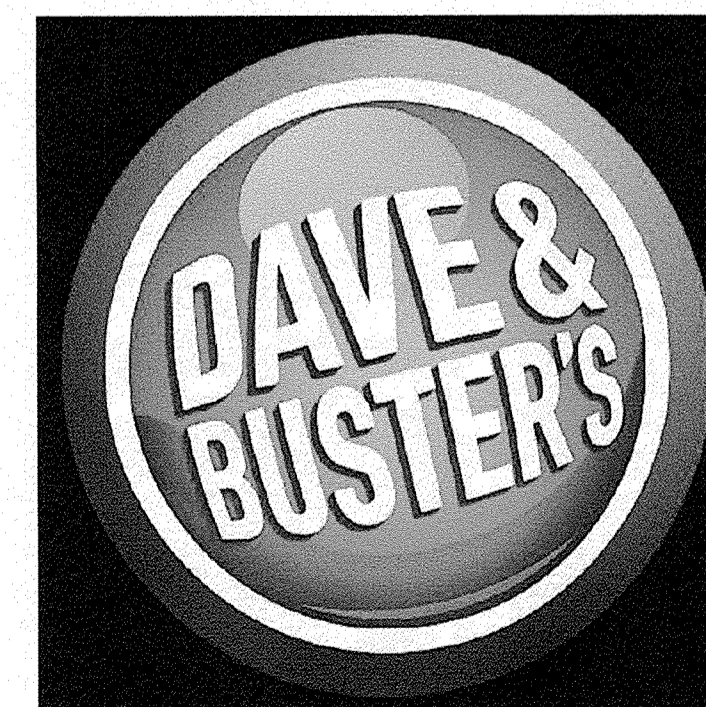




SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB SUBMITTAL - 09/06/13

Dave & Buster's at Winrock Town Center

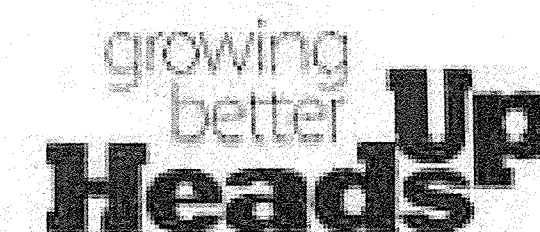
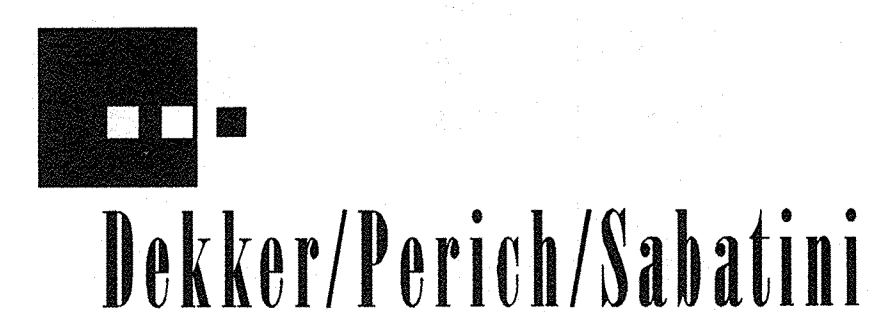
Albuquerque, New Mexico



WINROCK
TOWN CENTER

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02	SITE DETAILS & ENLARGED PLANS
<u>Landscape</u>	
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LP-02	LANDSCAPE NOTES / DETAILS
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SDP-3	CONCEPTUAL GRADING & DRAINAGE PLAN
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	EXTERIOR DETAILS
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HUITT-ZOLIARS

GENERAL NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES.
- PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES, DOG WASTE BAG DISPENSER AND TRASH RECEPTACLES.
- DAVE & BUSTER'S WILL MAINTAIN THE PEDESTRIAN CROSSWALKS AT DRIVEWAYS WITHIN THE PARKING AREAS.
- THE WORD "COMPACT" WILL BE WRITTEN ON ALL COMPACT PARKING SPACES.
- AMENITIES PROVIDED IN FRONT OF THE RESTAURANT INCLUDE BICYCLE RACKS.

KEYED NOTES

1. 9' x 18' PARKING SPACES (151 TOTAL)
2. 9' x 15' COMPACT PARKING SPACES (28 TOTAL) "COMPACT" ON PAVEMENT.
3. 8'-6" x 20' ADA PARKING SPACES (12 TOTAL)
4. TYPICAL MOTORCYCLE PARKING SPACE; 4'-6" x 8'-0", WITH POLE MOUNTED SIGNAGE. RE: C4 / 02
5. LANDSCAPED AREA; RE: LANDSCAPE PLAN
6. TRASH RECEPTACLE
7. METAL BIKE RACK
8. PEDESTRIAN CROSSWALK. INTEGRALLY COLORED & TEXTURED CONCRETE WITH PATTERN TO DIFFERENTIATE FROM SURROUNDING PAVING. RE: C3 / 02
9. EXISTING BUILDING
10. (3) DEDICATED "TO-GO" SPACES, WITH POLE MOUNTED SIGNS. RE: C4 / 02

SITE DATA

LEGAL DESCRIPTION: PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8468 AC MIL OR 167,567 SQ FT M/L
 ZONE: SU-3 for MU-UPT
 TOTAL: 25,200 SF
 BUILDING AREA: 167,705 SF (3.85 ACRES)
 SITE AREA: 167,705 SF (3.85 ACRES)
 F.A.R. (25,200 SF / 167,705 SF): 0.15

PARKING

TOTAL: 2 / 1000 SF = 50 SPACES
 PARKING PROVIDED: 325 SPACES
 ACCESSIBLE REQ'D / PROVIDED: 12 SPACES / 12 SPACES

MOTORCYCLE PARKING:
 REQUIRED: 301-500 PARKING SPACES = 6 SPACES
 PROVIDED: 6 SPACES

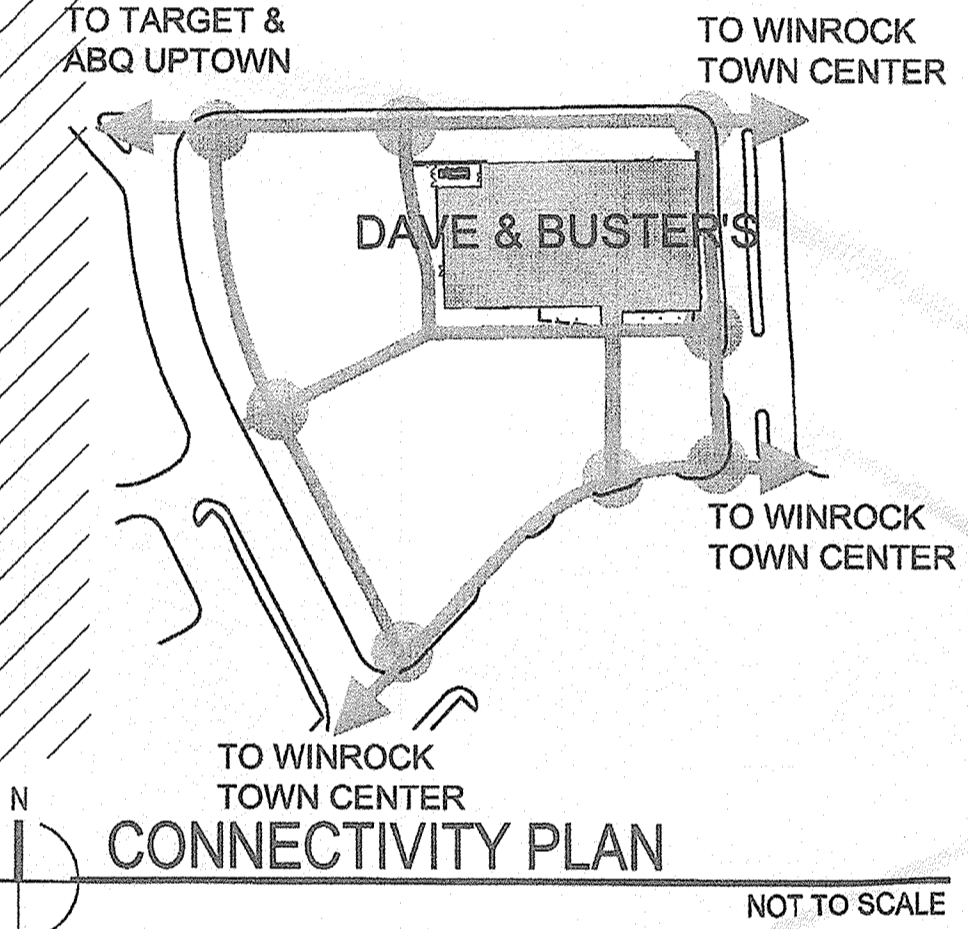
BICYCLE PARKING:
 REQUIRED: 1:20 AUTOMOBILE, (325 / 20) = 17 SPACES
 PROVIDED: 21 SPACES

LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, RE: A4 / 02
- 30'-0" HIGH AREA POLE, LIGHT TO COMPLY WITH DARK SKY ORDINANCE, RE: A5 / 02
- BENCH (7 BENCHES SHOWN = 21 SEATS)
- BIKE RACK (3 SHOWN)
- TRASH RECEPTACLE
- DOG WASTE BAG DISPENSER
- PROPERTY LINE
- AREA OF WORK
- UTILITY EASEMENT

AFD PLANS CHECKING OFFICE
 824-5511
 APPROVED/DISAPPROVED
 DATE: 09/06/13
 SIGNATURE & DATE

TOYS R US



KEYED NOTES, CONTINUED

11. DECORATIVE PAVEMENT, RE: A1/02
12. TRASH COMPACTOR ENCLOSURE, RE: B5 / 02
13. POLE MOUNTED ADA SIGNAGE, RE: C5 / 02
14. DOG WASTE BAG DISPENSER
15. PAINTED ADA PAVEMENT SIGNAGE, TYP.
16. AUTOMOBILE INGRESS / EGRESS
17. CONCRETE CURB
18. SIDEWALK WITH COLORED BORDER, WIDTH AS NOTED. RE: A3 / 02
19. NEW CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440, RE: C3 / 02
20. EXISTING MONUMENT SIGNAGE
21. LIGHT POLE, RE: LEGEND / 01
22. METAL CLAD SUNSHADE
23. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
24. PROPOSED FIRE HYDRANT RE-LOCATION
25. FIRE LANE
26. ACCESSIBLE RAMP
27. BUILDING STRUCTURE
28. BUILDING ENTRY
29. 12' WIDE PEDESTRIAN WALKWAY WITH COLORED BORDER, RE: B3 / 02
30. PROPERTY LINE
31. EXISTING FIRE HYDRANT TO BE RELOCATED
32. EXISTING UTILITY EASEMENT, REF. CIVIL DRAWINGS
33. EXISTING BIKEWAY
34. STOP SIGN, RE: C4 / 02
35. EXISTING TURN LANE
36. EXISTING MEDIUM
37. CONCRETE PAVING
38. UTILITY EASEMENT TO BE VACATED
39. CANTILEVERED METAL CLAD CANOPY
40. CONCRETE WHEEL STOP
41. EXIST. TREES TO REMAIN, THREE GRATES WHERE NECESSARY.
42. FIRE DEPARTMENT CONNECTION
43. EXISTING LANDSCAPING STRIP TO REMAIN
44. BENCH
45. RAMP, RE: GRADING PLAN
46. BUS STOP EASEMENT & SHELTER PAD, RE: D3 / 02
47. BUS BOARDING PADS, RE: D3 / 02
48. CAST IRON LANDSCAPE GRATE FLUSH WITH SIDEWALK, RE: HEAD'S UP PLAN
49. THE CENTERLINE OF ESPANOLA AND THE CENTERLINE OF THE ACCESS DRIVE WILL BE WITHIN 15' APART AS PER CURRENT DPM STANDARDS
50. NEW PYLON SIGN, RE: B1 & B2 / 02
51. EXISTING BUS STOP SIGN
52. NEW MONUMENT SIGN

VICINITY MAP

Portion of: Zone Atlas Map J-19-Z
 1" = 500'-0"

FORMER PROJECT NUMBER: 1002202

PROJECT NUMBER:

APPLICATION NUMBER:

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsdesign.org

ARCHITECT

DRB SUBMITTAL

ENGINEER

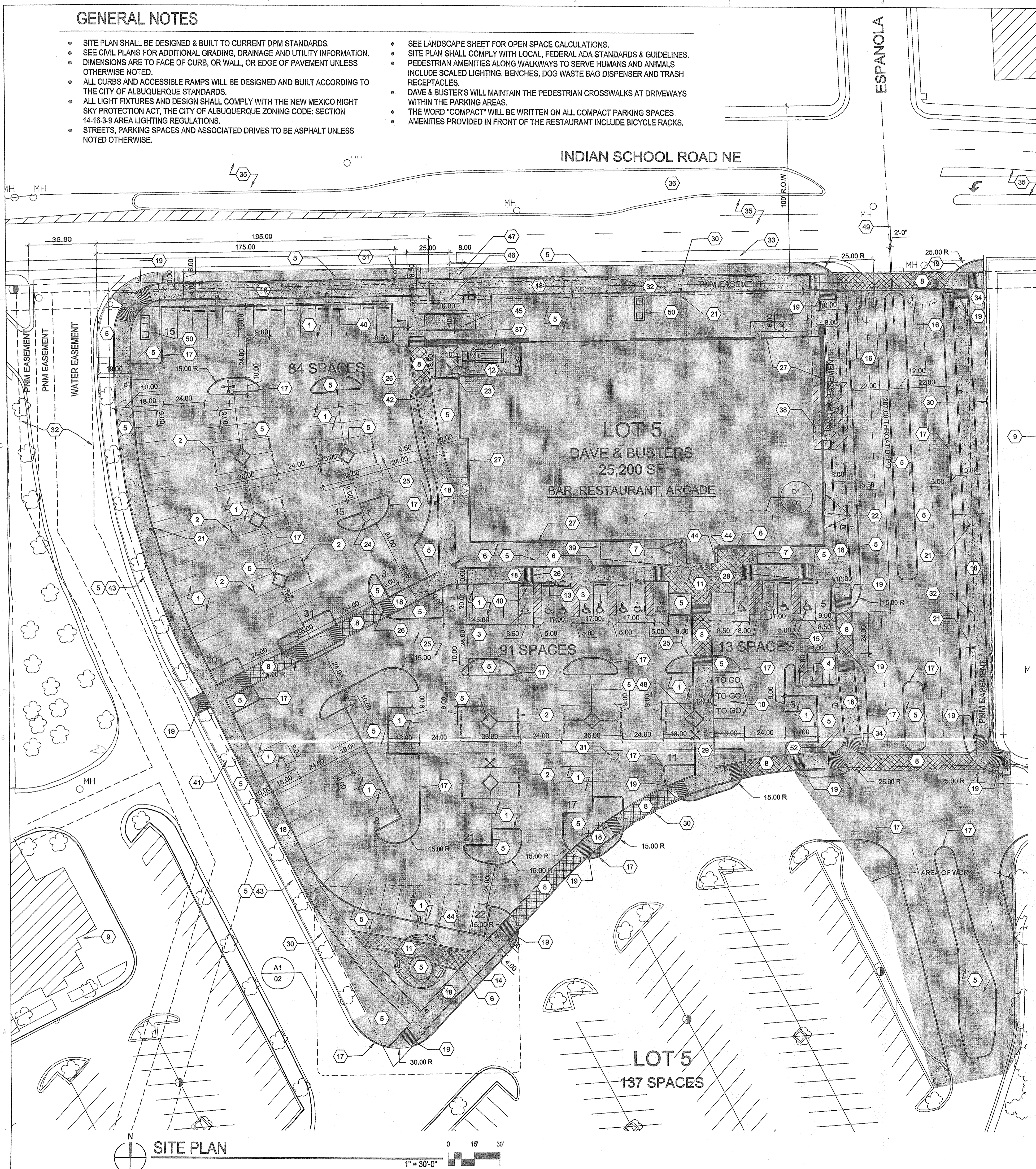
PROJECT

Dave & Buster's
 Winrock Town Center
 2100 Louisiana Blvd NE
 Albuquerque, New Mexico

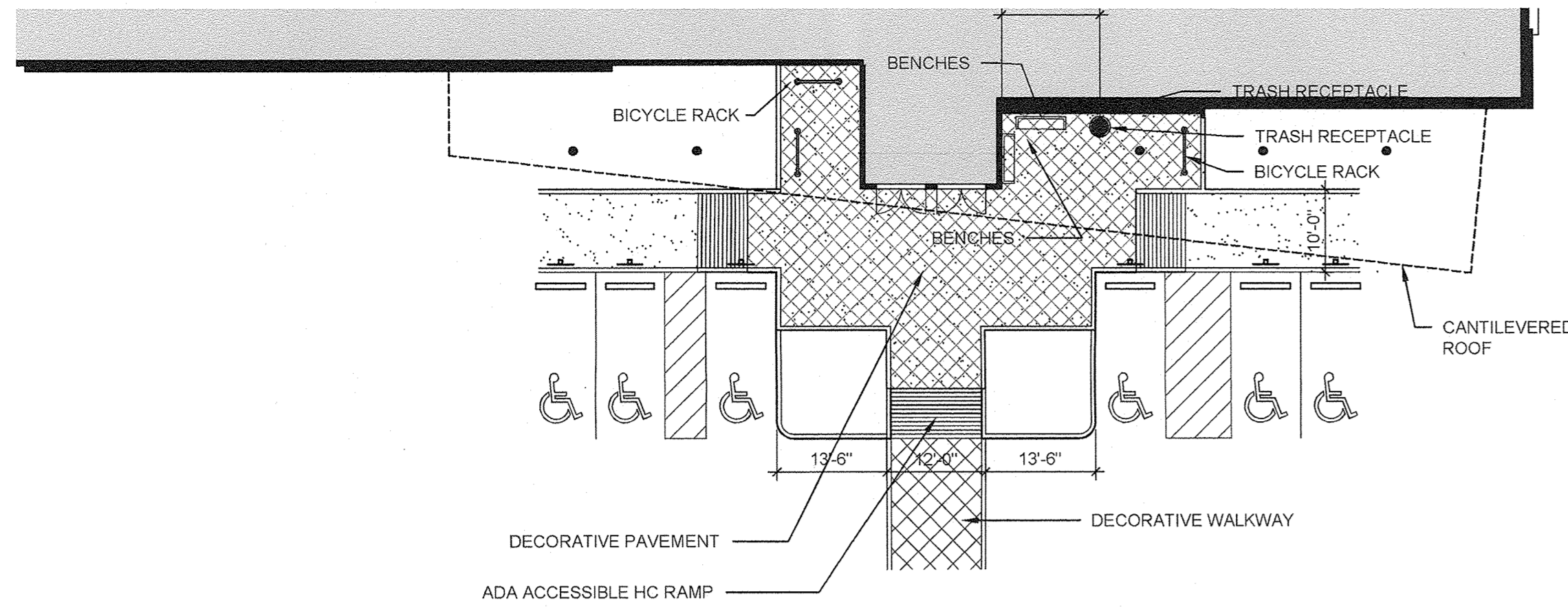
REVISIONS

DRAWN BY	DPS
REVIEWED BY	CRG/SJT
DATE	09/06/13
PROJECT NO.	12-0023
DRAWING NAME	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

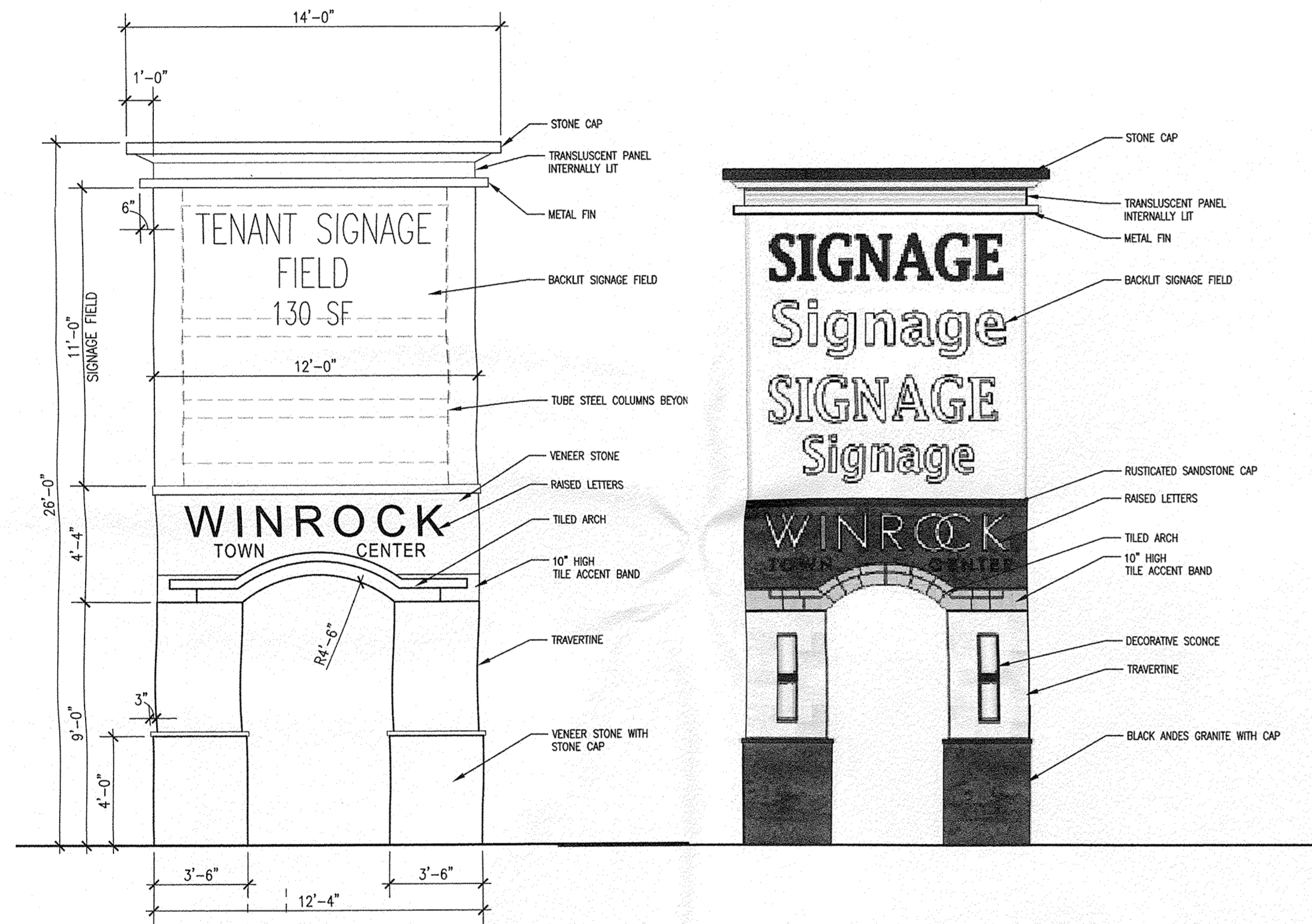
01



SITE PLAN

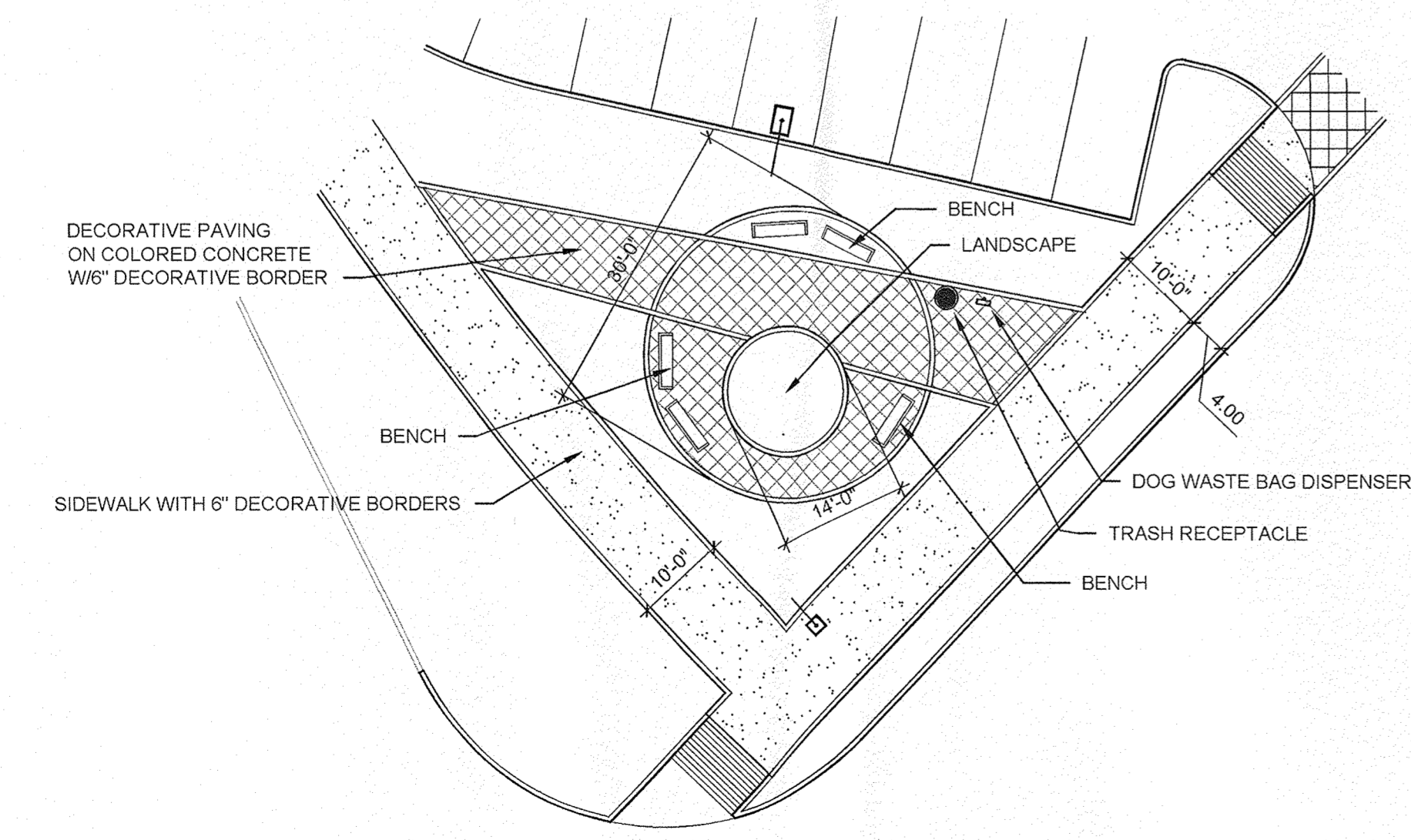


D1 ENLARGED RESTAURANT ENTRY - DEVELOPED OPEN SPACE
1/16" = 1'-0"

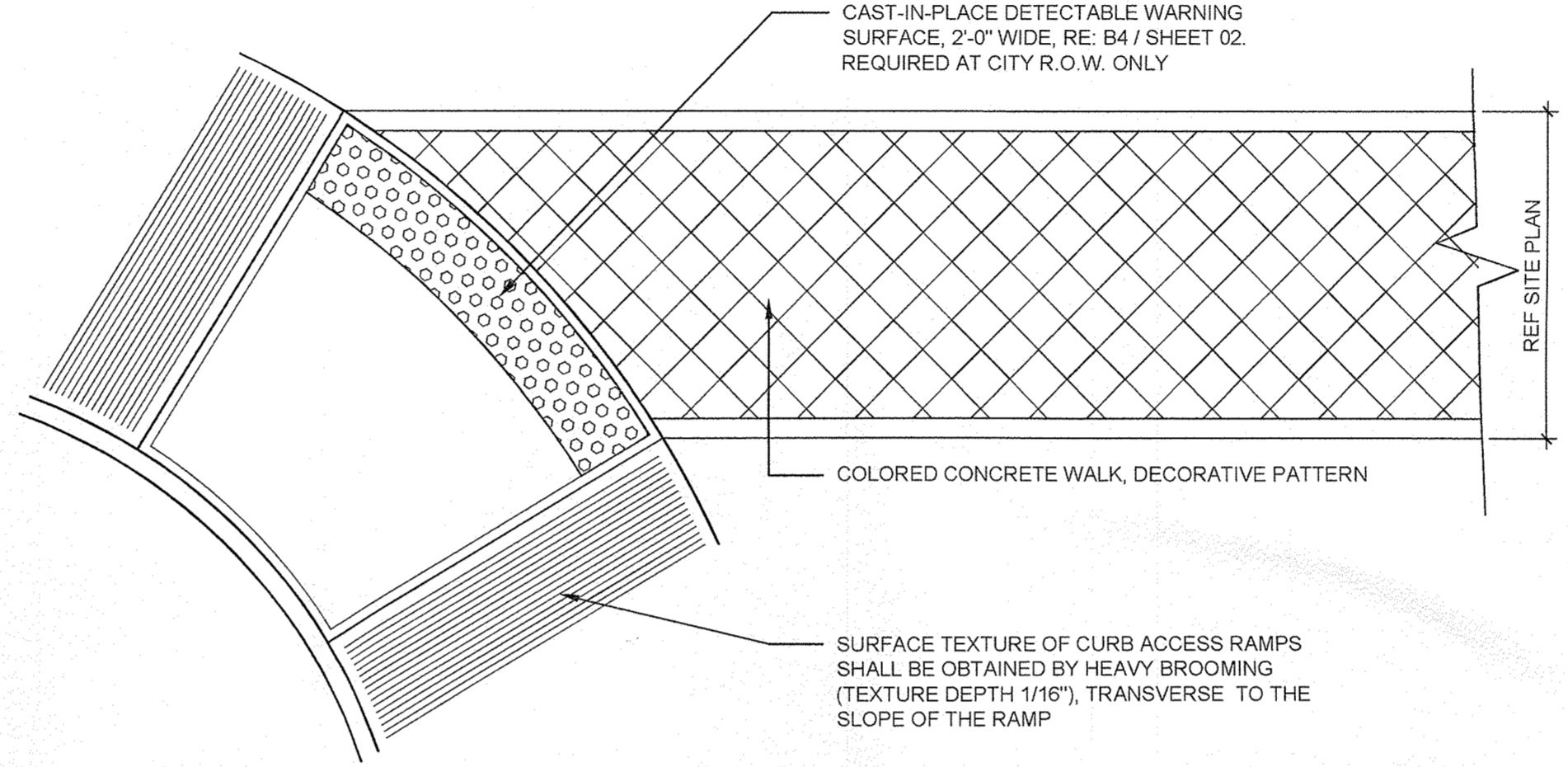


B1 PYLON SIGN
1/4" = 1'-0"

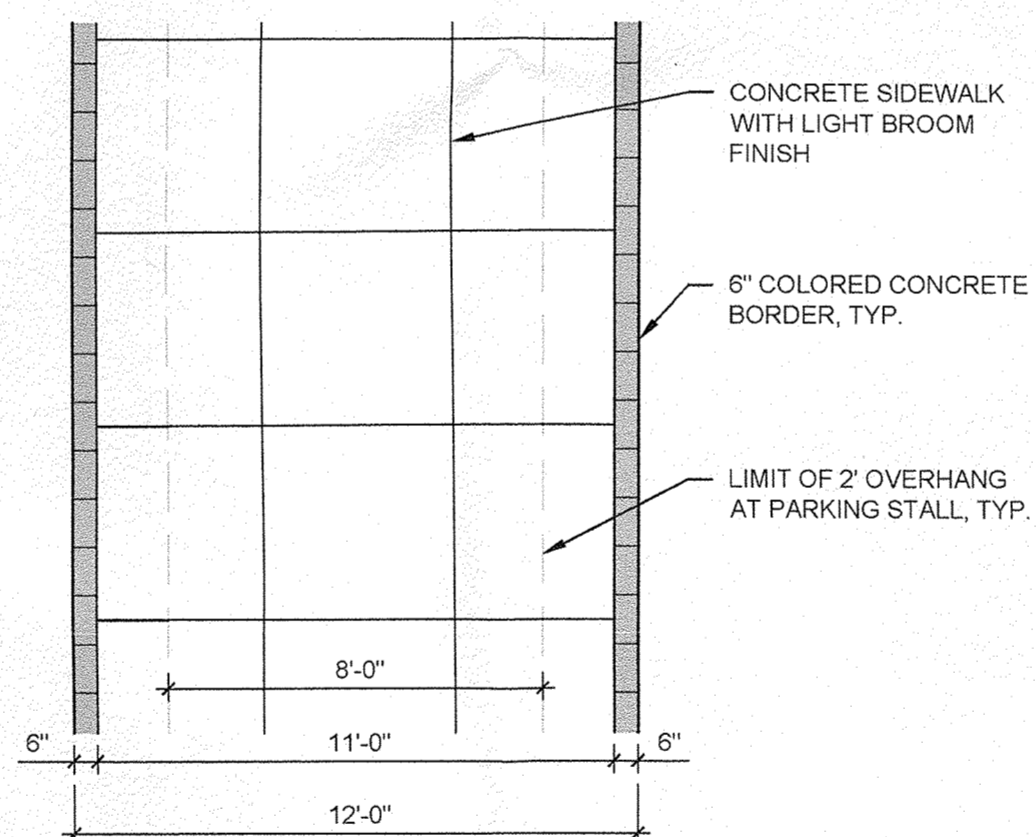
B2 PYLON RENDERING
1/4" = 1'-0"



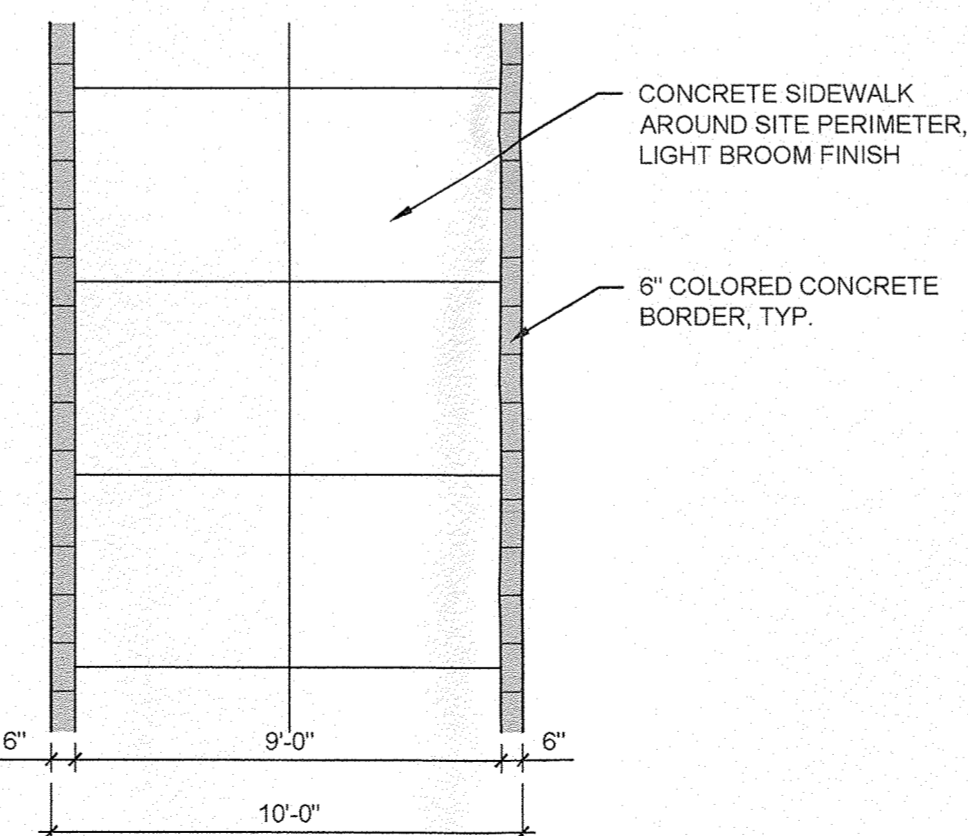
A1 ENLARGED PEDESTRIAN PLAZA



C3 SIDEWALK AT PEDESTRIAN CROSSINGS
1/4" = 1'-0"

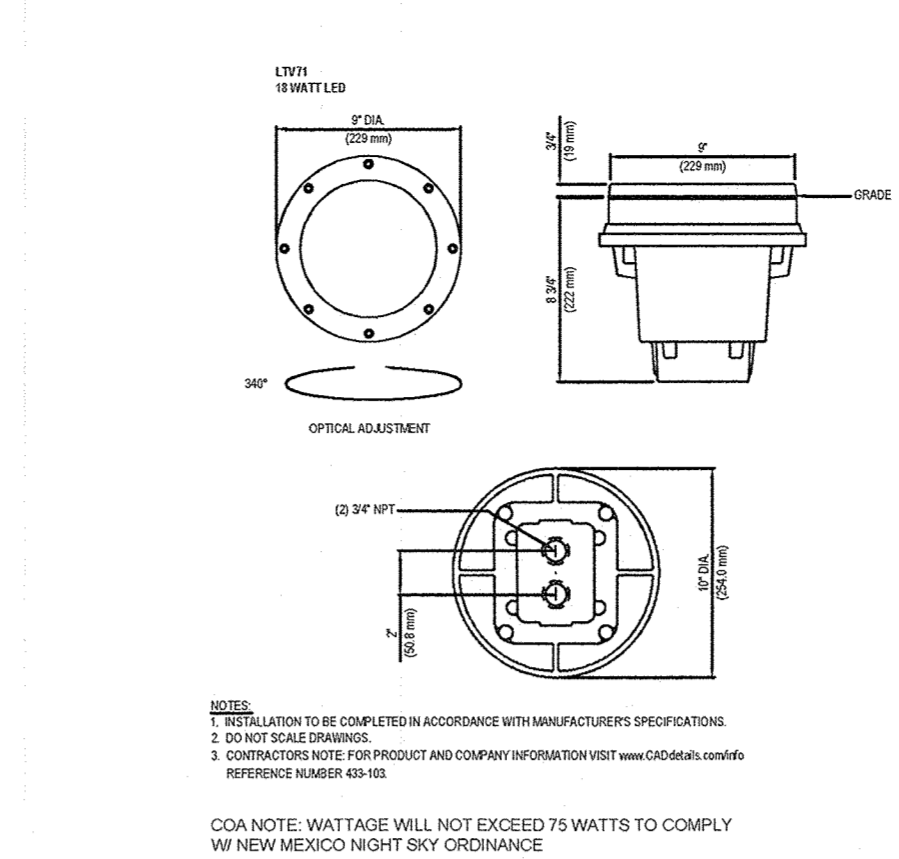


B3 12' SIDEWALK DETAIL
1/4" = 1'-0"

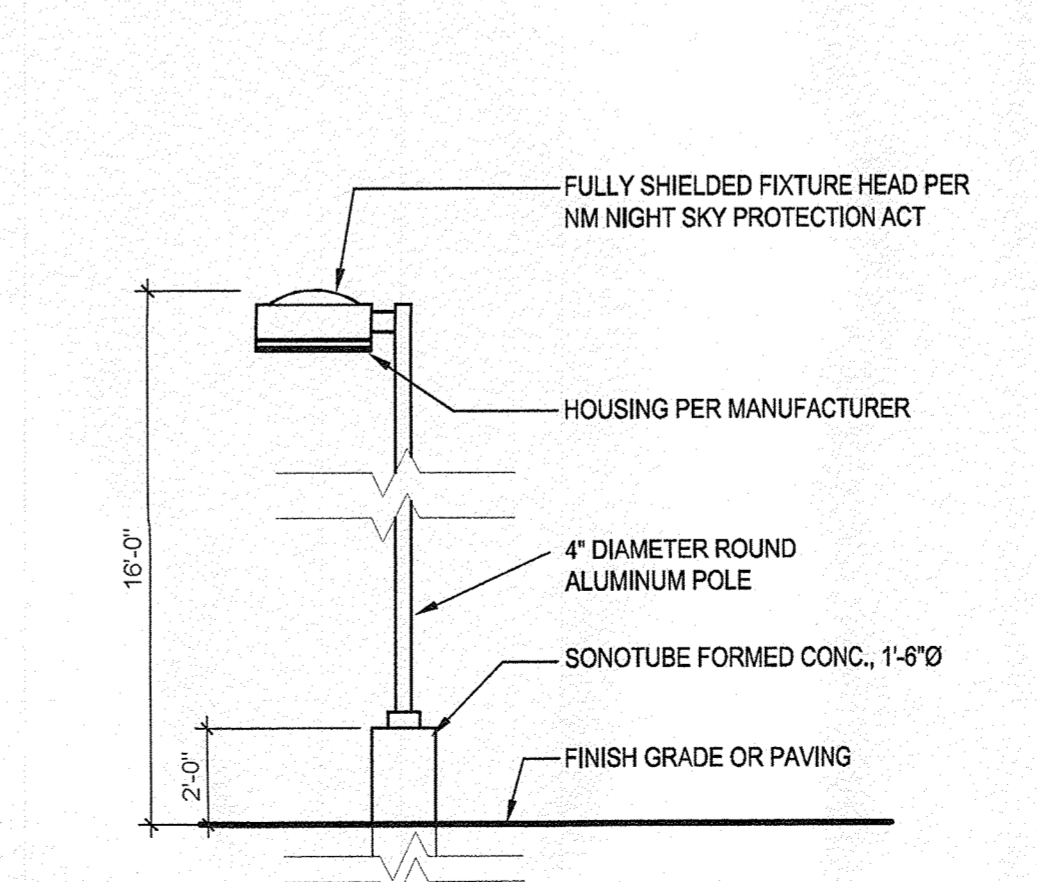
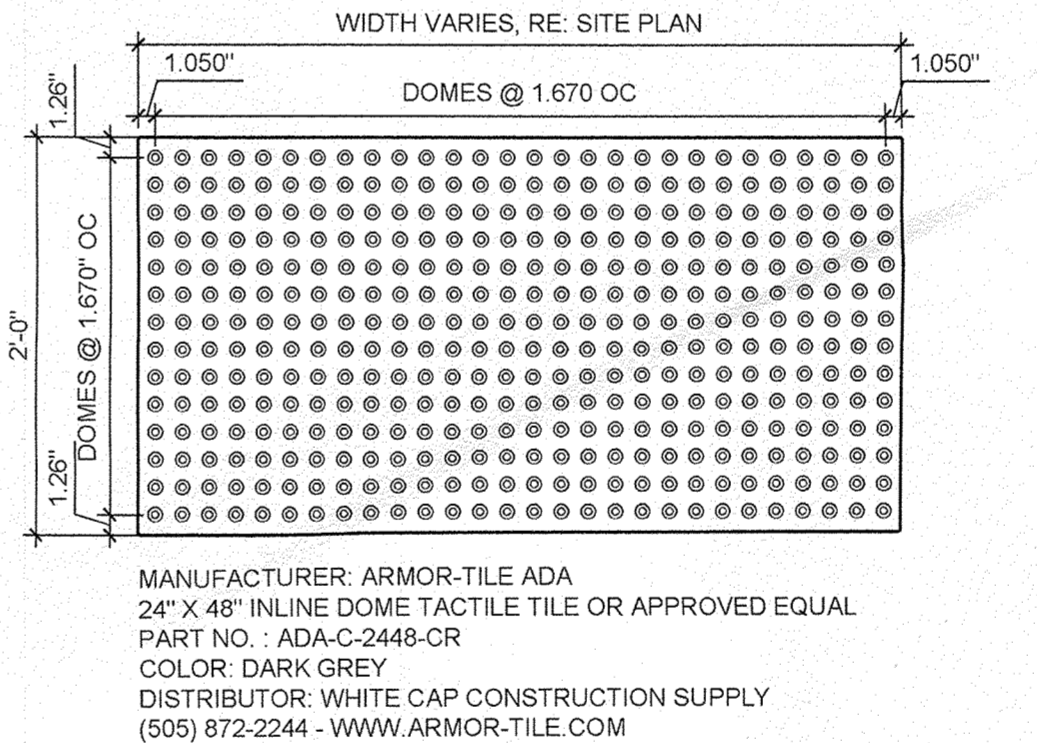


A3 10' SIDEWALK DETAIL
1/4" = 1'-0"

D4 LANDSCAPE UPLIGHT
NO SCALE

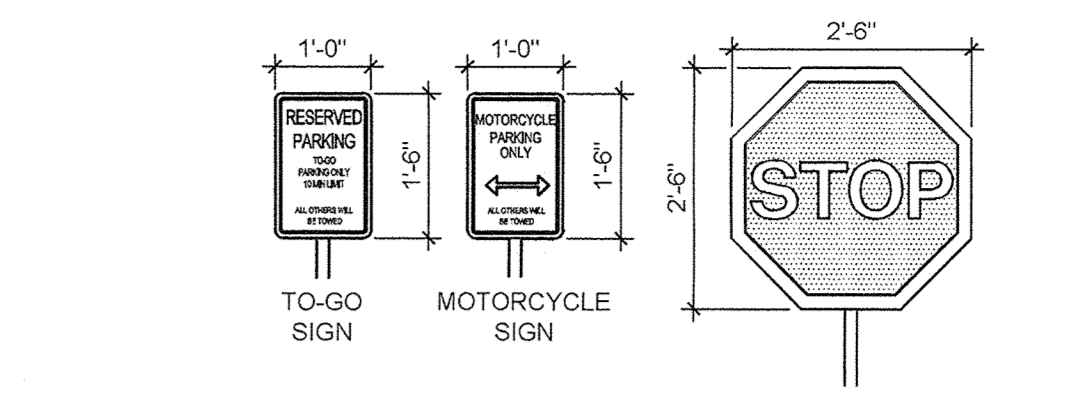


B4 DETECTABLE/TACTILE WARNING SURFACE TILE
1" = 1'-0"

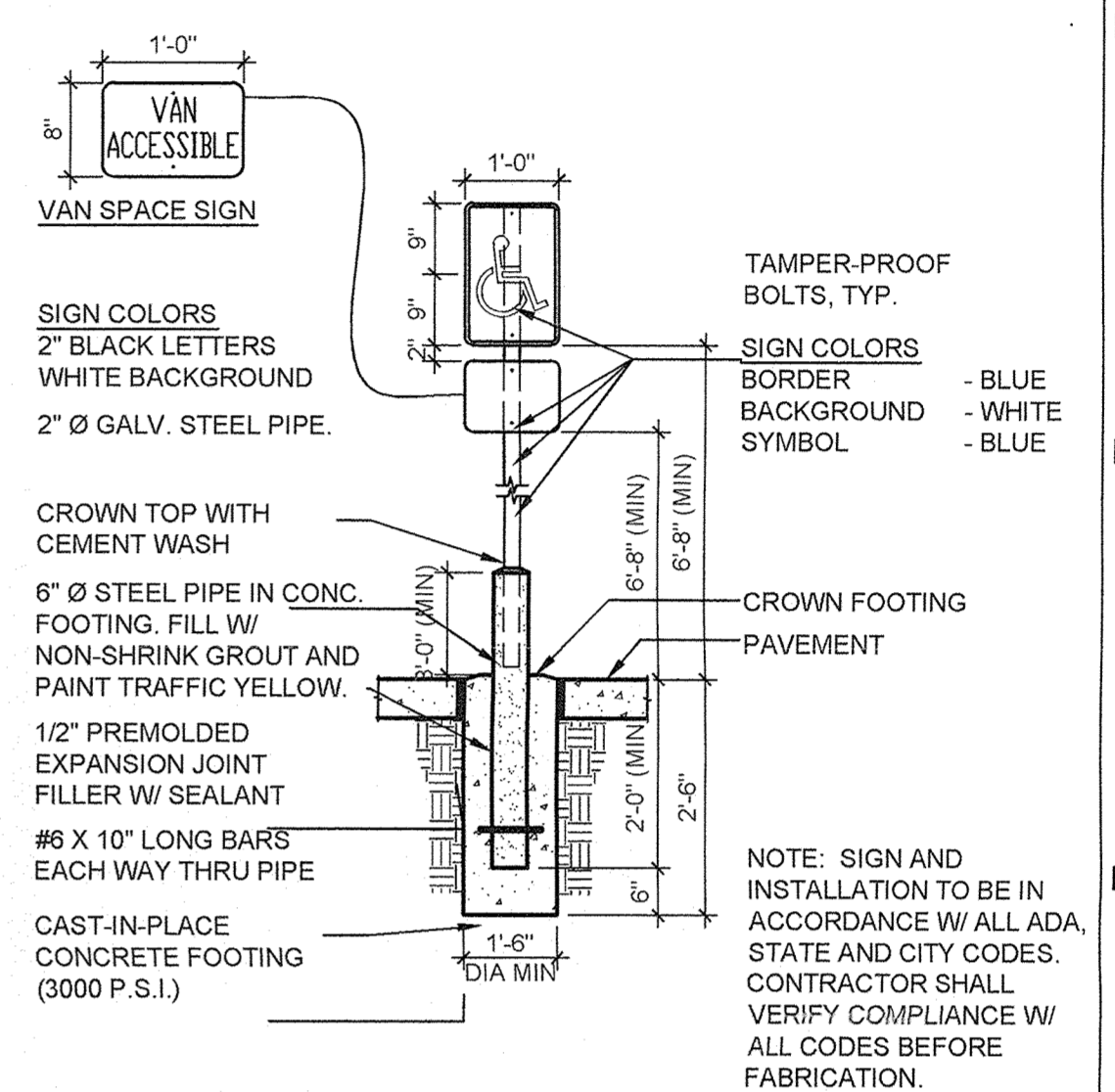


A4 LIGHT POLE ELEVATION
1/4" = 1'-0"

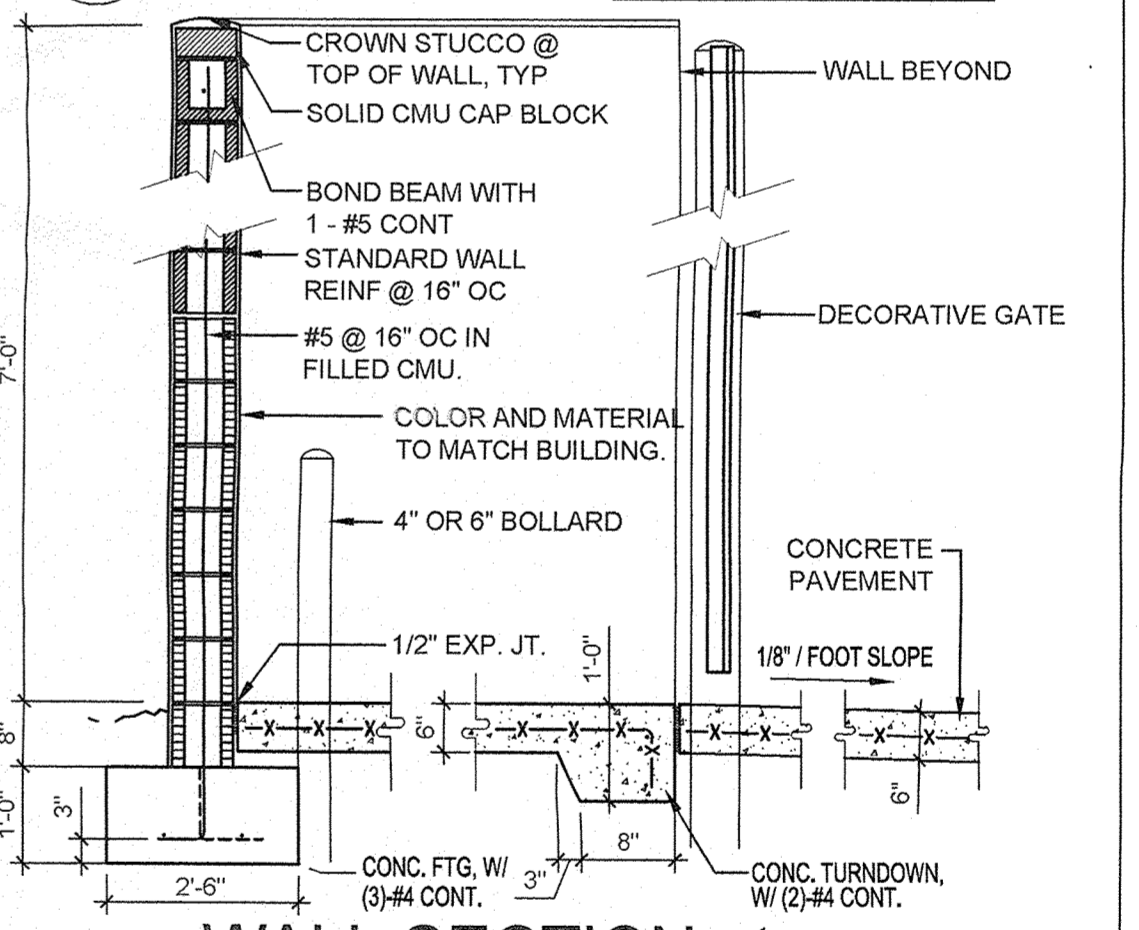
NOTE: ALL SIGNS SHOWN HERE WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN, SEE C5/SHEET 02



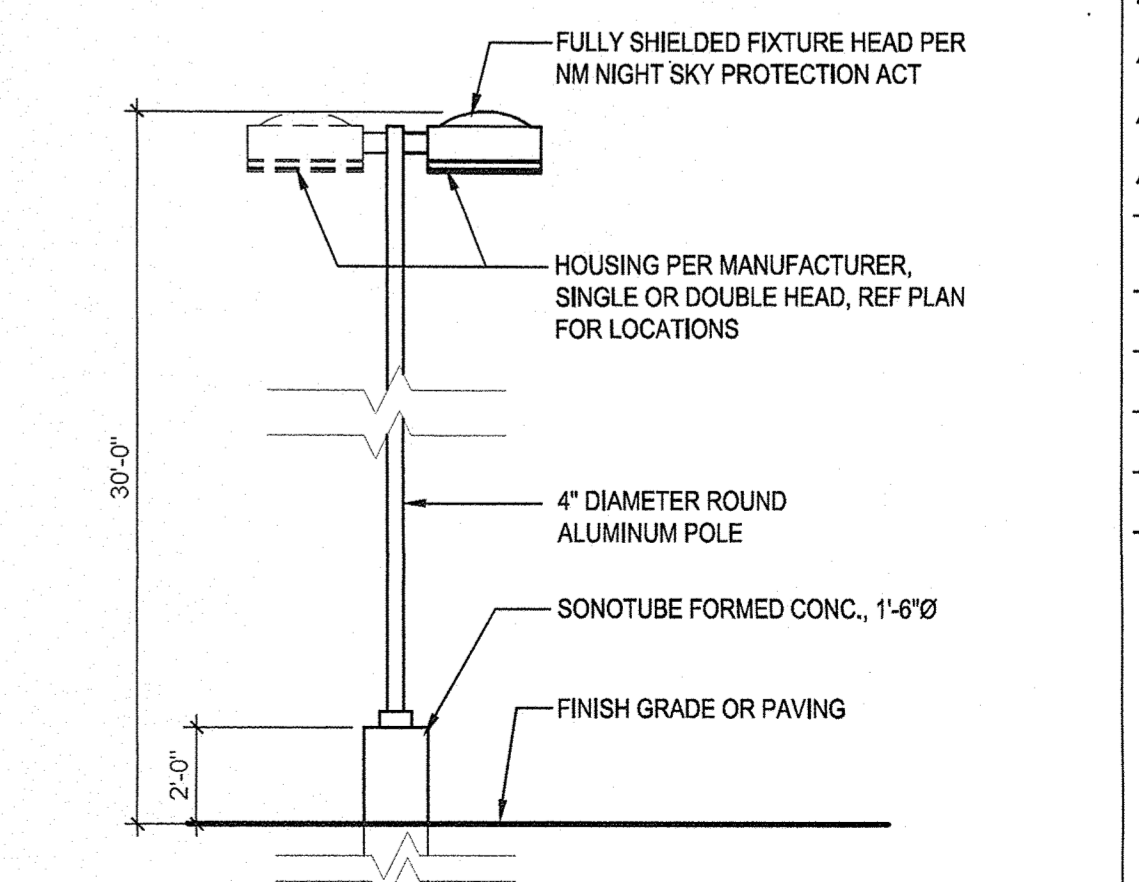
D5 SITE AND PARKING SIGNS
1/2" = 1'-0"



C5 ADA PARKING SIGNAGE
1/2" = 1'-0"



B5 WALL SECTION AT COMPACTOR ENCLOSURE
1/2" = 1'-0"



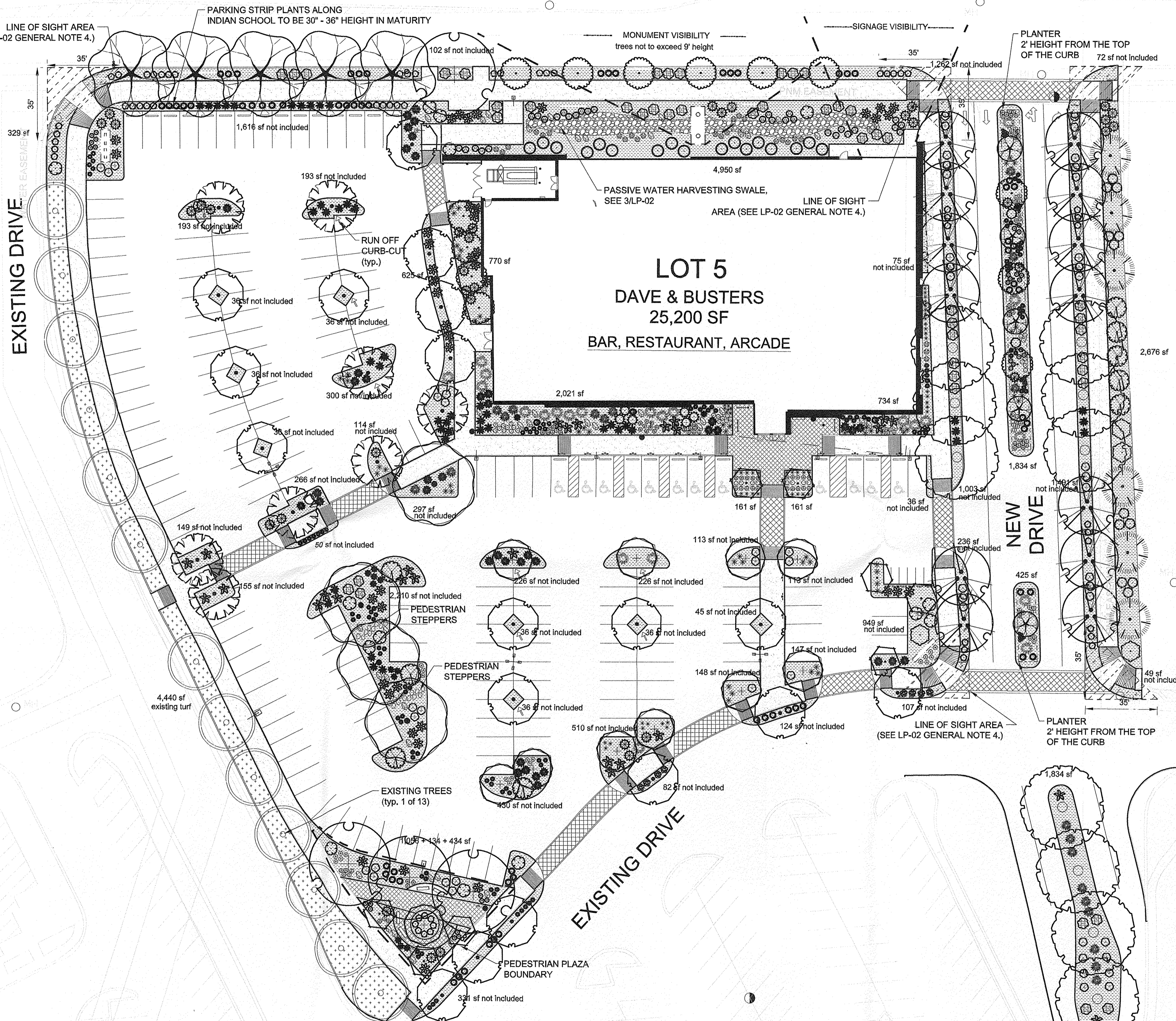
A5 LIGHT POLE ELEVATION
1/4" = 1'-0"

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	PECAN MULCH AT 3" DEPTH
	2" - 4" COBBLE AT 4" DEPTH
	TURF (EXISTING)
	MOSSROCK BOULDER (47)

INDIAN SCHOOL ROAD NE

ESPANOLA NE



PLANT SCHEDULE LP 01

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	6	Pinus leucodermis / Bosnian Pine	6'-8"	Medium	20'
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	8	Cercis mexicana / Mexican Redbud	2" B&B	Medium	15'
	13	Forestiera neomexicana / New Mexican Privet	24" box	Medium	15'
	5	Vibex agnus-castus / Chaste Tree	15 gal	Medium	20'
SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	18	Celtis reticulata / Netleaf Hackberry	2" B&B	Low +	25'
	11	Crataegus laevigata / English Hawthorn	2" B&B	Medium +	20'
	10	Gleditsia triacanthos inermis / Thornless Honeylocust	2" B&B	Medium	45'
	4	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45'
	13	Quercus buckleyi / Texas Red Oak	2" B&B	Medium	40'
	4	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	40'
	8	Robinia x ambigua 'Purple Robe' / Pink Flowering Locust	2" B&B	Medium	25'
	5	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	9	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	RW	10'
	66	Caryopteris x clandonensis / Blue Mist Spirea	5 gal	Low+	3'
	30	Cotoneaster congestus / Pyrenees Cotoneaster	5 gal	Medium	3'
	14	Fallugia paradoxa / Apache Plume	5 gal	Low	7'
	58	Lavandula x intermedia 'Grosso' / Grosso Lavender	3 gal	Medium	3'
	3	Pinus mugo mugo / Dwarf Mugo Pine	5 gal	Low+	5'
	46	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	5'
	14	Rhus trilobata / Three leaf Sumac	5 gal	Low+	6'
	54	Salvia leucophylla / Purple Leaf Sage	5 gal	Low+	4'
	4	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	10'
	17	Viburnum x burkwoodii / Burkwood Viburnum	5 gal	Medium	5'
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	22	Achillea x taygetaea / Yarrow Moonshine	1 gal	Medium	2'
	6	Agastache mexicana / Mexican Giant Hyssop	1 gal	Medium	3'
	73	Baileya multiradiata / Desert Marigold	1 gal	Low+	2'
	27	Berlandiera lyrata / Chocolate Flower	1 gal	RW	2'
	12	Iris spp. / Bearded Iris	1 gal	Medium	2'
	32	Narcissus spp. / Daffodil	1 gal	Medium	1'
	24	Nepeta x faassenii / Catmint	1 gal	Low+	2'
	8	Psilostrophe tagetina / Woolly Paperflower	1 gal	RW	2'
	20	Zinnia grandiflora / Desert Zinnia	1 gal	RW	2'
DESERT ACCENT	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	20	Agave parryi / Parry's Agave	5 gal	RW	2'
	20	Dasyliion wheeleri / Desert Sotol	5 gal	RW	5'
	41	Hesperaloe parviflora / Red Yucca	5 gal	Low+	4'
	28	Yucca baccata / Banana Yucca	5 gal	RW	5'
	55	Yucca glauca / Soapweed	1 gal	RW	3'
	6	Yucca rostrata / Beaked Yucca	5 gal	RW	5'
	13	Yucca x schottii / Mountain Yucca	5 gal	Low+	2'
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	36	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	1 gal	Low	5'
	25	Mahonia repens / Creeping Mahonia	5 gal	Medium	2'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	100	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	Medium	2'
	56	Helictotrichon sempervirens / Blue Avena Grass	5 gal	Medium	2'
	43	Miscanthus sinensis / Maiden Grass	5 gal	Medium	5'
	46	Muhlenbergia rigens / Deer Grass	5 gal	Low+	4'
	23	Nolina microcarpa / Beargrass	5 gal	RW	6'
	8	Panicum virgatum / Switch Grass	5 gal	Medium	3'

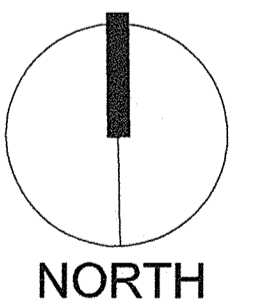
growing better **Up**
HEADSUP
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Date: 06/07/2013
 Revisions:
 ▲ 06/28/2013
 ▲ 07/18/2013
 ▲ 08/06/2013
 ▲ 08/13/2013
 ▲ 09/04/2013

Drawn by: Jitka Dekojova
 Reviewed by: HULC

Dave & Buster's
WINROCK TOWN CENTER
 2100 Louisiana Blvd NE
 Albuquerque, New Mexico



Scale: 1" = 30'

Sheet Title:
Landscape Plan

Sheet Number:
LP-01

2013 Winrock Town Center and Dave & Buster's Landscape Plan LP-01 HULC 06/07/2013 10:01 AM

LEGAL DESCRIPTION:
 PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT
 3.8468 AC ML OR 167,567 SQ FT M/L. ZONE SU-3 FOR MU-UPT.

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. THE CURB CUTS MARKED ON THE PLAN (LP-01) ARE CONCEPTUAL ONLY. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND USDP 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 LANDSCAPING REGULATIONS §14-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WASTE §6-1-1-1, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.

PLANTINGS NOTES:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE AND UPTOWN SECTOR DEVELOPMENT PLAN (USDP).
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE. EXISTING TURF IS PROPOSED TO REMAIN.
3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG INDIAN SCHOOL ROAD. SEE STREET TREE PLAN LP-02. PRESERVE 13 EXISTING TREES ALONG EXISTING DRIVEWAY AS SHOWN ON THE PLAN.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE PECAN SHELL 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.
6. SEE 1/LP-02 FOR TREE PLANTING DETAIL.

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 DETAIL 2/LP-02.
4. USE 6 EMITTERS PER EACH TREE AND 2 PER EACH SHRUB. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.

LANDSCAPE CALCULATIONS:

SITE AREA	..... 169,338 sf = 3.89 ac
BUILDING	..... 25,200 sf
REQUIRED OPEN SPACE	..... 16,934 sf (10% of the site)
PROVIDED OPEN SPACE	..... 24,577 sf (15% of the site)
REQUIRED LANDSCAPE AREAS	..... 9,831 sf (40% of open space)
PROVIDED LANDSCAPE AREAS	..... 22,584 sf (92% of open space)
DEVELOPED OPEN SPACE	..... 2,128 sf
REQUIRED SHADE	..... 319 sf (15% of developed open space)
PROVIDED SHADE (building overhang and tree canopy)	..... 820 sf (39% of developed open space)

Open space calculations does not include any landscape strips along streets, parking lot islands without walkways, or areas of less than 4' width as stated in the USDP. Landscape areas excluded from the calculations are marked on the plan as "xxx sf not included". Landscape areas included in the calculations are marked on the plan as "xxx sf". In addition to landscape areas, open space calculations also includes the hardscape portion of the pedestrian plaza and the building entry.

EXISTING TURF AREA	..... 4,440 sf (19.6% of provided landscape areas)
Existing turf is not included in landscape coverage calculations.	
LIVE COVERAGE REQUIRED	..... 16,938 sf (75% of provided landscape areas)
A minimum of 75% provided landscape areas shall be covered with live plant material measured at full maturity.	
LIVE COVERAGE PROVIDED	..... 18,810 sf (83% of provided landscape areas)

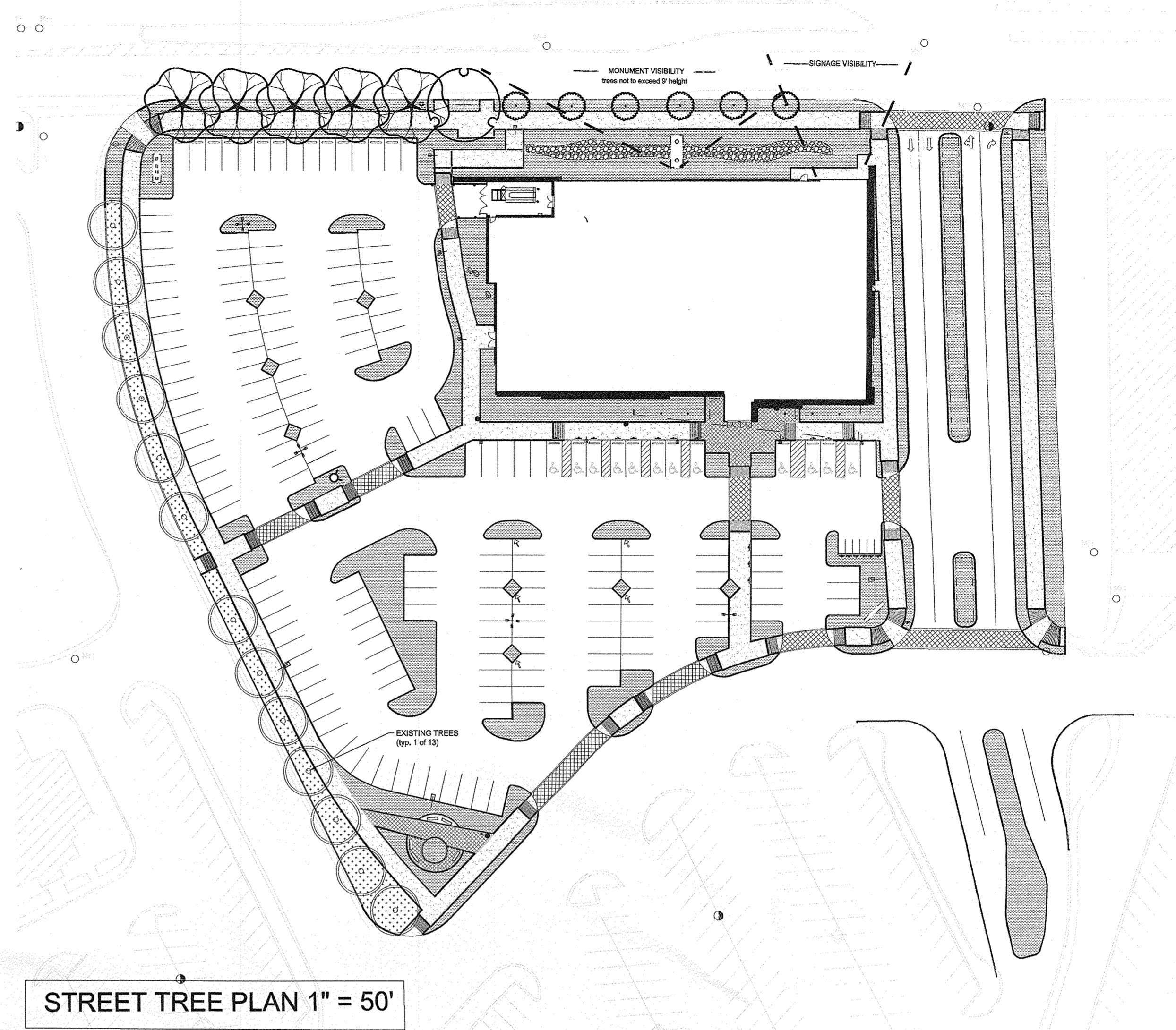
FLOWERING PLANTS REQUIRED	..... 1,887 sf (10% of provided live coverage)
A minimum of 10% landscape areas shall have flowering plants or shrubs.	
FLOWERING PLANTS PROVIDED	..... 9,600 sf (51% of provided live coverage)

GRAVEL MULCH ALLOWED	..... 1,229 sf (5% of provided open space)
Gravel mulch is limited to 5% or less of any planting area.	
COBBLE MULCH PROVIDED	..... 1,160 sf (5% of open space)
Additional cobble might be placed at the the curb cuts for site run off.	

NUMBER OF PARKING SPACES	..... 188
REQUIRED PARKING LOT TREES	..... 32 (1 per 6 spaces)
PROVIDED PARKING LOT TREES	..... 39
No parking space shall be more than 60 feet from a tree.	

TOTAL NUMBER OF TREES	..... 105 + 13 existing trees
SHADE TREES	..... 86
SIGNATURE TREES	..... 32
The proportion of trees shall be: 1/3 signature trees and 2/3 shade trees.	

PEDESTRIAN PLAZA	..... 2,540 sf (see LP-01 for the boundary)
SHADE REQUIRED	..... 381 sf (15% of pedestrian plaza)
SHADE PROVIDED (tree canopy)	..... approx. 1450 sf (57% of pedestrian plaza)
LANDSCAPE AREA REQUIRED	..... 1,016 sf (40% of pedestrian plaza)
LANDSCAPE AREA PROVIDED	..... 1,520 sf (60% of pedestrian plaza)

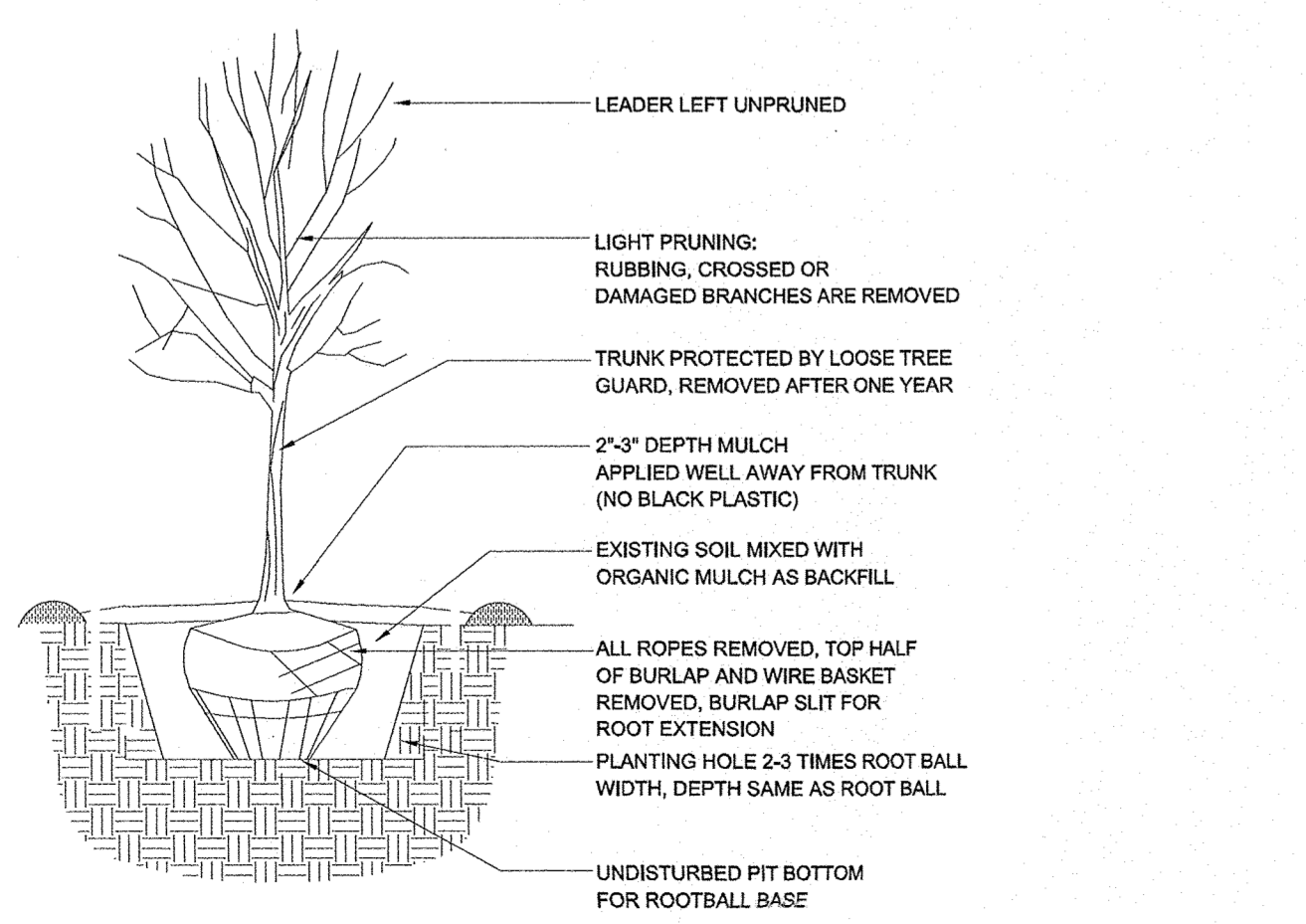


STREET TREE PLAN 1" = 50'

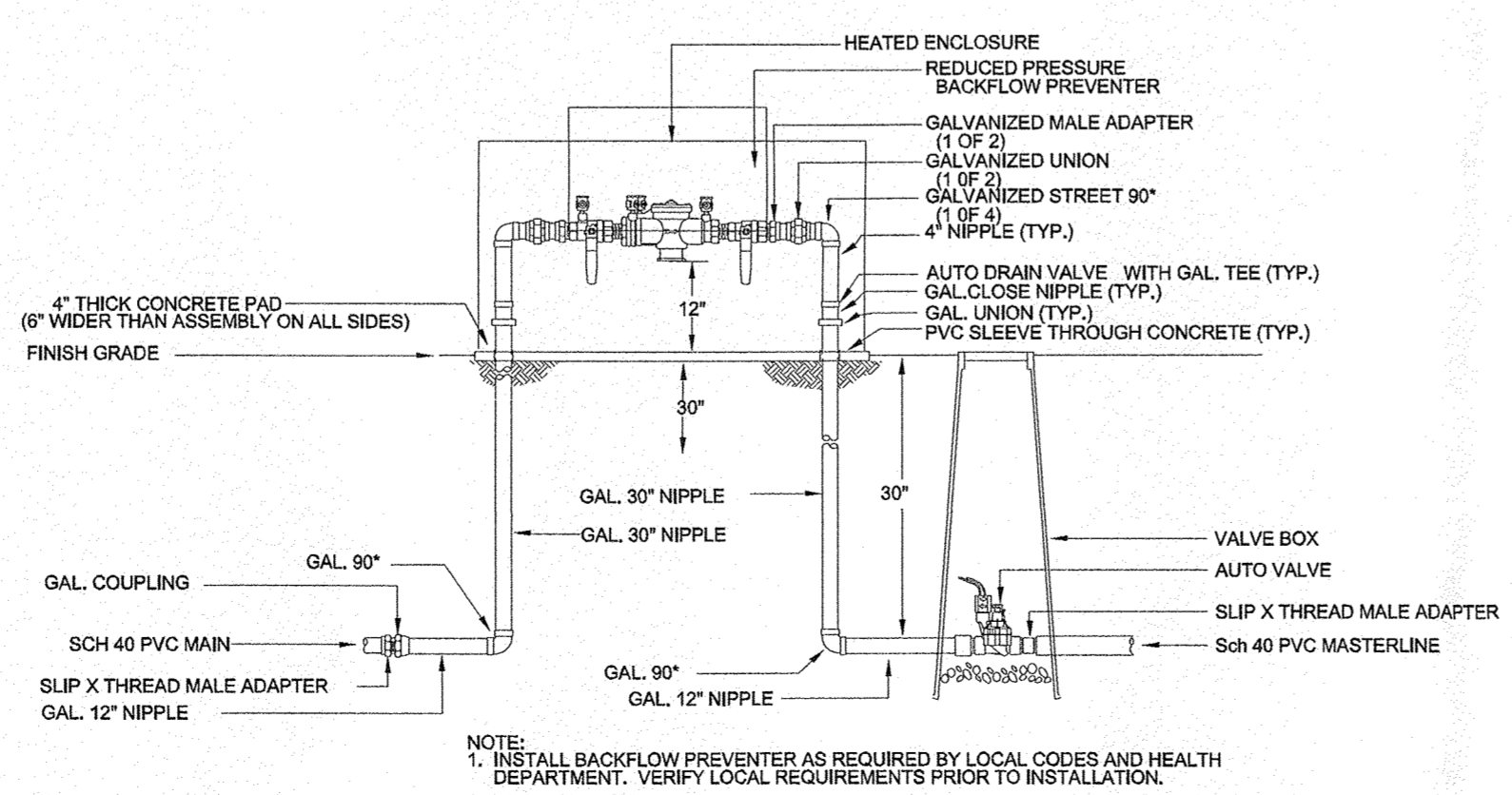
PLANT SCHEDULE STREET TREES

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	6	Forestiera neomexicana / New Mexican Privet	24"box	Medium	15'

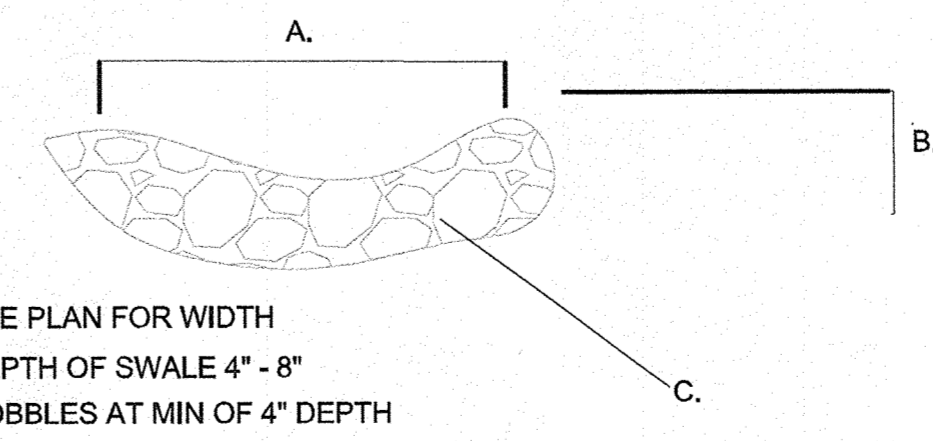
SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	1	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	40'
	5	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40'



1 TREE PLANTING DETAIL



2 RP BACKFLOW/MASTER VALVE DETAIL



3 PASSIVE WATER HARVESTING SWALE

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Up
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 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

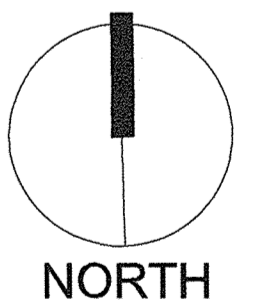
PO Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com



Date: 06/07/2013
 Revisions:
 ▲ 06/28/2013
 ▲ 07/18/2013
 ▲ 08/06/2013
 ▲ 08/13/2013
 ▲ 09/04/2013

Drawn by: Jitka Dekojova
 Reviewed by: HULC

Dave & Buster's
WINROCK TOWN CENTER
 2100 Louisiana Blvd NE
 Albuquerque, New Mexico



Scale: 1" = 50'

Sheet Title:
Landscape Notes/Details

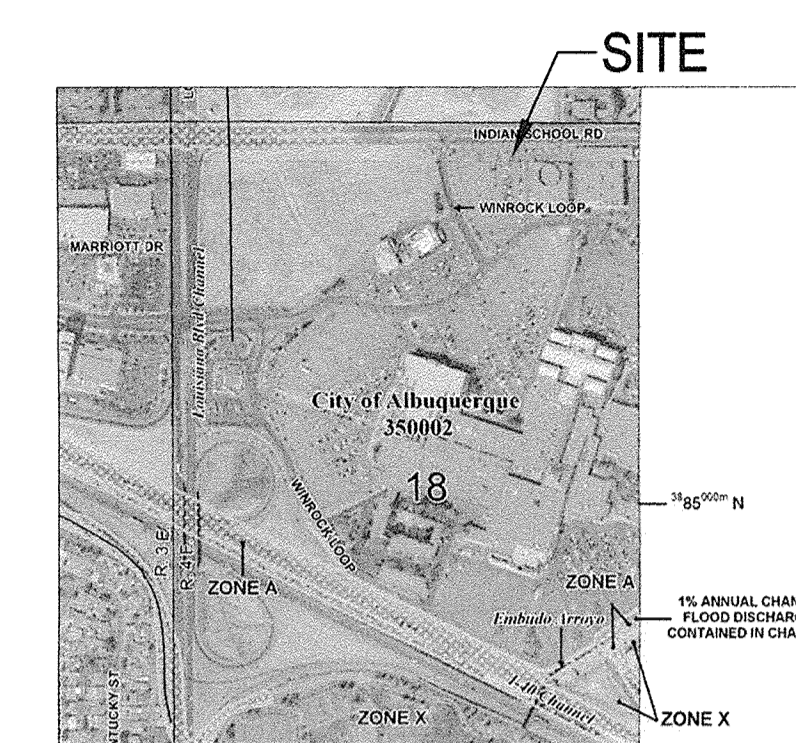
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LP-02



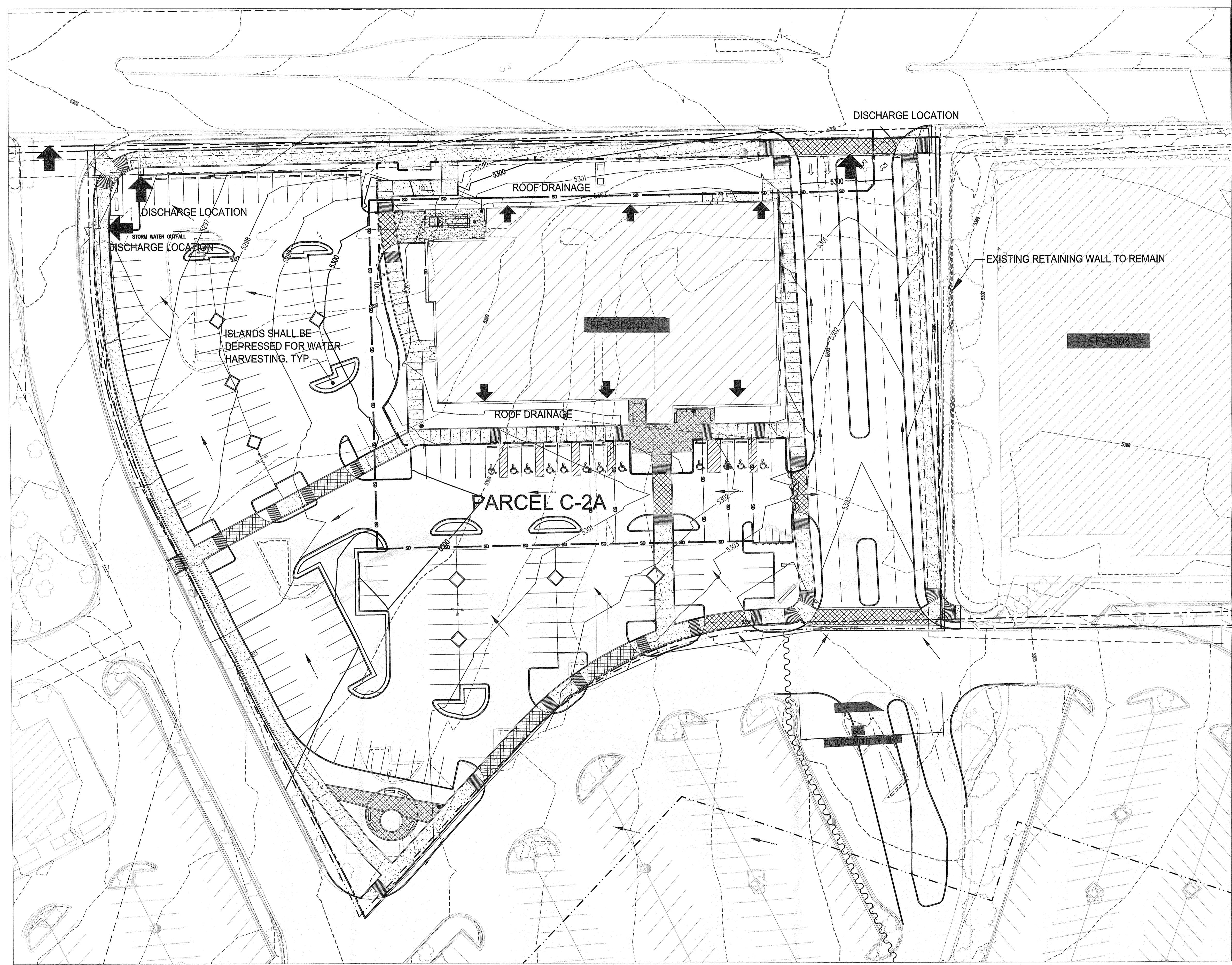
**Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico**



ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0352G



HYDROLOGY - ZONE 3

PARCEL C-2A	AREA = 3.85 ac.
DRAINAGE ZONE 3	
PRECIPITATION:	
380 = 2.60 in.	
1140 = 3.10 in.	
10day = 4.90 in.	
EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.66 in.	1.87 cfs/ac.
TREATMENT B 0.92 in.	2.60 cfs/ac.
TREATMENT C 1.29 in.	3.45 cfs/ac.
TREATMENT D 2.36 in.	5.02 cfs/ac.
EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 0.00 ac.	0.00 ac.
TREATMENT B 0.12 ac.	0.42 ac.
TREATMENT C 0.23 ac.	0.23 ac.
TREATMENT D 3.50 ac.	3.19 ac.
EXISTING EXCESS PRECIPITATION:	
Weighted E = (0.66 x 0.00) + (0.92 x 0.12) + (1.29 x 0.23) + (2.36 x 3.50) 3.85 ac.	
= 2.25 in.	
V100-360 = (2.25 x 3.85) 12 = 0.722108 ac-ft = 31455 cf	
EXISTING PEAK DISCHARGE:	
Q100 = (1.87 x 0.00) + (2.60 x 0.12) + (3.45 x 0.23) + (5.02 x 3.50) 18.67 cfs	
PROPOSED EXCESS PRECIPITATION:	
Weighted E = (0.66 x 0.00) + (0.92 x 0.42) + (1.29 x 0.23) + (2.36 x 3.19) 3.85 ac.	
= 2.14 in.	
V100-360 = (2.14 x 3.85) 12.0 = 0.695179 ac-ft = 29846 cf	
V100-1440 = (0.69 x 3.19 x 3.10 - 2.60) 12 = 0.818214 ac-ft = 35641 cf	
V100-10day = (0.69 x 3.19 x 4.90 - 2.60) 12 = 1.297141 ac-ft = 56603 cf	
PROPOSED PEAK DISCHARGE:	
Q100 = (1.87 x 0.00) + (2.60 x 0.42) + (3.45 x 0.23) + (5.02 x 3.19) 17.92 cfs	

EXISTING DRAINAGE CONDITIONS

THIS SITE WAS FORMERLY DEVELOPED AND DISCHARGED AT DEVELOPED FLOW RATES ONTO THE SITE DRIVE WHICH DISCHARGES ONTO INDIAN SCHOOL ROAD. DEVELOPED FLOW RATE WAS APPROXIMATELY 18.1 CFS.

PROPOSED DRAINAGE CONDITIONS

REDEVELOPMENT SHALL BE IN ACCORDANCE WITH EXISTING DRAINAGE PATTERNS. LANDSCAPE AREAS SHALL BE DEPRESSED AND GRADES SHALL BE DESIGNED TO PROVIDE POSITIVE DRAINAGE TOWARD DEPRESSED LANDSCAPE AREAS. STORM WATER DESIGN EVENT SHALL DISCHARGE ONTO INDIAN SCHOOL ROAD IN NEARLY THE SAME LOCATION AS EXISTS TODAY AT SIMILAR RATE.

SITE DEVELOPMENT WILL BE SIMILAR TO EXISTING CONDITIONS. THE TOTAL SITE AREA IS APPROXIMATELY 3.8 ACRES WITH THE FOLLOWING ESTIMATED LAND TREATMENTS:
A: 0% B: 3% C: 6% D: 91%

THE PROPOSED SITE PLAN INCREASES THE LANDSCAPE AREAS BY APPROXIMATELY 15,000 SQUARE FEET WITH THE SAME REDUCTION IN ASPHALT PAVEMENT. THE ESTIMATED LAND TREATMENTS FOR THE SITE PLAN ARE AS FOLLOWS:
A: 0% B: 11% C: 6% D: 83%

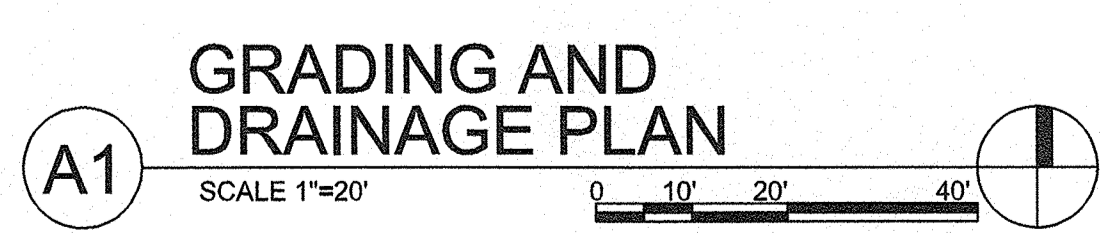
HUITT-ZOLIARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.



GRADING AND DRAINAGE PLAN

A1

G:\Proj\170930\1\Dave & Buster's\DWG\SDP-5-DRAINAGE.dwg, DRN\DRN.dwg, 9/15/2013 4:41 PM, Scharf, Karen



REVISIONS

△	
△	
△	
△	

DRAWN BY	LRT
REVIEWED BY	SE
DATE	
PROJECT NO.	12-0023
DRAWING NAME	

UTILITY
PLAN

CONSTRUCTION NOTES

- WATER**
11. PRESSURE CONNECT TO EXISTING 6" MAIN, FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG. 2362, BY LANDLORD.
 12. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS, BY LANDLORD.
 13. INSTALL 6" 90° BEND.
 14. INSTALL 6" POST INDICATOR VALVE ON FIRE LINE.
 15. INSTALL 1 1/2" WATER METER SERVICE LINE, IN ACCORDANCE WITH COA STD. DWG. 2362 FOR IRRIGATION LINE, BY LANDLORD.
 16. INSTALL 1" WATER METER. FOR LANDSCAPE. SEE COA STD. DWG. 2362.
 17. INSTALL 2" WATER METER SERVICE LINE, IN ACCORDANCE WITH COA STD. DWG. 2363 FOR IRRIGATION LINE, BY LANDLORD.
 18. INSTALL 2" METER FOR BUILDING SERVICE.
 19. INSTALL 2" 45° BEND.
 20. INSTALL FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH COA STD. DWG. 2340, BY LANDLORD.
 21. INSTALL 6" END CAP, BY LANDLORD.
 22. INSTALL 6" WATER VALVE, BY LANDLORD.
 23. INSTALL 6" WATER LINE.
 24. INSTALL 6" PVC WATER LINE.
 25. SEE MECH. PLANS FOR CONTINUATION.

- SANITARY SEWER**
31. CONNECT NEW 8" SAS LINE TO EXISTING SAS MANHOLE, BY LANDLORD.
 32. INSTALL 6" SERVICE CONNECTION INTO NEW 8" SAS LINE WITH 8"x8"x6" TEE/WYE.
 33. INSTALL DOUBLE CLEAN-OUTS. SEE B/C4.2.
 34. INSTALL 6" PVC SDR 35 SANITARY SEWER LINE. SLOPE YARD LINE AT A MINIMUM OF 1/4" PER FOOT - RE: MECH. PLANS FOR CONTINUATION.
 35. BUILD NEW 4" DIA SAS MANHOLE, BY LANDLORD.
 36. INSTALL 6" BEND - 90°.
 37. CONNECT TO EXISTING SAS LINE, BY LANDLORD.
 38. GREASE TRAP RE: MECHANICAL PLANS.
 39. INSTALL 8" PVC SANITARY SEWER LINE (PUBLIC), BY LANDLORD.
 40. INSTALL 6"x6"x6" TEE.

- STORM DRAIN**
41. INSTALL 6" CONNECTION AND 6"x6"x6" TEE FOR BUILDING ROOF DRAINS.
 42. INSTALL 3" CONNECTION AND 12"x12"x6" TEE FOR BUILDING ROOF DRAINS.
 43. INSTALL 12" STORM DRAIN 90° BEND.
 44. INSTALL 6"x6"x3" TEE AND 6"x12" REDUCER.
 45. CONNECT TO EXISTING STORM DRAIN MANHOLE.
 46. INSTALL 12" CORRUGATED HDPE STORM DRAIN, BY LANDLORD.

- OTHER UTILITIES**
51. INSTALL GAS YARD LINE - RE: MECHANICAL PLANS FOR SIZE & CONTINUATION, BY NEW MEXICO GAS COMPANY.
 52. INSTALL ELECTRIC YARD LINE, BY LANDLORD.
 53. NEW ELECTRIC TRANSFORMER.
 54. REROUTE TELECOMMUNICATIONS CONDUIT, CONNECT TO EXISTING MANHOLES.
 55. 2" PVC WITH PULLSTRING FOR TELEPHONE.
 56. 2" PVC WITH PULLSTRING FOR CABLE.

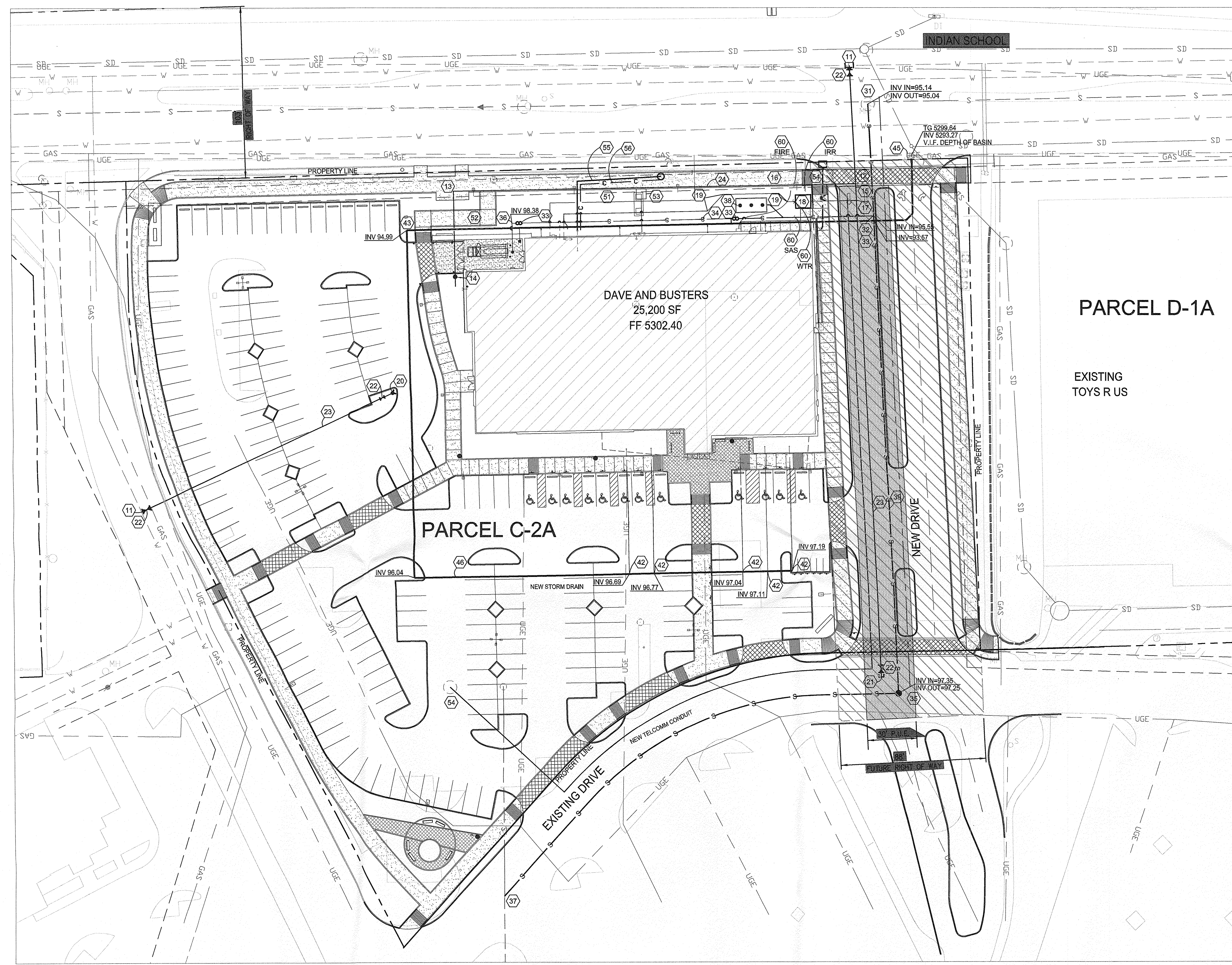
- MISCELLANEOUS**
60. POINT OF CONNECTION.

GENERAL NOTE

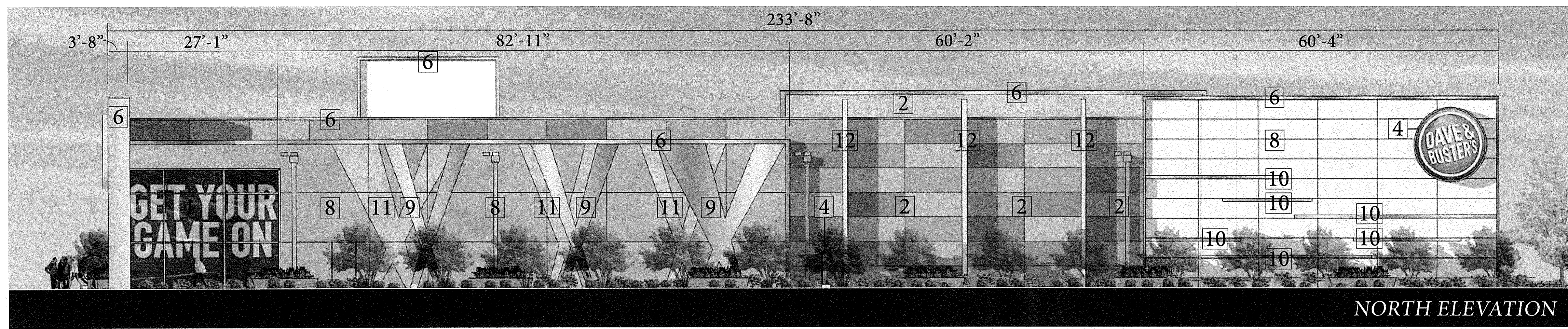
ALL WORK BY DAVE & BUSTERS WITHIN LEASE LIMITS, UNLESS NOTED IS LANDLORD RESPONSIBILITY.

LEGEND

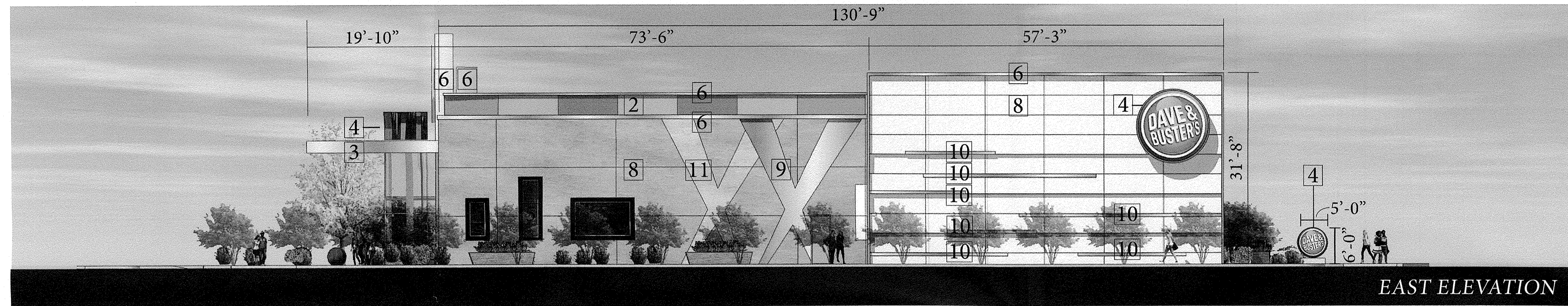
	EX. RIGHT-OF-WAY
	EX. CURB & GUTTER
	EX. STREET LIGHT
	EX. WTR VALVE
	EX. SAS MANHOLE
	EX. FIRE HYDRANT
	EX. STORM DRAIN LINE
	EX. ELECTRIC LINE
	EX. TELECOMM LINE
	EX. GAS LINE
	EX. WATER
	EX. SEWER LINE
	NEW CURB AND GUTTER
	NEW CONCRETE VALLEY GUTTER
	NEW SIDEWALK
	NEW TELECOMMUNICATIONS CONDUIT
	NEW STORM DRAIN LINE
	NEW GAS LINE
	NEW WATER LINE & WATER BOX
	NEW FIRE HYDRANT
	2" DOMESTIC METER
	NEW SEWER LINE & MANHOLE
	NEW P.U.E
	FUTURE RIGHT OF WAY



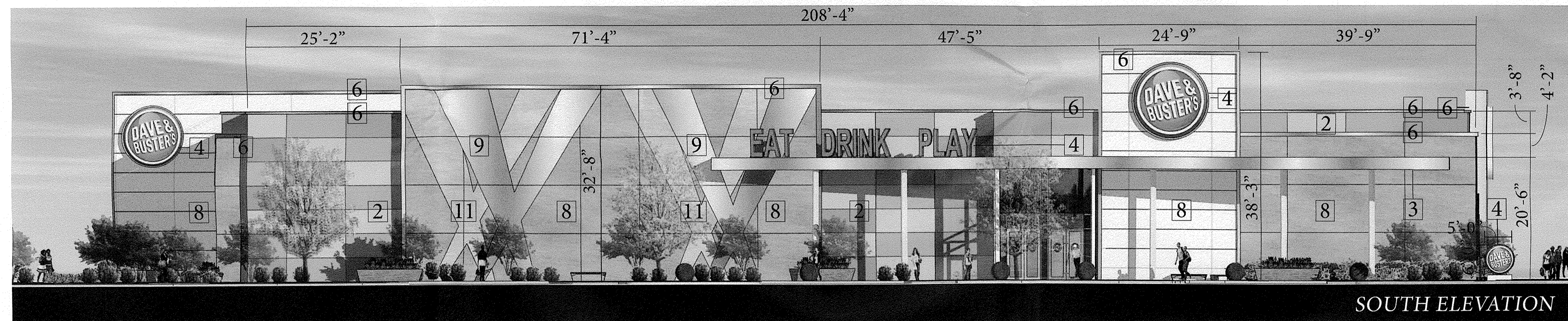
A1 UTILITY PLAN
SCALE 1"=30'



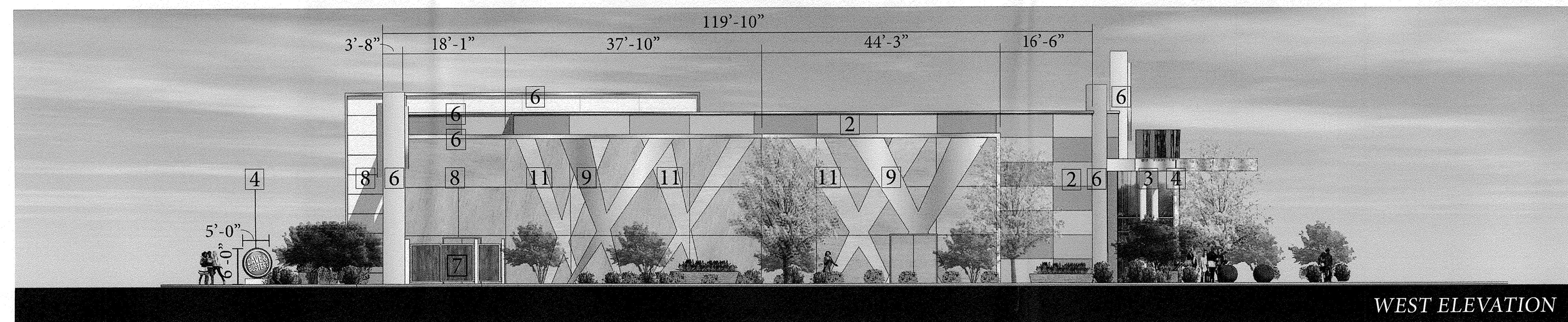
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

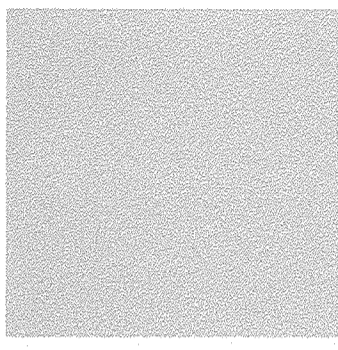
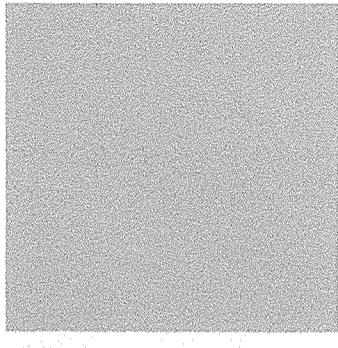
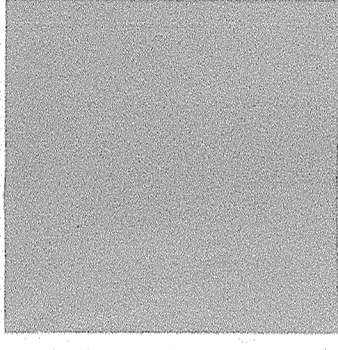
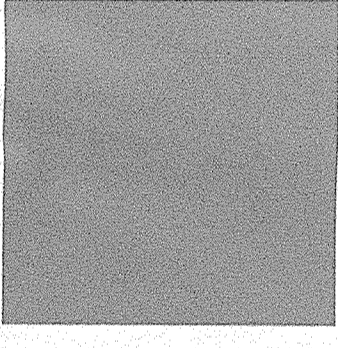
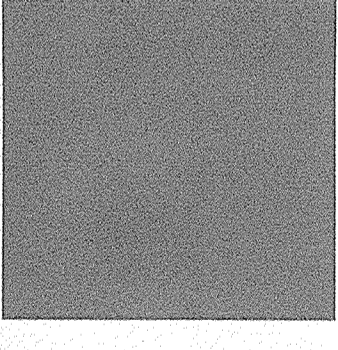
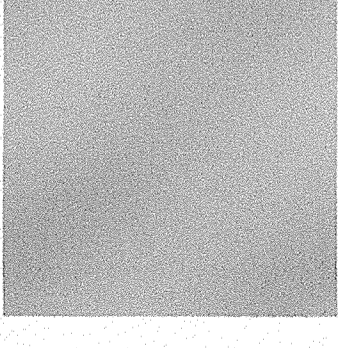
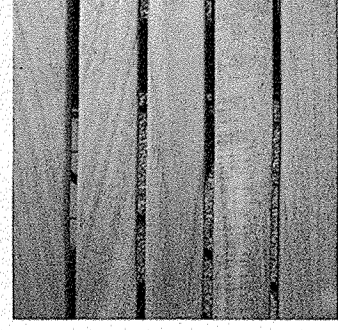


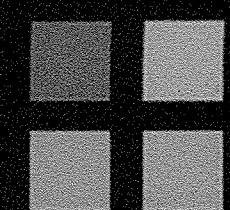
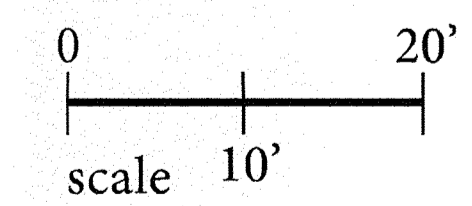
WEST ELEVATION

KEY NOTES

- 1 Aluminum Storefront with Vision Glass
- 2 Synthetic Stucco
- 3 Metal Canopy
- 4 Internally Lit Signage
- 5 Spandrel Glass
- 6 Metal Coping
- 7 Wood Plank Gate Enclosure
- 8 EIFS with V-Groove Reveals
- 9 Metal Panel with 6" Stand Off
- 10 Metal Bands with 2" Stand Off
- 11 EIFS, Recessed 2"
- 12 Metal Fins

FINISHES

-  Light Tan
-  Tan
-  Light Orange
-  Orange
-  Dark Orange
-  Metal
-  Wood Plank at Gate Enclosure



1/ METAL COPING

EIFS FINISH LAYER, REFER TO EXTERIOR ELEVATIONS

8" SMOOTH FACE CMU BLOCK

NEW SINGLE PLY ROOF CONSTRUCTION
STRUCTURAL STEEL FRAMING, REFER TO 5-SHEETS

VARIES

1/ COPING

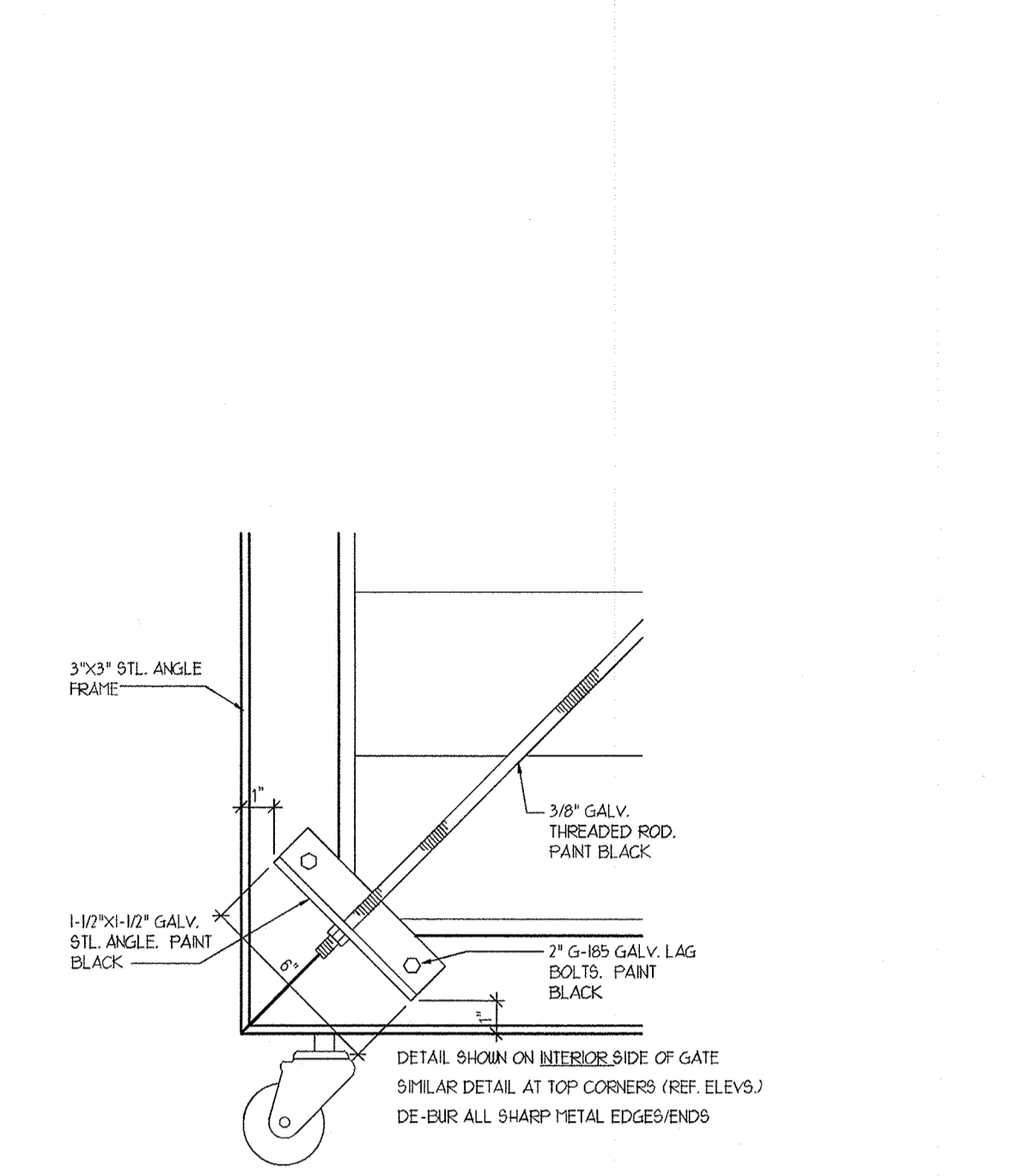
1" INSULATED GLASS ANODIZED ALUMINUM CURTAINWALL SYSTEM BEYOND, TYP.

SLOPE GRADE AWAY FROM BUILDING

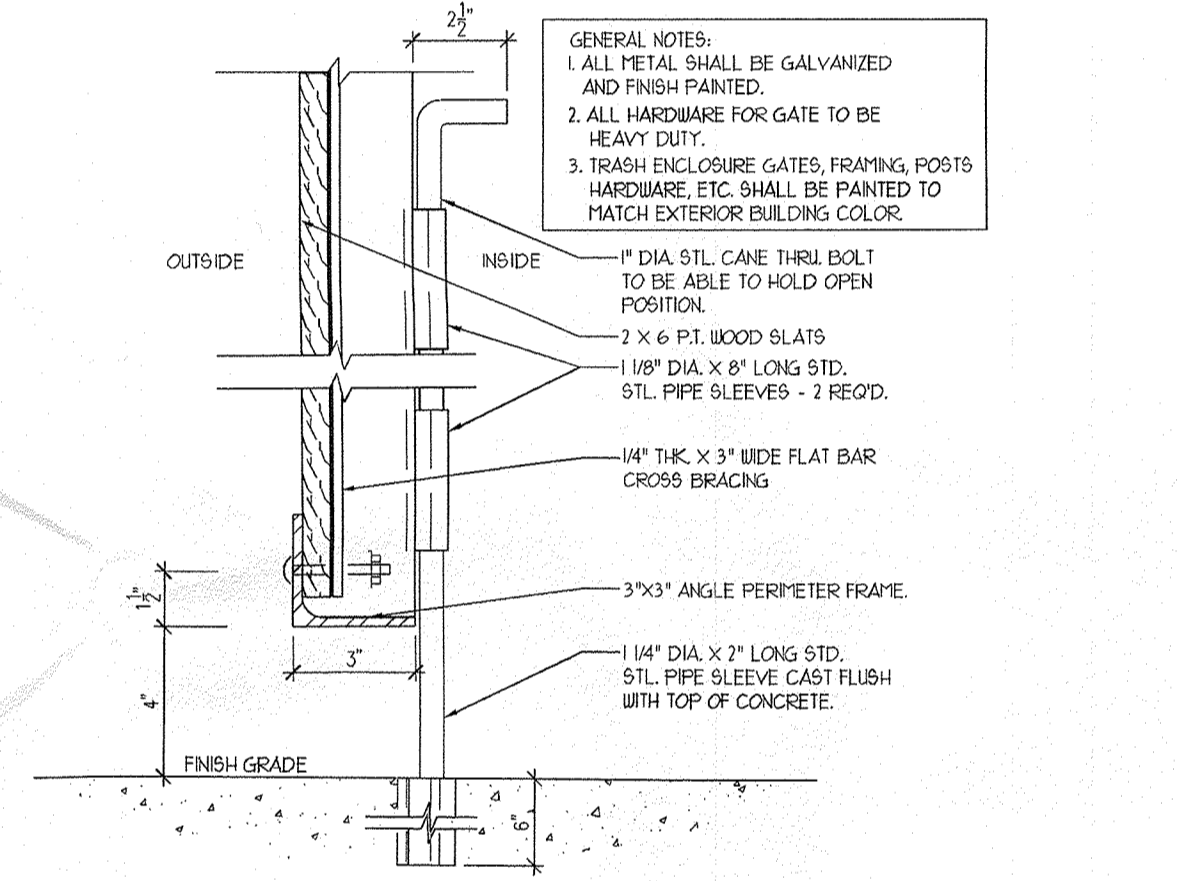
1/ FINISH FLOOR

1/ FOUNDATION REFER TO 5-SHEETS

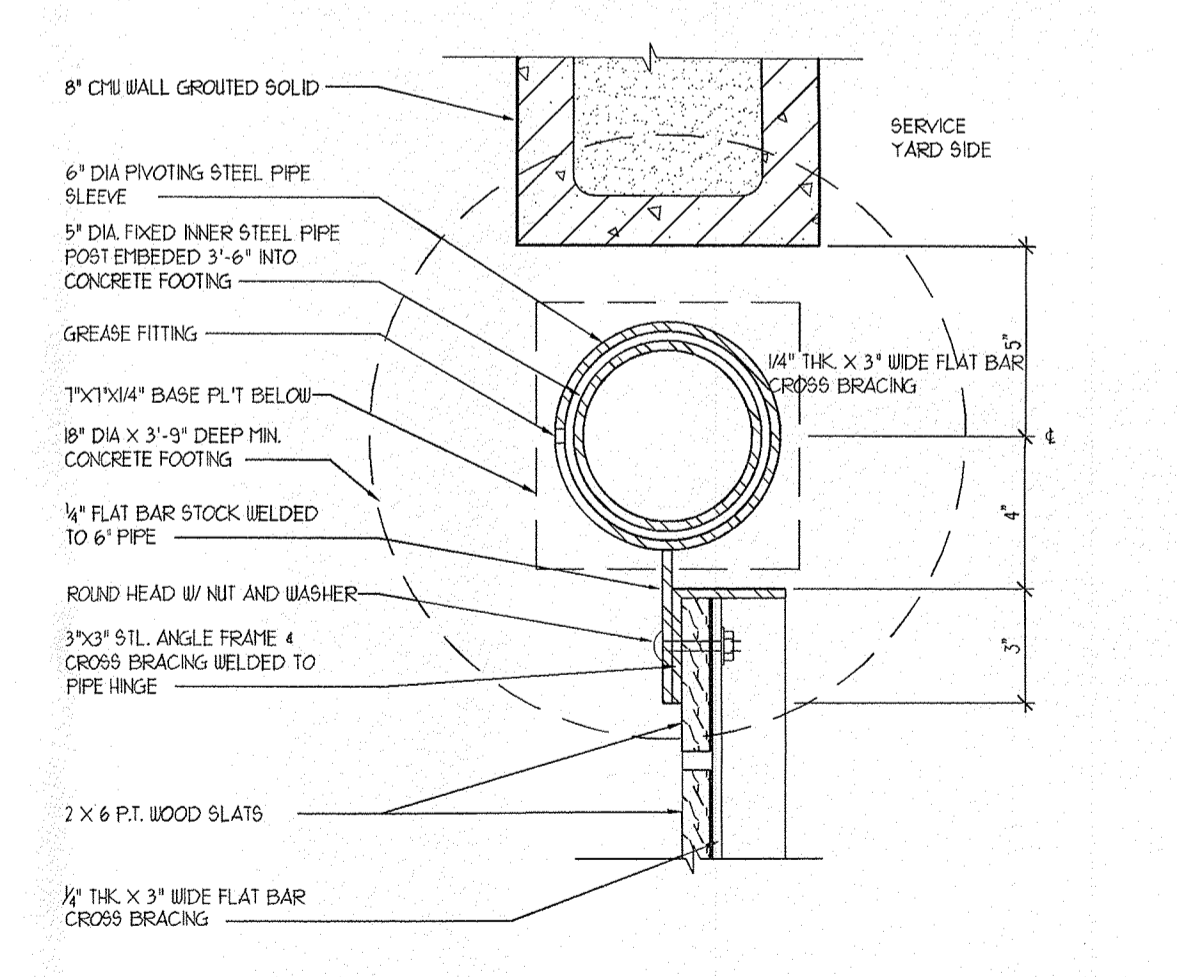
6 WALL SECTION
1/2" = 1'-0"



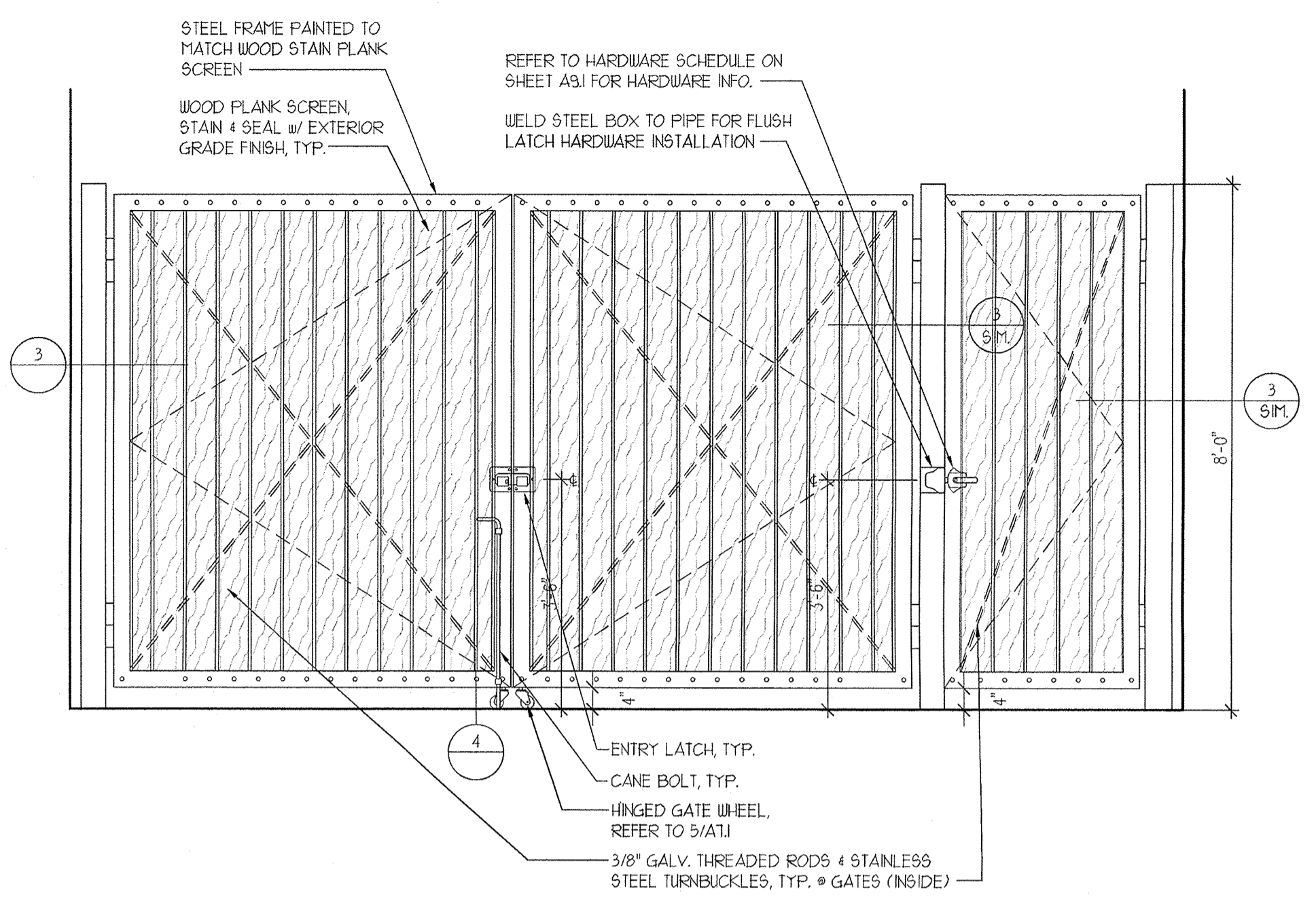
5 HINGED GATE WHEEL DETAIL
3\"/>



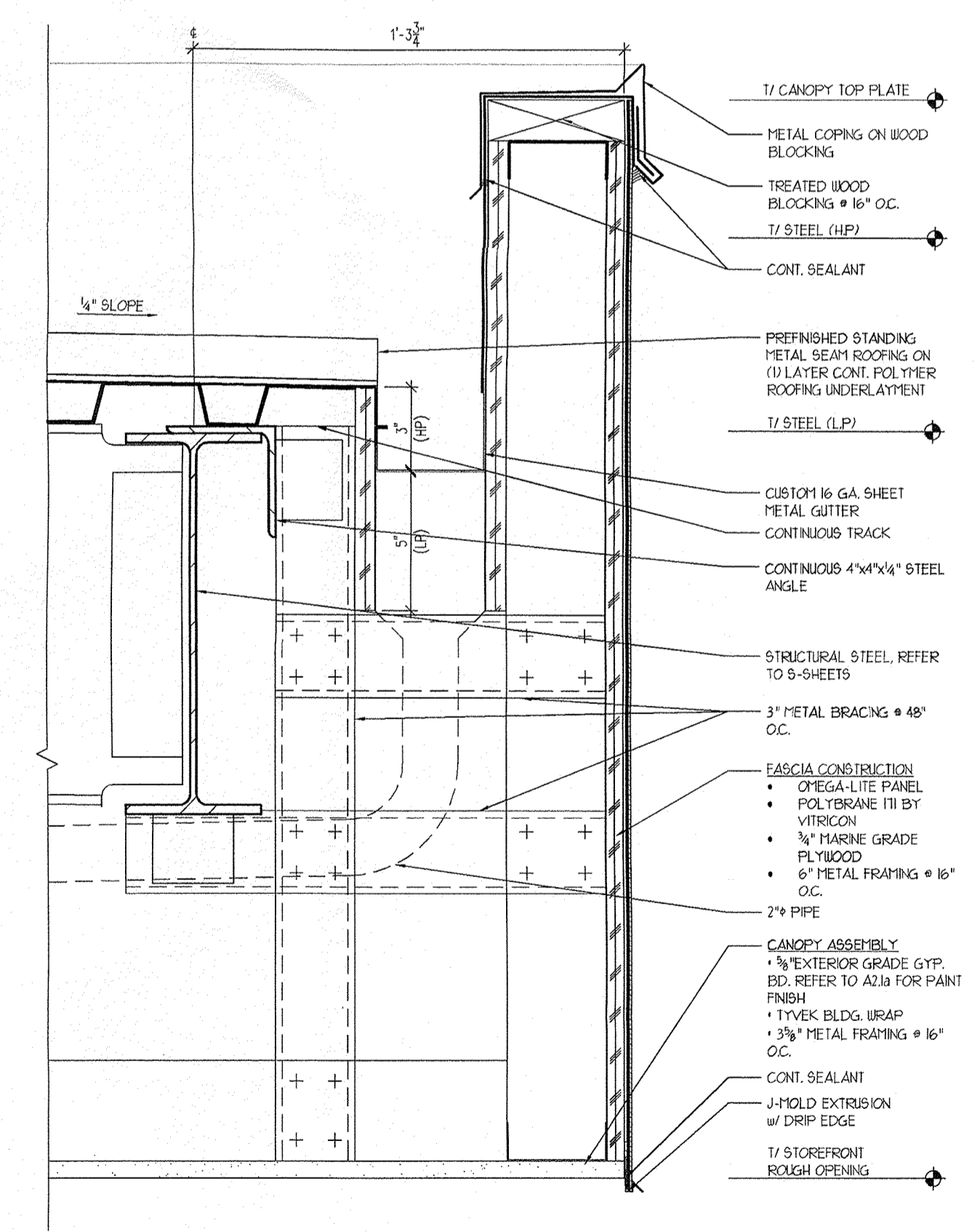
4 SERVICE GATE SECTION
3\"/>



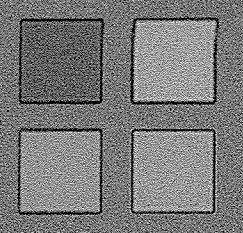
3 SERVICE GATE JAMB
3\"/>



2 SERVICE YARD ELEVATION
1/2\"/>

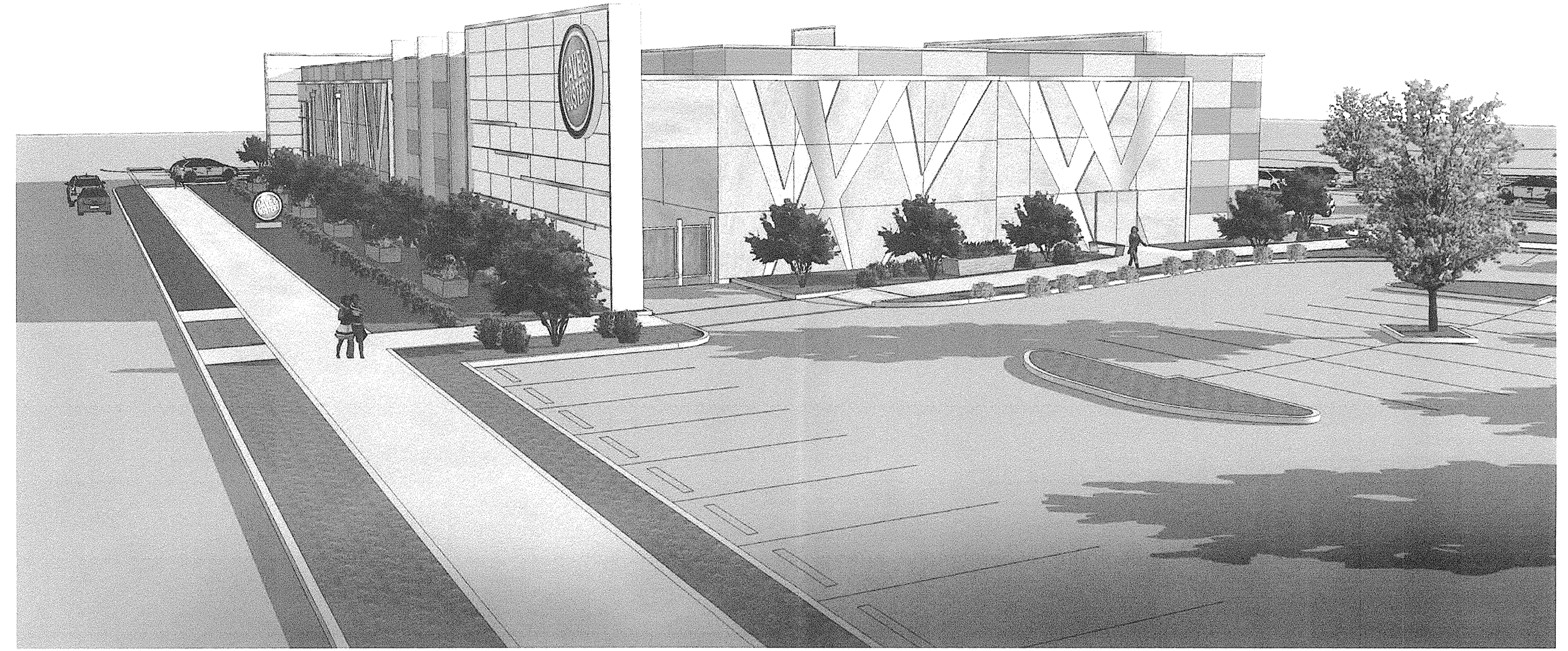


1 FASCIA DETAIL
3\"/>

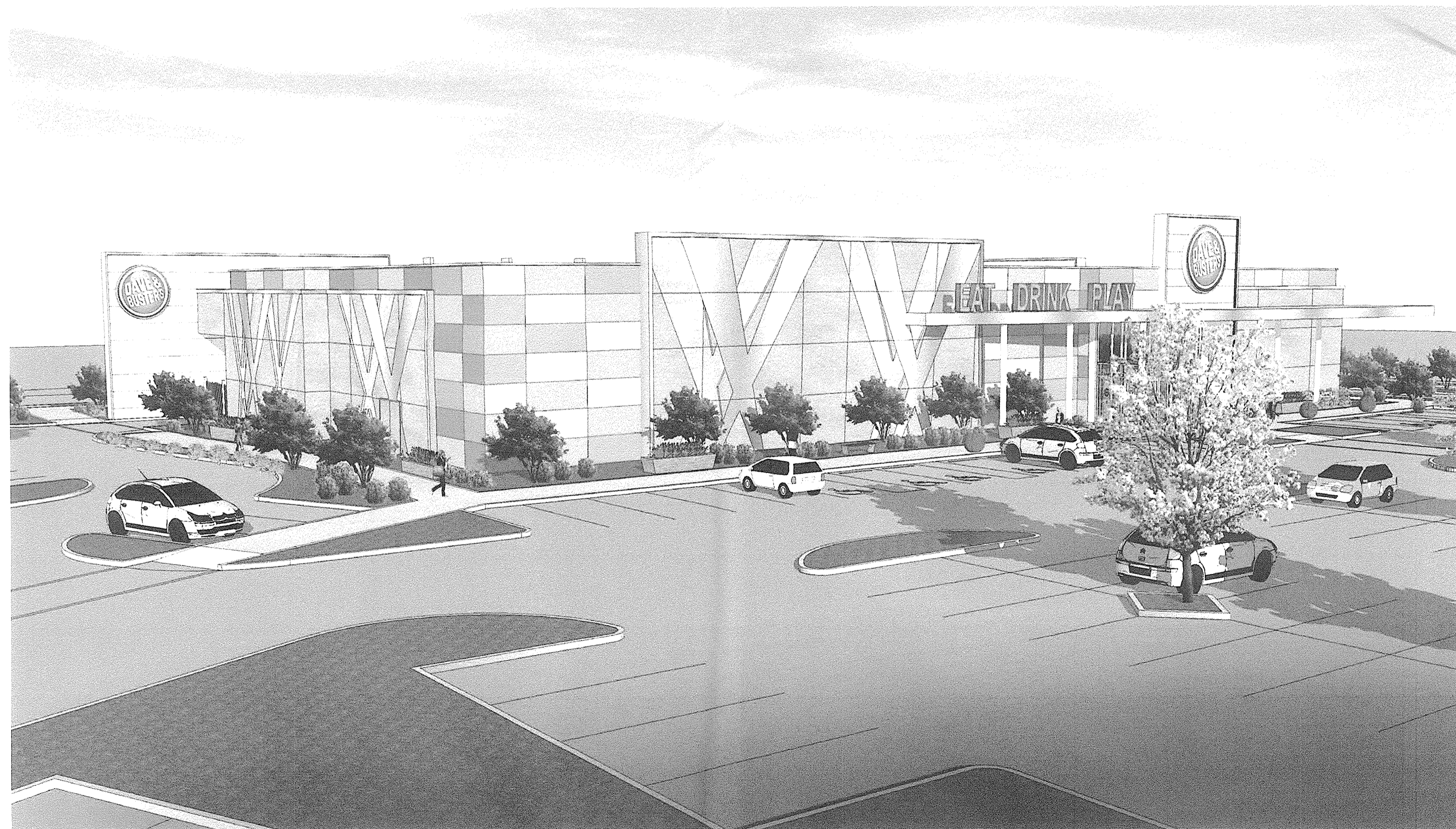




VIEW 1



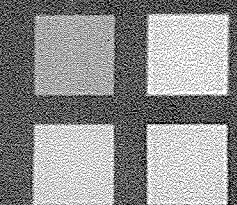
VIEW 3



VIEW 2



VIEW 4

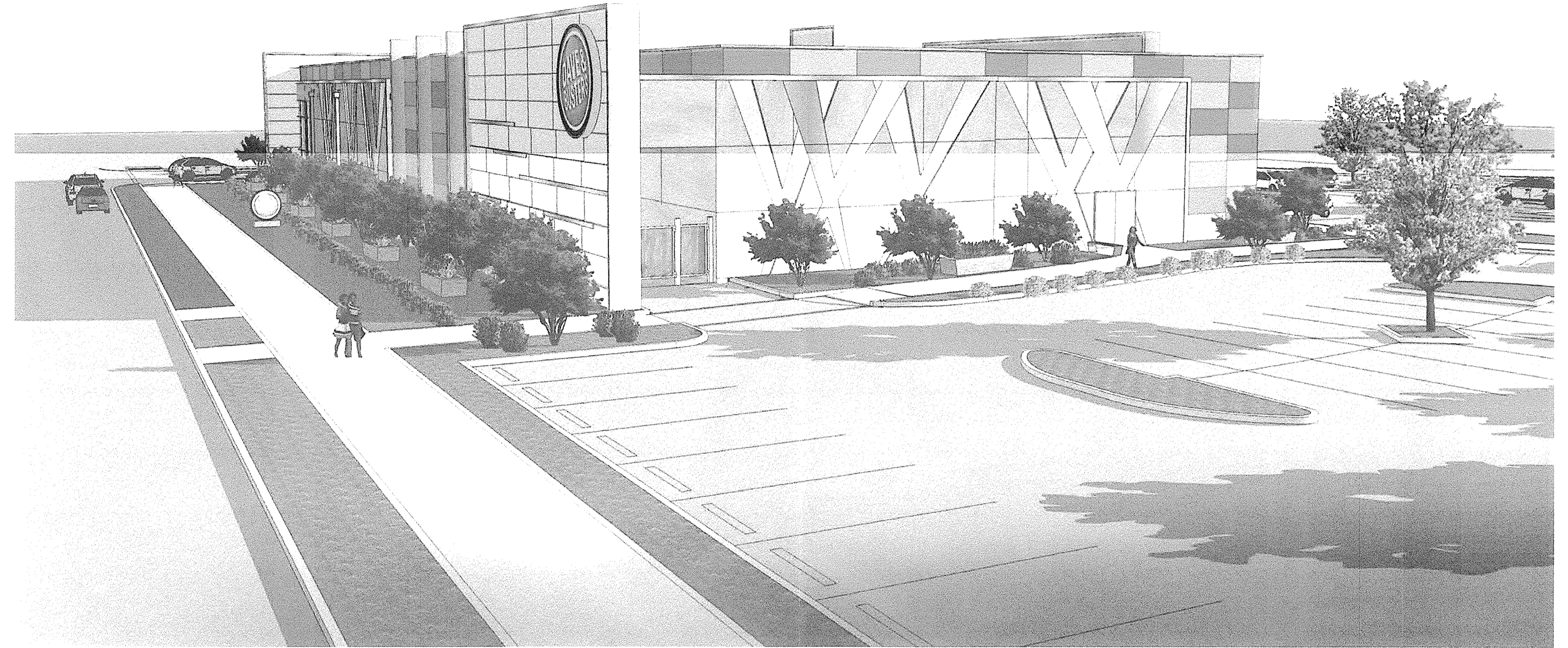


Aria Group Architects, Inc.

ARCHITECTURE • PLANNING • INTERIOR DESIGN

DAVE & BUSTER'S
ALBUQUERQUE, NM
EXTERIOR RENDERINGS
JULY 23, 2013





DAY VIEWS



DUSK VIEWS



SITE PLAN FOR SUBDIVISION - 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 81.87 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 SIX SEPARATE TRACTS. TRACT 1 AND TRACT 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. TRACT 3 IS THE EXISTING TOYS R US LOT (D-1A). TRACT 4 IS THE EXISTING VACANT LOT (E) EAST TRACT 3 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 5.70 AC.	LOT 4 154,870 SF 3.10 AC.
LOT 2 422,230 SF 9.64 AC.	LOT 5 252,851 SF 5.74 AC.
LOT 3 181,058 SF 4.16 AC.	LOT 6 28,914 SF 0.65 AC.
	LOT 7 18,550 SF 2.18 AC.

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

RETAIL/RESTAURANT/THEATER 915,482 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 - 3.11 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 AND SETBACKS: BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

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 WINROCK 6 THEATER. PHASE 2 DEVELOPMENT INCLUDES ALL WORK NECESSARY FOR NEW DAVE AND BUSTERS.

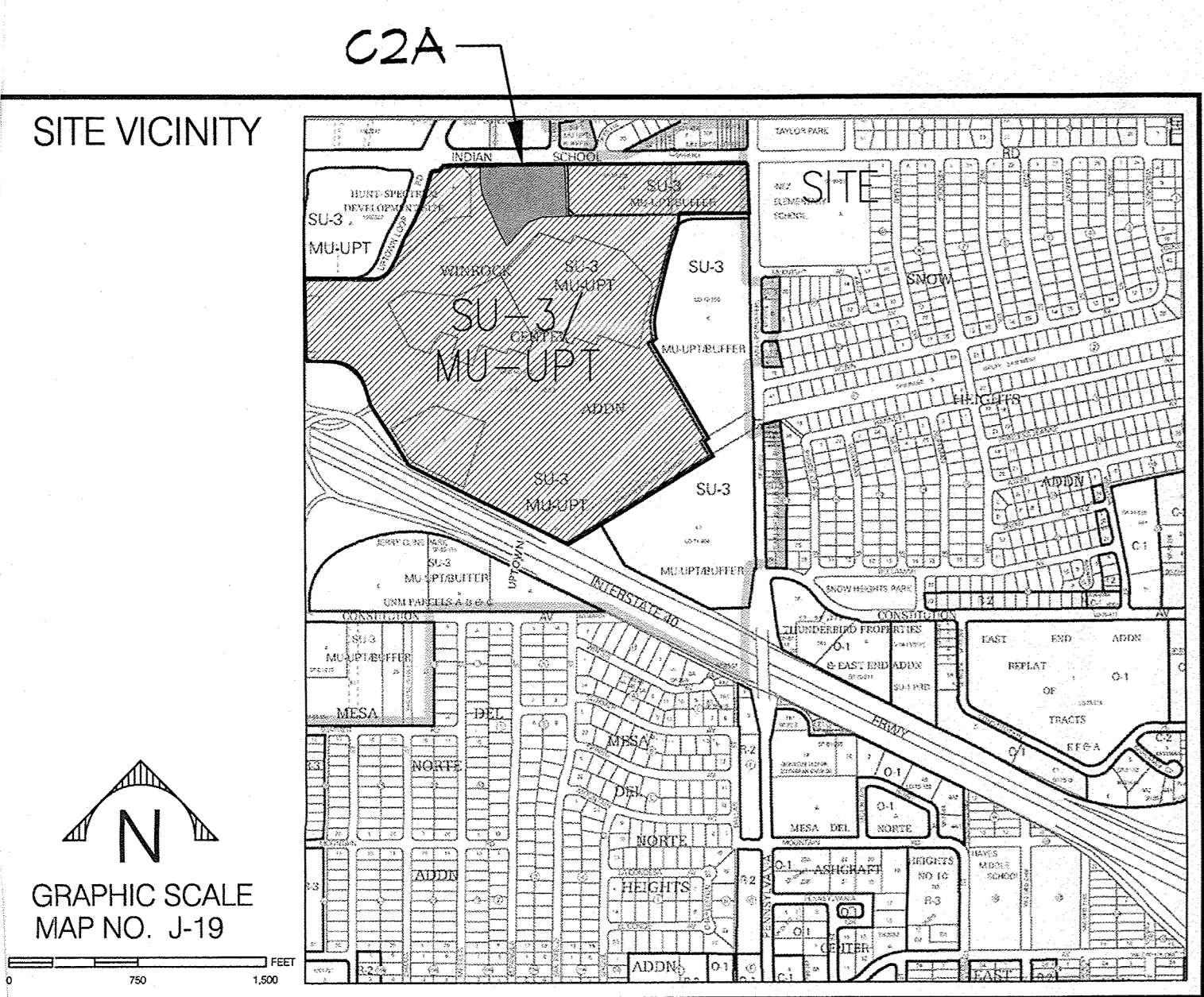
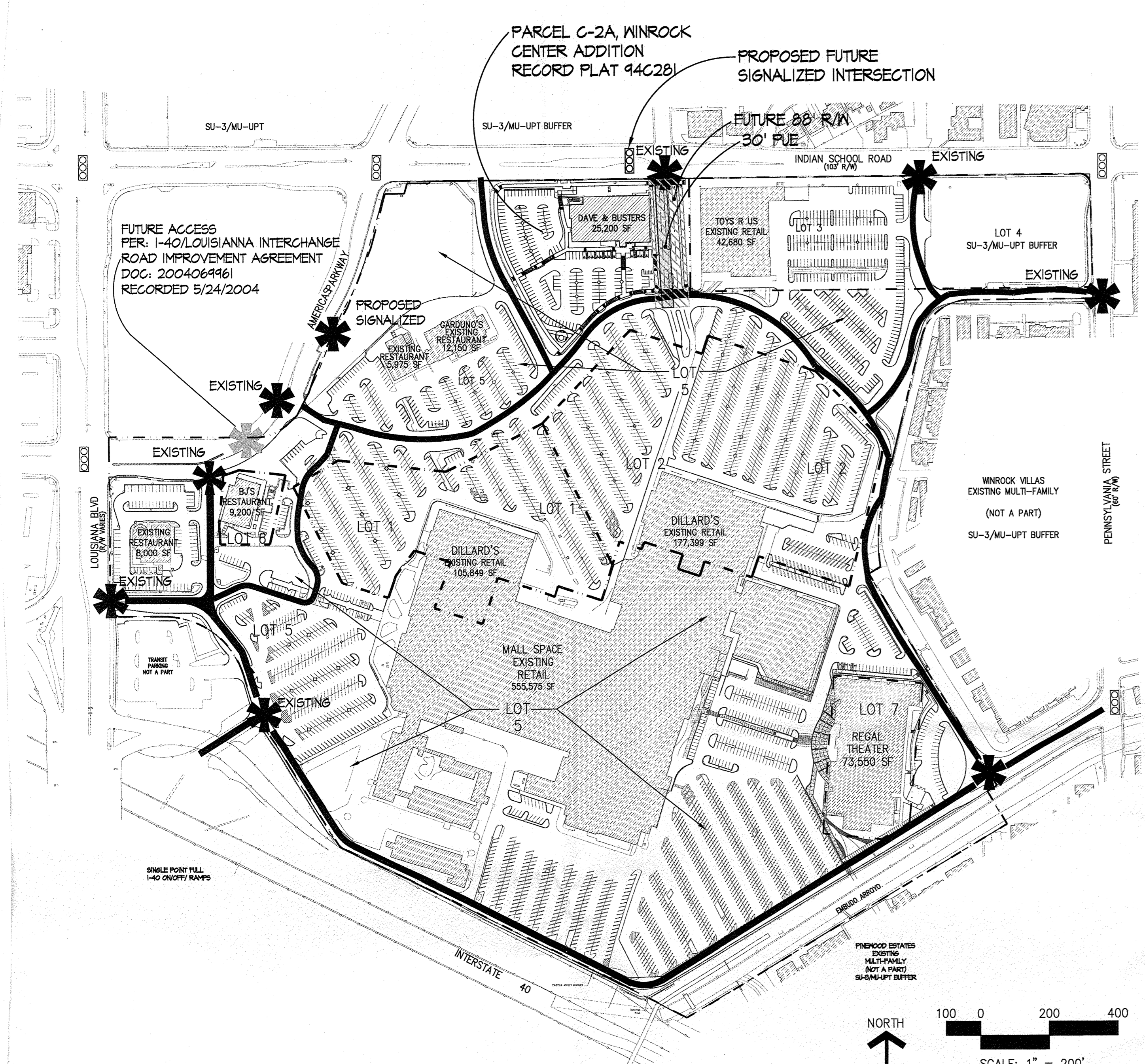
PROJECT NUMBER:	1002202
APPLICATION NUMBER:	
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCNUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



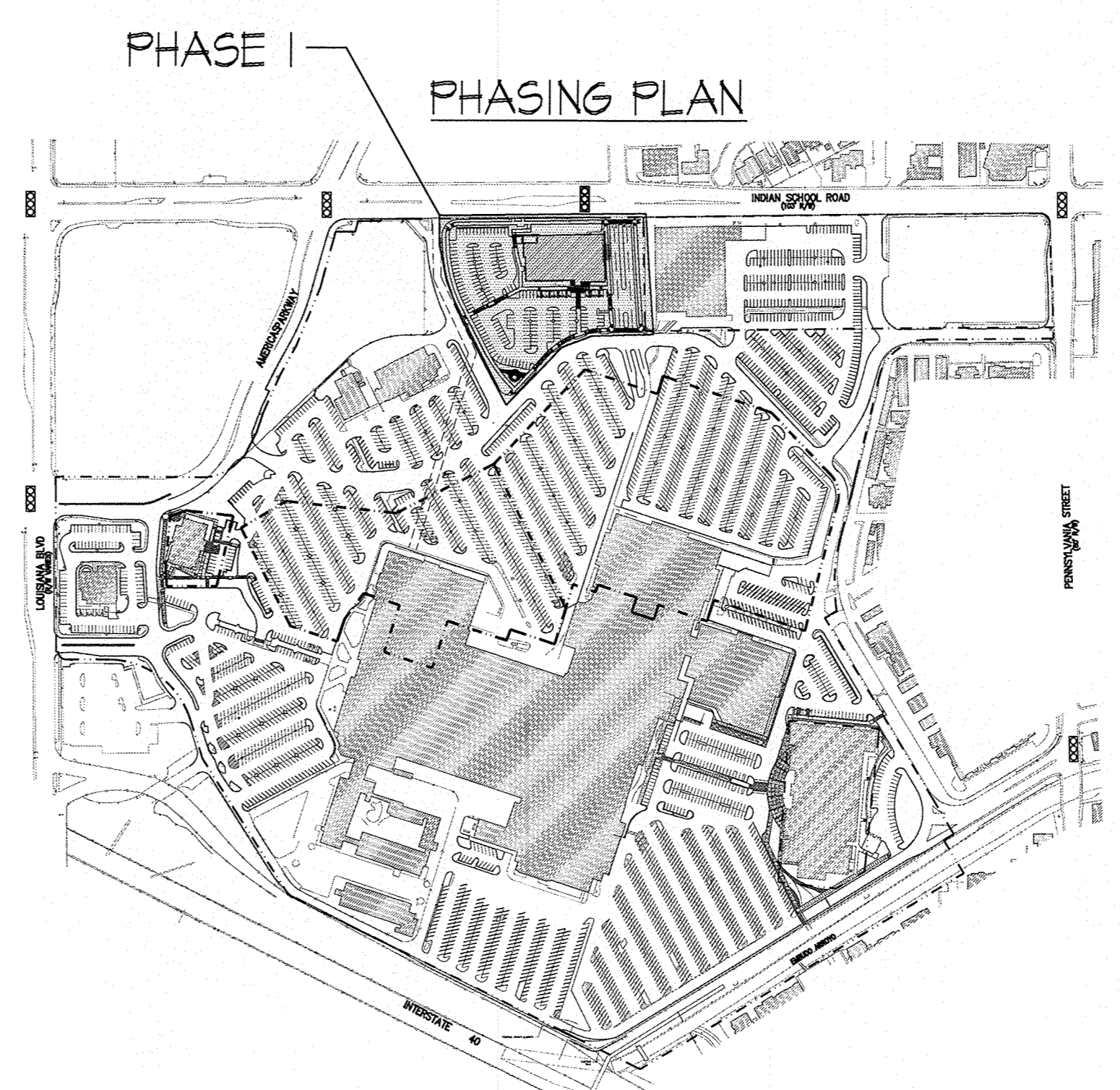
**OWNER/DEVELOPER
GOODMAN REALTY**

**PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS**

REVISIONS	
△	
△	
△	
△	
DRAWN BY	
REVIEWED BY	
DATE	
PROJECT NO.	12-0023
DRAWING NAME	
SITE PLAN FOR SUBDIVISION	



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



THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION CEEPC00019, PROJECT NO. 1002202.

THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL FLATTING 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 DILLARD'S 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 COVERING THE REST OF THE WINROCK CENTER. ADDITIONAL PARCELS A1A, B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. TRACTS 1, 2 AND 3 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 5.78 AC. LOT 4 134,870 SF 3.10 AC.
LOT 2 422,280 SF 9.64 AC. LOT 5 257,351 SF 5.94 AC.
LOT 3 181,050 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 415,492 SF. USES AND SQUARE FOOTAGES ARE APPROVED PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
OFFICE 24,000 SF.
HOTEL 174 ROOMS
MULTI-FAMILY 66 UNITS (AREA - 311 AC. GROSS DENSITY-2111 DU/AC.)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICAS 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 119 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	FAR
354,470 S.F.(81.37 AC.)	1,106,808 S.F.	31

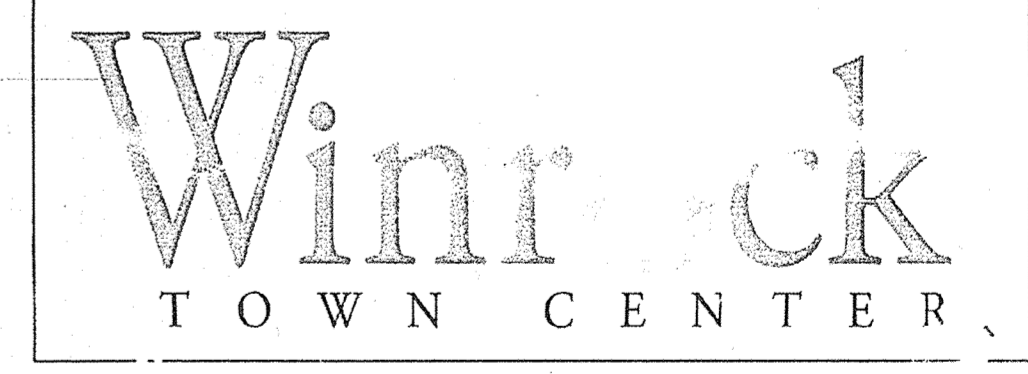
LANDSCAPE PLAN:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND FOLLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY MARD BUILDING AND THE WINROCK INN.
PHASE 2 DEVELOPMENT INCLUDES REALIGNING PORTIONS OF THE RING ROAD.

PROJECT NUMBER: 1002202
APPLICATION NUMBER: 2-7-0106

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:	DATE
<i>[Signature]</i>	05-09-12
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	05-11-12
ABONIA	DATE
<i>[Signature]</i>	5-9-12
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	5-9-12
CITY ENGINEER	DATE
<i>[Signature]</i>	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>[Signature]</i>	
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	5-25-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

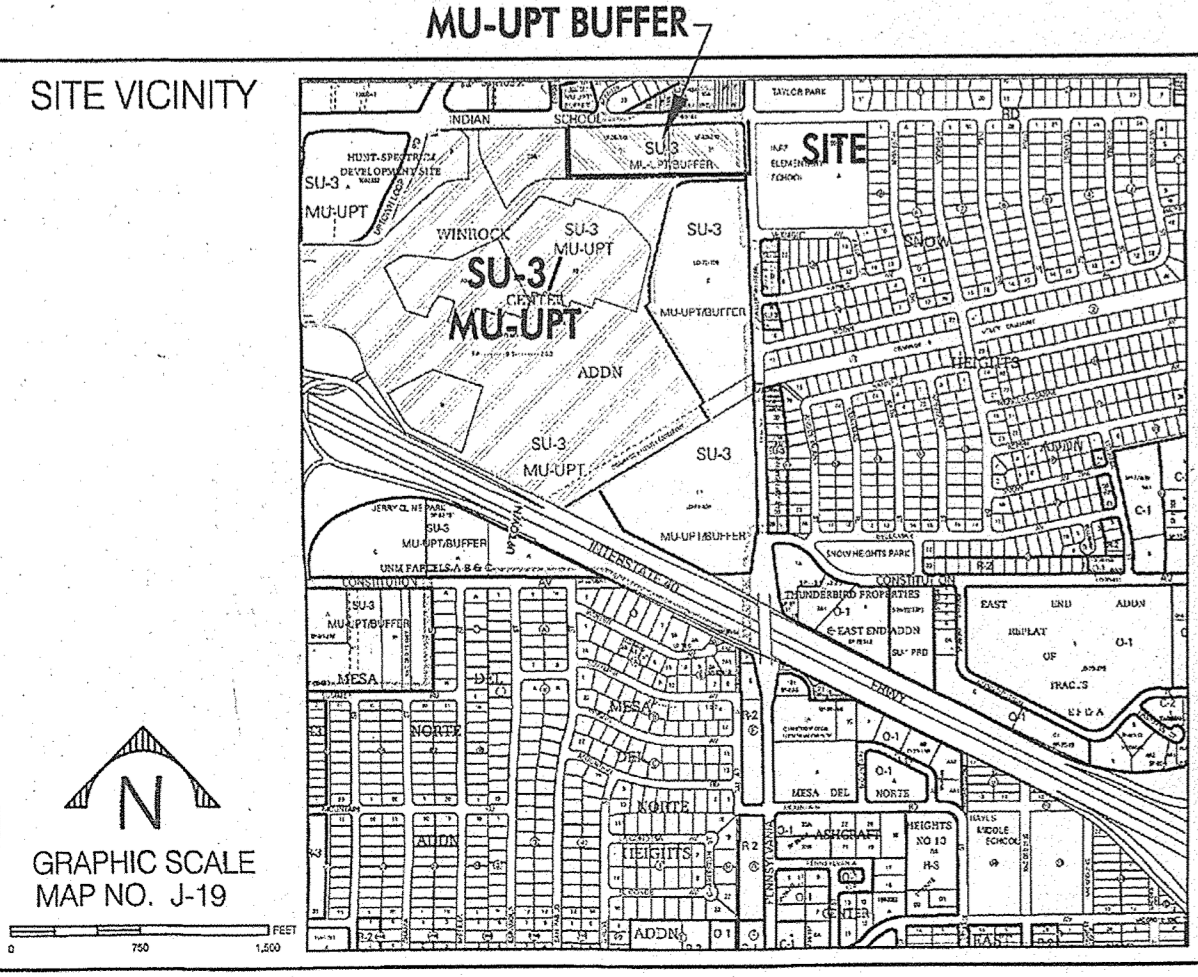
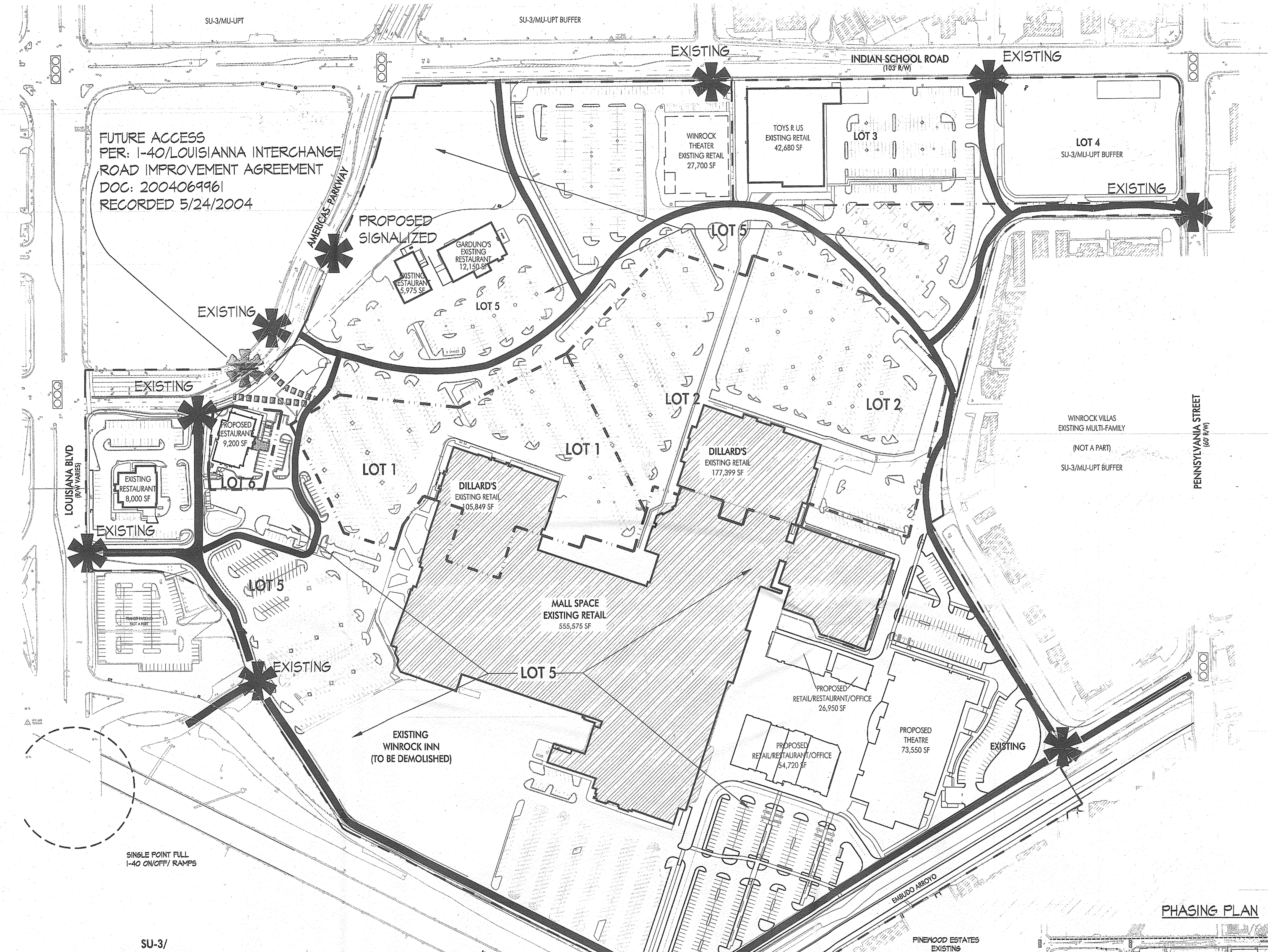


OWNER/DEVELOPER
GOODMAN REALTY

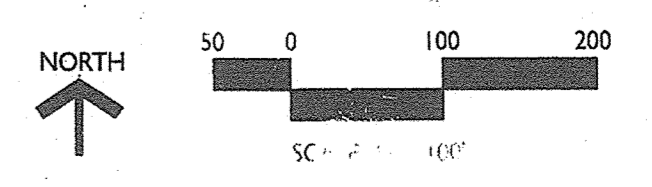
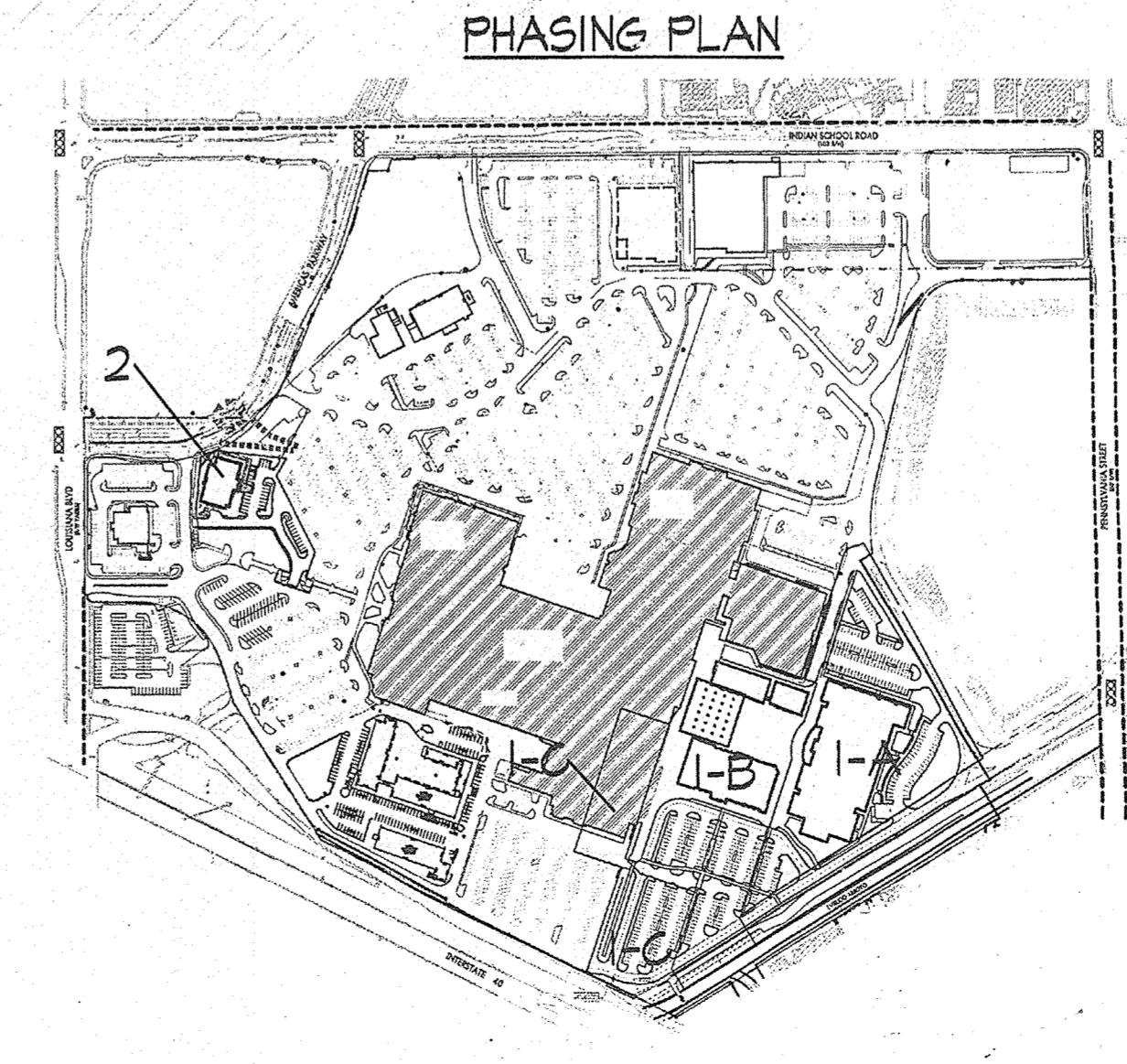
PROJECT TEAM
ENGINEERING/SURVEYING
HUITI-ZOU

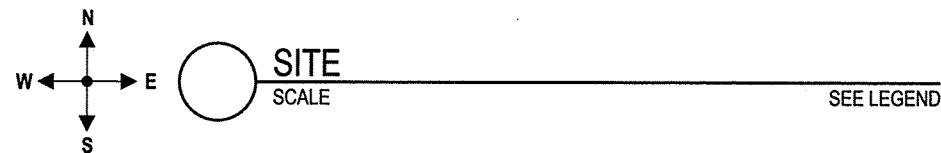
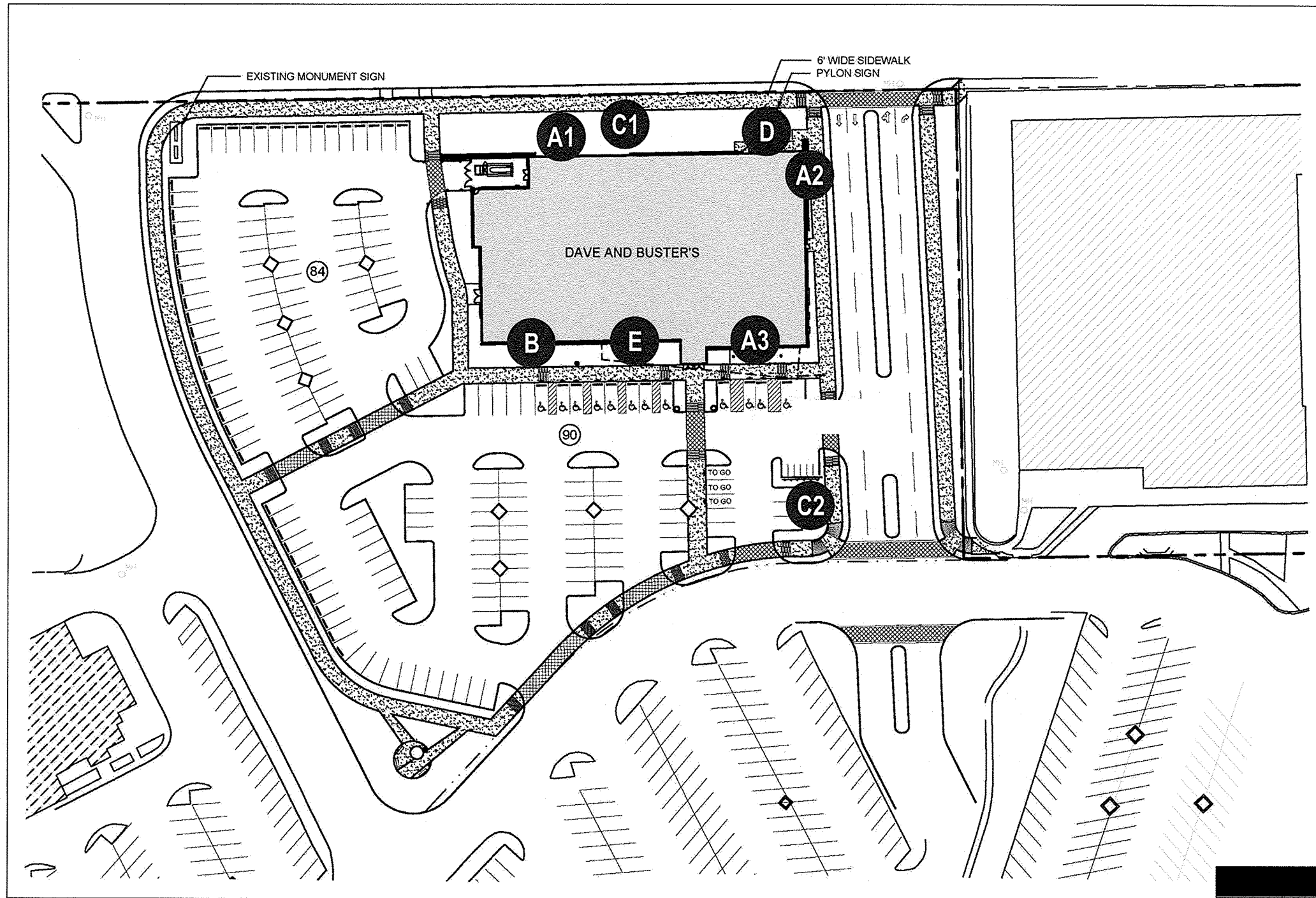
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

SHEET S-100
MAY 9 2012



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 - SURPLUS PARKING AND OPEN SPACE IN PHASE 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.





SIGN KEY		
LOCATION	DESCRIPTION	SQ FOOTAGE
SIGNS		
A1, A2, A3	WALL SIGN	113 EA
B	WALL SIGN	108
C1, C2	MONUMENT	30 EA
D	WALL GRAPHICS	393.59
E	CHANNEL LETTERS	254.61



Client
DAVE & BUSTER'S
 Design #
C131468R3
 Sheet 1 of 8
 Address
 ALBUQUERQUE, NM
 Account Rep. J MUELLER
 Designer E SIMON
 Date 06/05/13
 Approval / Date

Revision / Date
 R1:HG:6/26/13:REVISE ALL W/ NEW LOGO: RESCALE ELEVATIONS & RESIZE SIGNS AS SHOWN
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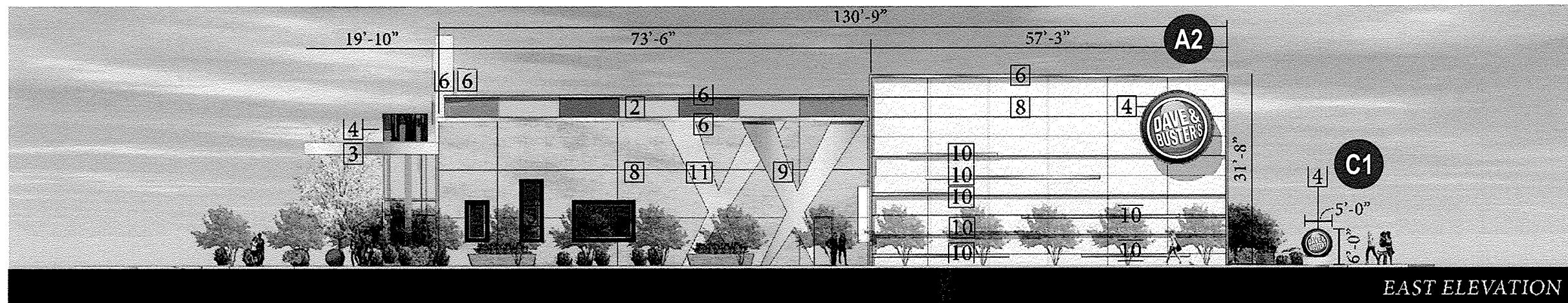
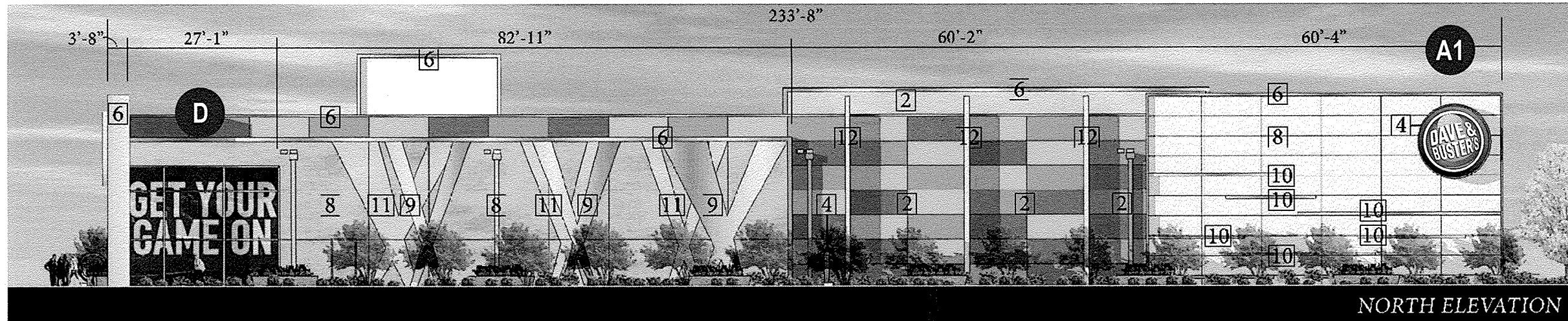


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FINAL ELECTRICAL CONNECTION BY CUSTOMER





ELEVATION
 SCALE 3/64" = 1' - 0"

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DAVE & BUSTER'S	
Design #	
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Sheet 2 of 8	
Address	
ALBUQUERQUE, NM	
Account Rep.	
J MUELLER	
Designer	
E SIMON	
Date	
06/05/13	
Approval / Date	
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Art	
Engineering	
Landlord	
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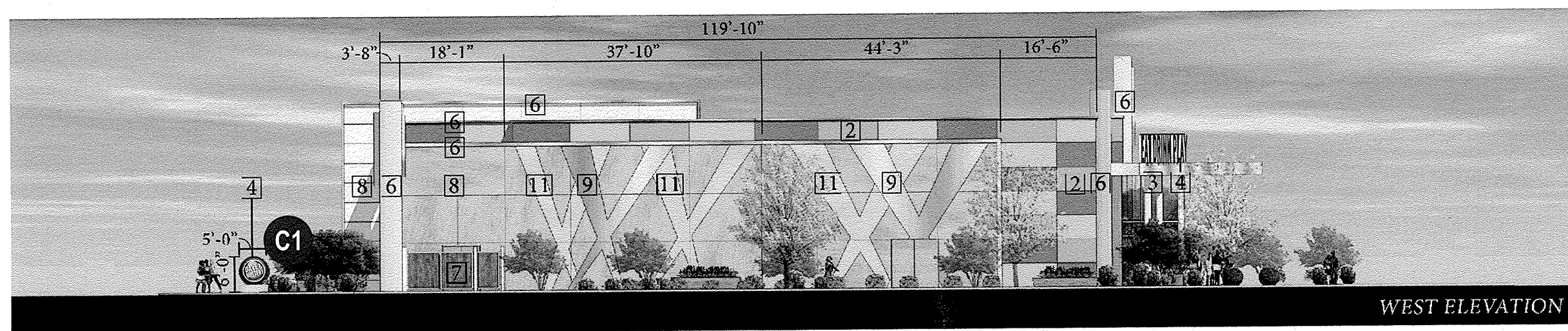
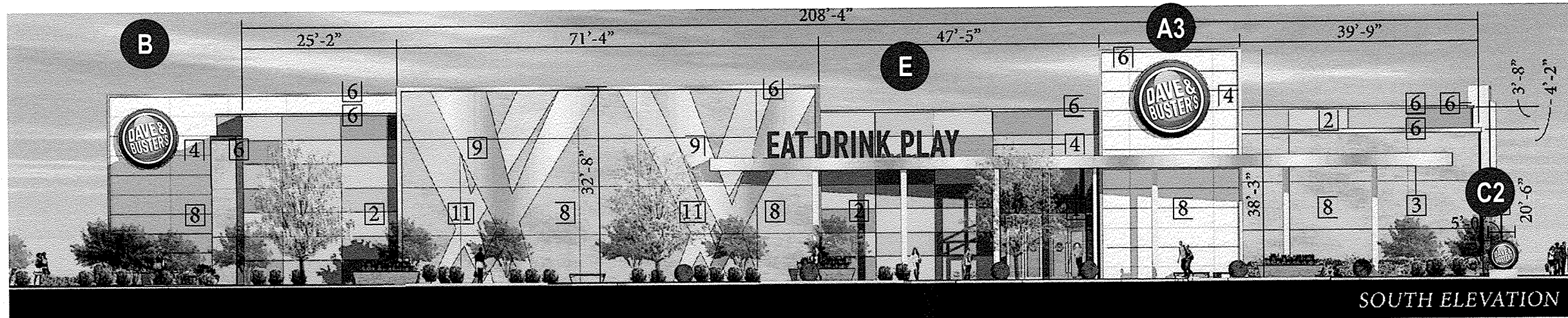
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ELEVATION
 SCALE 3/64" = 1' - 0"



Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet 3 of 8

Address
ALBUQUERQUE, NM


Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

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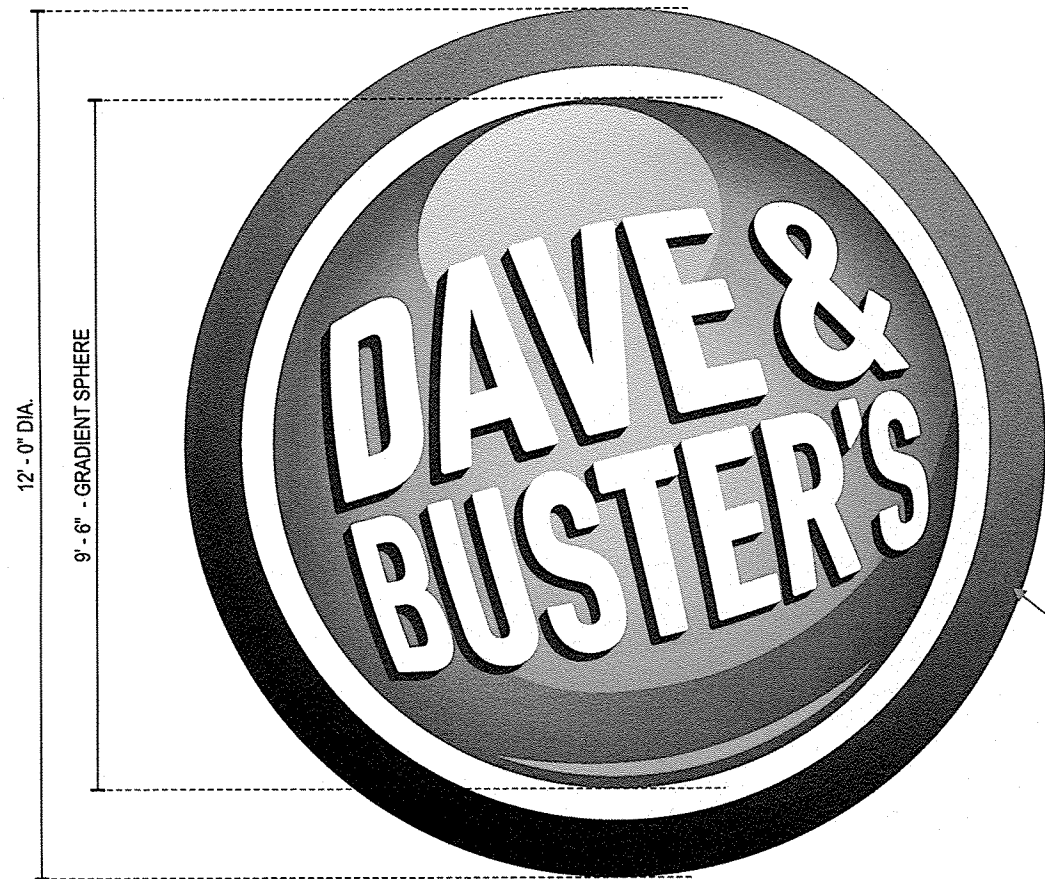
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12'-0" DIA.

9'-6" - GRADIENT SPHERE

ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED
DARK BLUE TO MATCH PMS 654C SATIN FINISH.

WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH
D&B CONTROL SAMPLE (MIRATEC).

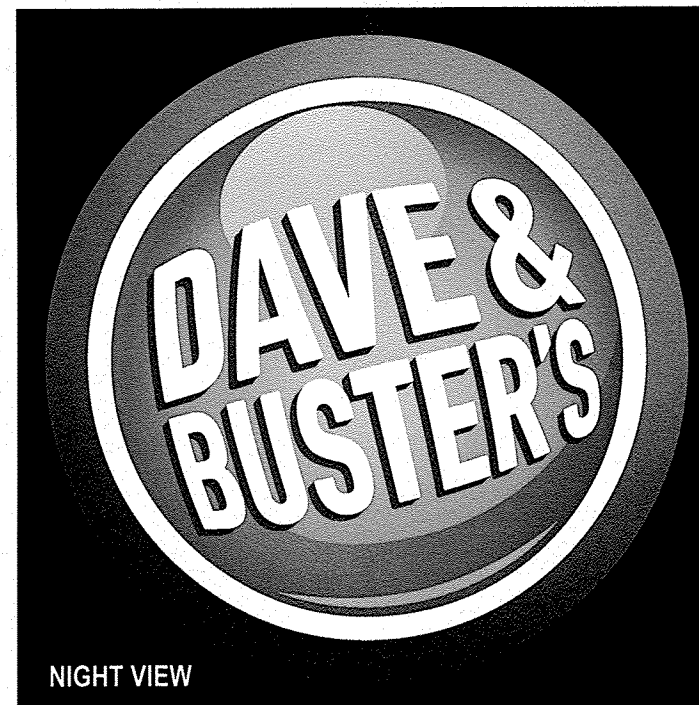
ILLUMINATE W/ H.O. FLUORESCENT LAMPS.

12"

END VIEW

A1 A2 A3 EXTERIOR S/F LOGO
SCALE

113 SQ. FT.
3/8" = 1' - 0"



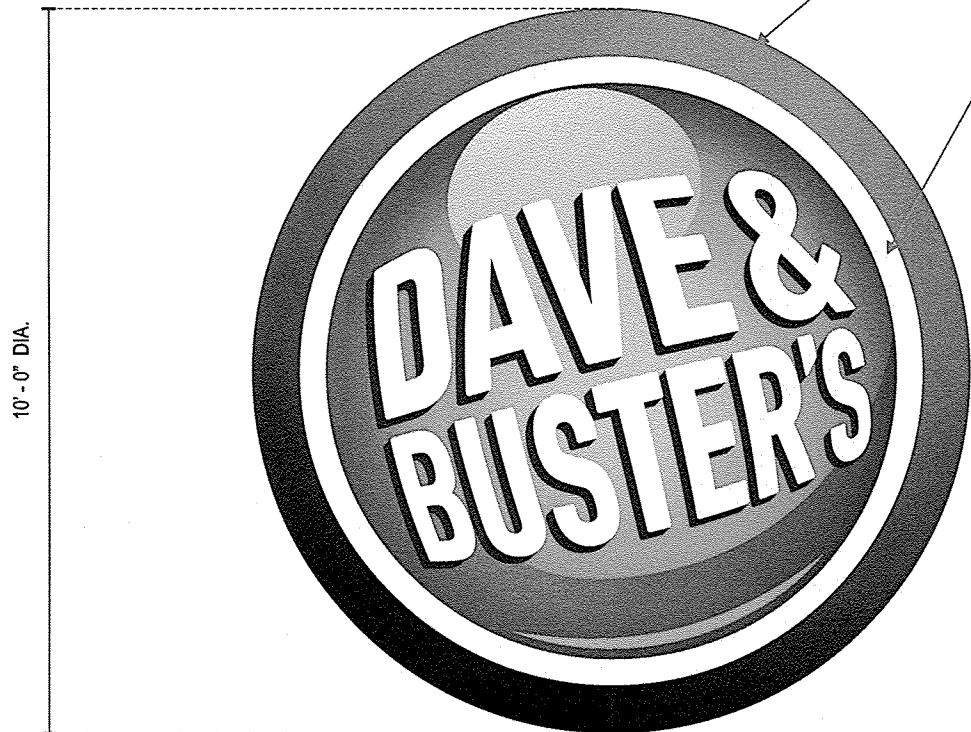
NIGHT VIEW

Client	
DAVE & BUSTER'S	
Design #	
C131468R3	
Sheet	4 of 8
Address	
ALBUQUERQUE, NM	
Account Rep.	J MUELLER
Designer	E SIMON
Date	06/05/13
Approval / Date	
Client	
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Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
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ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED DARK BLUE TO MATCH PMS 654C SATIN FINISH.

WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC).

ILLUMINATE W/ H.O. FLUORESCENT LAMPS

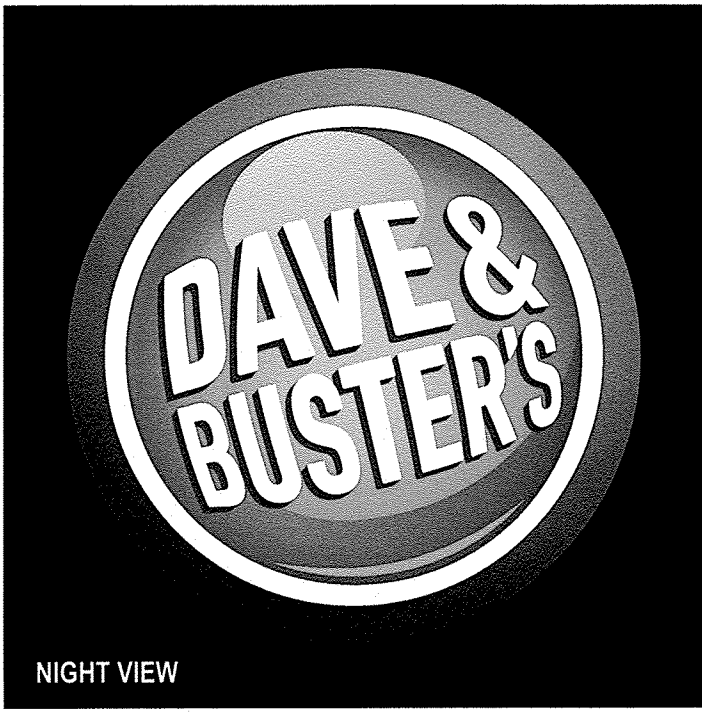


10'-0" DIA.

12"



SIDE VIEW



NIGHT VIEW

B WALL SIGN
SCALE

78 SQ. FT.
3/8" = 1' - 0"

DAVE & BUSTER'S

Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet **5** of **8**

Address
ALBUQUERQUE, NM

Account Rep. **J MUELLER**

Designer **E SIMON**

Date **06/05/13**

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

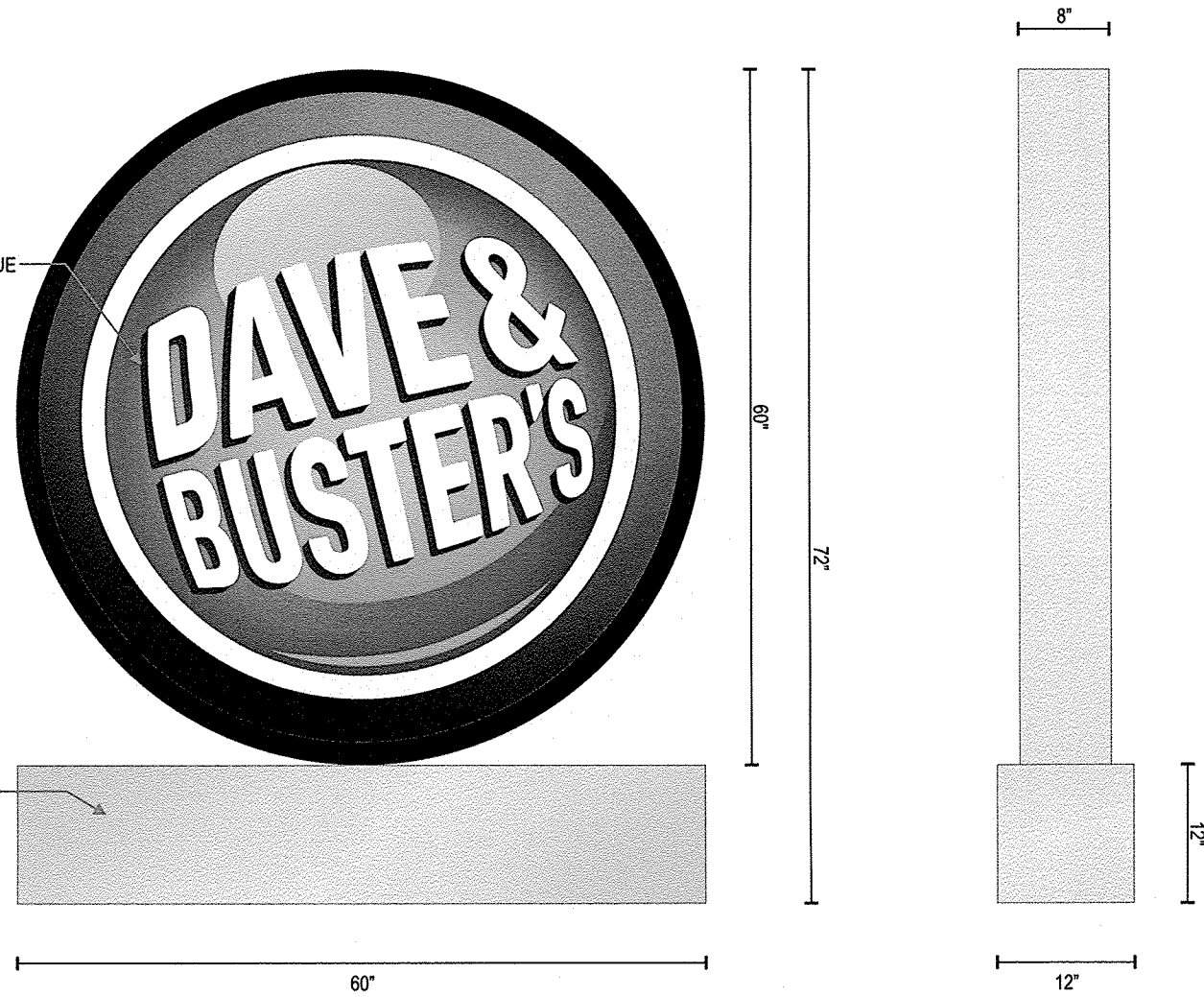
UL
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8" DEEP ALUMINUM CABINET PTM PMS 654C BLUE
 WHITE POLYCARBONATE FACE W/ 1ST
 SURFACE DIGITAL PRINT PER APPROVED
 MIRATEC CONTROL SAMPLE.

ILLUMINATE W/ HO FLUORESCENT LAMPS, TYP

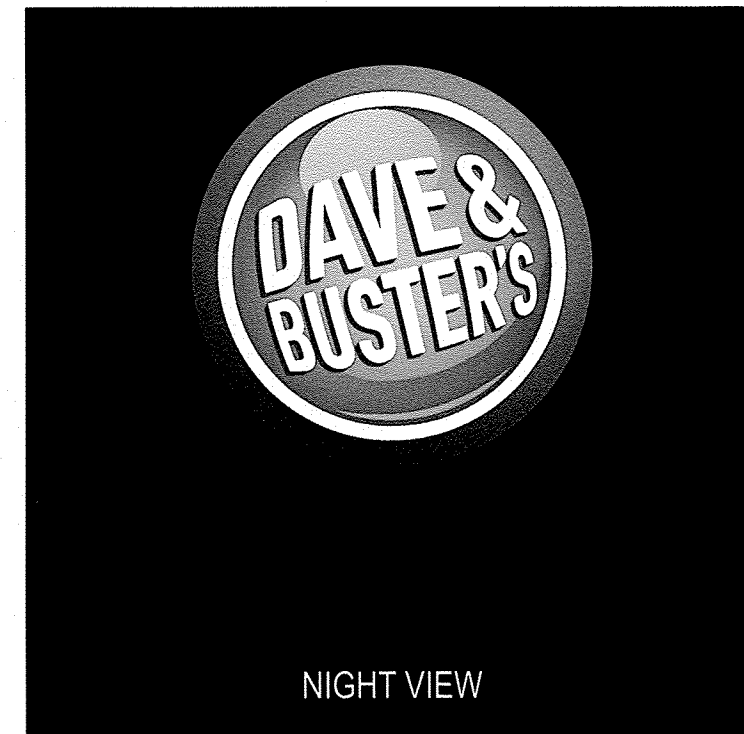
MOUNTING CONDITIONS TO BE VERIFIED
 PRIOR TO MANUFACTURE

ALUMINUM BASE PAINTED BRUSHED ALUMINUM



C1 C2 D/F MONUMENT
 SCALE

30 SQ. FT.
 3/4" = 1' - 0"



Client

DAVE & BUSTER'S

Design #

C131468R3

Sheet 6 of 8

Address

ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date

Client	
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Revision / Date

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 IN ACCORDANCE WITH ARTICLE 600 OF THE
 NATIONAL ELECTRICAL CODE AND/OR OTHER
 APPLICABLE LOCAL CODES. THIS INCLUDES
 PROPER GROUNDING & BONDING OF THE SIGN.
 SIGN WILL BEAR UL LABEL(S).





Client

DAVE & BUSTER'S

Design #

C131468R3

Sheet 7 of 8

Address

ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

R1:HG:6/26/13:REVISE ALL W/ NEW LOGO; RESCALE ELEVATIONS & RESIZE SIGNS AS SHOWN

R2:JH:8/13/13: REVISED W/ NEW ELEVATIONS.

R3:AG:08/14/13: UPDATE DIMS/LAYOUT (C).



www.chandlersigns.com

3201 Manor Way Dallas, TX 75235
214.902.2000 Fax 214.902.2044

12106 Valliant San Antonio, TX 78216
210.349.3804 Fax 210.349.8724

1335 Park Center Dr. Vista, CA 92081
760.967.7003 Fax 760.967.7033

2584 Sand Hill Point Cir. Davenport, FL 33837
863.420.1100 Fax 863.424.1160

37 Waterfront Park Ct. Dawsonville, GA 30534
600.851.7062 Fax 210.349.8724

P.O. Box 125
206 Doral Drive Portland, TX 78374
361.563.5599 Fax 361.643.6533

963 Baxter Ave., Suite 200 Louisville, KY 40204
502.479.3075 Fax 502.412.0013

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



22' - 1-1/4"

21' - 10-3/8"



17' - 9-1/4"
10' - 10-7/8"

DIGITALLY PRINTED WALL MURAL
FINAL GRAPHICS TO BE PROVIDED
BY CUSTOMER.

D WALL GRAPHICS

393.59 SQFT

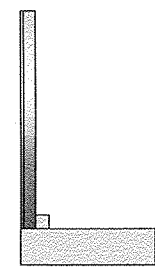
SCALE: 3/16" = 1' - 0"

42' - 5-1/4"

EAT DRINK PLAY

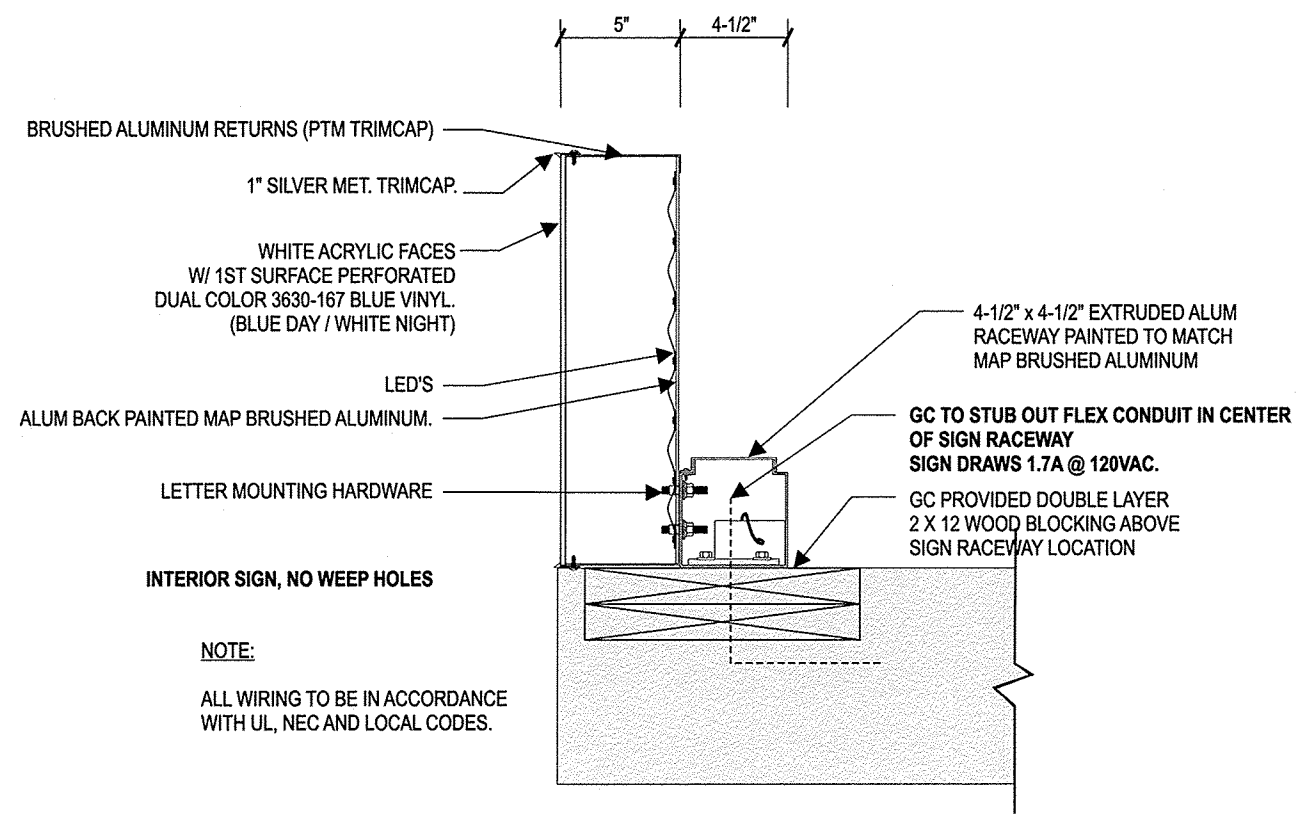
72"
±12"

5"



SIDE VIEW

E CHANNEL LETTERS ON CANOPY 254.61 SQ. FT.
SCALE 3/16" = 1' - 0"



NOTE:
ALL WIRING TO BE IN ACCORDANCE
WITH UL, NEC AND LOCAL CODES.

PRELIMINARY LETTER DETAIL



Client
DAVE & BUSTER'S
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C131468R3
 Sheet 8 of 8
 Address
 ALBUQUERQUE, NM

Account Rep. J MUELLER

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CONNECTION
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