

SU-3/MU-UPT

SU-3/MU-UPT BUFFER

EXISTING

INDIAN SCHOOL ROAD (103' R/W)

EXISTING

FUTURE ACCESS PER: 1-40/LOUISIANA INTERCHANGE ROAD IMPROVEMENT AGREEMENT DOC: 2004069961 RECORDED 5/24/2004

PROPOSED SIGNALIZED

AMERICA'S PARKWAY

GARDINO'S EXISTING RESTAURANT 12,150 SF

WINROCK THEATER EXISTING RETAIL 27,700 SF

TOYS R US EXISTING RETAIL 42,680 SF

LOT 3

LOT 4

SU-3/MU-UPT BUFFER

EXISTING

EXISTING

LOT 1

LOT 5

LOT 2

LOT 2

WINROCK VILLAS EXISTING MULTI-FAMILY (NOT A PART) SU-3/MU-UPT BUFFER

PENNSYLVANIA STREET (60' R/W)

LOUISIANA BLVD (R/W VARIES)

EXISTING

PROPOSED RESTAURANT 9,200 SF

LOT 1

LOT 1

LOT 5

DILLARD'S EXISTING RETAIL 177,399 SF

MALL SPACE EXISTING RETAIL 555,575 SF

LOT 5

LOT 5

PROPOSED RETAIL/RESTAURANT/OFFICE 26,950 SF

PROPOSED THEATRE 73,550 SF

EXISTING

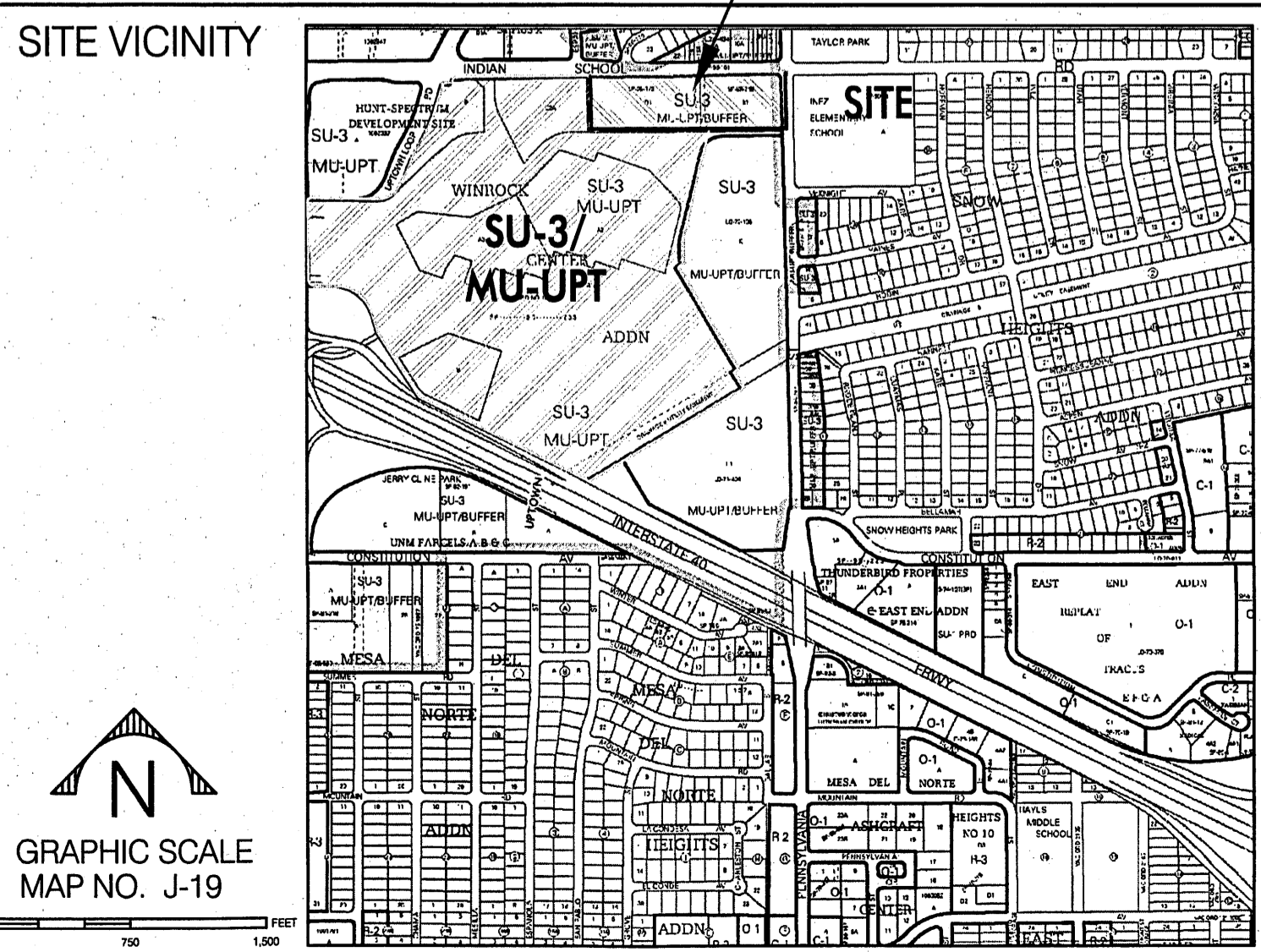
EXISTING WINROCK INN (TO BE DEMOLISHED)

PROPOSED RETAIL/RESTAURANT/OFFICE 54,720 SF

SINGLE POINT FULL I-40 ON/OFF RAMP

SU-3/MU-UPT BUFFER

PINEWOOD ESTATES EXISTING MULTI-FAMILY (NOT A PART) SU-3/MU-UPT BUFFER

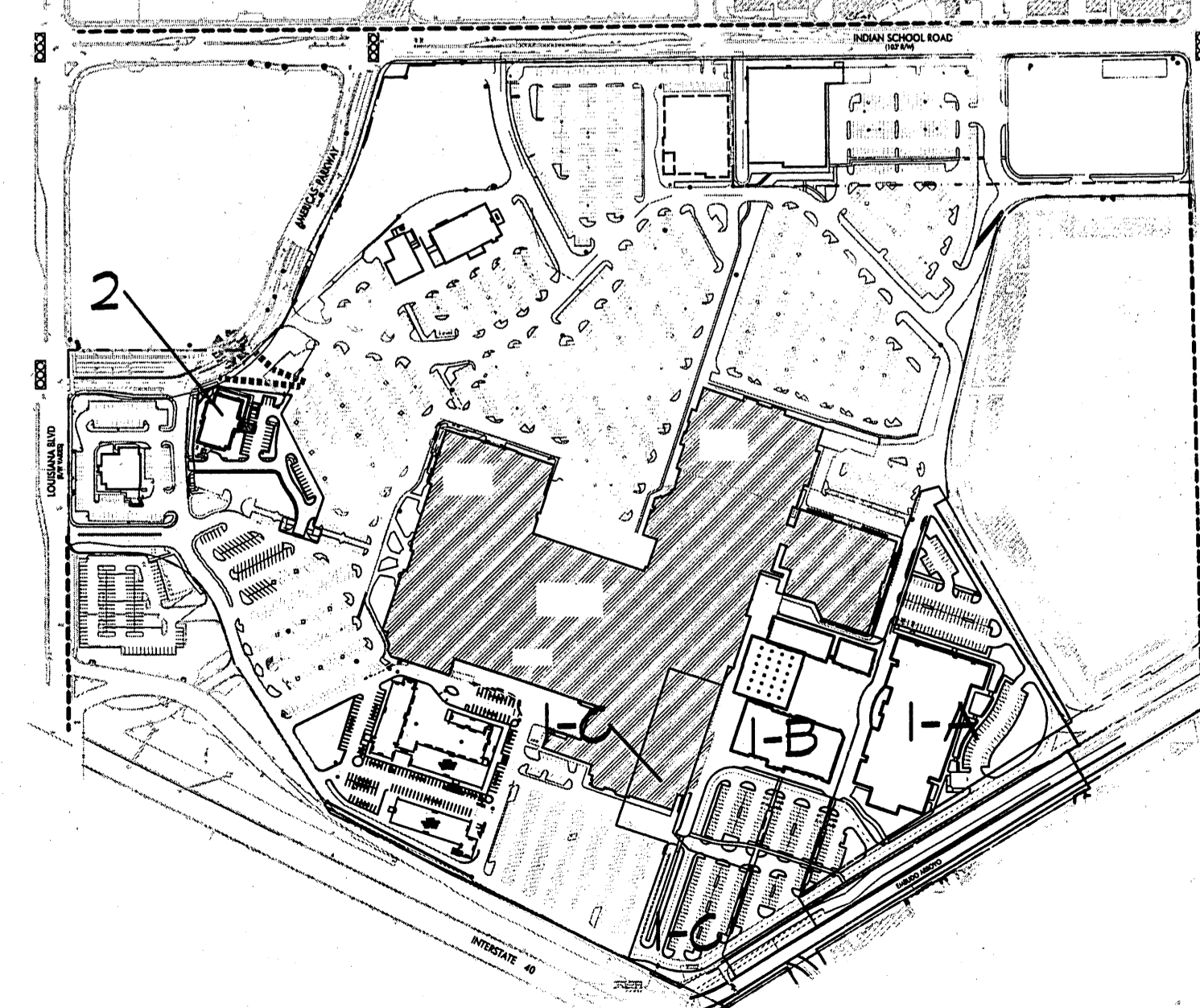


APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

GENERAL NOTES:

- 1. 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.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. 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.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

PHASING PLAN



REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION 05EPC00816, PROJECT NO. 1002202.

THE SITE: 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. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO SIX SEPARATE TRACTS. TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-3 AND A-2) FOR THE MEN'S AND WOMEN'S BILLIARDS STORES AND A PORTION OF THEIR PARKING FIELDS. TRACT 3 IS THE EXISTING TOY'S R US LOT (D-1A). TRACT 4 IS THE EXISTING VACANT LOT (E) EAST 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.

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

LOT 1 251,644 SF 3.78 AC. LOT 2 422,250 SF 6.14 AC. LOT 3 181,050 SF 2.63 AC. LOT 4 134,810 SF 2.10 AC. LOT 5 257,351 SF 3.74 AC.

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

RETAIL/RESTAURANT/THEATER 415,482 SF. OFFICE 24,000 SF. HOTEL: 174 ROOMS. MULTI-FAMILY 66 UNITS (AREA - 3.11 AC. GROSS DENSITY-211 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. THESE ARE 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 118 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.

Table with 3 columns: SU-3 AREA, BUILDING, FAR. Row 1: 9544478 SF (81.37 AC.), 1106200 SF., 31.

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 I DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDINGS AND THE WINROCK INN. PHASE 2 DEVELOPMENT INCLUDES REALIGNING PORTIONS OF THE RING ROAD.

Approval table with columns: PROJECT NUMBER, APPLICATION NUMBER, IS AN INFRASTRUCTURE LIST REQUIRED?, DRB SITE DEVELOPMENT PLAN APPROVAL, TRAFFIC ENGINEERING/TRANSPORTATION DIVISION, ABCNIA, PARKS AND RECREATION DEPARTMENT, CITY ENGINEER, ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL), SOLID WASTE MANAGEMENT, DRB CHAIRPERSON, PLANNING DEPARTMENT. Includes dates and signatures.

Winrock TOWN CENTER

OWNER/DEVELOPER GOODMAN REALTY

PROJECT TEAM ENGINEERING/SURVEYING HUITI-ZOI

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION SITE PLAN

GRAPHIC SCALE MAP NO. J-19 SHEET S-100 MAY 2012

1002202

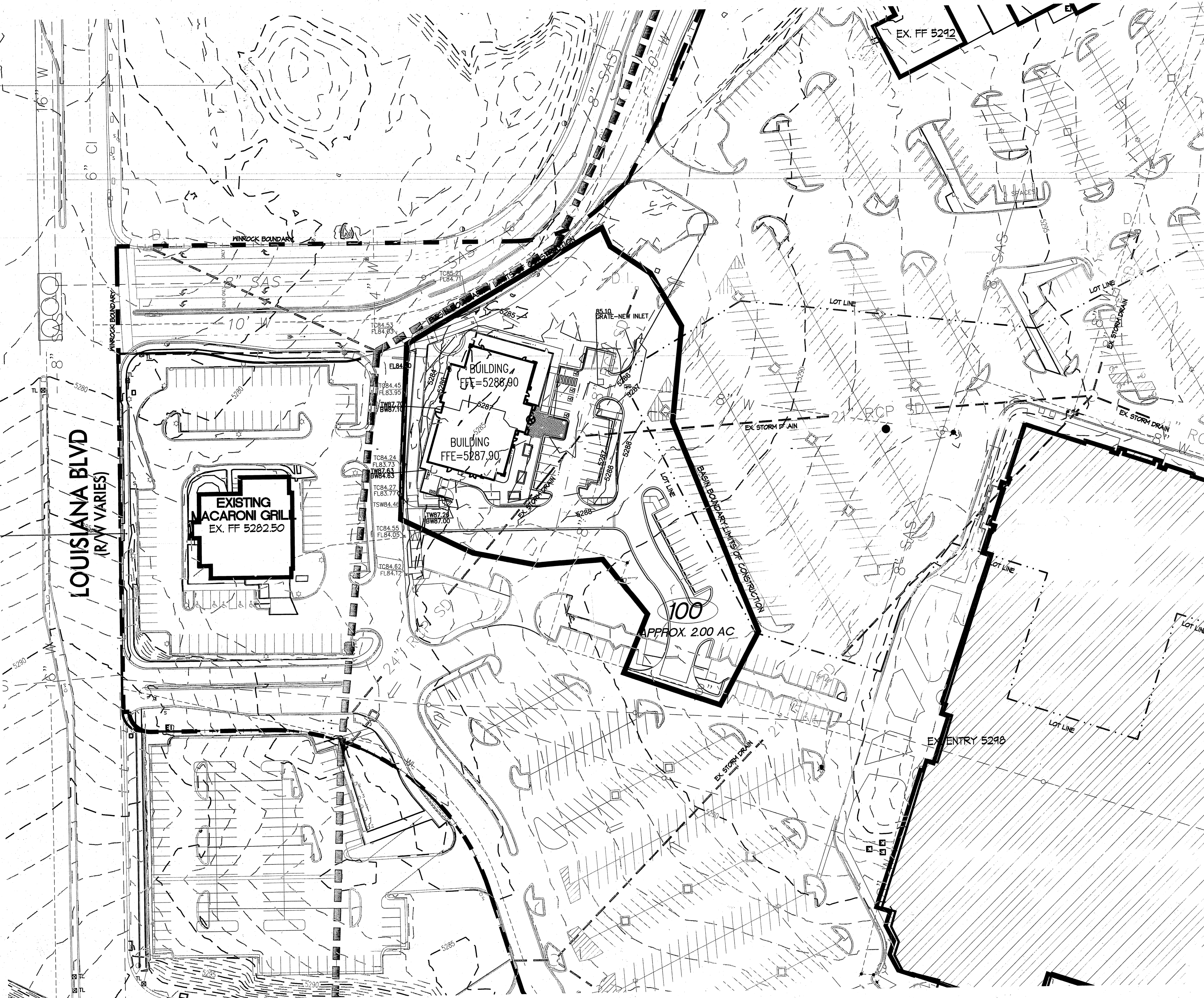
HYDROLOGY
 CURRENTLY THE SITE CONSISTS PREDOMINANTLY OF ASPHALT PAVEMENTS AND BUILDINGS AND THE DISTURBED AREA IS APPROXIMATELY 2.8 AC.

A DETAILED DRAINAGE REPORT SHALL BE PREPARED, SUBMITTED, AND PROCESSED FOR THE SITE PLAN FOR BUILDING PERMIT. IT IS ANTICIPATED THAT STORMWATER DISCHARGE WITHIN THE LIMITS OF THIS PROJECT SHALL BE BELOW HISTORIC DISCHARGE RATES.

CONCEPTUAL GRADING SHOWN ON THIS PLAN DO NOT DISRUPT OR ALTER HISTORICAL STORM WATER FLOW PATTERNS ON THE WINROCK SITE.

THE SITE PLAN IMPACTS AN EXISTING STORM DRAIN WHICH SHALL BE RELOCATED AS PART OF THE SITE DEVELOPMENT PROCESS.

SITE GRADING WILL IMPLEMENT LID TECHNIQUES TO THE LANDSCAPE AREAS SHALL BE DEPRESSED. DRAINAGE BE DIRECTED TO LANDSCAPE AREAS.



Winrock
 TOWN CENTER

OWNER/DEVELOPER
 GOODMAN REALTY

PROJECT TEAM
 ENGINEER
 HULL PARTNERS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
 CONCEPTUAL GRADING PLAN

NORTH
 20 0 40 80
 SCAI
 SHEET C-100
 MAY 9 2012

10022202

EXISTING DRAINAGE CONDITIONS

THIS PORTION OF THE WINROCK PARKING SLOPE FROM SOUTHEAST TO NORTHWEST. OVERLAND STORMWATER IS DIRECT TO STORM DRAIN INLET NUMBER 1. OVERFLOWS AND ADDITIONAL PAVEMENT PARKING AREAS SLOPE TO PARKING LOTS EXTERIOR CURB AND GUTTER. CONCENTRATED FLOWS ARE DIRECTED TO CONCRETE RUNDOWN NUMBER 1 DISCHARGING INTO A SMALL LANDSCAPE AREA. THE LANDSCAPE AREA IS GRADED TO SOUTH WHERE STORMWATER IS DISCHARGED ONTO THE RING ROAD AND ENTERS THE 84" STORM DRAIN.

PROPOSED DRAINAGE CONDITIONS

THIS PORTION OF THE SITE DISCHARGES INTO THE 84" STORM DRAIN WITHIN THE RING ROAD. THAT WILL NOT CHANGE WITH THIS DEVELOPMENT. A NEW AREA DRAIN SHALL BE INSTALLED WITHIN THE PROPOSED BJ RESTAURANT ON-SITE PARKING LOT.

IT IS ANTICIPATED THAT THE RESTAURANT ROOF DRAINS SHALL BE LOCATED ON THE AMERICAS PARKWAY SIDE OF THE BUILDING. ROOF DRAINS SHALL BE EXTENDED TO DISCHARGE ROOF RUNOFF WATER AT OR NEAR THE SIDEWALK CULVERT PLACEMENT.

FINAL LOCATIONS SHALL BE ESTABLISHED AND INCLUDED IN THE BUILDING PERMIT SUBMITTAL.

FINAL LOCATIONS SHALL BE ESTABLISHED AND INCLUDED IN THE BUILDING PERMIT SUBMITTAL.

LEGEND

- | | | | |
|--|--------------------------------|--|--------------------------|
| | EXISTING BUILDING | | FLOW DIRECTION |
| | BASIN BOUNDARY LINE | | TYPE 'D' DRAINAGE INLET |
| | PROPOSED STORM DRAIN | | TYPE 'C' DRAINAGE INLET |
| | EXISTING STORM DRAIN | | STORM DRAIN MANHOLE |
| | PROPOSED CURB AND GUTTER | | EXISTING CURB AND GUTTER |
| | PROPOSED CONTOUR (5' INTERVAL) | | EXISTING CONTOURS |