



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. SI-2020-01477

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 21, 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.

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

Re-plat request associated with this project regarding a vacation of public easement and granting public sidewalk easement was approved by DRB on April 14, 2021.

CONTACT NAME: Will Gleason, Dekker/Perich/Sabatini

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

April 16, 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, the infrastructure list, or the plat.

No response needed.

2. Bolden the note stating that the public improvements shall be built per the work order drawings.

General Sheet Note has been made bolder.

3. For a road exiting onto Indian School Road, use a yellow double stripe for separating opposing directions of traffic and use a single white stripe for separating traffic lanes that are traveling in the same direction. Pavement arrows are white as well.

A Yellow double stripe from Indian School to raised crosswalk has been added. Pavement arrows are white.

4. Include "Yield to Pedestrians" signage for the wide crosswalk.

Site signage is added to raised crosswalk and is labeled by a keyed note 39.

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.

No response needed.

- b. There were two infrastructure lists submitted that were quite similar, both signed by the engineer on 3/30/21. Please confirm which is the current version.
 - i. Infrastructure list needs to include reconnection of existing private sanitary sewer service from Lot K (existing townhomes).

- ii. Infrastructure list needs to include realignment of public waterline around proposed trash enclosure.

Revised infrastructure list included with supplemental submittal and includes the reconnection of the existing private sanitary sewer service from Lot K as well as the realignment of the public waterline around the proposed trash enclosure.

- c. The offsite public sanitary sewer easement that is associated with the connection within proposed Parcel Z-1 shall be in place to ensure this line can be installed, thereby serving the proposed development (apartments). Site plan approval is contingent upon obtaining this offsite public sanitary sewer easement.

Yes, it is understood that the public sanitary sewer line is required for the proposed development. If the concurrent DRB platting action creating Tract J (hotel) stalls then a public sanitary sewer easement will be crafted on a stand alone document.

d. 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 job access/keyed entry. Gate at Pennsylvania (keyed note 30 on SDP 1.1) is an emergency exit only gate. Language has been added to site plan and utility plan.

- ii. The proposed trash compactor (keyed note #41) cannot encroach into the public waterline. Please relocate either the trash compactor or the waterline.
- e. Conceptual Enlarged Utility Plan (stamped/signed 4/9/21)
 - i. Please indicate public sanitary sewer for Keyed Note #3.

The existing Public sanitary sewer line is an 8-inch.

- ii. Please add another keyed note #6 onsite to show the extents of the proposed public sanitary sewer.

Keyed note added within Parcel E-1-A.

- iii. Keyed Note #10 indicates connecting existing private sanitary sewer to new private sanitary sewer when in fact it is known to be a proposed public sanitary sewer.

Keyed note 10 revised.

- iv. Backflow prevention shall be on all water meters and fire suppression systems.

Note added to fire lines indicating backflow prevention on fire suppression lines shall be within the fire riser room.

- v. Keyed note #11 indicates a new joint use private sanitary sewer line to new public sanitary sewer line. Shared service is not allowed as each property shall connect separately to the public sanitary sewer line(s).
 - 1. This keyed note #11 appears to point to the existing public waterline.

Keyed note #11 revised and relabeled.

- 2. Keyed note #6 is a public sanitary sewer yard line but is pointing to the private sanitary sewer service from the trash compactor.

Added keyed note #15 and relabeled.

- vi. 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.

Approved amended Fire One Plan requires 4 fire hydrants. Fire hydrants updated on the utility plan.

- vii. Please label the onsite existing and proposed public water and sanitary sewer easements with leaders.

Leaders added to the easement labels.

- b. Conceptual Utility Plan (stamped/signed 4/9/21)
 - i. Please review keyed notes and ensure they are appropriate as the Enlarged Utility Plan has some incorrect references and keyed notes.

Keyed notes updated.

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

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.	
			*****REMOVALS*****						
			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	/	/	/
			*****ROADWAY*****						
		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						
		*****SANITARY SEWER*****						
8"		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			
		Reconnect Private SAS Outfall	Parcel E-1-A			/	/	/
		from Parcel K to new Public Main						
		*****WATERLINE*****						
8"		Waterline and Appertunances	Parcel E-1-A	Pennsylvania	Approximately			
		Approx. 150-feet			150' West			

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
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Scott Eddings
NAME (print)

Huitt-Zollars, Inc.
FIRM

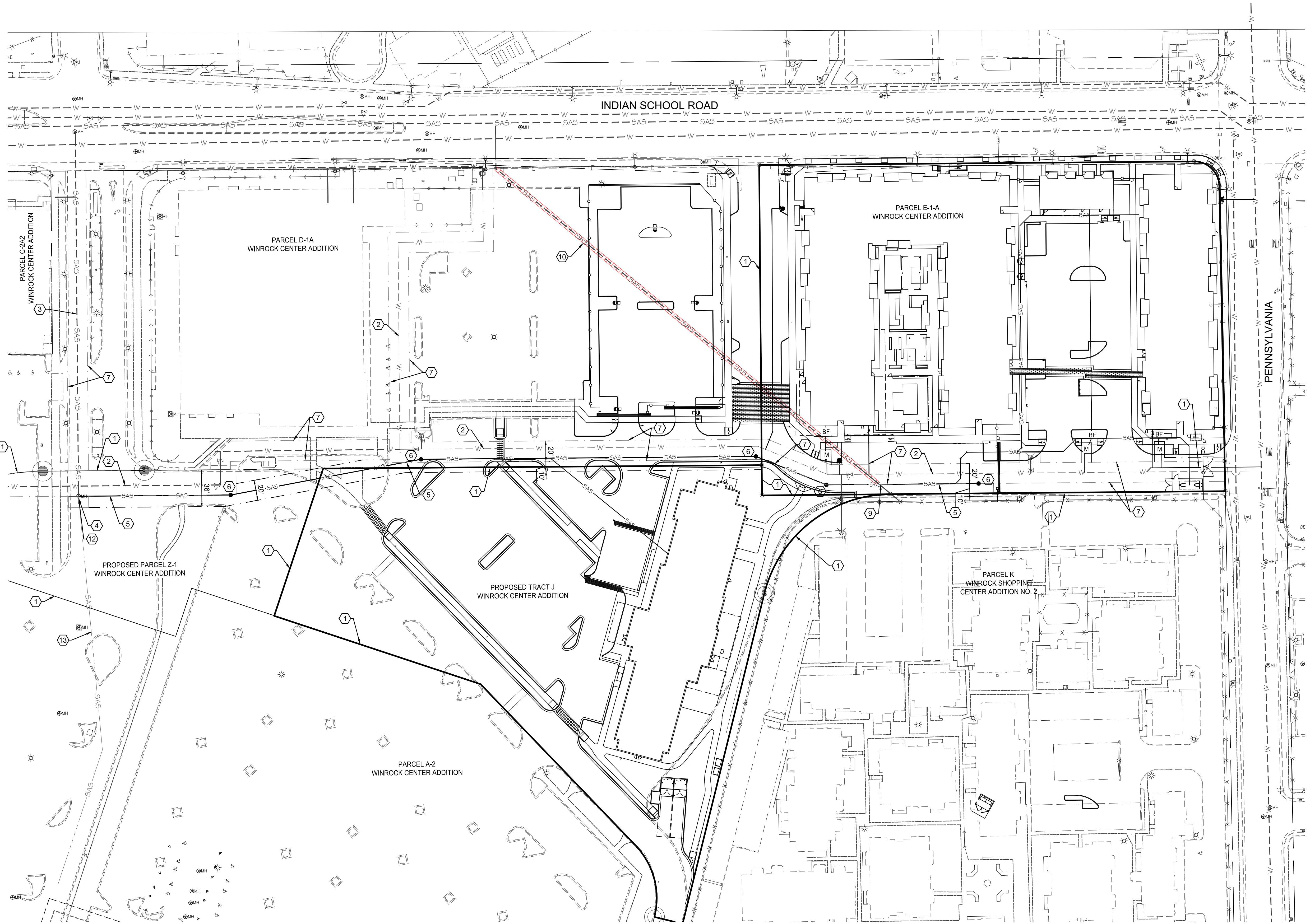
Scott Eddings 4/15/2021
SIGNATURE - date

_____	_____
DRB CHAIR - date	
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCFA - date
_____	_____
UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
_____	_____
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

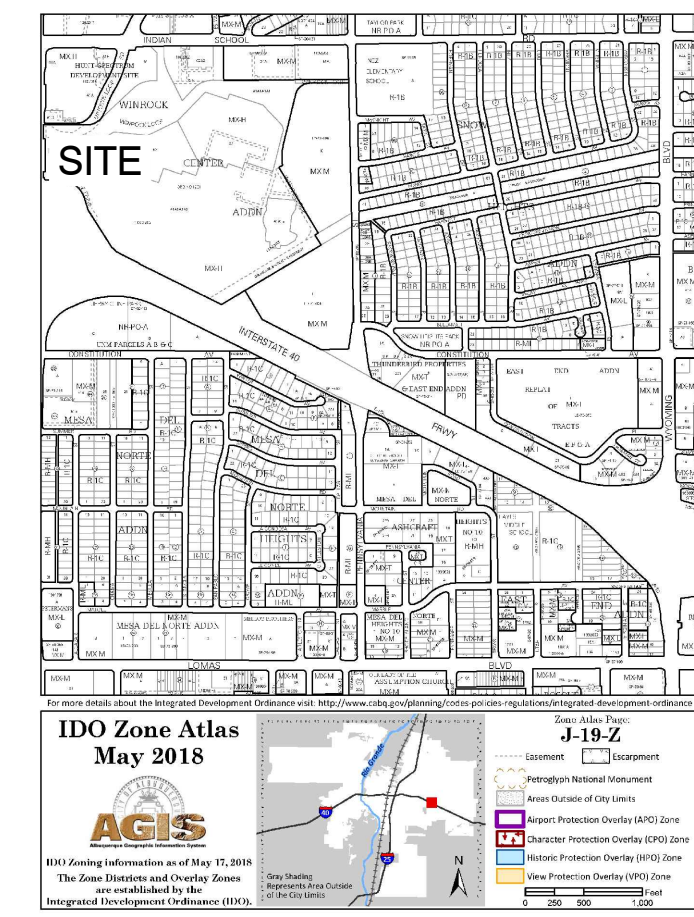
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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 User: scott.edinger@cityofalbuquerque.gov
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CONCEPTUAL UTILITY PLAN

VICINITY MAP



J-19

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING PUBLIC WATER LINE
3. EXISTING PUBLIC SANITARY SEWER
4. EXISTING PUBLIC SAS MANHOLE
5. PROPOSED PUBLIC SANITARY SEWER - 8-INCH
6. PROPOSED PUBLIC SAS MANHOLE
7. EXISTING ABCWUA WATER/SEWER EASEMENT
8. PROPOSED ABCWUA WATER/SEWER EASEMENT.
9. CONNECT EXISTING PRIVATE SAS OUTFALL TO NEW PUBLIC SANITARY SEWER.
10. ABANDON EX. SAS PRIVATE SAS.
11. RELOCATE PUBLIC WATER LINE.
12. CONNECT TO NEW PUBLIC SAS IN FUTURE.
13. FUTURE PUBLIC SANITARY SEWER 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
- REUSE --- EX. REUSE LINE
- GAS --- EX. GAS LINE
- UGE --- 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
 Huitt-Zoliars, 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 UTILITY PLAN**

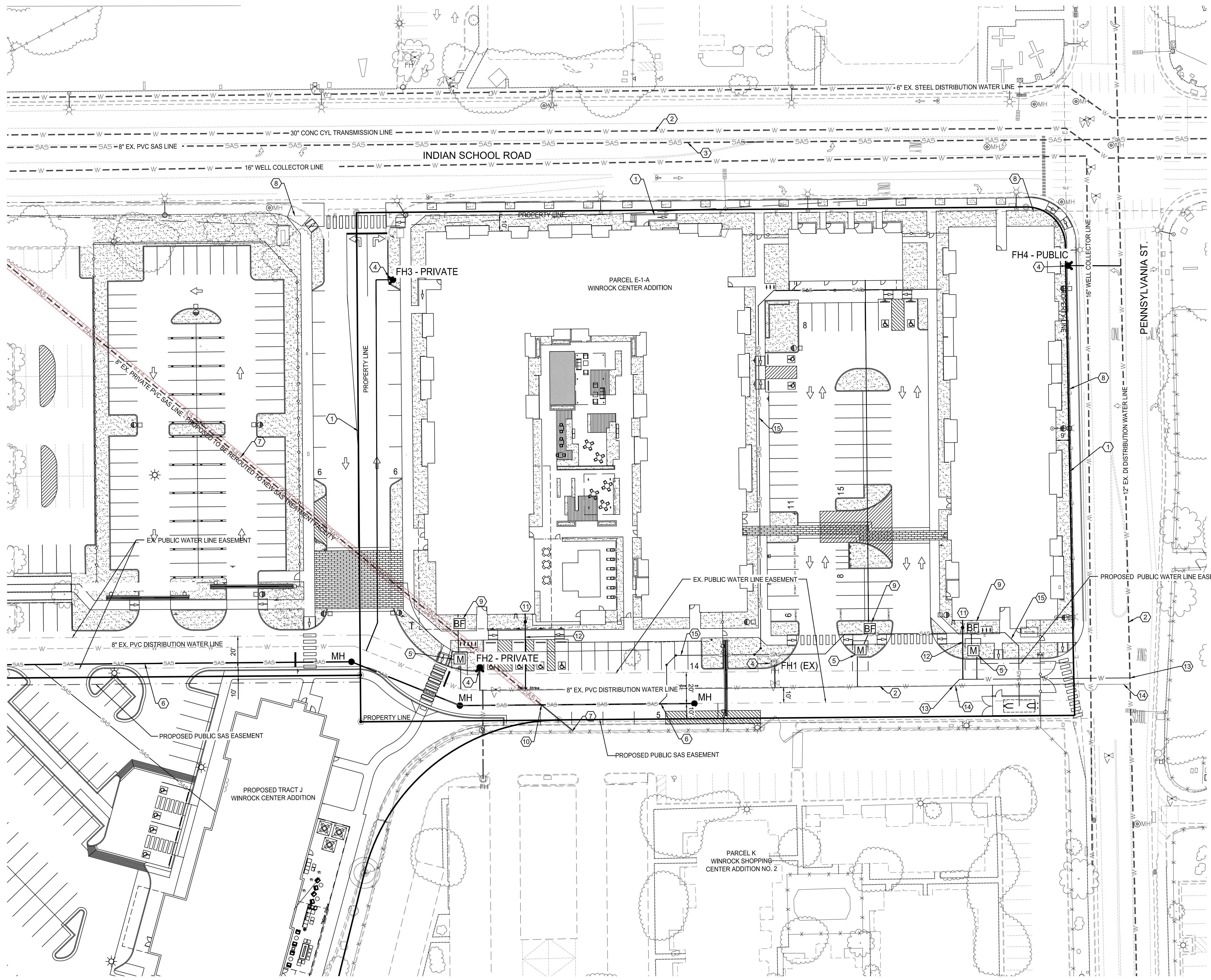
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City Project No.	XXXX.XX	Zone Map No.	J-19
		Sheet	C200
		Of	

AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		WORK DONE BY	DATE
SURVEY INFORMATION		INSPECTOR'S ACCEPTANCE BY	DATE
FIELD NOTES		VERIFICATION BY	DATE
ENGINEER'S SEAL		DESIGNED BY	DATE
REVISIONS		DRAWN BY	DATE
REVISIONS		DWG NAME	DATE
REVISIONS		CHECKED BY	DATE
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REVISIONS		NO.	

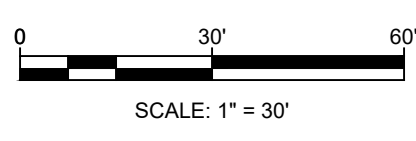
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 Y = 1493076.47
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ENGINEER'S SEAL: [Signature] 4/15/21
 PROFESSIONAL ENGINEER NO. 2856
 STATE OF NEW MEXICO

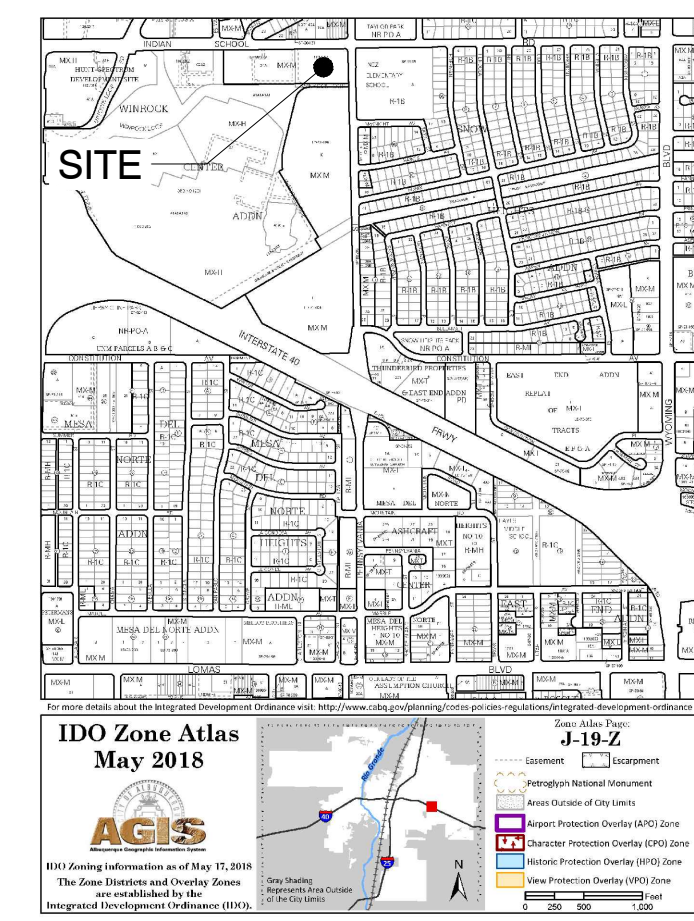
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CONCEPTUAL ENLARGED UTILITY PLAN



VICINITY MAP



J-19

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING PUBLIC WATER LINE
3. EXISTING SANITARY SEWER, 8-INCH
4. PROPOSED FIRE HYDRANT
5. PROPOSED WATER METER
6. PROPOSED PUBLIC SANITARY SEWER LINE, 8-INCH
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 PUBLIC SANITARY SEWER LINE.
11. BACKFLOW DEVICE FOR FIRE LINE IS WITHIN FIRE RISER ROOM.
12. FIRE LINE WITH POST INDICATOR VALVE.
13. RELOCATED PUBLIC WATER LINE.
14. REMOVE PUBLIC WATER LINE.
15. PROPOSED PRIVATE SANITARY SEWER 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

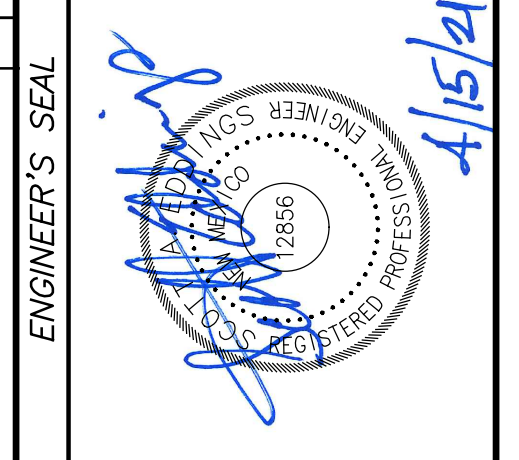
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THE LOFTS @ WINROCK 7500 INDIAN SCHOOL ROAD NE ALBUQUERQUE, NM

TITLE: CONCEPTUAL ENLARGED UTILITY PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	XXXX.XX	Zone Map No.	J-19
Sheet	C201	Of	

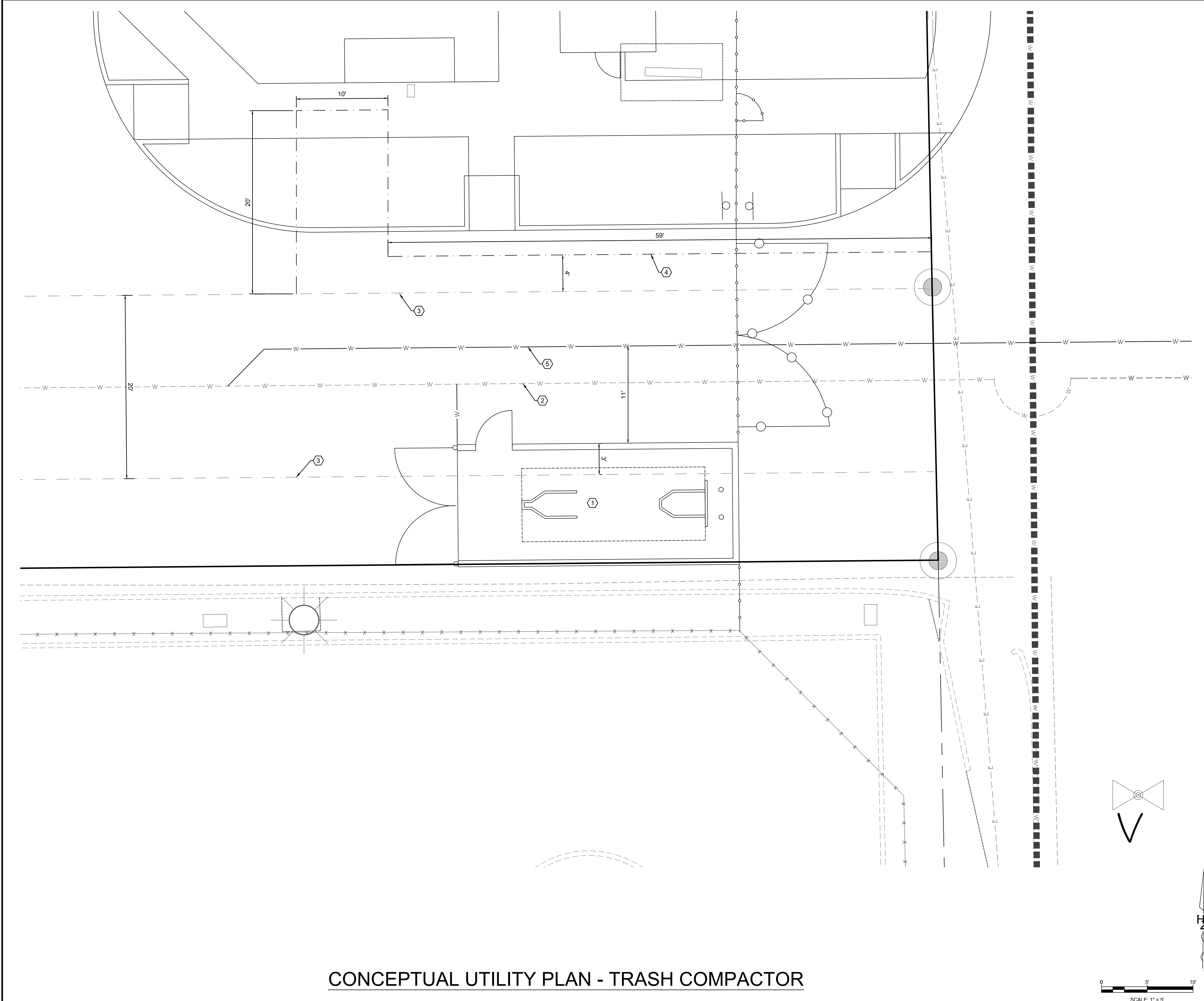
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VERIFICATION BY	DATE	X = 1548398.44	DATE				
COMPARISON BY	DATE	Y = 1493076.47	DATE				
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RECORDED BY	DATE		DATE				



NO.	DATE	REMARKS	BY

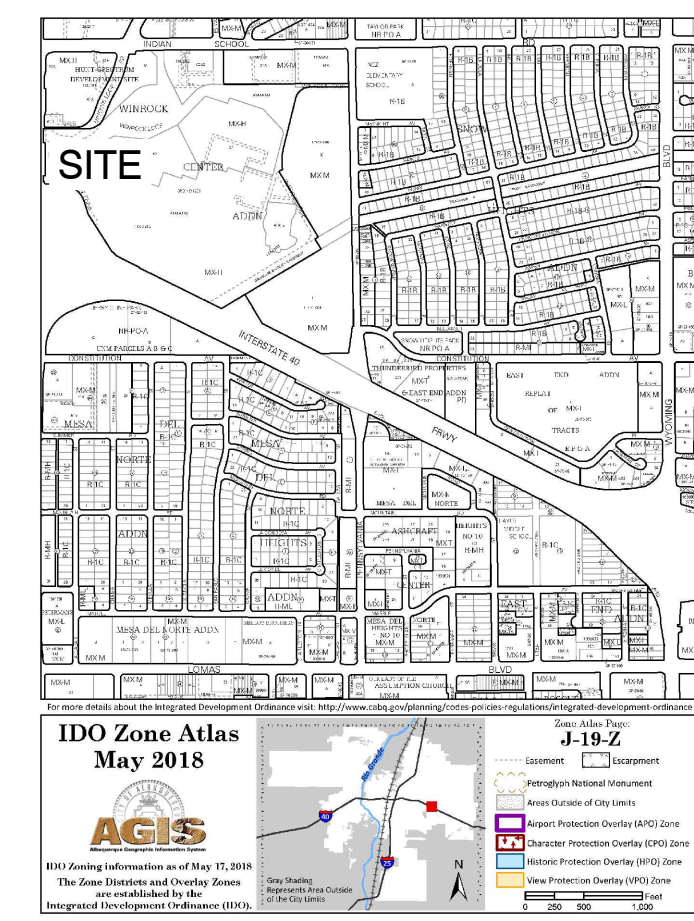
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CONCEPTUAL UTILITY PLAN - TRASH COMPACTOR

VICINITY MAP



J-19

SHEET KEYED NOTES

1. TRASH COMPACTOR
2. EXISTING PUBLIC WATER LINE
3. EXISTING ABCWIJA WATERLINE EASEMENT
4. PROPOSED ABCWIJA WATERLINE EASEMENT
5. RELOCATE PUBLIC WATER LINE, 8-INCH

LEGEND

- PROPERTY LINE
- EX. CURB & GUTTER
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- NEW FIRE HYDRANT
- NEW SIGN
- NEW STORM DRAIN INLET

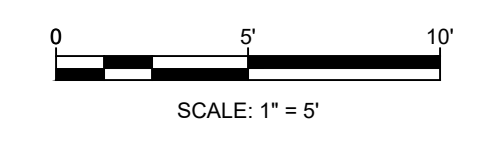
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 Huit-Zollars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

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

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

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

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "J-19"	DATE	FIELD NOTES	BY		4/15/21
WORKED BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE	NO.	DATE		
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "J-19A, 1989"			REVISIONS	DESIGNED BY: SE	DATE: March 26, 2021
VERIFICATION BY	DATE	X = 1548398.44			DESIGN	DRAWN BY: LT	DATE: March 26, 2021
COMPARSED BY	DATE	Y = 1493076.47				DWG NAME: C200.dwg	
MICRO-FILM INFORMATION	DATE	ELEVATION IS 5326.611 (NAD 1988)				CHECKED BY: NV	DATE: March 26, 2021
RECORDED BY	DATE						
NO.							



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.
- J. ACCESS TO VEHICULAR GATES WILL BE PROVIDED TO THE FIRE DEPARTMENT, ABCWUA, AND SOLID WASTE VIA FOB ACCESS/KEYED ENTRY.

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 CENTER (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: 4 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)

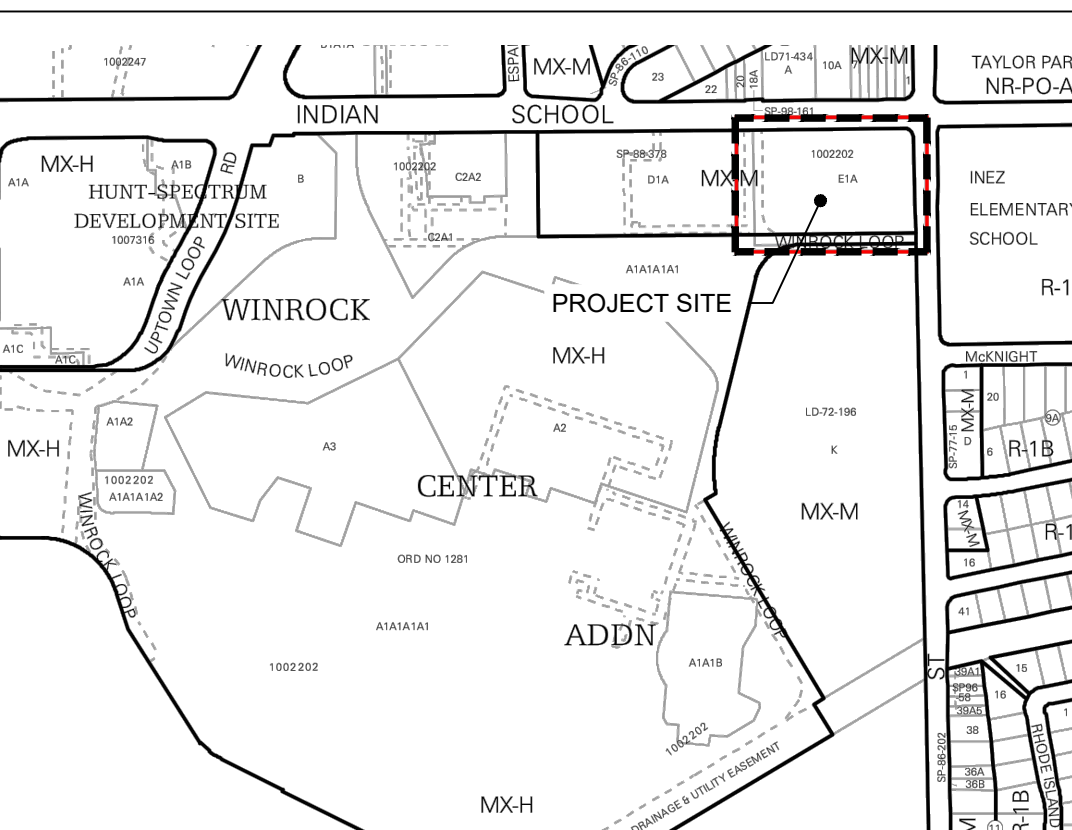
LEGEND

- 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

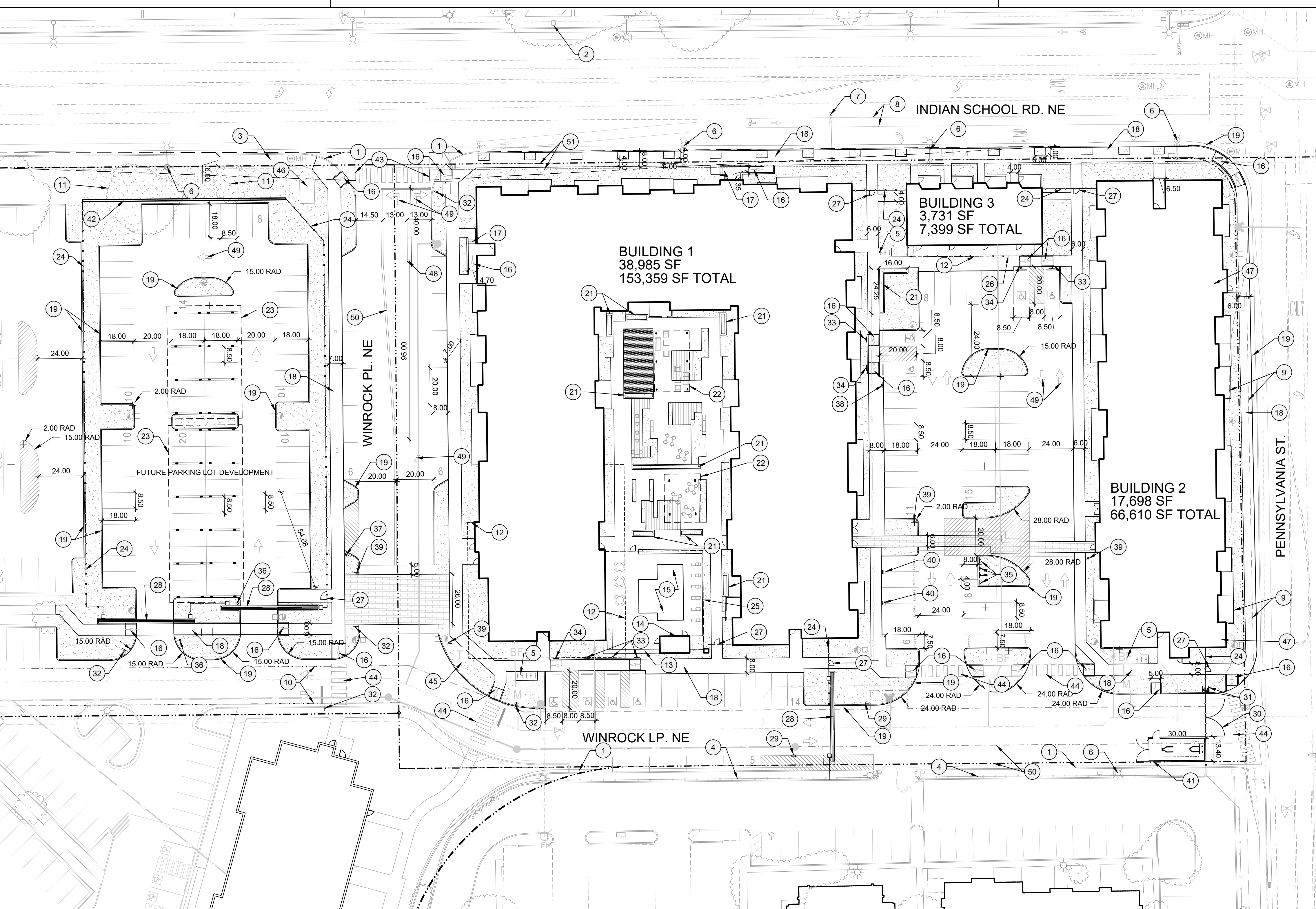
SHEET KEYNOTES

- | 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: 9'-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: YIELD TO PEDESTRIANS, 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: WHITE |
| 49 | DIRECTIONAL ARROW: WHITE |
| 50 | ASPHALT STRIPING: DOUBLE YELLOW |
| 51 | NEW EASEMENT GRANTED BY RE-PLAT |

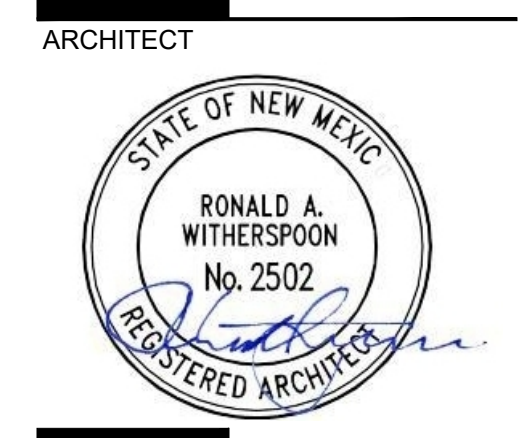
VICINITY MAP



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



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	04.16.2021
PROJECT NO.	19-0087
DRAWING NAME	SITE PLAN

SHEET NO. **SDP1.1**
OF