

**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION (08EPC00816), PROJECT NO. 1002202.

THE SITE CONSISTS OF APPROXIMATELY 81.87 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO FIVE SEPARATE TRACTS. TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-3 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS; TRACT 3 IS THE EXISTING TOYS 'R US LOT (D-1A); TRACT 4 IS THE EXISTING VACANT LOT (E) EAST OF TOYS 'R US, COMMONLY CALLED THE "CHRISTMAS TREE LOT" AT THE NORTHEAST CORNER OF THE SITE; AND TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A, B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE). TRACTS 1, 2 AND 5 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

LOT 1	251,644 SF	5.78 AC.	LOT 4	134,870 SF	3.10 AC.
LOT 2	422,230 SF	9.64 AC.	LOT 5	2,554,676 SF	58.64 AC.
LOT 3	181,058 SF	4.16 AC.			

PROPOSED USE:  
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER). LAND USES ARE AS FOLLOWS:

*RETAIL/RESTAURANT/THEATER:	906,282 S.F.	*USES AND SQUARE FOOTAGES ARE APPROVED PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*OFFICE:	24,000 S.F.	
*HOTEL:	174 ROOMS	
*MULTI-FAMILY:	66 UNITS (AREA-B-11 AC. GROSS DENSITY-21.11 DU/AC.)	

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:  
VEHICULAR ACCESS:  
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

BICYCLE AND TRAIL ACCESS:  
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER, CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

TRANSIT ACCESS:  
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH ITS PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:  
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM. SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS, SETBACKS AND DESIGN:  
BUILDING HEIGHTS, SETBACKS AND DESIGN SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:  
THE MINIMUM FLOOR AREA RATIO (FAR) IS 30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

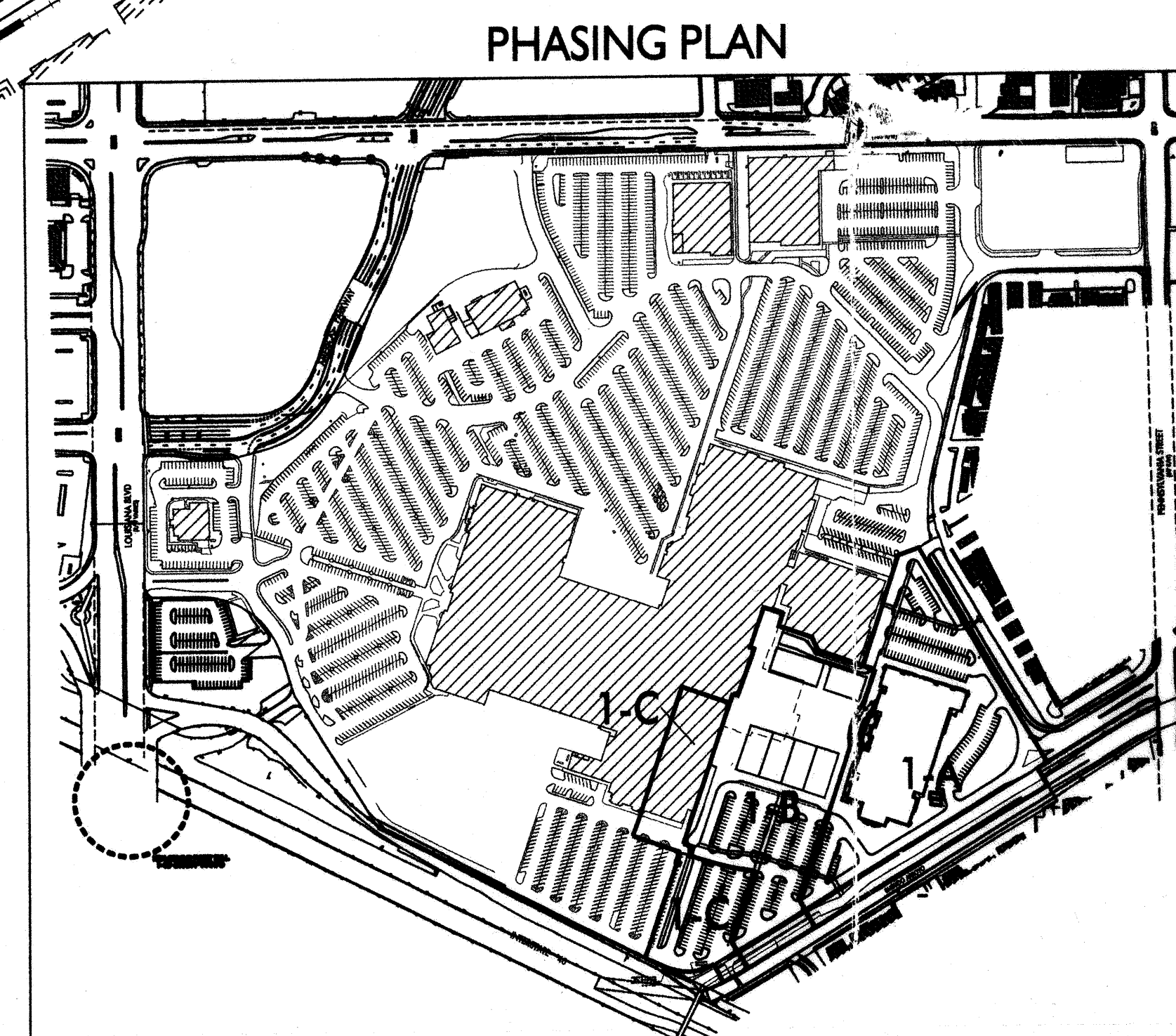
SU-3	BUILDING	FAR
3,544,478 S.F. (81.87 AC.)	1,040,608 S.F.	30

LANDSCAPE PLAN AND OPEN SPACE:  
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:  
OVERALL PHASE I DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

1002202 DRB

PROJECT NUMBER:	1002202
APPLICATION NUMBER:	
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	02-09-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Allan P. A...</i>	02/09/11
ABCHIA	DATE
<i>Christina Sandoral</i>	2/9/11
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. B...</i>	2/9/11
CITY ENGINEER	DATE
<i>HA</i>	DATE
ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
<i>HA</i>	DATE
SOLID WASTE MANAGEMENT	DATE
<i>HA</i>	2-10-11
DSB CHAIRPERSON, PLANNING DEPARTMENT	DATE



# Winrock

TOWN CENTER

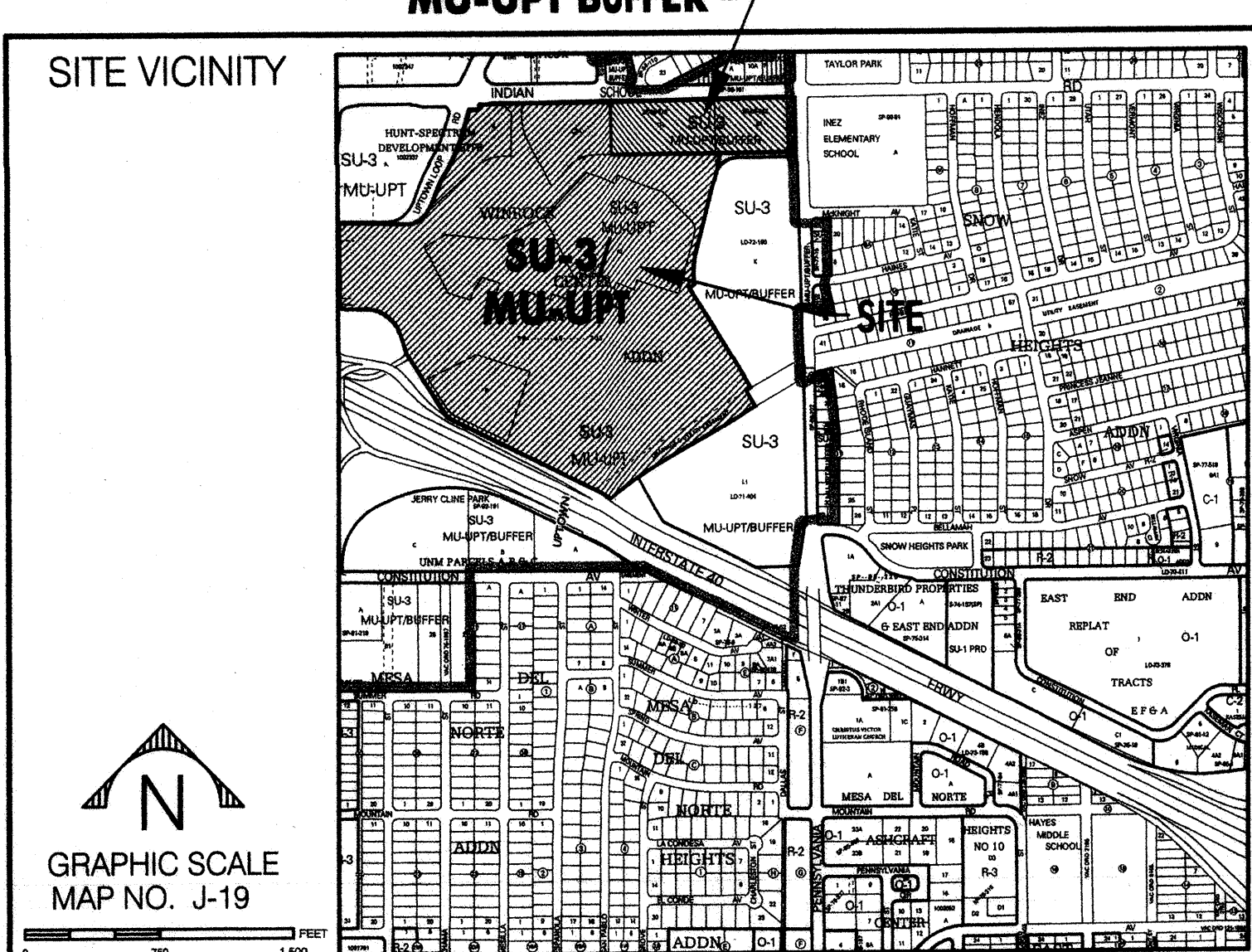
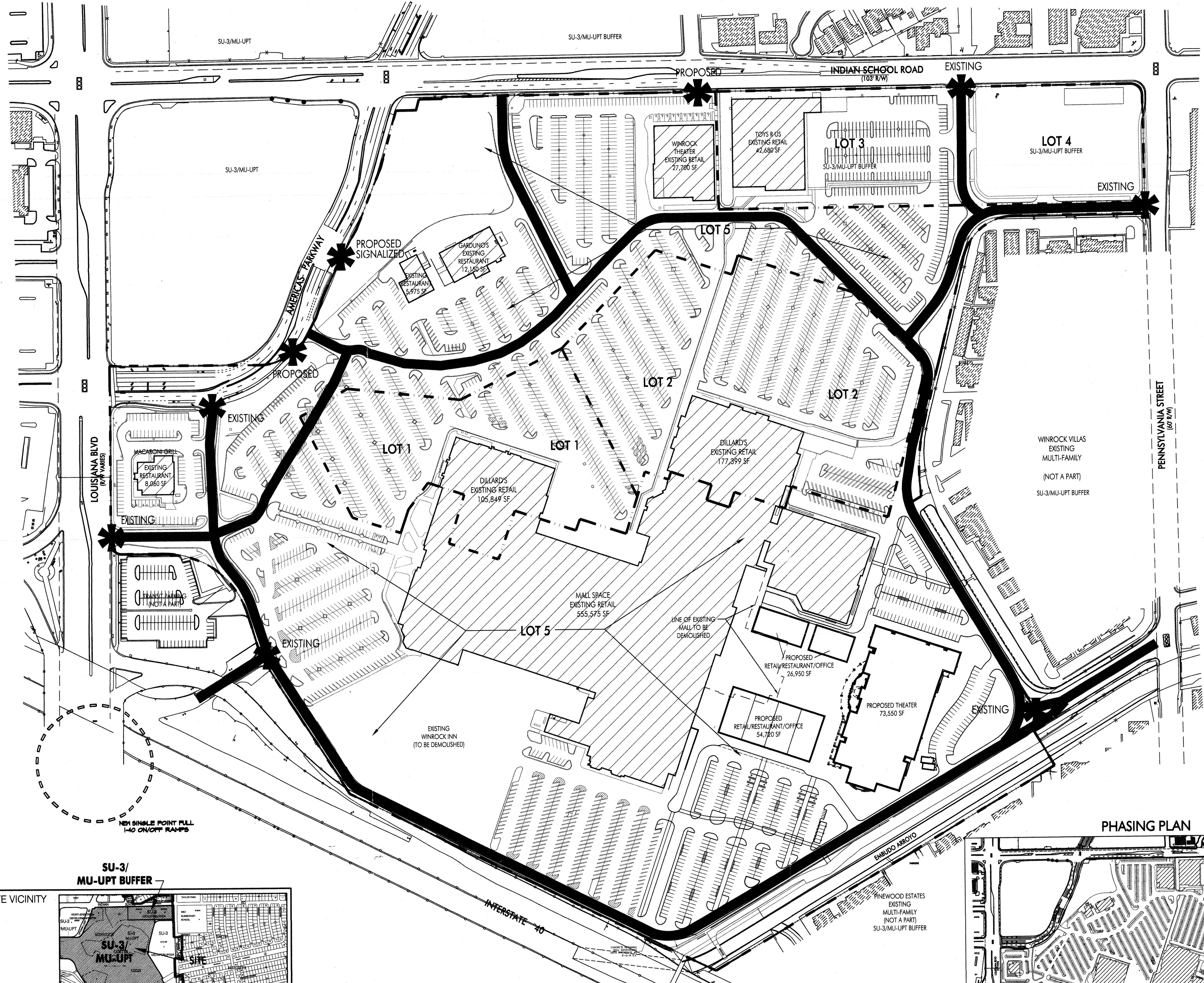
**OWNER/DEVELOPER**  
WINROCK PARTNERS, LLC

**PROJECT TEAM**  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
SURROUNDINGS STUDIO  
ARCHITECTURE  
STUDIO SOUTHWEST ARCHITECTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION  
**SITE PLAN**

SCALE: 1" = 100'  
NORTH

SHEET I OF 2  
FEBRUARY 8, 2011



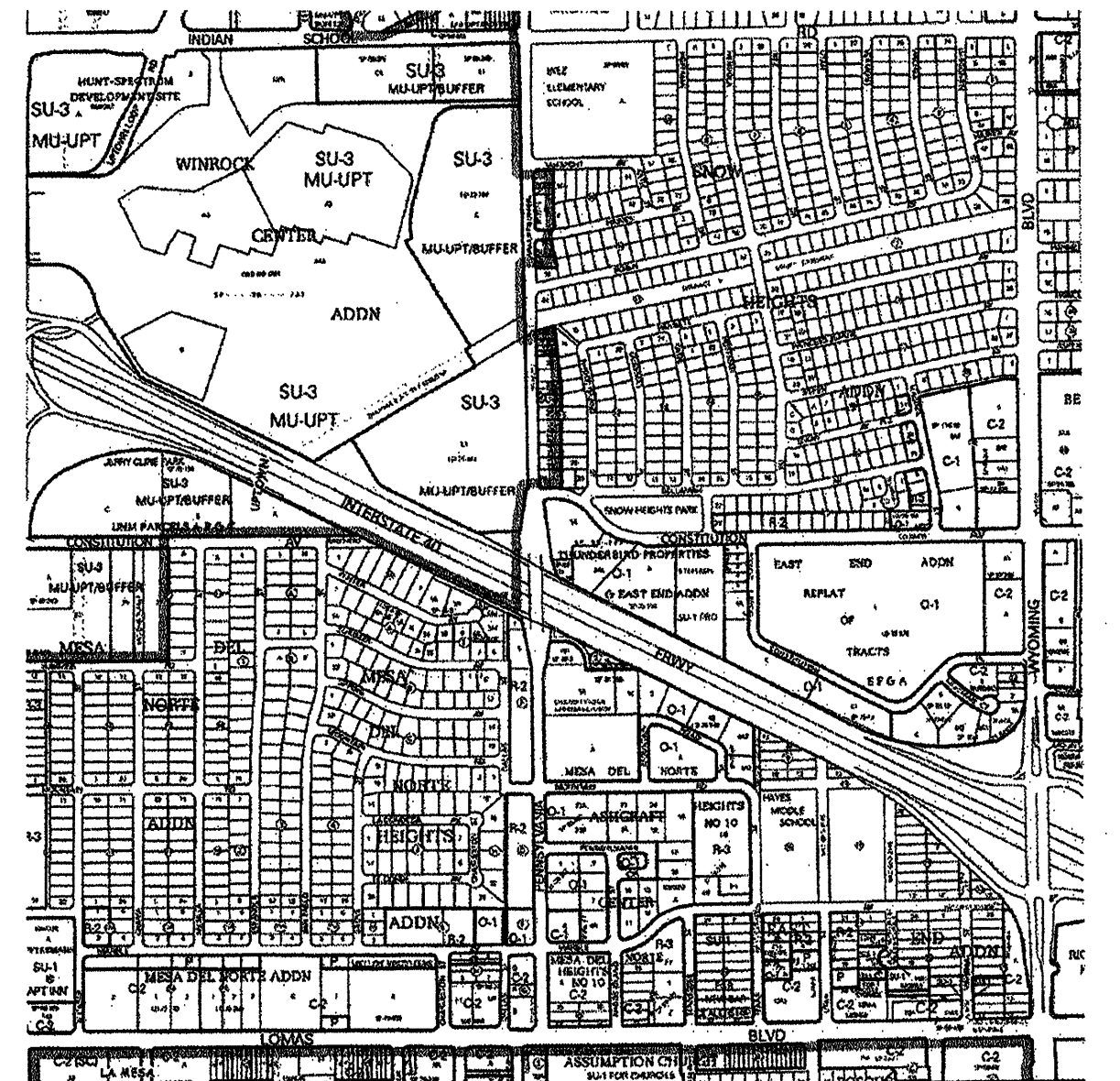
- GENERAL NOTES:**
- LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
  - PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
  - FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
  - PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
  - WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
  - SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
  - SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

**\*** APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.





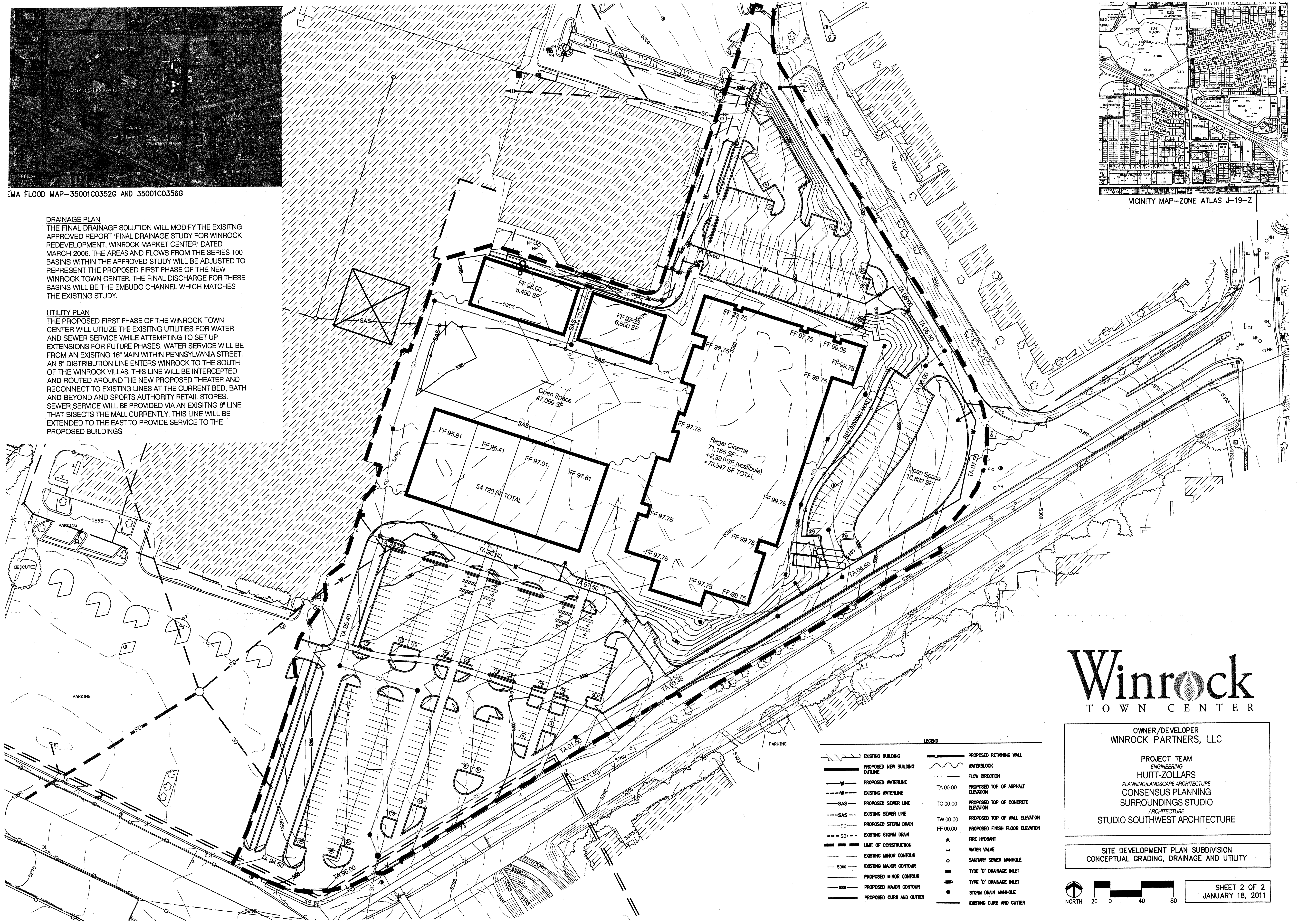
EMA FLOOD MAP-35001C0352G AND 35001C0356G



VICINITY MAP-ZONE ATLAS J-19-Z

**DRAINAGE PLAN**  
 THE FINAL DRAINAGE SOLUTION WILL MODIFY THE EXISTING APPROVED REPORT "FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT, WINROCK MARKET CENTER" DATED MARCH 2006. THE AREAS AND FLOWS FROM THE SERIES 100 BASINS WITHIN THE APPROVED STUDY WILL BE ADJUSTED TO REPRESENT THE PROPOSED FIRST PHASE OF THE NEW WINROCK TOWN CENTER. THE FINAL DISCHARGE FOR THESE BASINS WILL BE THE EMBUDO CHANNEL WHICH MATCHES THE EXISTING STUDY.

**UTILITY PLAN**  
 THE PROPOSED FIRST PHASE OF THE WINROCK TOWN CENTER WILL UTILIZE THE EXISTING UTILITIES FOR WATER AND SEWER SERVICE WHILE ATTEMPTING TO SET UP EXTENSIONS FOR FUTURE PHASES. WATER SERVICE WILL BE FROM AN EXISTING 16" MAIN WITHIN PENNSYLVANIA STREET. AN 8" DISTRIBUTION LINE ENTERS WINROCK TO THE SOUTH OF THE WINROCK VILLAS. THIS LINE WILL BE INTERCEPTED AND ROUTED AROUND THE NEW PROPOSED THEATER AND RECONNECT TO EXISTING LINES AT THE CURRENT BED, BATH AND BEYOND AND SPORTS AUTHORITY RETAIL STORES. SEWER SERVICE WILL BE PROVIDED VIA AN EXISTING 8" LINE THAT BISECTS THE MALL CURRENTLY. THIS LINE WILL BE EXTENDED TO THE EAST TO PROVIDE SERVICE TO THE PROPOSED BUILDINGS.



**LEGEND**

	EXISTING BUILDING		PROPOSED RETAINING WALL
	PROPOSED NEW BUILDING OUTLINE		WATERLOCK
	PROPOSED WATERLINE		FLOW DIRECTION
	EXISTING WATERLINE		TA 00.00 PROPOSED TOP OF ASPHALT ELEVATION
	PROPOSED SEWER LINE		TC 00.00 PROPOSED TOP OF CONCRETE ELEVATION
	EXISTING SEWER LINE		TW 00.00 PROPOSED TOP OF WALL ELEVATION
	PROPOSED STORM DRAIN		FF 00.00 PROPOSED FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN		FIRE HYDRANT
	LIMIT OF CONSTRUCTION		WATER VALVE
	EXISTING MINOR CONTOUR		SANITARY SEWER MANHOLE
	EXISTING MAJOR CONTOUR		TYPE 'D' DRAINAGE INLET
	PROPOSED MINOR CONTOUR		TYPE 'C' DRAINAGE INLET
	PROPOSED MAJOR CONTOUR		STORM DRAIN MANHOLE
	PROPOSED CURB AND GUTTER		EXISTING CURB AND GUTTER

# Winrock

TOWN CENTER

OWNER/DEVELOPER  
 WINROCK PARTNERS, LLC

PROJECT TEAM  
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 HUITT-ZOLLARS  
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 CONSENSUS PLANNING  
 SURROUNDINGS STUDIO  
 ARCHITECTURE  
 STUDIO SOUTHWEST ARCHITECTURE

SITE DEVELOPMENT PLAN SUBDIVISION  
 CONCEPTUAL GRADING, DRAINAGE AND UTILITY