



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

DRB Site Plan and Major Sketch Plat for Winrock Town Center - Approximately 149 rooms encompassing +/-80,000 SF

**APPLICATION INFORMATION**

Applicant: Deepesh Kholwadwala		Phone: 505-238-9381
Address: 8901 Adams St. Suite A		Email: deepesh@suncapitalhotels.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Modulus Architects, Inc. c/o Angela Williamson, CEO		Phone: 505-999-8016
Address: 100 Sun Ave NE. Suite 305		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List <u>all</u> owners: Sun Capital Hotels, Winrock Partners	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: PARCEL A-1-A-2 PLAT OF PARCEL A-1-A-1 & PARCEL A-1-A-2	Block:	Unit:
Subdivision/Addition: Winrock Town Center	MRGCD Map No.:	UPC Code: 101905804144220412
Zone Atlas Page(s): J-19-Z	Existing Zoning: MX-H	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.5

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 2100 Louisiana Blvd. NE      Between: Indian School      and: I40

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

DRB-93-404; Z-484-2; AA-96-130      **PR-2019-001579**

Signature: <i>Angela M. Williamson, Agent</i>	Date: 10/25/19
Printed Name: Angela Williamson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

Wmcca

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Office of Neighborhood Coordination neighborhood meeting inquiry response
- Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification letter and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Infrastructure List, if required

N/A


N/A

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: Angela Williamson, Agent Date: 10/25/19  
 Printed Name: Angela Williamson  Applicant or  Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved


**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

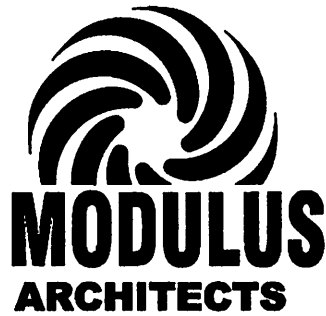
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <i>Angela M. Williamson, Agent</i>	Date: <i>10/25/19</i>
Printed Name: <i>Angela Williamson</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	



Ms. Kym Dicome, DRB Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol, 600 Second NW  
Albuquerque, New Mexico 87102

October 25, 2019

**RE: Amended As-Built Composite Masterplan PR-2019-001579, DRB Site Plan and Sketch Plat – Winrock Town Center (Marriot Hotel) 2100 Louisiana Blvd. NE – Albuquerque, NM 87110**

Ms. Dicome and Members of the Board,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Winrock Partners and Sun Capital Hotels. Hereafter referred to as “Applicant”. We, “Agent” are requesting approval for DRB Site to allow for the new hotel, Amendment of the previously approved Composite As-built Master Plan and the Sketch Plat to create a new parcel for the hotel at Winrock Town Center. As submitted, the new hotel will have 149 rooms and is designated as a limited service hotel with no food and beverage service.

The parcel (the “subject site”) is 2.47 acres in size, zoned MX-H is located south of Indian School just north of Interstate 40 Freeway. This portion of Winrock Town Center is legally described as: PARCEL A-1-A-2 PLAT OF PARCEL A-1-A-1 & PARCEL A-1-A-2WINROCK CENTER ADDN CONT. The current site is currently developed as Winrock Town Center.

Winrock town Center is planned as an integrated mixed-use project in which innovative planning techniques encourage a diverse mix of land uses with appropriate densities located within a Urban Center designation. It promotes multi-modal transportation and live-work play opportunities. This Marriot Hotel project furthers the vision of the urban character envisioned for the Uptown Area.

The Winrock Town Center project consists of an 83-acre mixed use development with future planning endeavors for retail, office, restaurants and public parks. This is a redevelopment of an infill site identified be the City of Albuquerque as having the highest priority for receiving City services, incentives and financial partnerships.

This Marriot Hotel project is in the MX-H zone. The purpose of this zone is to:

*“Provide large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses.as well as high-density residential uses, particularly along Transit Corridors*

*and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations”.*

The Marriot Hotels falls in line with the above zoning.

Pursuant to the **IDO 14-16-6-5(G)** – We do not meet the threshold for a site plan administrative due to the Hotel being greater than 50,000 Sf, stated in subsection 6-5(G)(1)(c) – Site Plan Administrative - Applicability:

e. All new mixed-use development that contains no more than 75 dwelling units and no more than 50,000 square feet of non-residential gross floor area.

We are seeking DRB approval for Site Plan. A PRT meeting was held on 09-09-2019 and a neighborhood association meeting was held on 10-10-2019. There were no major concerns for the community and no direct neighborhood opposition to the project. All comments that were brought up at the PRT meeting were addressed. There was opposition voiced via an email that was received by our office from the Marriott Hotel located in Uptown. Their concern was not our design or intent but that there would be another new hotel and their concern was a saturation of the market. Our client did a considerable amount of due diligence and was approved by the Marriott Corporate development for this site. Documentation of these meetings are included as part of the submittal. Our project scope is within the requirements of the IDO and no deviations are being requested. DRB has approved a Master Plan for Winrock.

Per IDO section 14-16-6-6(G)(3) Review and Decision Criteria, an application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

**The Site Plan package complies with all applicable provisions of the IDO and the DPM as well as incorporating design recommendations. There was not Traffic Impact Study necessary for this project as it did not meet the threshold as determined by the City Traffic Engineer.**

6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

**The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development of Win Rock Center as this is a development falls in line with the design and Urban image that the Winrock Rock Center wants to portray. Improvements to the site, landscaping, utilities, access, parking fields and amenities have been upgraded to bring all new development into compliance with applicable policies.**

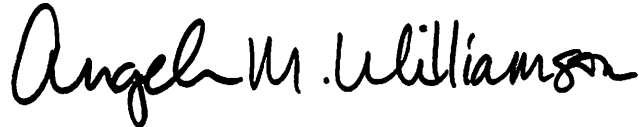
6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

**The Site Plan Package mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The development of this site would make possible development of commercial uses along I-40, Indian School and Carlisle and close to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding**

**neighborhoods. This Hotel development increases customers and revenue to the redeveloping shopping center and is within walking and biking distance for the Hotel residents. This redevelopment will be a positive change and has been thoughtfully designed to be a positive addition to Albuquerque and this redeveloping Urban Center. This development will be a model for other development of similar nature.**

We look forward to reviewing our submittal with you at the Development Review Board hearing. If you have any additional questions or concerns regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com).

Best regards,

A handwritten signature in black ink that reads "Angela M. Williamson". The signature is written in a cursive, flowing style.

Angela Williamson, CEO/Principal (Agent)  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 100  
Albuquerque, New Mexico 87109  
Office (505.338.1499  
Email: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - 3. On street parking spaces
- B. Bicycle parking & facilities
  - 1. Bicycle racks – location and detail
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)



# SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

## E. Off-Street Loading

- 1. Location and dimensions of all off-street loading areas

N/A

## F. Vehicle Stacking and Drive-Through or Drive-Up Facilities

- 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

#### A. Locate and identify adjacent public and private streets and alleys.

- 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 3. Location of traffic signs and signals related to the functioning of the proposal
- 4. Identify existing and proposed medians and median cuts
- 5. Sidewalk widths and locations, existing and proposed
- 6. Location of street lights
- 7. Show and dimension clear sight triangle at each site access point
- 8. Show location of all existing driveways fronting and near the subject site.

#### B. Identify Alternate transportation facilities within site or adjacent to site

- 1. Bikeways and bike-related facilities
- 2. Pedestrian trails and linkages
- 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

N/A

Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

### SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use

# SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

## SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

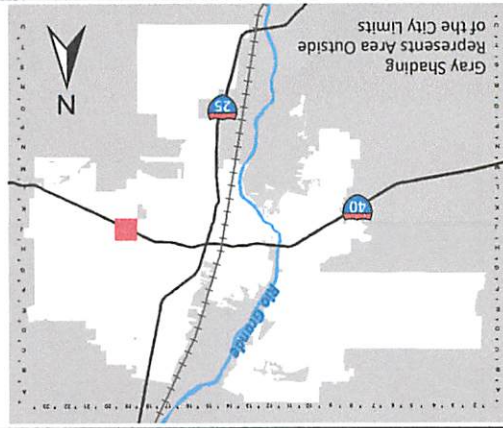
### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

# IDO Zone Atlas May 2018



The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page: J-19-Z

Escapment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

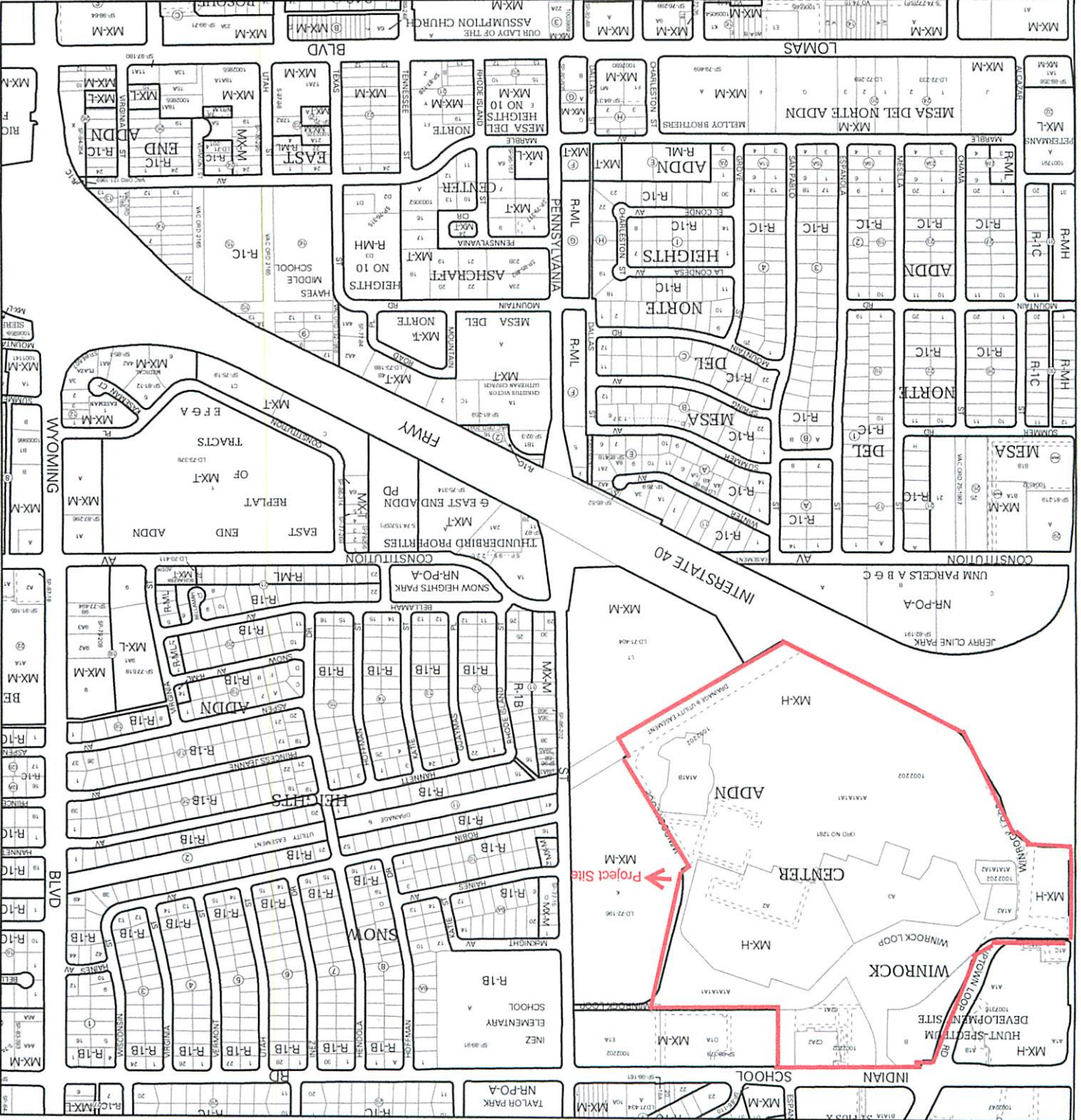
Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

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




Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Re: Agent Authorization Notice – 2100 Louisiana Blvd. NE (Winrock Town Center)**

To Whom It May Concern,

Winrock Partners c/o Gary Goodman, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 2100 Louisiana Blvd. and legally described as: PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 9.6888 AC M/L OR 422,044 SQ FT M/L  
This authorization is valid until further written notice from Winrock Partners or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Review Board.

Sincerely,



Goodman Realty Group  
c/o Gary Goodman  
100 Sun Avenue NE, Suite 210  
Albuquerque, NM 87109  
Email: [goodman@goodmanrealty.com](mailto:goodman@goodmanrealty.com)  
Office: 505.881.0100  
[www.goodmanrealty.com](http://www.goodmanrealty.com)

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Re: Agent Authorization Notice – 2100 Louisiana Blvd. NE (Winrock Town Center)**

To Whom It May Concern,

Sun Capital Hotels c/o Deepesh Kholwadwala, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 2100 Louisiana Blvd. and legally described as: PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 9.6888 AC M/L OR 422,044 SQ FT M/L This authorization is valid until further written notice from Sun Capital Hotels or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Review Board.

Sincerely,



Sun Capital Hotels  
c/o Deepesh Kholwadwala  
8901 Adams St Suite A  
Albuquerque, NM 87109  
Email: [deepesh@suncapitalhotels.com](mailto:deepesh@suncapitalhotels.com)  
Office: 505.508.0137

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 10/3/19 ZONE ATLAS PAGE(S): J19

CURRENT:  
ZONING MX-H  
PARCEL SIZE (AC/SQ. FT.) 1.5

LEGAL DESCRIPTION:  
LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
SUBDIVISION NAME Ulinrock Town Center

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] N/A  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:  
SUBDIVISION\* [  ] AMENDMENT [ ]  
BUILDING PERMIT [  ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT:  
NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [  ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:  
# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: 149 Rooms  
New Hotel - 149 Rooms

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Angela M. Williamson DATE 10/3/19  
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [  ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [  ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [  ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]  
TRAFFIC ENGINEER

10/7/19  
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED /// \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED /// \_\_\_\_\_ TRAFFIC ENGINEER

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19.262 Date: 09.09.2019 Time: 1:00pm  
Address: 2100 Louisiana Blvd. NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Chung  
Code Enforcement: Carl  
Fire Marshall: \_\_\_\_\_  
Transportation: \_\_\_\_\_  
Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**  
**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: \_\_\_\_\_  
\_\_\_\_\_

SITE INFORMATION:

Zone: MX-H Size: ~ 0.65 acres  
Use: Commercial Retail Restaurant Overlay Zone: n/a  
Comp Plan Area Of: Change Comp Plan Corridor: Mega Transit - Louisiana  
Comp Plan Center: Uptown MPOS or Sensitive Lands: n/a  
Parking: \_\_\_\_\_ MR Area: n/a  
Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_  
Use Specific Standards: \_\_\_\_\_  
Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

PROCESS:

Type of Action: Site Plan - DRB. Mayor  
Review and Approval Body: DRB Is this PRT a requirement? \_\_\_\_\_



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19.262 Date: 09.19.2019 Time: 1:00 pm

Address: 2100 Louisiana Blvd. NE

NOTES:

- DRB has approved a Master Plan for Winrock.
- Site Plan DRB & Subdivision DRB is process
- Any Design Standards on DRB Master Plan need to be followed and where silent, follow Design Standards of IDA ✓
- Go for Sketch Plat at DRB and they will give you guidance.

Replat - hotel

2 AAs - done

Amended SIC plan - Baseline done

DRB for hotel

Up town standards / Urban Center

P. 29 Mx-H - Mixed-Use - High Intensity

P. 251. Landscaping

Letter. Gary Goodman Authorized to act

Water Availability Study already submitted.

## Ashlea Stewart

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Wednesday, September 11, 2019 4:53 PM  
**To:** Ashlea Stewart  
**Subject:** Public Notice Inquiry\_2100 Louisiana Blvd. NE\_DRB  
**Attachments:** Zone Atlas Map.pdf; Public Notice Inquiry\_2100 Louisiana Blvd. NE\_DRB.xlsx

Ashlea,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	St
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM
Alvarado Park NA	Robert	Habiger	habiger.robert@hotmail.com	2101 Valencia Drive NE	Albuquerque	NM
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	NM
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM
Inez NA	Evelyn	Feltner	min3g7muf@juno.com	2014 Utah Street NE	Albuquerque	NM
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM
Jerry Cline Park NA	Ron	Goldsmith	rorgoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	NM
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana NE	Albuquerque	NM
Quigley Park NA	Lisa	Whalen	lisa.whelen@gmail.com	2713 Cardenas Drive NE	Albuquerque	NM
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

## Ashlea Stewart

---

**From:** Torres, Taryn <taryntorres@cabq.gov>  
**Sent:** Wednesday, September 11, 2019 7:57 AM  
**To:** Ashlea Stewart  
**Subject:** RE: Neighborhood Notification List and Buffer List  
**Attachments:** 2100 Louisiana.pdf; 2100 Louisiana Property List.docx

Hello,

Please find attached the buffer map and property list you requested.

Thanks,



### TARYN TORRES

administrative assistant  
urban design and development  
o 505.924.3662  
e taryntorres@cabq.gov  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Ashlea Stewart <astewart@modulusarchitects.com>  
**Sent:** Tuesday, September 10, 2019 10:23 AM  
**To:** Torres, Taryn <taryntorres@cabq.gov>  
**Subject:** Neighborhood Notification List and Buffer List

Hi Taryn,

Can I please get the Neighborhood List and Buffer List for Winrock Town Center located at 2100 Louisiana Blvd NE, Albuquerque, NM 87110? This is for a DRB Site Plan and Replat for the new hotel at Winrock. I have attached a scan of the Site of where it will be located in retrospect to Indian School Blvd. in case that impacts the list of notifications.

Thank you,

**ASHLEA R. STEWART, OFFICE MANAGER**  
**MODULUS ARCHITECTS, INC.**  
100 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
Office 505.338.1499 (Ext. 1008)  
Mobile + Text 505.717.9679

## Ashlea Stewart

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Wednesday, September 11, 2019 4:53 PM  
**To:** Ashlea Stewart  
**Subject:** Public Notice Inquiry\_2100 Louisiana Blvd. NE\_DRB  
**Attachments:** Zone Atlas Map.pdf; Public Notice Inquiry\_2100 Louisiana Blvd. NE\_DRB.xlsx

Ashlea,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	St:
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM
Alvarado Park NA	Robert	Habiger	habiger.robert@hotmail.com	2101 Valencia Drive NE	Albuquerque	NM
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	NM
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM
Inez NA	Evelyn	Feltner	min3g7muf@juno.com	2014 Utah Street NE	Albuquerque	NM
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM
Jerry Cline Park NA	Ron	Goldsmith	rorgoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	NM
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana NE	Albuquerque	NM
Quigley Park NA	Lisa	Whalen	lisa.whelen@gmail.com	2713 Cardenas Drive NE	Albuquerque	NM
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster  
**Sent:** Wednesday, September 11, 2019 2:33 PM  
**To:** Office of Neighborhood Coordination <astewart@modulusarchitects.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ashlea Stewart

Telephone Number

505-338-1499

Email Address

[astewart@modulusarchitects.com](mailto:astewart@modulusarchitects.com)

Company Name

Modulus Architects Inc.

Company Address

100 SUN AVE NE STE 305

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN  
CONT 9.6888 AC M/L OR 422,044 SQ FT M/L

Physical address of subject site:

2100 Louisiana Blvd. NE, Albuquerque, NM 87110

Subject site cross streets:

Indian School and Louisiana

Other subject site identifiers:

Winrock Town Center

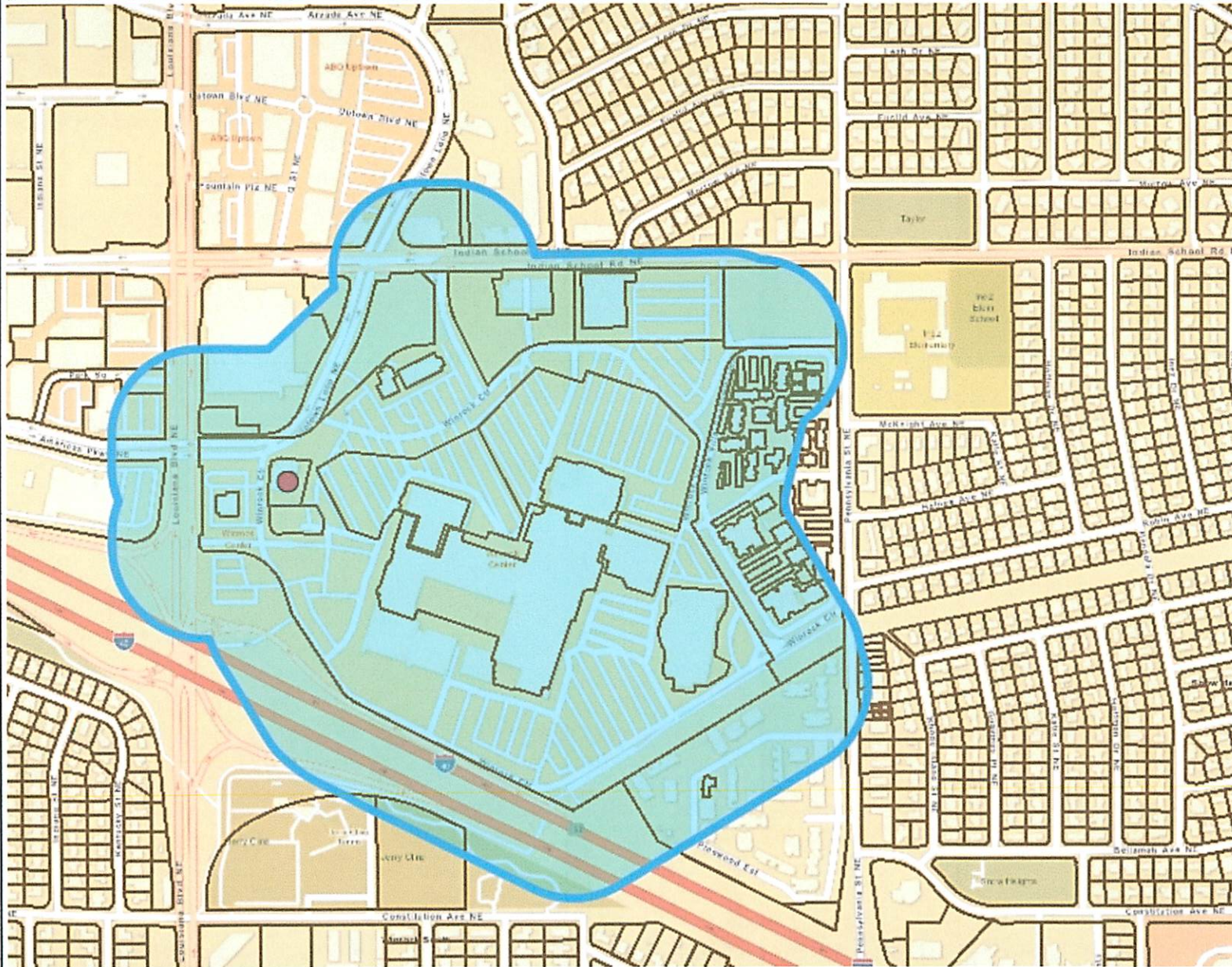
This site is located on the following zone atlas page:

J-19-Z

=====  
This message has been analyzed by Deep Discovery Email Inspector.



# 2100 Louisiana NE



## Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

## Notes

Buffer Map 358 ft  
ROW 258

1,202 0 601 1,202 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/11/2019 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Regina Okoye

---

**From:** Regina Okoye  
**Sent:** Wednesday, October 16, 2019 4:18 PM  
**To:** 'shirleylockyer@gmail.com'; 'srandall52@comcast.net'; 'habiger.robert@hotmail.com'; 'dmc793@gmail.com'; 'robtlah@yahoo.com'; 'davidh.d7@comcast.net'; 'min3g7muf@juno.com'; 'donna.yetter3@gmail.com'; 'rongoldsmith@yahoo.com'; 'ericshirley@comcast.net'; 'bardean12@comcast.net'; 'joel.c.wooldridge@gmail.com'; 'lisa.whalen@gmail.com'; 'eoman505@gmail.com'; 'laurasmigi@aol.com'; 'bjdniels@msn.com'  
**Cc:** Angela Williamson  
**Subject:** PUBLIC NOTICE OF DRB HEARING

October 16, 2019

### RE: PUBLIC NOTICE OF DRB HEARING

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Winrock Town Center, will be submitting an application to the Development Review Board (DRB) for approval of Site Development Plan. We will be submitting our application on **October 25, 2019**.

#### **Project or Development Proposal**

2100 Louisiana Blvd. NE – Winrock Town Center  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
DRB Site Plan & Replat

A Hearing will be held on **November 20, 2019 at 9:00 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102.

#### Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109  
Office (505) 338-1499 ext. 1000



Mobile (505) 999-8016

[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

**REGINA OKOYE, ENTITLEMENTS MANAGER**

**MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

[www.modulusarchitects.com](http://www.modulusarchitects.com)





October 16, 2019

WINROCK VILLAS CONDOS ASSOC  
1601 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110-5546

**RE: PUBLIC NOTICE OF DRB HEARING**

To Whom It May Concern,

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**Project or Development Proposal**

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Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
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Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109  
Office (505) 338-1499 ext. 1000  
Mobile (505) 999-8016  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

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<b>Total:</b>			<b>\$25.85</b>

VISA \$25.85

(Account #:XXXXXXXXXX1521)

(Approval #:077895)

(Transaction #:332)

(Receipt #:020332)

(AID:A000000031010

Chip)

(AL:VISA CREDIT)

(PIN:Not Required

CAPITAL ONE VISA)

Receipt #: 840-16520454-1-1643964-1

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WINROCK VILLAS CONDOS ASSOC  
1601 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110-5546

WINROCK C/O DILLARDS  
100 SUN AVE NE SUITE 210  
ALBUQUERQUE NM 87109-4675

WINROCK PARTNERS LLC C/O DILLARDS  
PROPERTY TAX DEPT  
100 SUN AVE SUITE 210  
ALBUQUERQUE NM 87109-4675

TOYS-R-US INC ATTN: TAX DEPT  
100 SUN AVE NE SUITE 210  
ALBUQUERQUE NM 87109-4675

WINROCK ENTERPRISES INC  
201 3RD ST NW SUITE 300  
ALBUQUERQUE NM 87102

WINROCK PARTNERS LLC  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4659

ABQ UPTOWN PERIPHERAL LLC SIMON  
PROPERTY TAX DEPT  
PO BOX 6120  
INDIANAPOLIS IN 46206

OPS OFFICE INVESTMENT LLC  
1950 ABBOTT ST SUITE 600  
CHARLOTTE NC 28203

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

CURL OLEN JAMES & ROBIN HELENE  
TRUSTEES CURL LVT  
2929 SANTA CRUZ SE  
ALBUQUERQUE NM 87106

GLERUP RITA  
1617 UTAH NE  
ALBUQUERQUE NM 87110

CARSON BARBARA  
1430 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110

FERNANDEZ PELAYO H & WINIFRED  
TRUSTEES FERNANDEZ REVOCABLE TRUST  
PO BOX 37204  
ALBUQUERQUE NM 87176-7204

COLUMBIA PROPERTIES ALBUQUERQUE LLC  
740 CENTRE VIEW BLVD  
COVINGTON KY 41017-5434

PADILLA MARK R & BRUCE MAXEY  
PO BOX 20844  
ALBUQUERQUE NM 87154

LONG GERALD & JANICE LONG TRUST  
9 EL SERENO DR  
COLORADO SPRINGS CO 80906-3456

BRONSTEIN LLC  
4455 E CAMELBACK RD SUITE E-180  
PHOENIX AZ 85018-2843

GLERUP KIRK & RITA  
7116 DELLWOOD RD NE  
ALBUQUERQUE NM 87110-2205

FLISS MARTIN E  
PO BOX 93724  
ALBUQUERQUE NM 87199

FERNANDEZ ALFREDO G & KARLA S  
5861 E PARADISE LN  
SCOTTSDALE AZ 85254-1897

ALB PINWOOD LLC  
3234 RIVERVIEW LN  
DAYTONA BEACH FL 32118-6218

GLACIER ALBUQUERQUE CORP C/O  
SENTINEL REAL ESTATE CORP  
1251 AVENUE OF THE AMERICAS  
NEW YORK NY 10020-1104

OPS OFFICE INVESTMENT LLC  
1950 ABBOTT ST SUITE 600  
CHARLOTTE NC 28203

ABQ UPTOWN PERIPHERAL LLC ATTN:  
MELISSA BREEDEN  
225 W WASHINGTON ST  
INDIANAPOLIS IN 46204-3435

WINROCK PARTNERS LLC C/O GOODMAN  
REALTY GROUP  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4659

ALB WINROCK LLC  
3234 RIVERVIEW LN  
DAYTONA BEACH FL 32118-6218

ABQ UPTOWN PAD LLC  
4455 E CAMELBACK RD SUITE E-180  
PHOENIX AZ 85018-2861

HIGH RIDGE DEVELOPMENT LLC  
4700 MONTGOMERY BLVD NE SUITE 200  
ALBUQUERQUE NM 87109-2050

TARGET CORPORATION T-2813 C/O  
PROPERTY TAX DEPARTMENT  
PO BOX 9456  
MINNEAPOLIS MN 55440-9456

ABQ PARK NA  
SHIRLEY LOCKYER  
7501 SKY COURT CIRCLE NE  
ALBUQUERQUE, NM 87110

ABQ PARK NA  
STEVE RANDALL  
7424 ARVADA NE  
ALBUQUERQUE, NM 87110

ALVARADO PARK NA  
ROBERT HABIGER  
2101 VALENCIA DR NE  
ALBUQUERQUE, NM 87110

ALVARADO PARK NA  
DARCY BUSHNELL  
2017 ALVARADO DR NE  
ALBUQUERQUE, NM 87110

CLASSIC UPTOWN NA  
ROBERT LAH  
2901 MESILLA STREET NE  
ALBUQUERQUE, NM 87110

CLASSIC UPTOWN NA  
DAVID HAUGHAWOUT  
2824 CHAMA STREET NE  
ALBUQUERQUE, NM 87110

INEZ NA  
EVELYN FELTNER  
2014 UTAH STREET NE  
ALBUQUERQUE, NM 87110

INEZ NA  
DONNA YETTER  
2111 HOFFMAN DRIVE NE  
ALBUQUERQUE, NM 87110

JERRY CLINK PARK NA  
RON GOLDSMITH  
1216 ALCAZAR STREET NE  
ALBUQUERQUE, NM 87110

JERRY CLINE PARK NA  
ERIC SHIRLEY  
900 GROVE STREET NE  
ALBUQUERQUE, NM 87110

MARK TWAIN NA  
BARBARA LOHBECK  
1402 CALIFORNIA STREET NE  
ALBUQUERQUE, NM 87110

MARK TWAIN NA  
JOEL WOOLDRIDGE  
1500 INDIANA NE  
ALBUQUERQUE, NM 87110

QUIGLEY PARK NA  
LISA WHALEN  
2713 CARDENAS DRIVE NE  
ALBUQUERQUE, NM 87110

QUIGLEY PARK NA  
ERIC OLIVAS  
2708 VALENCIA DRIVE NE  
ALBUQUERQUE, NM 87110

SNOW HEIGHTS NA  
LAURA GARCIA  
1404 KATIE STREET NE  
ALBUQUERQUE, NM 87110

SNOW HEIGHTS NA  
JULIE NIELSEN  
8020 BELLAMAH AVE NE  
ALBUQUERQUE, NM 87110

WINROCK SOUTH NA  
VIRGINIA KINNEY  
7110 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87110

WINROCK SOUTH NA  
JOHN KINNEY  
7110 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87110



October 16, 2019

WINROCK VILLAS CONDOS ASSOC  
1601 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110-5546

**RE: PUBLIC NOTICE OF DRB HEARING**

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Winrock Town Center, will be submitting an application to the Development Review Board (DRB) for approval of Site Development Plan. We will be submitting our application on **October 25, 2019**.

**Project or Development Proposal**

2100 Louisiana Blvd. NE – Winrock Town Center  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
DRB Site Plan & Replat

A Hearing will be held on **November 20, 2019 at 9:00 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102.

Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109  
Office (505) 338-1499 ext. 1000  
Mobile (505) 999-8016  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)



=====
ACADEMY
JED ... ANTONIO DR NE

ALBUQUERQUE
NM
87139-9998
543128-9552

10/16/2019 (800)275-8777 02:13 PM

Table with columns: Product, Qty, Unit Price, Price. Row 1: Forever® Postage Stamp 47 \$0.55 \$25.85. Row 2: Total: \$25.85

VISA \$25.85
(Account #:XXXXXXXXXX1521)
(Approval #:077895)
(Transaction #:392)
(Receipt #:020332)
(AID:A0000000031010 Chip)
(AL:VISA CREDIT)
(PIN:Not Required CAPITAL ONE VISA)

Receipt #: 840-16520494-1-1649964-1

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**Vicente M. Quevedo, MCRP**

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster

**Sent:** Wednesday, September 11, 2019 2:33 PM

**To:** Office of Neighborhood Coordination <astewart@modulusarchitects.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ashlea Stewart

Telephone Number

505-338-1499

Email Address

[astewart@modulusarchitects.com](mailto:astewart@modulusarchitects.com)

Company Name

Modulus Architects Inc.

Company Address

100 SUN AVE NE STE 305

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN  
CONT 9.6888 AC M/L OR 422,044 SQ FT M/L

Physical address of subject site:

2100 Louisiana Blvd. NE, Albuquerque, NM 87110

Subject site cross streets:

Indian School and Louisiana

Other subject site identifiers:

Winrock Town Center

This site is located on the following zone atlas page:

J-19-Z

=====  
This message has been analyzed by Deep Discovery Email Inspector.

## Ashlea Stewart

---

**From:** Torres, Taryn <taryntorres@cabq.gov>  
**Sent:** Wednesday, September 11, 2019 7:57 AM  
**To:** Ashlea Stewart  
**Subject:** RE: Neighborhood Notification List and Buffer List  
**Attachments:** 2100 Louisiana.pdf; 2100 Louisiana Property List.docx

Hello,

Please find attached the buffer map and property list you requested.

Thanks,



### TARYN TORRES

administrative assistant  
urban design and development  
o 505.924.3662  
e taryntorres@cabq.gov  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Ashlea Stewart <astewart@modulusarchitects.com>  
**Sent:** Tuesday, September 10, 2019 10:23 AM  
**To:** Torres, Taryn <taryntorres@cabq.gov>  
**Subject:** Neighborhood Notification List and Buffer List

Hi Taryn,

Can I please get the Neighborhood List and Buffer List for Winrock Town Center located at 2100 Louisiana Blvd NE, Albuquerque, NM 87110? This is for a DRB Site Plan and Replat for the new hotel at Winrock. I have attached a scan of the Site of where it will be located in retrospect to Indian School Blvd. in case that impacts the list of notifications.

Thank you,

**ASHLEA R. STEWART, OFFICE MANAGER**  
**MODULUS ARCHITECTS, INC.**  
100 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
Office 505.338.1499 (Ext. 1008)  
Mobile + Text 505.717.9679



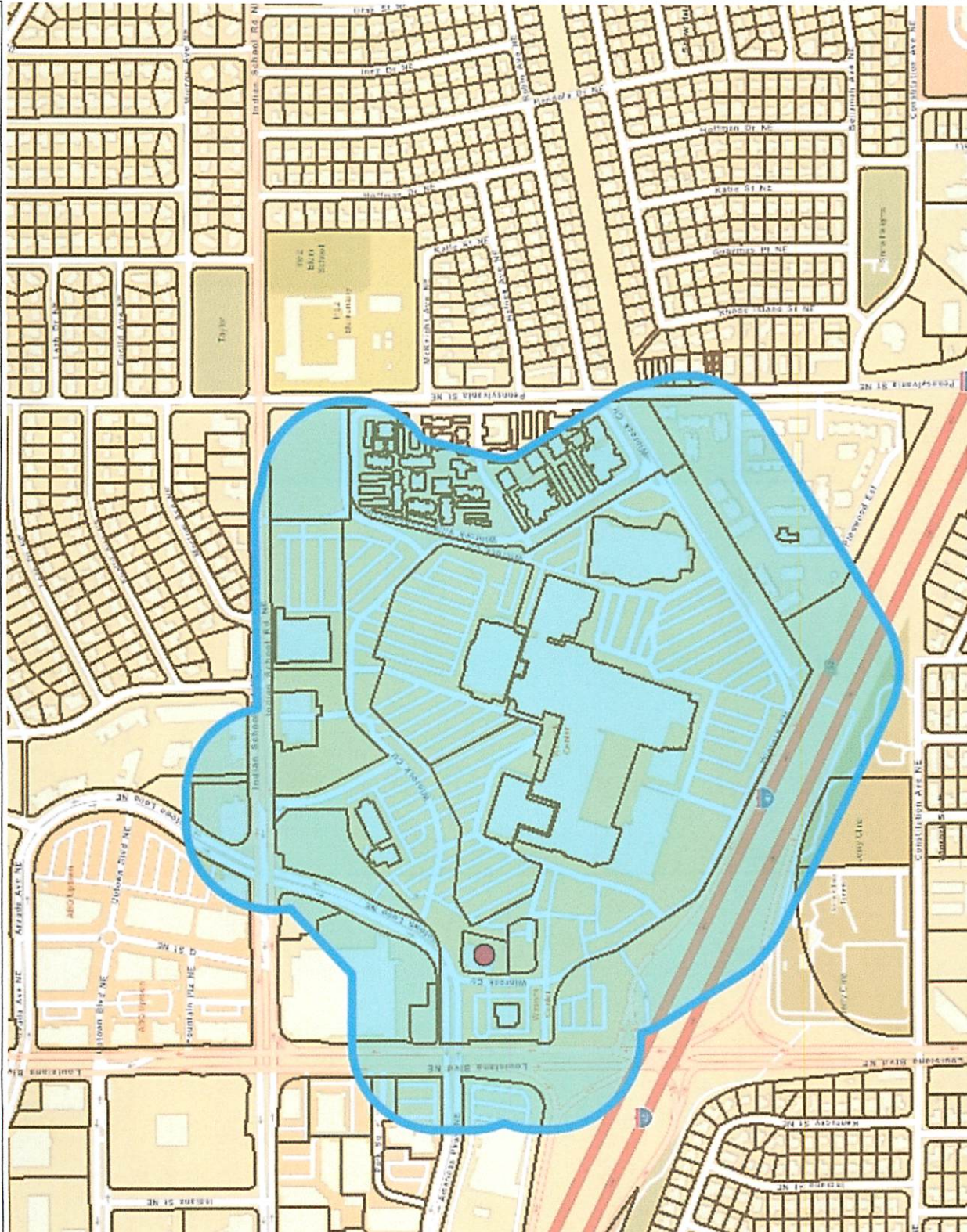
=====  
This message has been analyzed by Deep Discovery Email Inspector.



# 2100 Louisiana NE



- Legend**
- Bernalillo County Parcels
  - ▭ Municipal Limits
  - ▭ Corrales
  - ▭ Edgewood
  - ▭ Los Ranchos
  - ▭ Rio Rancho
  - ▭ Tijeras
  - ▭ UNINCORPORATED



**Notes**  
 Buffer Map 358 ft  
 ROW 258

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1,202 601 1,202 Feet

1: 7,212

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 9/11/2019 © City of Albuquerque

WINROCK VILLAS CONDOS ASSOC  
1601 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110-5546

WINROCK C/O DILLARDS  
100 SUN AVE NE SUITE 210  
ALBUQUERQUE NM 87109-4675

WINROCK PARTNERS LLC C/O DILLARDS  
PROPERTY TAX DEPT  
100 SUN AVE SUITE 210  
ALBUQUERQUE NM 87109-4675

TOYS-R-US INC ATTN: TAX DEPT  
100 SUN AVE NE SUITE 210  
ALBUQUERQUE NM 87109-4675

WINROCK ENTERPRISES INC  
201 3RD ST NW SUITE 300  
ALBUQUERQUE NM 87102

WINROCK PARTNERS LLC  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4659

ABQ UPTOWN PERIPHERAL LLC SIMON  
PROPERTY TAX DEPT  
PO BOX 6120  
INDIANAPOLIS IN 46206

OPS OFFICE INVESTMENT LLC  
1950 ABBOTT ST SUITE 600  
CHARLOTTE NC 28203

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

CURL OLEN JAMES & ROBIN HELENE  
TRUSTEES CURL LVT  
2929 SANTA CRUZ SE  
ALBUQUERQUE NM 87106

GLERUP RITA  
1617 UTAH NE  
ALBUQUERQUE NM 87110

CARSON BARBARA  
1430 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110

FERNANDEZ PELAYO H & WINIFRED  
TRUSTEES FERNANDEZ REVOCABLE TRUST  
PO BOX 37204  
ALBUQUERQUE NM 87176-7204

COLUMBIA PROPERTIES ALBUQUERQUE LLC  
740 CENTRE VIEW BLVD  
COVINGTON KY 41017-5434

PADILLA MARK R & BRUCE MAXEY  
PO BOX 20844  
ALBUQUERQUE NM 87154

LONG GERALD & JANICE LONG TRUST  
9 EL SERENO DR  
COLORADO SPRINGS CO 80906-3456

BRONSTEIN LLC  
4455 E CAMELBACK RD SUITE E-180  
PHOENIX AZ 85018-2843

GLERUP KIRK & RITA  
7116 DELLWOOD RD NE  
ALBUQUERQUE NM 87110-2205

FLISS MARTIN E  
PO BOX 93724  
ALBUQUERQUE NM 87199

FERNANDEZ ALFREDO G & KARLA S  
5861 E PARADISE LN  
SCOTTSDALE AZ 85254-1897

ALB PINWOOD LLC  
3234 RIVERVIEW LN  
DAYTONA BEACH FL 32118-6218

GLACIER ALBUQUERQUE CORP C/O  
SENTINEL REAL ESTATE CORP  
1251 AVENUE OF THE AMERICAS  
NEW YORK NY 10020-1104

OPS OFFICE INVESTMENT LLC  
1950 ABBOTT ST SUITE 600  
CHARLOTTE NC 28203

ABQ UPTOWN PERIPHERAL LLC ATTN:  
MELISSA BREEDEN  
225 W WASHINGTON ST  
INDIANAPOLIS IN 46204-3435

WINROCK PARTNERS LLC C/O GOODMAN  
REALTY GROUP  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4659

ALB WINROCK LLC  
3234 RIVERVIEW LN  
DAYTONA BEACH FL 32118-6218

ABQ UPTOWN PAD LLC  
4455 E CAMELBACK RD SUITE E-180  
PHOENIX AZ 85018-2861

HIGH RIDGE DEVELOPMENT LLC  
4700 MONTGOMERY BLVD NE SUITE 200  
ALBUQUERQUE NM 87109-2050

TARGET CORPORATION T-2813 C/O  
PROPERTY TAX DEPARTMENT  
PO BOX 9456  
MINNEAPOLIS MN 55440-9456

ABQ PARK NA  
SHIRLEY LOCKYER  
7501 SKY COURT CIRCLE NE  
ALBUQUERQUE, NM 87110

ABQ PARK NA  
STEVE RANDALL  
7424 ARVADA NE  
ALBUQUERQUE, NM 87110

ALVARADO PARK NA  
ROBERT HABIGER  
2101 VALENCIA DR NE  
ALBUQUERQUE, NM 87110

ALVARADO PARK NA  
DARCY BUSHNELL  
2017 ALVARADO DR NE  
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CLASSIC UPTOWN NA  
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ALBUQUERQUE, NM 87110

INEZ NA  
EVELYN FELTNER  
2014 UTAH STREET NE  
ALBUQUERQUE, NM 87110

INEZ NA  
DONNA YETTER  
2111 HOFFMAN DRIVE NE  
ALBUQUERQUE, NM 87110

JERRY CLINK PARK NA  
RON GOLDSMITH  
1216 ALCAZAR STREET NE  
ALBUQUERQUE, NM 87110

JERRY CLINE PARK NA  
ERIC SHIRLEY  
900 GROVE STREET NE  
ALBUQUERQUE, NM 87110

MARK TWAIN NA  
BARBARA LOHBECK  
1402 CALIFORNIA STREET NE  
ALBUQUERQUE, NM 87110

MARK TWAIN NA  
JOEL WOOLDRIDGE  
1500 INDIANA NE  
ALBUQUERQUE, NM 87110

QUIGLEY PARK NA  
LISA WHALEN  
2713 CARDENAS DRIVE NE  
ALBUQUERQUE, NM 87110

QUIGLEY PARK NA  
ERIC OLIVAS  
2708 VALENCIA DRIVE NE  
ALBUQUERQUE, NM 87110

SNOW HEIGHTS NA  
LAURA GARCIA  
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ALBUQUERQUE, NM 87110

SNOW HEIGHTS NA  
JULIE NIELSEN  
8020 BELLAMAH AVE NE  
ALBUQUERQUE, NM 87110

WINROCK SOUTH NA  
VIRGINIA KINNEY  
7110 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87110

WINROCK SOUTH NA  
JOHN KINNEY  
7110 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87110



**From:** [Ashlea Stewart](#)  
**To:** ["shirleylockyer@gmail.com"](#); ["srandall52@comcast.net"](#); ["habiger\\_robert@hotmail.com"](#); ["dmc793@gmail.com"](#); ["robtlah@yahoo.com"](#); [davidh.d7@comcast.net](#); ["min3q7muf@juno.com"](#); ["donna.yetter3@gmail.com"](#); ["rongoldsmith@yahoo.com"](#); ["ericshirley@comcast.net"](#); ["bardean12@comcast.net"](#); ["ioel.c.wooldridge@gmail.com"](#); ["lisa.whalen@gmail.com"](#); ["eoman505@gmail.com"](#); ["laurasmigi@aol.com"](#); ["bjdnlels@msn.com"](#)  
**Cc:** [Angela Williamson \(awilliamson@modulusarchitects.com\)](#)  
**Subject:** Neighborhood Meeting about Future Development Application at Winrock Town Center  
**Date:** Friday, September 27, 2019 10:35:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a DRB Site Plan and Replat proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have. The new DRB application being proposed is for a hotel at Winrock Town Center and a replat of the hotel property. The hotel is expected to have approximately 149 rooms encompassing +/- 80,000 SF.

**Contact Information**

Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

**Project or Development Proposal**

2100 Louisiana Blvd. NE – Winrock Town Center  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
DRB Site Plan & Replat

**Per the IDO, you have 15 days from September 27, 2019, to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on October 16, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: DRB Site Plan & Replat.

**Useful Links**

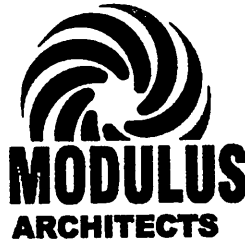
**Integrated Development Ordinance (IDO)**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

**IDO Interactive Map**

<https://tinyurl.com/IDQzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



SAMPLE LETTER  
see attached  
Postage Stamp  
Receipt

September 27, 2019

WINROCK VILLAS CONDOS ASSOC  
1601 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87110-5546

**RE: Neighborhood Meeting about Future Development Application at Winrock Town Center**

To Whom It May Concern,

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Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

**Project or Development Proposal**

2100 Louisiana Blvd. NE – Winrock Town Center  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
DRB Site Plan & Replat

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## Useful Links

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<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

### **IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
Office (505) 338-1499 ext. 1000  
Mobile (505) 999-8016

# Winrock Hotel Notices (meeting room)

ACADEMY  
6255 SAN ANTONIO DR NE

ALBUQUERQUE  
NM

87109-9998  
340128-9553

9/27/2018 (800)275-8777 10:51 AM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	47	\$0.55	\$25.65
<b>Total:</b>			<b>\$25.65</b>

VISA \$25.85  
(Account #:XXXXXXXXXXXX1521)  
(Approval #:00208G)  
(Transaction #:860)  
(Receipt #:000860)  
(AIC:A000000031010 Chip:  
(AL:VISA CREDIT) CAPITAL ONE VISA)  
(PIN:Not Required)

Receipt #: 840-18520505-1-005600-1

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## NEIGHBORHOOD MEETING SIGN IN SHEET

Snow Park Community Center  
 9501 Indian School RD NE  
 Albuquerque, NM 87112  
 October 10, 2019 - 6:15 pm

NAME	BOARD/NEIGHBORHOOD ASSOC./COMPANY	EMAIL
Steve Randall	ABQ PARK	SRANDALL52@COMCAST.NET
Deanne Randall	" "	HIINSPECTOR1949@COMCAST.NET
Laura d. Romero	" "	lorie.romero1027@gmail
Evelyn Feltner	inez	mir3g@msa@skm.com
Barbara Lohbeck	Mark Twain	bardean12@comcast.net
Christy Russell	ABQ Uptown Apts <sup>Sentinel</sup> Real Estate	abquptown@sentinelreale.com
Susan Buea	ABQ Park	suzebuea@hotmail.com
Joel Woodbridge	Mark Twain NA	joel.c.woodbridge@gmail.com
Eric Shirley	Jerry Cline Park NA	ericshirley@comcast.net
JOEL PIAROWSKI		
David Haughwout	D.7 / class c Uptown	davidh.d7@comcast.net
Doug Alvine	Marriott Albuquerque	gm161@columbiasussex.com



## **VOLUNTARY NEIGHBORHOOD MEETING NOTES**

Winrock Hotel Neighborhood Meeting (DRB)  
Location: 9501 Indian School RD NE Albuquerque, NM 87112  
October 10, 2019  
6:15 pm – 7:15pm

### **TOTAL IN ATTENDANCE (12):**

#### **On Behalf of ABQ Park (4 Total)**

1. Steve Randall
2. Dianne Randall
3. Laura Romero
4. Susan Baca

#### **On Behalf of Mark Twain (2 Total)**

1. Barbara Lohbeck
2. Joel Woosbridge

#### **On Behalf of ABQ Uptown APT Real Estates (1 Total)**

1. Christy Russell

#### **On Behalf of Jerry Cline Park (1 Total)**

1. Eric Shirley

#### **On Behalf of Marriot ABQ (1 Total)**

1. Doug Alwine

#### **On Behalf of D.7/Classic Uptown (1 Total)**

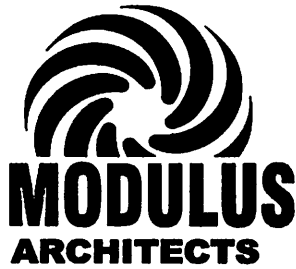
1. David Haughawou

#### **On Behalf of Inez (1 Total)**

1. Evelyn Feltner

#### **On Behalf of Modulus Architects, Inc. (3 Total)**

1. Angela Williamson
2. Joel Piarowski
3. Regina Okoye



**AGENDA/PURPOSE OF MEETING:**

Voluntary DRB neighborhood meeting to discuss preliminary Site Plan, discuss recommendations, answer any questions, address any concerns of the surrounding associations pertaining to the Winrock Redevelopment pertaining specifically to the Marriot Redevelopment sector.

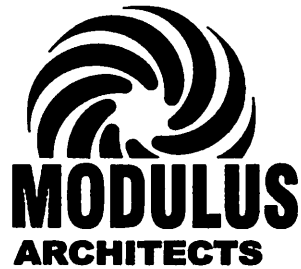
**MEETING COMMENCED WITH INTRODUCTION OF THE CONCEPT FOR THIS MARRIOT AND VISUAL RENDERINGS WHERE PROVIDED FROM MODULUS ARCHITECTS, INC.**

Questions, recommendations and concerns were then addressed by Angela Williamson on behalf of Modulus Architects, Inc.

**SUMMARY:**

**MAIN QUESTIONS THAT AROSE:**

1. How does Dillard's feel about this Marriot?
  - a. They feel good about it.
  - b. More people staying will result in more business for Dillard's
2. Will there be underground parking?
  - a. A: No they will have their own parks
3. Will they have changing stations? Will you add them for hotel?
  - a. A: There will be some, the number is unknown as of now
4. How far is the spacing from Chuz and the hotel?
  - a. A: Don't have the answer but will find out
5. How is it consistent with the other planned architecture of the mall?
  - a. Showed the Wards building architecture that faces the theater and it is very in line the Winrock concept
6. How many stories
  - a. 5
7. Is that all the landscaping that will exist per renderings?
  - a. No explained the different phases and said that she wants all their input along the different stages
8. What is the process?



- a. Pre plat
  - b. The hotel is greater than 75000sf and they have to inform public before they can continue
9. Who came up with the idea to put a hotel there (not like it's a bad idea), How will they get their customers?
- a. The owner wants to be apart on the development of the Winrock
  - b. It's more of a transient leisure customers, quick stay, shop and leave
10. What is the material of building?
- a. Wood structure, stucco panels, 4 inches off set building, simulated wood accent
  - b. This is something new and will fit in with Winrock
11. Why is it going in this location, there we thought it will go above where Red Robin is?
- a. Having the hotel on perimeter is more convenient
  - b. The idea of Winrock is to be a walkable and accessible place
12. Is there going to be more traffic on Indian school?
- a. No
  - b. 149 rooms, 65 percent of occupancy, free shuttle from airport, 25 % take Uber, 57 cars co
  - c. Gave documented numbers
  - c. Don't want vehicle conflict
  - d. Can use loop roads
  - e. You want urban centers to drive a lot of traffic, it shows that Winrock is doing well
  - f. It's on corner for safety
13. Will they have a shuttle or circulator to get people around?
- a. We want people to be able to park and get around via circular transportation, that's the idea
14. What is the hotels' orientation to the street?
- a. It will be facing inwards and we will make the back side look as nice as the outside
  - b. There's no docs, the hotel well it is fully enclosed
  - c. Pool is interior
15. Will people on Zuni be able to see the hotel from their neighborhood?
- a. The building is 65 ft. tall
  - b. Its 5 stories, they will get views from Zuni
16. Can you send us videos of the end result?
- a. Yes will send to all





- 17. When will you break ground? Construction schedule?**
  - a. May 2020**
  - a. Open April 1st**
- 18. Will there be any changes in traffic while under construction?**
  - a. Not Indian school as of now the internal loop road may need to be rerouted**
- 19. What will happen to the loop road from theater to end?**
  - a. Half the road will be re constructed because it is messed up and not in good condition**
- 20. What will happen with the Christmas tree lot?**
  - a. There will be apartments there**
  - b. Modulus is not working on apartments we were not aware any apartments**
- 21. Will the hotel project need a staging area?**
  - a. They will be using the front of the lot**
  - b. The construction manager will decided**
- 22. Originally there was two hotels going in. Where does the rooftop bar come in place?**
  - a. The market will drive that but as of now there is only one hotel be constructed**
  - b. The rooftop bar was a different hotel**
- 23. Do they have other hotels like that in the country?**
  - a. This is a new look and new concept**
  - b. They are excited to be a part of the Winrock family**
  - c. The momentum and interest for this concept is there and is growing**
- 24. Will this hotel be owned by Marriott?**
  - a. This is a franchise**
  - b. It is branded but not owned**
  - c. Marriott as a whole is a well know reliable brand**
  - d. They think they will do well here**

**MEETING CONCLUDED WITH ANY FINAL THOUGHTS FROM EVERYONE AND WITH ANY FINAL QUESTIONS THAT WERE NOT ADDRESSED. MODULUS ARCHITECTS, INC. THEN DISMISSED THAT MEETING AND THANKED EVERYONE WHO CAME OUT.**



**NOTES:**

- **There were no major concerns from the community. Everyone was fairly happy and excited about the new Winrock development and hotel.**
- **The community just wanted more information about the project and wanted to make sure the hotel design was in line with what Winrock had in mind and they did not want any excess traffic due to the new hotel. They were curious on why this location as opposed to being located closer to Red Robin.**
- **A majority asked about transportation while on the premises. If there will be shuttles.**
- **They wanted to know the project schedule and what roads will be closed off while under construction.**
- **They wanted to know where the concept and idea of this hotel came from.**
- **Every concern/question was resolved on the spot.**
- **Community wanted further videos of the end result and wanted to know if the surrounding communities would be able to see the hotel from their homes.**
- **Informed every one of the date and time of the bond meeting and let them know it was open to the community.**

## Angela Williamson

---

**From:** Angela Williamson  
**Sent:** Monday, October 14, 2019 1:12 PM  
**To:** 'srandall52@comcast.net'; 'hiwspector1949@comcast.net'; 'lorie.romero1027@gmail.com'; 'min3g7muf@juno.com'; 'bardean12@comcast.net'; 'abquptown@sentenielcorp.com'; 'suziebaca@hotmail.com'; 'joel.c.wooldridge@gmail.com'; 'ericshirley@comcast.net'; 'davidh.d7@comcast.net'; 'gm961@columbiasussex.com'; Joel Piarowski  
**Cc:** 'Darin Sand'; Stephen Dunbar; 'rokoye@modulusarchitects.com'; Eddings, Scott; peter butterfield; 'rokoye@modulusarchitects.com'; Gould, Maggie S.  
**Subject:** Winrock Hotel Neighborhood Meeting Follow Up

Good afternoon everyone,

I wanted to thank you for your time last week and for your interest in the new hotel project at Winrock Town Center. Based on our meeting, I have the following follow up information that was asked at the meeting (in no particular order) below in red italics.

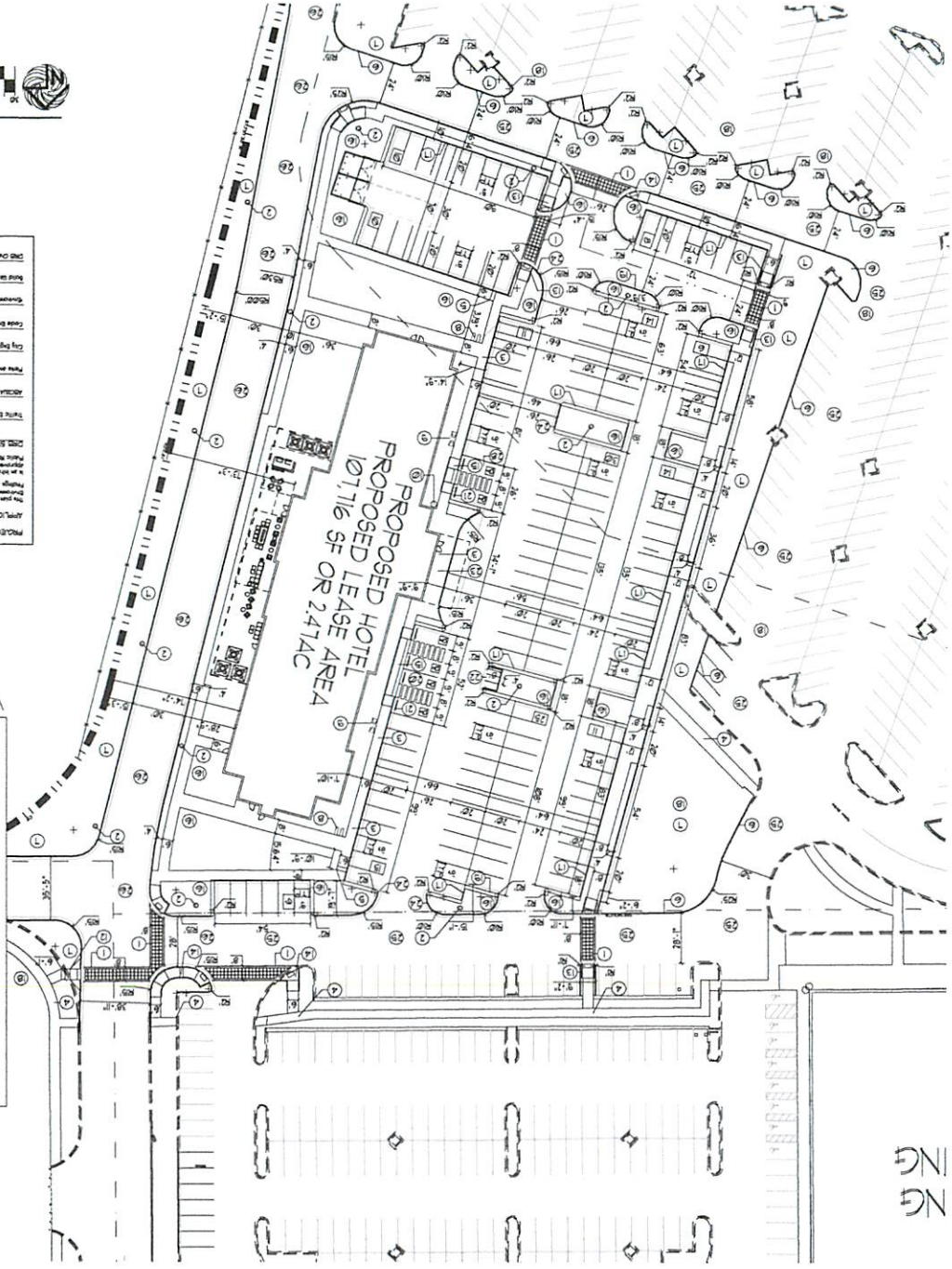
1. How far is the distance between Chuze Fitness and the Hotel? *The distance between Chuze Fitness and the new hotel is approximately +/- 337 ft.*
2. *Will the hotel have vehicle charging stations? In the meeting I stated that the IDO would require charging stations. I was incorrect in this information, the IDO does require electric vehicle charging stations but only when a new parking field is constructed with more than 200 parking spaces. The hotel will not meet this threshold, therefore they would not be required to have any electric charging stations.*
3. *What is the landscaping requirement for the hotel? It was asked during the meeting what landscaping will be required. Since the new hotel is going to be its own parcel, it will be required to meet the landscape requirement for Uptown. Per the IDO, Urban Center Interior parking lots containing 50 or more parking spaces shall have at least 10% of the parking lot area landscaped using the approved landscape palette for Winrock. There shall be one tree for every 10 parking spaces, no parking space may be more than 100 feet from a tree truck and the minimum size of tree planters within off-street parking area shall be 60 square feet per tree, in parking areas of more than 100 spaces, the ends of parking aisles need to be defined by landscaped islands no less than 8 feet in width.*
4. *I was asked to send a link to the Winrock Town Center animated rendering (movie). I have attached a link to the movie for your review. Please keep in mind that this is the architects conceptual animation of what the vision of Winrock Town Center could look like. Actual development is based on current market trends and is subject to change.*

**Winrock Town Center Movie Link-**  
<https://youtu.be/xOESJcQdGJE>

Please do not hesitate to email me directly with any follow up questions or concerns. I will keep you all up to date on our progress. You will be receiving the hearing notice this week which identifies our intended hearing date at the Development Review Board.

All my best,  
Angela





PROJECT NUMBER: \_\_\_\_\_

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

SCALE: \_\_\_\_\_

PROJECT AREA AND OUTLINE: \_\_\_\_\_

EXISTING PROPERTY LINE: \_\_\_\_\_

EXISTING CURB LINE: \_\_\_\_\_

PROPOSED CURB LINE: \_\_\_\_\_

INTERNAL PLUMB LINE: \_\_\_\_\_

MATCH LINE: \_\_\_\_\_

PROPOSED AREA AND OUTLINE: \_\_\_\_\_

EXISTING PROPERTY LINE: \_\_\_\_\_

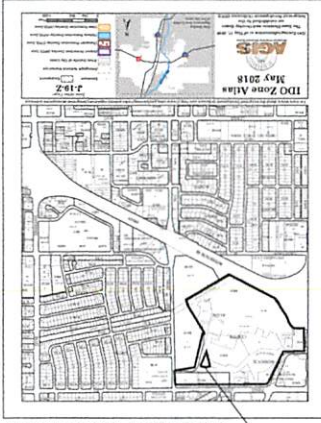
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PROPOSED CURB LINE: \_\_\_\_\_

**LEGEND**

PROPOSED CURB LINE	PROPOSED CURB LINE
EXISTING CURB LINE	EXISTING CURB LINE
EXISTING PROPERTY LINE	EXISTING PROPERTY LINE
PROPOSED AREA AND OUTLINE	PROPOSED AREA AND OUTLINE
MATCH LINE	MATCH LINE
INTERNAL PLUMB LINE	INTERNAL PLUMB LINE

- NOTED NOTE:**
- 1) NATURALLY COLORED AND TEXTURED CONCRETE PAVING
  - 2) PROPOSED CURB LINE
  - 3) PROPOSED CURB LINE
  - 4) PROPOSED CURB LINE
  - 5) PROPOSED CURB LINE
  - 6) PROPOSED CURB LINE
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  - 27) PROPOSED CURB LINE
  - 28) PROPOSED CURB LINE
  - 29) PROPOSED CURB LINE
  - 30) PROPOSED CURB LINE



PROJECT FOR: **UNROCK TOWN CENTER**  
 100 SUN AVE. N.W., SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87102

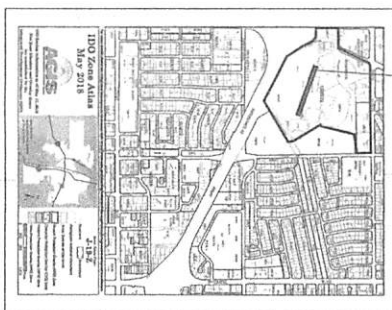
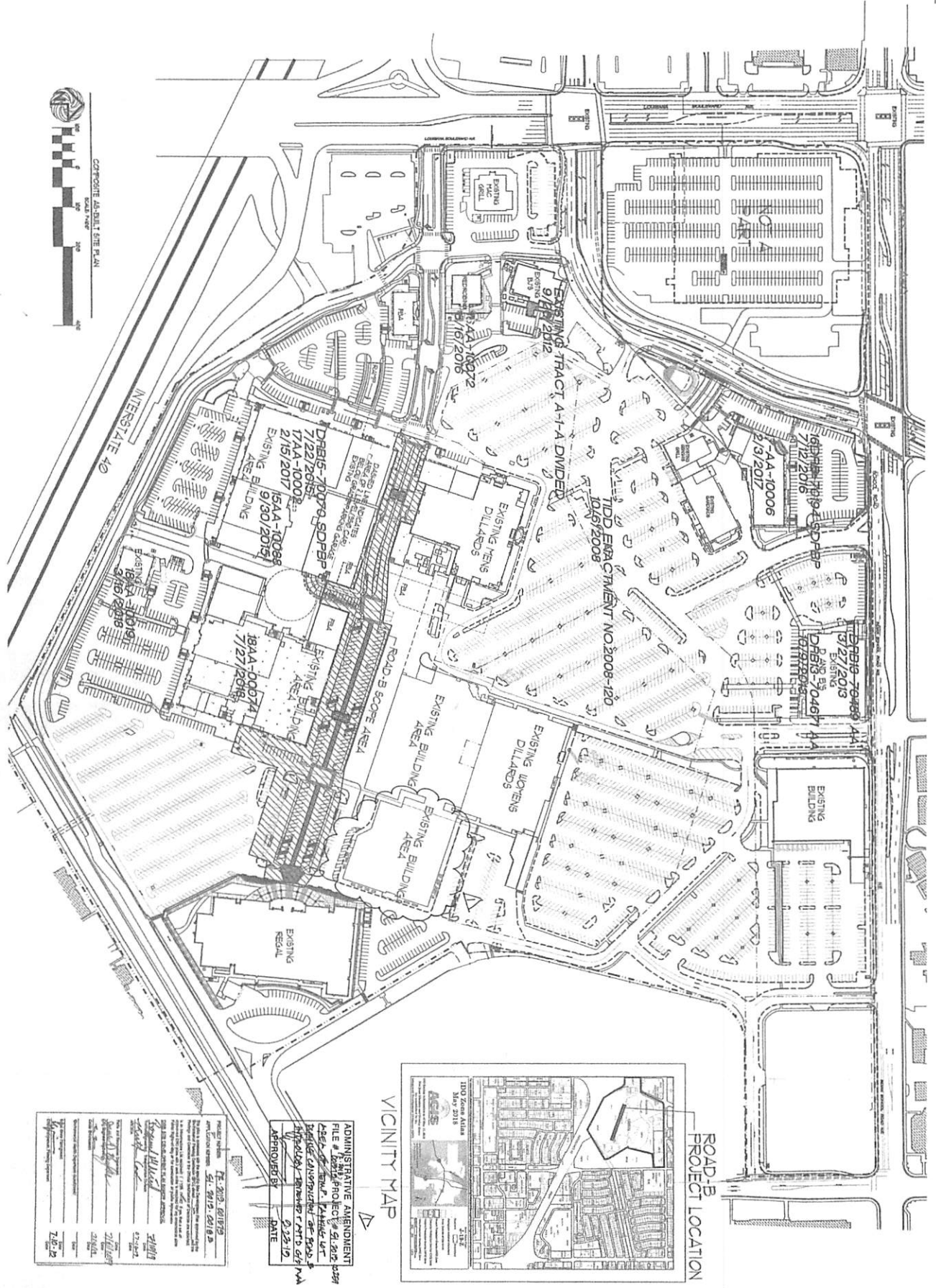
DATE: 05/19/2018  
 REVISION: 122

PROJECT AREA AND OUTLINE: UNHOTEL  
 EXISTING PROPERTY LINE: XXXX

PROPOSED HOTEL DEVELOPMENT

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W., SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 338-1499 FAX: (505) 338-1499

REV	DATE	BY	REVISION



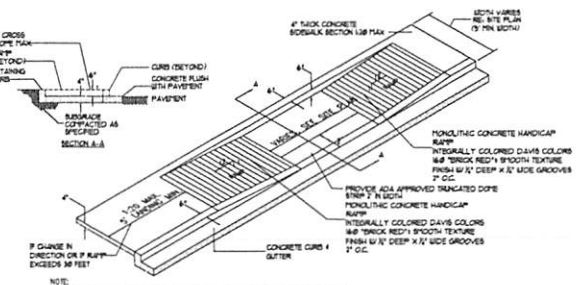
PROJECT NO.	18-2013-00178
PROJECT NAME	WINROCK TOWN CENTER
PROJECT ADDRESS	2100 LOUISIANA BLVD NE ALBUQUERQUE, NM 87102
DATE	5/12/13
APPROVED BY	[Signature]
DATE	7/27/13

ADMINISTRATIVE AMENDMENT  
 FILE # 18-2013-00178  
 DATE 5/12/13  
 APPROVED BY [Signature]  
 DATE 7/27/13

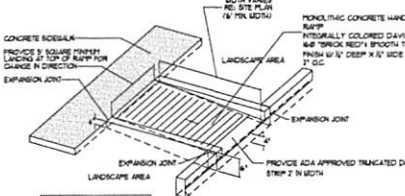
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PROJECT ADDRESS	2100 LOUISIANA BLVD NE ALBUQUERQUE, NM 87102	DRAWN BY	XXX
DATE	5/12/13	APPROVED BY	[Signature]
DATE	7/27/13	DATE	7/27/13

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

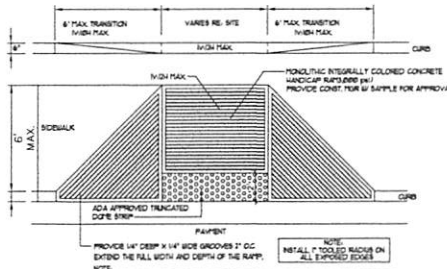
REV	DATE	BY	REVISION



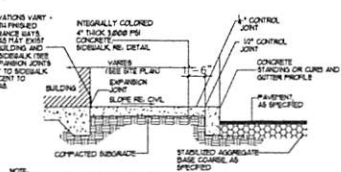
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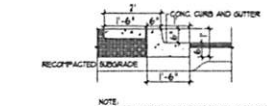
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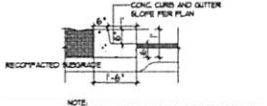
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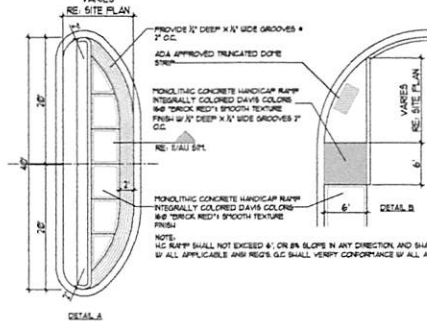
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NTS



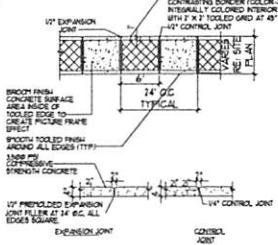
19 ISLAND CURB DETAIL  
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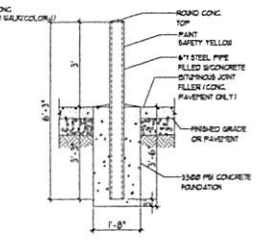
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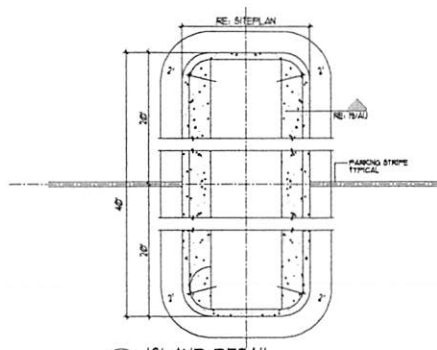
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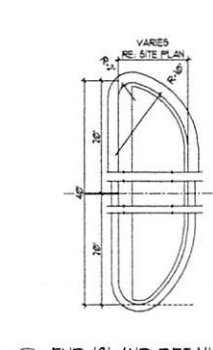
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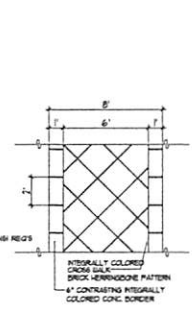
10 BOLLARD DETAIL  
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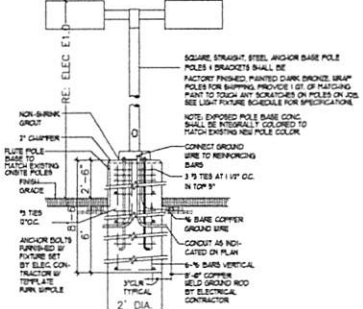
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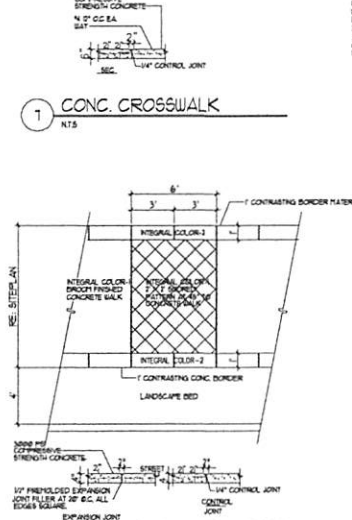
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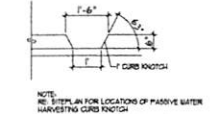
7 CONC. CROSSWALK  
NTS



3 LIGHT POLE DETAIL  
NTS



2 TYPICAL STREET SIDEWALK  
NTS



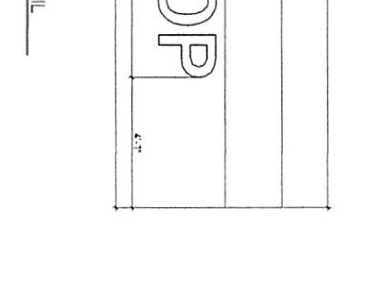
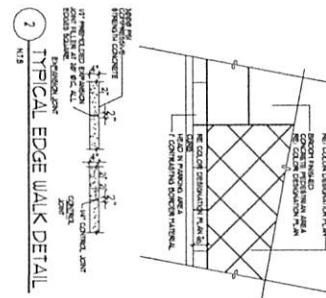
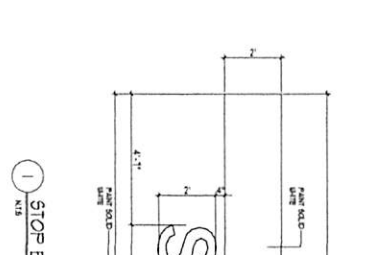
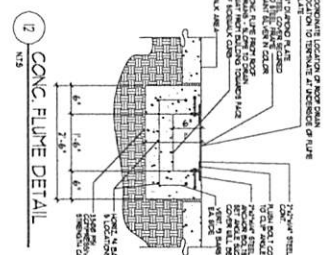
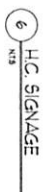
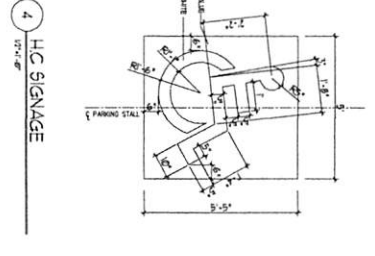
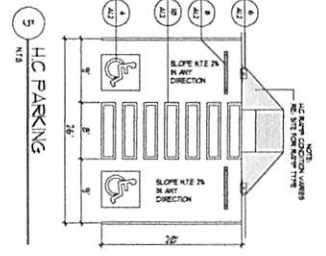
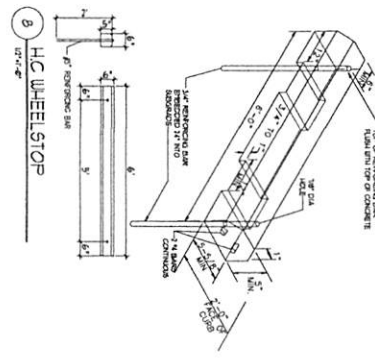
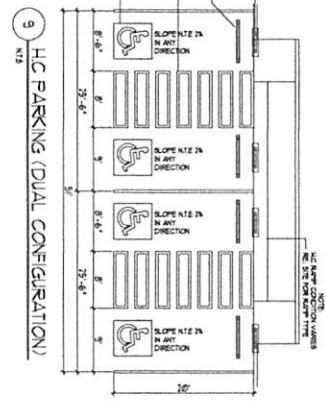
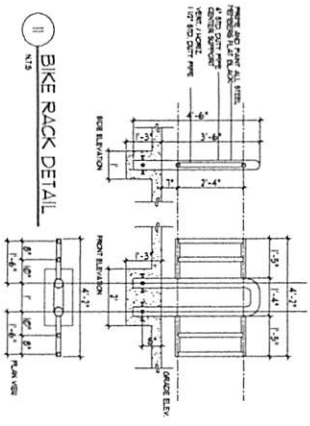
1 CURB NOTCH  
NTS

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

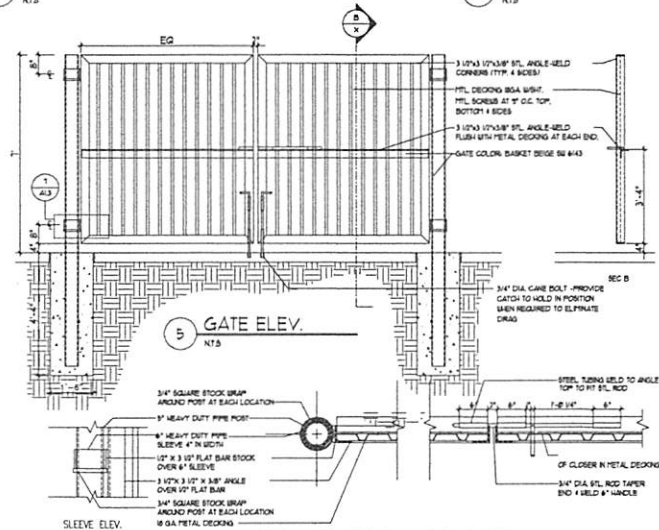
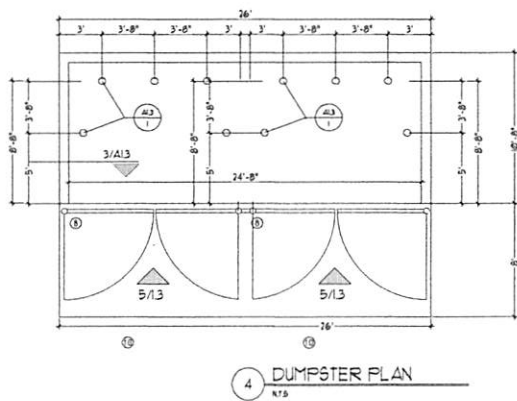
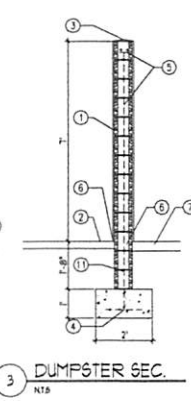
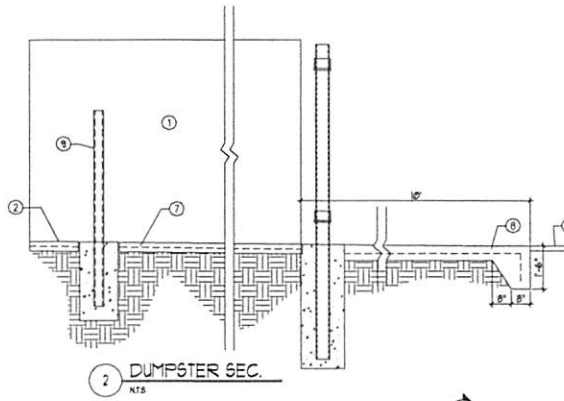
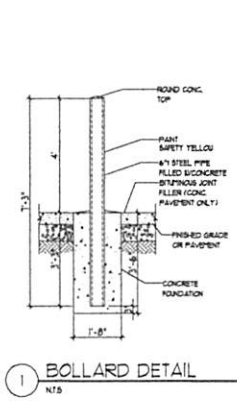
PROJECT TITLE	HOTEL SITE DETAILS
DESIGNED BY	STEPHEN DANBAR, AIA
DRAWN BY	SH-SJ
CHECKED BY	
DATE	10/25/09
SCALE	AS NOTED

DATE	10/25/09
SCALE	AS NOTED
PROJECT	HOTEL SITE DETAILS
DESIGNED BY	STEPHEN DANBAR, AIA
DRAWN BY	SH-SJ
CHECKED BY	
DATE	10/25/09
SCALE	AS NOTED



		<b>MODULUS ARCHITECTS</b> 220 COPPER AVE. N.W. SUITE 350 ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 338-1499 FAX (505) 338-1498	
PROJECT TITLE <b>HOTEL SITE DETAILS</b> UNRROCK TOWN CENTER ALBUQUERQUE NEW MEXICO	PROJECT NUMBER <b>STEPHEN DUNBAR AIA</b>	JOB NO. <b>LRN-BJ</b>	DRAWN BY <b>S-J</b>
SHEET TITLE <b>SITE DETAILS</b>	SHEET NO. <b>A12</b>	DATE <b>03/20/09</b>	SCALE <b>AS NOTED</b>





1 GATE POST/SLIDE BOLT DETAIL NTS

- NOTED NOTES
- 8" DIA WALL WITH 2 COAT 80% BRG GREGG STEEL COLOR TO MATCH BLUE SLAB
  - FINISH GRADE
  - SLOPE BRGCO CAP
  - 4" X 4" BARS CONT. # BOTTOM OF FOOTING # 8 W/ O.C. ACROSS BOTTOM OF FOOTING
  - 2" BARS # TOP FOOTING
  - 2" BLOCK BOND BEAT CONTINUOUS # 8 BARS # 3" O.C. VERTICAL GREAT NEW FORCED CELLS DURABALL # 8" O.C. HORIZONTAL
  - 1" EXPANSION JOINT MATERIAL
  - 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 8x8 - W/ 8" WPT
  - 8" CONCRETE SP/REN 4000 PSI 3/4" AGGREGATE WITH 8x8 - W/ 8" WPT W/ FLOOR EDGE
  - 8" CONCRETE FILLED PIPE IN 1/4" DIA. 1/4" DEEP CONC. FOOTING PAINT TO MATCH BRGCO FINISH
  - SP/REN PLANS
  - GRAB ALL CELLS SOLED BELOW GRADE, TYPICAL
  - 7" WPT TO 4" ANGLE TOP OF ENCLOSURE WALL PROVIDE IMPERMEABLE W/ST CAP
  - CLEAR OUT RE. DET FLUAS FOR INFO
  - CATCH BASIN 8" X 20" SANITARY CATCH BASIN FABRICATED IN 304 TYPE 304 STAINLESS STEEL BUSH WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE BASKET PROVIDE SPECIAL CATCH CLASS 15 2.000 OSG. DUCTILE IRON SLICED GRATE, AND SEDIMENT BASKET.

6 ENCLOSURE NOTES NTS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	HOTEL SITE DETAILS
ARCHITECT	MODULUS ARCHITECTS
DATE	10/25/2019
DRAWN BY	S-J
CHECKED BY	
SCALE	AS NOTED

PROJECT TITLE	HOTEL SITE DETAILS
ARCHITECT	MODULUS ARCHITECTS
DATE	10/25/2019
DRAWN BY	S-J
CHECKED BY	
SCALE	AS NOTED

SHEET NO.	13
TOTAL SHEETS	13

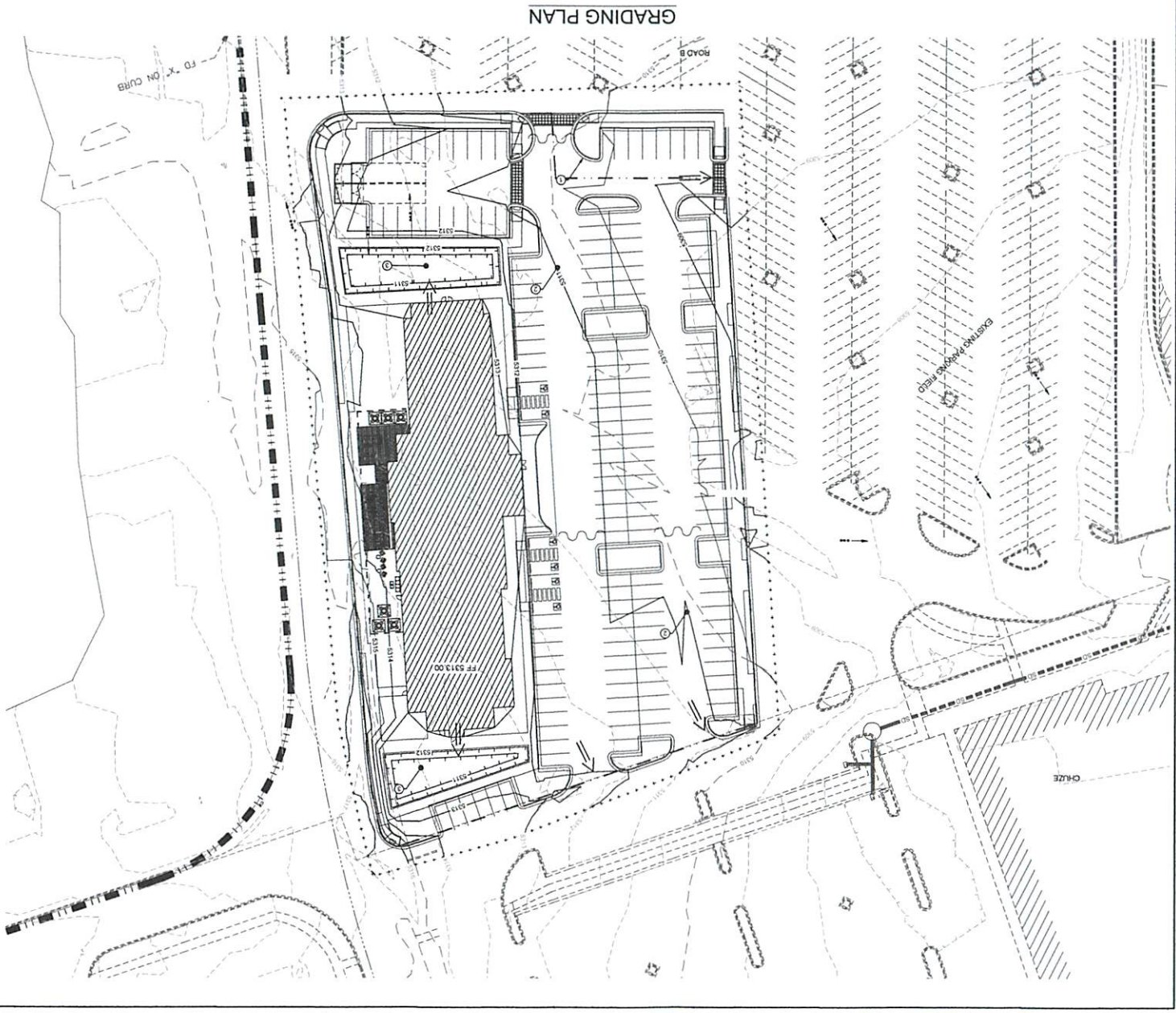








DATE: 10/20/2018 10:52 AM  
 USER: JHUNT  
 PROJECT: GRADING PLAN FOR DRB SITE PLAN



GRADING PLAN

CONSTRUCTION NOTES

- 1. CONSTRUCT ASPHALT CURB PER COA STD AND S&E
- 2. CONSTRUCT 8" ASPHALT CURB PER COA STD
- 3. CONSTRUCT 8" ASPHALT PAVING LOT
- 4. FIRST FLUSH POND

LEGEND

- DISCHARGE LOCATION
- FLOW DIRECTION
- UNITS OF DISTURBANCE
- ~ HIGH POINT

EARTHWORK SUMMARY

CUT 1.00 CUBIC YARDS  
 FILL 1.00 CUBIC YARDS  
 NET 0.00 CUBIC YARDS (FULL)

ENGINEER'S SEAL



Prepared By: **HUNT-ZOLLARS**  
 6001 American Parkway, NE, Suite 500  
 Alpharetta, Georgia 30201  
 Phone (770) 883-8114 Fax (770) 883-5022



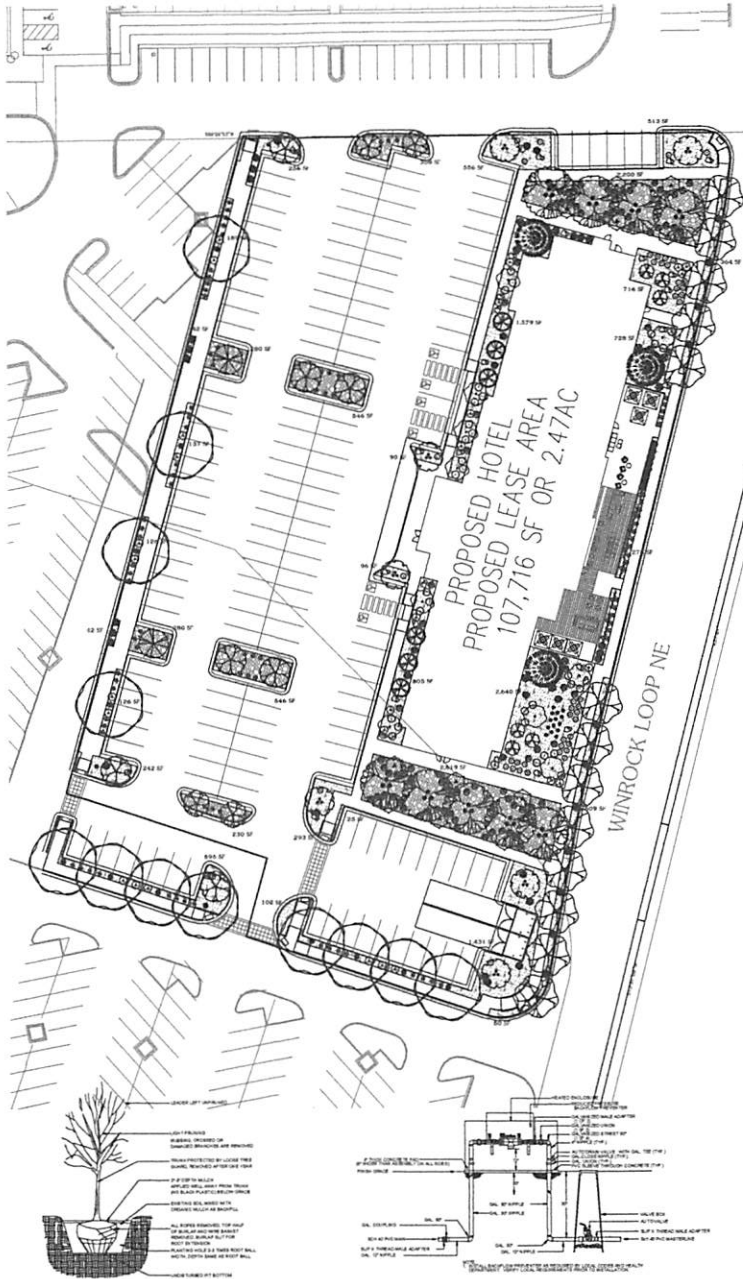
NO.	DATE	REVISIONS	BY
DESIGN	DATE: OCT 2018		
DRAWN BY: LJ	DATE: OCT 2018		
CHECKED BY: CJH/jaw	DATE: OCT 2018		

**MARRIOTT SUITES @ WINROCK TOWN CENTER**  
 ALBUQUERQUE, NM

TITLE: GRADING PLAN FOR DRB SITE PLAN

City Project No. XXXX XX J-18  
 Zone Map No. C101





**LEGAL DESCRIPTION:**  
 TRACT 1, 1A, 1A-1A WINROCK CENTER ADDN REPLAT OF PARCELS A-1 A-1 A-1 A-1  
 100-ZONE MX-H

**GENERAL NOTES:**  
 1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.  
 2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.  
 3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND 100 REQUIREMENTS.  
 4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.  
 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL 100 LANDSCAPING REGULATIONS (SECTION 14-20-1-10) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

**PLANTING NOTES:**  
 1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, EDO, AND WATER WASTE ORDINANCE.  
 2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.  
 3. LANDSCAPE MATERIALS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBTAINED BY UTILITY EASEMENTS.  
 4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.  
 5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

**IRRIGATION NOTES:**  
 1. ALL NEW PLANTINGS TO BE WATERED BY AUTO Drip IRRIGATION SYSTEM.  
 2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.  
 3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE 1003 FOR DETAIL.  
 4. USE 50 IF METRIC SPIRAL PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE 50 x 2 GPH SHIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.  
 5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.  
 6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.  
 7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER SHUT OFF AND ELECTRICITY FOR THE SYSTEM.  
 8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.  
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR LANDSCAPE WITHOUT THE NEED OF BORING.

**SITE DATA**

GROSS LOT AREA (4.03 ACRES)	107,716 SF
LESS BUILDINGS	12,291 SF
NET LOT AREA	95,425 SF
REQUIRED LANDSCAPE	13,446 SF
15% OF NET LOT AREA	14,314 SF
PROPOSED LANDSCAPE	592 SF
PROPOSED OFF SITE LANDSCAPE	13,228 SF
TOTAL PROPOSED LANDSCAPE	13,820 SF
PERCENT OF NET LOT AREA	14.5%
REQUIRED STREET TREES	28
PROVIDED STREET TREES AT 25' O.C. SPACING ALONG STREET	28
REQUIRED PARKING LOT TREES	17
PROVIDED AT 1 PER 10 SPACES (162 SPACES) 10	10
TOTAL REQUIRED TREES	45
TOTAL PROVIDED TREES	48
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	14,954 SF MIN.
(15.8% OF PROPOSED LANDSCAPE X 75%)	15,415 SF
PROVIDED GROUND COVER COVERAGE	
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	77%

**IRRIGATION NOTE**

DRIP SYSTEM RUN CYCLES:  
 ESTABLISHMENT AND SUMMER:  
 1 HOUR 2 DAYS A WEEK  
 SPRING:  
 1 HOUR 3 DAYS A WEEK  
 FALL:  
 1 HOUR 3 DAYS A WEEK  
 WINTER:  
 1 HOUR 2 DAYS PER MONTH

**PLANT SCHEDULE WINROCK HOTEL**

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
12	12	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	60	
10	10	Forsytia mexicana / New Mexican Privet	24" box	Medium	40	15' X 15'
6	6	Lagerstroemia indica / Crape Myrtle	20 gal	High	35	15' X 15'
9	9	Quercus muhlenbergii / Chinquapin Oak	2" B&B	Medium	60	40' X 40'
13	13	Ulmus propinqua 'Emerald Sunline' / Elm	2" B&B	Medium	60	35' X 25'
7	7	Vibex agnus-castus / Chaste Tree	24" box	Medium	50	20' X 20'
3	3	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Spruce	6"-8" B&B	Medium	60	50' X 20'
6	6	Pinus leucodermis / Boscian Pine	6"-8" B&B	Medium	60	20' X 10'
4	4	Malus domestica 'Golden Delicious' / Golden Delicious Apple	1 1/2" B&B	Medium +	55	20' X 25'
2	2	Prunus americana 'Moorpark' / Moorpark Apricot	1 1/2" B&B	Medium +	55	15' X 15'
4	4	Prunus avium 'Lapins' / Lapins Cherry	1 1/2" B&B	Medium +	55	20' X 20'
3	3	Prunus persica 'Early Elberta' / Early Elberta Peach	1 1/2" B&B	Medium +	50	15' X 15'
12	12	Juniperus horizontalis 'California Sunset' / California Sunset Pomegranate	15 gal	High	40	10' X 8'
8	8	Lonicera japonica 'Purpurea' / Purple Japanese Honeyuckle	5 gal	Medium+	40	Climbing x 10'
9	9	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Medium	40	4' X 4'
35	35	Lavandula angustifolia / English Lavender	5 gal	Medium	25	3' X 3'
30	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	40	4' X 4'
10	10	Rosa x 'Knockout' TM / Rose	5 gal	Medium	30	6' X 5'
10	10	Zaeschneria garrattii 'Orange Carpet' / Hummingbird Trumpet	1 gal	Low+	25	3' X 4'
30	30	Yucca pendula / Soft Leaf Yucca	5 gal	RW	35	5' X 4'
41	41	Rosemaria officinalis 'Arp' / Arp Rosemary	5 gal	Low+	40	6' X 4'
89	89	Macarthur sherrara 'Gredlinus' / Maiden Grass	1 gal	Medium+	20	5' X 5'
14	14	Muhlenbergia rigida 'Nashville' / Purple Muntz	1 gal	Low+	20	2' X 3'

**REFERENCE NOTES SCHEDULE WINROCK HOTEL**

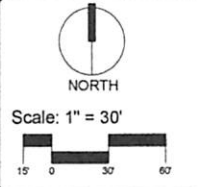
SYMBOL	DESCRIPTION	QTY	DETAIL
○	Large Boulder	30	
■	Armedillo S.B. - 1 1/4" Gravel 3" Depth over Fiber Fabric	12,601 sf	
■	2-4" Blue Sals Cobble 4" Depth	7,251 sf	

**growing better Up Heads**  
 LANDSCAPE CONTRACTORS  
 www.headsuplandscape.com  
 PO Box 10597  
 Albuquerque, NM 87184  
 505.898.9615  
 505.898.2105 (fax)  
 design@huc.com



Date: 10/23/2019  
 Revisions:  
 ▲  
 ▲  
 ▲  
 Drawn by: VBLOUNT  
 Reviewed by: CM

**Hotel At Winrock Landscape Plan**  
 2100 Louisiana Blvd  
 Albuquerque, New Mexico



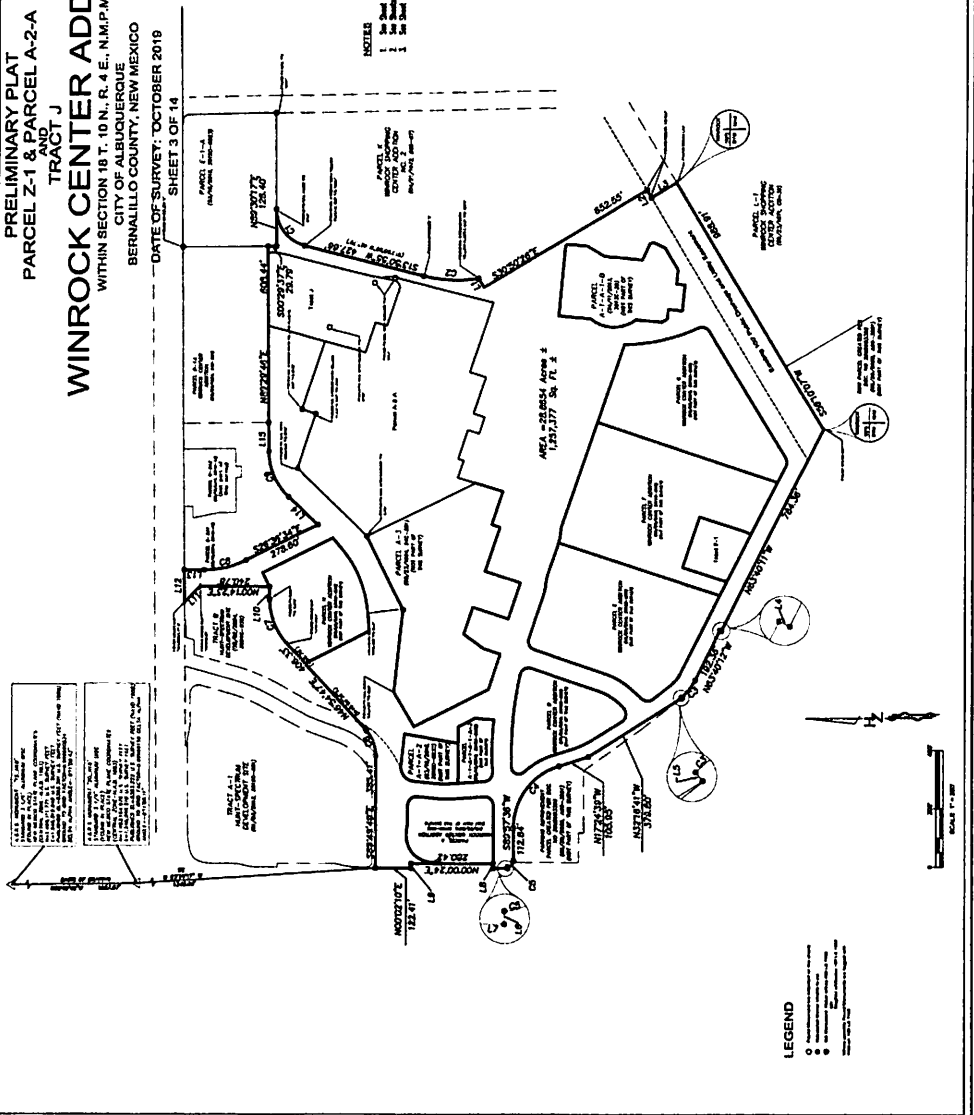
Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LP-01**





PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 TRACT J  
**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: OCTOBER 2019  
 SHEET 3 OF 14



**LEGEND**

- Parcel Boundary
- Easement Boundary
- Right-of-Way Boundary
- Survey Line
- Corner Monument
- Iron Pipe
- Concrete Monument
- Steel Pipe
- Wood Stake
- Survey Station
- Survey Point
- Survey Line Extension
- Survey Line Intersection
- Survey Line Termination
- Survey Line Continuation
- Survey Line Extension
- Survey Line Intersection
- Survey Line Termination
- Survey Line Continuation

**NOTES**

1. This plat is a preliminary plat and is subject to the approval of the State Engineer.
2. The survey was conducted on October 20, 2019.
3. The survey was conducted by the Surveyor General of the State of New Mexico.

**HUETT-ZOLLARS**  
 333 Rio Rancho Dr., NE, Suite 101  
 Albuquerque, NM 87114  
 (505) 262-2111

PRELIMINARY PLAT  
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 TRACT J  
**WINROCK CENTER ADDITION**  
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: OCTOBER 2019  
 SHEET 4 OF 14  
**EXISTING EASEMENTS**

1. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 110.
2. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 111.
3. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 112.
4. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 113.
5. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 114.
6. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 115.
7. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 116.
8. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 117.
9. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 118.
10. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 119.
11. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 120.
12. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 121.
13. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 122.
14. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 123.
15. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 124.
16. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 125.
17. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 126.
18. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 127.
19. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 128.
20. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 129.
21. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 130.
22. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 131.
23. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 132.
24. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 133.
25. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 134.
26. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 135.
27. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 136.
28. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 137.
29. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 138.
30. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 139.
31. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 140.
32. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 141.
33. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 142.
34. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 143.
35. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 144.
36. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 145.
37. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 146.
38. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 147.
39. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 148.
40. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 149.
41. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 150.
42. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 151.
43. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 152.
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61. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 170.
62. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 171.
63. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 172.
64. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 173.
65. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 174.
66. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 175.
67. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 176.
68. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 177.
69. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 178.
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71. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 180.
72. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 181.
73. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 182.
74. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 183.
75. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 184.
76. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 185.
77. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 186.
78. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 187.
79. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 188.
80. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 189.
81. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 190.
82. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 191.
83. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 192.
84. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 193.
85. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 194.
86. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 195.
87. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 196.
88. Easement for utility lines, 10 feet wide, along the western boundary of Parcel 197.
89. Easement for utility lines, 10 feet wide, along the northern boundary of Parcel 198.
90. Easement for utility lines, 10 feet wide, along the eastern boundary of Parcel 199.
91. Easement for utility lines, 10 feet wide, along the southern boundary of Parcel 200.

**SEE SHEETS 5 - 8 FOR DETAIL LOCATION OF EASEMENTS**

**HUETT-ZOLLARS**  
 333 Rio Rancho Dr., NE, Suite 101  
 Albuquerque, NM 87114  
 (505) 262-2111

PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J  
**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: OCTOBER 2019  
 SHEET 6 OF 14  
**EXISTING EASEMENTS**



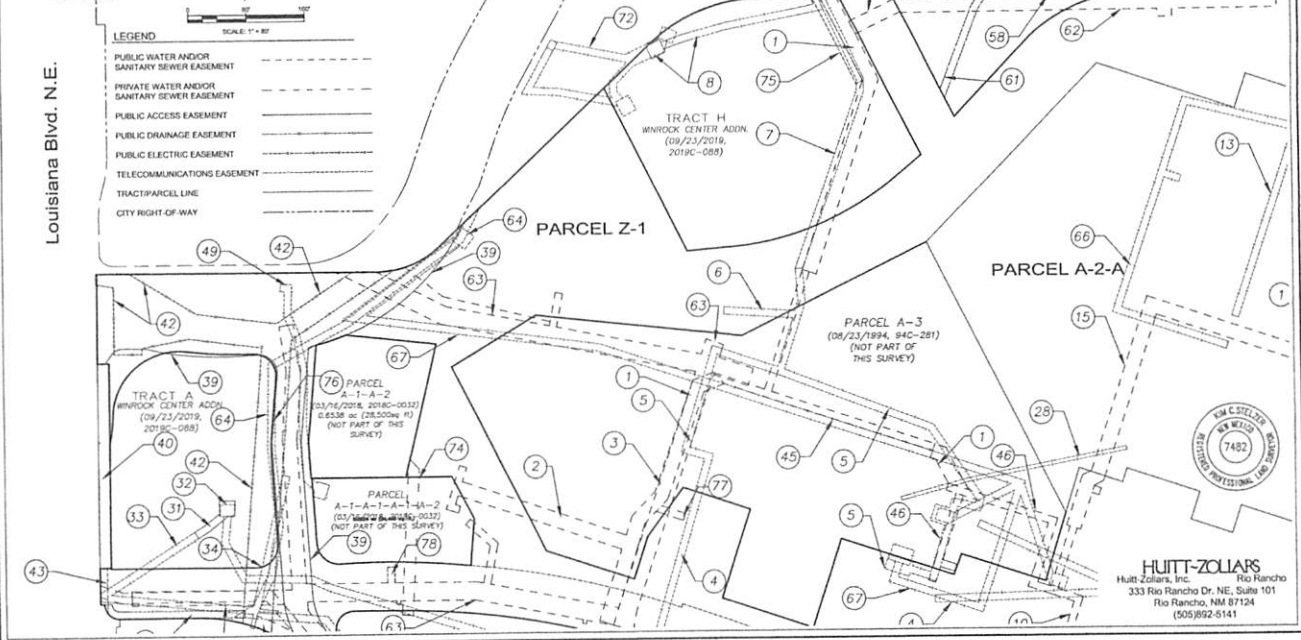
SHEET KEY MAP  
 NOT TO SCALE

TRACT A-1  
 HUNT-SPECTRUM DEVELOPMENT SITE  
 (01/03/2012, 2012C-001)

- LEGEND
- PUBLIC WATER AND/OR SANITARY SEWER EASEMENT
  - PRIVATE WATER AND/OR SANITARY SEWER EASEMENT
  - PUBLIC ACCESS EASEMENT
  - PUBLIC DRAINAGE EASEMENT
  - PUBLIC ELECTRIC EASEMENT
  - TELECOMMUNICATIONS EASEMENT
  - TRACT/PARCEL LINE
  - CITY RIGHT-OF-WAY

Louisiana Blvd. N.E.

Indian School Road N.E.



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

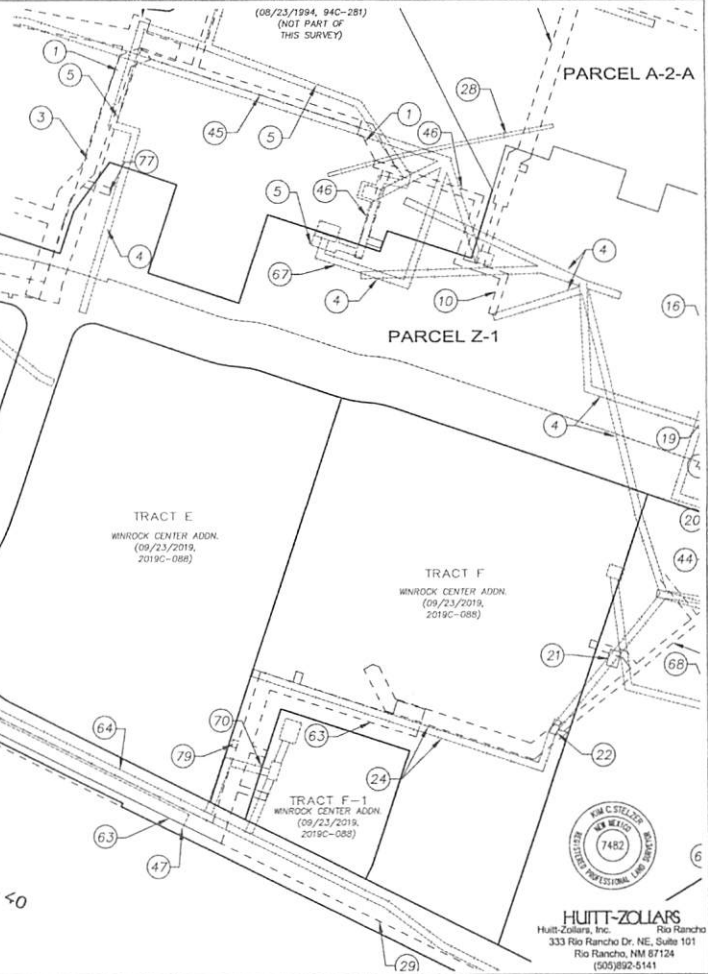
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 SHEET 6 OF 14  
**EXISTING EASEMENTS**



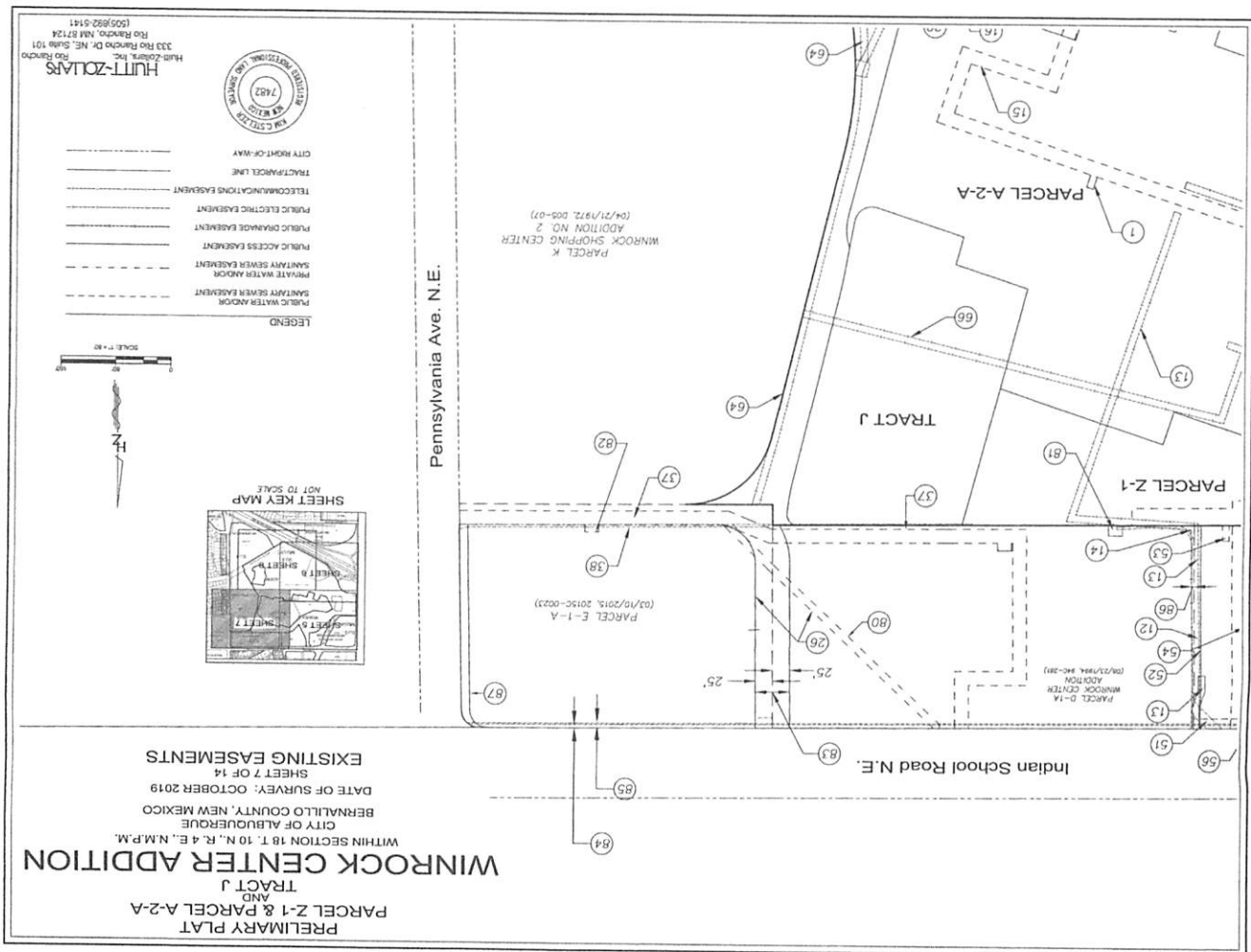
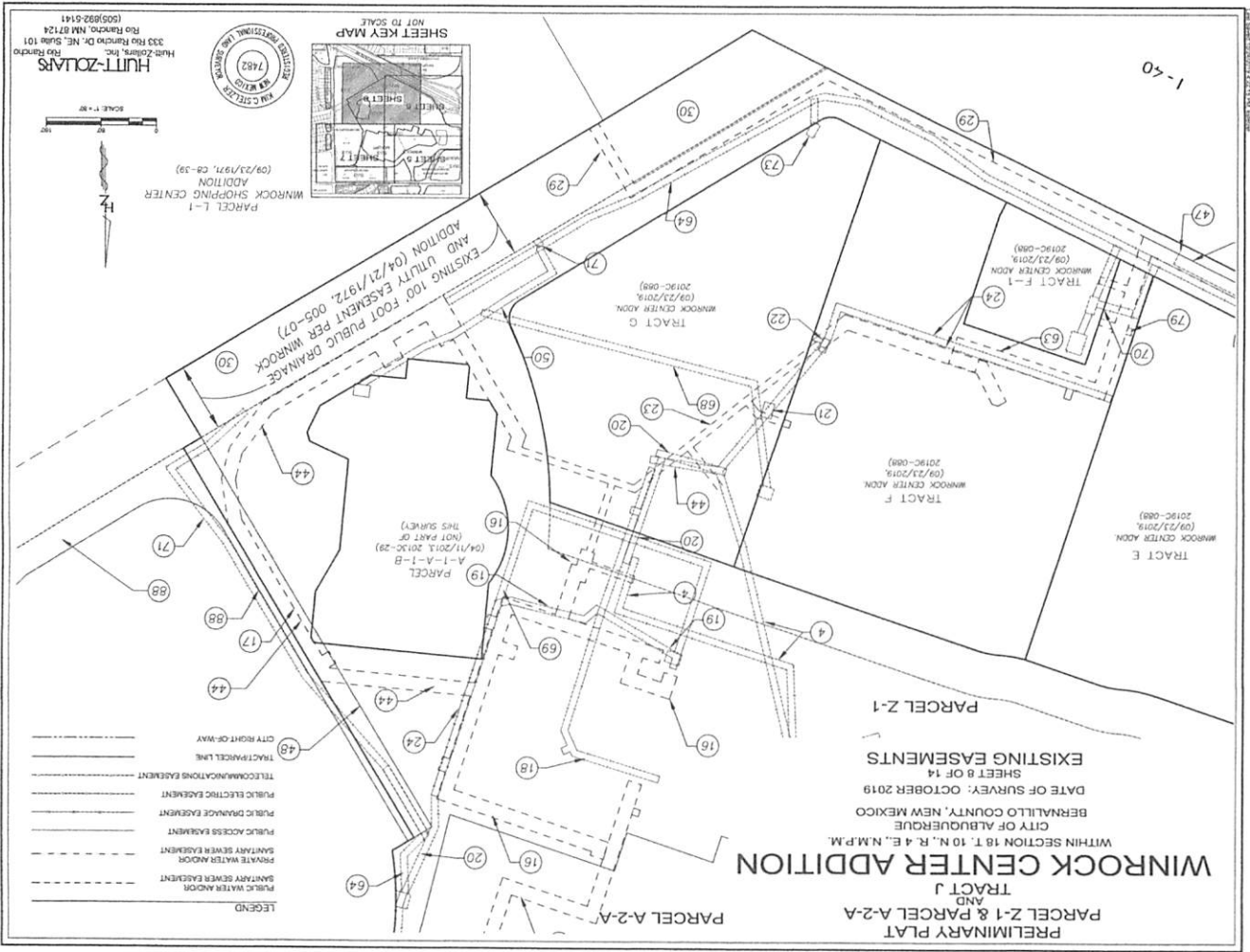
- LEGEND
- PUBLIC WATER AND/OR SANITARY SEWER EASEMENT
  - PRIVATE WATER AND/OR SANITARY SEWER EASEMENT
  - PUBLIC ACCESS EASEMENT
  - PUBLIC DRAINAGE EASEMENT
  - PUBLIC ELECTRIC EASEMENT
  - TELECOMMUNICATIONS EASEMENT
  - TRACT/PARCEL LINE
  - CITY RIGHT-OF-WAY

Louisiana Blvd. N.E.

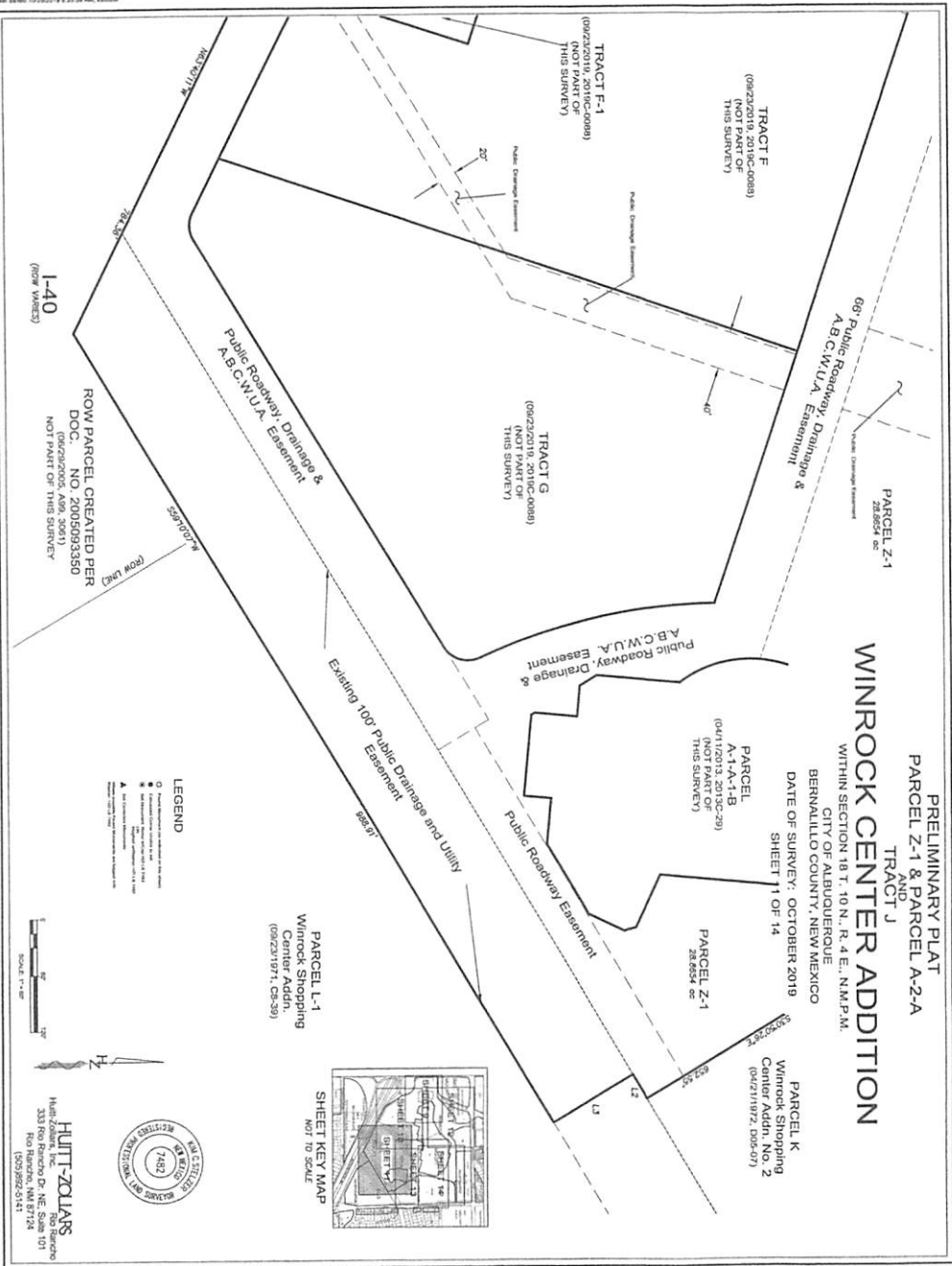


**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

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 Drawing: [Drawing Name].  
 Scale: [Scale].  
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PRELIMINARY PLAT  
 AND  
 TRACT J  
**WINROCK CENTER ADDITION**

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
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 SHEET 11 OF 14

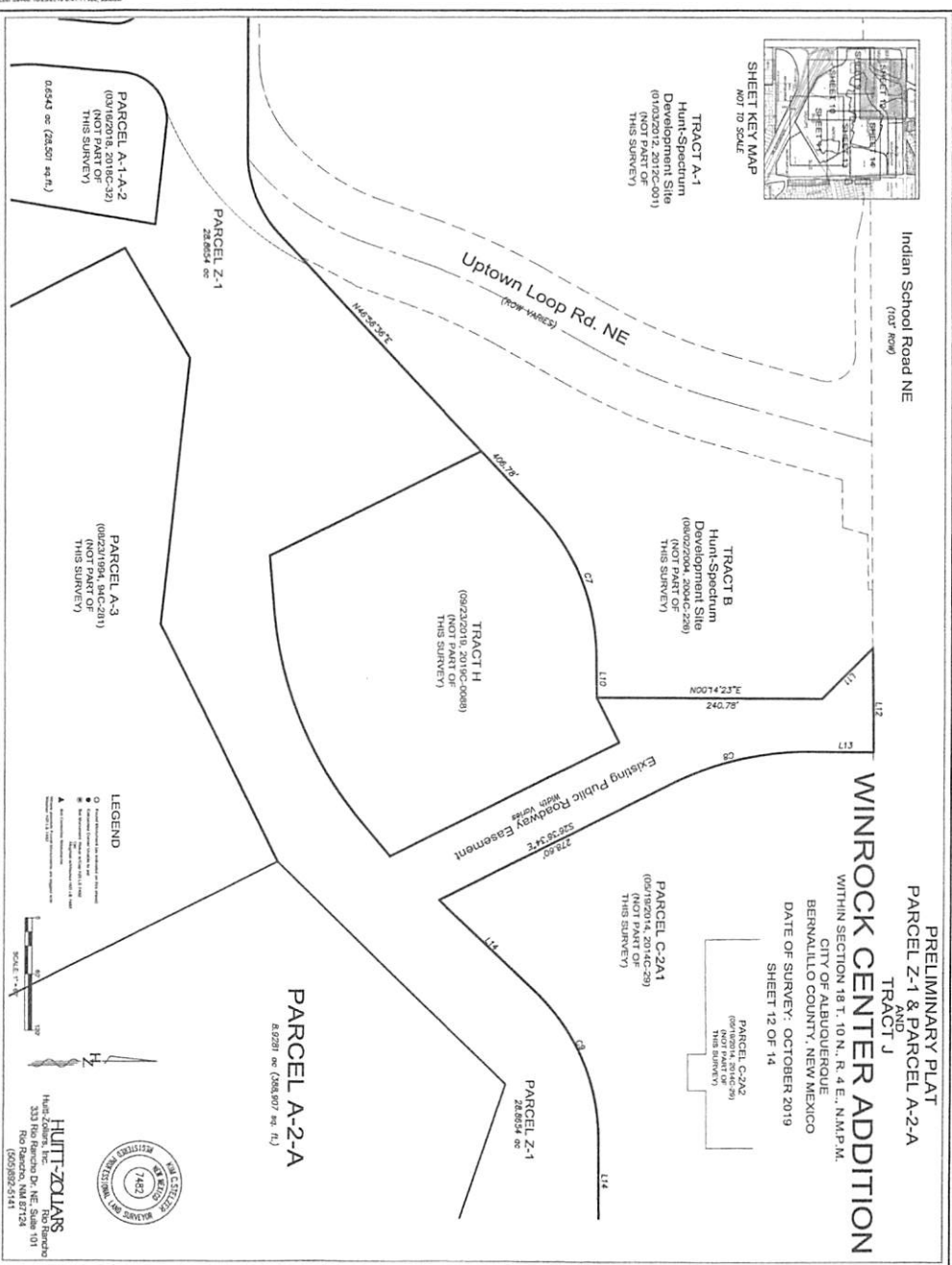
PARCEL L-1  
 Winrock Shopping  
 Center Adn.  
 (09/23/1971, CS-39)



SHEET KEY MAP  
 NOT TO SCALE



HUNT-ZOLARS  
 Hunt-Zolars, Inc. P.O. Box 333  
 333 Rio Rancho Dr., NE, Suite 101  
 Rio Rancho, NM 87128  
 (505) 992-5151



PRELIMINARY PLAT  
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 TRACT J  
**WINROCK CENTER ADDITION**

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: OCTOBER 2019  
 SHEET 12 OF 14



SHEET KEY MAP  
 NOT TO SCALE

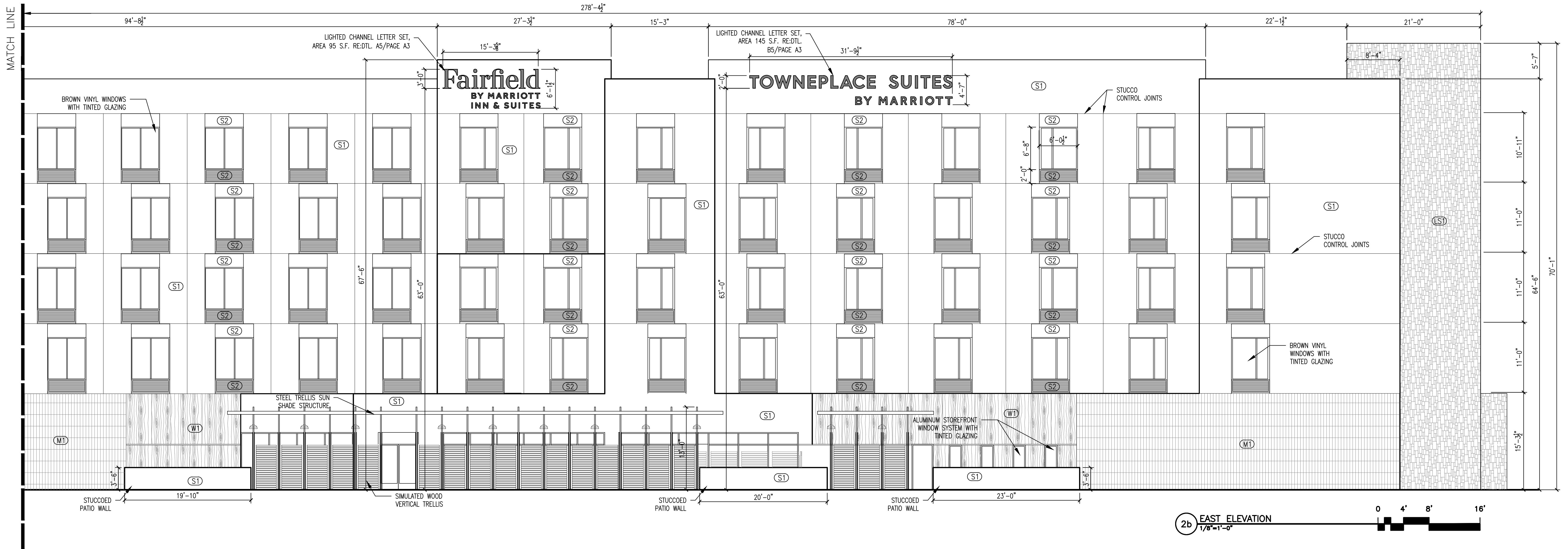


HUNT-ZOLARS  
 Hunt-Zolars, Inc. P.O. Box 333  
 333 Rio Rancho Dr., NE, Suite 101  
 Rio Rancho, NM 87128  
 (505) 992-5151

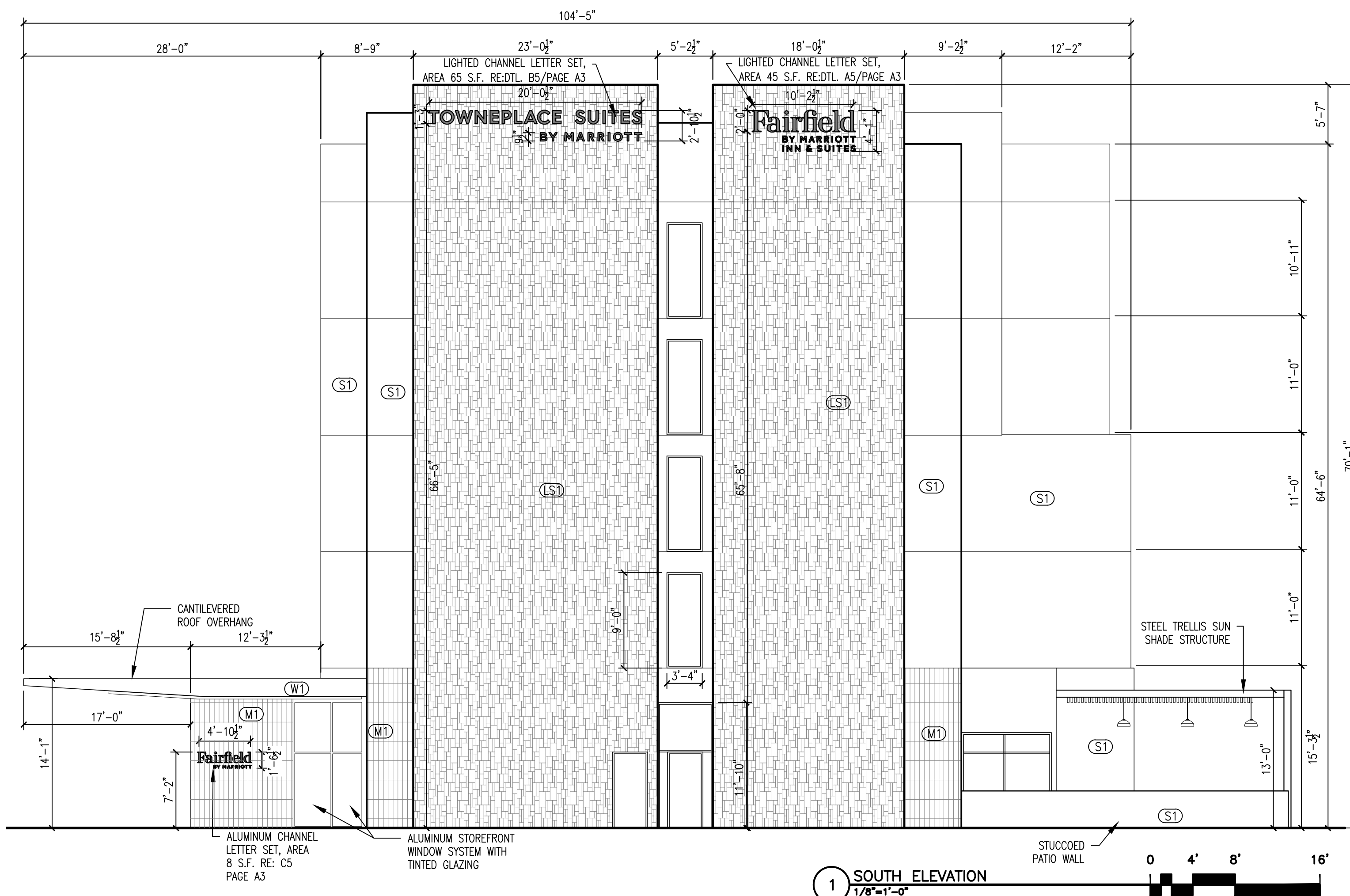




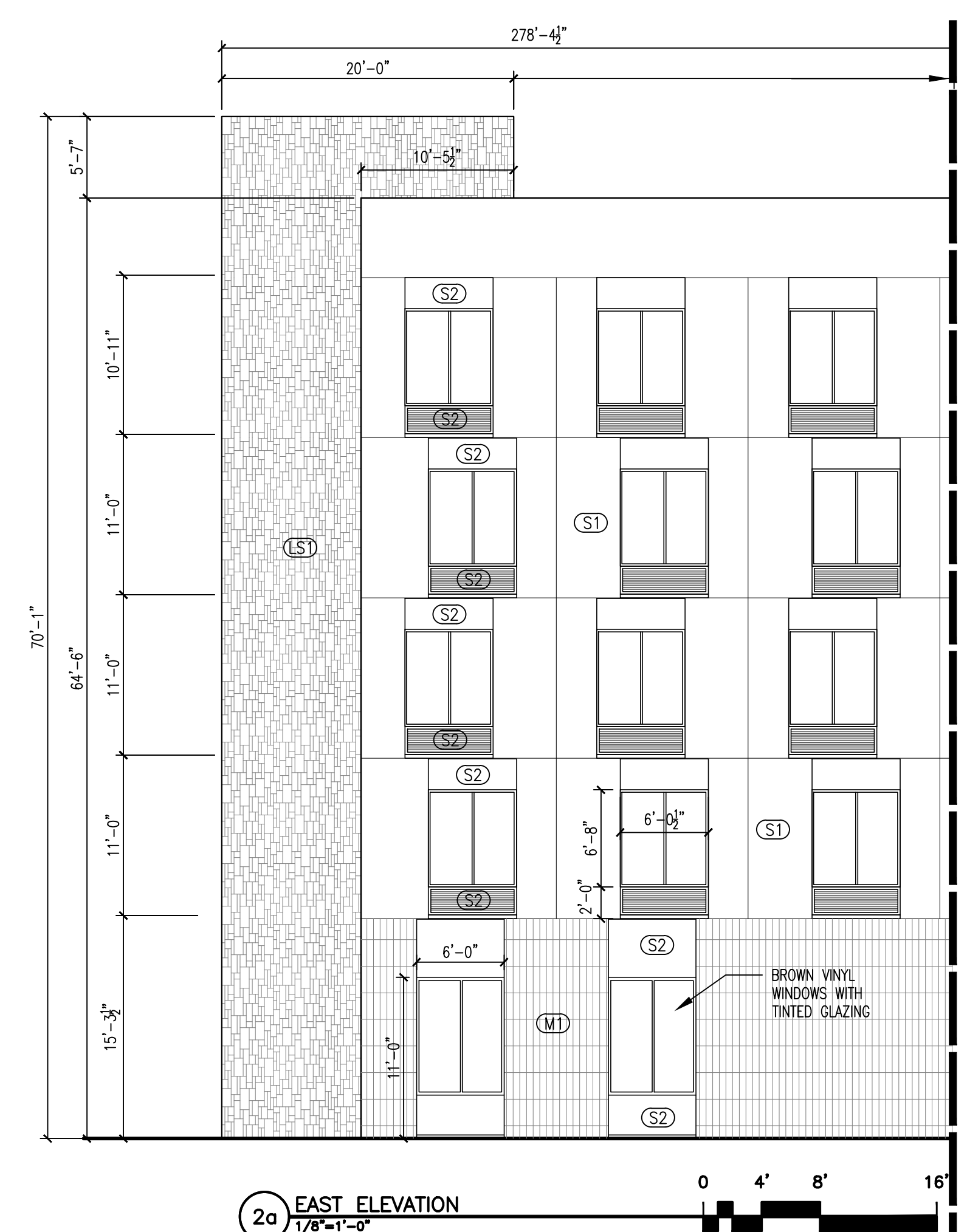




2b EAST ELEVATION  
1/8"=1'-0"



1 SOUTH ELEVATION  
1/8"=1'-0"



2a EAST ELEVATION  
1/8"=1'-0"

COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	STUCCO FINISH	OFF WHITE	SHERMAN WILLIAMS 7004	SNOWBOUND
(S2)	STUCCO FINISH/TRIM	DARK GRAY	BENJAMIN MOORE 1596	NIGHTFALL
(S3)	BIKE RACK, TRELLIS, DUMPSTER ENCLOSURE/GATES, WINDOW FRAMES			
(LS1)	MANUFACTURED LEDGE STONE	GRAY	PRO-FIT MODERA	CARBON
(M1)	MASONRY VENEER	LIGHT GRAY	CREATIVE MINES	CRAFT INNER PEACE-NIRVANA
(W1)	WOOD-LOOK MASONRY VENEER	CEDAR	CREATIVE MINES	CEDAR CRAFT BOARD

SIGNAGE LEGEND				
ELEVATION	FACADE AREA	PERCENT OF FACADE PERMITTED	ALLOWABLE AREA OF SIGNAGE PERMITTED	AREA OF SIGNAGE PROVIDED
EAST	18,457 S.F.	15%	2,768 S.F.	240 S.F.
NORTH	4,659 S.F.	15%	699 S.F.	110 S.F.
WEST	18,534 S.F.	15%	2,780 S.F.	258 S.F.
SOUTH	4,702 S.F.	15%	705 S.F.	118 S.F.

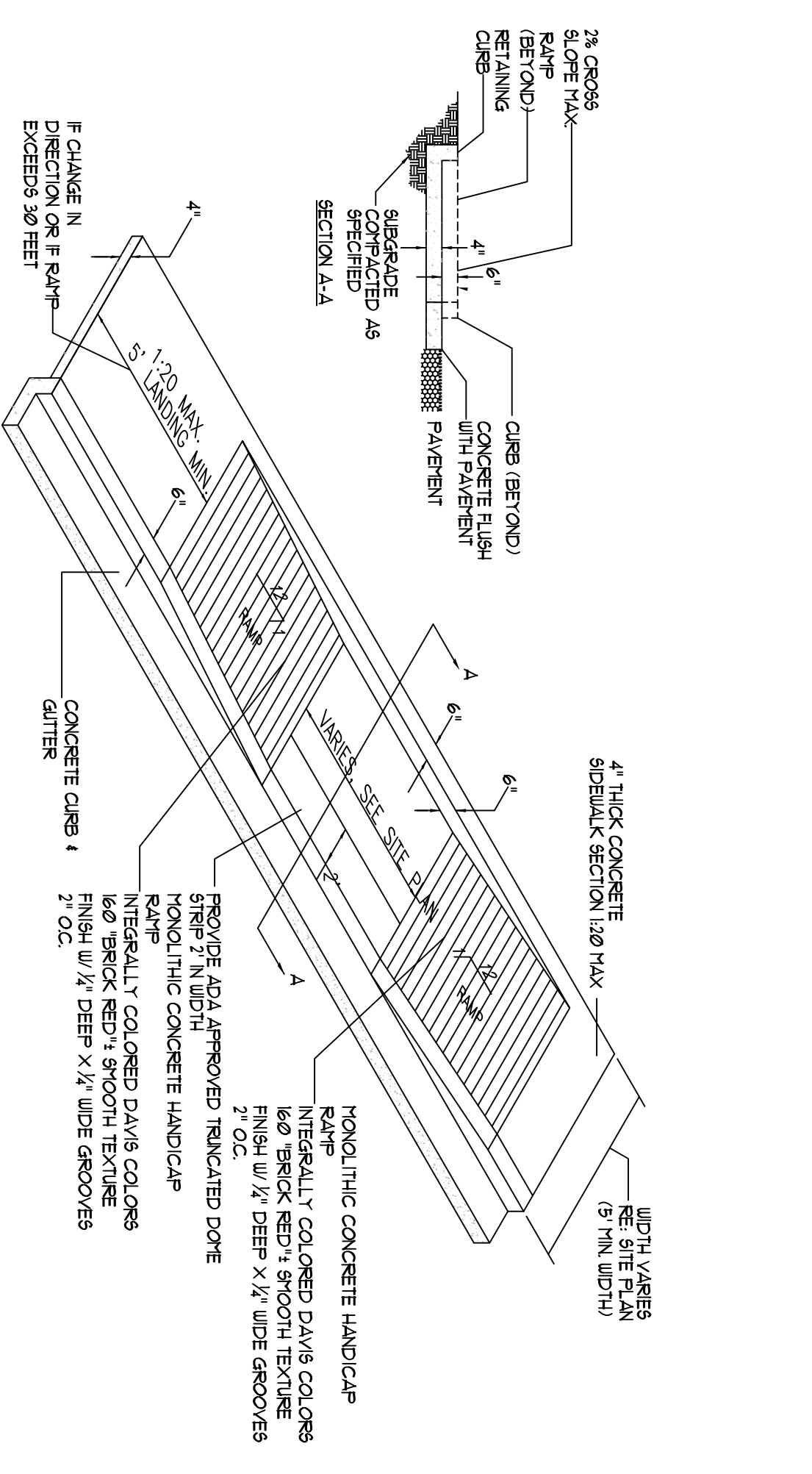
peter butterflyfield  
architect 13013 glenwood hills ct. ne  
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

DRAWING NAME  
REVISIONS

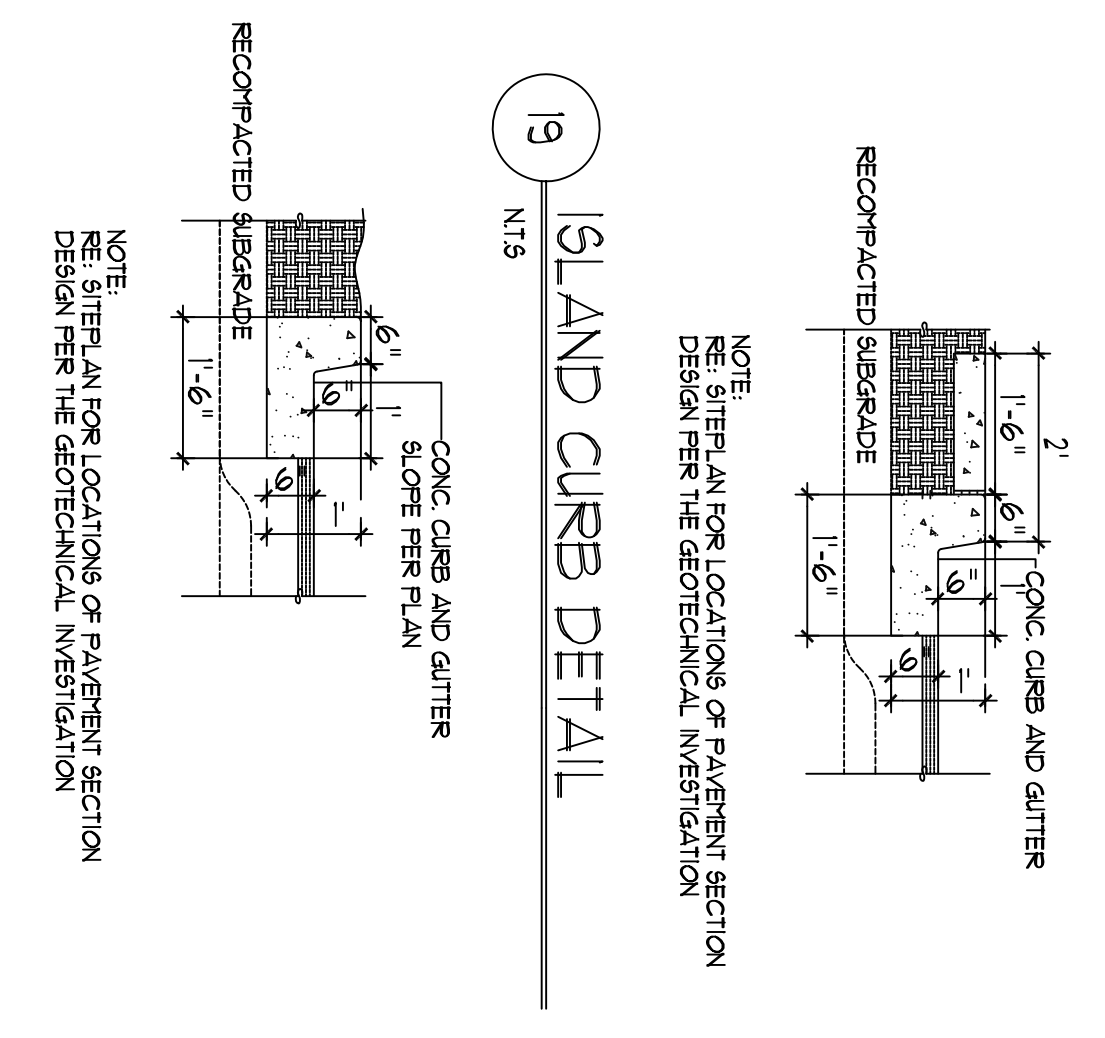
Winrock Town Center Hotel  
Albuquerque NM

SHEET NO.

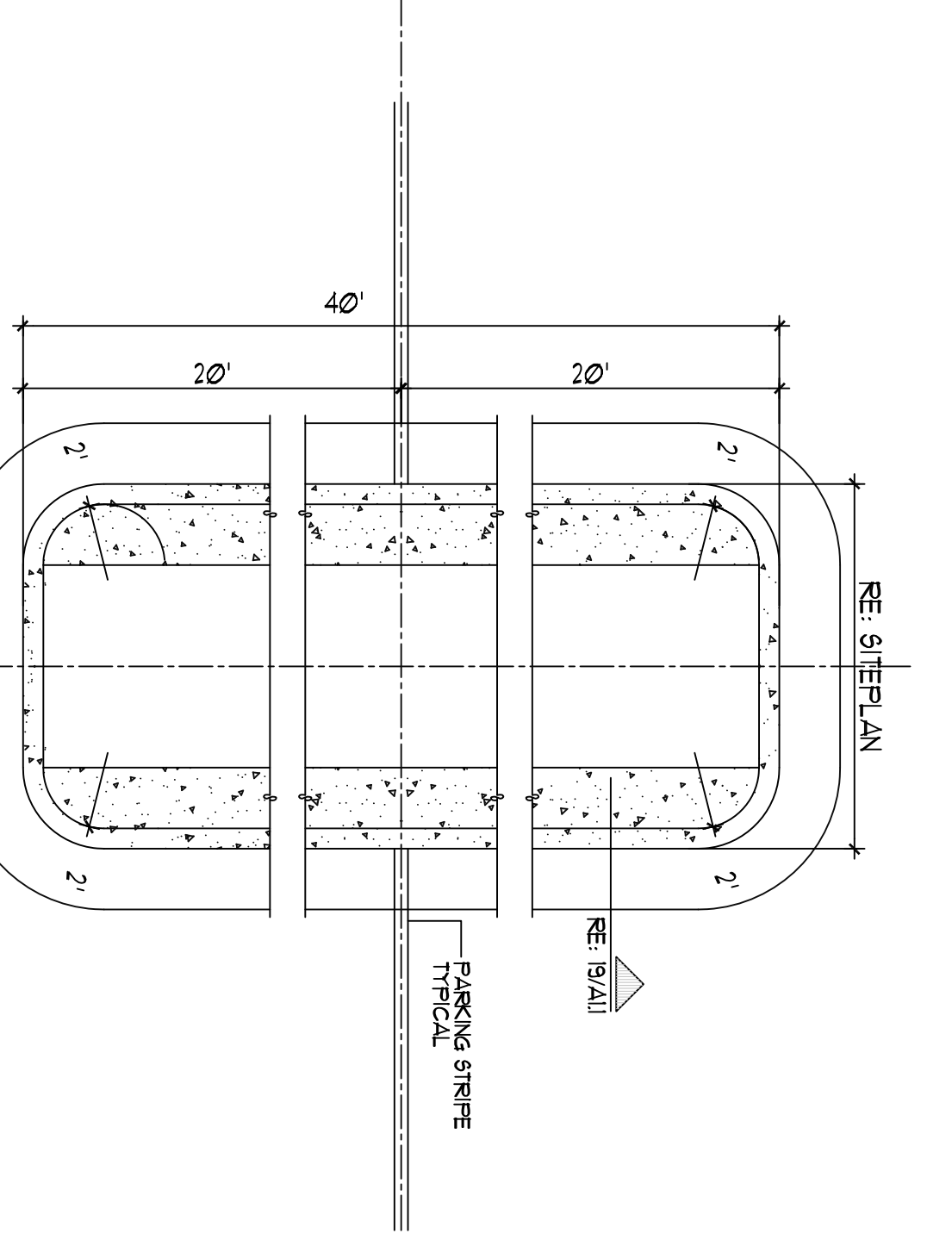
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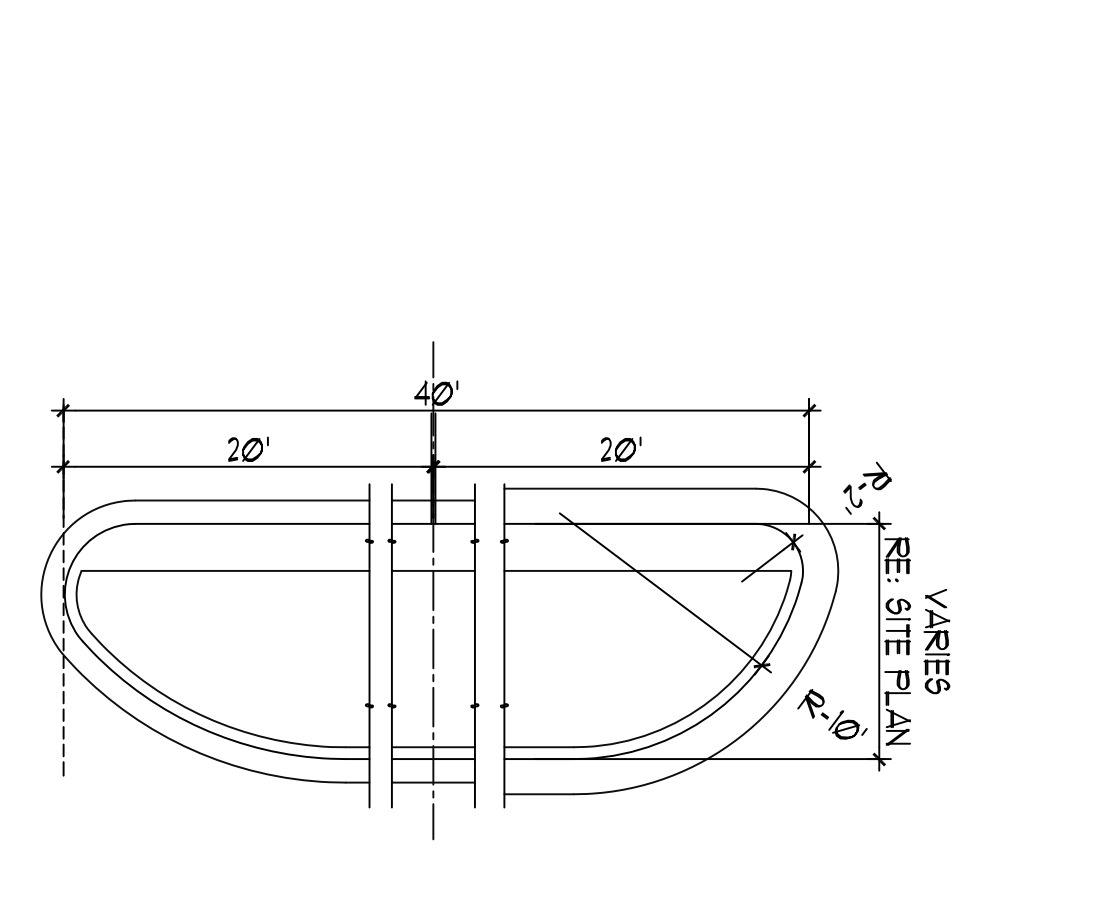
11 TAPERED H/C RAMP  
NTS



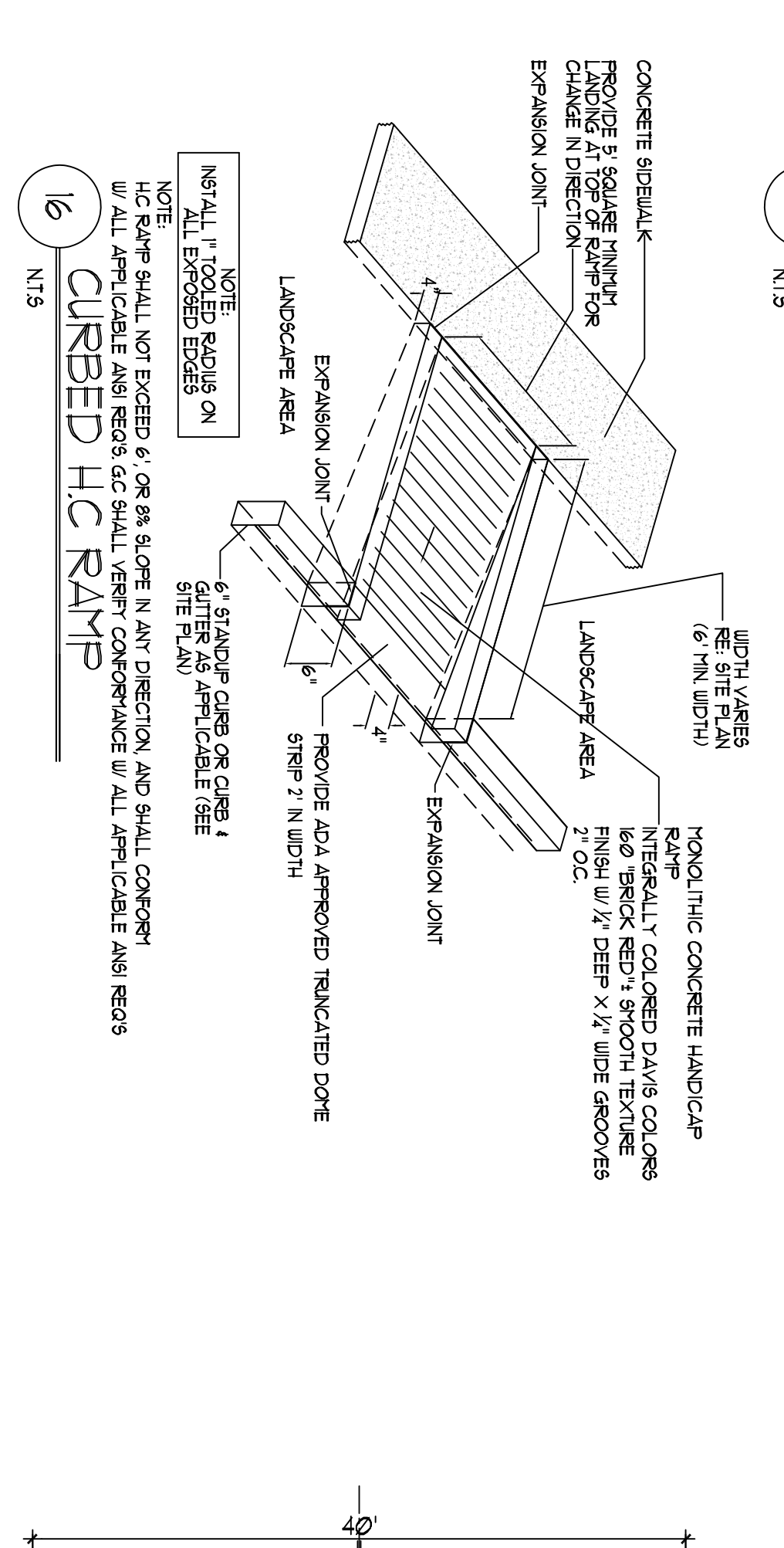
12 TYP. END ISLAND W/ WALK  
NTS



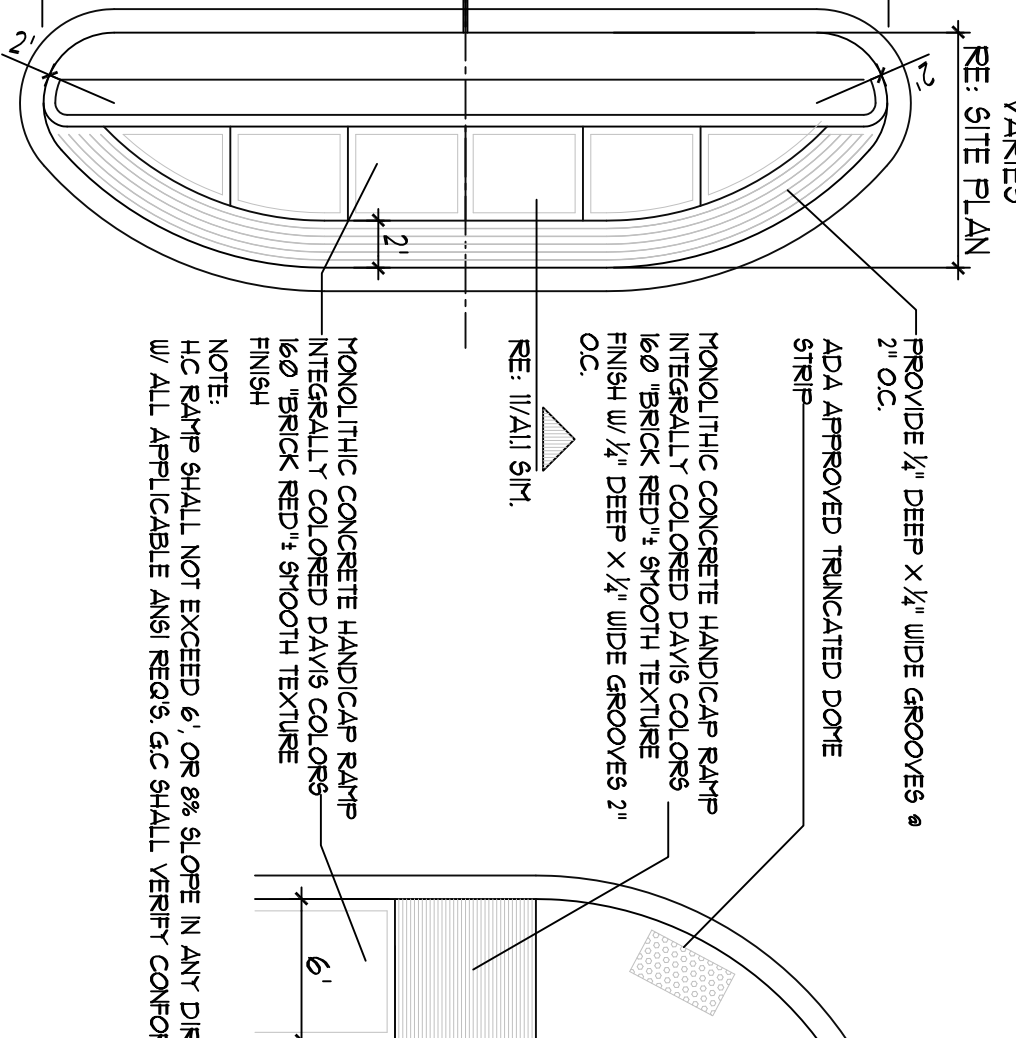
13 ISLAND CURB DETAIL  
NTS



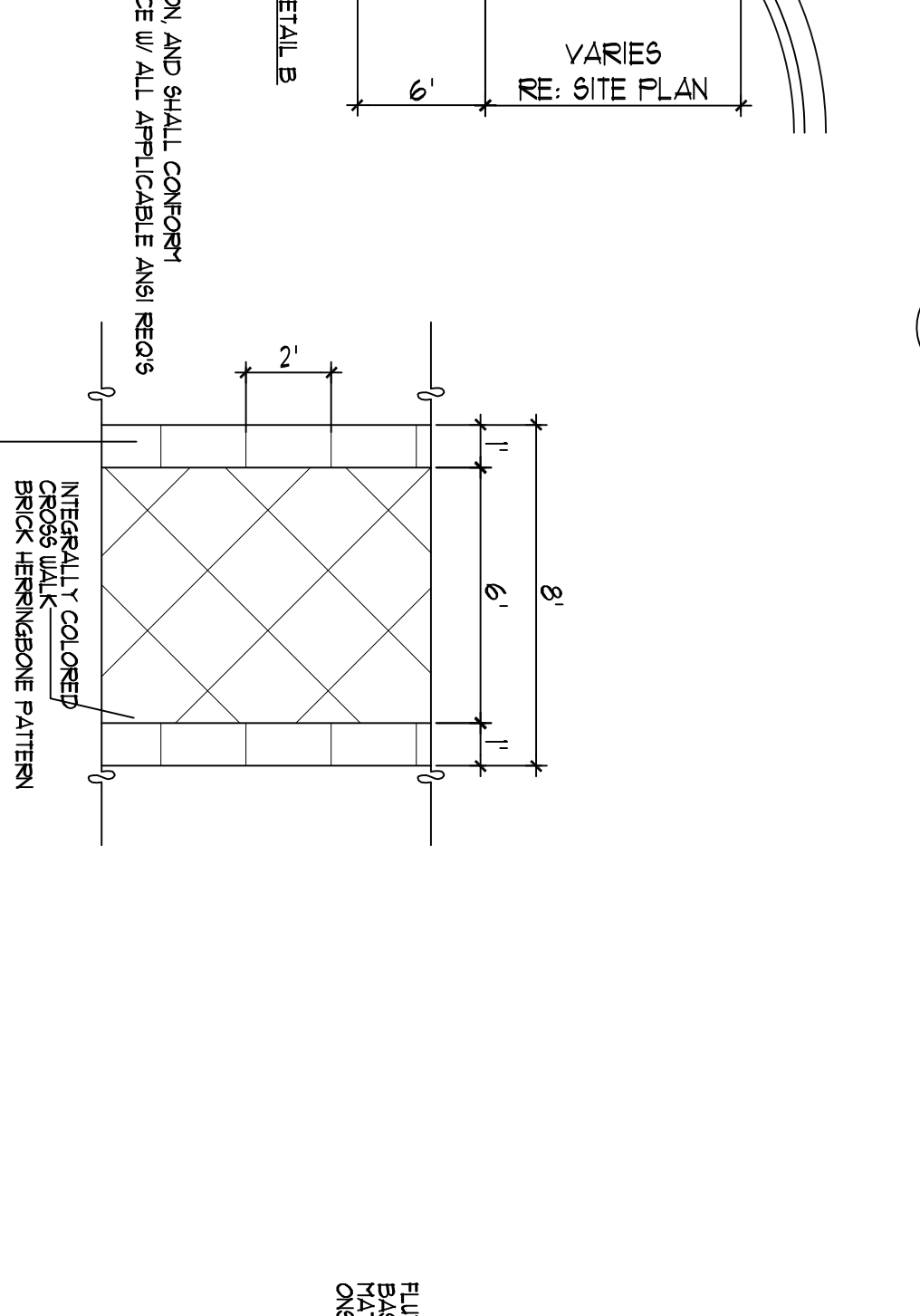
14 SIDEWALK W/ TURNDOWN CURB SECTION  
NTS



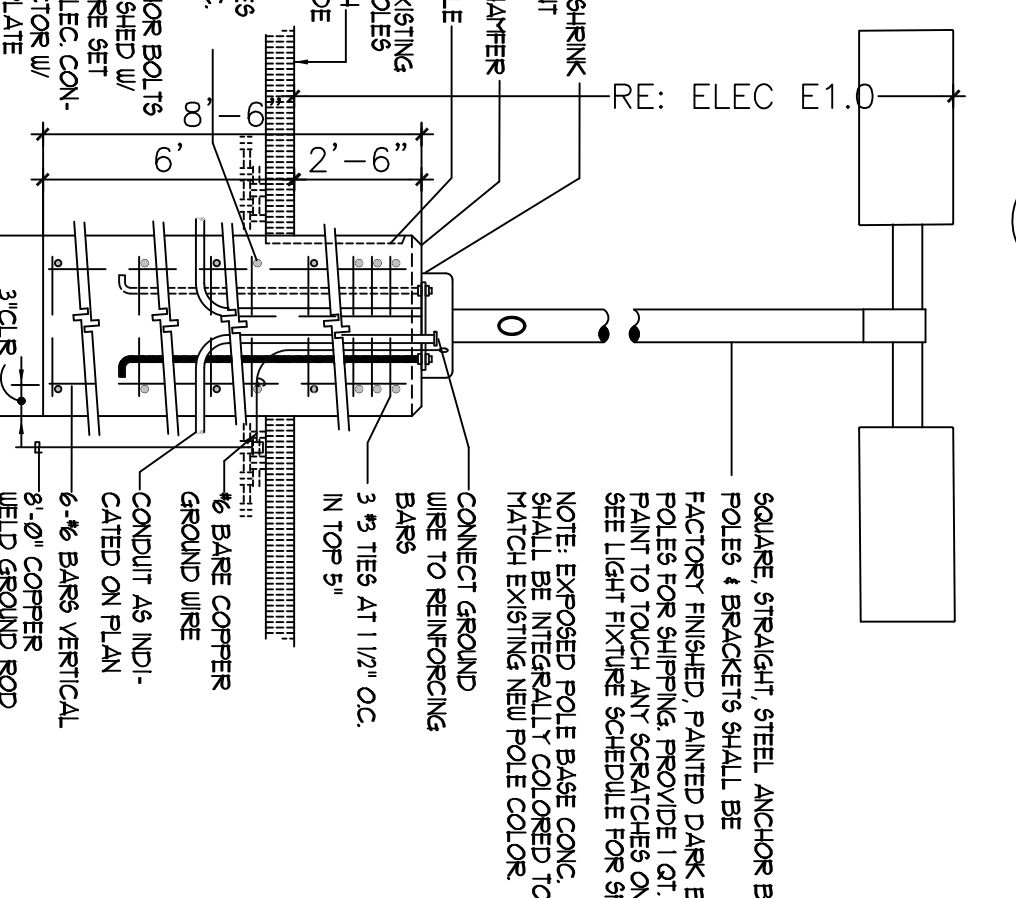
15 FLARED H/C RAMP  
NTS



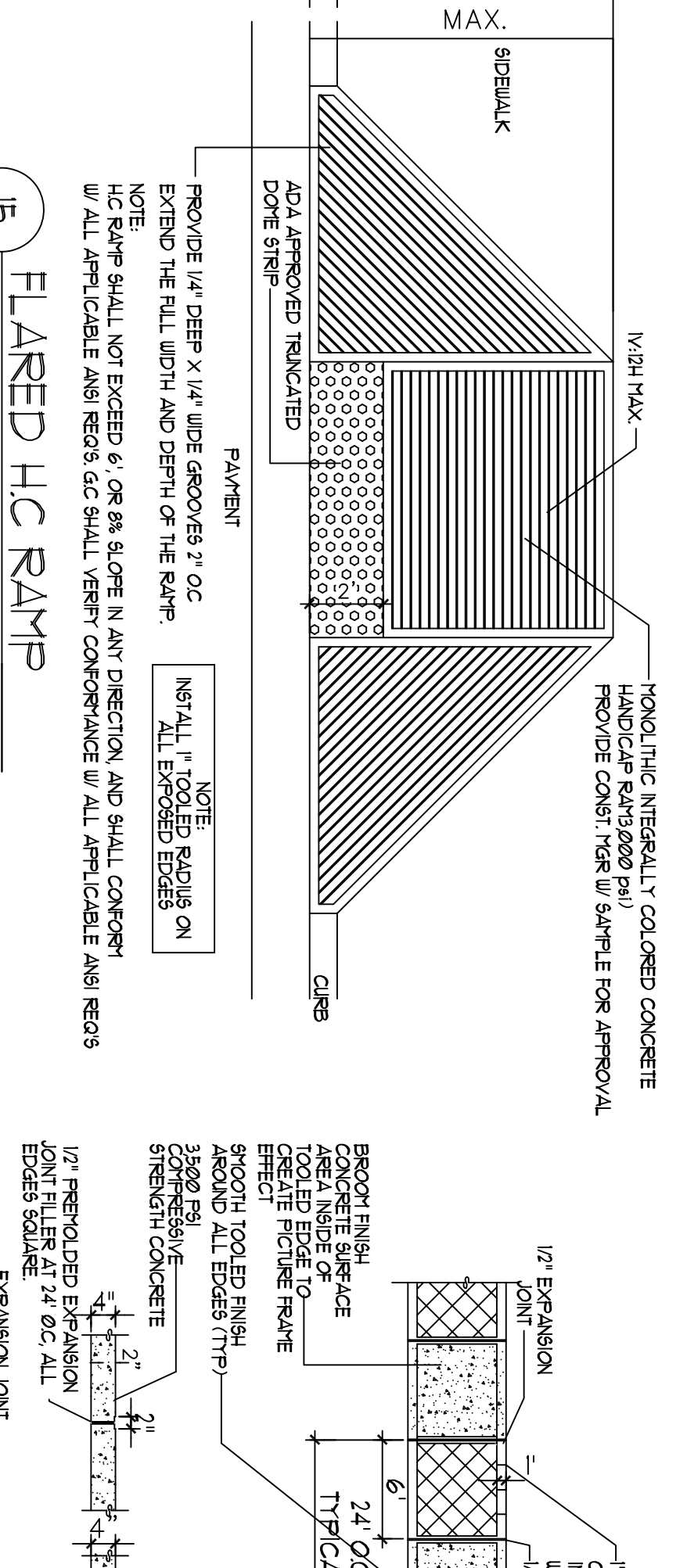
16 CURBED H/C RAMP  
NTS



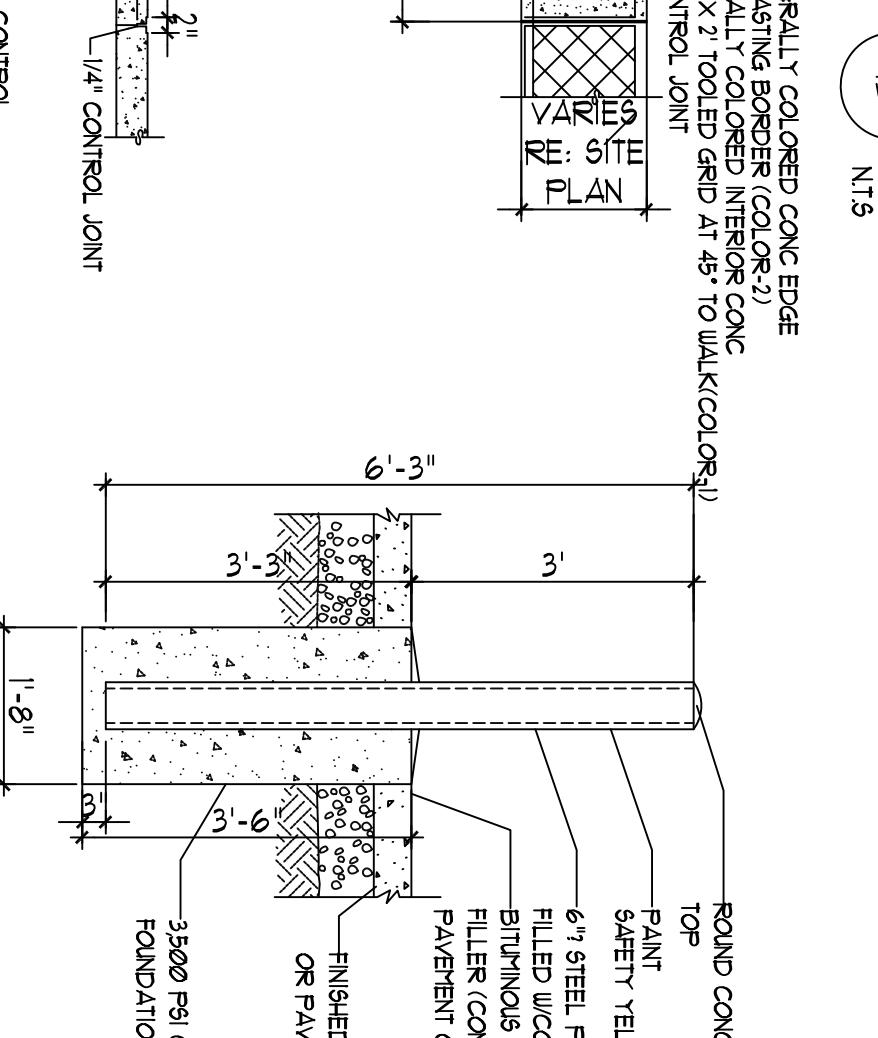
17 TYPICAL CURB DETAIL  
NTS



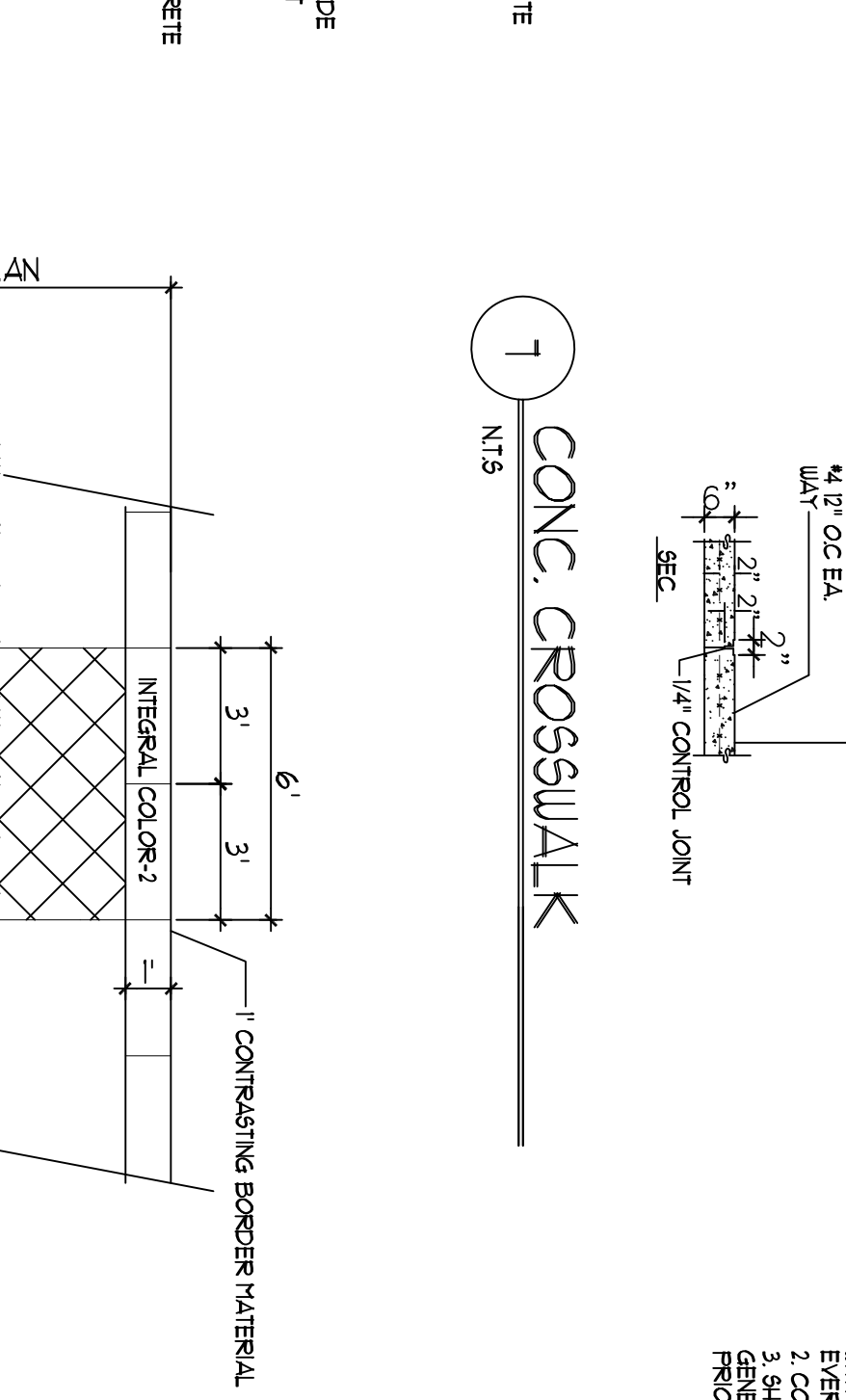
18 ISLAND DETAIL  
NTS



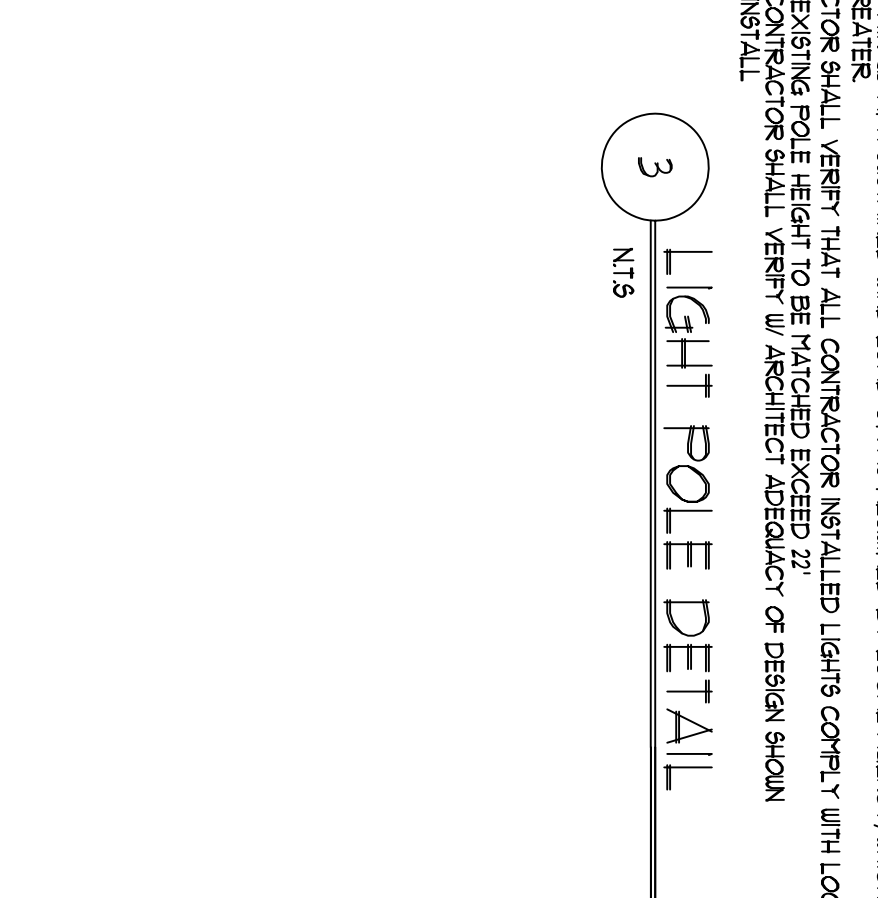
19 TYPICAL SIDEWALK  
NTS



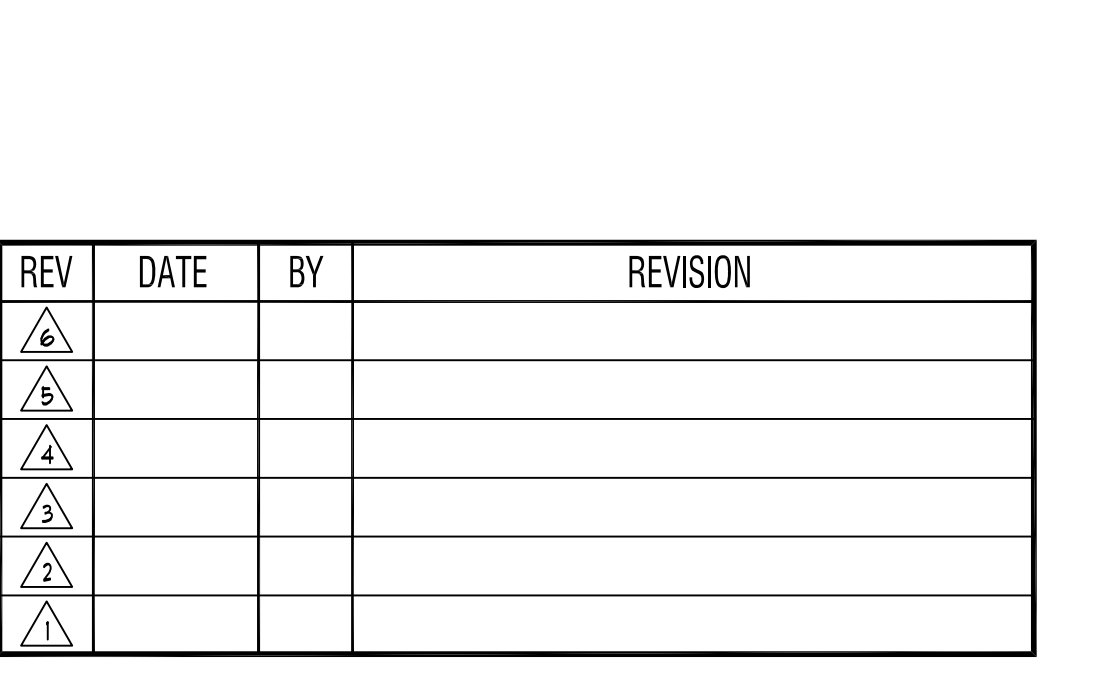
20 BOLLARD DETAIL  
NTS



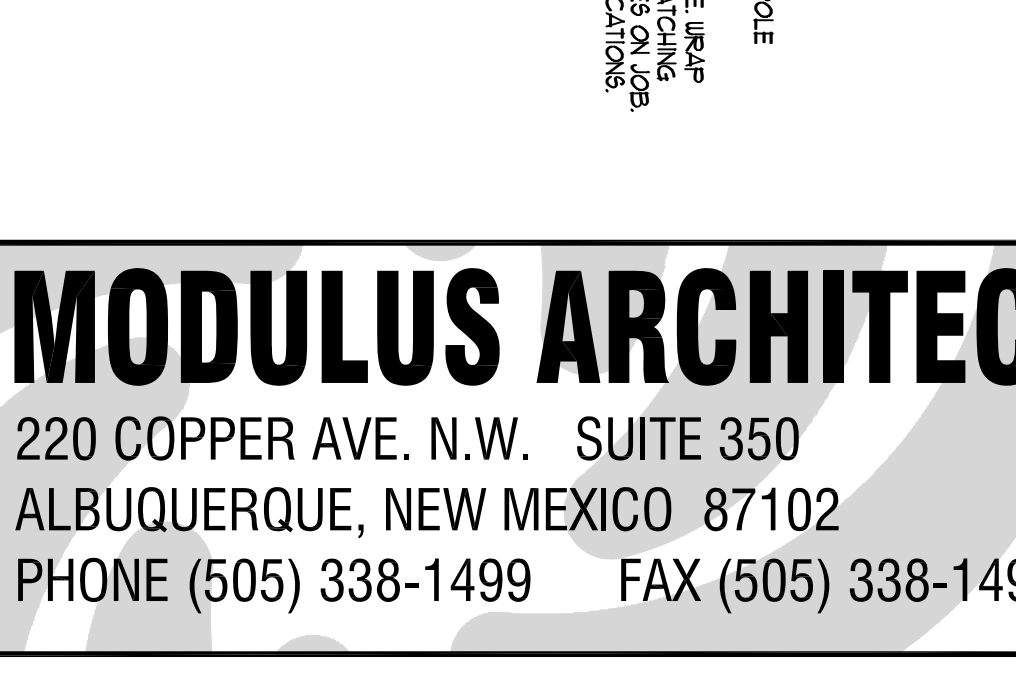
21 CONC. CROSSWALK  
NTS



22 TYPICAL STREET SIDEWALK  
NTS



23 CURB NOTCH  
NTS



24 LIGHT POLE DETAIL  
NTS

REV	DATE	BY	REVISION

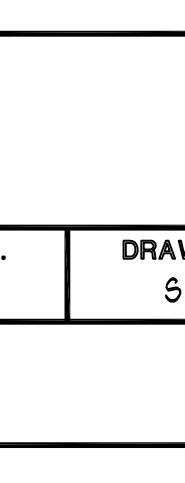
NOTE: CONTRACTOR SHALL VERIFY THAT THE COMPLETE ASSEMBLY, INCLUDING POLE BASE SHALL EVER BE GREATER THAN OBTAINED UNDER LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH SHALL EXCEED 2\"/>

NOTE: CONTRACTOR SHALL VERIFY THAT THE COMPLETE ASSEMBLY, INCLUDING POLE BASE SHALL EVER BE GREATER THAN OBTAINED UNDER LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH SHALL EXCEED 2\"/>

NOTE: CONTRACTOR SHALL VERIFY THAT THE COMPLETE ASSEMBLY, INCLUDING POLE BASE SHALL EVER BE GREATER THAN OBTAINED UNDER LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH SHALL EXCEED 2\"/>

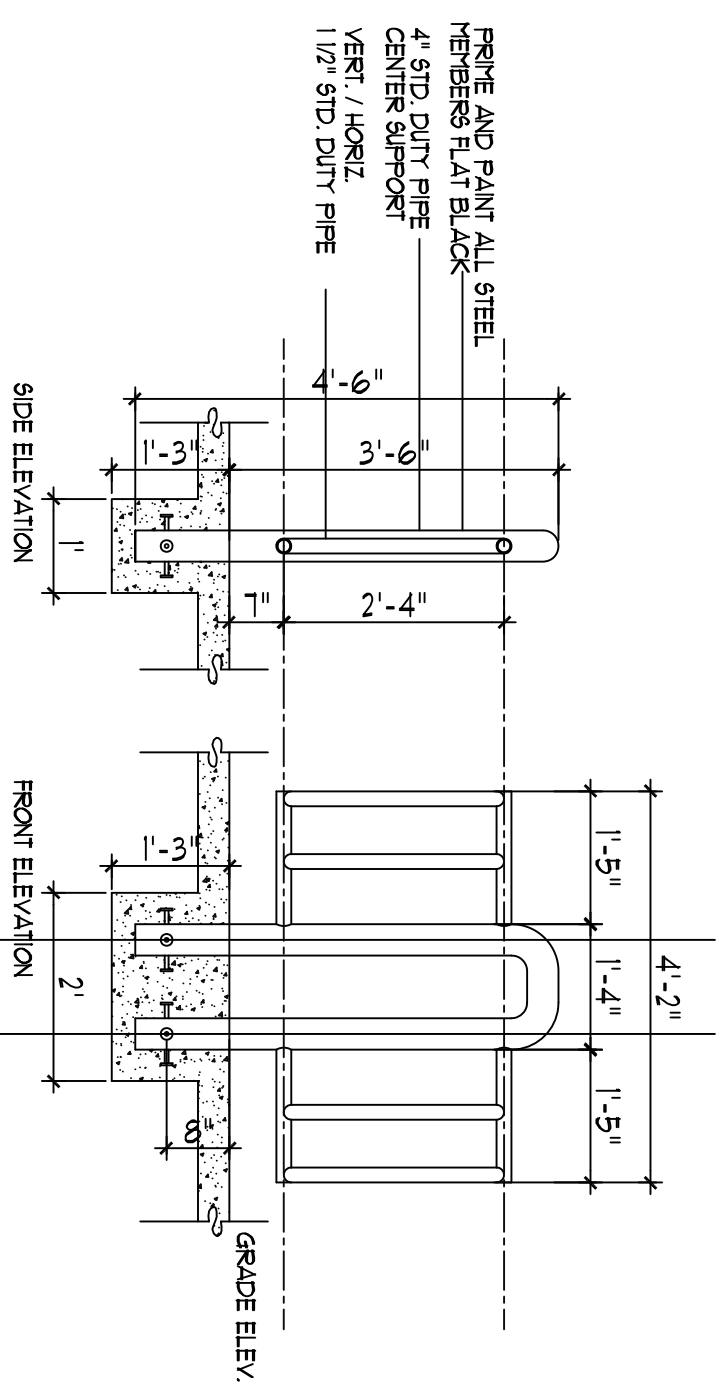
NOTE: CONTRACTOR SHALL VERIFY THAT THE COMPLETE ASSEMBLY, INCLUDING POLE BASE SHALL EVER BE GREATER THAN OBTAINED UNDER LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH SHALL EXCEED 2\"/>

PROJECT TITLE HOTEL SITE DETAILS WINROCK TOWN CENTER ALBUQUERQUE NEW MEXICO	JOB NO. WIN-EJ	DRAWN BY S-J
PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET TITLE SITE DETAILS	

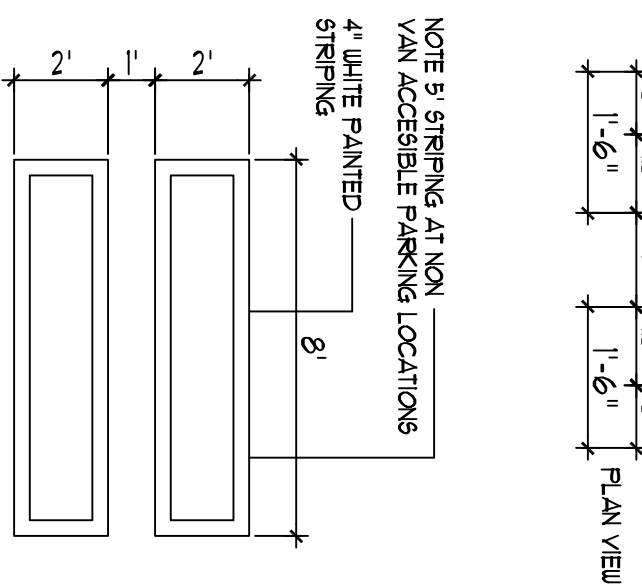


**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

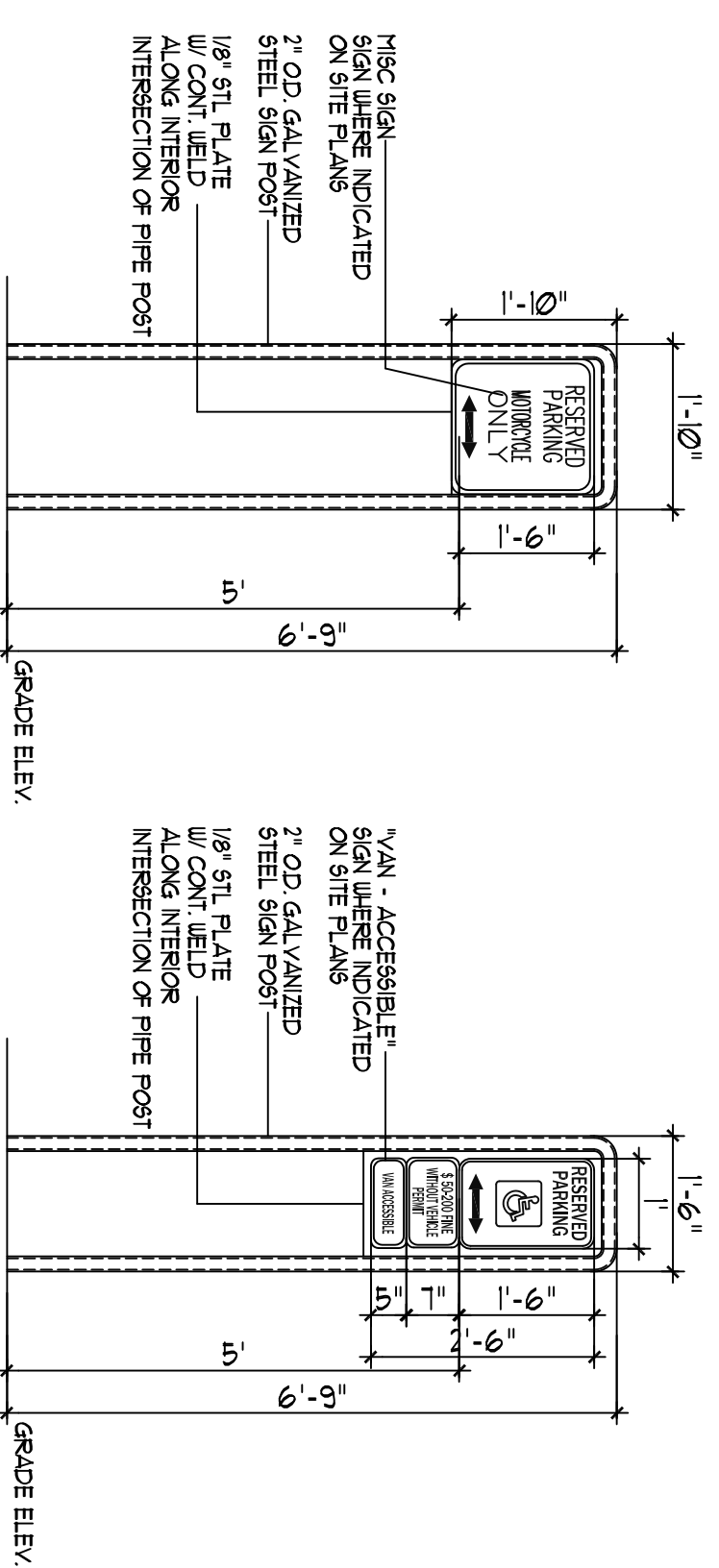
DATE 10/15/2019	SCALE AS NOTED
SHEET TITLE <b>A11</b>	



11 BIKE RACK DETAIL  
NTS

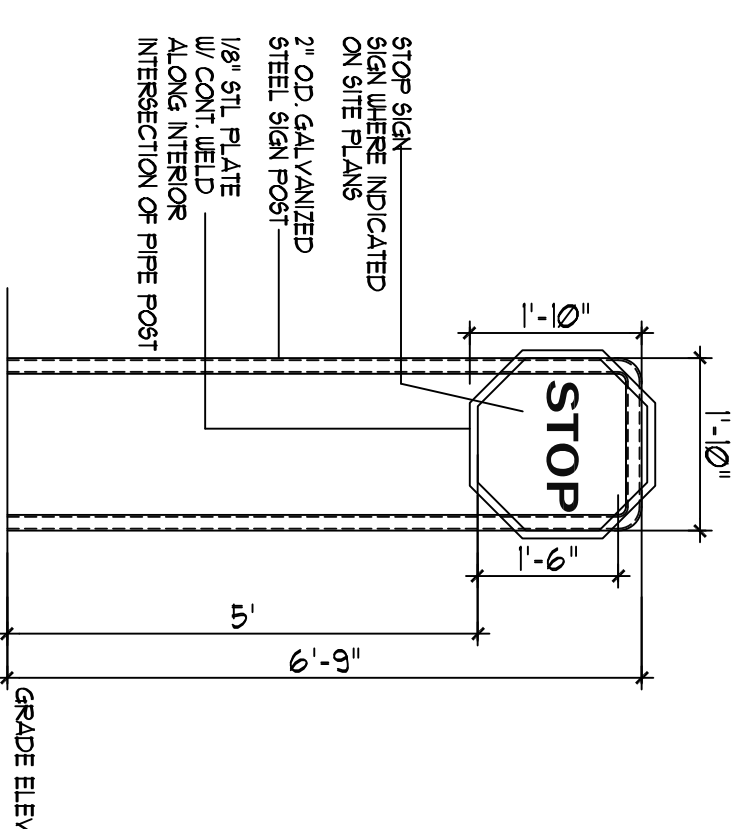


10 HC PARKING-WALK PAINT DETAIL  
NTS

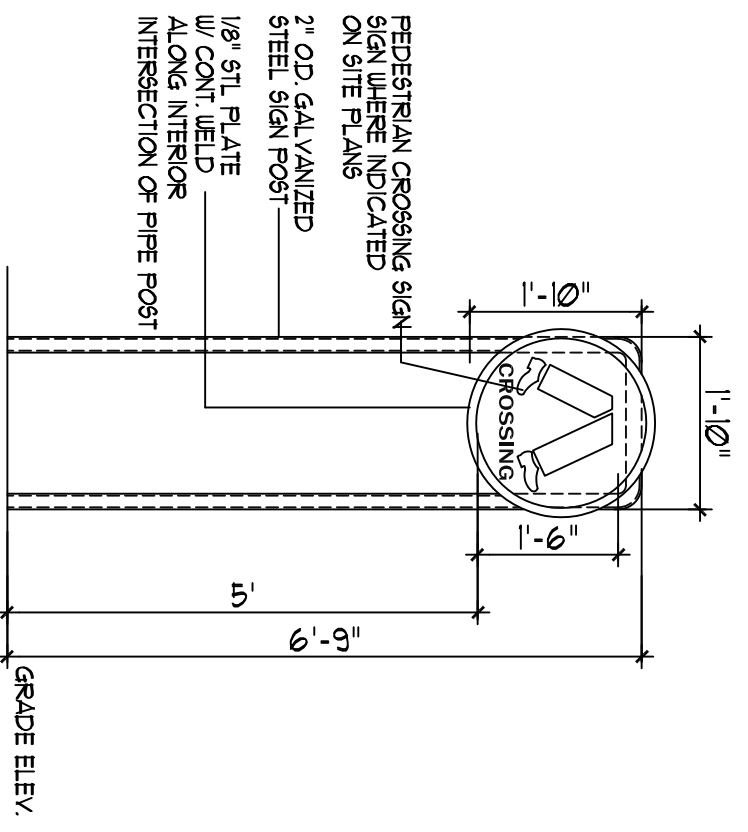


7 MISC. SIGNAGE  
NTS

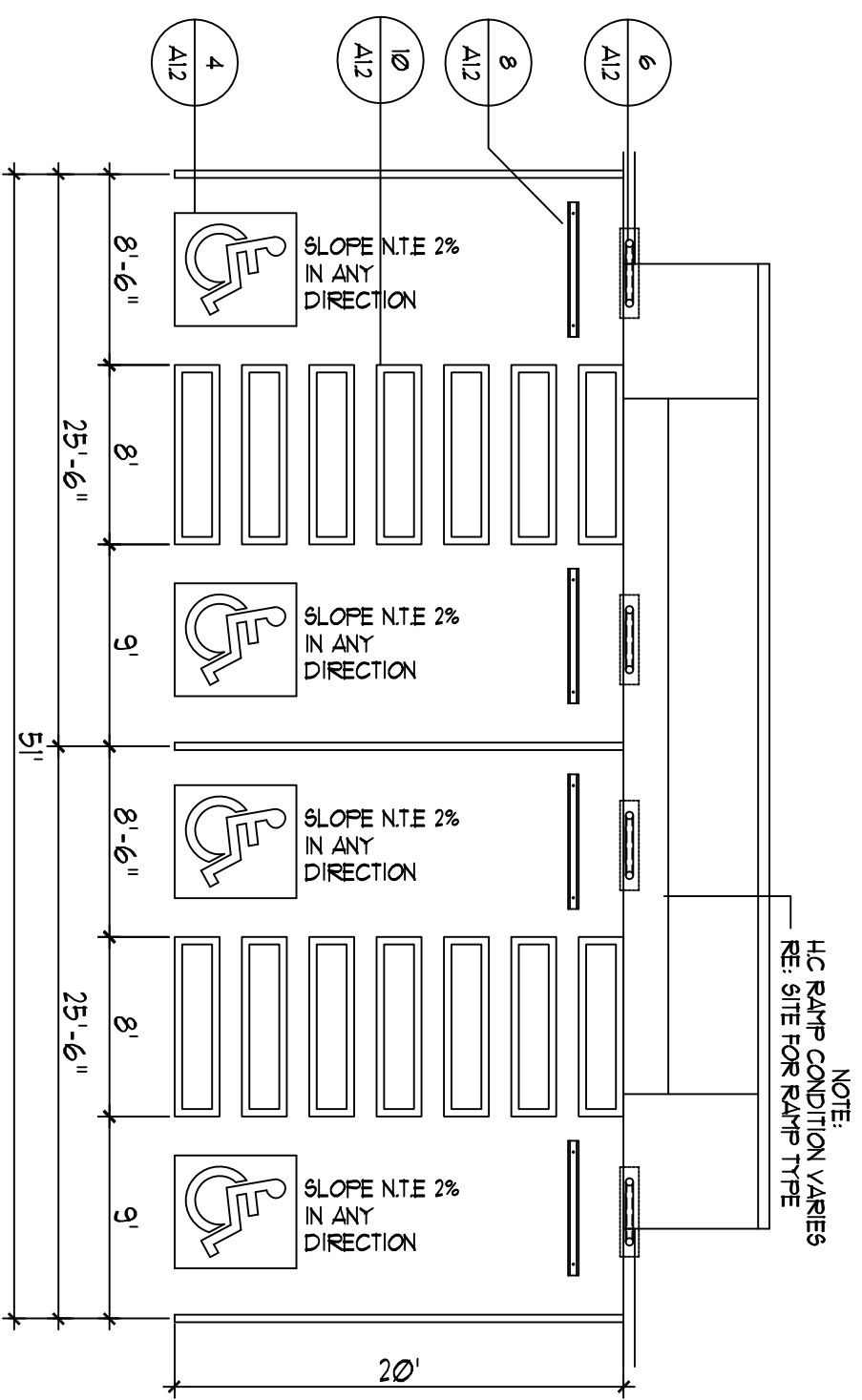
6 HC SIGNAGE  
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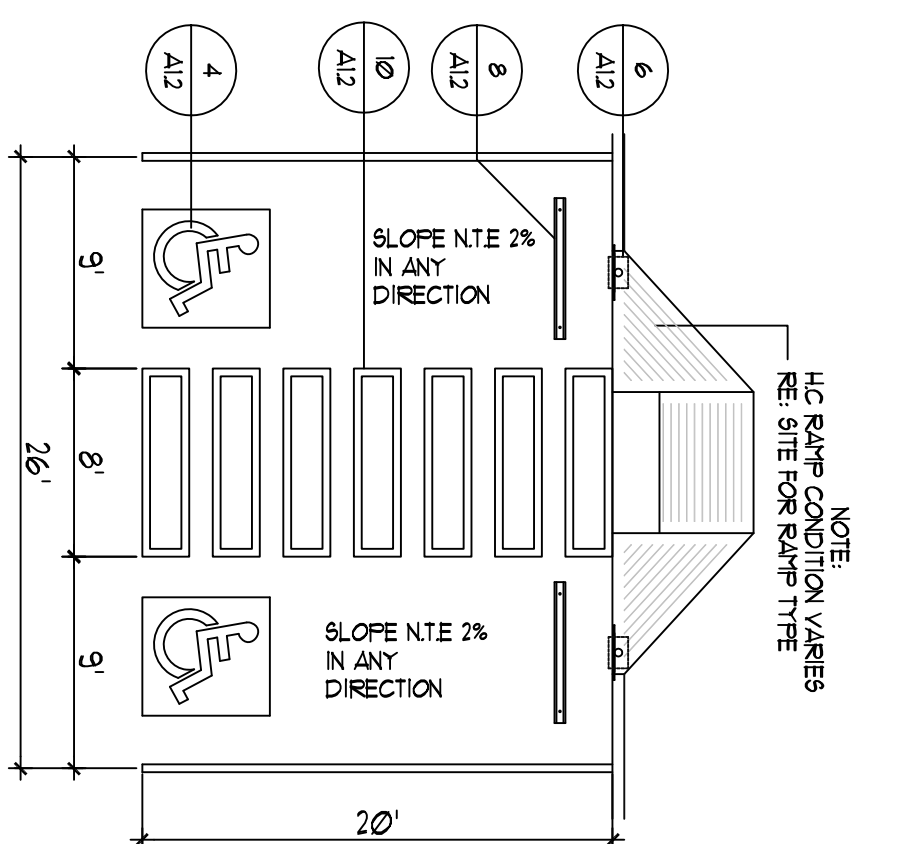
3A STOP SIGNAGE  
NTS



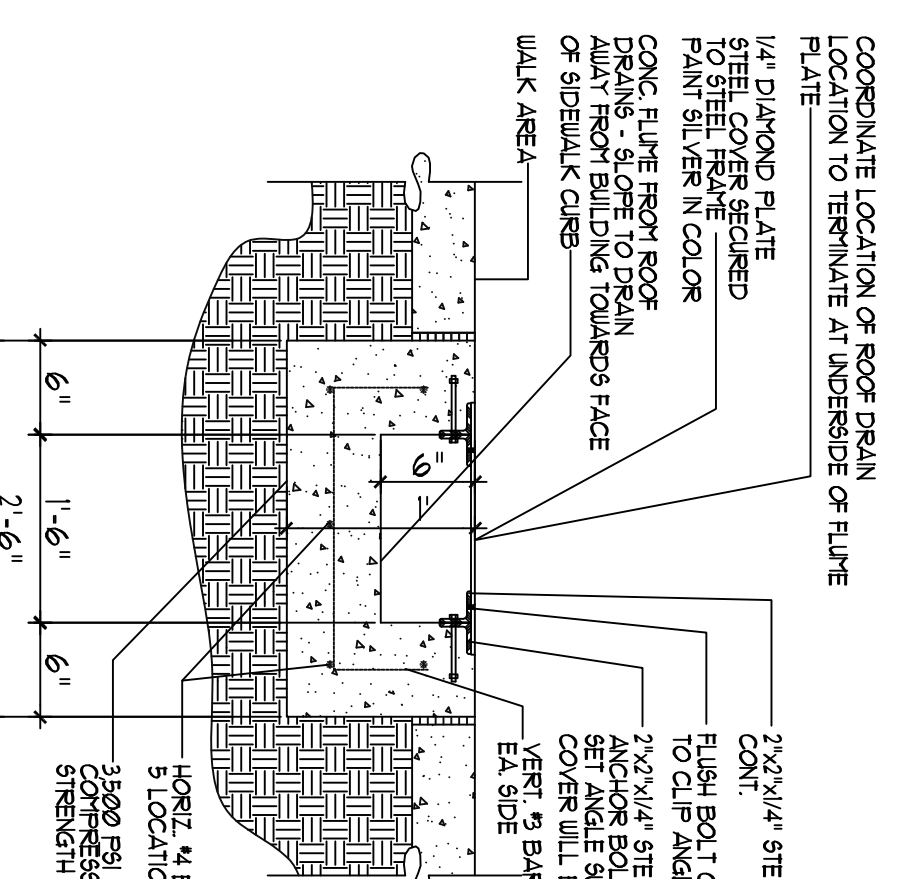
3 PEDESTRIAN SIGNAGE  
NTS



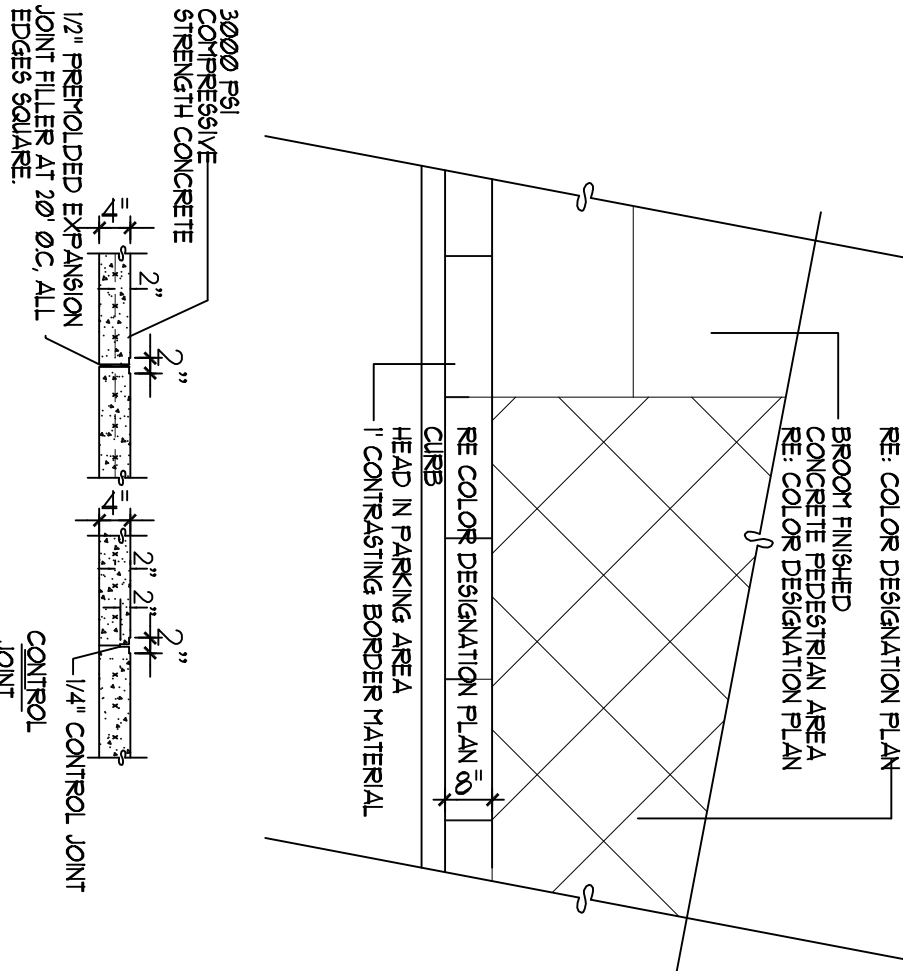
9 HC PARKING (DUAL CONFIGURATION)  
NTS



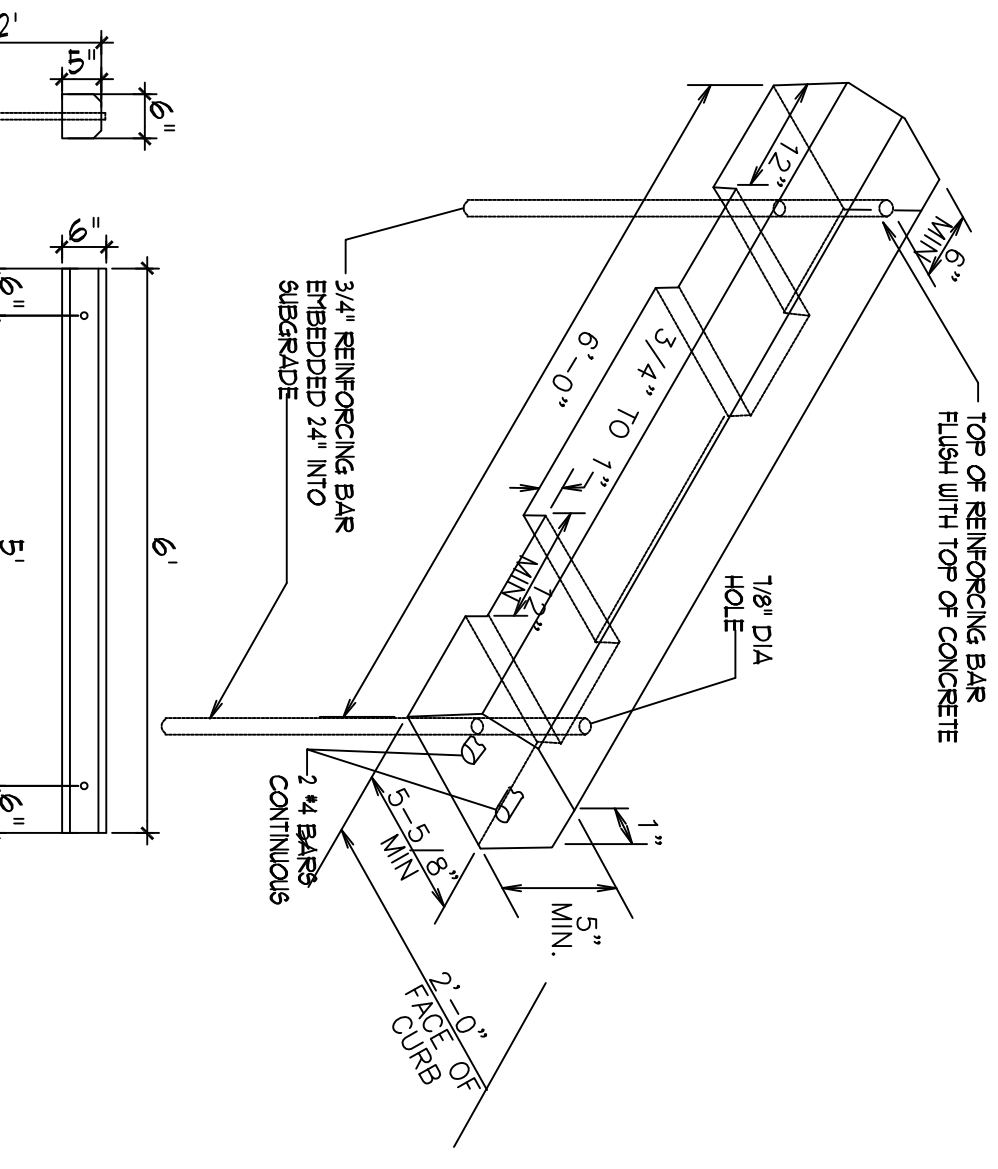
5 HC PARKING  
NTS



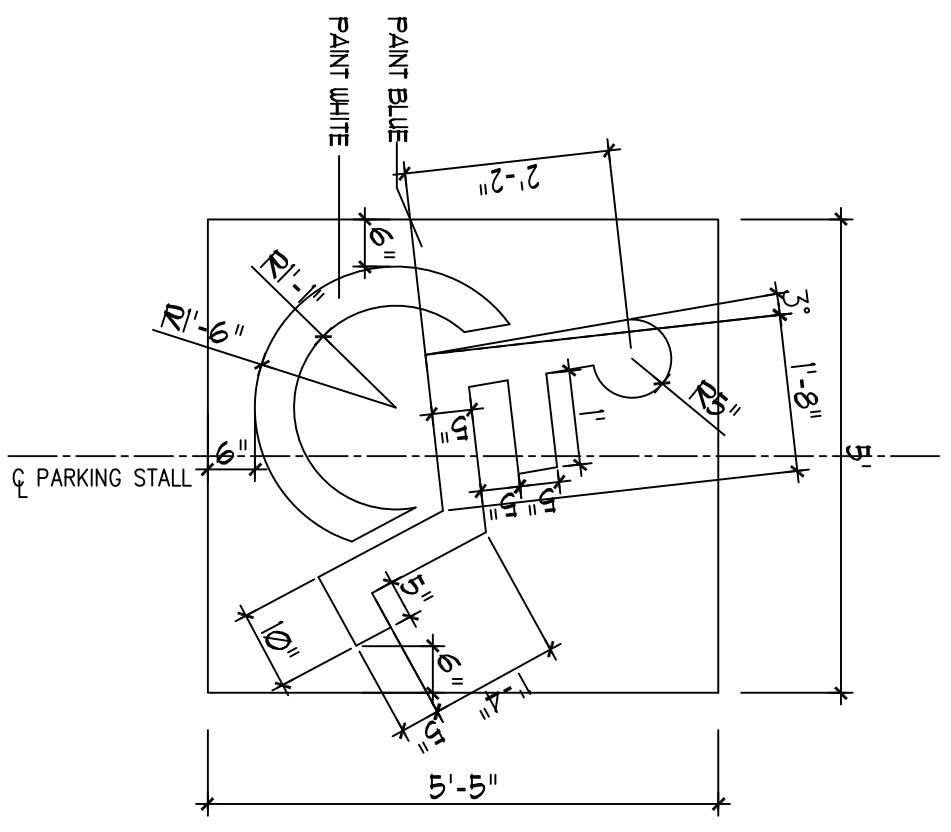
12 CONC. FLUME DETAIL  
NTS



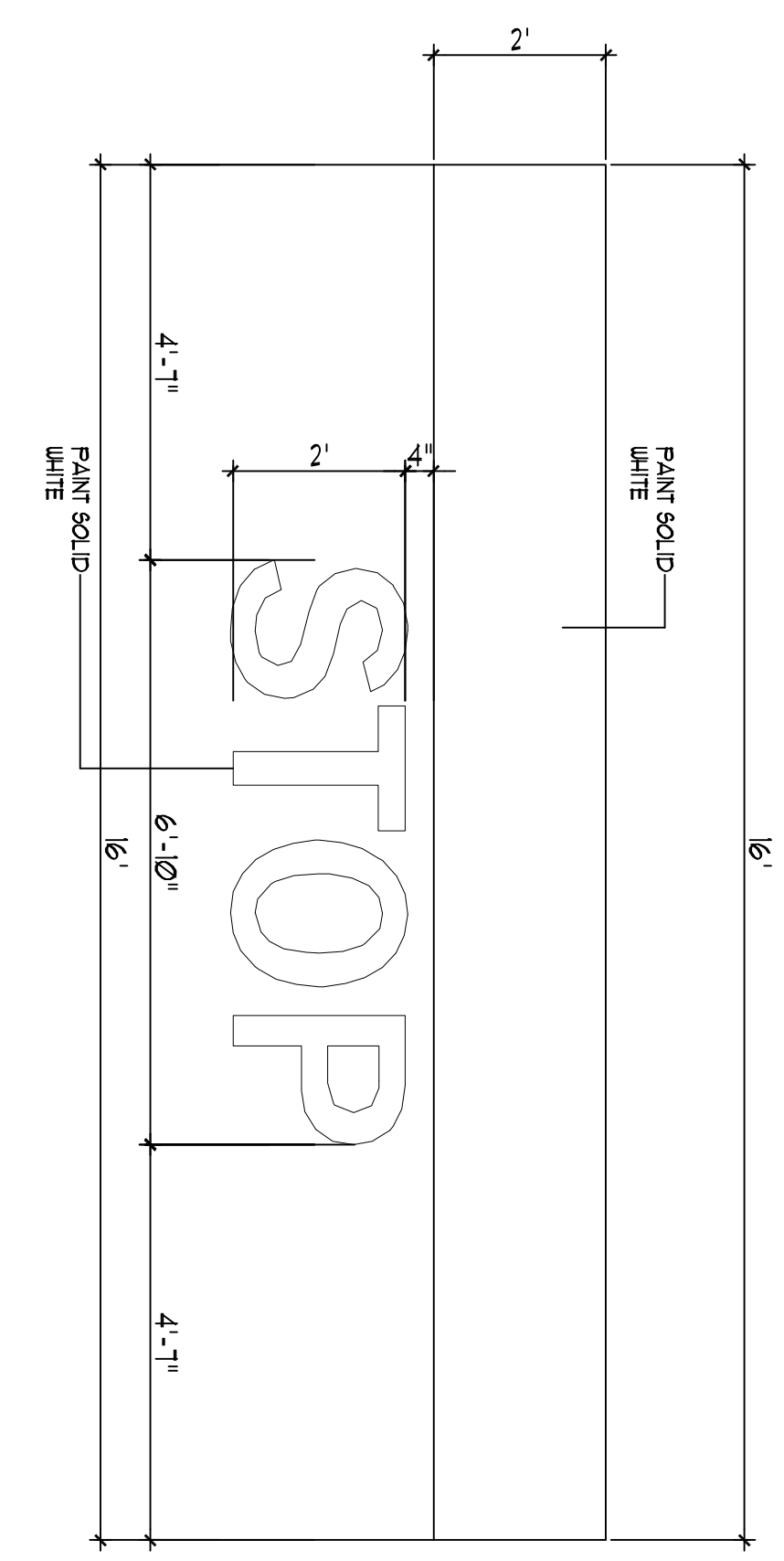
2 TYPICAL EDGE WALK DETAIL  
NTS



8 HC WHEEL STOP  
1/2\"/>



4 HC SIGNAGE  
1/2\"/>

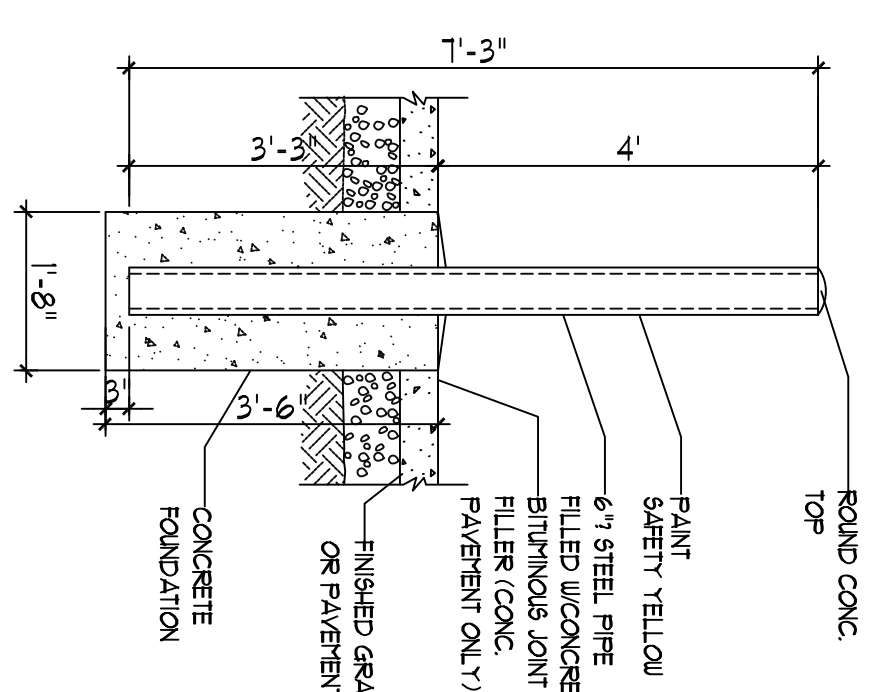


1 STOP BAR DETAIL  
NTS

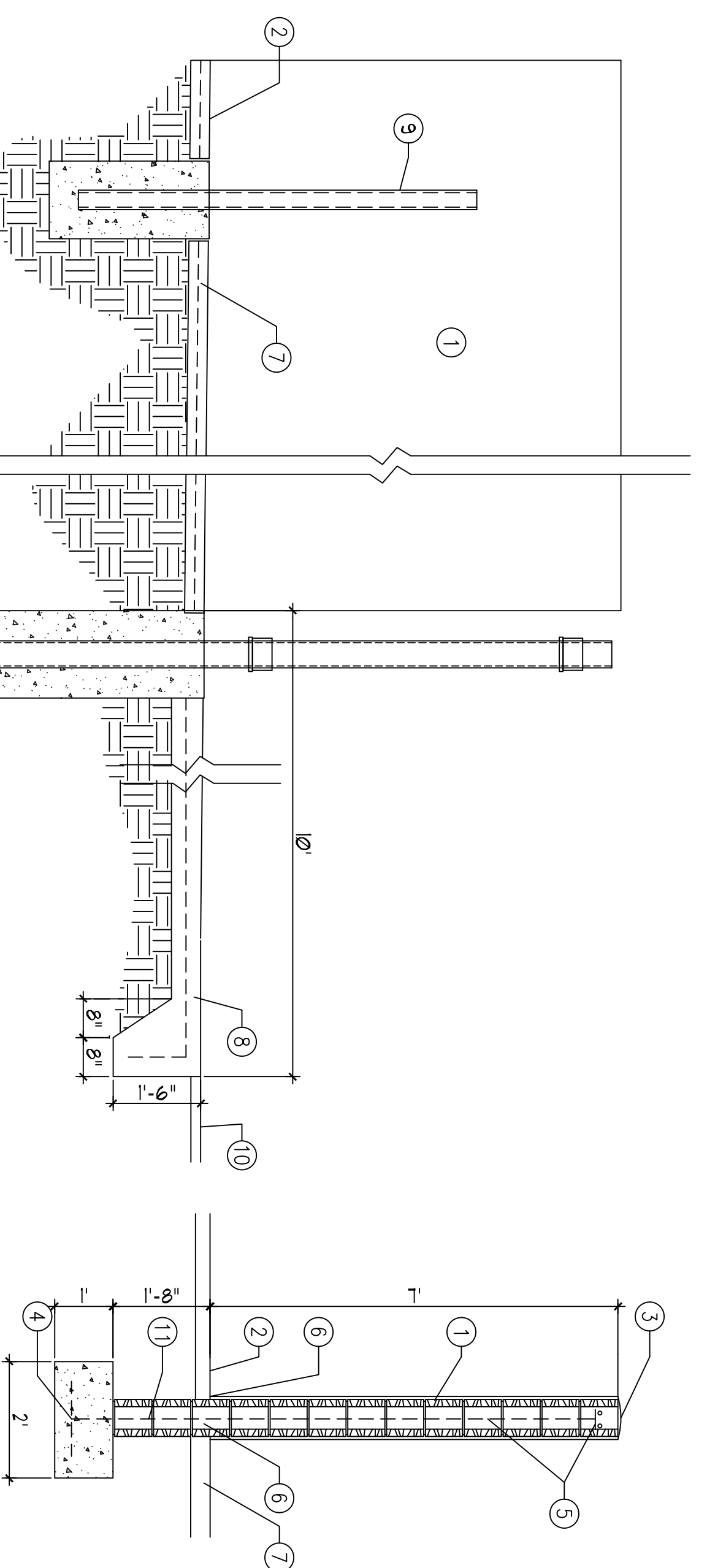
REV	DATE	BY	REVISION
△			
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△			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE HOTEL SITE DETAILS WINROCK TOWN CENTER ALBUQUERQUE NEW MEXICO	DATE 10/25/09	SCALE AS NOTED
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. WIN-EJ	DRAWN BY S-J
SHEET TITLE SITE DETAILS		
SHEET NO. A12		

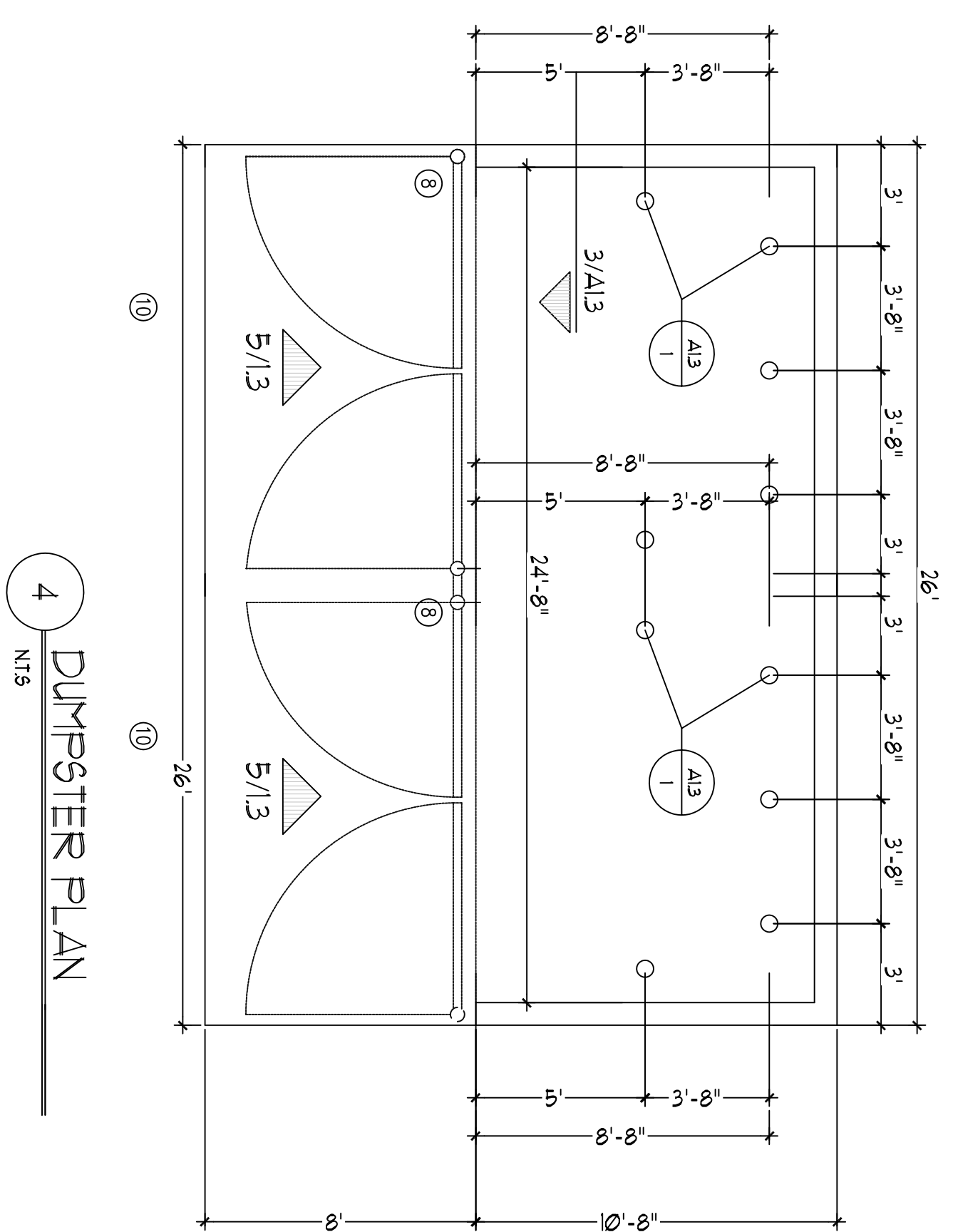


1 BOLLARD DETAIL  
NTS

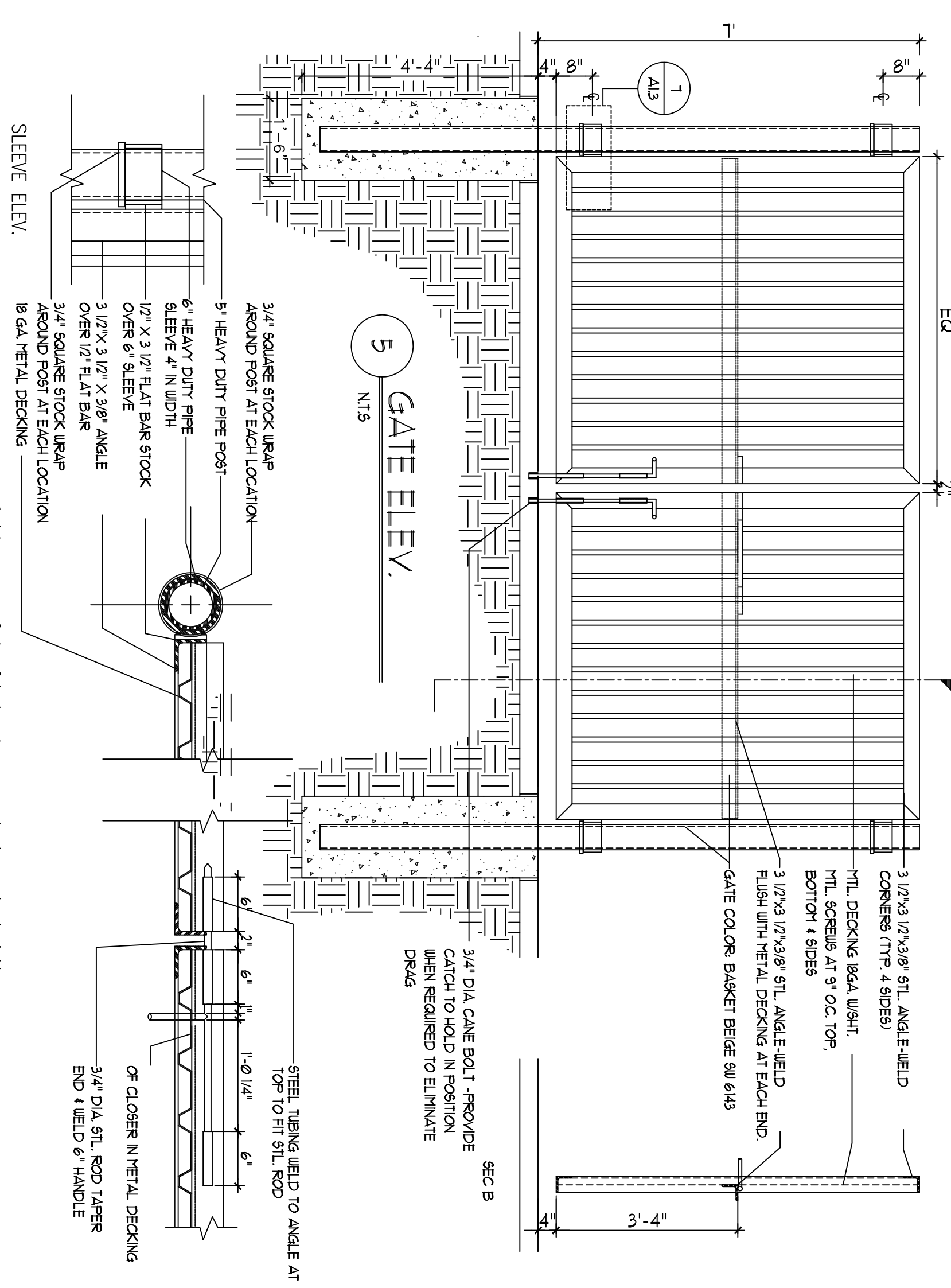


2 DUMPSTER SEC.  
NTS

3 DUMPSTER SEC.  
NTS



4 DUMPSTER PLAN  
NTS



5 GATE ELEV.  
NTS

1 GATE POST/SLIDE BOLT DETAIL  
NTS

KEYED NOTES

- 1 8" CHU WALL WITH 2 COAT 8/16 STUCCO
- 2 FINISH GRADE
- 3 SLOPE STUCCO CAP
- 4 2x4 BARS CONT. & BOTTOM ACROSS BOTTOM OF FOOTING
- 5 2" x 5" BARS, 8" TOP SPOCK-CONTINUOUS, 6" BARS & 3" x 3" VERTICAL, 6" BARS & 3" x 3" HORIZONTAL, 6" x 6" x 16" OC HORIZONTAL
- 6 1/2" EXPANSION JOINT MATERIAL
- 7 4" CONCRETE SLAB 4000 PSI 18"x10" W/1"
- 8 5" CONCRETE APRON 4000 PSI 18"x10" W/1" UNDERDON EDGE
- 9 6" CONCRETE FILLED PIPE N 1/2" DIA X 7'-6" DEEP CONC. FOOTING PAINT TO MATCH STUCCO FINISH
- 10 ASPHALT FINISH
- 11 GROUT ALL CELLS SOLID BELOW GRADE TYPICAL
- 12 2" VENT TO 6" ABOVE TOP OF ENCLOSURE WITH 1/2" CLEAN OUT
- 13 RE. DET. T1A13 FOR IFO
- 14 CATCH BASIN 21"x9" ZIRN Z-981 6" x 7.25" SLOAN FLO CATCH BASIN FABRICATED IN STEEL, BASIN WITH BOLTED FLANGED CONNECTION CONCRETE UNIT LADE DIRT, CL-468 FT. 7-883-COE DUCTILE IRON SLOTTED GRATE AND BEDDING BASKET.

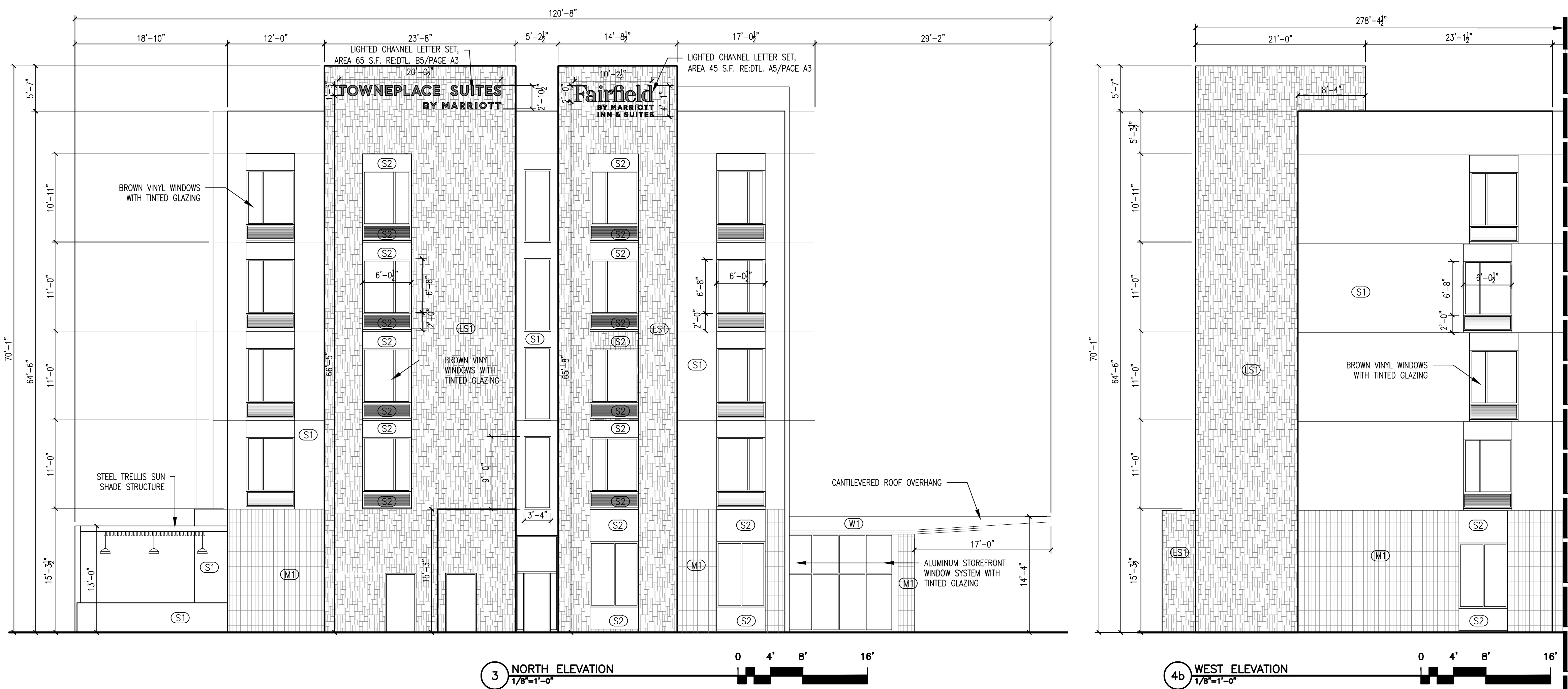
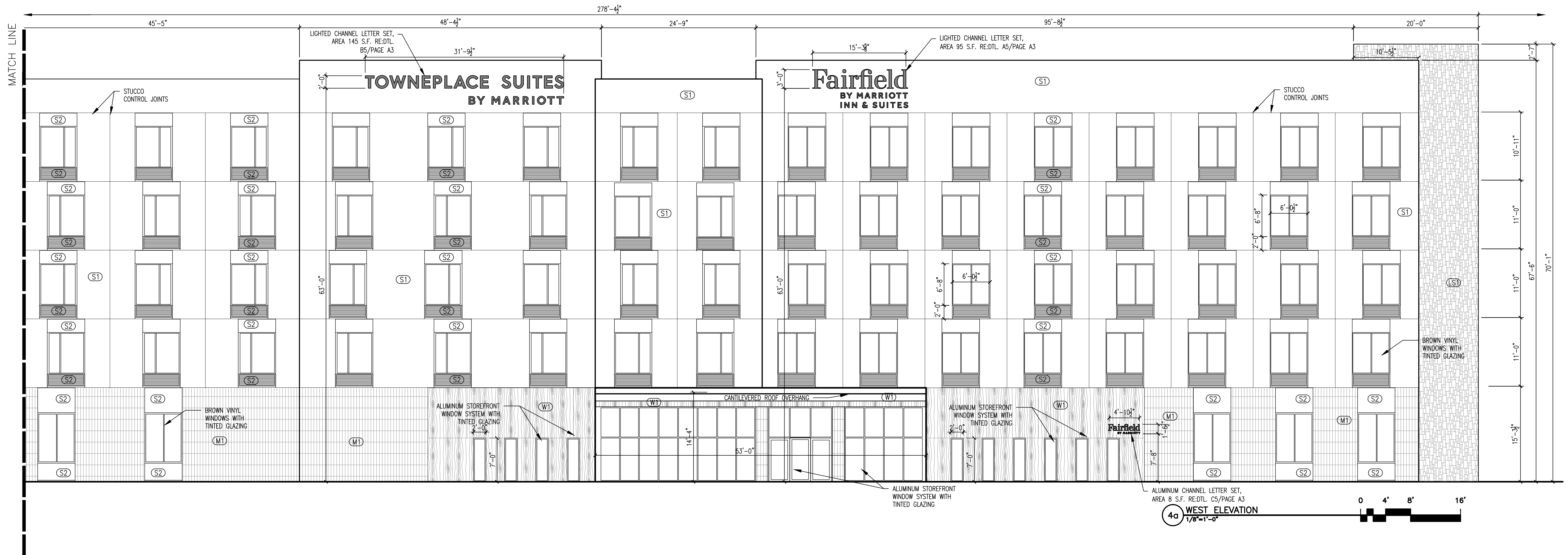
6 ENCLOSURE NOTES  
NTS



**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

DATE 10/25/2013	PROJECT TITLE HOTEL SITE DETAILS WINROCK TOWN CENTER ALBUQUERQUE NEW MEXICO
SCALE AS NOTED	PROJECT MANAGER STEPHEN DUNBAR AIA
	JOB NO. WIN-EJ
	DRAWN BY. S-J
	SHEET TITLE SITE DETAILS



COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	STUCCO FINISH	OFF WHITE	SHERMAN WILLIAMS 7004	SNOWBOUND
(S2)	STUCCO FINISH/TRIM	DARK GRAY	BENJAMIN MOORE 1596	NIGHTFALL
(LS)	MANUFACTURED LEDGE STONE	GRAY	PRO-FIT MODERA	CARBON
(M1)	MASONRY VENEER	LIGHT GRAY	CREATIVE MINES	CRAFT INNER PEACE-NIRVANA
(W1)	WOOD-LOOK MASONRY VENEER	CEDAR	CREATIVE MINES	CEDAR CRAFT BOARD

SIGNAGE LEGEND				
ELEVATION	FACADE AREA	PERCENT OF FACADE SIGNAGE PERMITTED	ALLOWABLE AREA OF SIGNAGE PERMITTED	AREA OF SIGNAGE PROVIDED
EAST	18,457 S.F.	15%	2,768 S.F.	240 S.F.
NORTH	4,659 S.F.	15%	699 S.F.	110 S.F.
WEST	18,534 S.F.	15%	2,780 S.F.	258 S.F.
SOUTH	4,702 S.F.	15%	705 S.F.	118 S.F.

peter butterfield  
 architect 13013 glenwood hills ct. ne  
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

DRAWING NAME  
 REVISIONS

Winrock Town Center Hotel  
 Albuquerque NM

**CHANNEL LETTER SPECIFICATIONS**

**Channel Letter Specifications:**  
 Construction: 2" X .040" aluminum channel letter with .063" aluminum backs  
 Face Material: 3/16" 2447 white acrylic  
 For trimless letters, 7/16" 2447 white acrylic to be used  
 Trim Cap: 1" black  
 \*For "By Marriott" and "Inn & Suites" channel letters with letter strokes less than 1" (on 24" "Fairfield" letter sets and smaller), trimless letters should be used.  
 Illumination: GE White LED's as required (225 lumen output)  
 Exterior Finish: Pre-finished black  
 Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**  
 Face Material: 3/16" 2447 white acrylic with dual-color film to match Pantone® 5405 C blue - "Fairfield" and 3/16" 2447 white acrylic with 3635/222 dual-color film - "Inn & Suites by Marriott". For trimless letters, 7/16" 2447 white acrylic to be used with edges of letter faces painted black.



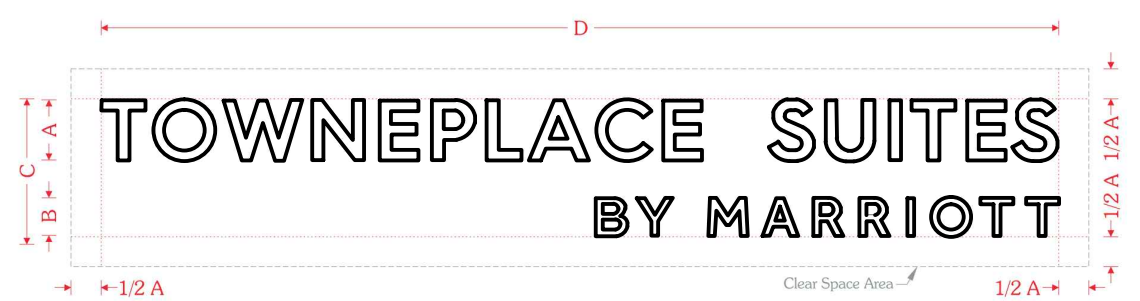
	A	B	C	D	E	F
F-24CL-2L	24"	7"	7.116"	14.316"	49.24"	102.2716"
F-36CL-2L	36"	10.12"	10.916"	21.0316"	61.316"	115.358"

\* Letter height determined by the height of the letter "T"



For Light Tone Building Backgrounds | Letters to appear blue and black during the day and illuminate white at night.

**A5 SIGNAGE DETAIL**  
3/8"=1'-0"



	T Height	B Height	Overall Height	Overall Length
TPS CL 24	24"	15"	4'-6 15/16"	31'-9 5/8"
TPS CL 15	15"	9 1/2"	2'-10 1/2"	23'-0 1/2"

**CHANNEL LETTER SPECIFICATIONS**

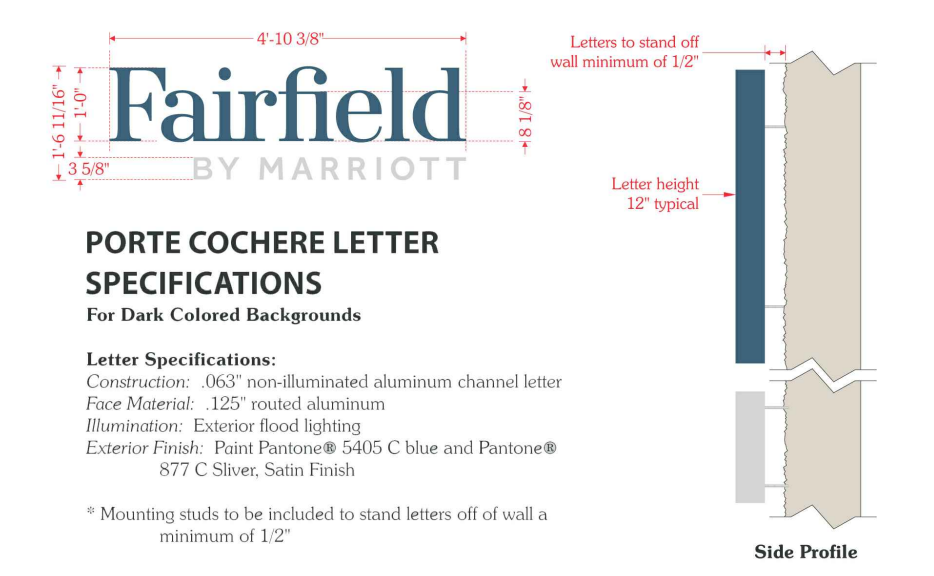
**Channel Letter Specifications:**  
 Construction: .040" aluminum channel letter with .063" aluminum backs  
 Face Material: 3/16" 7328 white acrylic  
 Trim Cap: 1" black  
 Illumination: GE White LED's as required  
 Exterior Finish: Pre-finished black  
 Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**  
 Face Material: 3/16" 7328 white acrylic



For Dark Colored Building Backgrounds | Letters to appear white during the day and illuminate white at night.

**B5 SIGNAGE DETAIL**  
3/8"=1'-0"



**PORTE COCHERE LETTER SPECIFICATIONS**  
For Dark Colored Backgrounds

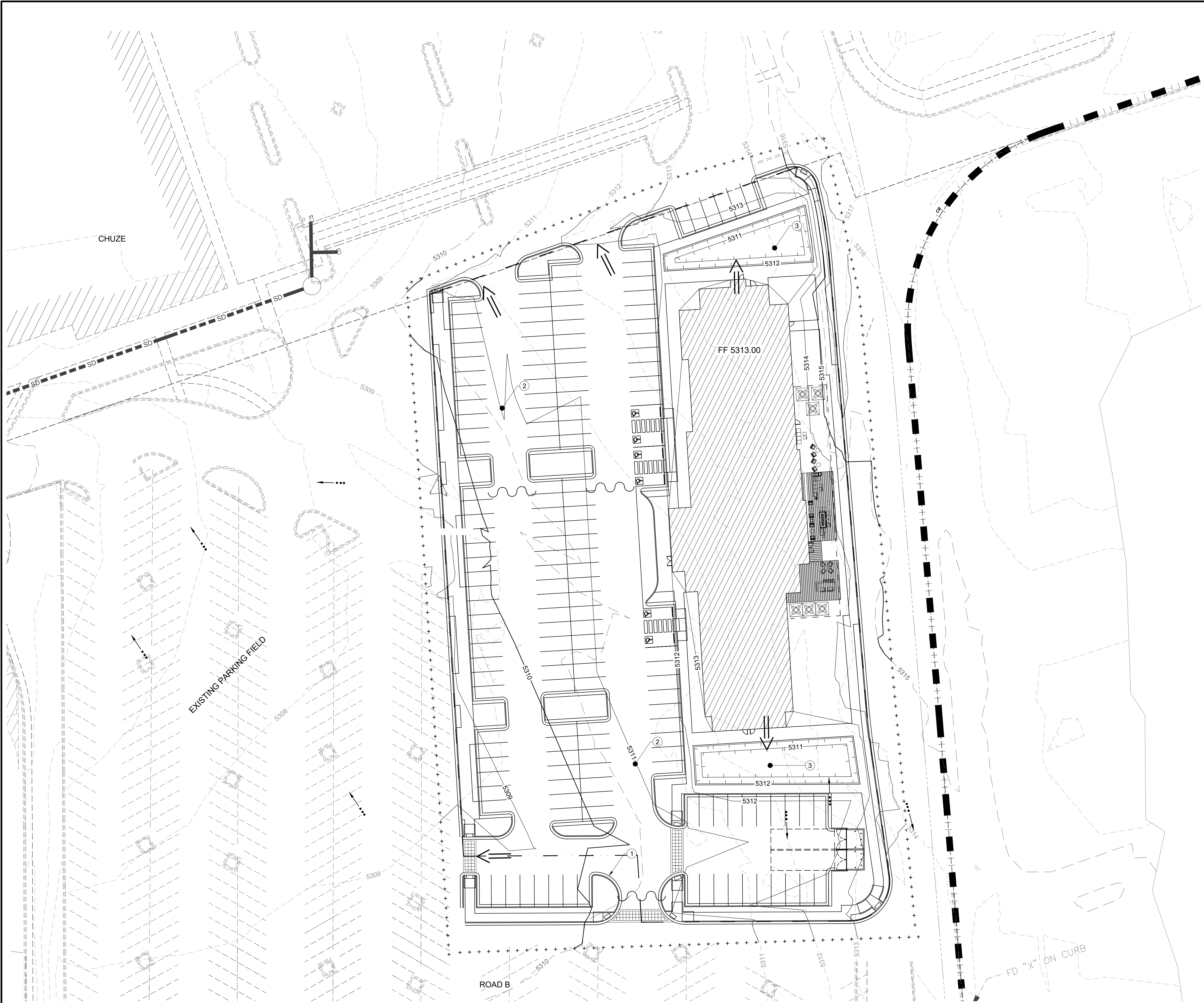
**Letter Specifications:**  
 Construction: .063" non-illuminated aluminum channel letter  
 Face Material: .125" routed aluminum  
 Illumination: Exterior flood lighting  
 Exterior Finish: Paint Pantone® 5405 C blue and Pantone® 877 C Silver, Satin Finish

\* Mounting studs to be included to stand letters off of wall a minimum of 1/2"

**C5 SIGNAGE DETAIL**  
3/8"=1'-0"



Plotter: 10/25/2019 9:12:39 AM, By: EdLings, Scott  
 Last Saved: 10/25/2019 8:10:58 AM, sxd5d5p  
 Town Center10 CAD & BIM10.1 AutoCAD/DRB/C10.dwg



**GRADING PLAN**

- CONSTRUCTION NOTES**
1. CONSTRUCT 6" ASPHALT CURB PER COA STD. DWG. 2415
  2. CONSTRUCT 3" SP-C ASPHALT PARKING LOT.
  3. FIRST FLUSH POND

- LEGEND**
- ← DISCHARGE LOCATION
  - FLOW DIRECTION
  - +++++ LIMITS OF DISTURBANCE
  - ~ HIGH POINT

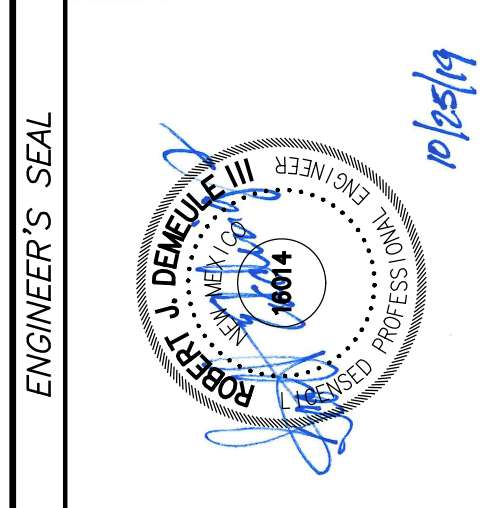
**EARTHWORK SUMMARY**

CUT: 1.00 CUBIC YARDS  
 FILL: 1.600 CUBIC YARDS  
 NET: 500 CUBIC YARDS (FILL)

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

BENCH MARKS	
FOUND MONUMENT "LH19A"	DATE
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE
0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-119A, 1989"	DATE
X = 1548338.44	DATE
Y = 1493076.47	DATE
ELEVATION IS 5326.611 (NWD 1988)	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



NO.	DATE	REMARKS	BY
		DESIGN	

DESIGNED BY: NV DATE: OCT 2019  
 DRAWN BY: LT DATE: OCT 2019  
 DWG NAME: C101.dwg  
 CHECKED BY: SE DATE: OCT 2019

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

**MARRIOTT SUITES @ WINROCK TOWN CENTER ALBUQUERQUE, NM**

TITLE: **GRADING PLAN FOR DRB SITE PLAN**

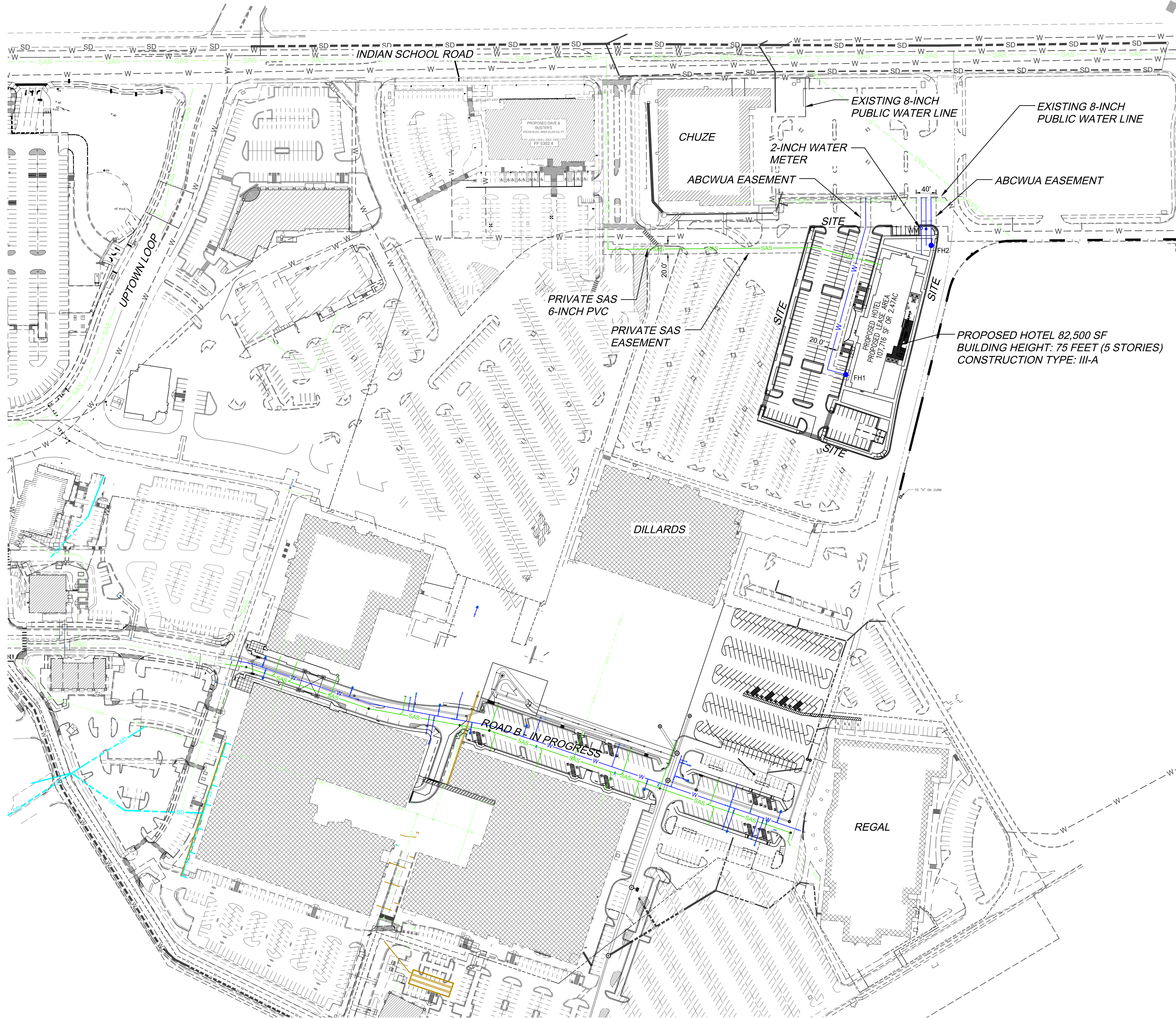
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

Last Update

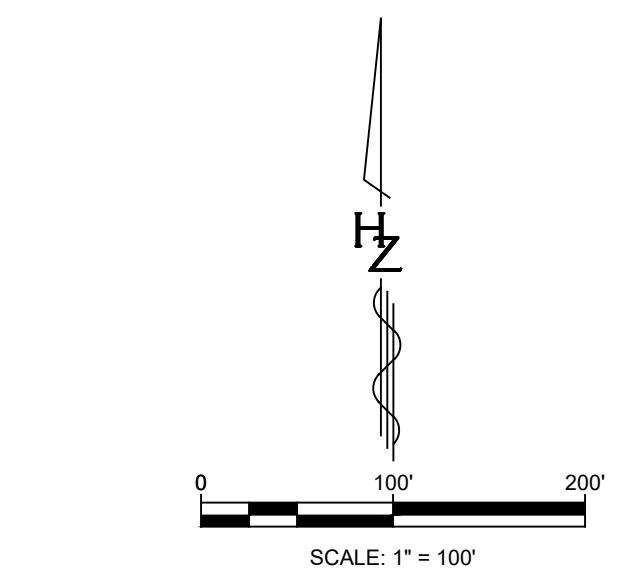
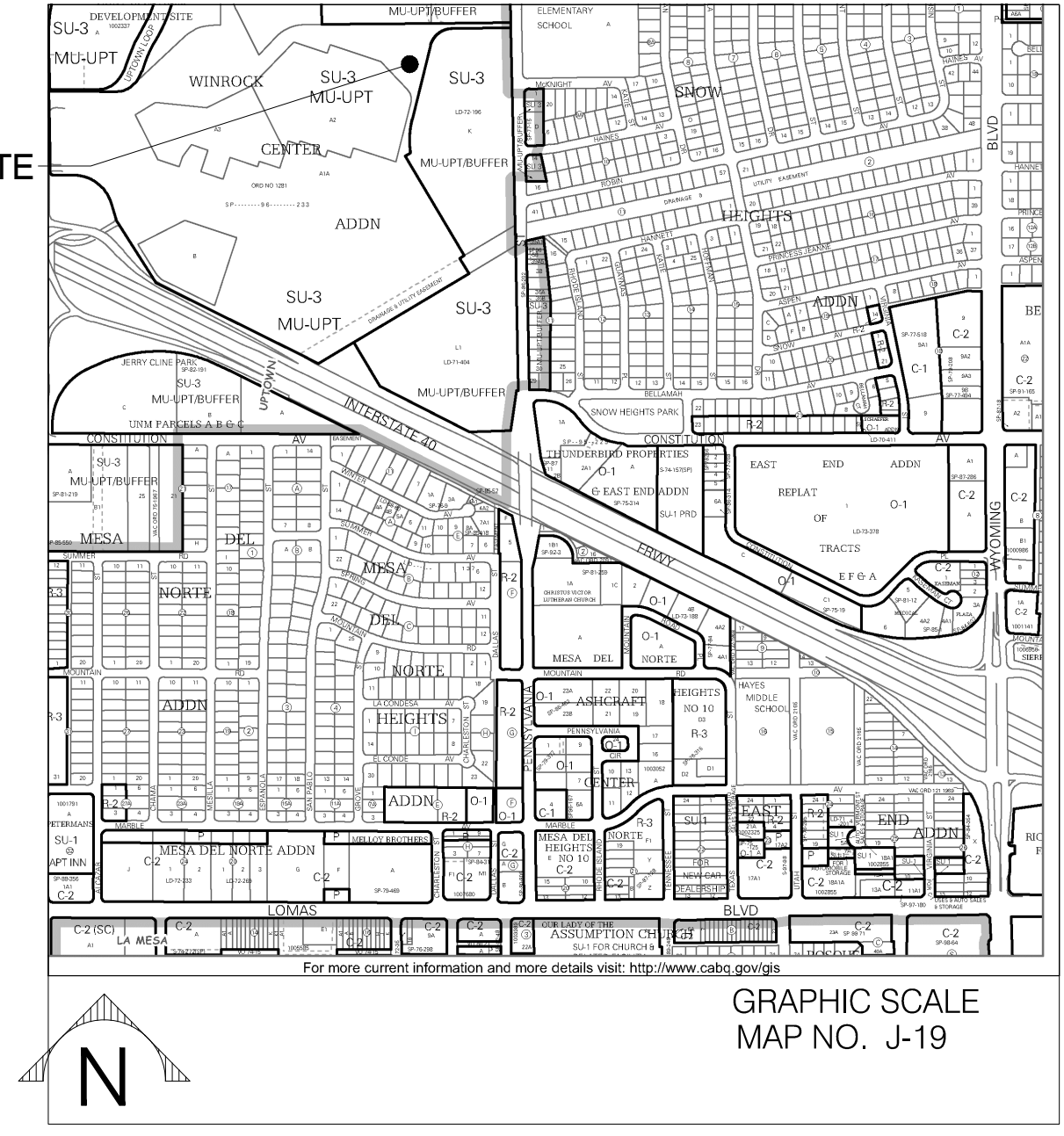
City Project No. XXXX.XX Zone Map No. J-19 Sheet C101 Of



Plotfile: 10/25/2019 7:24:09 AM By: Erdings, Scott  
 Last Saved: 10/25/2019 6:59:01 AM Addings



VICINITY MAP



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

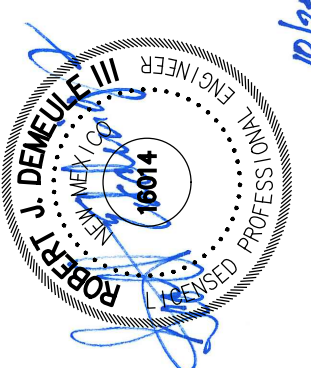
**MARRIOTT SUITES @**  
**WINROCK TOWN CENTER**  
**ALBUQUERQUE, NM**

TITLE: **CONCEPTUAL UTILITY PLAN**

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

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

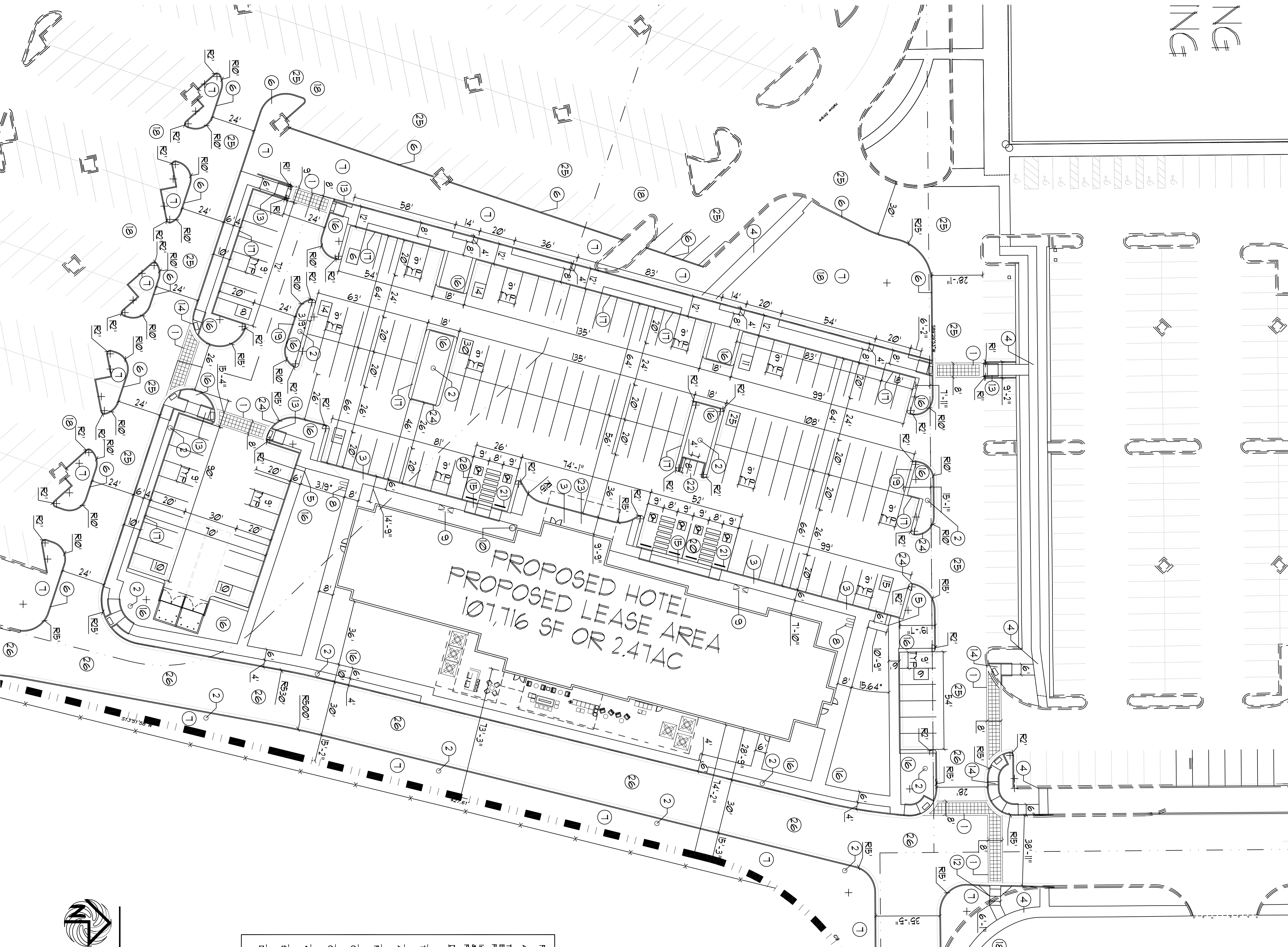
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "J_H19A"	DATE	FIELD NOTES	NO.	BY	REVISIONS
WORK PERFORMED BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE				DESIGN
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "J-H19A, 1989"	DATE				
VERIFICATION BY	DATE	X = 1548336.44	DATE				
DATE COMPLETED BY	DATE	Y = 1483076.47	DATE				
MICRO-FILM INFORMATION	DATE	ELEVATION IS 5326.611 (NAVD 1988)	DATE				
RECORDED BY	DATE		DATE				



DESIGNED BY: NV DATE: OCT 2019  
 DRAWN BY: LT DATE: OCT 2019  
 DWG NAME: C200.dwg  
 CHECKED BY: SE DATE: OCT 2019

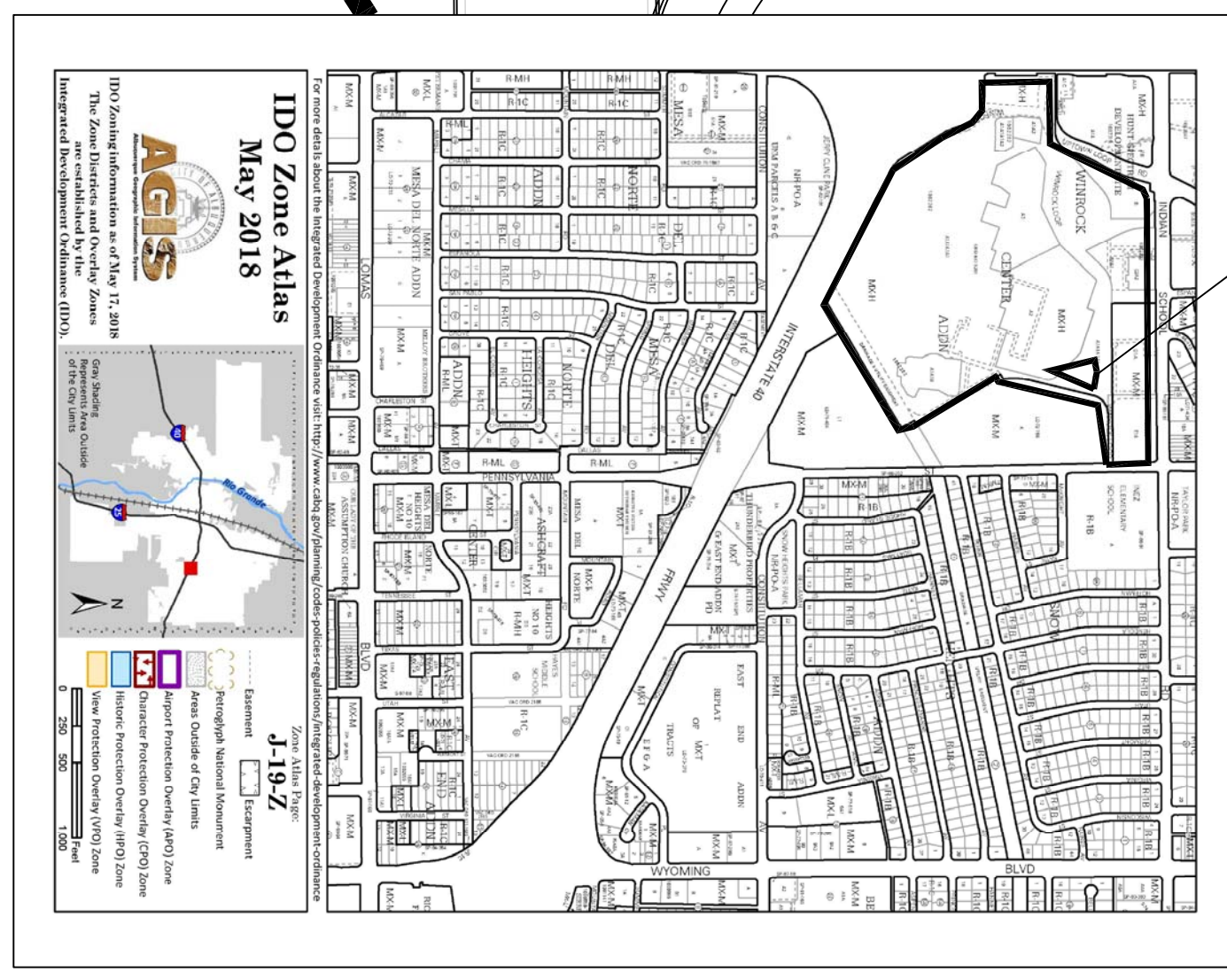


NG  
NG



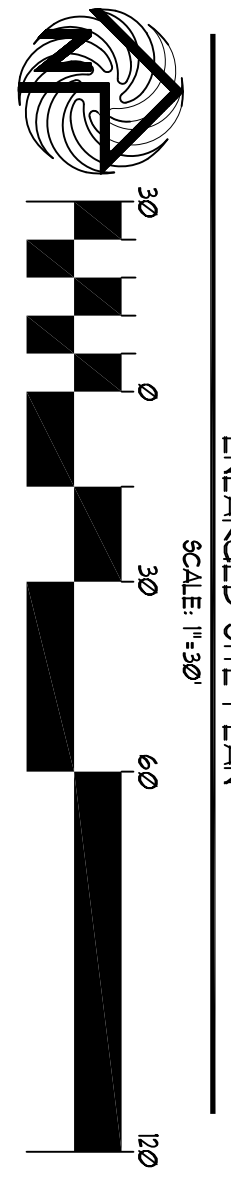
PROPOSED HOTEL  
PROPOSED LEASE AREA  
107,116 SF OR 2.47 AC

VICINITY MAP



HOTEL  
PROJECT LOCATION

PROJECT NUMBER	
APPLICATION NUMBER	
<p>This plan is compliant with the specific Site Development Plan approved by the Planning and Zoning Commission. The applicant has provided all necessary information and findings and conditions in the Official Notification of Decision are satisfied. It is an Intentional Use (I.U.) (I.U.S.) (I.U.D.) if you have a list of approved DDC plans with a work order for construction of public improvements. PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS. DDB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL.</p>	
Traffic Engineering	Transportation Division
ASBULLA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DDB Chairperson/Planning Department	Date



ENLARGED SITE PLAN  
SCALE: 1"=30'


KEYED NOTE:

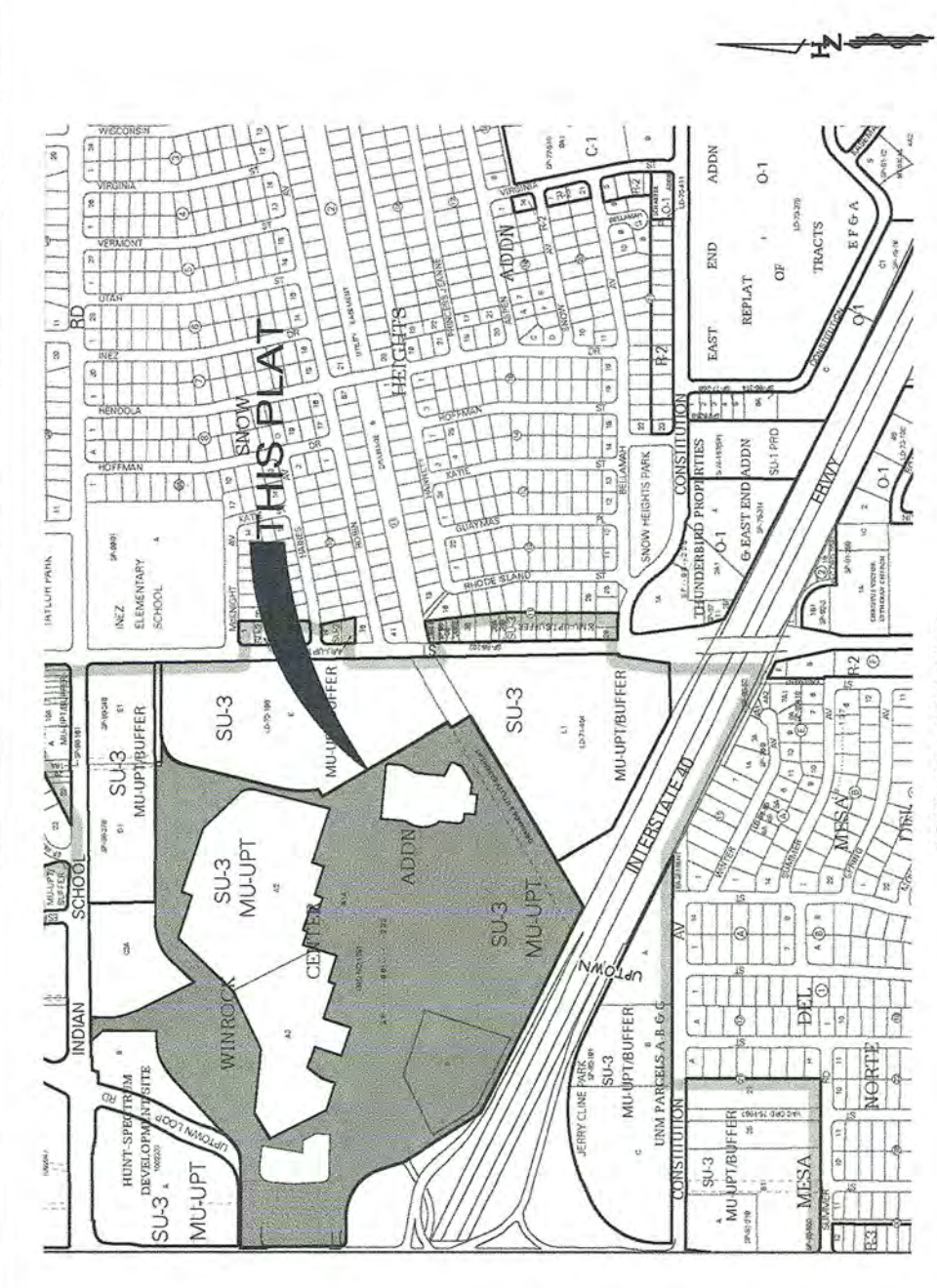
- 1 INTEGRALLY COLORED AND TEXTURED CONC. FEDERSTRUAN CROSSWALK RE: DETAIL 7/A11
- 2 3" LIGHT POLE LOCATION RE: DETAIL 3/A11
- 3 INTEGRALLY COLORED CONC. SIDEWALK RE: DET 2/A12
- 4 INDICATES EXISTING SIDEWALK 6L AB AREA TO REMAIN
- 5 INDICATES NEW CONC. SIDEWALK FLUTE WITH STEEL COVER FLATE RE: DETAIL 12/A12
- 6 INDICATES NEW TEMP ASPHALT 6' EXTENDED CURB
- 7 INDICATES ON-SITE TEMP LANDSCAPE AREA TO BE GRAVELLED ON-LY (SEE LANDSCAPE PLAN)
- 8 INDICATES BIKE RACK LOCATION (9 BIKE CAPACITY) RE: DETAIL 11/A12
- 9 TYPICAL BIKE RACK GRAPHIC SYMBOL. 10 BENCH LOCATION
- 10 TYPICAL BENCH GRAPHIC SYMBOL. 11
- 11 TRASH RECEPTACLE
- 12 6" STEEL BOLLARD WITH CUSTOM CAP
- 13 HANDICAP RAMP RE: 15/A11
- 14 HANDICAP RAMP RE: 16/A11
- 15 HANDICAP RAMP RE: 17/A11
- 16 HANDICAP RAMP RE: 17/A11
- 17 INDICATES LANDSCAPE AREA
- 18 GC TO PROVIDE/COORDINATE REQ. & ELEVING FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- 19 INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS RE: DETAIL 11/A11 FOR NOTCH DETAIL NOT A PART-FUTURE REDEVELOPMENT PHASE
- 20 6" HIGH CONC. ISLAND RE: DET 4/A11
- 21 RE: SITE GRADING PLAN FOR INFO
- 22 DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A12
- 23 WHEEL STOP RE: DET 5/A12
- 24 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
- 25 NOTE EACH ON-SITE STALL MEASURES 4' X 8' N/SIZE FOR MOTOR CYCLE PARKING 9/6N DETAIL
- 26 EXTERIOR DECORATIVE CONCRETE ENTRY AREA MAIN BUILDING ENTRY PATHWAY
- 27 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE
- 28 PANT CURB RE: IN COLOR
- 29 EXISTING ASPHALT DRIVE
- 30 PROPOSED ASPHALT DRIVE
- 31 THE NEW SIDEWALK INTO FACE OF EXISTING SIDEWALK LOCATION
- 32 HC PARKING STALL RE: DET 5/A12

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (107-144-141)
LEGAL DESCRIPTION	PARCEL 1-4-1 UNROCK CENTER ADDITION
TOTAL ACRES	1.71 ACRES PROPOSED
EXISTING USE	UNROCK CENTER
PROPOSED BUILDING SIZE	148 ROOMS
TOTAL PARKING PROVIDED WITHIN PROJECT AREA	869 PARKS
TOTAL PARKING REQ.	148 ROOMS / 3 X 1.29 REQUIRED PARKS
LC REQUIRED	10 SPACES (NOTE ALL SPACES VIA ACCESSIBLE)
BIKE SPACES PROVIDED	8 SPACES
BIKE SPACES REQUIRED	6 SPACES
MOTORCYCLE SPACES PROVIDED	3 SPACES
MOTORCYCLE SPACES REQUIRED	3 SPACES

LINE/TYPE LEGEND

INTERNAL PHASE LINE	---
MATCH LINE	---
PROJECT AREA AND OUTER PHASE AREA LIMITS	====
EXISTING PROPERTY LINE	---
EXISTING CURB LINE	---
PROPOSED CURB LINE	---

 <p><b>MODULUS ARCHITECTS</b> 100 SUN AVE. N.W. SUITE 305 ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 338-1499 FAX (505) 338-1498</p>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </table>	REV	DATE	BY	REVISION	6				5				4				3				2				1			
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- NOTES**
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
  - RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00" W, 385.00).
  - BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE GAS MONUMENT "1181A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
  - ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 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:  
 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, PILES, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. 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.

3. QWEST 47/6 CENTURION CC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BIRDED AND AERIAL COMMUNICATION LINES AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND FIBERLINES AND COAXIALS.

4. FACILITIES 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, QWEST 47/6 CENTURION CC 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 PURPOSES DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJACENT 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 GRANTOR. INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE OBSTRUCTIONS TO THE OVERHEAD LINES, INCLUDING BUT NOT LIMITED TO, TREES, BRUSH, LIMBS, LIMBS, LIMBS AND LIMBS, AND SUBSEQUENTLY, NOT THE CONSTRUCTION OF NEW POOL DECKINGS, PATIOS, DECKINGS, PATIOS, DECKINGS, PATIOS, DECKINGS AND 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 ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAKES ARE CURRENT AND PAID ON:  
 PARCEL Z, UPC # XXXXXXXXXXXXXXXXXXXXX  
 PARCEL A-2, UPC # 101905817045024061  
 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 DOCUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION CRITERIA, 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: \_\_\_\_\_

**PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J  
 WINROCK CENTER ADDITION**

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.  
 DATE OF SURVEY: OCTOBER 2019  
 SHEET 1 OF 14

**PURPOSE OF THIS PLAT**

The purpose of this Plat is to create two (2) Parcel and one (1) Tract.

**PROJECT NO.** \_\_\_\_\_  
**APPLICATION NO.** \_\_\_\_\_

**PLAT APPROVALS**

**UTILITY APPROVALS**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 QWEST CORPORATION 47/6 Centurion CC \_\_\_\_\_ 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



**PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J  
 WINROCK CENTER ADDITION**

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.  
 DATE OF SURVEY: OCTOBER 2019  
 SHEET 2 OF 14

**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 A-1-A-1-A-1-A-1 OF THE PLAT OF PARCELS A-1-A-1-A-1-A-1 AND A-1-A-1-A-1-A-1-A-2 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 AS FOLLOWS: 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:  
 BEARINGS AT THE NORTHEAST CORNER OF DESCRIBED PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE (ROW VARIES), FROM WHENCE A T.E. TO A G.C.S. MONUMENT 20.216 BEARS N 03°39'19" W, A DISTANCE OF 1348.84 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 156.00 FEET, TO A POINT OF CURVATURE, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 126.00 FEET, A DELTA ANGLE OF 43°14'04".  
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 126.00 FEET, A DELTA ANGLE OF 43°14'04".  
 THENCE N 46°54'47" E, A DISTANCE OF 498.33 FEET TO A POINT ON A CURVE MARKED BY A FOUND BRASS CAP MARKED "WINROCK".  
 THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 171.75 FEET, A RADIUS OF 238.00 FEET, A DELTA ANGLE OF 42°41'06".  
 THENCE N 89°25'26" E, A DISTANCE OF 144.90 FEET, TO A POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK".  
 THENCE N 89°25'26" E, A DISTANCE OF 44.80 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK".  
 THENCE N 45°07'26" W, A DISTANCE OF 77.48 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK".  
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 THENCE N 89°25'26" E, A DISTANCE OF 100.10 FEET TO AN ANGLE POINT.  
 THENCE S 13°05'05" W, A DISTANCE OF 427.66 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WINROCK".  
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 112.38 FEET, TO AN ANGLE POINT.  
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PRELIMINARY PLAT  
PARCEL Z-1 & PARCEL A-2-A  
AND  
TRACT J

**WINROCK CENTER ADDITION**

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

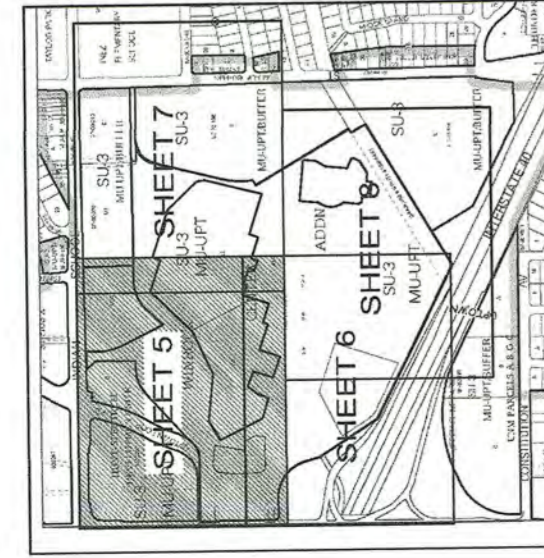
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: OCTOBER 2019

SHEET 5 OF 14

**EXISTING EASEMENTS**



SHEET KEY MAP  
NOT TO SCALE

TRACT A-1  
HUNT-SPECTRUM DEVELOPMENT SITE  
(01/03/2012, 2012C-001)

TRACT B  
HUNT-SPECTRUM  
DEVELOPMENT SITE  
(08/02/2004,  
2004C-226)

TRACT H  
WINROCK CENTER ADDN.  
(09/23/2019,  
2019C-088)

PARCEL Z-1

PARCEL A-3  
(08/23/1994, 94C-281)  
(NOT PART OF  
THIS SURVEY)

TRACT A  
WINROCK CENTER ADDN.  
(09/23/2019,  
2019C-088)

TRACT A-1-A-1  
WINROCK CENTER ADDN.  
(03/16/2018, 2018C-0032)  
0.6538 ac (28,500sq ft)  
(NOT PART OF THIS  
SURVEY)

TRACT A-1-A-2  
WINROCK CENTER ADDN.  
(03/16/2018, 2018C-0032)  
(NOT PART OF THIS  
SURVEY)

TRACT A-1-A-1-A-1  
WINROCK CENTER ADDN.  
(03/16/2018, 2018C-0032)  
(NOT PART OF THIS  
SURVEY)

TRACT A-1-A-1-A-2  
WINROCK CENTER ADDN.  
(03/16/2018, 2018C-0032)  
(NOT PART OF THIS  
SURVEY)

- LEGEND
- PUBLIC WATER AND/OR SANITARY SEWER EASEMENT
  - PRIVATE WATER AND/OR SANITARY SEWER EASEMENT
  - PUBLIC ACCESS EASEMENT
  - PUBLIC DRAINAGE EASEMENT
  - PUBLIC ELECTRIC EASEMENT
  - TELECOMMUNICATIONS EASEMENT
  - TRACT/PARCEL LINE
  - CITY RIGHT-OF-WAY

SCALE: 1" = 80'



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Z\_1\_ExistingEasements.dwg  
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**HUITT-ZOLLARS**  
Rio Rancho  
333 Rio Rancho Dr., NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141



PRELIMINARY PLAT  
PARCEL Z-1 & PARCEL A-2-A  
AND  
TRACT J

**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: OCTOBER 2019

SHEET 6 OF 14

**EXISTING EASEMENTS**

PARKING IMPROVEMENT PARCEL CREATED  
PER DCC. NO. 2005093350  
(06/29/2005, A99-3061)  
(NOT PART OF THIS SURVEY)

TRACT D  
WINROCK CENTER ADDN.  
(09/23/2019,  
2019C-088)

TRACT E  
WINROCK CENTER ADDN.  
(09/23/2019,  
2019C-088)

TRACT F  
WINROCK CENTER ADDN.  
(09/23/2019,  
2019C-088)



SHEET KEY MAP  
NOT TO SCALE

- LEGEND
- PUBLIC WATER AND/OR SANITARY SEWER EASEMENT
  - PRIVATE WATER AND/OR SANITARY SEWER EASEMENT
  - PUBLIC ACCESS EASEMENT
  - PUBLIC DRAINAGE EASEMENT
  - PUBLIC ELECTRIC EASEMENT
  - TELECOMMUNICATIONS EASEMENT
  - TRACT/PARCEL LINE
  - CITY RIGHT-OF-WAY

SCALE: 1" = 80'

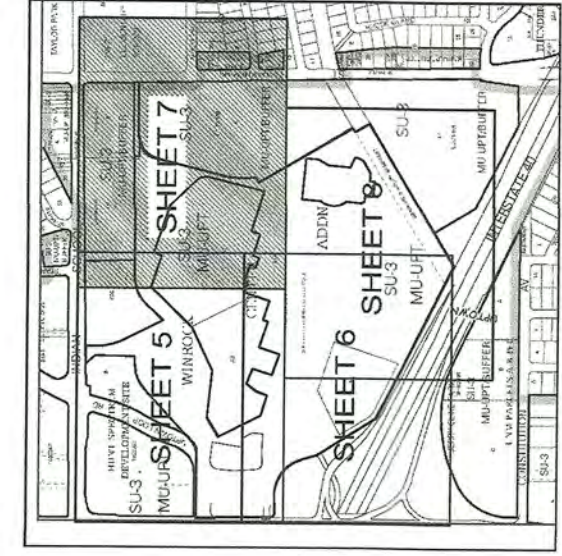
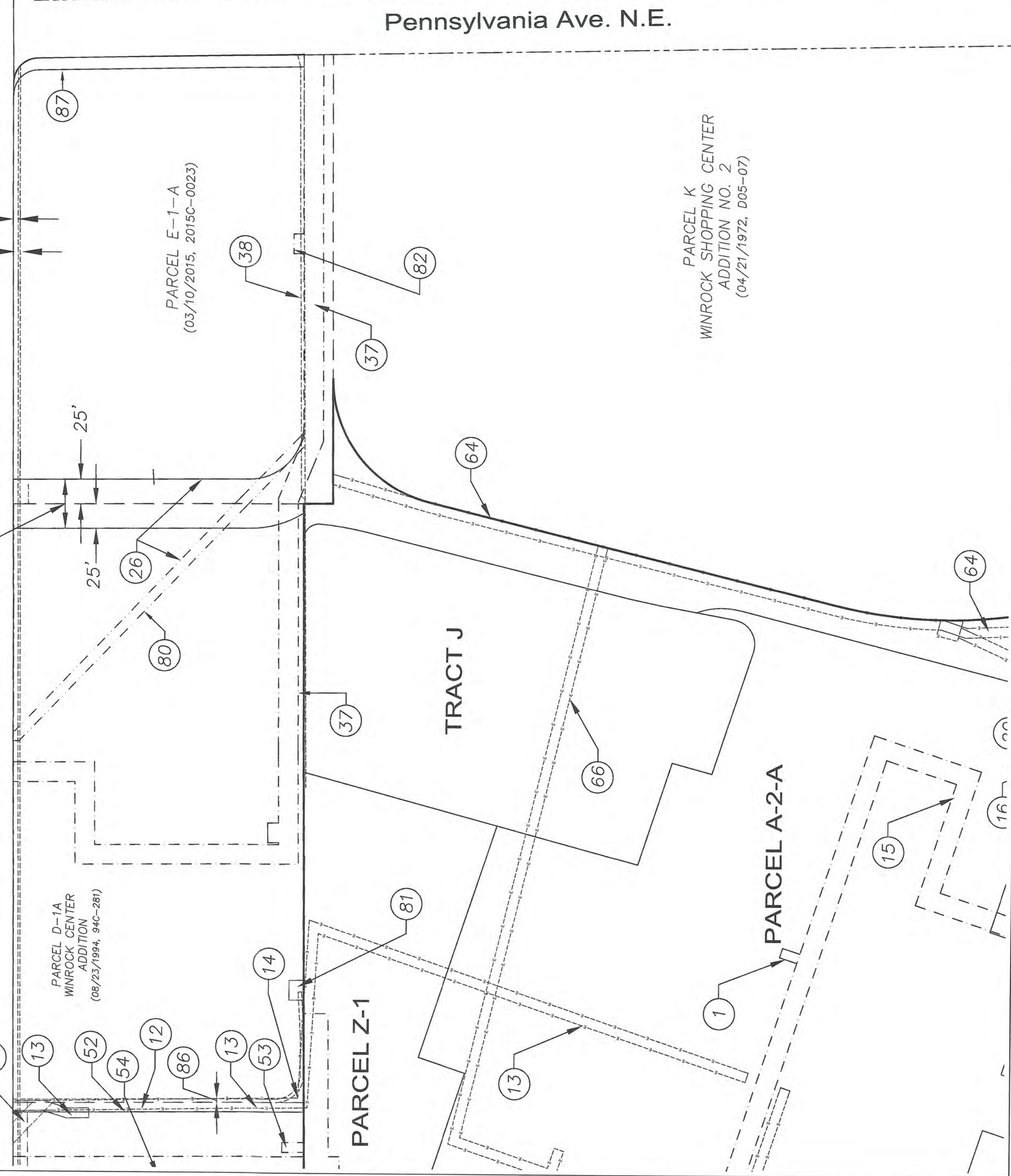


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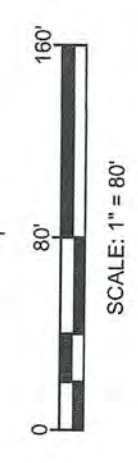
**HUITT-ZOLLARS**  
Rio Rancho  
333 Rio Rancho Dr., NE, Suite 101  
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(505)892-5141



PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J  
**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: OCTOBER 2019  
 SHEET 7 OF 14  
**EXISTING EASEMENTS**



SHEET KEY MAP  
 NOT TO SCALE



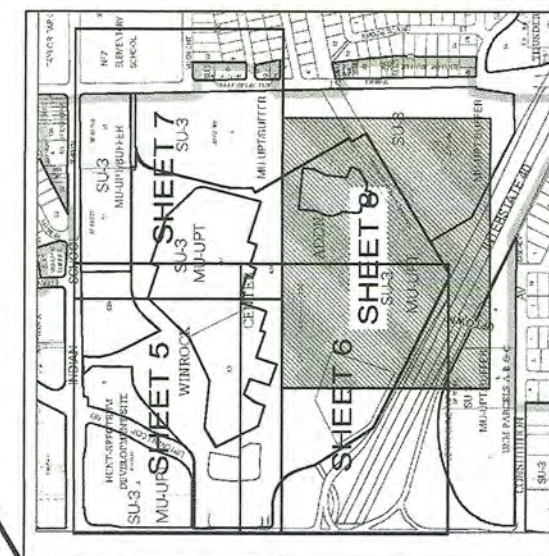
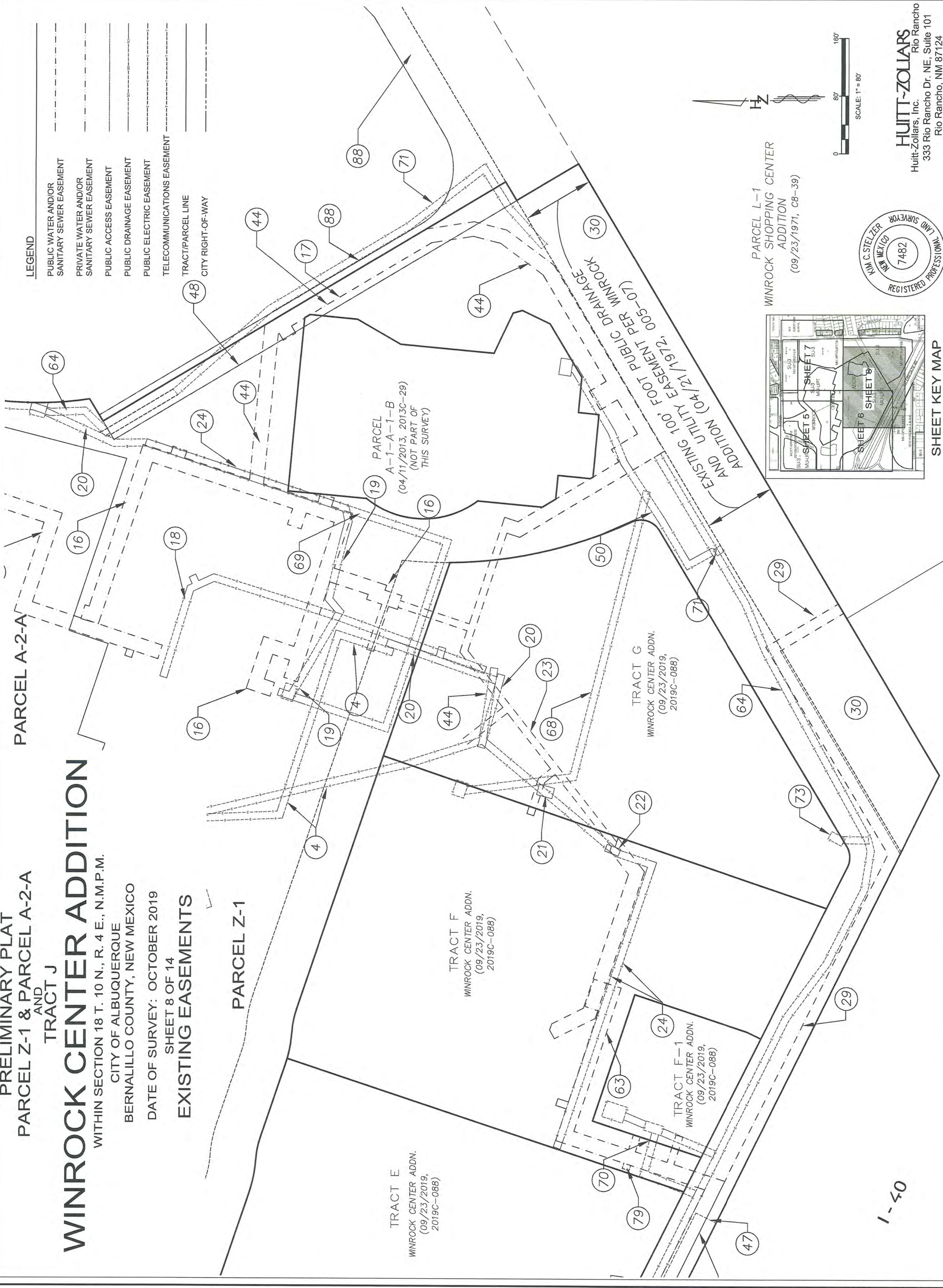
SCALE: 1" = 80'

- LEGEND**
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  - PUBLIC ELECTRIC EASEMENT
  - TELECOMMUNICATIONS EASEMENT
  - TRACT/PARCEL LINE
  - CITY RIGHT-OF-WAY

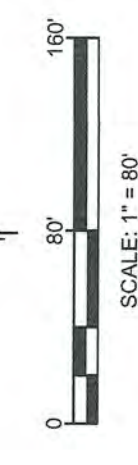


**HUITT-ZOLLARS**  
 Rio Rancho  
 Huitt-Zollars, Inc.  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)982-5141

PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J  
**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: OCTOBER 2019  
 SHEET 8 OF 14  
**EXISTING EASEMENTS**



SHEET KEY MAP  
 NOT TO SCALE



SCALE: 1" = 80'

- LEGEND**
- PUBLIC WATER AND/OR SANITARY SEWER EASEMENT
  - PRIVATE WATER AND/OR SANITARY SEWER EASEMENT
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  - TELECOMMUNICATIONS EASEMENT
  - TRACT/PARCEL LINE
  - CITY RIGHT-OF-WAY



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 (505)982-5141

Plotted: 10/25/2019 8:38:48 AM, By: Stelzer, Kim  
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PRELIMINARY PLAT  
 AND  
 TRACT J  
**WINROCK CENTER ADDITION**

PARCEL Z-1 & PARCEL A-2-A  
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: OCTOBER 2019  
 SHEET 11 OF 14

TRACT F  
 (09/23/2019, 2019C-0088)  
 (NOT PART OF  
 THIS SURVEY)

TRACT F-1  
 (09/23/2019, 2019C-0088)  
 (NOT PART OF  
 THIS SURVEY)

PARCEL A-1-A-1-B  
 (04/11/2013, 2013C-29)  
 (NOT PART OF  
 THIS SURVEY)

Public Roadway, Drainage &  
 A.B.C.W.U.A. Easement

TRACT G  
 (09/23/2019, 2019C-0088)  
 (NOT PART OF  
 THIS SURVEY)

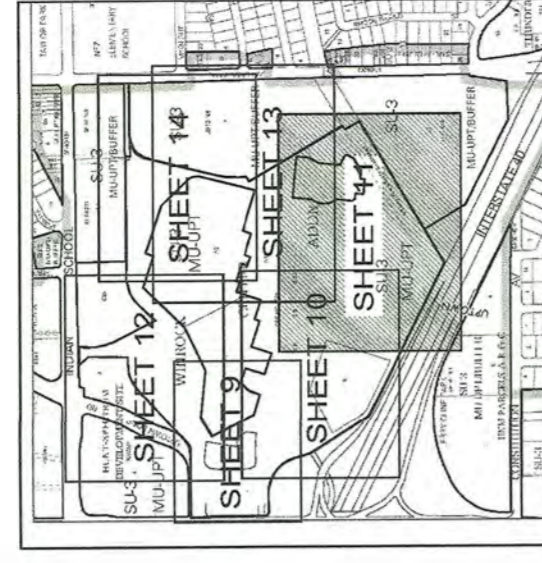
Public Roadway Easement

Public Drainage Easement

20'

PARCEL Z-1  
 28.8654 ac

PARCEL L-1  
 Winrock Shopping  
 Center Addn.  
 (09/23/1971, C6-39)



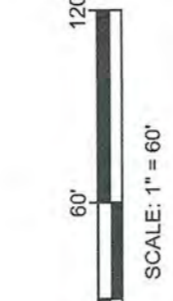
SHEET KEY MAP  
 NOT TO SCALE

LEGEND

- Found Monument (as indicated on this plan)
- Calculated Corner Unlikely to Set
- Set Monument (20' Radius unless noted)
- Set Monument (10' Radius unless noted)
- ▲ Set Corner Monument
- ▲ Set Corner Monument (20' Radius unless noted)
- ▲ Set Corner Monument (10' Radius unless noted)



**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc.  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
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I-40  
 (ROW VARIES)

ROW PARCEL CREATED PER  
 DOC. NO. 2005093350  
 (06/29/2005, A99, 3061)  
 NOT PART OF THIS SURVEY

M-200.655  
 (ROW LINE)

Existing 100' Public Drainage and Utility

982.91'

PARCEL K  
 Winrock Shopping  
 Center Addn. No. 2  
 (04/21/1972, D05-07)

PRELIMINARY PLAT  
 AND  
 TRACT J  
**WINROCK CENTER ADDITION**

PARCEL Z-1 & PARCEL A-2-A  
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: OCTOBER 2019  
 SHEET 12 OF 14

TRACT A-1  
 Hunt-Spectrum  
 Development Site  
 (01/03/2012, 2012C-001)  
 (NOT PART OF  
 THIS SURVEY)



SHEET KEY MAP  
 NOT TO SCALE

TRACT A-1  
 Hunt-Spectrum  
 Development Site  
 (01/03/2012, 2012C-001)  
 (NOT PART OF  
 THIS SURVEY)

TRACT B  
 Hunt-Spectrum  
 Development Site  
 (09/02/2004, 2004C-226)  
 (NOT PART OF  
 THIS SURVEY)

PARCEL C-2A1  
 (05/19/2014, 2014C-29)  
 (NOT PART OF  
 THIS SURVEY)

PARCEL C-2A2  
 (05/19/2014, 2014C-29)  
 (NOT PART OF  
 THIS SURVEY)

Indian School Road NE  
 (103' ROW)

Uptown Loop Rd. NE  
 (ROW VARIES)

Existing Public Roadway Easement  
 Width Varies

TRACT H  
 (09/23/2019, 2019C-0088)  
 (NOT PART OF  
 THIS SURVEY)

PARCEL A-1-A-2  
 (03/19/2018, 2018C-32)  
 (NOT PART OF  
 THIS SURVEY)

0.6543 ac (28,501 sq.ft.)

PARCEL A-3  
 (08/23/1994, 94C-281)  
 (NOT PART OF  
 THIS SURVEY)

PARCEL Z-1  
 28.8654 ac

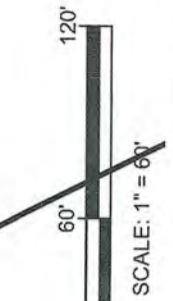
PARCEL A-2-A  
 8.9281 ac (388,907 sq. ft.)

LEGEND

- Found Monument (as indicated on this plan)
- Calculated Corner Unlikely to Set
- Set Monument (20' Radius unless noted)
- Set Monument (10' Radius unless noted)
- ▲ Set Corner Monument
- ▲ Set Corner Monument (20' Radius unless noted)
- ▲ Set Corner Monument (10' Radius unless noted)



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PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J

**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: OCTOBER 2019  
 SHEET 13 OF 14

**PARCEL A-2-A**  
 8,9281 ac (388,907 sq. ft.)

**TRACT J**  
 2,4887 ac (108,406 sq. ft.)

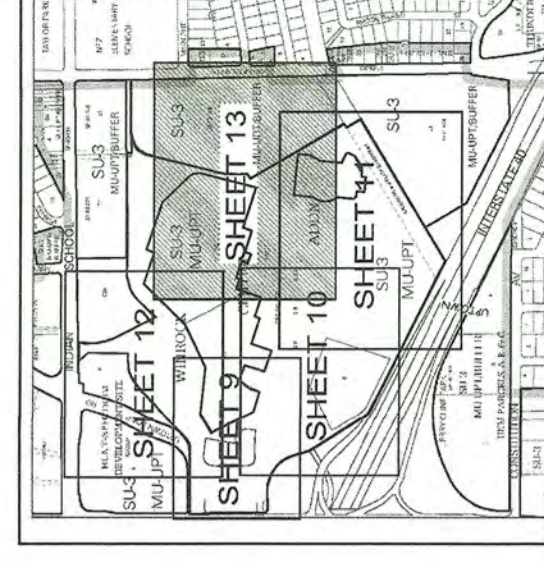
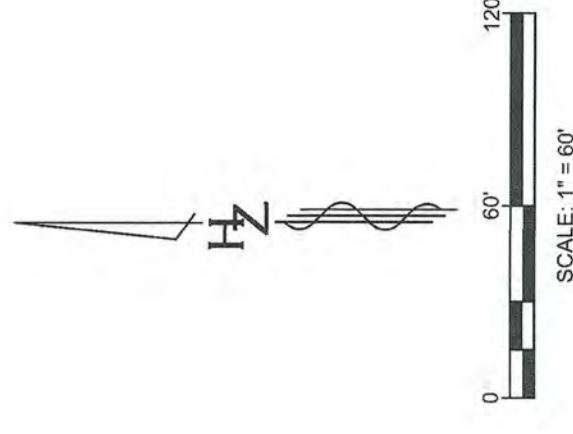
**PARCEL A-3**  
 (08/23/1994, 94C-281)  
 (NOT PART OF  
 THIS SURVEY)

**PARCEL Z-1**  
 28,8654 ac

**TRACT F**  
 (09/23/2019, 2019C-088)  
 (NOT PART OF THIS SURVEY)

**PARCEL A-1-A-1-B**  
 (04/11/2013, 2013C-29)  
 (NOT PART OF  
 THIS SURVEY)

**PARCEL K**  
 Winrock Shopping  
 Center Addn. No. 2  
 (04/21/1972, D05-07)



**LEGEND**

- Found Monument (as indicated on this sheet)
- Calculated Corner (Usable to set)
- Set Monument (Refer to 15213 L.S. 1482)
- ▲ Set Corner Monument (Refer to 15213 L.S. 1482)
- ▲ Set Corner Monument (Refer to 15213 L.S. 1482)



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PRELIMINARY PLAT  
 PARCEL Z-1 & PARCEL A-2-A  
 AND  
 TRACT J

**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: OCTOBER 2019  
 SHEET 14 OF 14

**PARCEL E-1-A**  
 (03/10/2015, 2015C-0023)  
 (NOT PART OF  
 THIS SURVEY)

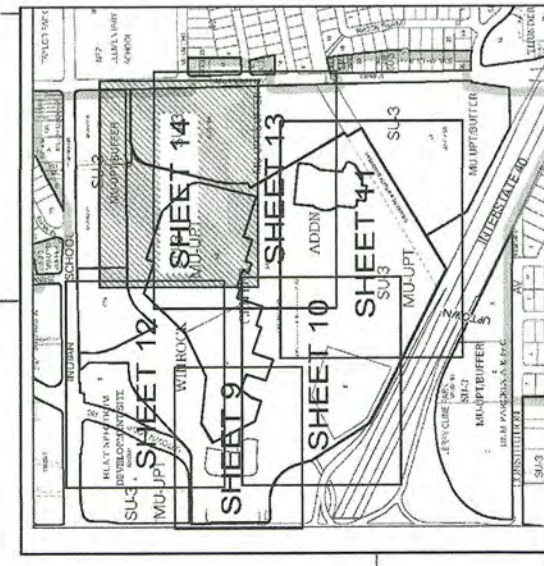
**PARCEL D-1A**  
 (08/23/1994, 94C-281)  
 (NOT PART OF  
 THIS SURVEY)

**PARCEL Z-1**  
 28,8654 ac

**TRACT J**  
 2,4887 ac (108,406 sq. ft.)

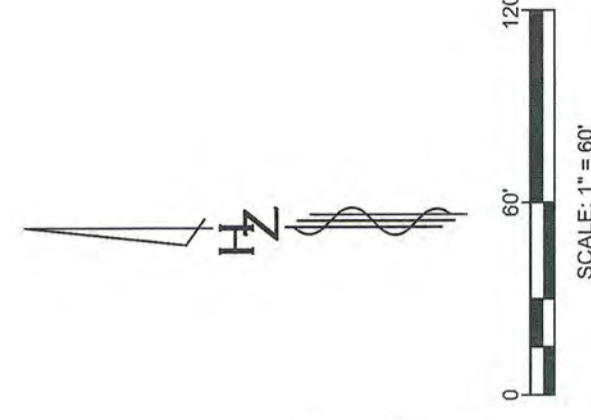
**PARCEL A-2-A**  
 8,9281 ac (388,907 sq. ft.)

**PARCEL K**  
 Winrock Shopping  
 Center Addn. No. 2  
 (04/21/1972, D05-07)

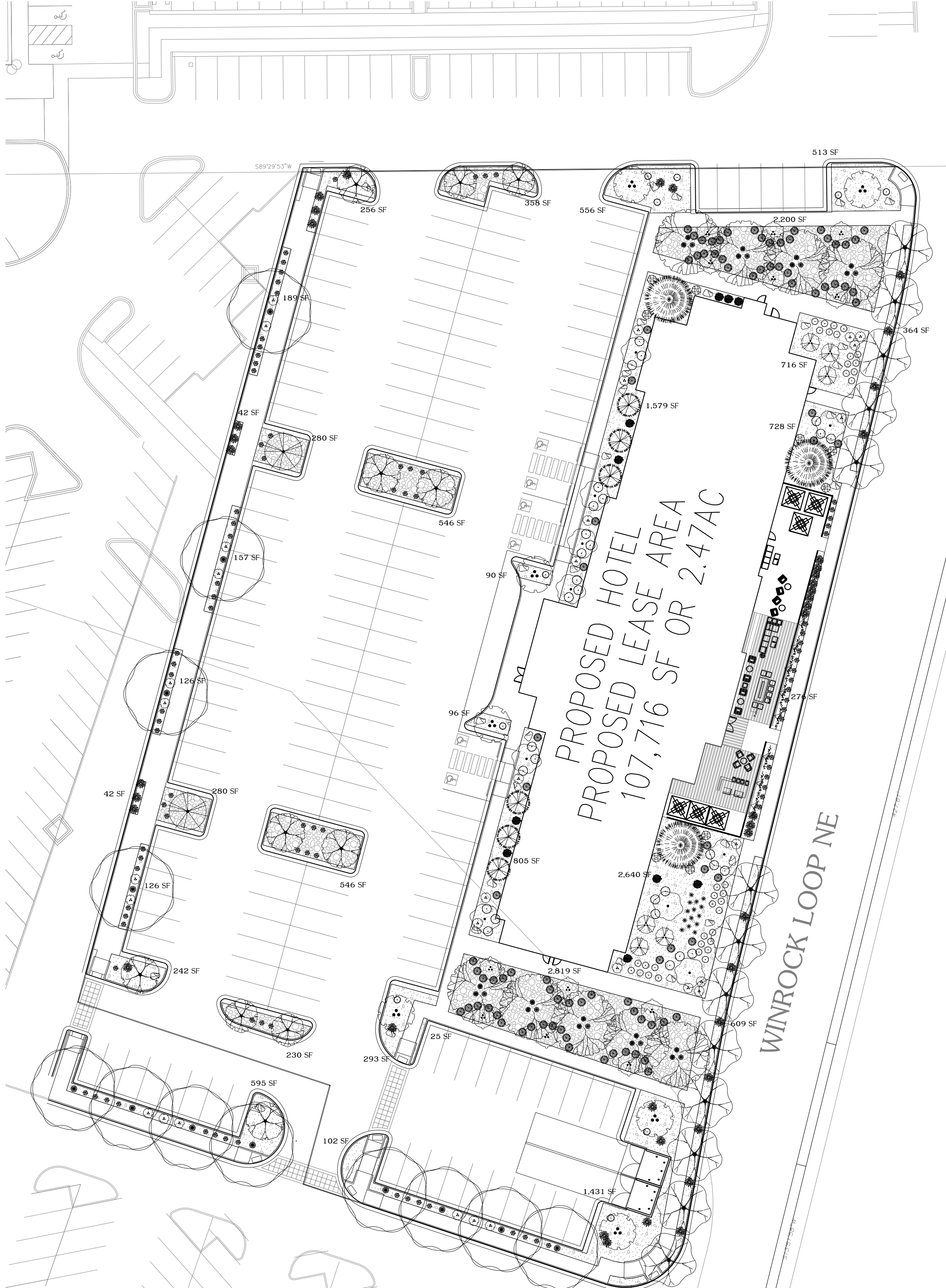


**LEGEND**

- Found Monument (as indicated on this sheet)
- Calculated Corner (Usable to set)
- Set Monument (Refer to 15213 L.S. 1482)
- ▲ Set Corner Monument (Refer to 15213 L.S. 1482)
- ▲ Set Corner Monument (Refer to 15213 L.S. 1482)



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**LEGAL DESCRIPTION:**  
TRACT A-1-A-1-A-1-A WINROCK CENTER ADDN REPLAT OF PARCEL A-1-A-1-A-1-A.  
IDO-ZONE MX-H

**GENERAL NOTES:**  
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.  
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.  
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.  
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.  
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

**PLANTINGS NOTES:**  
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE...  
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.  
3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.  
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.  
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

**IRRIGATION NOTES:**  
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.  
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.  
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.  
4. USE 50 LF NETAFIM SPIRAL PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.  
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.  
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.  
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.  
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.  
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

**SITE DATA**

GROSS LOT AREA (4.03 ACRES)	107,716 SF
LESS BUILDING(S)	18,204 SF
NET LOT AREA	89,512 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	13,446 SF
PROPOSED LANDSCAPE	19,344 SF
PROPOSED OFF SITE LANDSCAPE	595 SF
TOTAL PROPOSED LANDSCAPE	19,939 SF
PERCENT OF NET LOT AREA	22 %

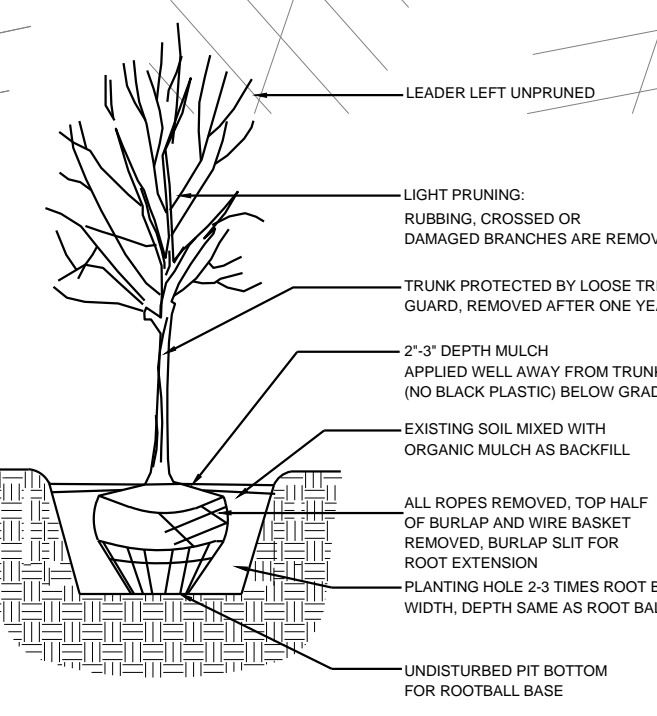
**REQUIRED STREET TREES**

PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	28
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (162 SPACES/10)	17
TOTAL REQUIRED TREES:	45
TOTAL PROVIDED TREES:	48

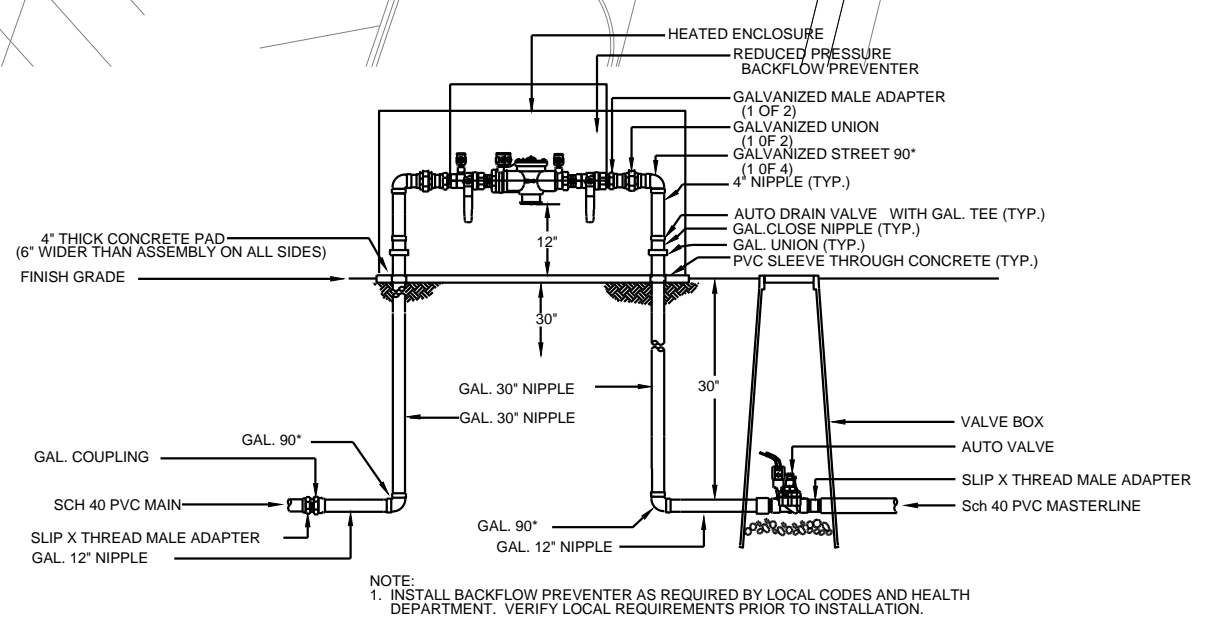
**REQUIRED LANDSCAPE COVERAGE**

75% LIVE VEGETATIVE MATERIAL (19,939 SF PROPOSED LANDSCAPE X 75%)	14,954 SF MIN.
PROVIDED GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	15,415 SF
	77%

**IRRIGATION NOTE**  
DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH



TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

**PLANT SCHEDULE WINROCK HOTEL**

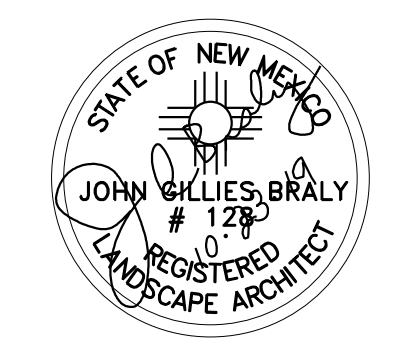
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	12	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	60	
<b>DECIDUOUS TREES</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	10	Forestiera neomexicana / New Mexican Privet	24"box	Medium	40	15' X 15'
	6	Lagerstroemia indica / Crape Myrtle	20 gal	High	35	15' X 15'
	9	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	60	40' X 40'
	13	Ulmus propinqua 'Emerald Sunshine' / Elm	2" B&B	Medium	60	35' X 25'
	7	Vitex agnus-castus / Chaste Tree	24"box	Medium	50	20' X 20'
<b>EVERGREEN TREES</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	3	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Spruce	6'-8" B&B	Medium	60	50'x20'
	6	Pinus leucodermis / Bosnian Pine	6'-8" B&B	Medium	60	20' X 10'
<b>FRUIT TREES</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	4	Malus domestica 'Golden Delicious' / Golden Delicious Apple	1 1/2" B&B	Medium +	55	20' X 25'
	2	Prunus armeniaca 'Moorpark' / Moorpark Apricot	1 1/2" B&B	Medium +	55	15' X 15'
	4	Prunus avium 'Lapins' / Lapins Cherry	1 1/2" B&B	Medium +	55	20' X 20'
	3	Prunus persica 'Early Elberta' / Early Elberta Peach	1 1/2" B&B	Medium +	50	15' X 15'
	12	Punica granatum 'California Sunset' / California Sunset Pomegranate	15 gal	High	40	10' X 8'
<b>VINES</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	8	Lonicera japonica 'Purpurea' / Purple Japanese Honeysuckle	5 gal	Medium+	40	Climbing x 10'
<b>DECIDUOUS SHRUBS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	9	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Medium	40	4' X 4'
	35	Lavandula angustifolia / English Lavender	5 gal	Medium	25	3' X 3'
	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	40	4' X 4'
	10	Rosa x 'Knockout' TM / Rose	5 gal	Medium	30	6' X 5'
	10	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1 gal	Low+	25	3' X 4'
<b>DESERT ACCENTS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	30	Yucca pendula / Soft Leaf Yucca	5 gal	RW	35	5' X 4'
<b>EVERGREEN SHRUBS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	41	Rosmarinus officinalis 'Arp' / Arp Rosemary	5 gal	Low+	40	6' X 4'
<b>GRASSES</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WATER</b>	<b>ALLOWANCE</b>	<b>H X S</b>
	92	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	20	30" X 2'
	89	Miscanthus sinensis 'Gracillimus' / Maiden Grass	1 gal	Medium+	20	5' X 5'
	14	Muhlenbergia rigida 'Nashville' / Purple Muhly	1 gal	Low+	20	2' X 3'

**REFERENCE NOTES SCHEDULE WINROCK HOTEL**

SYMBOL	DESCRIPTION	QTY	DETAIL
	Large Boulder	30	

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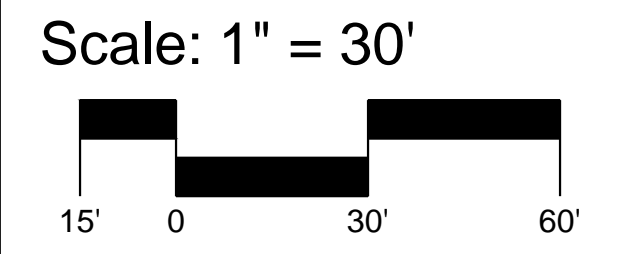
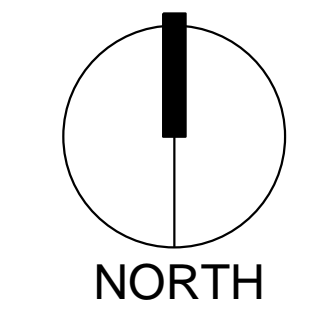


Date: 10/23/2019

Revisions:  
▲  
▲  
▲  
▲

Drawn by: VBLOUNT  
Reviewed by: CM

**Hotel At Winrock**  
**Landscape Plan**  
2100 Louisiana Blvd  
Albuquerque, New Mexico



Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LP-01**