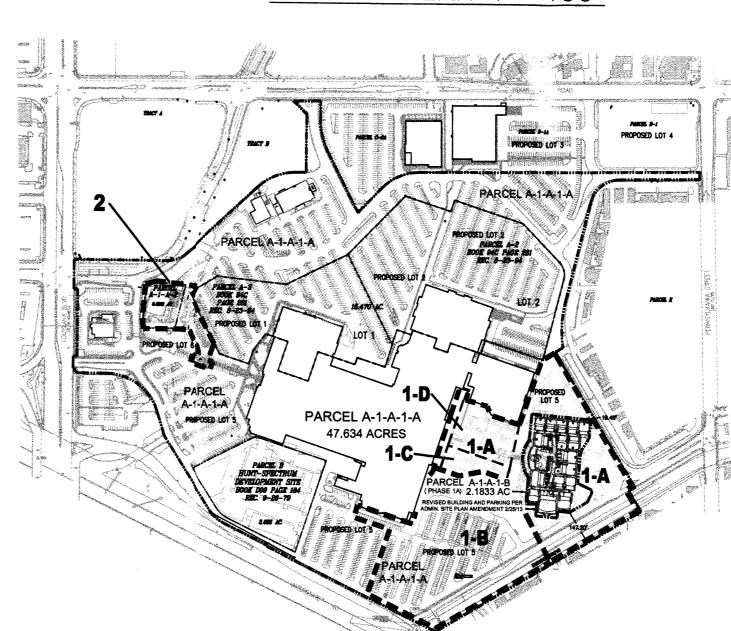
CORPORATIO

OMMUNITY

PHASING PLAN 1"=400'



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

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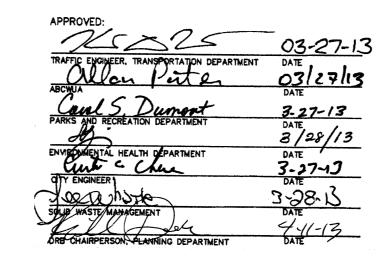
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> PROJECT NUMBER: 1002202 Application Number: 13-7048 70489

This Plan is consistent with the Sector Development Plan approved by the City Council USDP 2008, as amended August 1, 2011 (R2011-056) and Administrative Amendment August 2, 2012 (File: 12-10072).

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(SIGNATURES DIGITALLY TRANSFERRED FROM ORIGINAL DRB INSTRUMENT)



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> TO CREATE A REPLAT OF TRACT A-1-A-1 WINROCK CENTER ADDITION SECTION 18, T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2013 - AMENDED PER DRB

THE PURPOSE OF THE PLAT TO BE RECORDED IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A.

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THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. AS AN INTERIM SUBDIVISION, EXISTING TRACT A-1-A-1 IS DIVIDED INTO A-1-A-1-A AND A-1-A-1-B

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THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

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BUILDING HEIGHTS AND SETBACKS:

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SU-3

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AREA

BUILDING F.A.R.

3,544,478 S.F.(81.37 AC.) 1,106,808 S.F.

PAGE I OF I

AMENDED SITE PLAN FOR SUBDIVISION

WINROCK CENTER ADDITION

PARCELS A-I-A-I-A AND A-I-A-I-B

REVISION HISTORY: SITE PLAN FOR SUBDIVISION PURPOSES AND SUBDIVISIONS, CASE 1002202:

DRB #13-70484 AND 70489 DIVIDING TRACT A-1-A-1 TO CREATE 5. MAR. 27, 2013 TRACT A-1-A-1-B AND RENAME BALANCE AS A-1-A-1-A. PHASING KEY MAP REVISED TO REFLECT 8-2-12 ADMIN. AMENDMENT. 4. FEB. 25, 2013 ADMIN. AMENDMENT 13-10179 REVISING DRIVE AISLE AND

LANDSCAPING FOR THEATER (NO SUBDIVISION EFFECTS). 3. OCT. 31, 2012 EXISTING TRACT A-1-A DIVIDED INTO A-1-A-1 AND A-1-A-2 TO PROVIDE FOR BJ'S RESTAURANT (SHOWN PREVIOUSLY AS PHASE 2). ADMINISTRATIVE AMENDMENT APPROVED REVISING BUILDING LOCATION

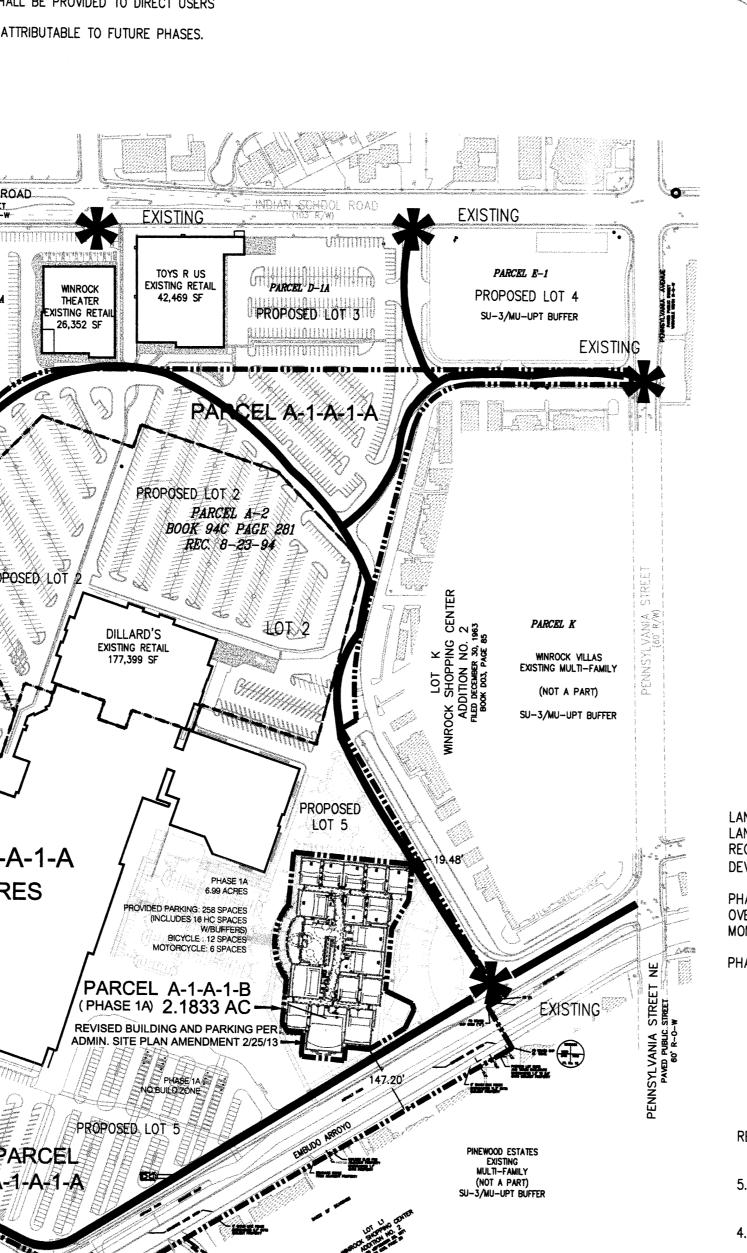
FOR CINEMA AND REVISING PHASING LOCATIONS 1. MAY 25, 2012 SITE PLAN APPLICATION NO. 2-70106. PROPOSES TO CREATE 6 NEW "LOTS" AND DESCRIBES THEN-CURRENT PHASING

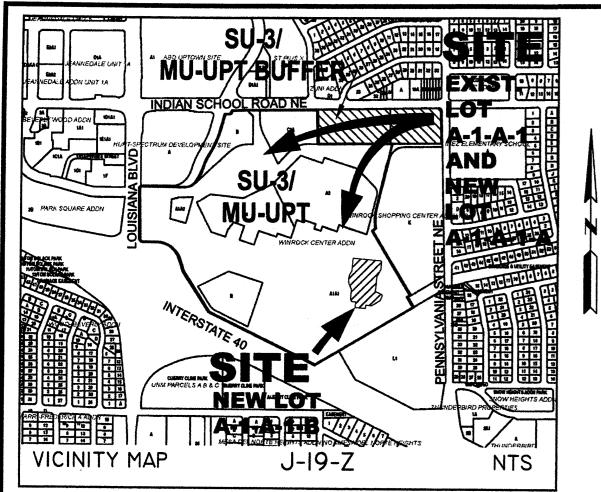
DWG PATH: WINROCK_SITE PLAN-SUBD REV PER DRB CAS 032813 N/A 03/28/I3 REV. SCALE: |" = 200' N/A H-Z / CAS N919-01-620

community sciences corporation

P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

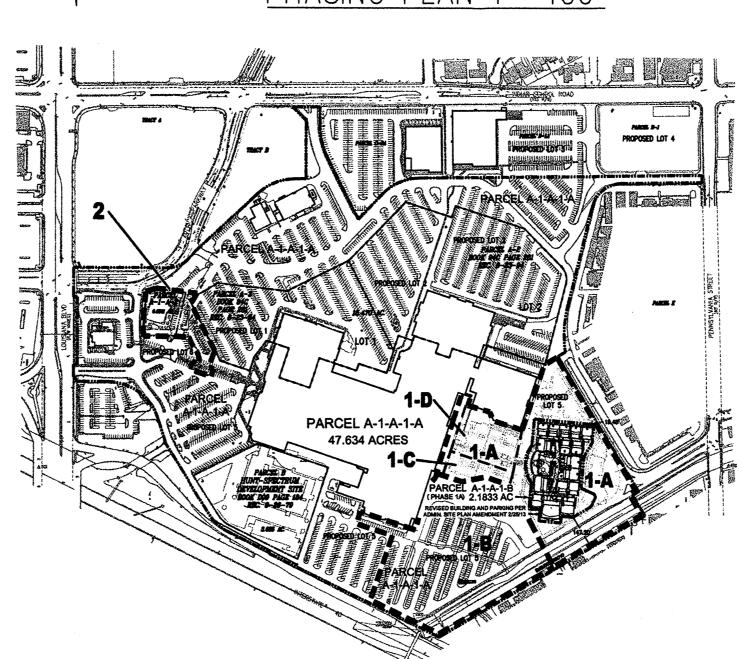
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FUTURE ACCESS	R040		TOYS R US EXISTING RETAIL		PARCEL B-1	
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	HUNT-SPECTRUM DEVELOPMENT SITE		PARCEL A-1-A-1	-В	ET NE	
	BOOK DO9 PAGE 184 REC: 9-26-79	/ R	(PHASE 1A) 2.1833 AREVISED BUILDING AND PARK	KING PER	EXISTING	C. STREE D-W
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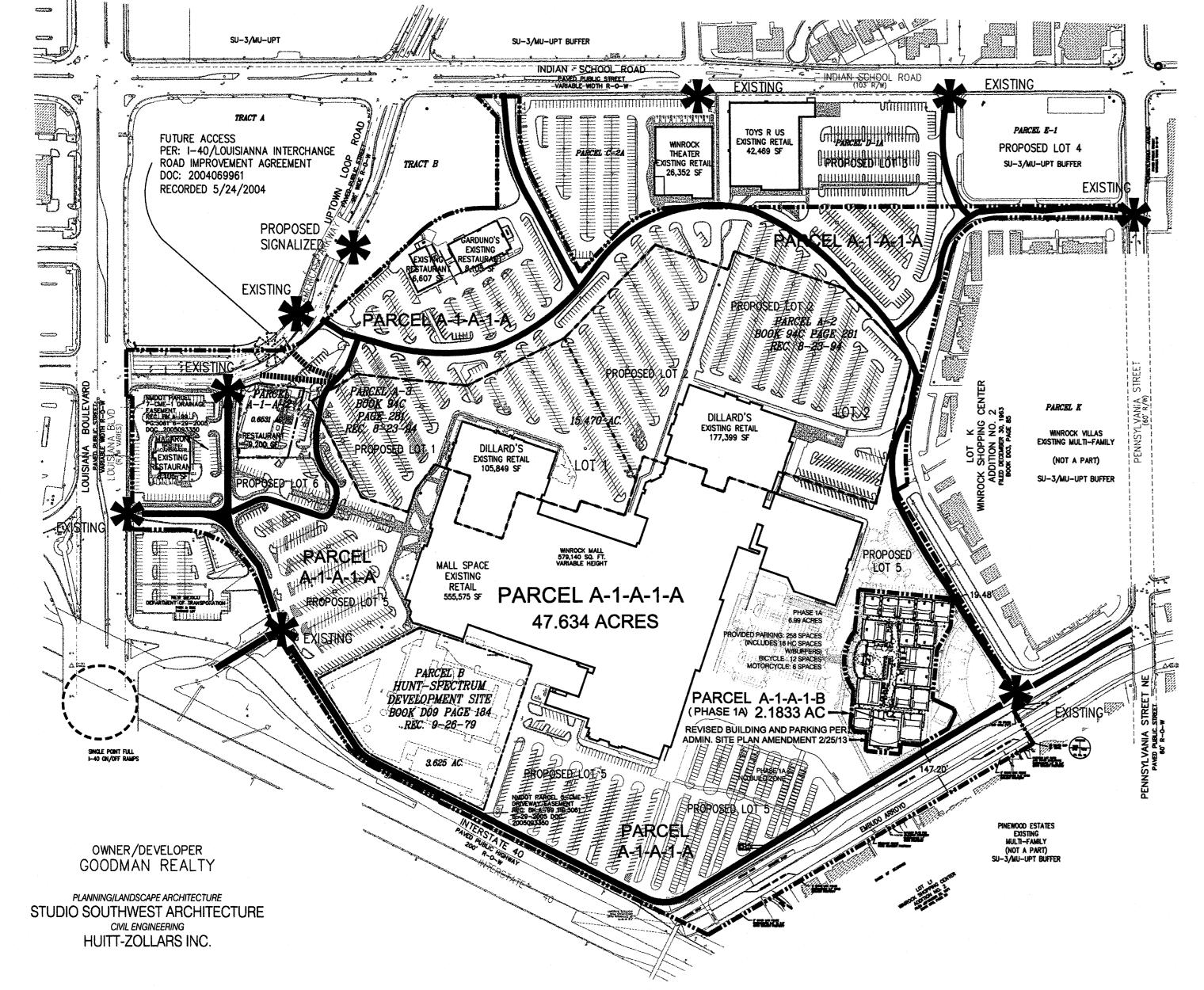
CORPORATION

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PROJECT NUMBER: 1002202 Application Number: 13-70484/70489

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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

(SIGNATURES DIGITALLY TRANSFERRED FROM ORIGINAL DRB INSTRUMENT)

APPROVED:	
1656	03-27-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	03/27/13
ABCWIA	DATE
Caul S. Dumont	3-27-13
PARKS AND RECREATION DEPARTMENT	DATE 8 /28 /13
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
Cent a Chen	3-27-13
ON LESSINGER	2×28×13
SOLID WASTE MANAGENENT	DATE
Jens Ho	4-11-13

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CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2013 - AMENDED PER DRB

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AREA

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REVISION HISTORY: SITE PLAN FOR SUBDIVISION PURPOSES AND SUBDIVISIONS, CASE 1002202:

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ADMINISTRATIVE AMENDMENT APPROVED REVISING BUILDING LOCATION 2. AUG. 2, 2012 FOR CINEMA AND REVISING PHASING LOCATIONS

1. MAY 25, 2012 SITE PLAN APPLICATION NO. 2-70106. PROPOSES TO CREATE 6 NEW "LOTS" AND DESCRIBES THEN-CURRENT PHASING

PAGE I OF I AMENDED SITE PLAN FOR SUBDIVISION WINROCK CENTER ADDITION PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH: WINROCK_SITE PLAN-SUBD REV PER DRB CAS 032813 .CR5:

03/28/I3 REV. SCALE: |" = 200' H-Z / CAS

N919-01-620

community sciences corporation

LAND PLANNING P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

PHASING PLAN 1"=400' 47.634 ACRES

505)

CORPORATION

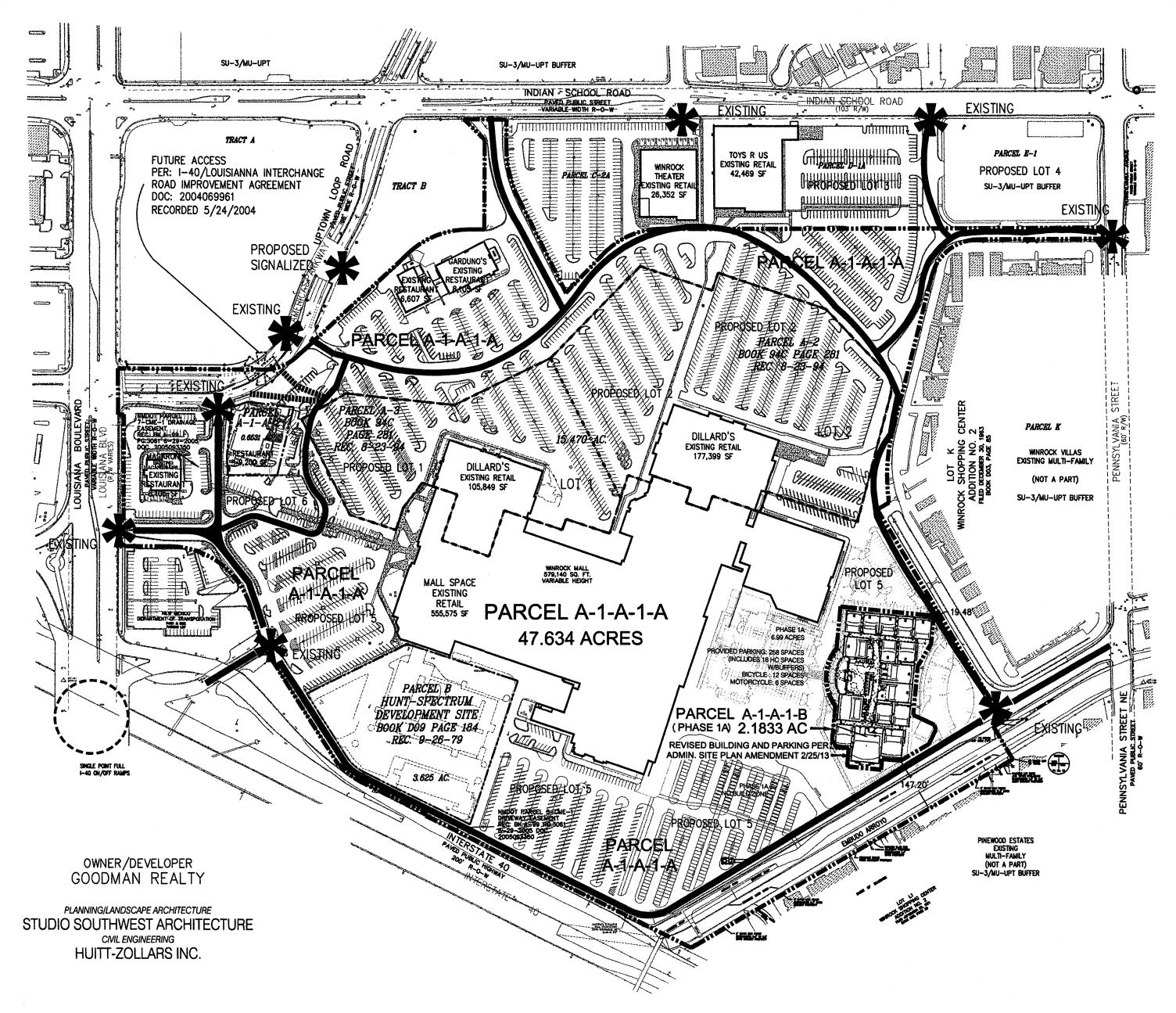
SCIENCE

COMMUNITY

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(SIGNATURES DIGITALLY TRANSFERRED FROM ORIGINAL DRB INSTRUMENT)

APPROVED:	
15215	03-27-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ABCWUA Perten	03/27/13
Caul S. Dumont	3-27-13
PARKS AND RECREATION DEPARTMENT	DATE
ENVERONMENTAL HEALTH DEPARTMENT	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE 7 3-27-13
CATY ENGINEER	DATE
302101010	3-38-17
SOLID WASTE MANAGEMENT	DATE
The state of the s	4-11-13
BRB CHAIRPERSON, PLANNING DEPARTMENT	UMIE

LANDSCAPE PLAN: 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.

OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

PHASE 2 DEVELOPMENT INCLUDES REALIGNING PORTIONS OF THE RING ROAD.

SITE PLAN AMENDMENT FOR SUBDIVISION PURPOSES TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER ADDITION

TO CREATE A REPLAT OF TRACT A-1-A-1 WINROCK CENTER ADDITION SECTION 18, T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2013 - AMENDED PER DRB

THE PURPOSE OF THE PLAT TO BE RECORDED IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A.
ONE EASEMENT IS CREATED FOR RECIPROCAL DRAINAGE, PARKING

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION 05EPC00876, PROJECT NO, 1002202 AND FOLLOWS THE ADMINISTRATIVE AMENDMENT APPROVED AUGUST 2, 2012 (FILE: 12-10073).

THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. AS AN INTERIM SUBDIVISION, EXISTING TRACT A-1-A-1 IS DIVIDED INTO A-1-A-1-A AND A-1-A-1-B.

THE SUBJECT PROPERTY IS ULTIMATELY PROPOSED TO BE SUBDIVIDED INTO SIX SEPARATE LOTS; LOT 1 AND LOT 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, LOT 3 IS THE EXISTING TOY'S R US LOT (D-1A), LOT 4 IS THE EXISTING VACANT LOT (E1) EAST. LOT 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. PROPOSED LOTS 1, 2 AND 5 ARE ZONED SU-3 MU-UPT AND LOTS 3-4 ARE ZONED MU-UPT/BUFFER.

THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

PARCEL A-3 (LOT 1): 251,644 SF 5.78 AC. PARCEL A-2 (LOT 2): 422,230 SF 9.69 AC. PARCEL E-1 (LOT 4): 134,870 SF 3.10 AC . PARCEL D1-A (LOT 3): 181,058 SF 4.16 AC. PARCEL A-1-A-1-A (LOT 5): 2,526,357 SF 57.99 AC. PARCEL A-1-A-2 (LOT 6): 28.319 SF 0.65 AC.

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

RETAIL/RESTAURANT/THEATER 915,482 S.F. *OFFICE 24,000 S.F. PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. *HOTEL: 174 ROOMS

*MULTI-FAMILY 66 UNITS (AREA - 3.11 AC. GROSS DENSITY-21.11 DU/AC.) *USES AND SQUARE FOOTAGES ARE APPROVED

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 1-40 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.

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 113 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 AND SETBACKS:

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

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

SU-3AREA

BUILDING

3,544,478 S.F.(81.37 AC.)

1,106,808 S.F.

F.A.R. .31

REVISION HISTORY: SITE PLAN FOR SUBDIVISION PURPOSES AND SUBDIVISIONS, CASE 1002202:

5. MAR. 27, 2013 DRB #13-70484 AND 70489 DIVIDING TRACT A-1-A-1 TO CREATE TRACT A-1-A-1-B AND RENAME BALANCE AS A-1-A-1-A. PHASING KEY MAP REVISED TO REFLECT 8-2-12 ADMIN. AMENDMENT. 4. FEB. 25, 2013 ADMIN. AMENDMENT 13-10179 REVISING DRIVE AISLE AND LANDSCAPING FOR THEATER (NO SUBDIVISION EFFECTS).

OCT. 31, 2012 EXISTING TRACT A-1-A DIVIDED INTO A-1-A-1 AND Á-1-A-2 TO PROVIDE FOR BJ'S RESTAURANT (SHOWN PREVIOUSLY AS PHASE 2). ADMINISTRATIVE AMENDMENT APPROVED REVISING BUILDING LOCATION FOR CINEMA AND REVISING PHASING LOCATIONS SITE PLAN APPLICATION NO. 2-70106. PROPOSES TO CREATE 6 NEW

"LOTS" AND DESCRIBES THEN-CURRENT PHASING

AMENDED SITE PLAN FOR SUBDIVISION WINROCK CENTER ADDITION PARCELS A-I-A-I-A AND A-I-A-I-B DWG PATH: WINROCK_SITE PLAN-SUBD REV PER DRB CAS 032813

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03/28/I3 REV. SCALE: |" = 200' H-Z / CAS N919-01-620

community sciences corporation

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