



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: March 17, 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

March 12, 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.

### **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 Neighborhood Association 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 Representatives database. South Winrock Neighborhood Association did not request a public meeting with 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, easement vacation. For the plat, dedicate right-of-way to include the full width of sidewalk on Indian School Road.

*See final plat.*

2. 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. Also include the demolition of curb, sidewalk, and right turn lane along Pennsylvania on the infrastructure list.

*The infrastructure list includes these items.*

3. For road exiting onto Indian School Road, show a cross-section. Used a keyed note for striping and include a note for the centerlane lane as well. Show proper transitioning. Call out pavement arrows, and provide dimensioning for the lanes.

*Keyed notes for asphalt striping and directional arrows have been added. Road cross-section was added to sheet C400.*

4. Do not place a stop sign for cars to stop on the wide crosswalk.

*Stop signs have been included per discussions with Jeanne Wolfenbarger.*

5. Include “Emergency Access Only” signage on each side of the drive off of Pennsylvania instead of just one side.

*“Emergency Access Only” sign has been added to both sides of gate.*

6. Include a keyed note for the bike rack location for clarity.

*Keyed note has been added.*

7. Call out width of raised crosswalk on the detail provided.

*Raised crosswalk width has been labeled and road cross section added to sheet C400.*

8. A curb ramp appears to be missing at the corner of Indian School and the emergency exit. Call out note for the curb ramp.

*Concrete accessible ramp is keyed noted at the north corner of Pennsylvania and emergency access exit. There is an existing accessible ramp at the south corner of Pennsylvania and emergency access exit to remain.*

9. Provide clarification on the pedestrian gate and its accessibility to the public.

*Pedestrian gate is locked and access is restricted to residents of new development only.*

## **PARKS AND RECREATION**

1. The original purpose of the access easement on Pennsylvania is unclear? The MTP 2040 does not show a multi-purpose trail on Pennsylvania, but does show bicycle lanes. Street trees and species meet PRD standards – thank you.

*The easement vacation on Pennsylvania St was approved during a separate DRB hearing. Bicycle lane, sidewalk and street trees are all intact and included in the project.*

## **CODE ENFORCEMENT**

1. A 10% deviation was approved to the minimum ground floor height requirement on 1-29-2021. No response required.

2. CE has no other comments or objections at this time.  
*No response required.*

## HYDROLOGY

1. **Hydrology has approved Conceptual Grading & Drainage Plan (J19D089) with engineer's stamp 11/30/20.**  
*No response required.*
2. **Hydrology has no objection to the Site Plan for Building Permit.**  
*No response required.*

## 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?  
*There is a fire suppression system.*
    1. Response to comments indicated the reduction in fire flow was not realized on the Fire One Plan. Does this mean the fire marshal did not approve this reduction? This needs to be clarified so the availability statement can be accurate as it modeled 6,000 gpm.  
*Resubmitted fire one plan to Fire Marshall's office and will forward to ABCWUA as soon as approved.*
  - ii. Utility Plan
    1. Please confirm the diameter of the existing sanitary sewer along Indian School Rd.  
*Existing Sanitary Sewer line in Indian School within project limits is an 8-inch pipe but does increase in size downstream of project limits.*
    2. Please label the northernmost existing waterline in which FH5 is connecting to.  
*Annotation added.*
    3. **PREVIOUS COMMENT:** Please label existing waterlines along Pennsylvania St. FH7 and FH8 are connecting to different waterlines along Pennsylvania St. The 16" well collector along Pennsylvania St. is not suitable for connection.  
*Annotation added.*
    4. 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.

- a. Updated utility plan shows two backflow preventers on the same line. Also, the domestic service does not show a connection point to any waterline. Please label connection points to public waterlines as there is quite a bit of linework making it difficult to follow.

*Linework has been revised and relabeled.*

5. PREVIOUS COMMENT: 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.

- a. Label this FH. Response to comments indicated FH#6 but this is not labeled.

*Annotation added.*

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

FH #3 shall be private and will not require an easement.

- a. All proposed fire hydrants onsite shall be labeled as private. Fire hydrants in public right-of-way shall be labeled as public.

*Concur*

- b. It appears easements are shown, although they are not labeled. Since the fire hydrants onsite are private, easements are not necessary (e.g. FH6). There may be the need for a private easement for the private FH3 as it crosses another property to access the existing public waterline to the south.

*Concur*

7. PREVIOUS COMMENT: 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?

*Cross-section added Sheet C400.*

- a. Please label the sanitary sewer as being private  
*Proposed sanitary sewer line has been labeled as private.*

- b. The response to comments indicated the existing public waterline easement is shown but that is not the case. Please show and indicate if the private sanitary sewer encroaches the existing public waterline easement which is not allowed.

*The easement is labeled and cross-section added to Sheet C400.*

- c. There is a proposed plat included with the submittal which shows public waterline easements being granted. When the plat comes through DRB, it should only grant easements associated with public infrastructure (i.e. water meters). It should not grant easements for private fire hydrants.  
*Plat updated.*
- d. VA-2020-00469 – WAIVER TO IDO: No objection.

## PLANNING

### 1. 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.*

### 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.*

### 3. 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 REDUCTIONS:**  
 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)

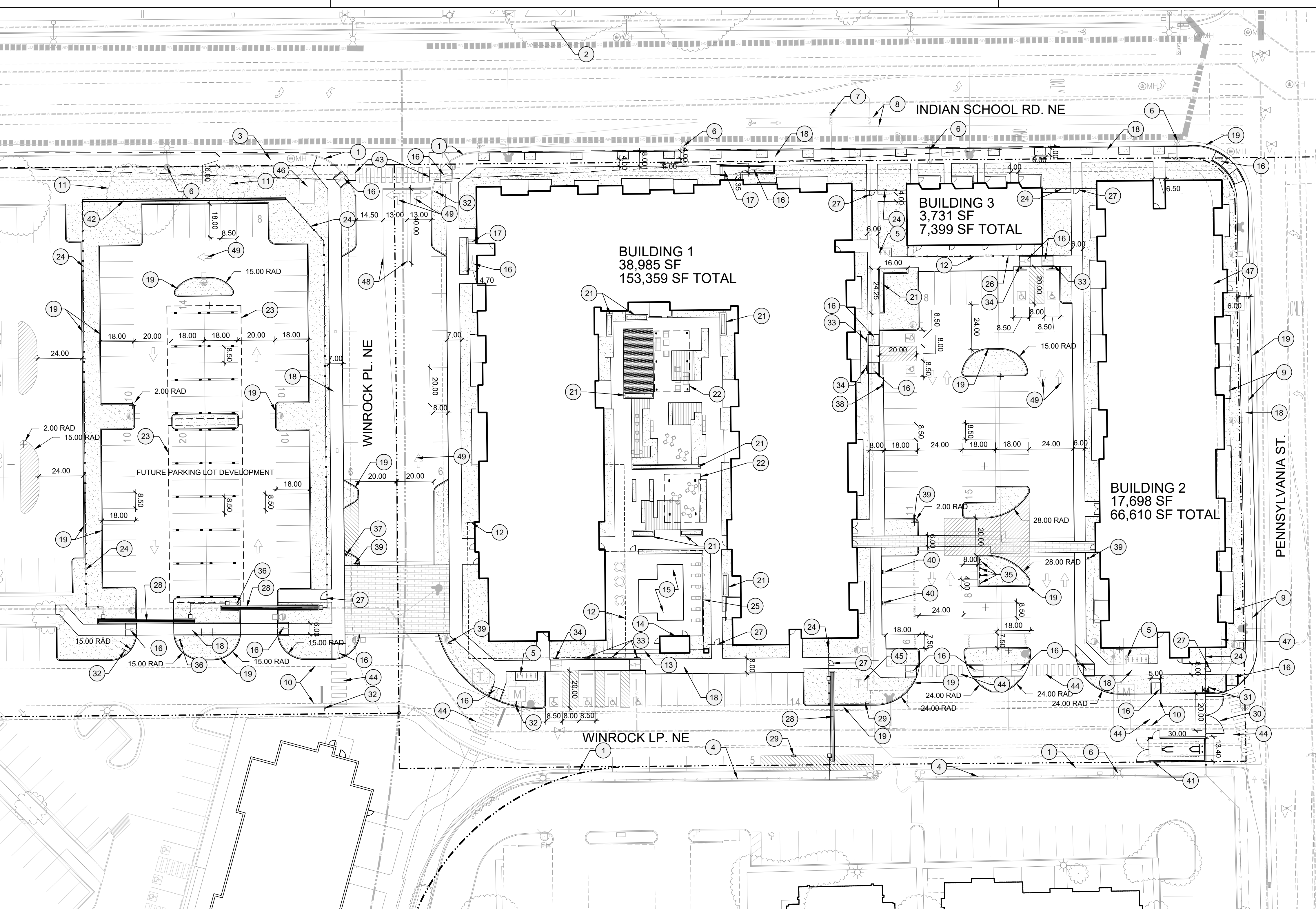
**MOTORCYCLE PARKING REQUIRED = 4**  
 MOTORCYCLE PARKING PROVIDED = 4  
 BICYCLE PARKING REQUIRED = 3 PER 5 DU = 124  
 BICYCLE PARKING PROVIDED = 126 (100 interior bike storage, 26 exterior bicycle racks)

**LEGEND**

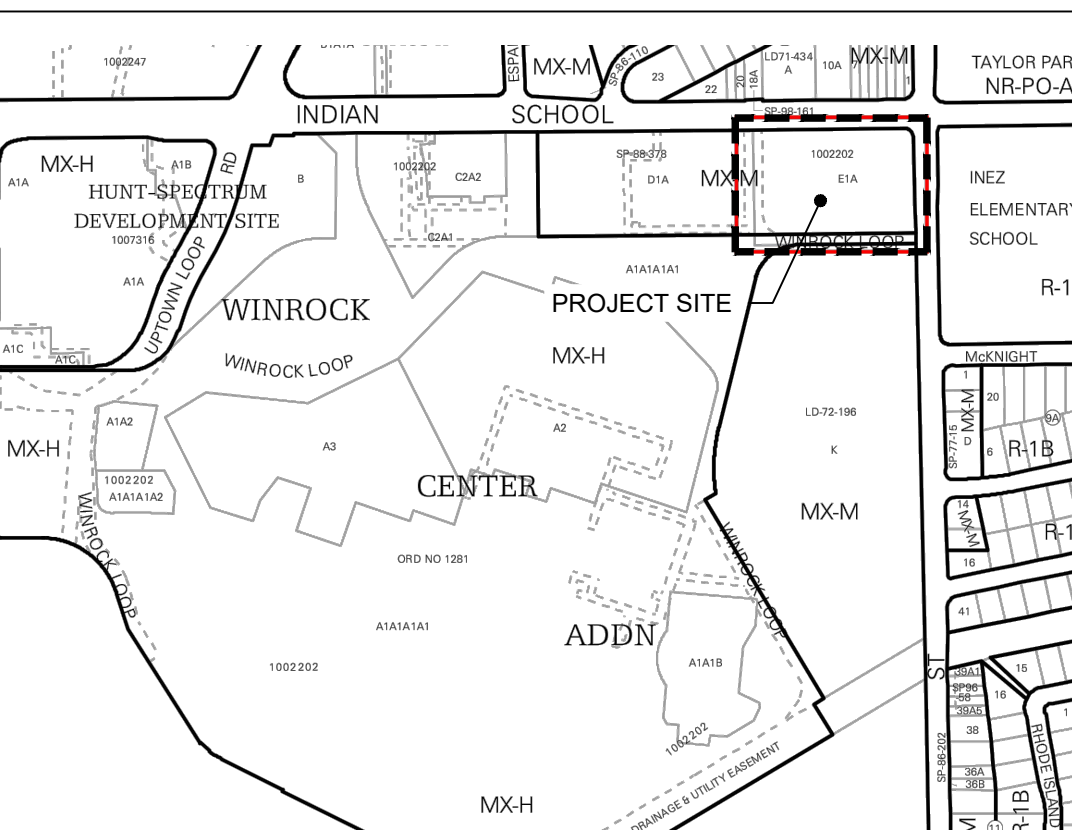
- LANDSCAPE AREA
- STABILIZED CRUSHER FINES OR SYNTHETIC TURF
- ACCENT PAVING: COLORED CONCRETE OR CONCRETE PAVERS
- RAISED PEDESTRIAN CROSSING WITH DRIVABLE CURBS/RAISED PEDESTRIAN CROSSING TABLE
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- SITE LIGHTING TO MATCH WINROCK TOWN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



**VICINITY MAP**

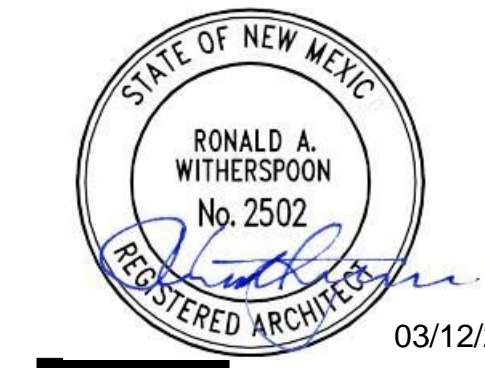


PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, 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	03.12.2021
PROJECT NO.	19-0087
DRAWING NAME	

**SITE PLAN**

SHEET NO.

**SDP1.1**  
 OF

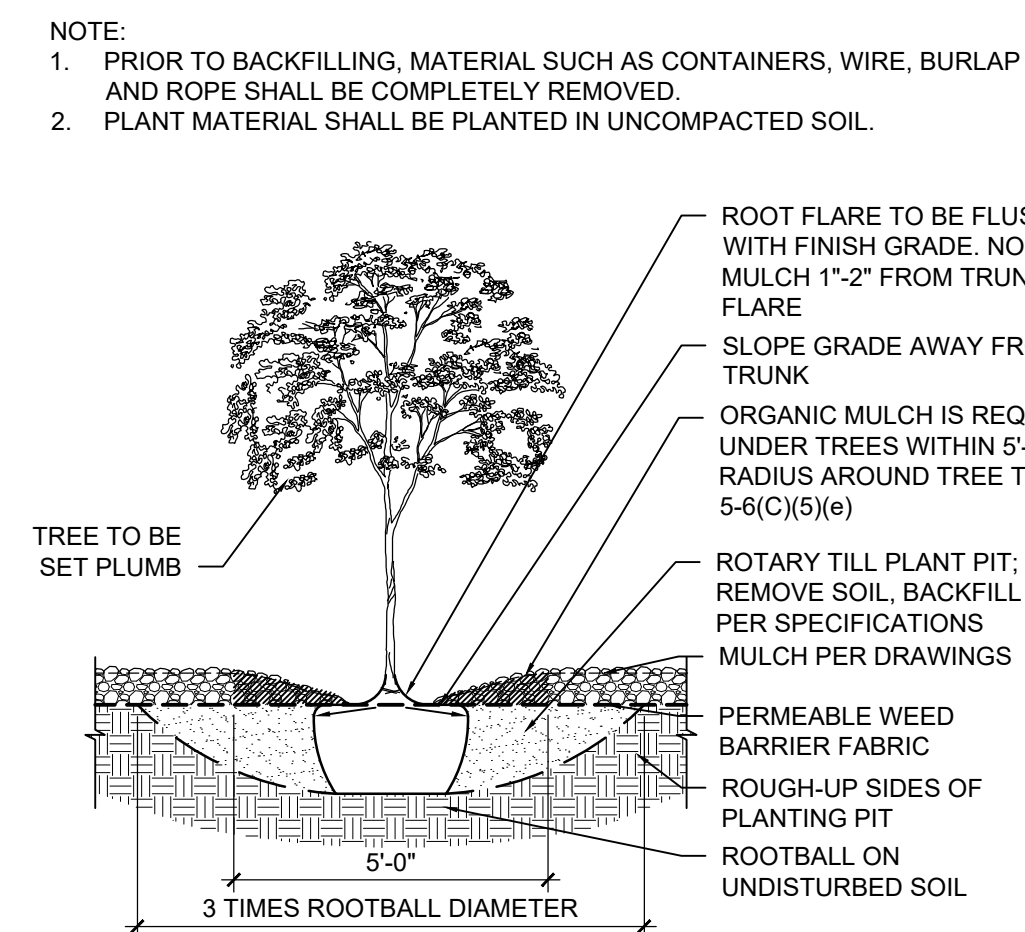




### GENERAL SHEET NOTES

- 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	
	3/4" Ø ROCK MULCH 3" DEPTH OVER FILTER FABRIC COLOR: TBD	15,500 SF
	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.

### 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 INDIAN SCHOOL  
 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

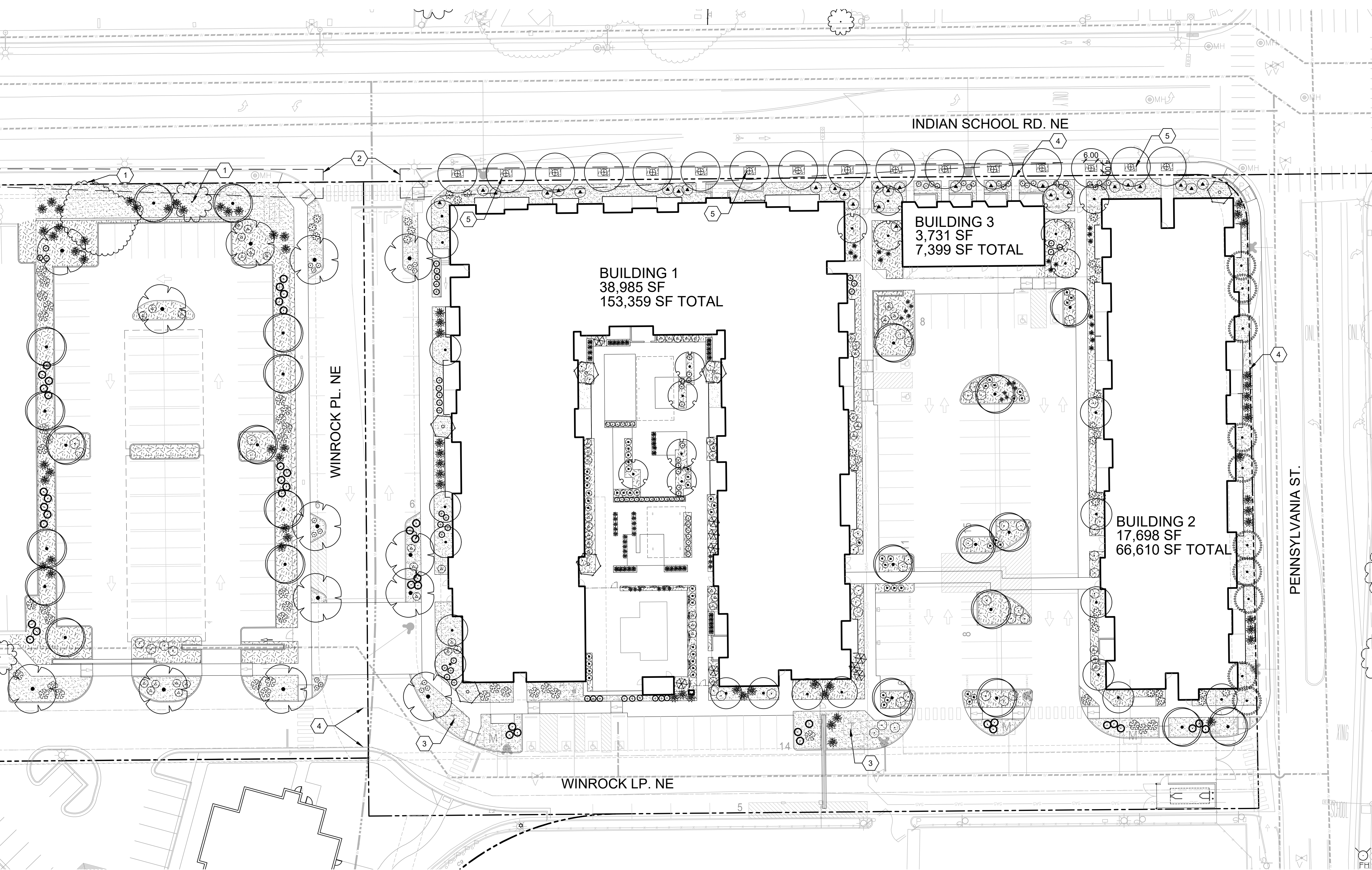
**GROUND COVER MATERIAL**  
 ROCK MULCH GROUND COVER = 15,500 SF = 49% OF PROVIDED LANDSCAPE AREA  
 ORGANIC MULCH GROUND COVER = 16,130 SF = 51% OF PROVIDED LANDSCAPE AREA  
 A MAXIMUM OF 50% OF GRAVEL OR CRUSHER FINES IS PERMITTED

**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

### SHEET KEYED NOTES

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



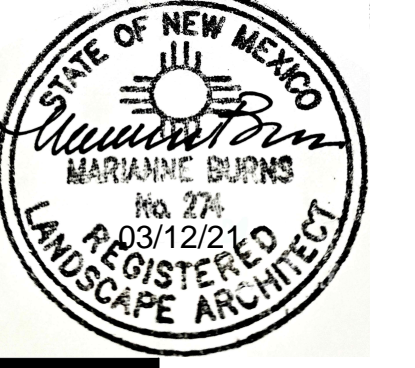
### PLANT LEGEND

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



ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

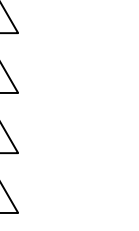


ENGINEER

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	03.12.2021
PROJECT NO.	19-0087
DRAWING NAME	

LANDSCAPE  
PLAN

SHEET NO.

SDP2.1

OF

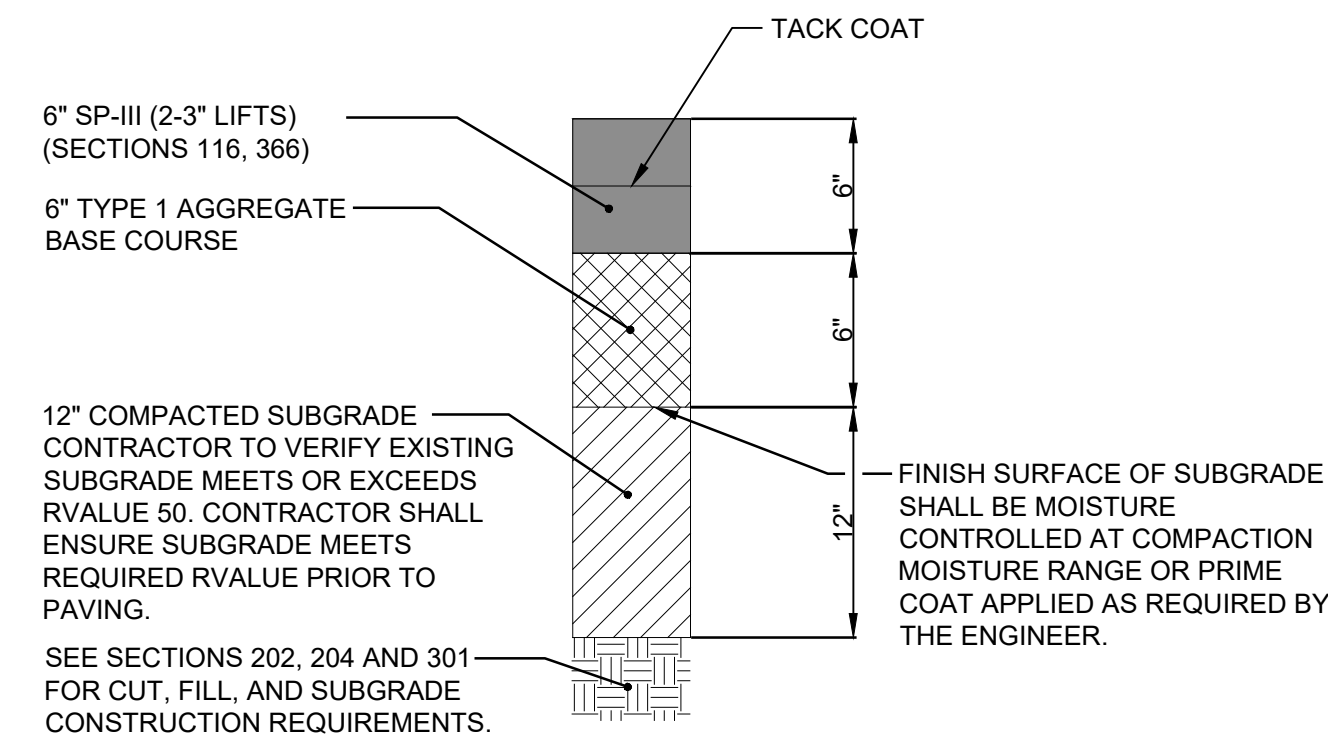
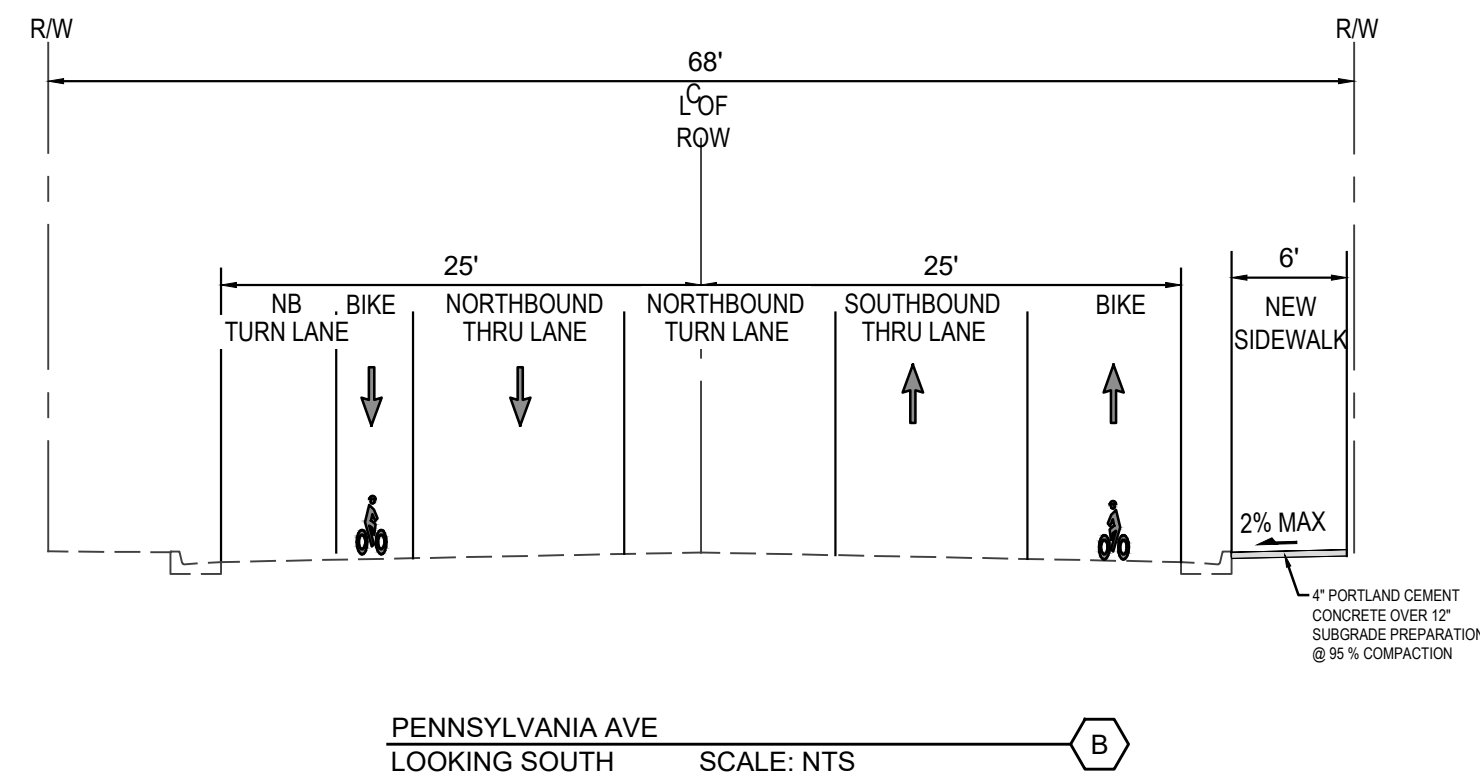
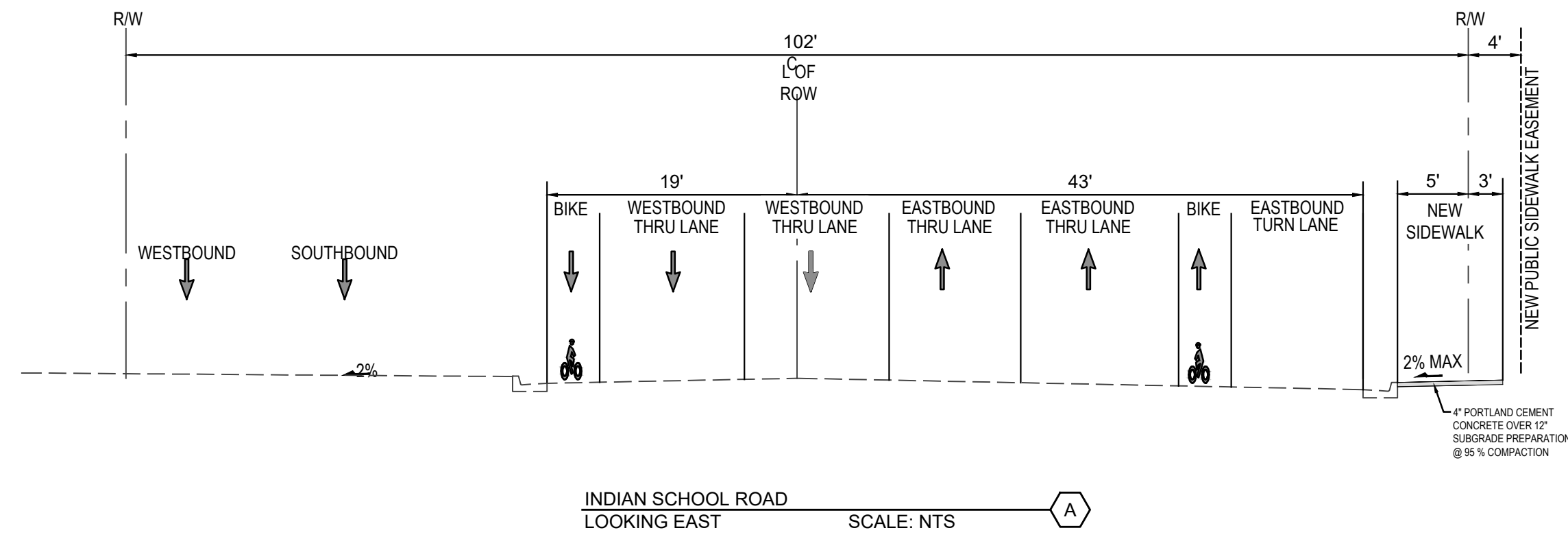


LANDSCAPE PLAN

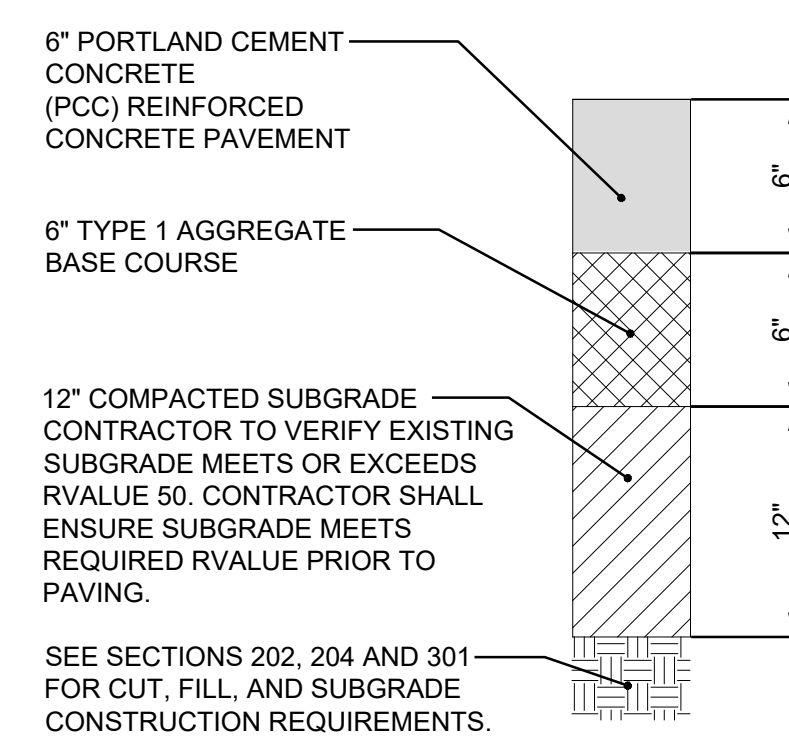








PROPOSED DRIVE AISLE ASPHALT PAVEMENT SECTION



PROPOSED RAISED CROSSWALK CONCRETE PAVEMENT SECTION

Plotted: 3/12/2021 10:35:02 AM By: Erdings, Scott  
 User: scott.erdings@cityofalbuquerque.gov  
 Last Saved: 3/12/2021 10:35:18 AM as: scd00.dwg

DRB

Designed By:  
**HUITT-ZOLLARS**  
 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 **4**

SHEET \_\_\_\_\_

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	DATE	BY

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		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

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	FOUND MONUMENT	"_H19A"
		A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	
		0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1989"	
		X = 1548398.44	
		Y = 1483076.47	
		ELEVATION IS 5226.611 (NAD 1988)	





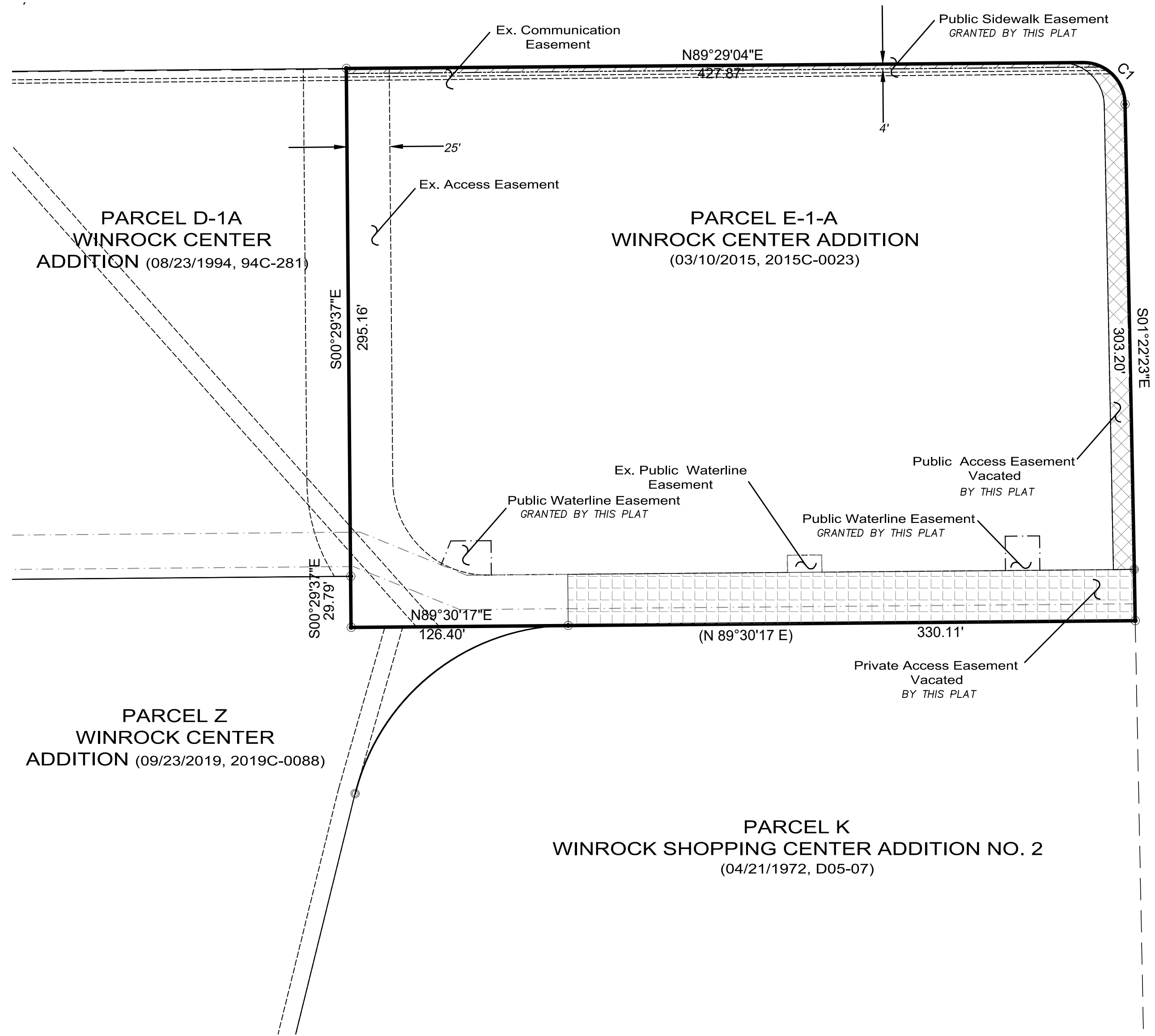
FINAL PLAT  
 PARCEL E-1-A  
**WINROCK CENTER ADDITION**

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

DATE OF SURVEY: MARCH 2021  
 SHEET 1 OF 2

Indian School Road NE  
 (ROW VARIES)

Pennsylvania Ave. NE  
 (ROW VARIES)

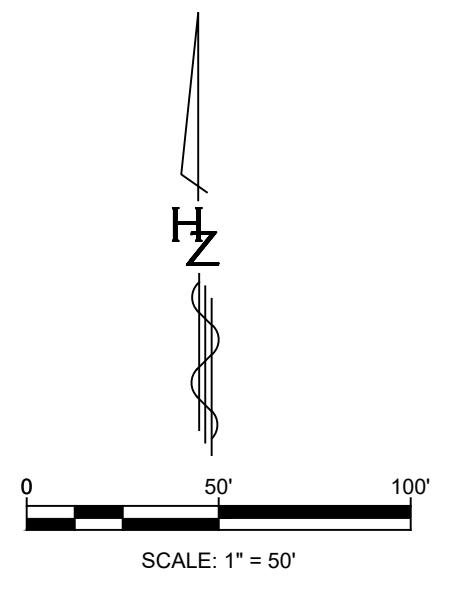


CURVE TABLE

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

LEGEND

- Found Monument (as indicated on this sheet)



Plotted: 3/11/2021 2:07:27 PM, By: Eddings, Scott  
 H:\proj\13\2887\01 - The Lofts at Winrock Svy DRB Site Plan\05 Design\05.2 Survey\Plat\Replat Mar 12 2021.dwg  
 Last Saved: 3/12/2021 7:04:13 AM, seedings

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