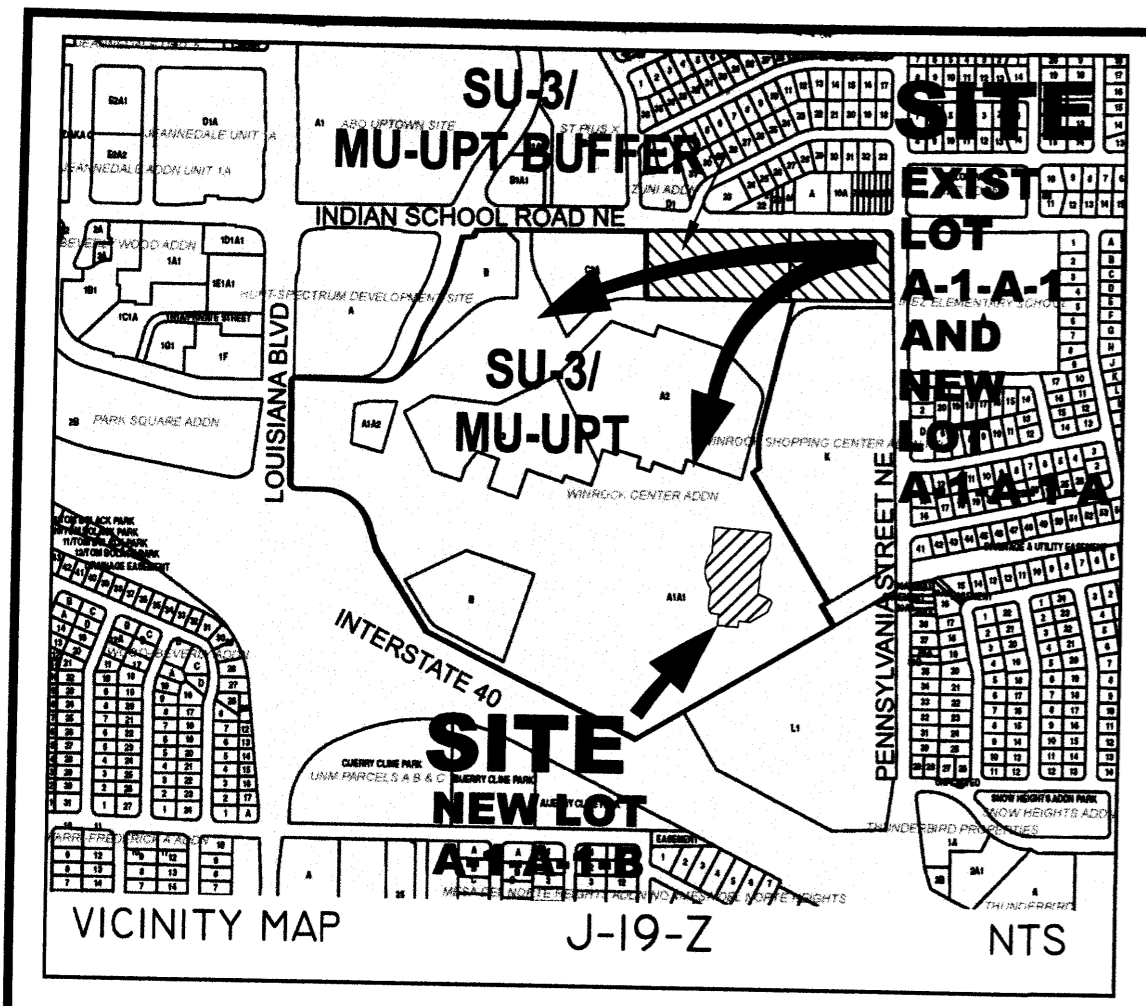
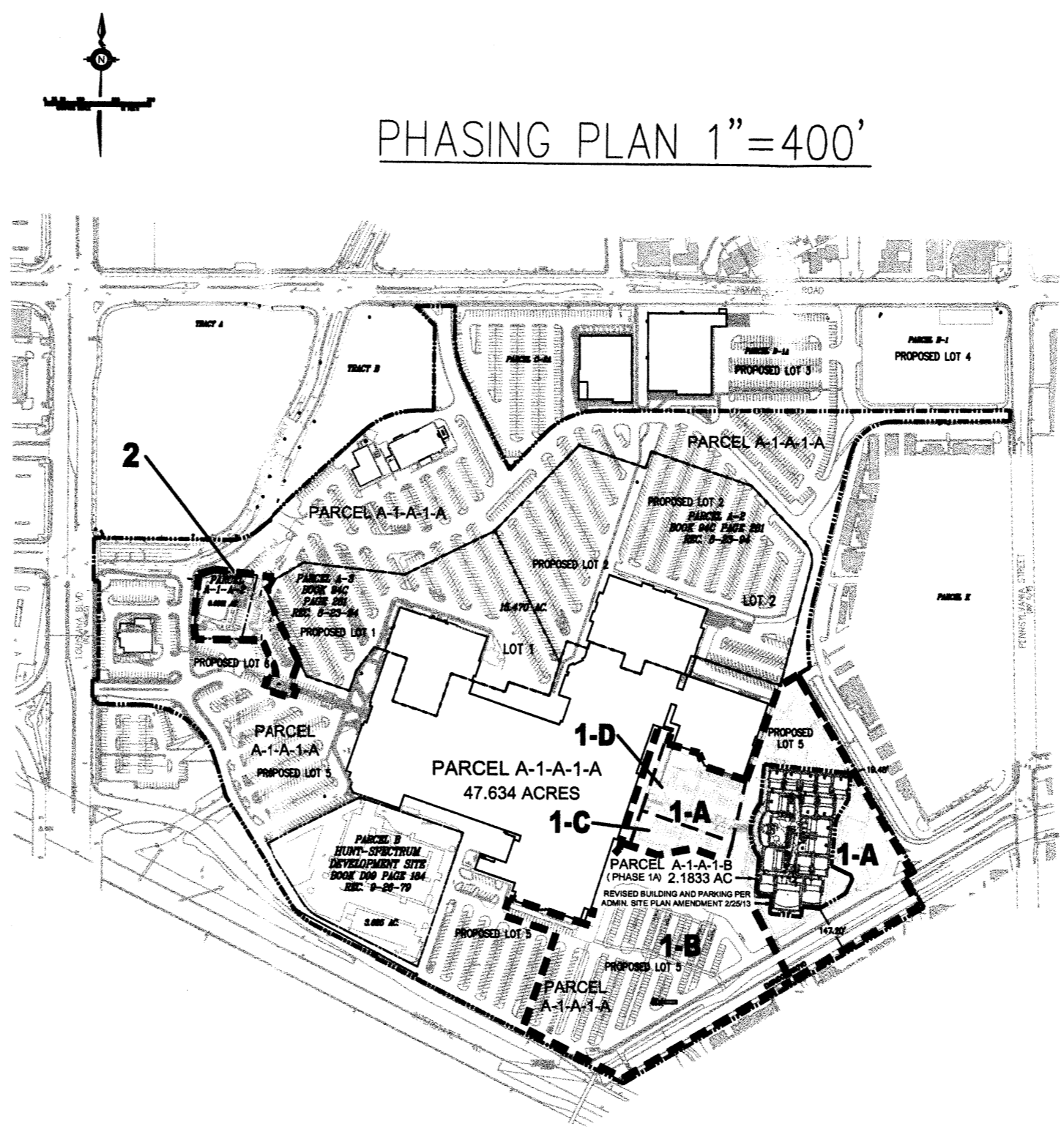


COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



Winrock TOWN CENTER



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 AND ACCESS.

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION 05EP000876, 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 DILLARD'S 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.

PROPOSED USE: 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.
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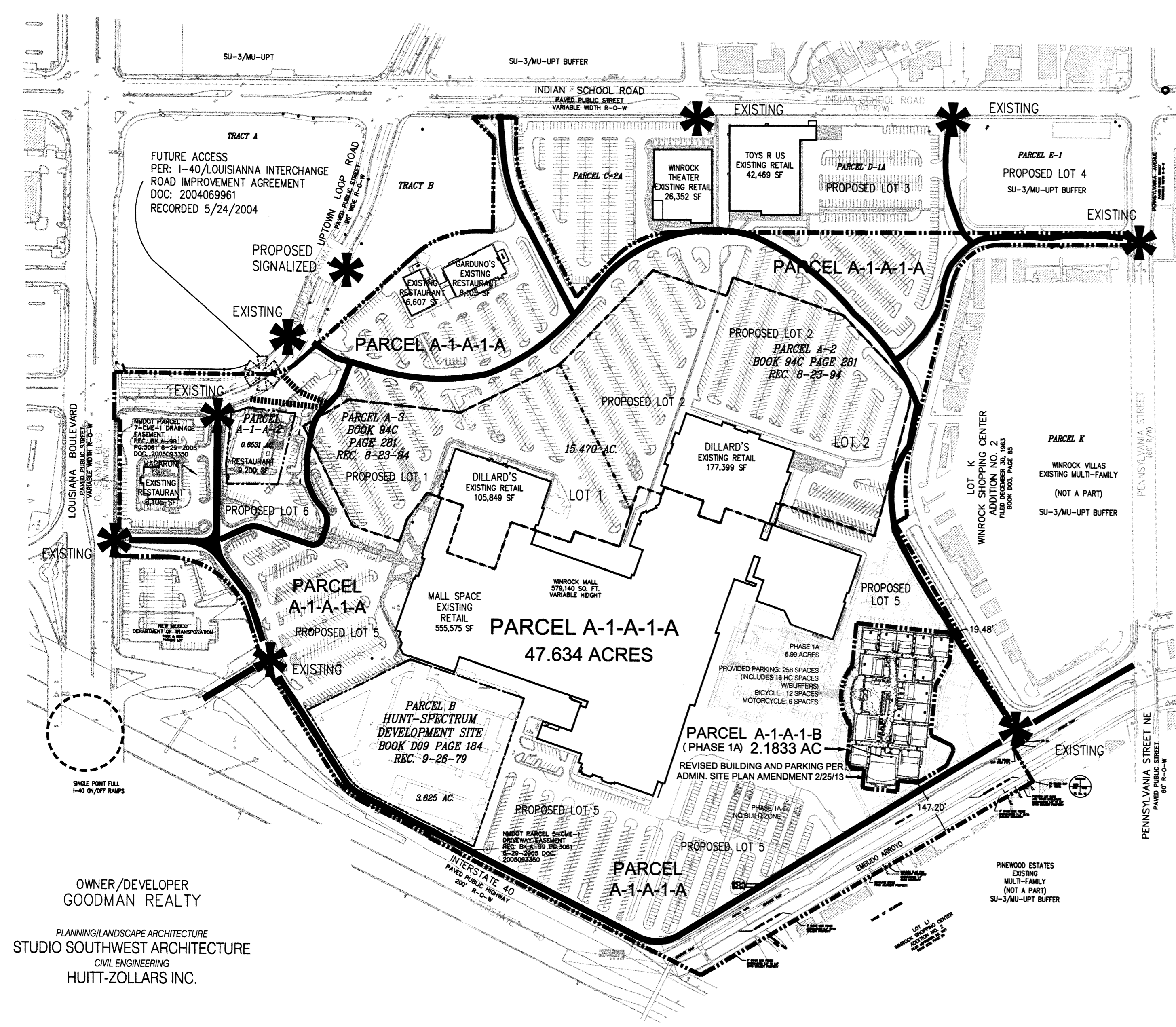
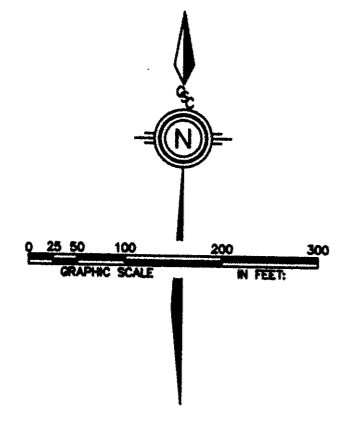
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SU-3 AREA	BUILDING	F.A.R.
3,544,478 S.F.(81.37 AC.)	1,106,808 S.F.	.31

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

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PROJECT NUMBER: 1002202
Application Number: 13-70488/70489

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).

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

(SIGNATURES DIGITALLY TRANSFERRED FROM ORIGINAL DRB INSTRUMENT)

APPROVED:

[Signature] 03-27-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

[Signature] 03/27/13
DATE

[Signature] 3-27-13
DATE

[Signature] 3/28/13
DATE

[Signature] 3-27-13
DATE

[Signature] 3-28-13
DATE

[Signature] 4-1-13
DATE

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OWNER/DEVELOPER
GOODMAN REALTY

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HUITT-ZOLLARS INC.

PAGE 1 OF 1 AMENDED SITE PLAN FOR SUBDIVISION WINROCK CENTER ADDITION PARCELS A-1-A-1-A AND A-1-A-1-B

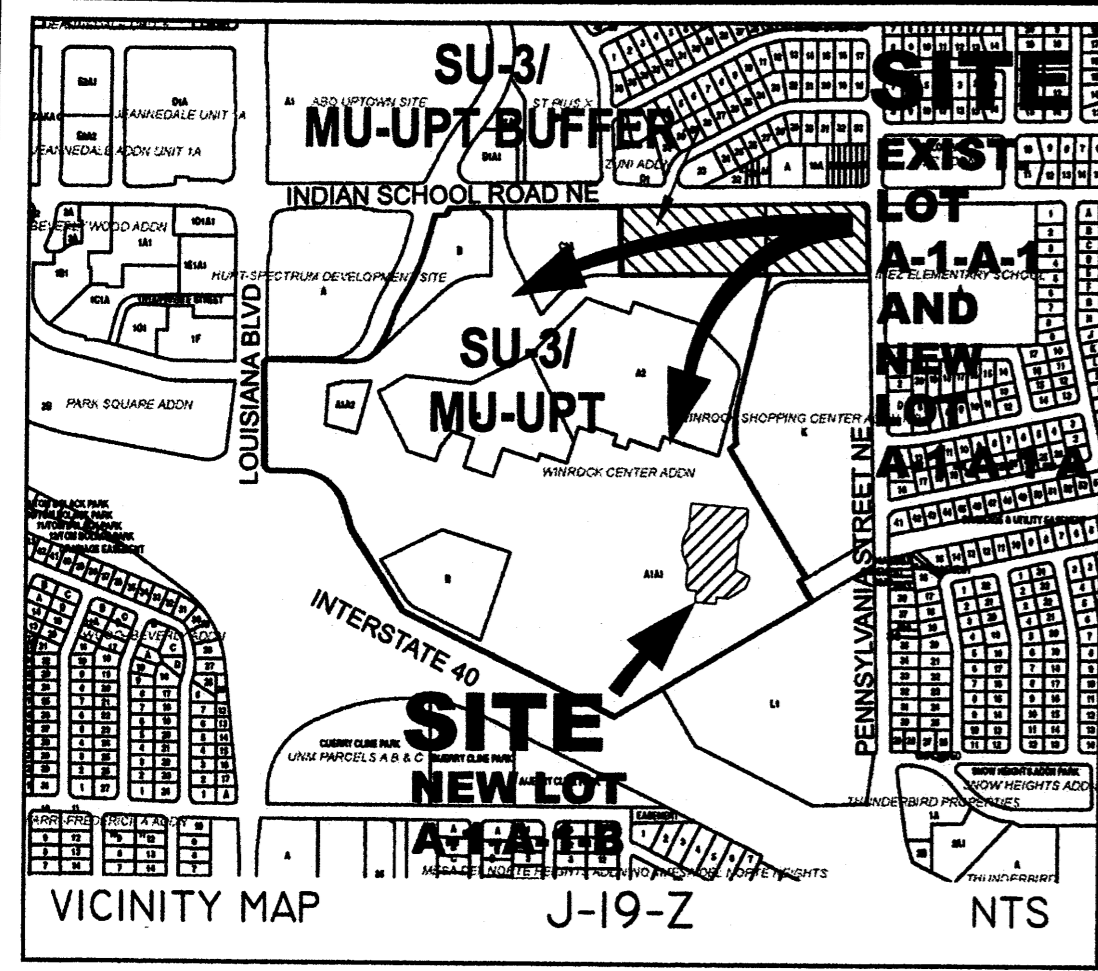
DWG PATH: WINROCK_SITE PLAN-SUBD REV PER DRB CAS 032813

CRS:	N/A
DATE:	03/28/13 REV.
SCALE:	1" = 200'
CREW:	N/A
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation

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

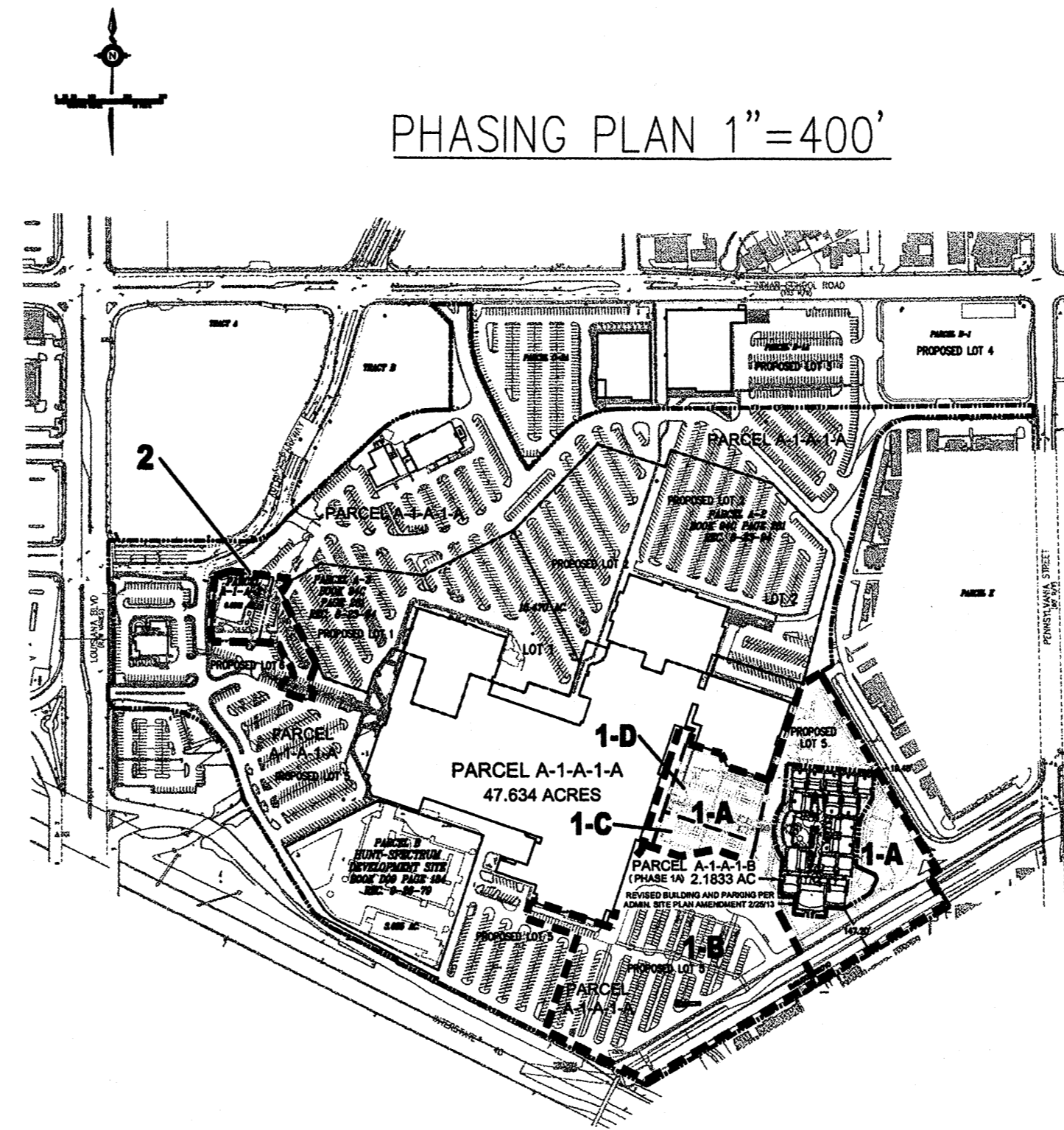
1002202



Winrock

TOWN CENTER

PHASING PLAN 1"=400'



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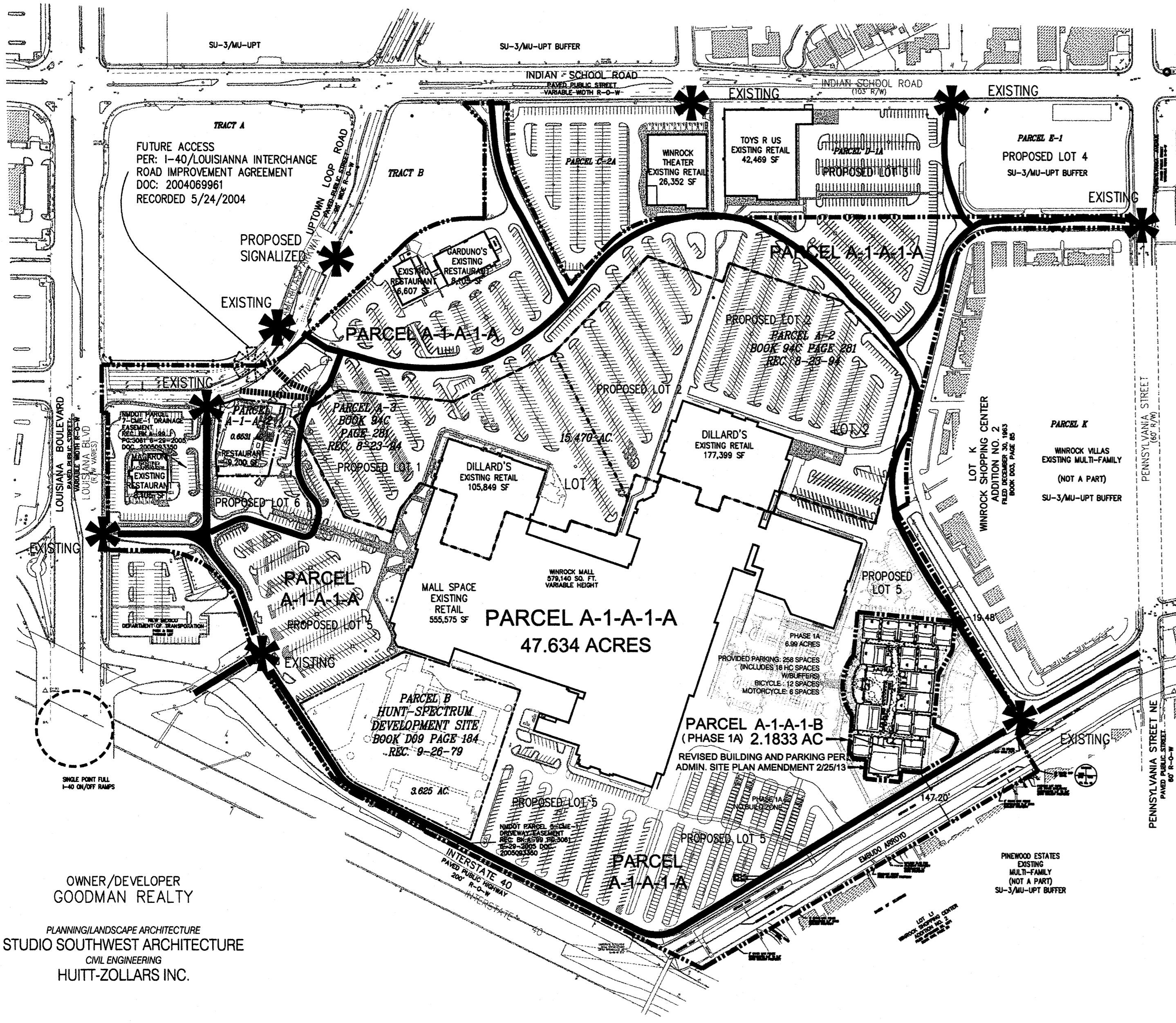
APPROVED:	DATE
<i>[Signature]</i>	03-27-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	03/27/13
<i>[Signature]</i>	3-27-13
PARCS & RECREATION DEPARTMENT	3/28/13
<i>[Signature]</i>	3-27-13
DIVISIONAL HEALTH DEPARTMENT	3-27-13
<i>[Signature]</i>	3-28-13
CITY ENGINEER	4-11-13
<i>[Signature]</i>	4-11-13
DRB CHAIRPERSON, PLANNING DEPARTMENT	

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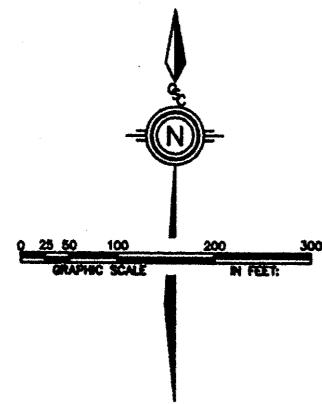
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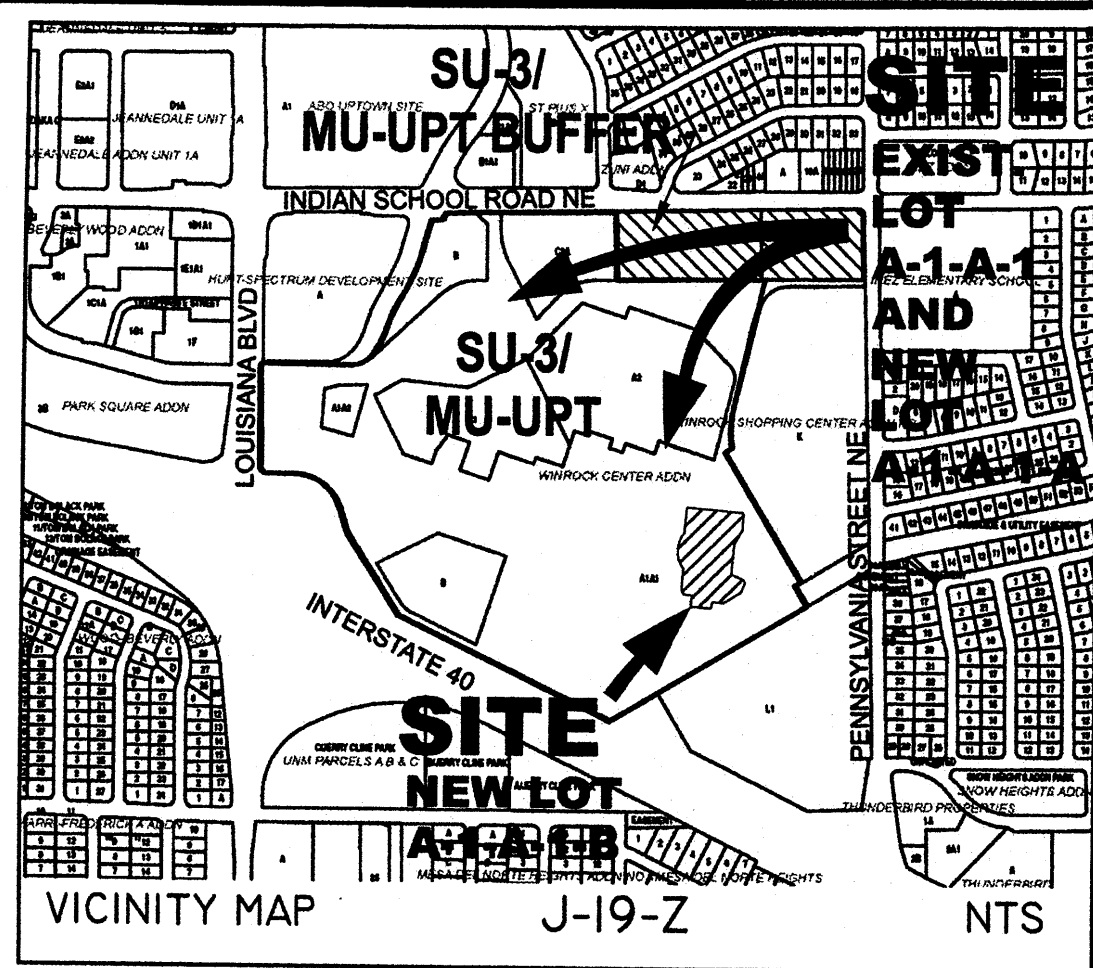
PAGE 1 OF 1
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PARCELS A-1-A-1-A AND A-1-A-1-B

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DATE: 03/28/13 REV.
SCALE: 1" = 200'
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JOB NO.: N919-01-620

community
sciences
corporation

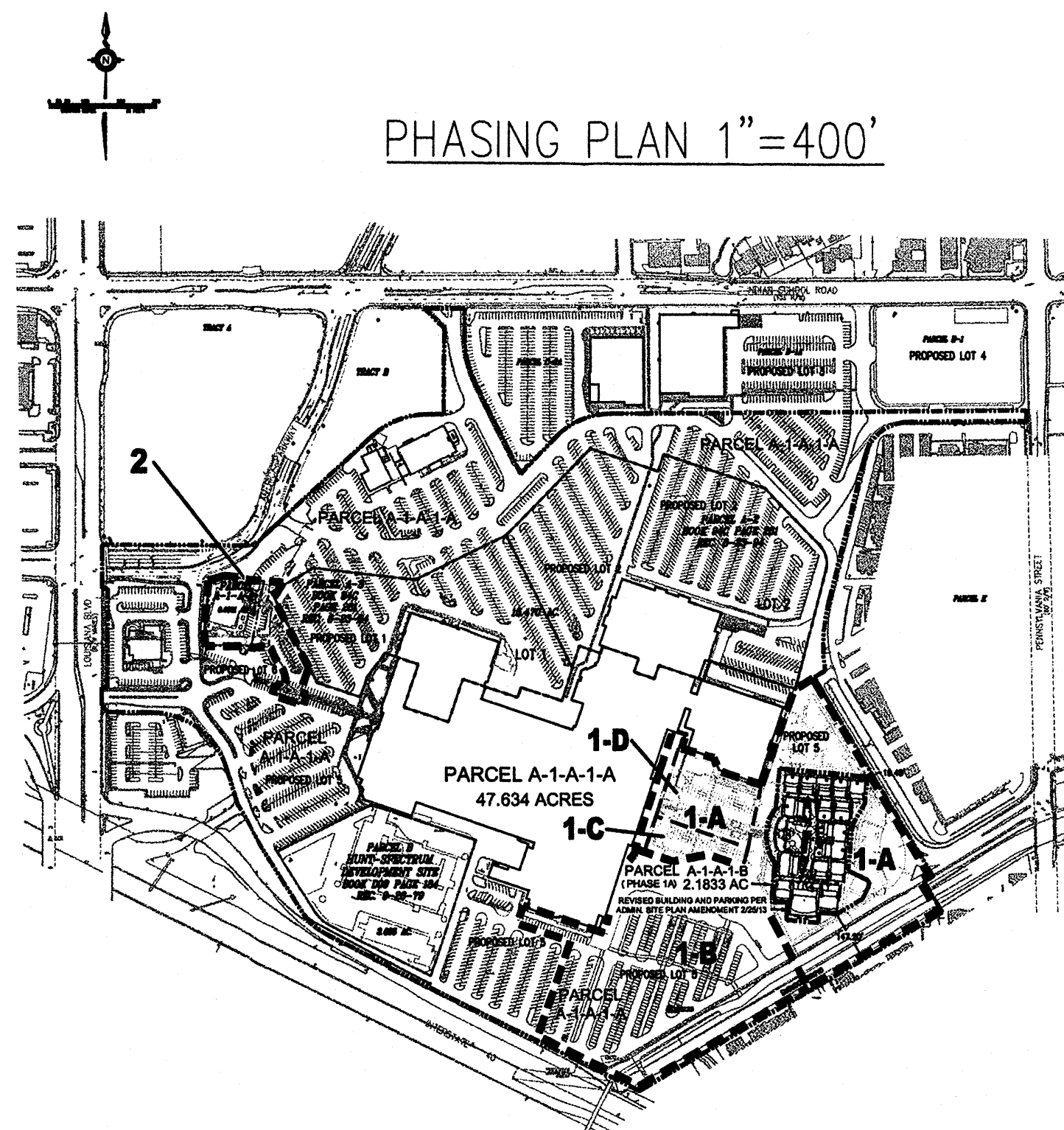
LAND PLANNING P.O.Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING (505)897-0000



Winrock

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PHASING PLAN 1"=400'



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- *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 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 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.

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

SU-3 AREA	BUILDING	F.A.R.
3,544,478 S.F.(81.37 AC.)	1,106,808 S.F.	.31

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

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).

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

(SIGNATURES DIGITALLY TRANSFERRED FROM ORIGINAL DRB INSTRUMENT)

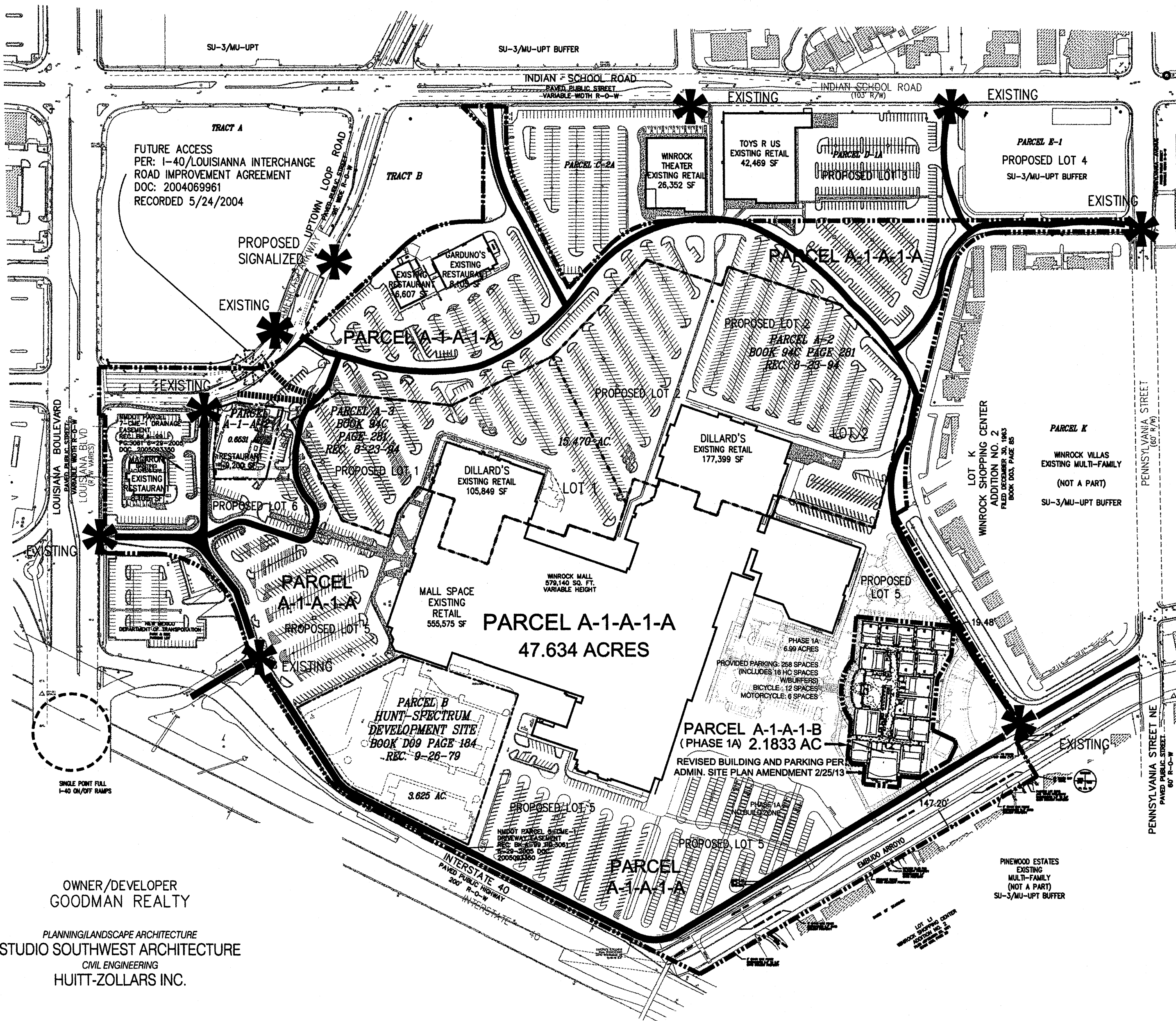
APPROVED: *[Signature]* 03-27-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE
[Signature] 03/29/13
DATE
[Signature] 3-27-13
DATE
[Signature] 3-27-13
DATE
[Signature] 3-28-13
DATE
[Signature] 4-11-13
DATE

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.

PHASING:
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.

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).
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).
2. AUG. 2, 2012 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



OWNER/DEVELOPER
GOODMAN REALTY

PLANNING/LANDSCAPE ARCHITECTURE
STUDIO SOUTHWEST ARCHITECTURE
CIVIL ENGINEERING
HUITT-ZOLLARS INC.

PAGE 1 OF 1
AMENDED SITE PLAN FOR SUBDIVISION
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH: WINROCK_SITE_PLAN-SUBD REV PER DRB CAS 032813

CRS: N/A
DATE: 03/28/13 REV.
SCALE: 1" = 200'
CREW: N/A
DRAWN: H-Z / CAS
JOB NO.: N919-01-620

community
sciences
corporation

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