



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, 2021 HEARING DATE OF DEFERRAL: February 10, 2021

SUBMITTAL

DESCRIPTION: Departmental comments indicated a number of items to be addressed in a deferred hearing date indicated above for the multi-family apartments project at 7500 Indian School Rd in the Winrock Town Center. Responses to the comments are provided in the Response Letter and revised sheets are provided. An approved application for a deviation is also provided as it addresses comments provided by Code Enforcement.

CONTACT NAME: Will Gleason, Dekker/Perich/Sabatini

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

February 5, 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 and Indian School 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.

### **Neighborhood Notification for Required Vacation of Public Access Easement**

The project team met with the Snow Heights Neighborhood Association to address questions regarding the request to vacate the public access easement required by the Transportation department. After discussion, the Snow Heights NA was generally in support of the project and the vacation of the public access easement.

The project team was contacted by the South Winrock Neighborhood Association. In response, the Agent to the Owner and Owner discussed Neighborhood Association concerns for the vacation of the public access easement via separate telephone and email correspondence. South Winrock Neighborhood Association did not request a formal meeting. It is confirmed that South Winrock Neighborhood Association was sent all required notifications for the project to two separate contacts provided by the City's neighborhood association's database. South Winrock Neighborhood Association did not request a public meeting of the Owner or Agent to the Owner upon receipt of each notification letter.

### **ENGINEERING COMMENTS**

- 1. The Transportation Department has no objection to the sidewalk width waivers.**

*No response required.*

- 2. A right-of-way vacation along Pennsylvania, a platting action, and a work order is needed based on the infrastructure list. Show right-of-way lines to ensure that all public sidewalk is within the Due to new development on east side of site in combination with the closing of an access, it is requested to implement Traffic Impact Study recommendations for striping at Pennsylvania Boulevard at Winrock Loop to the south.**

*As it turns out, a right-of-way vacation is not required as the southbound right turn lane along Pennsylvania into Winrock Town Center is outside platted right-of-way. We are, however, including with this submittal a vacation request of the public easement and associated re-plat.*  
*Scott Eddings, Civil Engineer.*

- 3. Parallel parking appears to conflict with queuing onto Indian School. Provide queuing analysis; parallel parking near Indian School should be eliminated. Provide road cross-sections showing the road widths and cross-sectional slope. Detail the center curb.**

*Upon further engineering analysis and review of the Winrock Town Center Traffic Impact Study dated 8/20/15 prepared by Terry O. Brown, P.E. we understand that this driveway performs at Level of Service 'F' for Northbound left turning movements onto Indian School Rd in the PM peak hour. This study recommends left turning movements during peak hours seek alternate access points specifically the access immediately west at Espanola St. Because of this study and difficulties associated with assigning which intersection a driver may select, the Project Team has eliminated the raised median option and replaced with striping shown on the revised site plan. The revised option provides 40-feet of storage for a dedicated left turn accompanied by full access depth for the right turn. Scott Eddings, Civil Engineer.*

- 4. Include a right turn lane onto Indian School Road from the accessway west of the hotel.**  
*Please refer to response in item #3.*

- 5. In lieu of two crosswalks close together, provide one crosswalk that is close to the intersection.**

*The two crosswalks have been combined into a single raised crossing similar in width to the raised crossing at Winrock Town Center Regal Cinemas.*

- 6. Coordinate plans with Modulus. There appears to be conflict between plans at the intersection by the proposed hotel.**

*The plans are coordinated. The intersection in question is proposed to be an all stop condition and pedestrian movements are accommodated for both projects in the event one project experiences unforeseen delay.*

- 7. What type of traffic control shall be provided at the Winrock Loop intersection? Provide stop signage and stop bars as needed. (Coordinate with Modulus on plan set so there is not any overlap.)**

*Please see response in item #6. In addition, the applicant has revised the site plan to add stop bars, pedestrian crosswalks, and stop signage.*

- 8. Clear sight triangles based on speed limits per the new DPM shall be shown; adjust landscaping as needed. Show matching clear sight triangles on site plan and landscaping plan.**

*The applicant has added clear site triangles per DPM at the intersection of Winrock Loop and Indian School per meeting discussion with Jeanne Wolfenbarger on Tuesday, January 26<sup>th</sup>, 2021. Landscape plan has been adjusted accordingly. Adjustments made to direct access from the site onto Indian School Rd, due to the assignment of "emergency exit only" onto Pennsylvania St, modified clear sight triangles were not applied as this is not considered an intersection.*

- 9. Include "Emergency Access Only" signage on each side of the drive off of Pennsylvania. Include Knox box and Fire Marshall approval.**

*The applicant has added “emergency access only” signage on each side of closed off driveway. Signage detail is added to the SDP1.2 sheet. An approved Fire One plan has been obtained for the site. Knox box shall be included per the fire marshal’s requirements.*

- 10. Curb should separate parking spaces from driving aisles in all cases. (A parking space on the east parking lot is unprotected.)**

*The applicant has reviewed all parking spaces and has verified that all parking spaces are protected.*

- 11. Where are the electrical charging stations and the bike rack? Meet standard dimensions for bike rack per the IDO.**

*Electric Vehicle (EV) charging stations are located at the southwest corner of the east parking lot and marked by keyed note 40. Bike racks are shown on the legend and detailed on SDP1.2 per IDO requirements.*

- 12. Provide both an asphalt pavement section and a detailed section for the patterned crosswalk.**

*These details are included on sheet C400.*

## PARKS AND RECREATION

- 1. Indian School is a Minor Arterial and Pennsylvania is a Minor Arterial, both requiring street trees. The Site Plan does not appear to show street trees on Indian School to the west of Winrock Loop NE.**

*The applicant has revised the landscape plan to add street trees. Due to existing mature trees on site, which are proposed to stay and be protected during construction, only limited amount of street trees can be added. Applicant is using credit for preserving trees per IDO Table 5-6-2.*

- 2. Tree selection should include species from Official Albuquerque Plant Palette or provide documentation for drought tolerance – concern with Frontier Elm and Eastern Redbud.**

*The applicant has revised the landscape plan to ensure that all plant species utilized are on the City’s plant list.*

## CODE ENFORCEMENT

- 1. The applicant will need to provide a separate application of the Deviation request to code enforcement.**

*The applicant has submitted a separate deviation application to Code Enforcement on January 15<sup>th</sup>, 2021. Code enforcement has notified the applicant via email that this has been approved.*

## AMAFCA

- 1. Please clearly state on the Drainage Plan if the proposed site plan results in runoff that is consistent with the DMP’s allowable flow rate from this site.**

*The Drainage Plan has been approved by City and this site’s discharge is at or below the DMP’s allowable flow rates. Scott Eddings, Civil Engineer.*

**ABCWUA**

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

- a. **Availability statement #201105 has been issued and provides the conditions for service.**

*No response required.*

- b. **Utility Plan**

- i. **Please confirm fire flow. Is it really 6,000 gpm? Is there no fire suppression system?**

*The reduction of fire flow was not realized on the Fire One plan. The reduction results in a fire flow demand of 3,000 gpm.*

- ii. **Please show backflow prevention at domestic services. The Cross Connection Ordinance considers multi-family residential with three stories or greater to be non-residential and requires a backflow preventer.**

*The updated Conceptual Utility Plan includes backflow prevention on the domestic services which are located on the user side of the water meter.*

- iii. **The proposed fire hydrant connections along Indian School Rd. and Pennsylvania St. appear to connect to waterlines that are not appropriate for connection. Please refer to availability statement #201105.**

*The updated Conceptual Utility Plan connect provide connections into more appropriate waterlines within Indian School Rd and Pennsylvania St.*

- iv. **The availability statement requires that the proposed fire hydrant between existing FH1 and proposed FH8 be relocated to connect to the existing waterline along Pennsylvania St.**

*The updated Conceptual Utility Plan indicates fire hydrant #6 connect to waterline along Pennsylvania St.*

- v. **Is an easement needed for the proposed private fire hydrant #3 given that the waterline may be located offsite?**

*Yes and a 20-foot wide waterline easement has been added to the Conceptual Utility Plan and Preliminary Plat.*

- vi. **There are features shown as "M". Please include a legend to clarify. The proposed features "WM" are also not explained. Which symbols are water meters?**

*A legend has been added to the Conceptual Utility Plan and annotation corrected.*

- vii. **What is the horizontal clearance between the proposed private sanitary sewer along the south property line and the existing public waterline? Is**

**the appropriate clearance provided? Is the proposed sanitary sewer encroaching into the public waterline easement?**

*The horizontal clearance between the proposed private sanitary sewer line existing public waterline is greater than 10-feet. The existing public waterline easement is shown on the revised Conceptual Utility Plan.*

## PNM

- 1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.**

*Confirmed.*

- 2. As the development moves forward, the applicant needs to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Please submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.**

*Confirmed.*

- 3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.**

*Confirmed.*

- 4. There is an existing underground distribution line immediately adjacent on the project's west side. If existing electric lines need to be moved, then that is at the developer's expense. Please contact PNM at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.**

*Confirmed.*

## PLANNING

- 13. Please justify the waiver using the criteria in 6-6-(P)(3)**

*The applicant has submitted a revised justification letter that provides the required justification of the sidewalk waiver request per the review and approval criteria listed in 6-6(P)(3) along with the revised site sheets on February 5<sup>th</sup>, 2021.*

- 14. Confirm that all plant species are on the City's plant list.**

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

- 15. 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 its 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% 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.*

**16. Staff may have additional comments based on resubmittals and discussion during the meeting.**

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

**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.

**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:** 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  
 (80 parking spaces are provided off-site via shared parking agreement in a gated parking lot available only to residents)

**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)

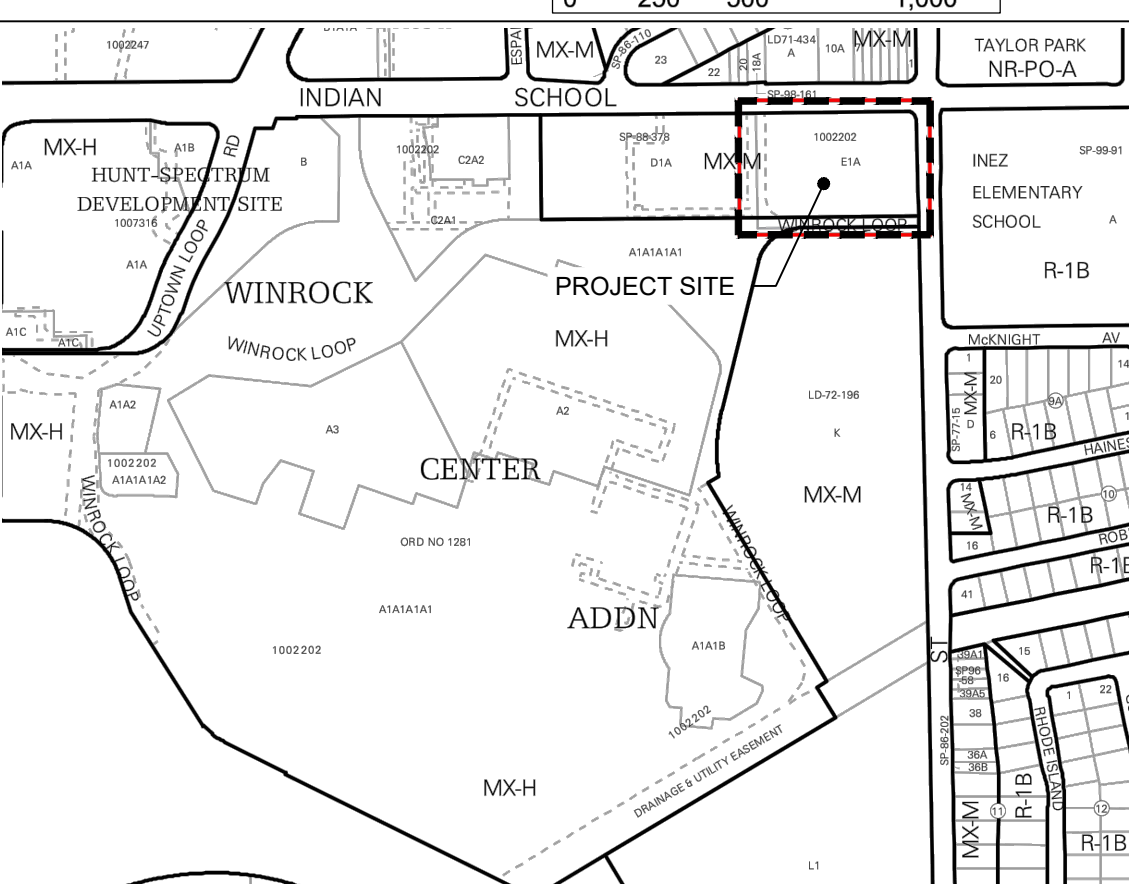
**LEGEND**

- 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-SHE(4)
- SITE FURNITURE: TABLES AND CHAIRS, BENCHES, TRASH RECEPTACLES, POOL FURNITURE

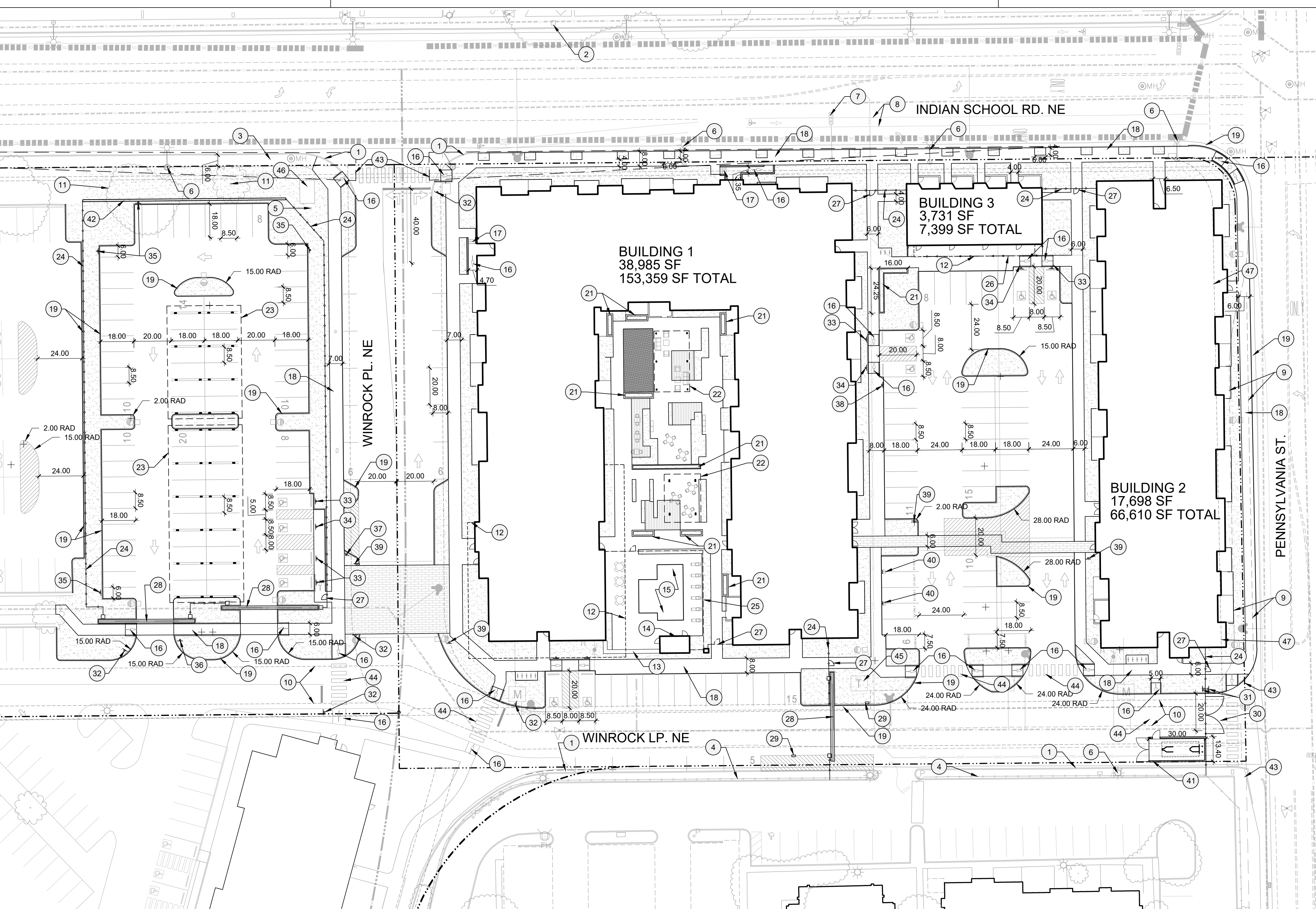
**SHEET KEYNOTES**

- | CODE | DESCRIPTION  |
|------|--|
| 1    | EXISTING CONCRETE CURB   |
| 2    | EXISTING BUS STOP  |
| 3    | EXISTING SIDEWALK  |
| 4    | EXISTING FENCE   |
| 5    | EXISTING MONUMENT SIGN TO BE REMOVED   |
| 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   | POSSIBLE 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   | SCREEN WALL 4'-0" HEIGHT MAX, MATERIAL TO 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                                |

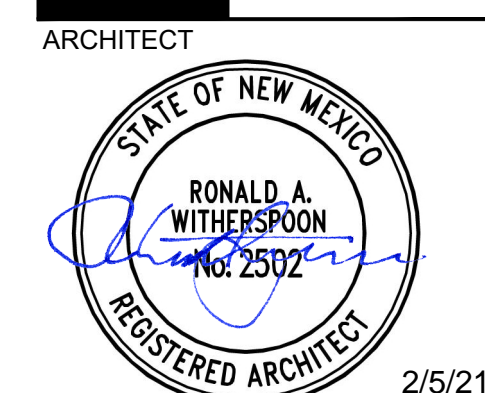
**VICINITY MAP**



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

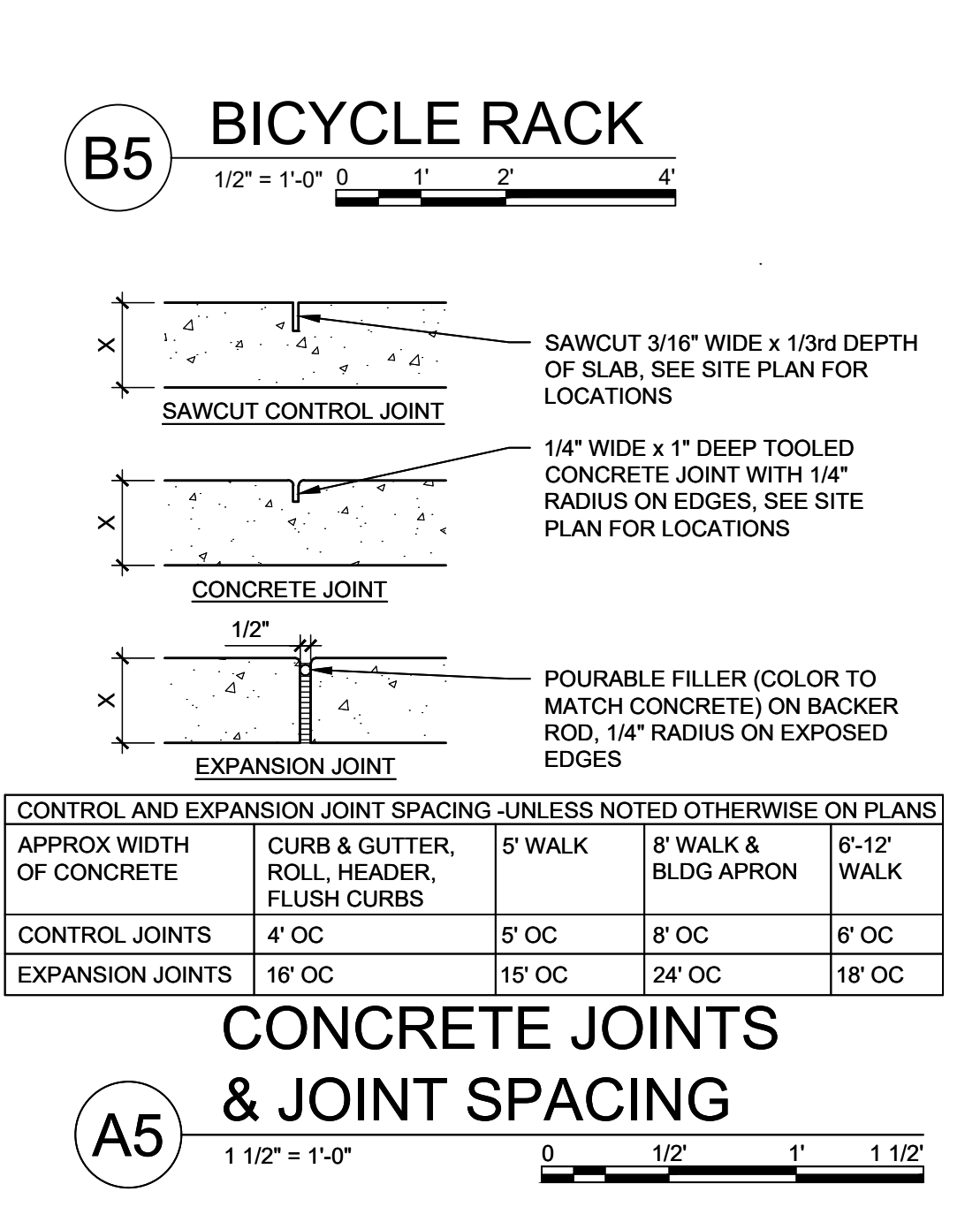
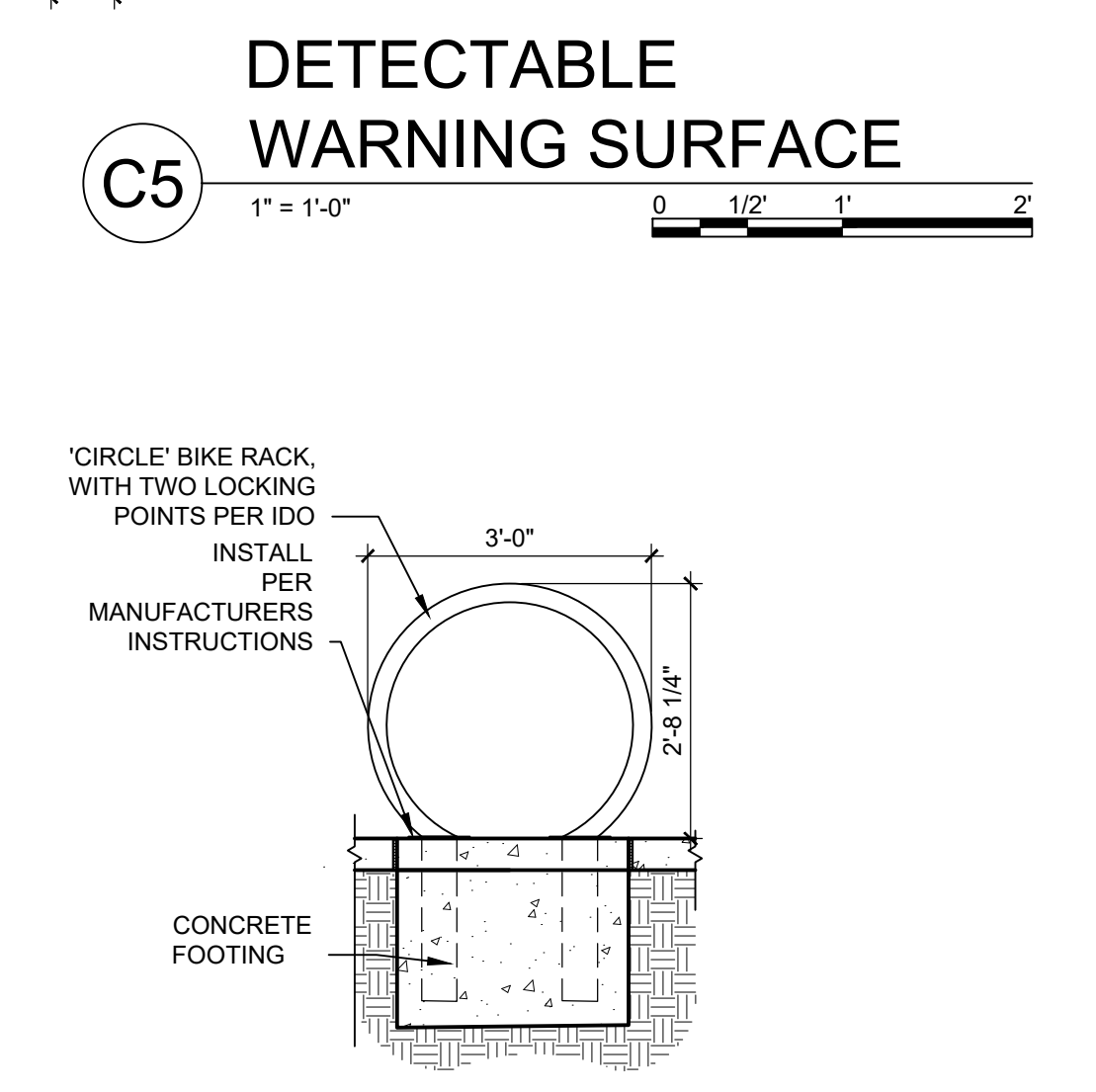
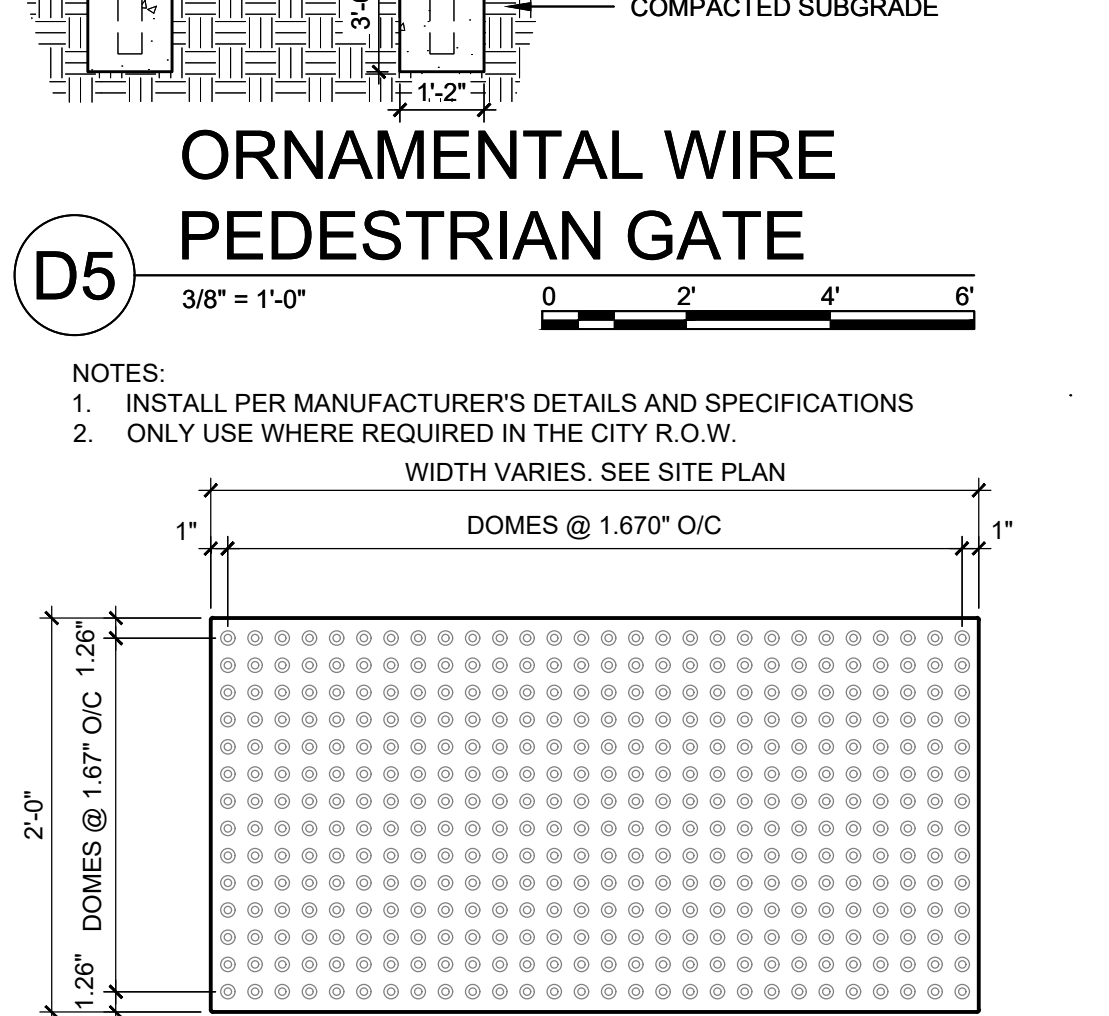
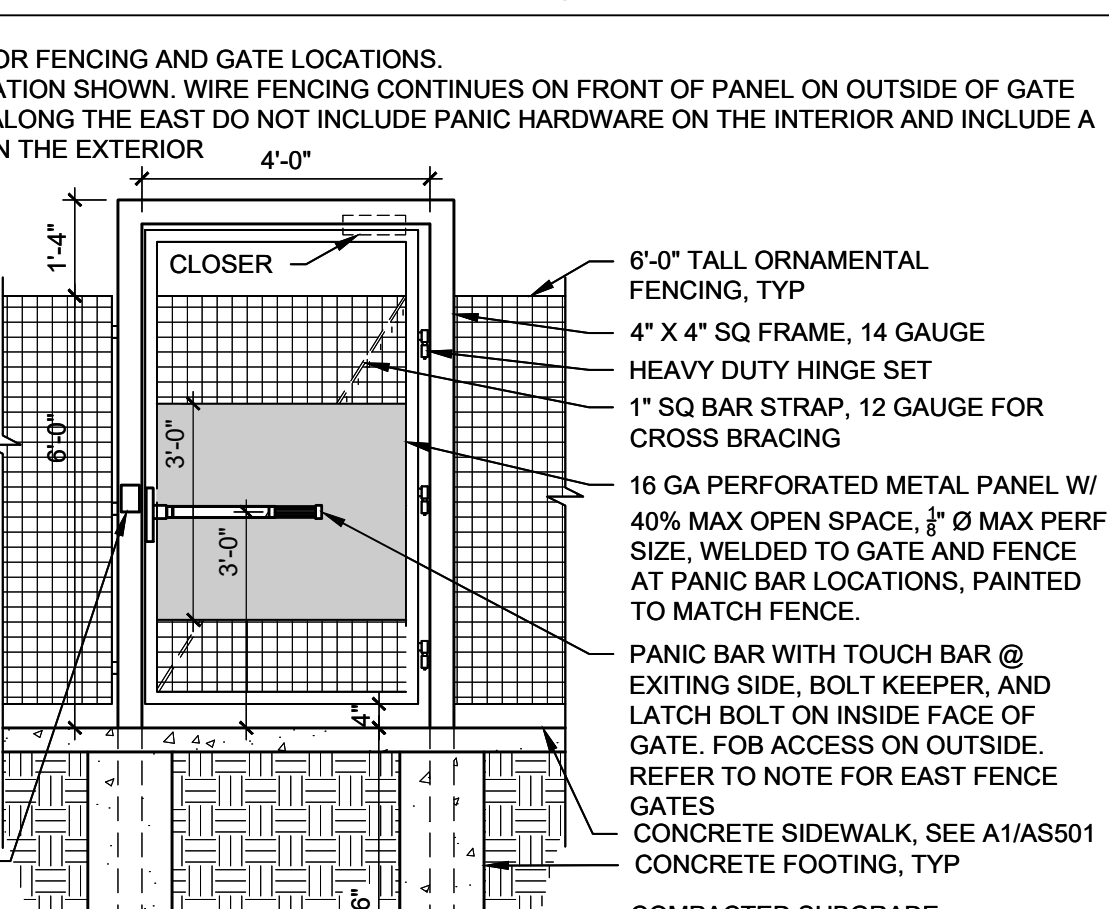
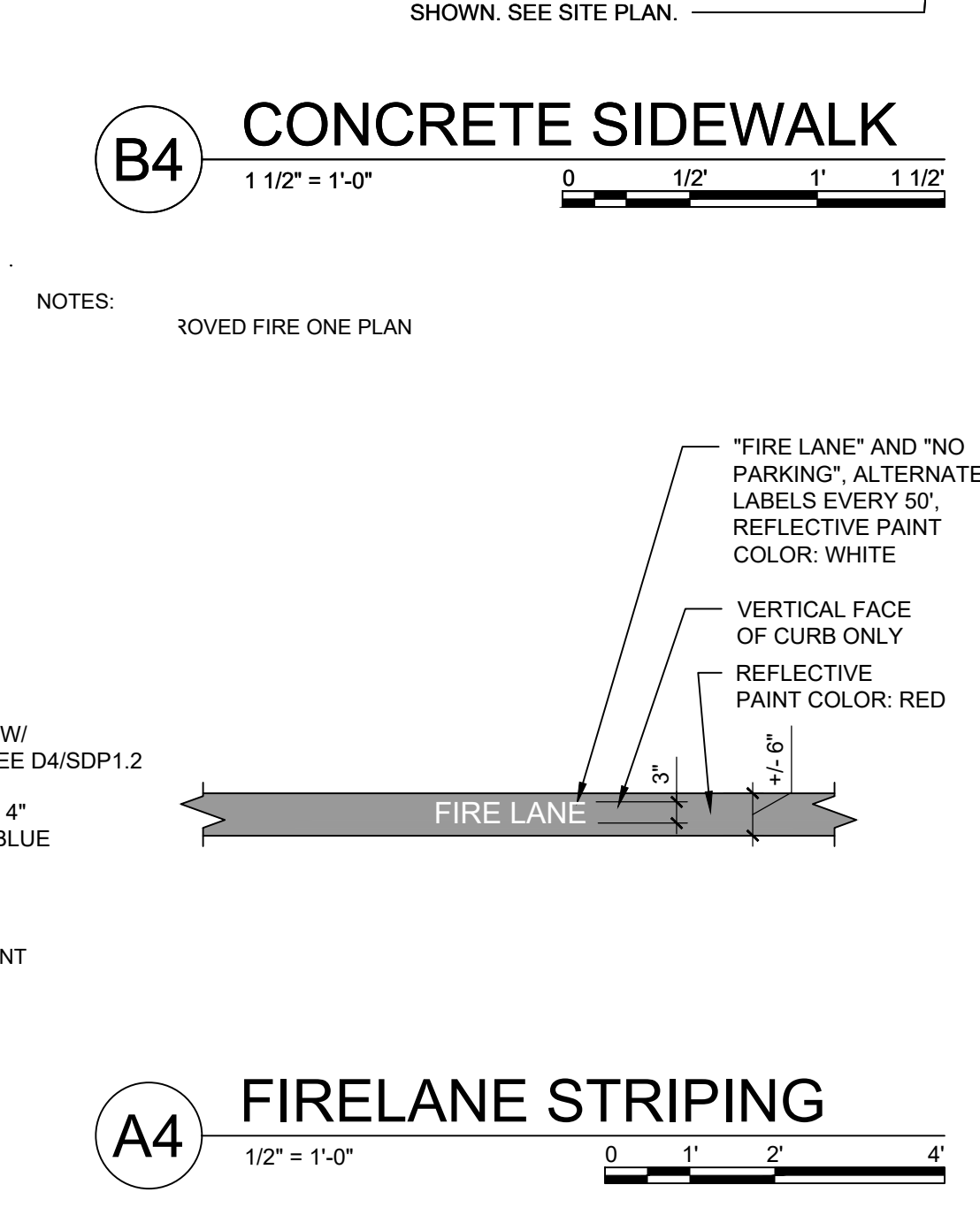
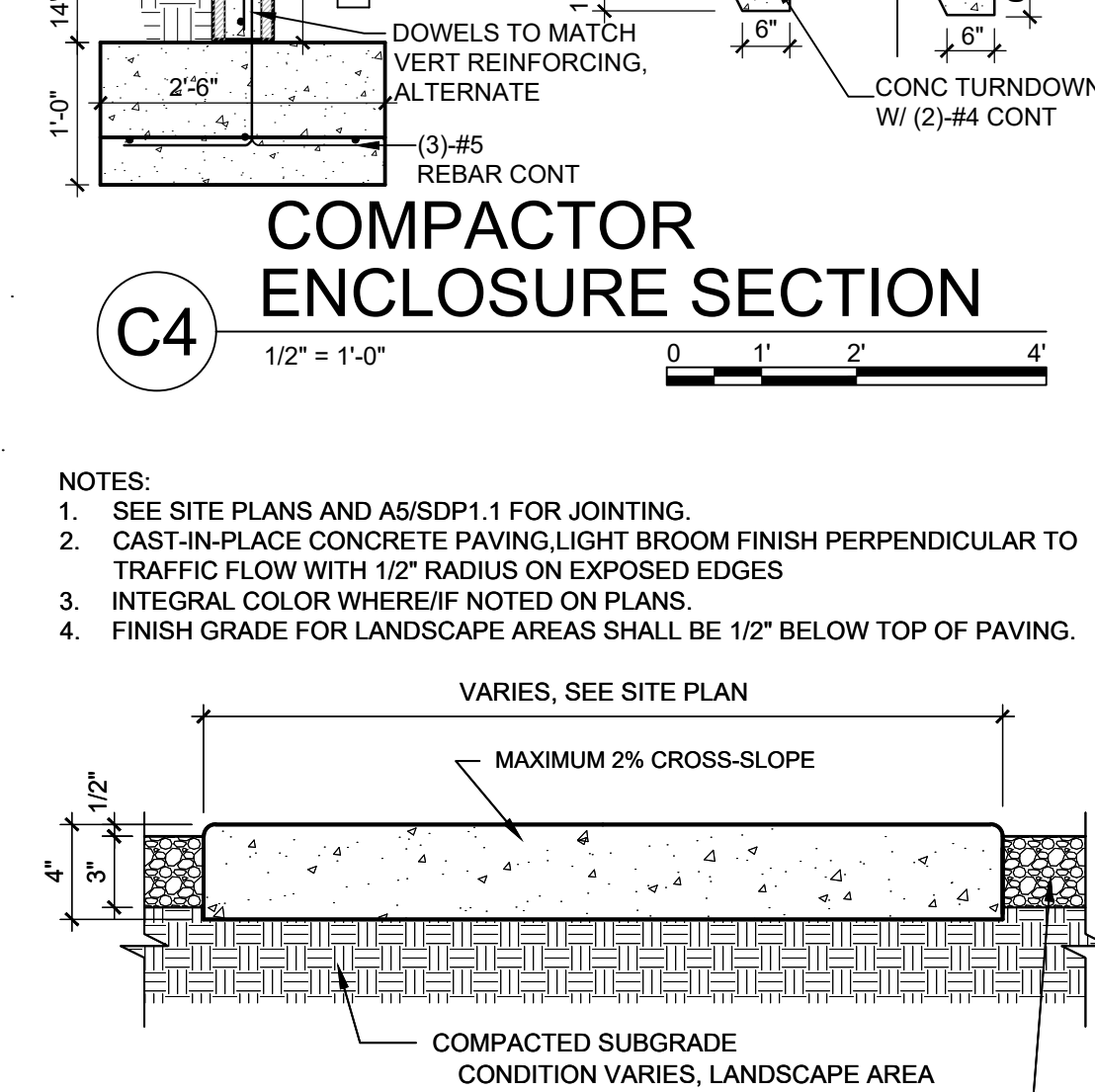
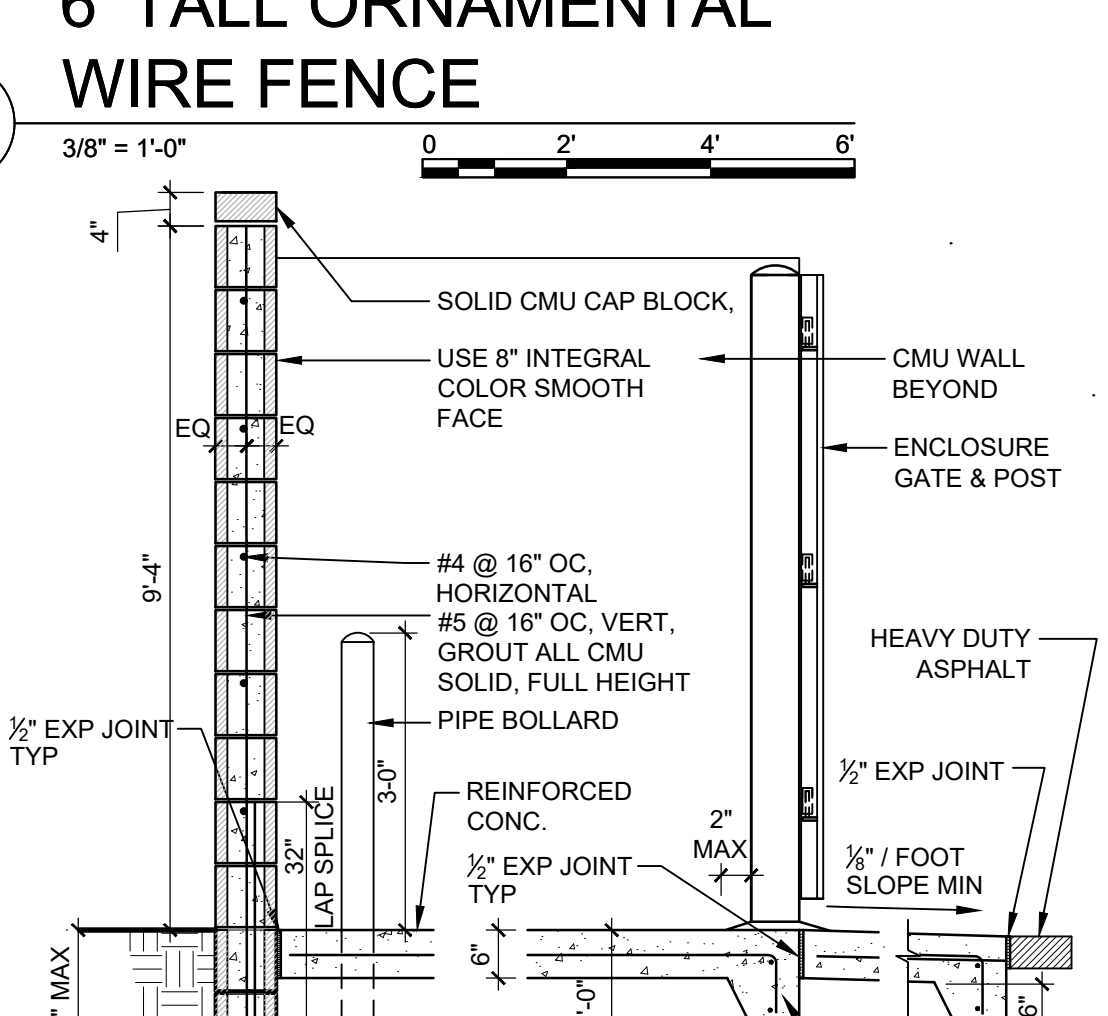
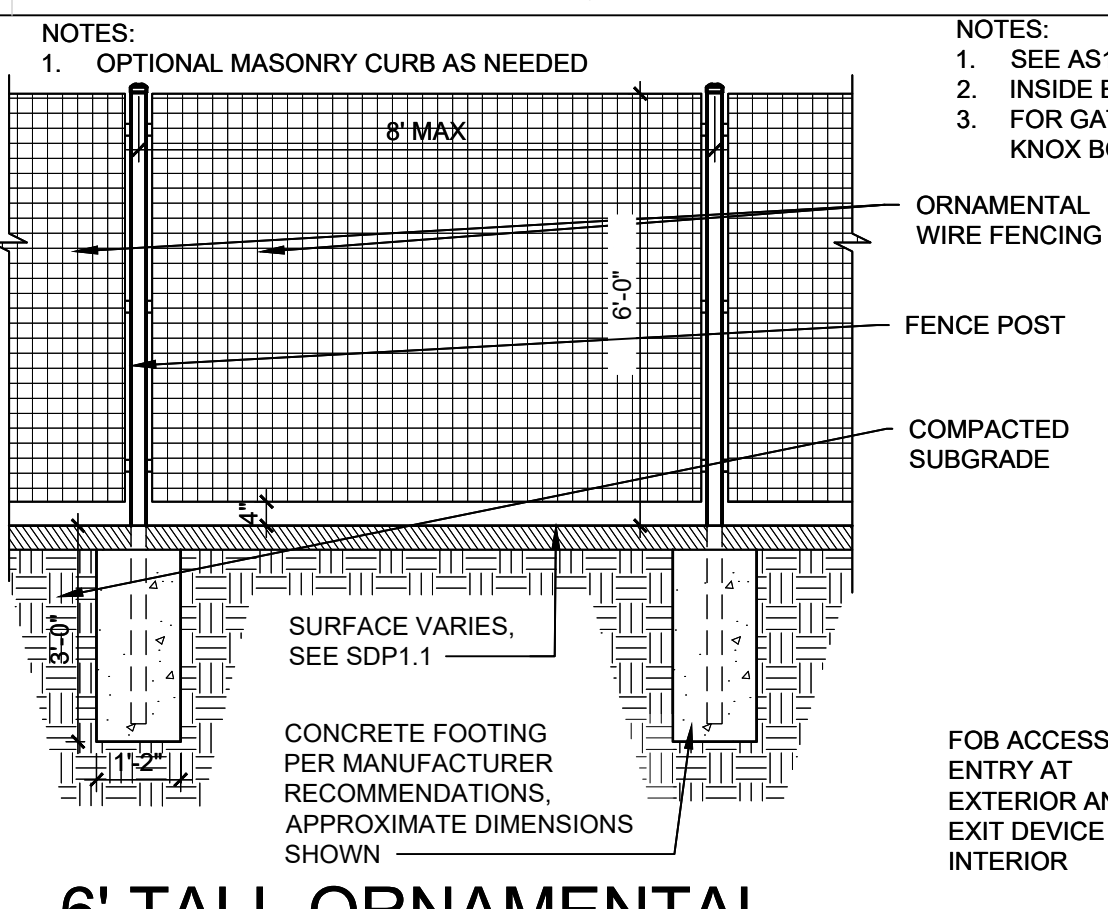
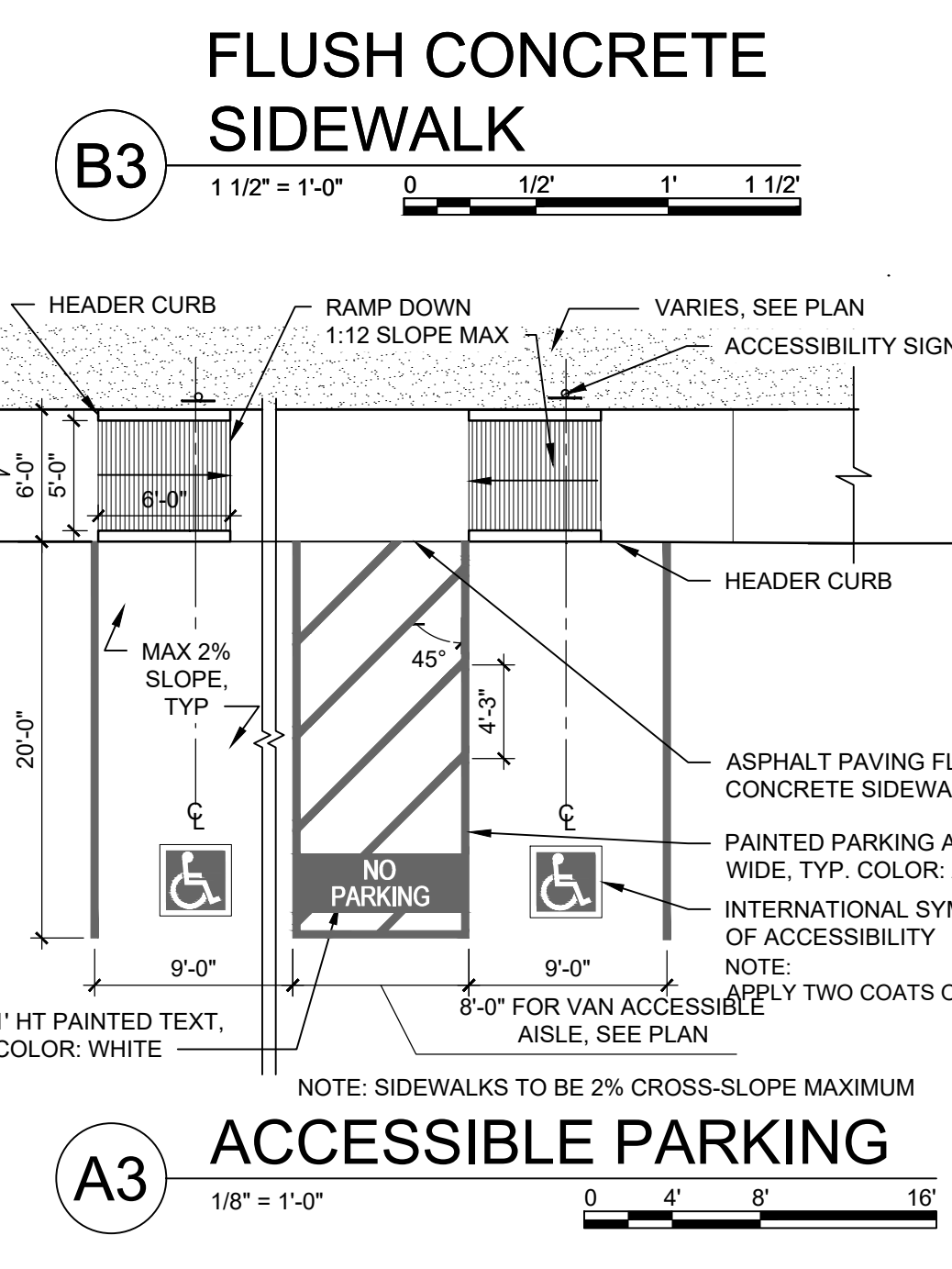
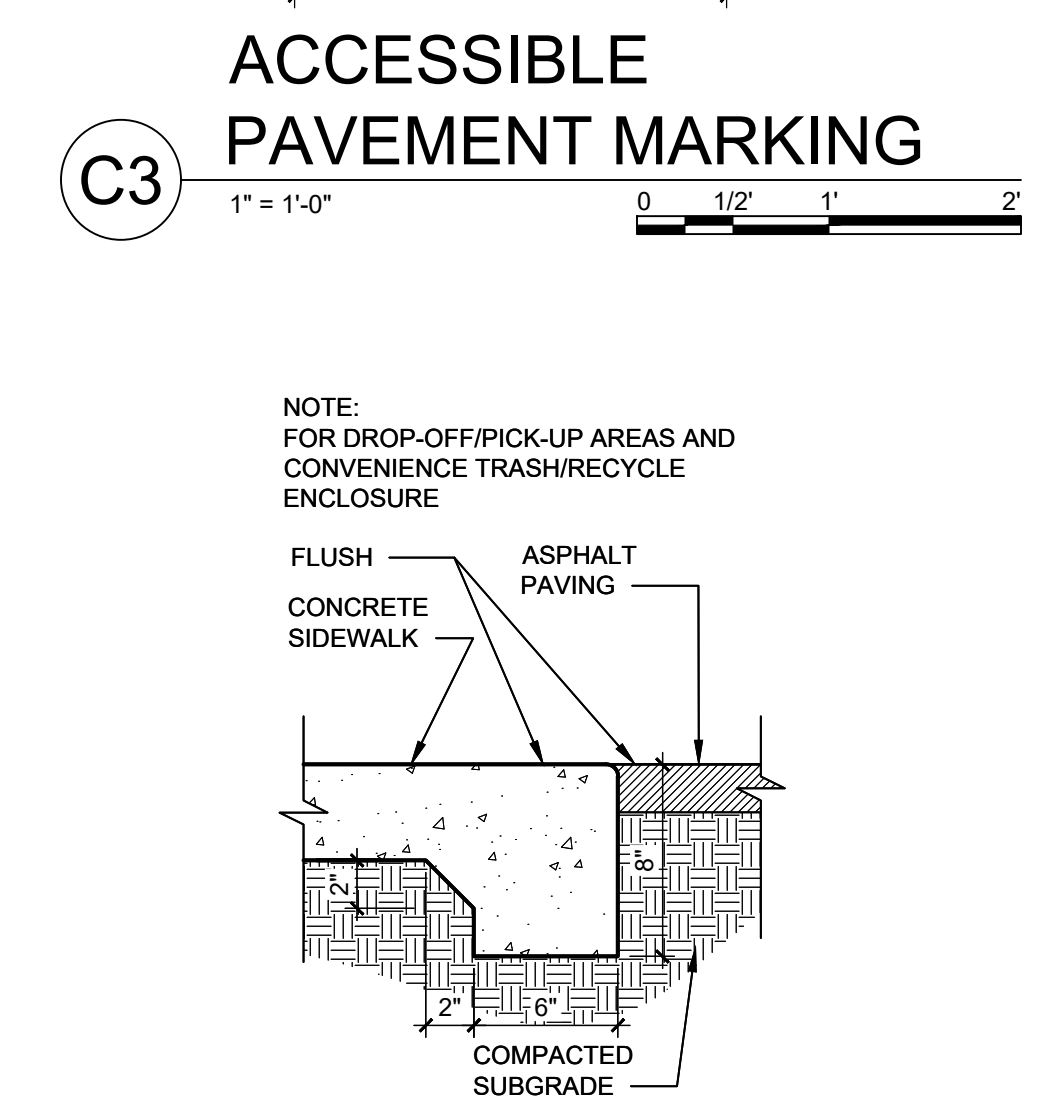
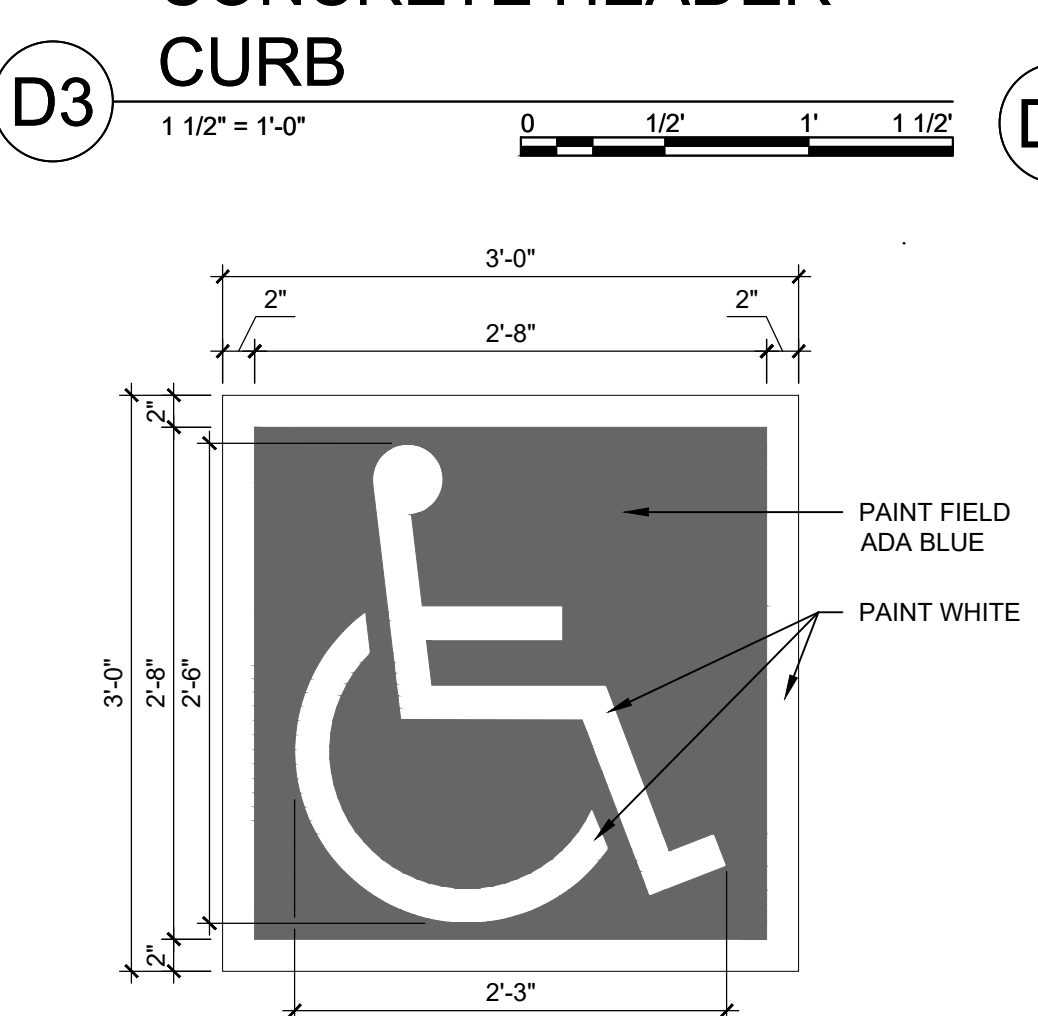
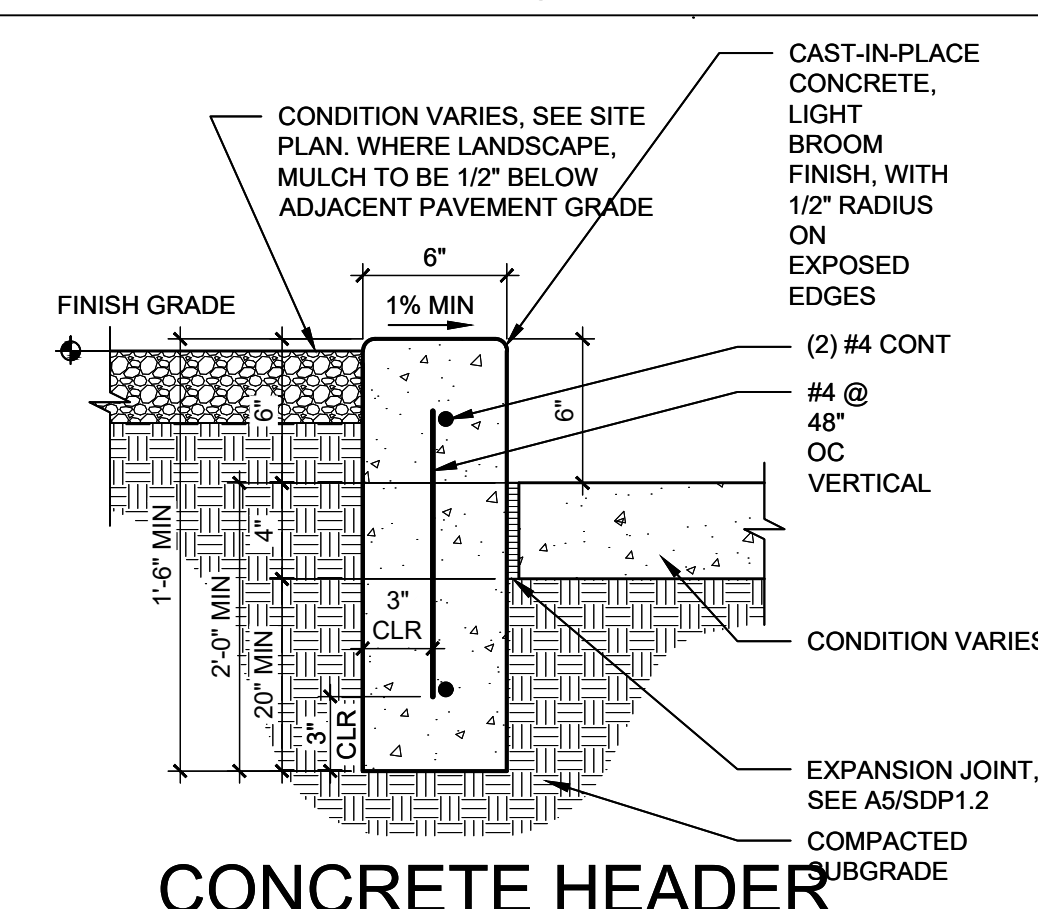
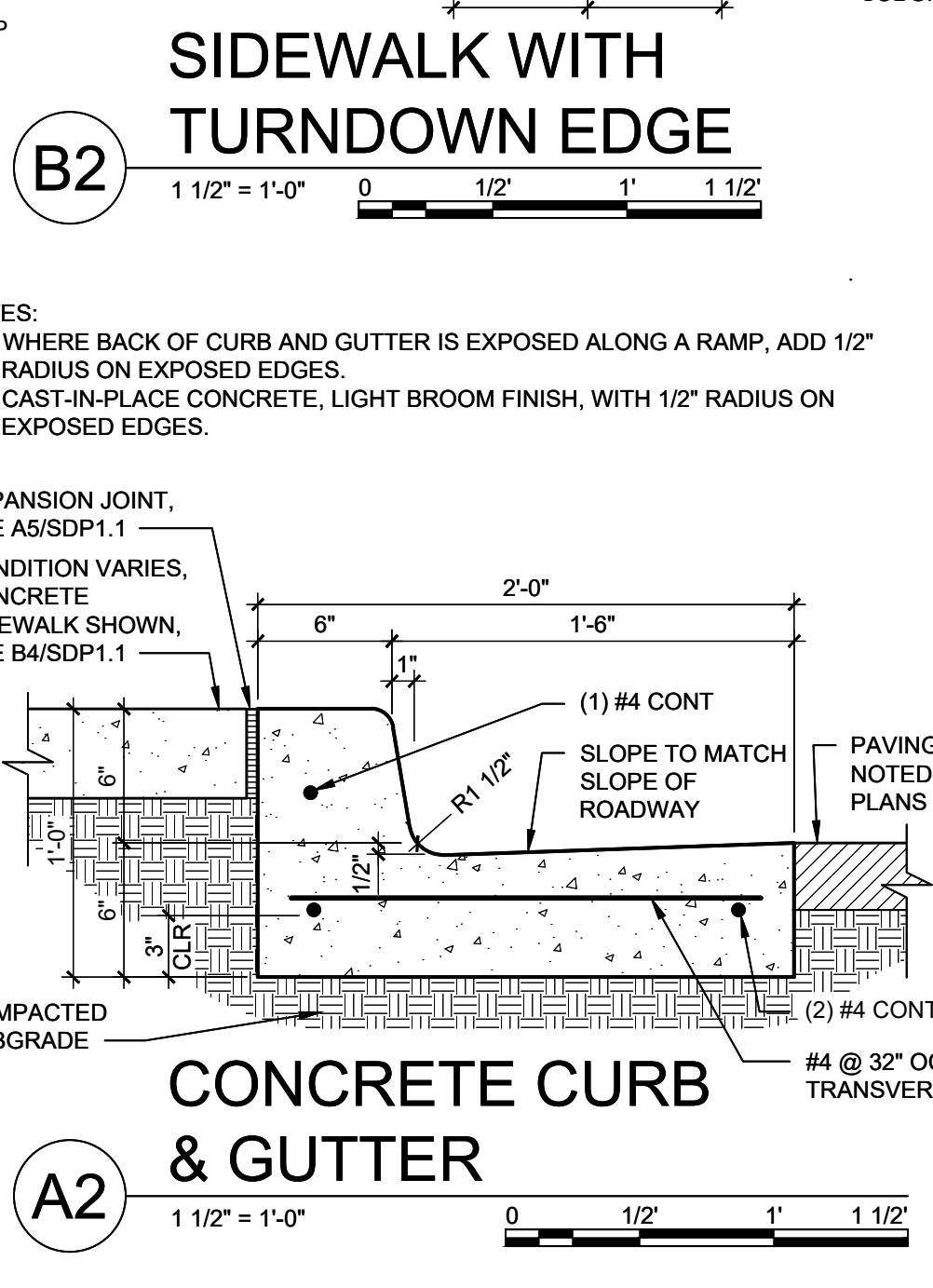
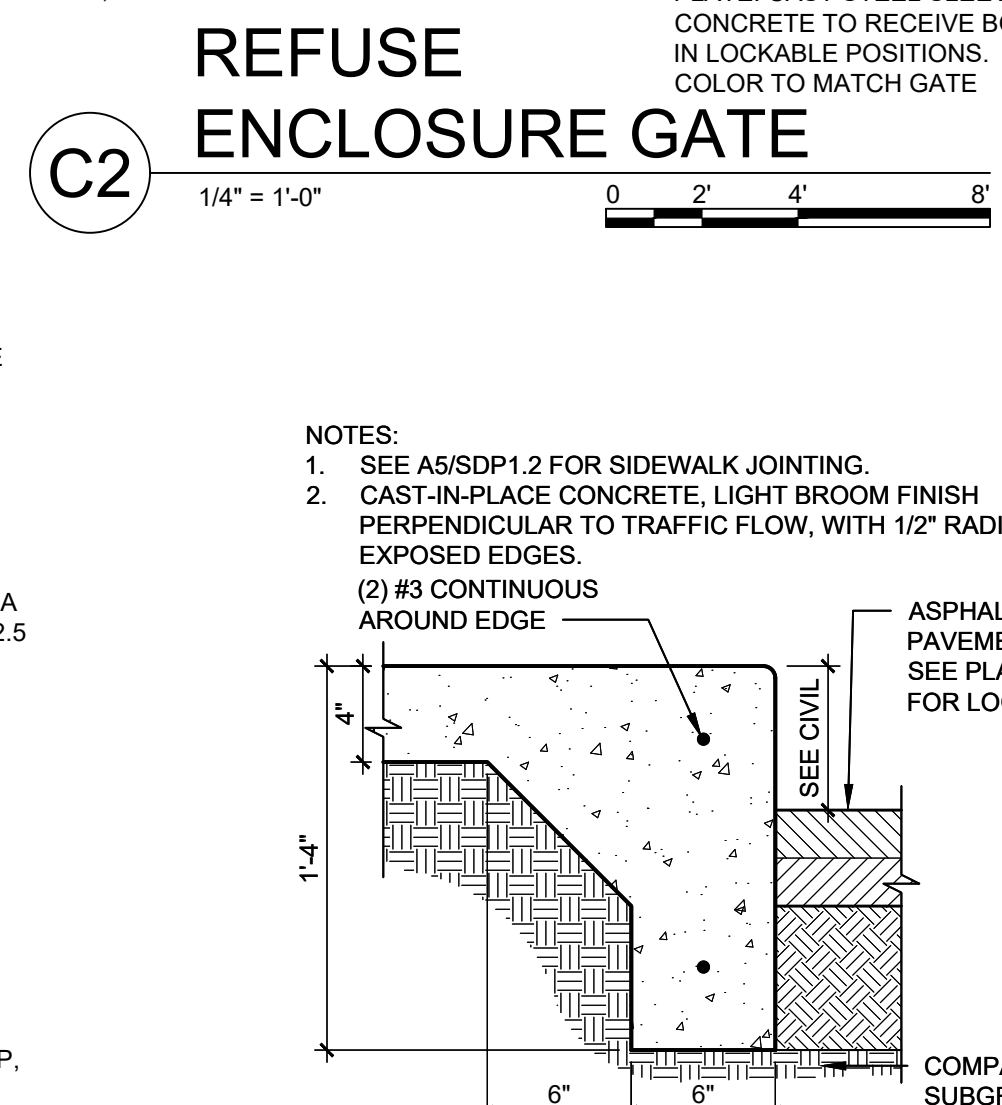
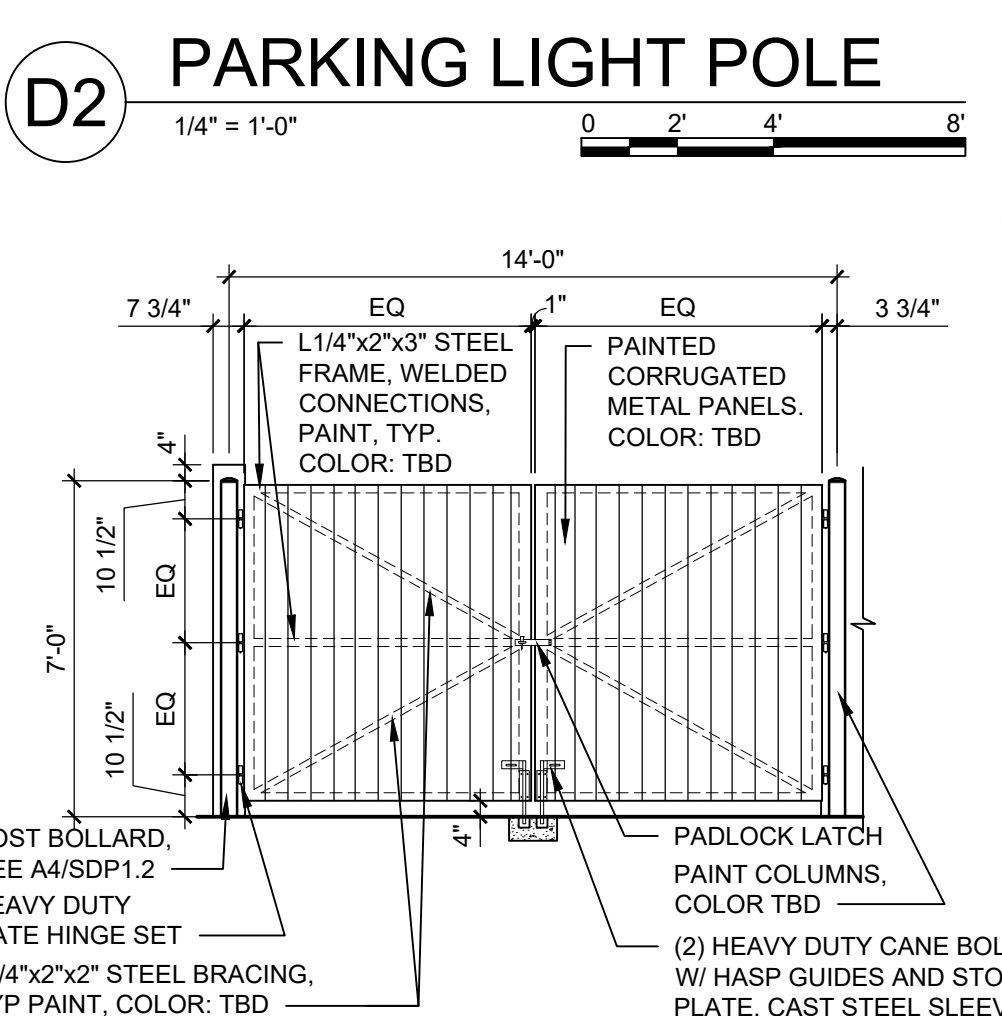
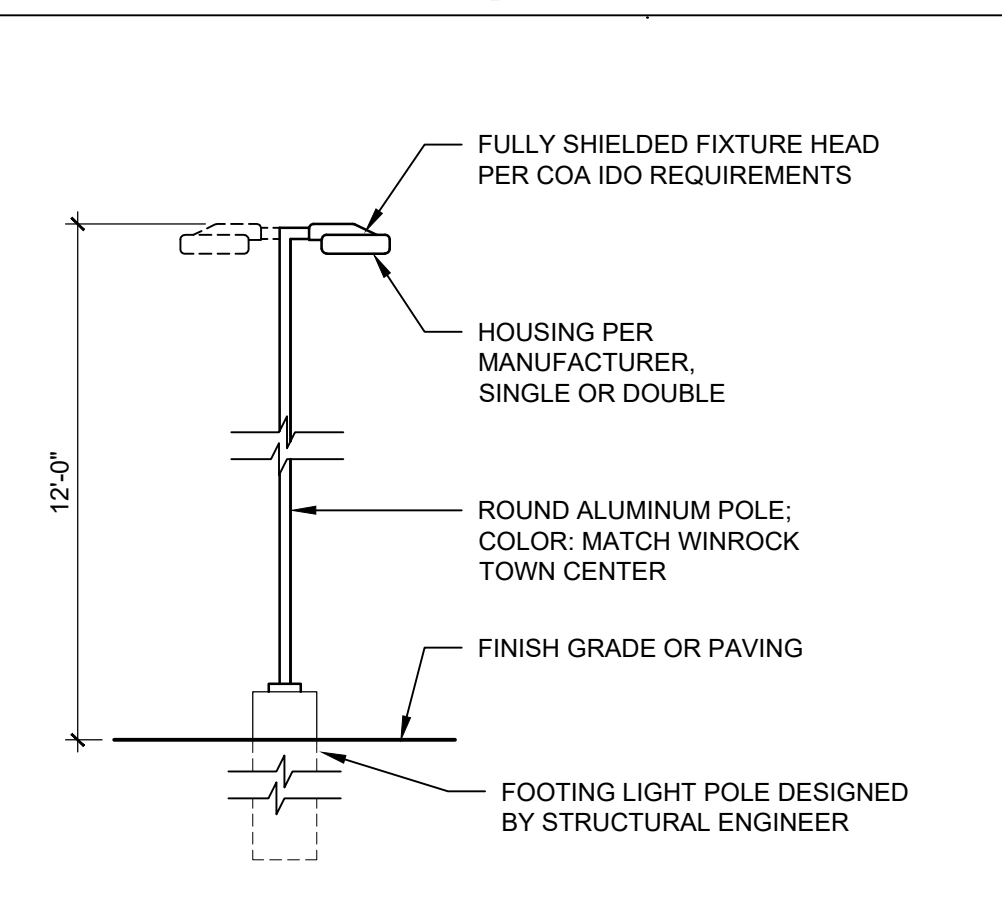
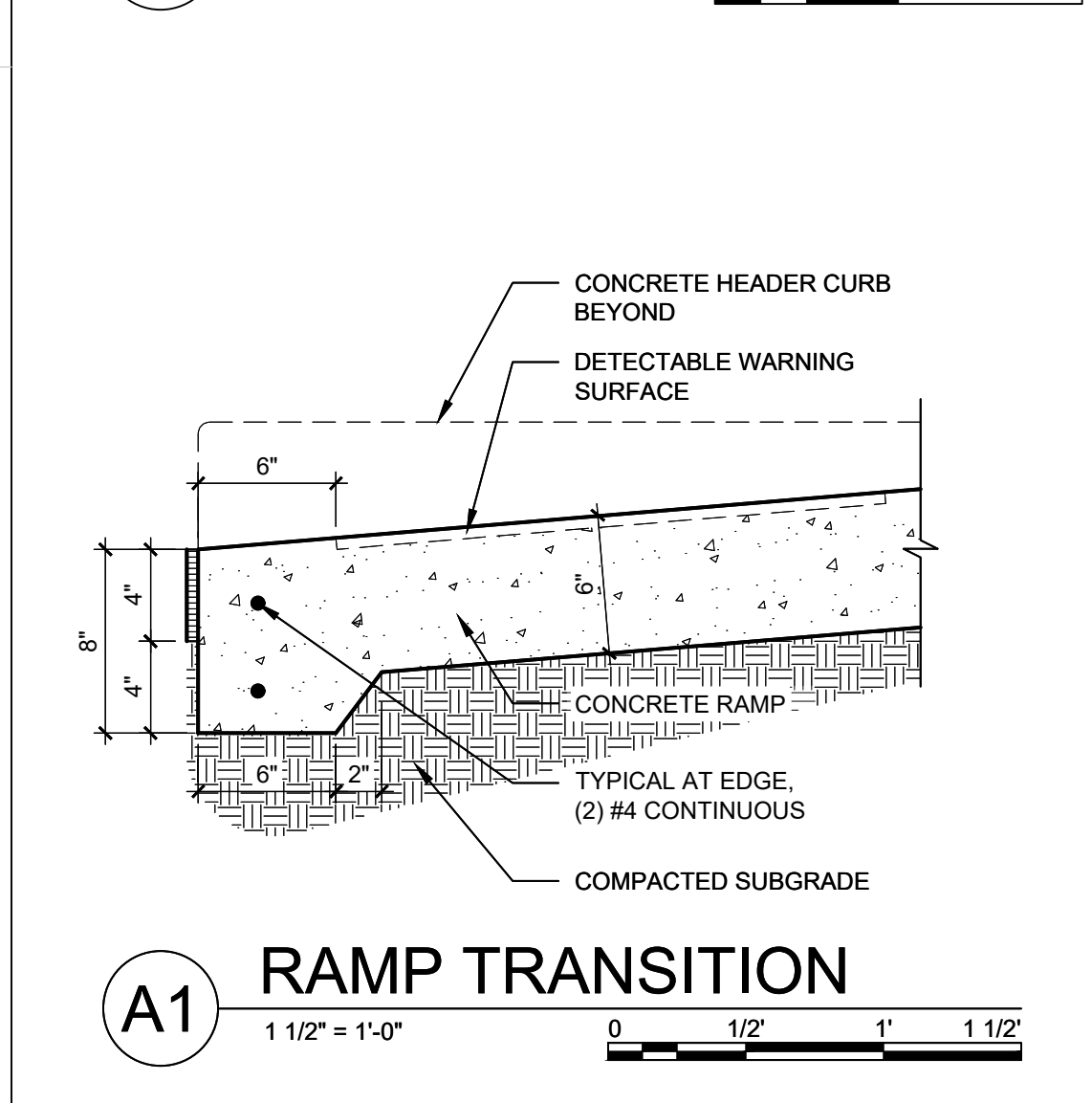
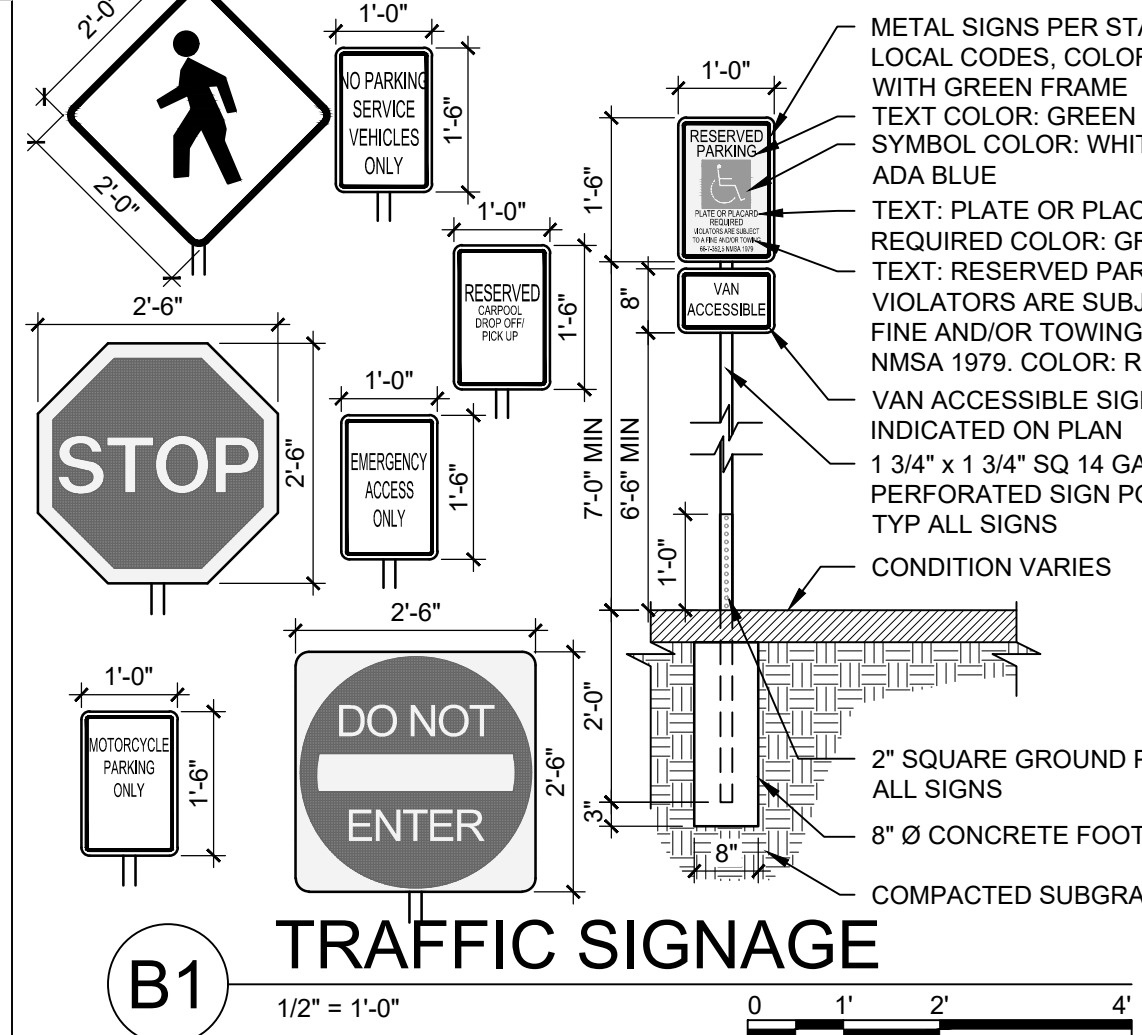
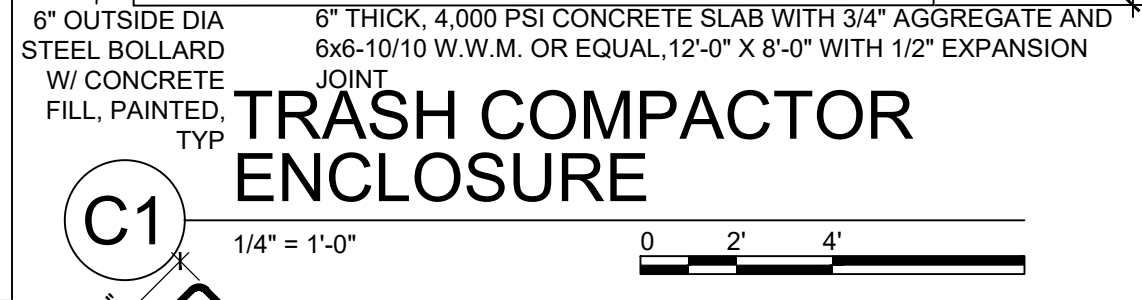
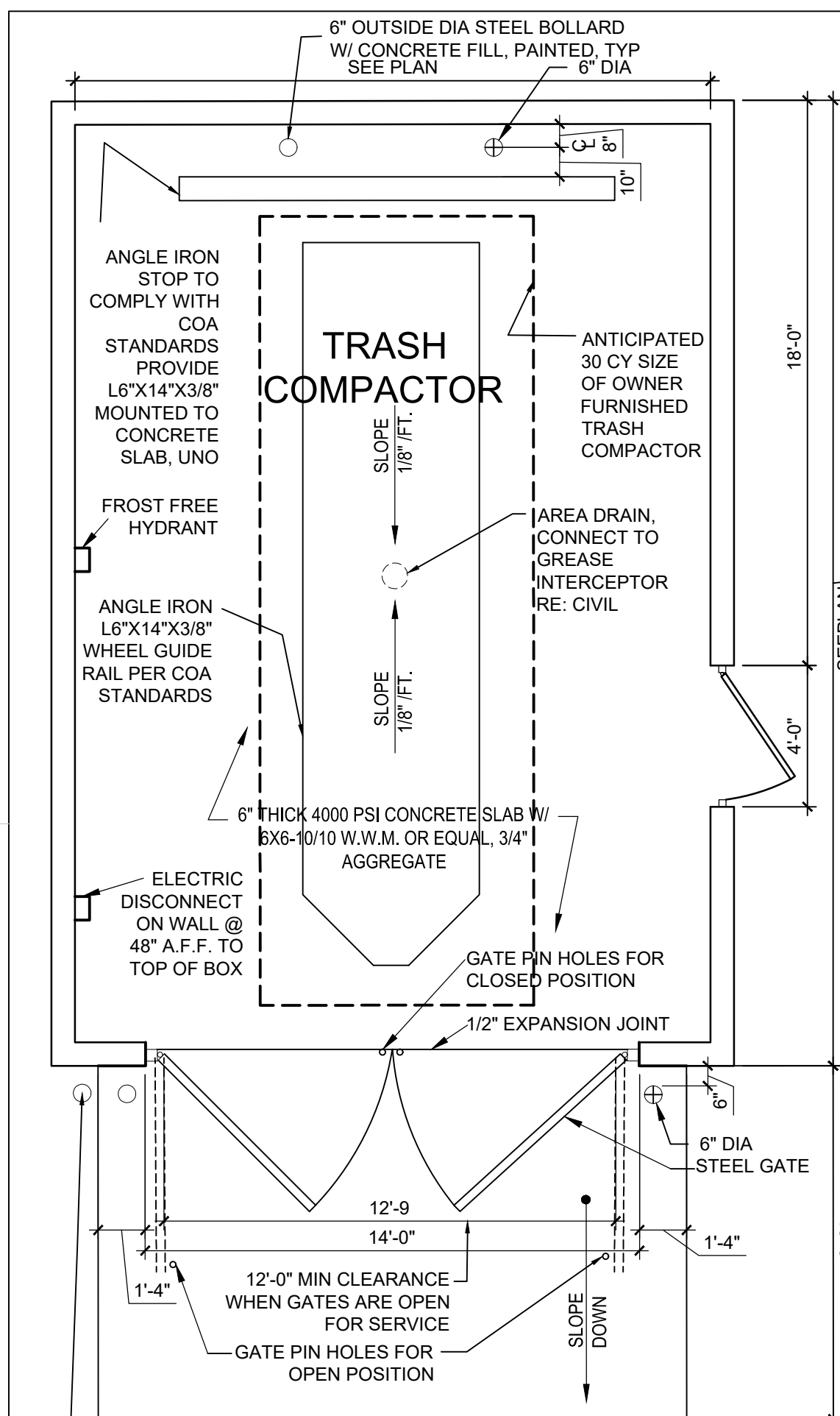
REVISIONS

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DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	02.05.2021
PROJECT NO.	19-0087
DRAWING NAME	SITE PLAN

SHEET NO. SDP1.1 OF





**DEKKER PERICH SABATINI**  
 ARCHITECTURE DESIGN INSPIRATION  
 ARCHITECT: RONALD A. WITHERSPOON, REGISTERED ARCHITECT, No. 25027, 2/5/21  
 ENGINEER

PROJECT

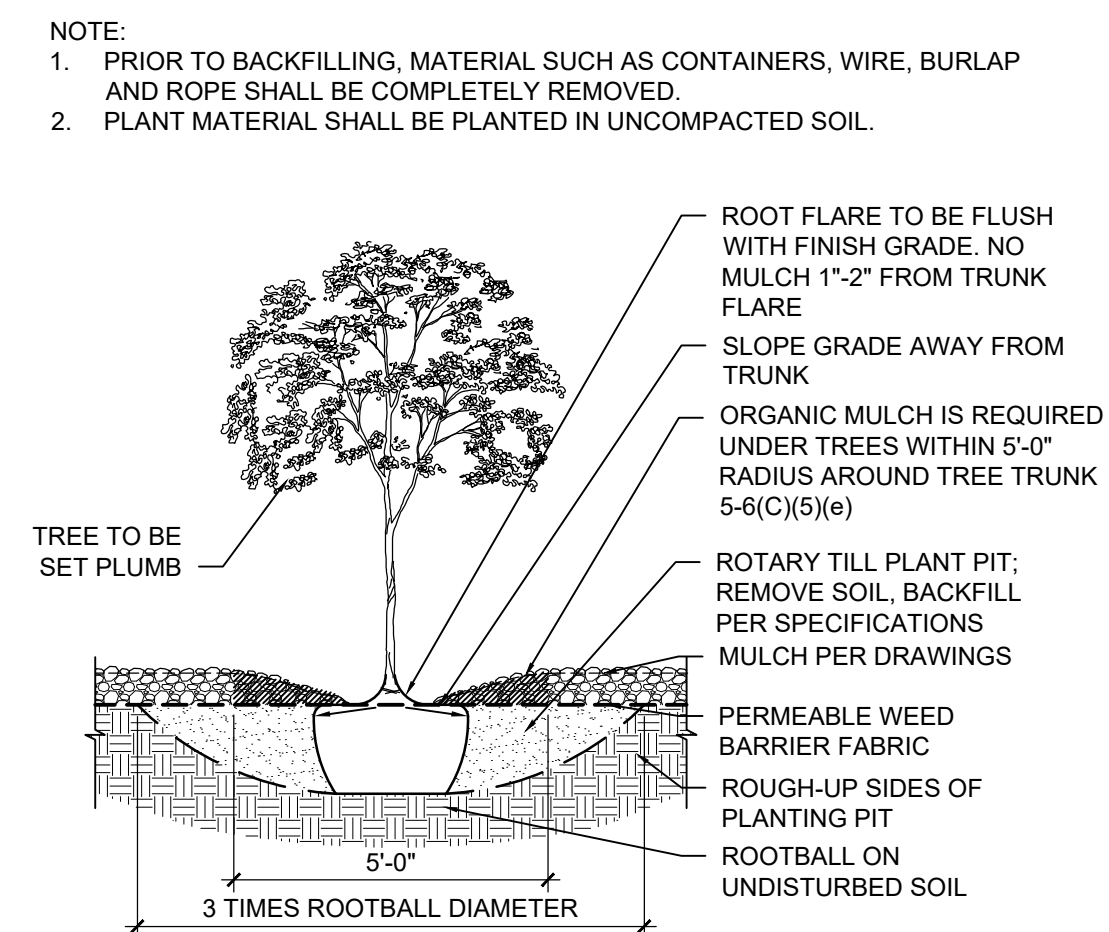
APARTMENTS AT INDIAN SCHOOL & PENNSYLVANIA  
 7500 INDIAN SCHOOL RD NE ALBUQUERQUE, NM, 87110

REVISIONS: D/P/S  
 DRAWN BY: D/P/S  
 REVIEWED BY: D/P/S  
 DATE: 02.05.2021  
 PROJECT NO.: 19-0087  
 DRAWING NAME: SITE DETAILS  
 SHEET NO.: SDP1.2

### GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIP LINE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6" HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.

### TREE PLANTING DETAIL



### LEGEND

SYMBOL	NOTES	QTY
---	PROPERTY LINE	
[Pattern]	3/4"Ø ROCK MULCH 3" DEPTH OVER FILTER FABRIC COLOR: TBD	15,500 SF
[Pattern]	SHREDDED BARK MULCH 3" DEPTH	16,130 SF

### IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

### SHEET KEYED NOTES

- EXISTING TREE TO REMAIN
- CLEAR SIGHT TRIANGLE
- CLEARANCE AROUND ELECTRICAL EQUIPMENT
- EXISTING EASEMENT
- STREET TREE PLANTER PER 5-6(D)(1)(c)

### LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 3,3847 AC = 147,438 SF  
 AREA OF LOT COVERED BY BUILDINGS = 60,414 SF  
 NET LOT AREA = 87,024 SF

**REQUIRED LANDSCAPE**  
 REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 8,702 SF  
 PROVIDED LANDSCAPE AREA = 31,630 SF = 36%

**REQUIRED TREES: PARKING LOT**  
 REQUIRED NUMBER OF PARKING LOT TREES = 16 TREES  
 TOTAL NUMBER OF PARKING = 160 SPACES  
 REQUIRED = 1 TREE / 10 PARKING SPACES  
 PROVIDED NUMBER OF PARKING LOT TREES = 16 TREES  
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

**REQUIRED TREES: STREET TREES**  
 REQUIRED STREET TREES = 36 placed at 25' on center  
 (590' of street frontage along Indian School and 300' along Pennsylvania)  
 CREDIT FOR PRESERVING TREES (TABLE 5-6-2): 6  
 2 EXISTING TREES WITH DIAMETER AT BREAST HEIGHT OF 4" AND 10" ALONG

REQUIRED STREET TREES = 30  
 PROVIDED STREET TREES = 32

**REQUIRED TREES: MULTI-FAMILY DWELLING**  
 REQUIRED TREES = 50 (1 TREE/1 GROUND-FLOOR DWELLING UNIT FOR UC)  
 PROVIDED TREES = 50

**REQUIRED TREES: WALKWAYS**  
 PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS

**REQUIRED VEGETATIVE COVERAGE**  
 REQUIRED COVERAGE = 23,723 SF = 75% OF PROVIDED LANDSCAPE AREA  
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS  
 PROVIDED TOTAL GROUND COVERAGE = 37,630 SF = 119%  
 TREE CANOPY COVERAGE (98 TREES TOTAL) = 19,600 SF = 52% OF PROVIDED COVERAGE  
 GROUND-LEVEL PLANT COVERAGE (601 GROUND COVER PLANTS TOTAL) = 18,030 SF = 48% OF PROVIDED COVERAGE

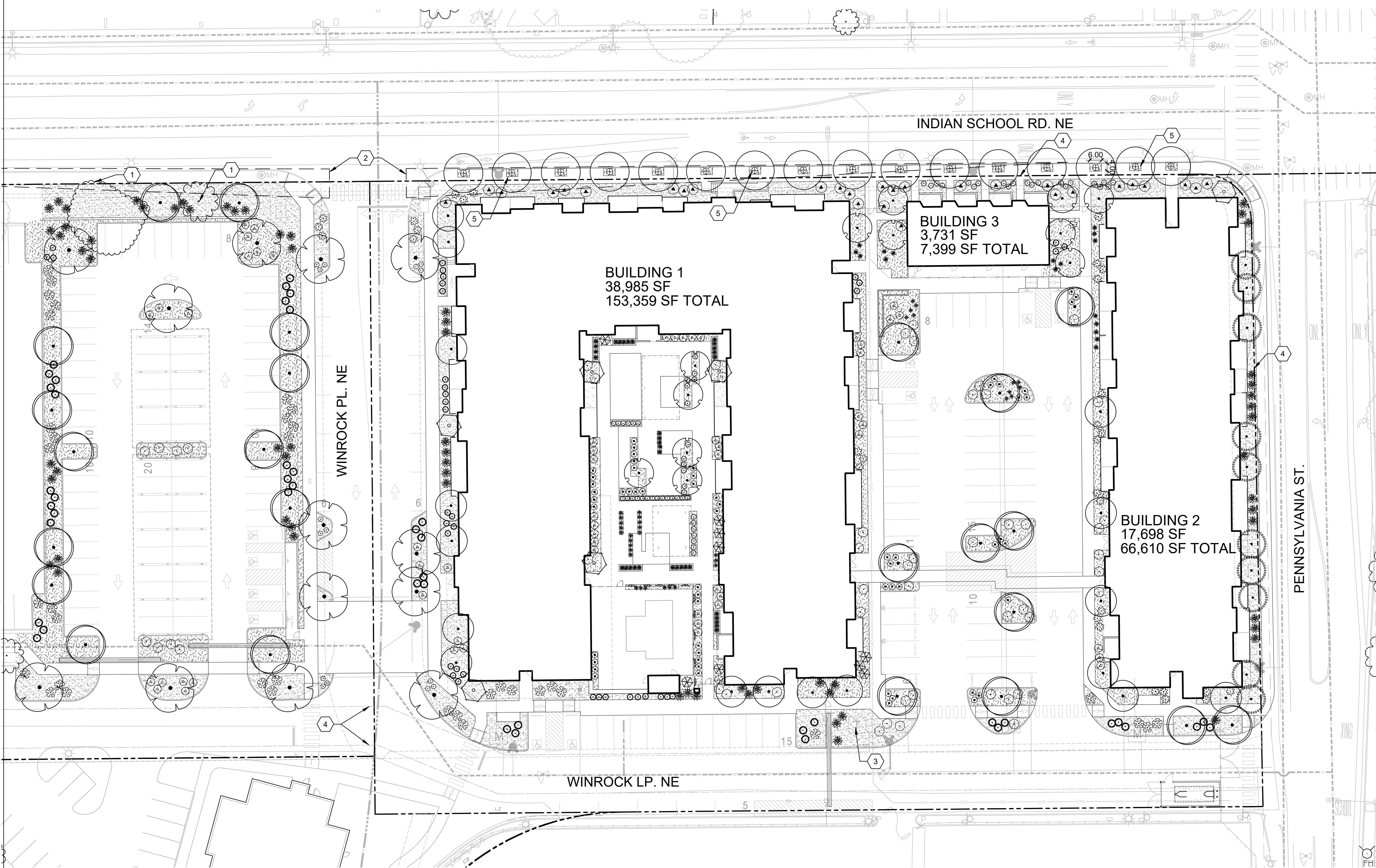
**GROUND COVER MATERIAL**  
 ROCK MULCH GROUND COVER = 15,500 SF = 49% OF PROVIDED LANDSCAPE AREA  
 ORGANIC MULCH GROUND COVER = 16,130 SF = 51% OF PROVIDED LANDSCAPE AREA  
 A MAXIMUM OF 50% OF GRAVEL OR CRUSHER FINES IS PERMITTED

**PARKING LOT EDGE**  
 FRONT LOT EDGE WALL PROVIDED PER 5-6(F)(1)(i)

**LANDSCAPE EDGE BUFFER, NOT REQUIRED**  
 SITE IS ADJACENT TO R-1 BUT NO RESIDENTIAL STRUCTURE IS ON THAT SITE AS IT IS OCCUPIED BY INEZ ELEMENTARY SCHOOL

### PLANT LEGEND

TREES	COMMON NAME
[Symbol]	SENSATION BOX ELDER MAPLE
[Symbol]	OKLAHOMA REDBUD
[Symbol]	CRIMSON SPIRE OAK
[Symbol]	DESERT WILLOW
[Symbol]	NEW MEXICO OLIVE
[Symbol]	CHINESE PISTACHE
[Symbol]	THORNLESS HONEY LOCUST
[Symbol]	CHINKAPIN OAK
[Symbol]	TEXAS RED OAK
[Symbol]	SOPHORA TREE
[Symbol]	LACEBARK ELM
[Symbol]	FRUIT TREES PER COA PLANT PALETTE AND SIZING LIST
SHRUBS	COMMON NAME
[Symbol]	PYRENEES COTONEASTER
[Symbol]	BUFFALO JUNIPER
[Symbol]	TURPENTINE BUSH
[Symbol]	THOMPSON BROOM
[Symbol]	INGRAM ROSEMARY
[Symbol]	GRO-LOW FRAGRANT SUMAC
[Symbol]	SAND CHERRY
[Symbol]	AUTUMN AMBER SUMAC
[Symbol]	BEARBERRY COTONEASTER
[Symbol]	FURMAN'S RED SALVIA
DESERT ACCENTS	COMMON NAME
[Symbol]	GREY DESERT SPOON
[Symbol]	GREEN DESERT SPOON
[Symbol]	MEXICAN YUCCA
[Symbol]	AUTUMN SAGE
[Symbol]	BEARGRASS
[Symbol]	NEW MEXICO AGAVE
[Symbol]	BANANA YUCCA
[Symbol]	SOFT-LEAF YUCCA
[Symbol]	TWISTED LEAF YUCCA
GRASSES	COMMON NAME
[Symbol]	'BLONDE AMBITION' BLUE GRAMA
[Symbol]	GIANT SACATON
[Symbol]	MEXICAN FEATHER GRASS
[Symbol]	VARIEGATED REED GRASS
[Symbol]	KARL FOERSTER FEATHER REED GRAS
[Symbol]	EL TORO MUHLY GRASS
[Symbol]	LINDHEIMER'S MUHLY
[Symbol]	DEER GRASS
VINES	COMMON NAME
[Symbol]	HONEYSUCKLE
[Symbol]	TRUMPET VINE



**DEKKER  
PERICH  
SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

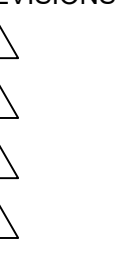


ENGINEER

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	02.05.2021
PROJECT NO.	19-0087
DRAWING NAME	

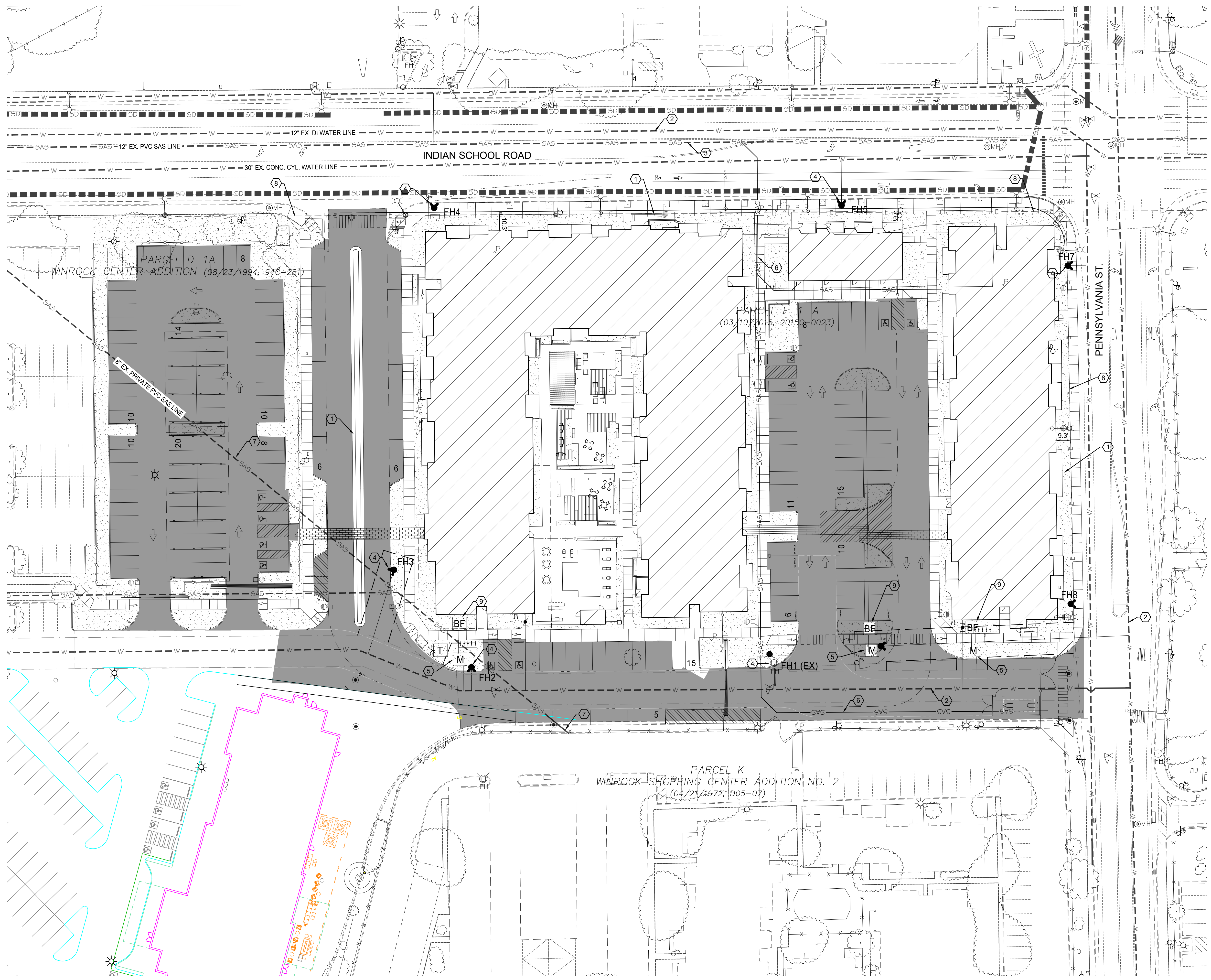
LANDSCAPE  
PLAN

SHEET NO.

**SDP2.1**

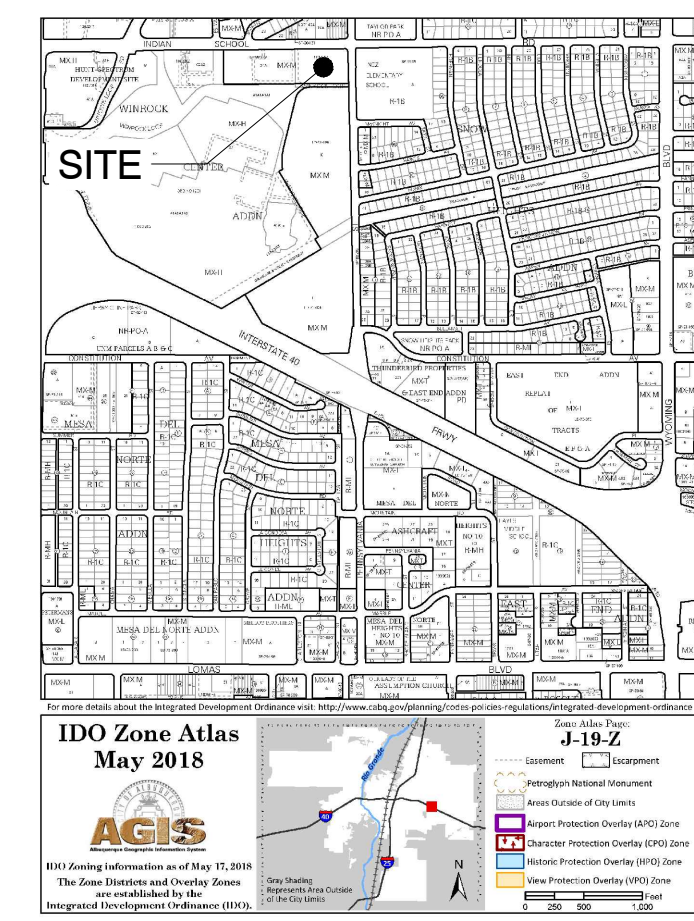
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**CONCEPTUAL UTILITY PLAN**

**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 SANITARY SEWER YARD LINE
7. EXISTING PRIVATE SANITARY SEWER YARD LINE
8. EXISTING UNDERGROUND ELECTRIC LINE
9. PROPOSED BACKFLOW PREVENTION IN ACCORDANCE WITH CURRENT ABCWUA CRITERIA.

**ENGINEER'S SEAL**

**REVISIONS**

NO.	DATE	REMARKS	BY

DESIGNED BY: SE DATE: November 30, 2020  
 DRAWN BY: LT DATE: November 30, 2020  
 DWG NAME: C200.dwg  
 CHECKED BY: NV DATE: November 30, 2020

SCALE: 1" = 30'

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 UTILITY PLAN**

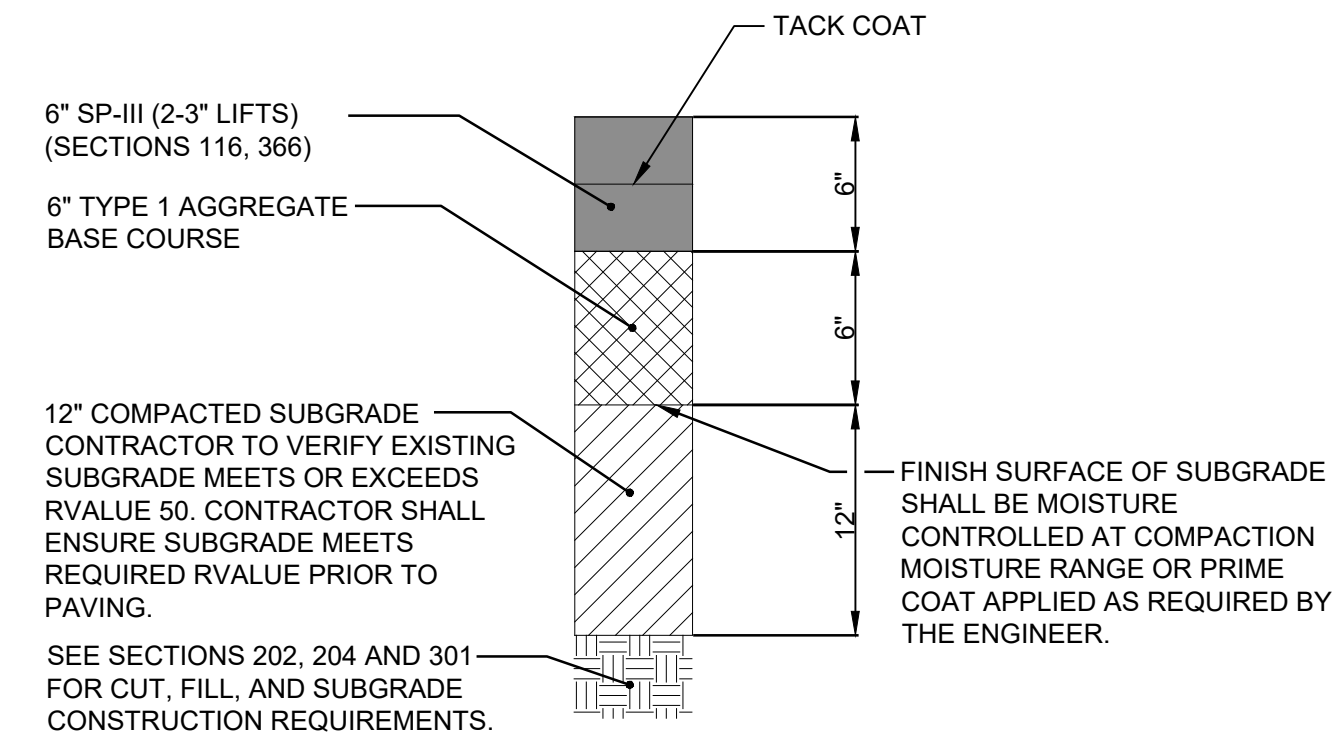
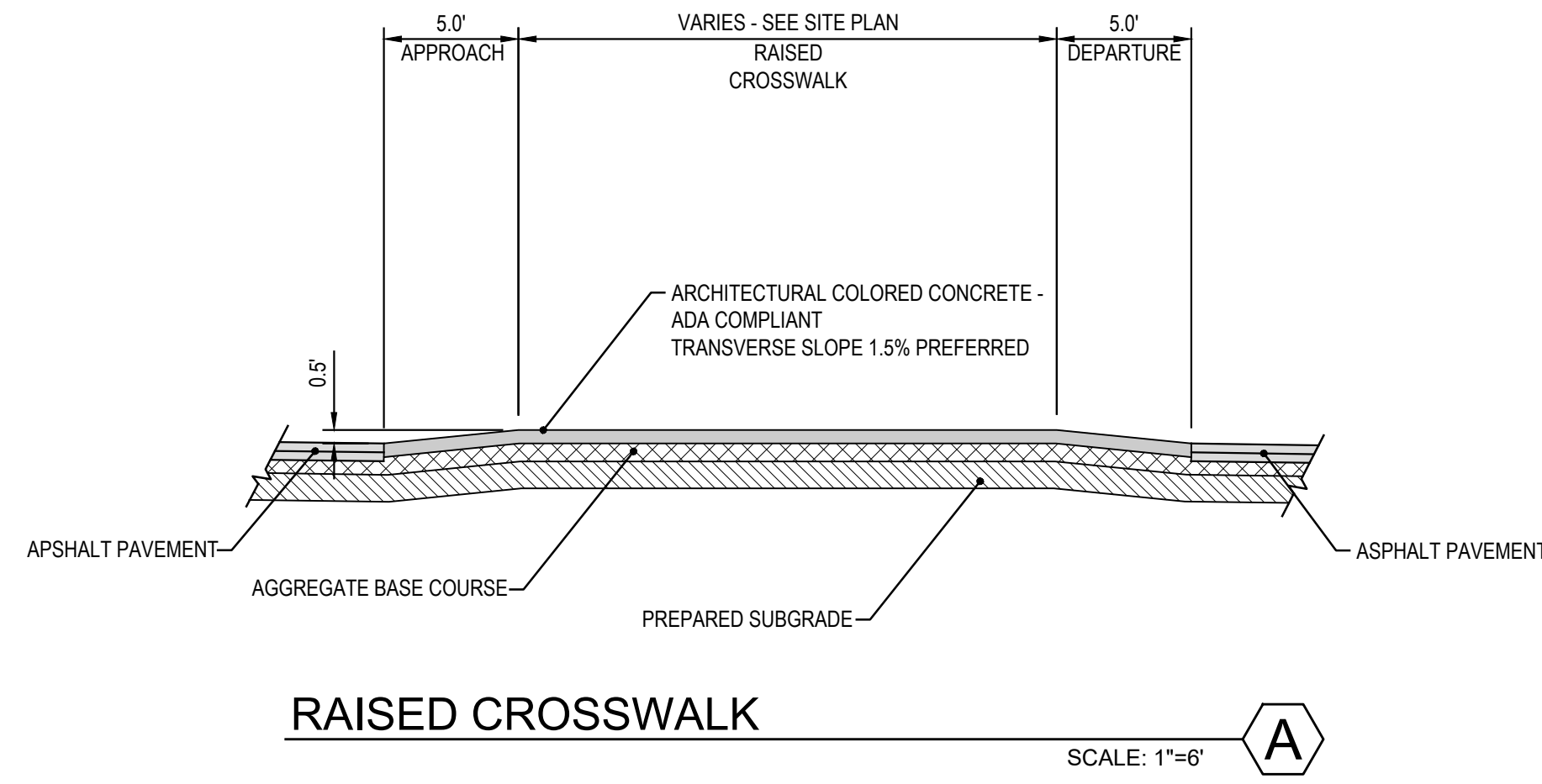
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Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

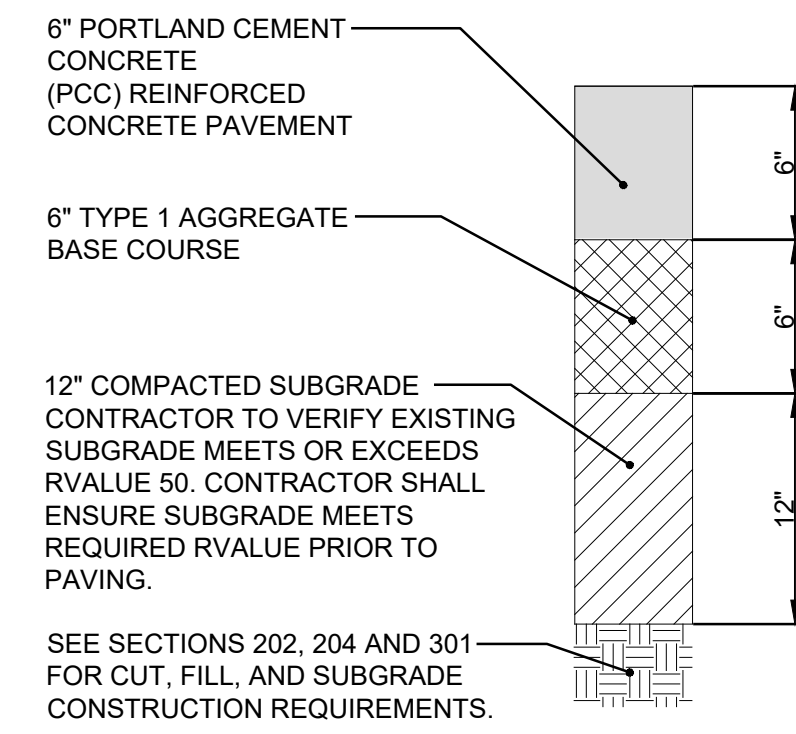
City Project No. XXXX.XX Zone Map No. J-19 Sheet C200 Of

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "J-1919A"	DATE	FIELD NOTES	NO.	DATE	REMARKS
WORKED BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE	BY			
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "J-1919A, 1989"	DATE				
VERIFICATION BY	DATE	X = 1548398.44	DATE				
COMPARISON BY	DATE	Y = 1493076.47	DATE				
		ELEVATION IS 5226.611 (NAVD 1988)	DATE				

Plotted: 2/5/2021 7:09:47 AM, By: Eddings, Scott  
 User: scott.eddings@cityofalbuquerque.gov  
 Last Saved: 2/5/2021 7:09:51 AM, eaddings



**PROPOSED DRIVE AISLE ASPHALT PAVEMENT SECTION**



**PROPOSED RAISED CROSSWALK CONCRETE PAVEMENT SECTION**

DRB

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: **SITE DETAIL**

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

City Project No. **XXXX.XX**      Zone Map No. **J-19**      Sheet **C400** Of

SHEET \_\_\_\_\_

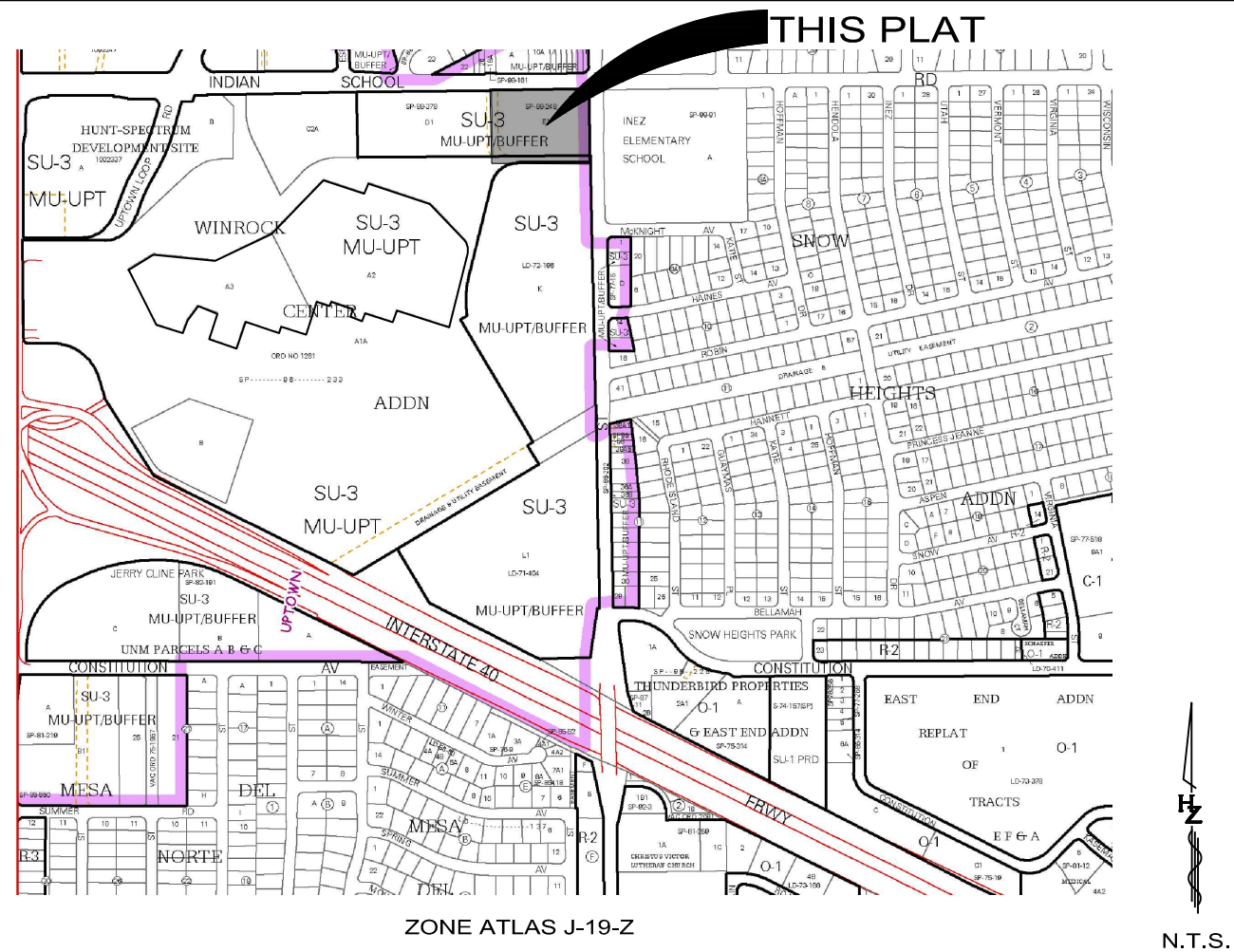


NO.	DATE	REVISIONS
		DESIGN
DESIGNED BY: SE	DATE: November 30, 2020	
DRAWN BY: LT	DATE: November 30, 2020	
DWG NAME: C400.dwg		
CHECKED BY: NV	DATE: November 30, 2020	

SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE

BENCH MARKS	
FOUND MONUMENT "LH19A"	DISK SET IN A CONCRETE POST
A CITY OF ALBUQUERQUE BRASS	0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "LH19A, 1989"
X = 1548398.44	Y = 1483076.47
ELEVATION IS 5226.611 (NAD 1988)	

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



**PRELIMINARY PLAT  
PARCEL E-1-A**

**WINROCK CENTER ADDITION**

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

DATE OF SURVEY: JANUARY 2021  
SHEET 1 OF 2

**NOTES**

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES ( $S65^{\circ}04'00''W$ , 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1\_H19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

**EASEMENTS**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
  - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
  - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
PARCEL E-1-A, UPC # 101905823850920409

BERNALILLO COUNTY TREASURERS OFFICE:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer, N.M.P.L.S. NO. 7482 \_\_\_\_\_ DATE \_\_\_\_\_

**PURPOSE OF THIS PLAT**

The purpose of this Plat is to vacate a Public Access Easement and grant Public Waterline Easements.

**SUBDIVISION DATA**

DRB NO.		PLAT ACRES (Gross)	3.3938
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	3.3938
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

**FREE CONSENT**

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

WINROCK PARTNERS, LLC \_\_\_\_\_ DATE \_\_\_\_\_  
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO) SS  
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PROJECT NO. 1002202  
APPLICATION NO. 2018-001579

**PLAT APPROVALS**

**UTILITY APPROVALS**

- PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_
- NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_
- QWEST CORPORATION d/b/a CenturyLink QC \_\_\_\_\_ DATE \_\_\_\_\_
- COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS**

- CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_
- REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_
- PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_
- CITY ENGINEER/HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_
- CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_
- DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_



**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

Plotfile: 2/5/2021 7:12:22 AM By: Edgings, Scott  
 H:\proj\312987\_01 - The Lots at Winrock, Svy DRB Site Plan\05 Design\05.2 Survey\Plat\Replat.dwg  
 Last Saved: 2/5/2021 7:12:04 AM. seditings

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING AND SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF:

PARCEL E-1-A OF THE PLAT OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 16, 2018, IN BOOK 2018C, PAGE 0032, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE (R.O.W. VARIES), FROM WHENCE A TIE TO A.G.R.S. MONUMENT "20\_H18" BEARS N 03°39'19" W. A DISTANCE OF 1349.94 FEET;  
 THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, S 89°49'49" E. A DISTANCE OF 385.41 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 43°14'04", A CHORD BEARING OF N 68°33'39" E, AND A CHORD LENGTH OF 92.10 FEET, TO AN ANGLE POINT;  
 THENCE N 46°56'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WINROCK";  
 THENCE N 00°02'22" W, A DISTANCE OF 49.88 FEET TO AN ANGLE POINT;  
 THENCE N 89°59'36" E, A DISTANCE OF 15.69 FEET TO AN ANGLE POINT;  
 THENCE N 00°00'24" E, A DISTANCE OF 280.42 FEET TO AN ANGLE POINT;  
 THENCE N 89°59'36" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;  
 THENCE N 00°02'10" E, A DISTANCE OF 122.41 FEET; TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 3.3938 ACRES (147,835.4319 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING FOUR PARCELS;

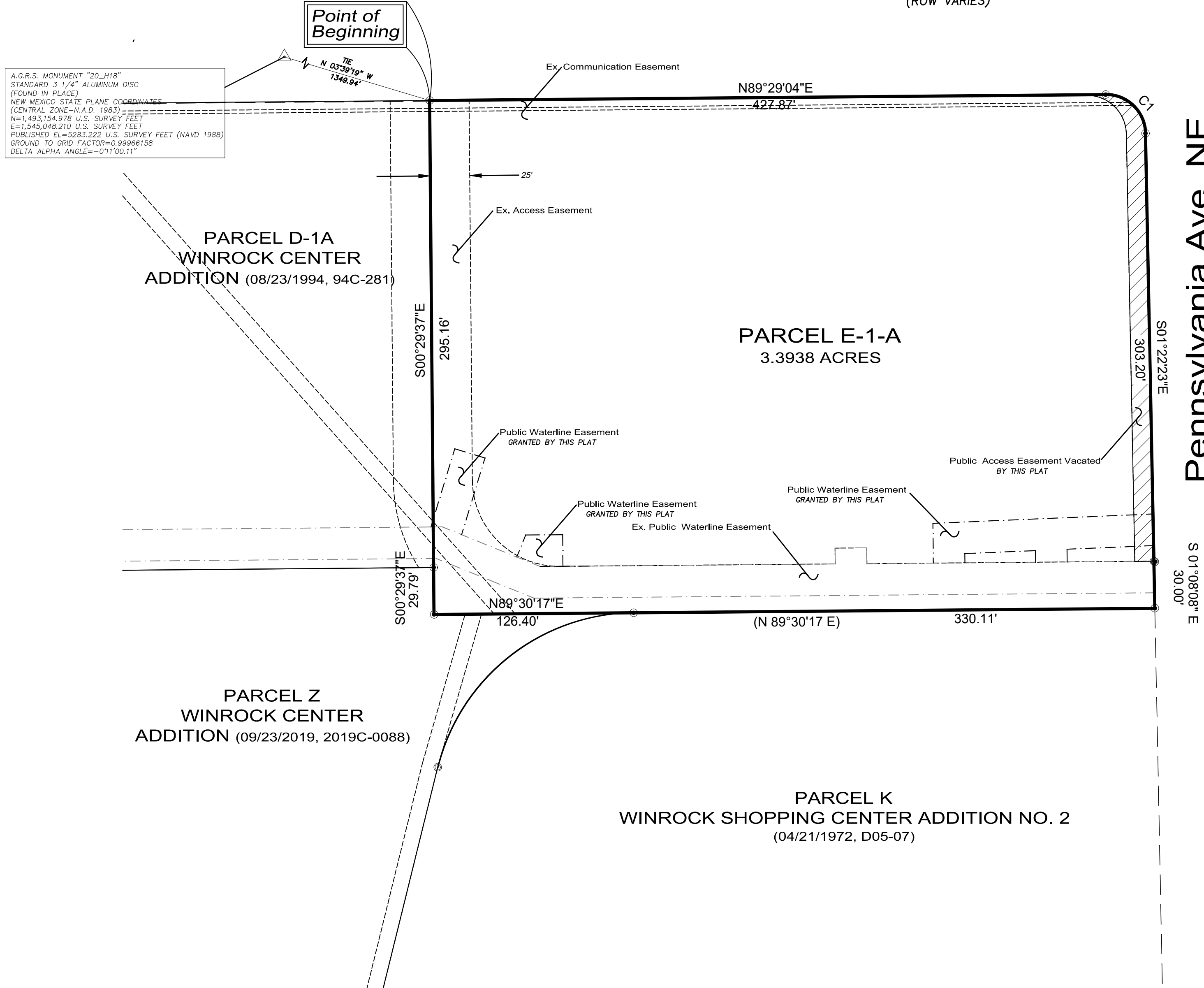
**PRELIMINARY PLAT  
 PARCEL E-1-A  
 WINROCK CENTER ADDITION**

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

DATE OF SURVEY: JANUARY 2021  
 SHEET 1 OF 2

**Indian School Road NE**  
 (ROW VARIES)

**Pennsylvania Ave. NE**  
 (ROW VARIES)



A.G.R.S. 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 U.S. SURVEY FEET  
 E=1,545,048.210 U.S. SURVEY FEET  
 PUBLISHED EL=5283.222 U.S. SURVEY FEET (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99986158  
 DELTA ALPHA ANGLE=-0°11'00.11"

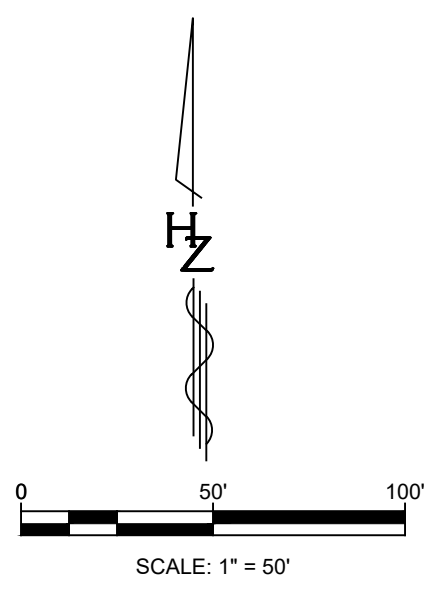
**LEGEND**

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- Set Monument: Rebar w/Cap HZI LS 7482 OR MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with Washer: HZI LS 7482

**CURVE TABLE**

NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	75°38'24"	128.84'	170.09'	158.00'	S 51°44'41" W



**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

Plotfile: 2/15/2021 6:22:59 AM By: Edgings, Scott  
 H:\proj\312987\_01\_The\_Links\_at\_Winrock\_Svy\DRB\_Site\_Plan\05\_Design\05\_2\_Survey\Plat\Replat.dwg  
 Last Saved: 2/15/2021 6:21:02 AM, settings

# DEVIATION APPLICATION

## \*\*DEVIATIONS NOT ALLOWED IN OVERLAY ZONES\*\*

CEP # \_\_\_\_\_

APPLICATION INFORMATION			
Date: 1/15/2021	Received By:		
Address of request: 7500 Indian School Rd.			
City/State/Zip: Albuquerque, NM 87110			
PROPERTY OWNER INFORMATION			
Property Owner Name: Darin Sand, Winrock Partners LLC			
Address: 100 Sun Avenue NE, Suite 210			
City/State/Zip: Albuquerque, NM 87109			
Phone: (505) 881-0100	Email: sand@goodmanrealty.com		
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required): Will Gleason, Dekker Perich Sabatini			
Business Name: Dekker Perich Sabatini			
Address: 7601 Jefferson St NE Suite 100			
City/State/Zip: Albuquerque NM, 87109			
Phone: (505) 761-9700	Email: WillG@dpsdesign.org		
DEVIATION APPLICATION REQUIREMENTS			
<p style="text-align: center;"><b>MUST INCLUDE: <input checked="" type="checkbox"/> SITE PLAN <input checked="" type="checkbox"/> ANY ADDITIONAL SUPPORTING DOCUMENTS</b></p> <p style="text-align: center;">6-4(P)(3) Decision-making body may approve Deviation if <b>all</b> following requirements are met:</p> <p style="text-align: center;"><b><u>CHECK BOX IF REQUIREMENT IS MET</u></b></p> <p><input type="checkbox"/> 6-4(P)(3)(a) Applicant's site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties <b>Explanation:</b> <u>see accompanying justification request</u></p> <p><input type="checkbox"/> 6-4(P)(3)(b) Site constraints were not created by actions of property owner or another interested party. <b>Explanation:</b> _____</p> <p><input type="checkbox"/> 6-4(P)(3)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area. <b>Explanation:</b> _____</p> <p><input type="checkbox"/> 6-4(P)(3)(d) Approval of deviations will not cause material adverse impacts on surrounding properties. <b>Explanation:</b> _____</p> <p><input type="checkbox"/> 6-4(P)(3)(e) Requested deviation will not result in a violation of any Overlay zone standard.</p>			
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner's letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge.			
<b>Applicant/Owner Signature:</b>			<b>Date:</b> 1/15/2021
OFFICIAL USE ONLY			
UPC Number: 101905823850920409			
Lot: E1A	Block:	Zone: MX-M	Map Page: J-19
Previous zone: SU-3		Landfill buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Subdivision: WINROCK CENTER ADDN			
APO:	CPO:	HPO:	VPO:
Mapped Area:	Master Dev Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>		Site Dev. Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>
UC - AC - MS - PT - MT - MX-FB: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Uptown Urban Center			
List any current or prior project and case history numbers: 1002202, 1008660, 1002609			
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED BY: Carl Garcia			<b>Date:</b> 1/29/2021

January 15, 2021

City of Albuquerque Planning Department  
600 2nd St NW  
Albuquerque, NM 87102

**RE: Request for Deviation**

**The Lofts at Winrock  
7500 Indian School Rd**

Dear Mr. Garcia,

This Letter authorizes Dekker/Perich/Sabatini LLC and to represent Goodman Reality Group, owner of the property located at 7500 Indian School, with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the City of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Goodman Reality Group's agent as necessary with the permitting and associated approval processes required for the proposed fencing on the property referenced above.

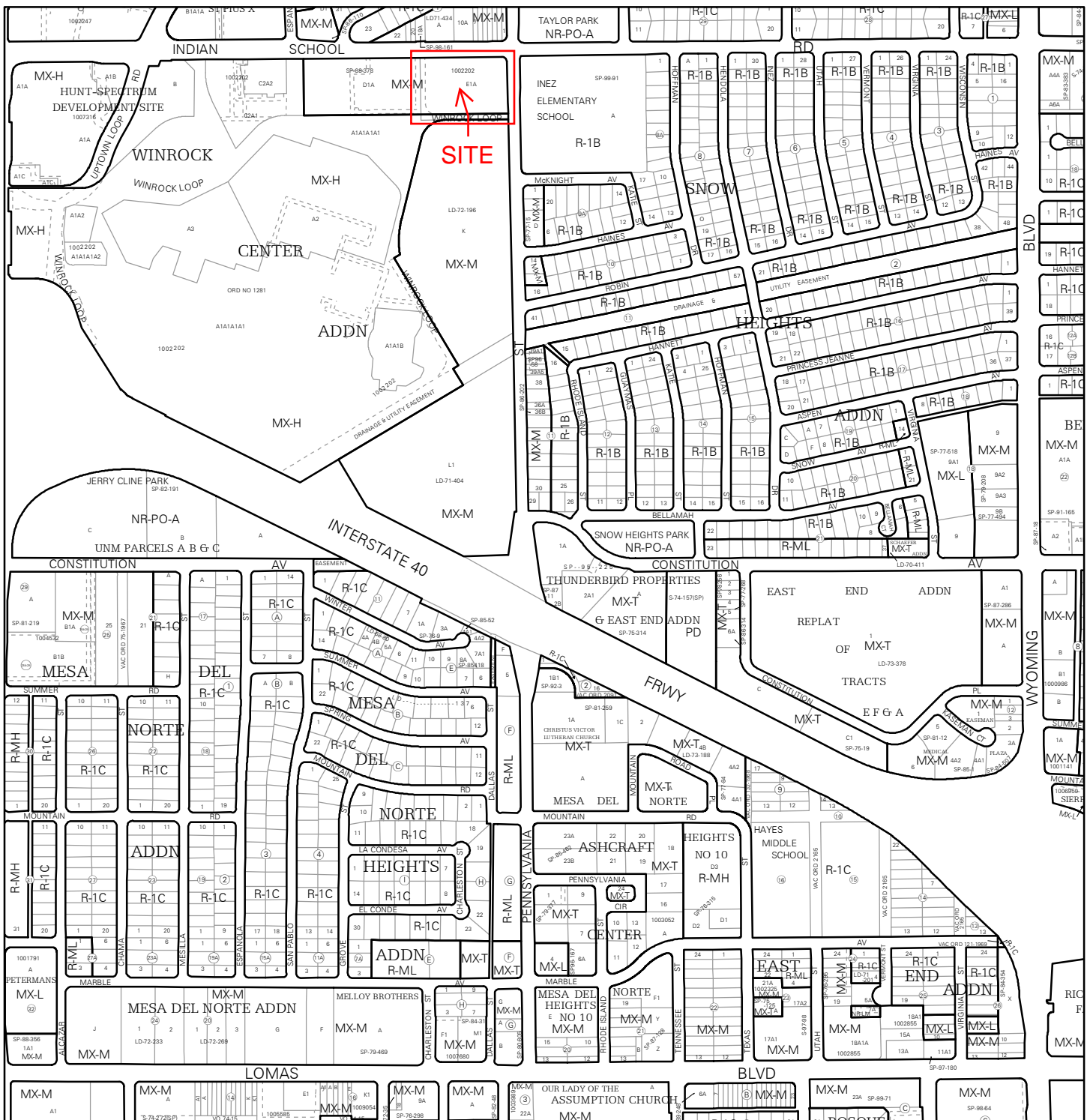
Please contact me at 505-249-4858 if there are any questions.

Sincerely,

*Darin Sand*

Darin Sand, LEED AP  
Vice President of Development  
Goodman Realty Group






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

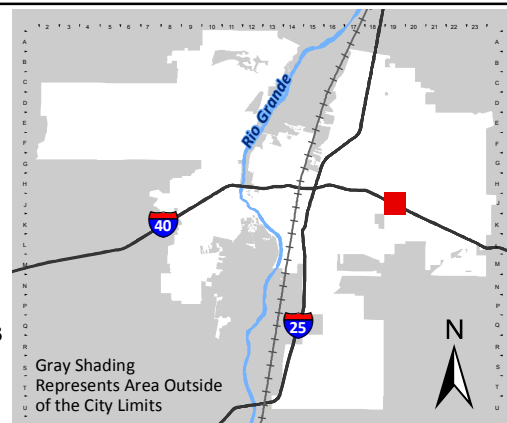
# IDO Zone Atlas

## 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).**



Gray Shading Represents Area Outside of the City Limits

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

Feet  
0 250 500 1,000

January 15<sup>th</sup>, 2021

Carl Garcia  
Code Enforcement Supervisor  
600 2nd St NW  
Albuquerque, NM 87102

**RE: Request for a Deviation to the Minimum Ground Floor Height  
Major Amendment to an Approved Site Development Plan  
The Apartments at Winrock  
7500 Indian School Rd NE**

Dear Mr. Garcia,

This letter is a request for approval of a **6-4(P) DEVIATION to Section 5-11(E)(1) Minimum Ground Floor Height** to facilitate the development of multi-family apartments within the Winrock Town Center at 7500 Indian School Rd NE.

The requested deviation is to **Section 5-11(E)(1) Minimum Ground Floor Height**, which requires the ground floor clear height (defined as the vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom on the exposed support structure for the second floor) of multi-family development within mixed-use zoning districts to be constructed with a minimum height of 10 feet. The required 10-foot height is intended to allow for the ground floor conversion to retail uses. The proposed project will be a multi-family community development with residential apartments, lobbies, and a clubhouse within the ground floor and only the residential units will be facing the public streets. The conversion of these units to retail uses is not anticipated and highly unlikely. The applicant is therefore requesting a deviation to allow a height of 9'-0" rather than 10'-0" for the ground floor. This would allow a more typical ceiling height for proposed residential apartment use. The applicant respectfully requests the approval of this project based on the criteria of **Section 6-4(P)(3) Review and Decision Criteria** for a Deviation based on compliance with the following criteria:

**6-4(P)(3)(a) The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.**

*The subject site is located within the approved Winrock Town Center plan. It is a periphery site, located along the development's border. The subject site is platted in an unusual pattern that is different than that of the abutting properties as it is surrounded by roadways on all four property lines: Indian School Rd NE to the north, Pennsylvania St NE to the east, and two segments of Winrock Loop to the west and south. This unique platting creates a physical separation and natural buffer between this property and others within the Winrock Town Center.*

**6-4(P)(3)(b) The site constraints were not created by the actions of the property owner or another interested party.**

*The site was platted some time ago and these site constraints were therefore not created by the actions of the current property owner.*

**6-4(P)(3)(c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.**

The requested deviation is for a single site within the larger Winrock Town Center that, as mentioned above, has unique conditions from the remaining lots within the approved site plan area.

**6-4(P)(3)(d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.**

The requested deviation is specific to the ground floor height of development on a single subject site that is isolated from adjacent properties by roadways on all sides. This unique platting creates inherent buffers/transitions that will naturally mitigate adverse impacts on surrounding properties.

Additionally, the proposed use for the site will be a multi-family with residential apartments, lobbies, and a clubhouse within the ground floor, but only the residential units will be facing the public streets.

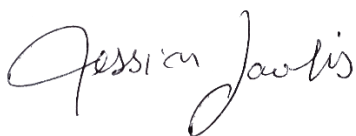
The request is seeking a 1' deviation from the minimum 10' ground floor requirement to allow a height of 9'. This regulation was intended to allow for the conversion of ground floor uses to retail. Given the subject's direct location on the periphery of the center, adjacent to lower intensity residential uses, the proposed multi-family creates an appropriate transition. The conversion of these units to retail uses is not anticipated and highly unlikely. The applicant is therefore requesting a deviation to allow a height of 9'-0" rather than 10'-0" for the ground floor. This would allow a more typical ceiling height for the proposed residential apartment use and create a development character that more naturally transitions to the lower density residential uses to the east. The requested deviation will therefore not cause materially adverse impacts on surrounding properties.

**6-4(P)(3)(e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.**

The requested deviation is not for an Overlay zone standard nor will it violate any Overlay zone standards.

Based upon the rationale presented in this letter, we respectfully request approval of the proposed deviation to facilitate the development of the multi-family apartments at Winrock. Upon completion, we feel that this project will contribute to the success of Uptown and further the intent of the IDO and the goals stated in the Comprehensive Plan. **If you have any questions or need clarification of anything contained herein, please contact Will Gleason at (505)761-9700 or willg@dpsdesign.org.**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for Goodman Realty Group



**GENERAL SHEET NOTES**

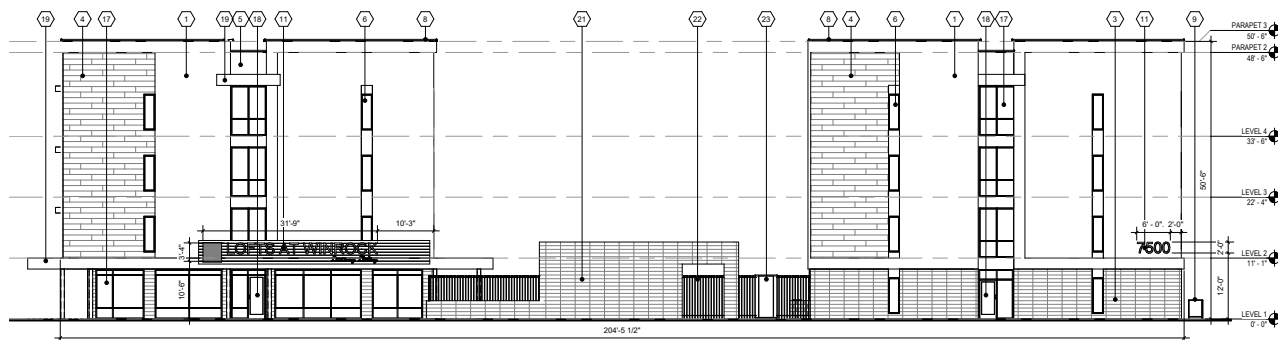
1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
2. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 7" BRUSH STROKE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN AS WELL AS DAY-LIGHT HOURS. PER 2009 IFC MOUNT AT 10'-0" ABOVE FINISHED FLOOR
3. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY THE BUILDING PARAPET.
4. ROOF DRAINAGE BY WAY OF INTERNAL ROOF DRAINS (EXTERNAL DOWNSPOUTS AS REQUIRED FOR DESIGN OPTION).

**KEYNOTES**

1. STUCCO FINISH (COLOR 1)
2. STUCCO FINISH (COLOR 2)
3. BRICK VENEER
4. WOOD LOOK CLADDING
5. METAL PANEL
6. VINYL WINDOW
7. STEEL WINDOW SHADE (OPTIONAL)
8. PREFINISHED METAL COPING
9. STEEL QUADRANT PAINTED
10. STUCCO CONTROL JOINT
11. BUILDING IDENTIFICATION SIGNAGE
12. BALLET BALCONY PAINTED
13. EXTERIOR STAIR
14. FULL LITE VITRUM DOOR
15. HOSE BIB
16. FIRE SEPARATION CONNECTION
17. CLEAR ANODIZED ALUMINUM STOREFRONT

**LEGEND**

- STUCCO FINISH (COLOR 1)
- STUCCO FINISH (COLOR 2)
- WOOD LOOK CLADDING
- BRICK VENEER
- CAST CONCRETE OR C.M.U. FINISH T.B.D.



**C1 SOUTH ELEVATION - BUILDING A**  
 Scale: 3/32" = 1'-0"  
 204'-5 1/2"



**B1 NORTH ELEVATION - BUILDING A**  
 Scale: 3/32" = 1'-0"  
 203'-5 1/2"



**A1 WEST ELEVATION - BUILDING A**  
 Scale: 3/32" = 1'-0"  
 248'-6 1/2"

**DEKKER  
 PERICH  
 SABATINI**

ARCHITECTURE  
 DESIGN  
 INSPIRATION



SEAL

PROJECT

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

DRB

REVISIONS



DRAWING NAME

EXTERIOR  
 ELEVATIONS

SHEET NO

SDP5.1

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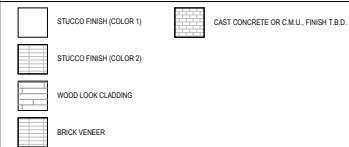
**GENERAL SHEET NOTES**

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
2. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 7" BRUSH STROKE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN AS WELL AS DAY LIGHT HOURS, PER 2009 IFC, MOUNT AT 10'-0" ABOVE FINISHED FLOOR
3. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY THE BUILDING PARAPET.
4. ROOF DRAINAGE BY WAY OF INTERNAL ROOF DRAINS (EXTERNAL DOWNSPOUTS AS REQUIRED FOR DESIGN OPTION).

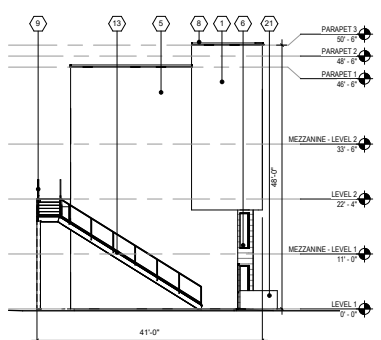
**KEYNOTES**

1. STUCCO FINISH (COLOR 1)
2. STUCCO FINISH (COLOR 2)
3. BRICK VENEER
4. WOOD LOOK CLADDING
5. METAL PANEL
6. VINYL WINDOW
7. STEEL WINDOW SHADE (OPTIONAL)
8. PREFINISHED METAL COPING
9. STEEL QUARNIAL PAINTED
10. STUCCO CONTROL JOINT
11. BUILDING IDENTIFICATION SIGNAGE
12. ALIET BALCONY PAINTED
13. EXTERIOR STAR
14. FULL LITE ATRIUM DOOR
15. HOSE BIB
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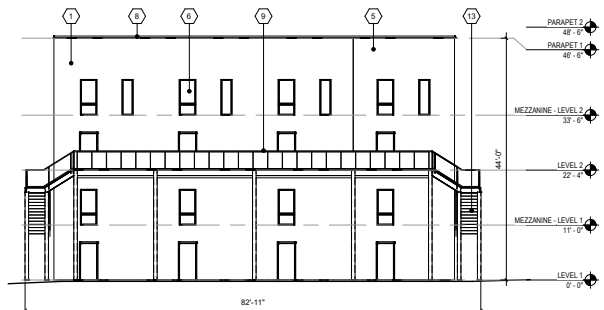
**LEGEND**



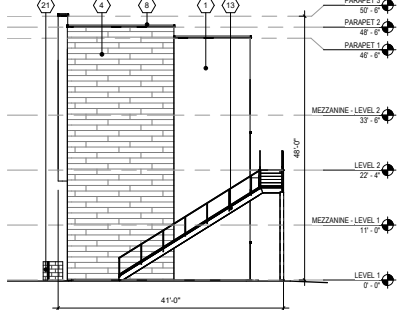
**C1 NORTH ELEVATION - BUILDING C**  
Scale 3/32" = 1'-0"



**C3 EAST ELEVATION - BUILDING C**  
Scale 3/32" = 1'-0"



**B1 SOUTH ELEVATION - BUILDING C**  
Scale 3/32" = 1'-0"



**B3 WEST ELEVATION - BUILDING C**  
Scale 3/32" = 1'-0"



**A1 EAST ELEVATION - BUILDING A**  
Scale 3/32" = 1'-0"

12/17/2020 11:44:03 AM



12/18/2020  
SEAL

**PROJECT**

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

**DRB**

**REVISIONS**

- △
- △
- △
- △
- △

DRAWN BY: CWW  
REVIEWED BY: RAW  
DATE: 12.18.2020  
PROJECT NO: 19-0087

DRAWING NAME:  
**EXTERIOR ELEVATIONS**

SHEET NO:  
**SDP5.2**

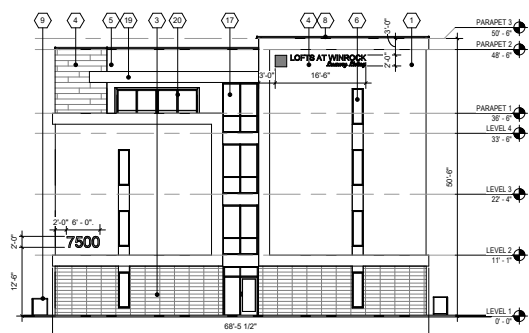
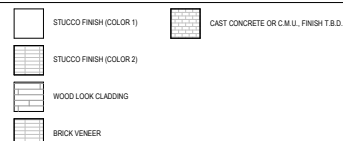
**GENERAL SHEET NOTES**

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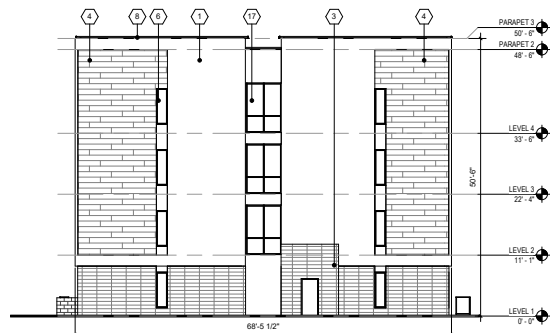
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15. HOSE BIB
16. FIRE SEPARATION CONNECTION
17. CLEAR ANODIZED ALUMINUM STOREFRONT

**LEGEND**



**C1 NORTH ELEVATION - BUILDING B**  
3/32" = 1'-0"  
Scale: 3/32" = 1'-0"



**C3 SOUTH ELEVATION - BUILDING B**  
3/32" = 1'-0"  
Scale: 3/32" = 1'-0"



**B1 WEST ELEVATION - BUILDING B**  
3/32" = 1'-0"  
Scale: 3/32" = 1'-0"



**A1 EAST ELEVATION - BUILDING B**  
3/32" = 1'-0"  
Scale: 3/32" = 1'-0"

**DEKKER  
PERICH  
SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION



SEAL

PROJECT

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

DRB

REVISIONS



DRAWN BY: CWW  
REVIEWED BY: RAW  
DATE: 12.18.2020  
PROJECT NO: 19-0087

DRAWING NAME  
EXTERIOR  
ELEVATIONS

SHEET NO

**SDP5.3**

12/17/2020 11:45:08 AM