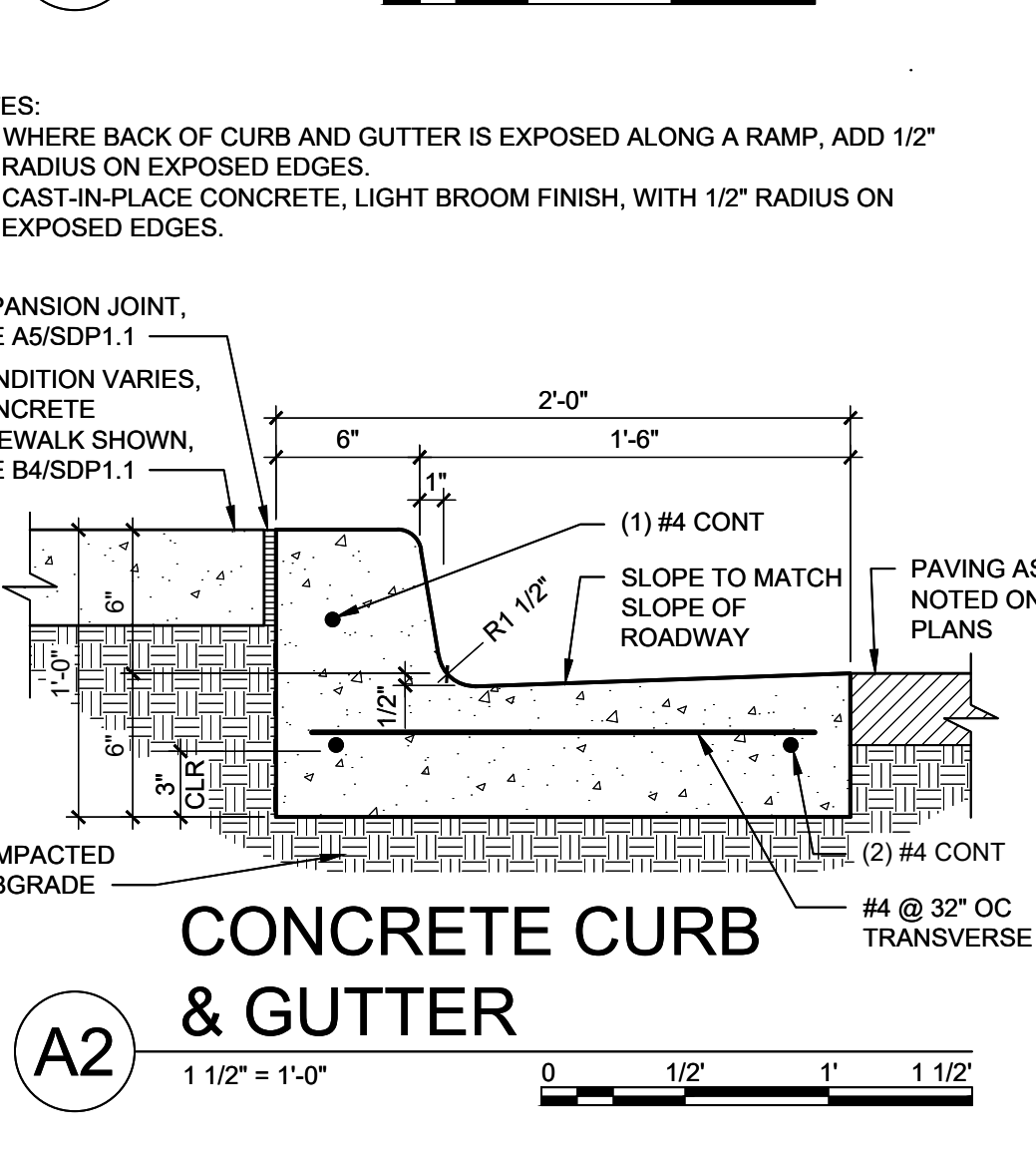
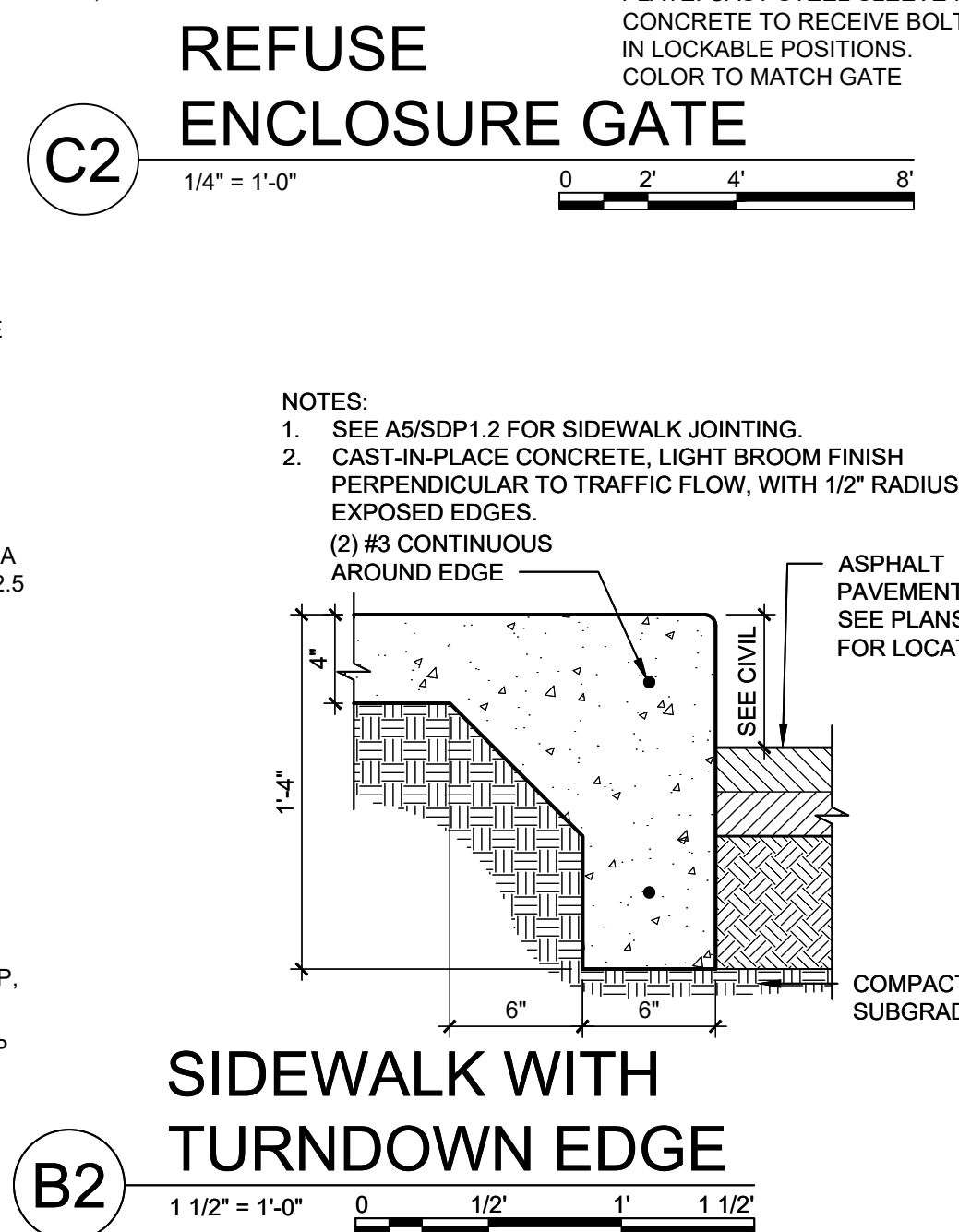
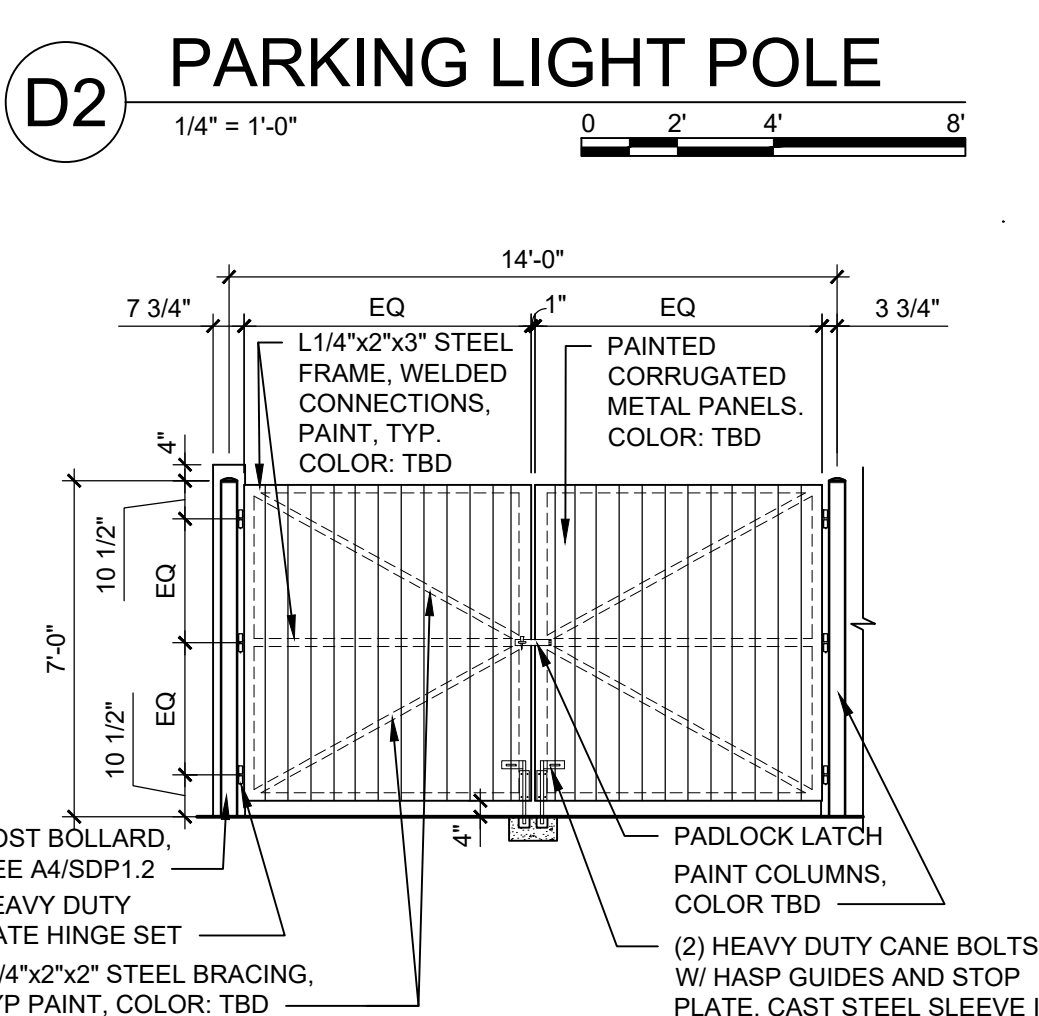
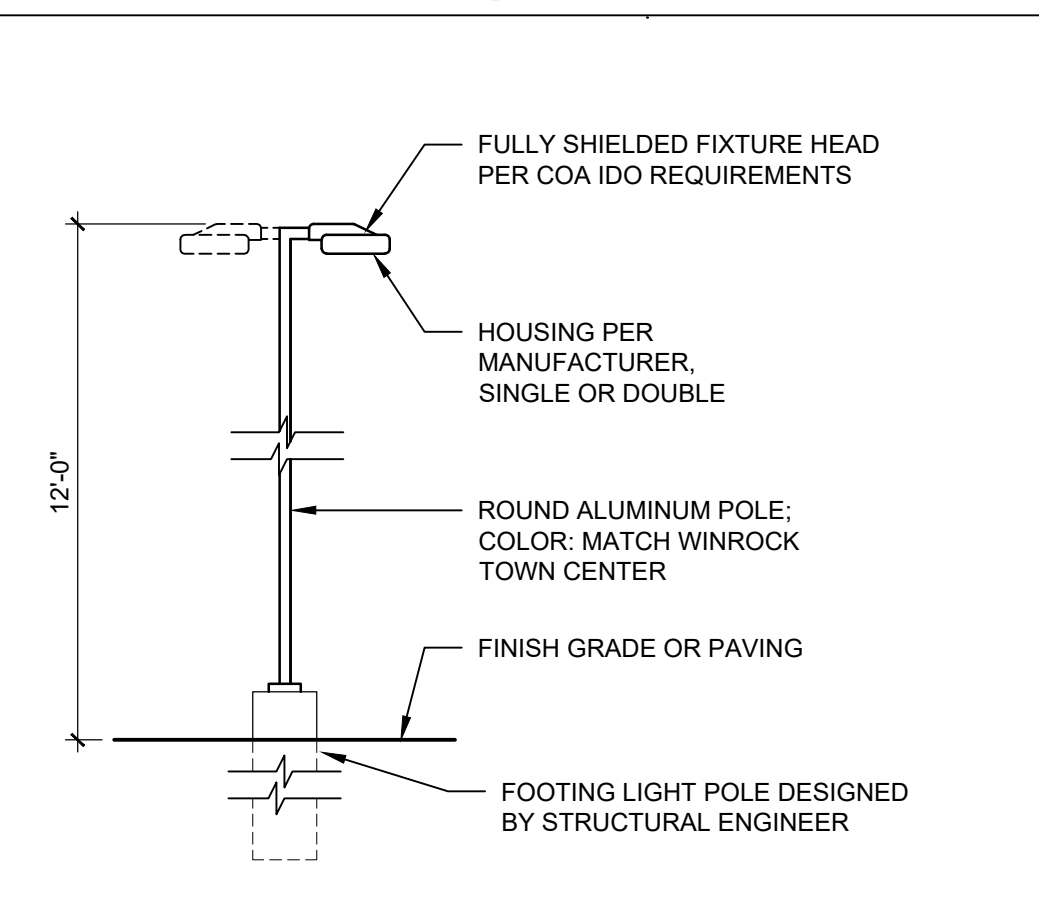
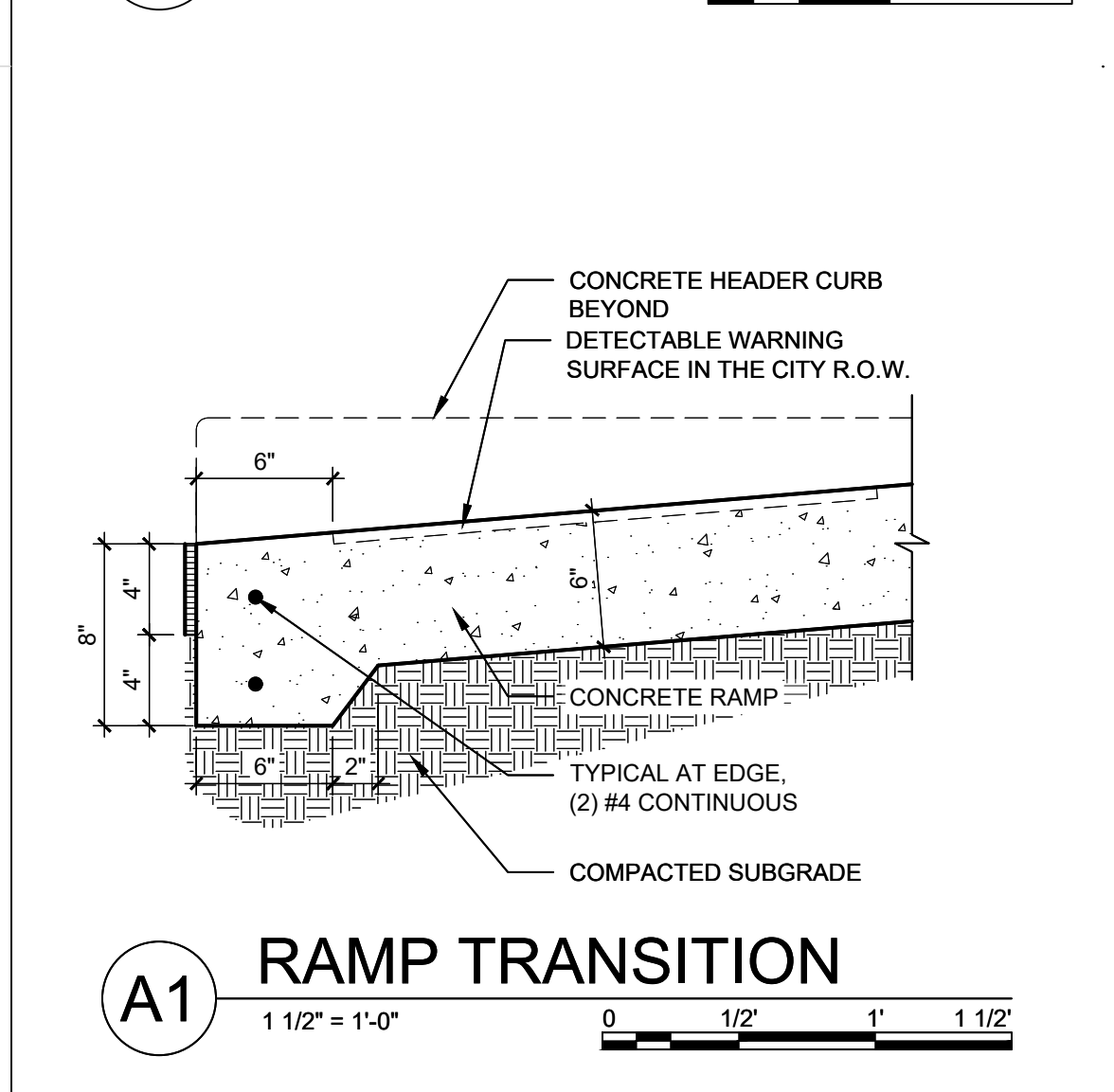
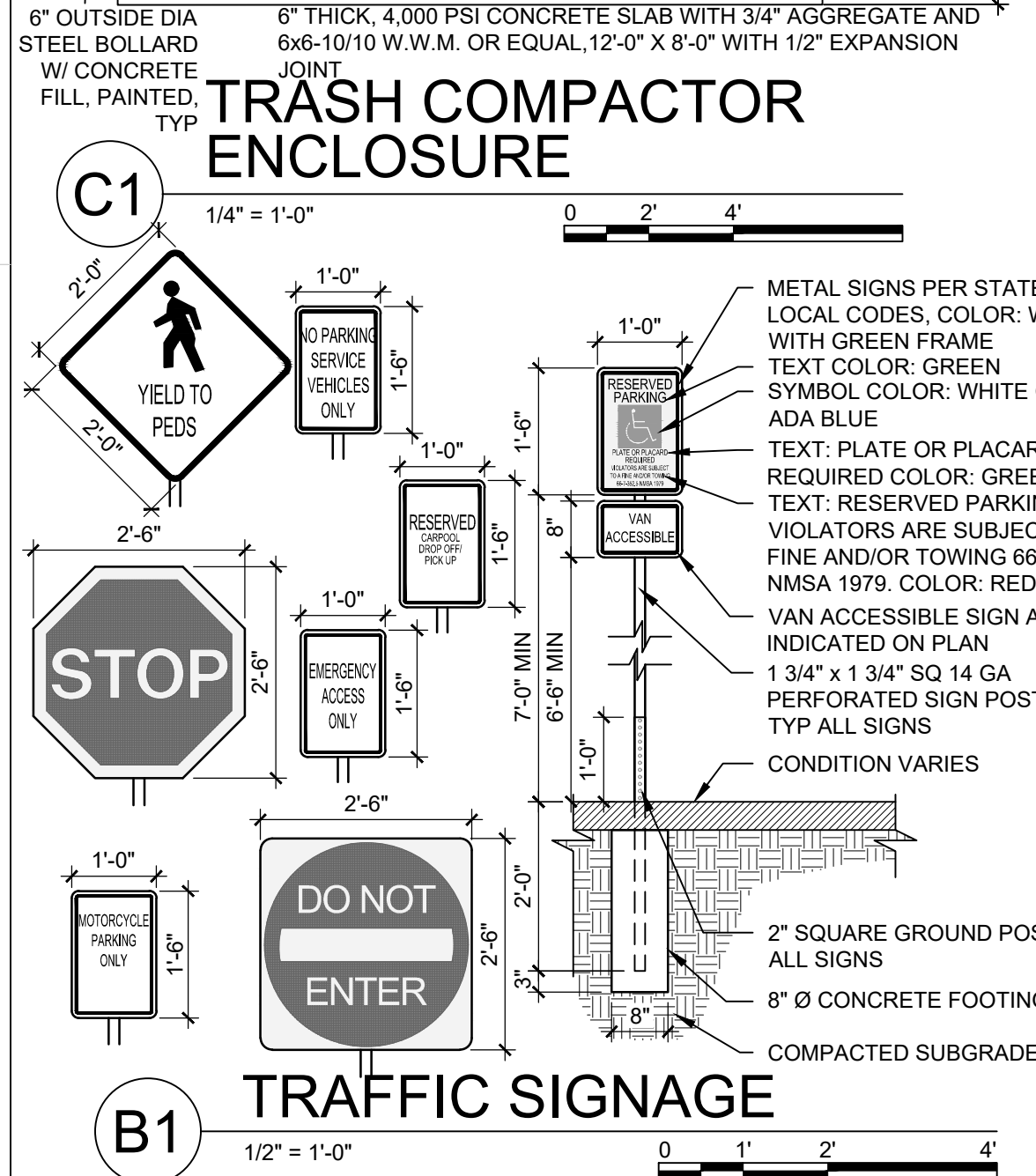
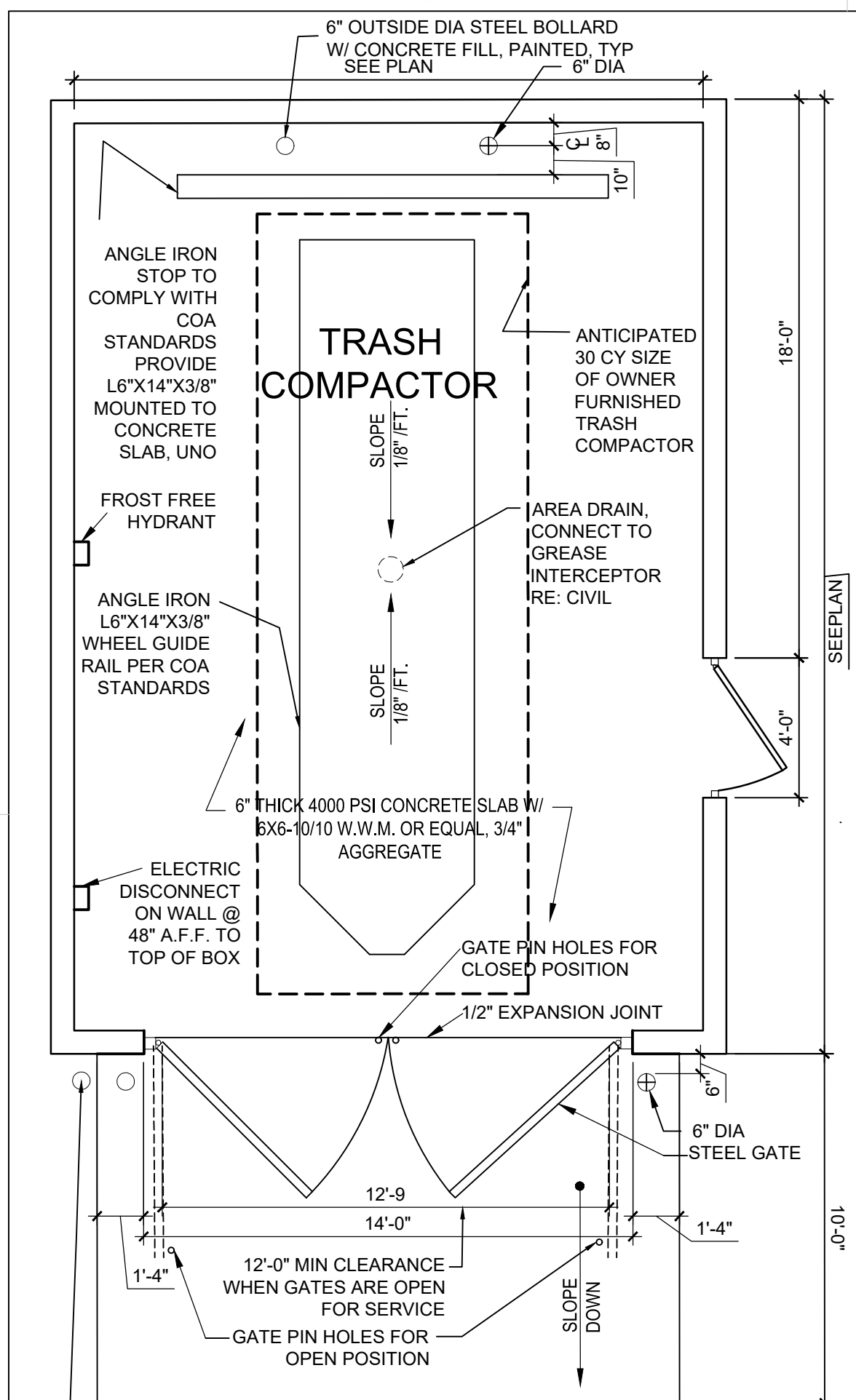
DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	04.09.2021
PROJECT NO.	19-0087
DRAWING NAME	

SITE PLAN

SHEET NO.

SDP1.1  
OF





**DEKKER PERICH SABATINI**  
 ARCHITECTURE DESIGN INSPIRATION  
 ARCHITECT  
 ENGINEER  
 PROJECT

STATE OF NEW MEXICO  
 RONALD A. WITHERSPOON  
 No. 2502  
 REGISTERED ARCHITECT  
 APARTMENTS AT INDIAN SCHOOL & PENNSYLVANIA  
 7500 INDIAN SCHOOL RD NE ALBUQUERQUE, NM, 87110

REVISIONS  
 △ D/P/S  
 △ D/P/S  
 △ D/P/S  
 △ D/P/S

DRAWN BY D/P/S  
 REVIEWED BY D/P/S  
 DATE 04.09.2021  
 PROJECT NO. 19-0087  
 DRAWING NAME  
 SITE DETAILS  
 SHEET NO.  
**SDP1.2**  
 OF