

ADMINISTRATIVE AMENDMENT
 FILE #18020 PROJECT #1802609
 New loading docks and
 signage for northwest
 building.
 APPROVED BY [Signature] DATE 23 Mar 2018

PARKING COMPUTATIONS:

RETAIL = PARKING REQ'D FOR 5.0 RATIO 1,005.0 X 5 =	5,025
ENTERTAINMENT CENTERS/RESTAURANT = 4,038 SEATS / 4 =	1,064
SUBTOTAL	6,089
10% CREDIT FOR TRANSIT ROUTE	-604
PARKING REQUIRED FOR 4.5 RATIO	5,485
5% CREDIT FOR TRANSIT FACILITY	-271
TOTAL PARKING REQUIRED	5,214
HANDICAPPED SPACES REQ'D: 20 + 4,160 / 100 =	53
VAN ACCESSIBLE SPACES REQUIRED: 62/8 =	7
TOTAL HANDICAPPED SPACES PROVIDED:	70
VAN ACCESSIBLE SPACES PROVIDED:	9

PARKING PROVIDED:	EXISTING	PROPOSED
STD SPACES (9'X18')	3,870	3,819
SMALL CAR (8'X16')	1,337	1,337
HANDICAPPED (13'X18')	70	70
TOTAL	5,277	5,226

PARKING RATIO PROVIDED	
TOTAL GLA FOR MALL	1,105,959 SF
EXISTING = 5,277 / 1,106.0	4.77
PROPOSED = 5,226 / 1,106.0	4.73
PERCENT SMALL CAR PROVIDED = 1,337/5,226 =	25.6%

LANDSCAPE COMPUTATIONS:

LANDSCAPE REQUIRED:	TOTAL PARCEL AREA	77.78 AC	3,388,011 SF
LESS DEDUCTIONS	EXISTING		
PER ZONING CODE			
BUILDING FOOTPRINT	746,688 SF	746,688 SF	
SERVICE AREAS	29,560 SF	29,560 SF	
PUBLIC R/W LANDSCAPE	317,753 SF	317,753 SF	
SUBTOTAL DEDUCTIONS	1,094,001 SF	1,094,001 SF	
TOTAL AREA	NET SITE AREA	2,294,895	1,976,472 SF
REQUIRED PERCENTAGE	LANDSCAPE REQUIRED	15%	29%
LANDSCAPE PROVIDED	413,190	413,190	
PERCENTAGE PROVIDED	18.00%	20.90%	

AREA DESCRIPTIONS

PONDS	46,517 SF	46,517 SF	
BERMS	66,524 SF	66,524 SF	
MEDIANS	14,125 SF	14,125 SF	
CANOE ISLANDS	21,593 SF	21,593 SF	
ISLANDS	80,250 SF	80,618 SF	
BUILDING LANDSCAPE	68,140 SF	68,140 SF	
ENTRANCES	55,035 SF	55,035 SF	
PNM SUBSTATION BUFFER	5,595 SF	5,595 SF	
BIKE/PEDSTRIAN PATHS	13,156 SF	13,156 SF	
FILLET BY OUTLOTS	5,944 SF	5,944 SF	
TOTAL ON-SITE	376,879 SF	376,879 SF	
BUFFERS	SEVEN BAR LOOP 15' SETBACK	36,311 SF	36,311 SF
TOTAL COUNTABLE LANDSCAPING	413,190 SF	413,190 SF	

NON-COUNTABLE LANDSCAPING

ON SITE BUFFERS		
MALL COORS BYPASS - 35'	28,600	28,600
OUTLOTS COORS BYPASS - 35'	14,600	14,600
OUTLOTS CORRALES ROAD - 15'	18,750	18,750
OFF SITE R/W LANDSCAPING:		
COORS BYPASS ROADSIDE	69,300	69,300
COORS BYPASS MEDIANS	82,809	82,809
SEVEN BAR LOOP ROADSIDE	28,935	28,935
SEVEN BAR LOOP MEDIANS	43,250	43,250
CORRALES ROADSIDE	30,435	30,435
CORRALES ROAD MEDIANS	45,714	45,714
TOTAL NON-COUNTABLE LANDSCAPE	362,393	362,393
LESS SIDEWALK AREA	-44,640	-44,640
TOTAL LANDSCAPE DEDUCTION (NET SITE)	317,753	317,753
TOTAL LANDSCAPE PROVIDED	730,943	730,943

AMENDED SITE DEVELOPMENT PLAN
 SCALE: 1" = 120'

FRCH
 DESIGN WORLDWIDE

WASHINGTON PRIME GROUP™

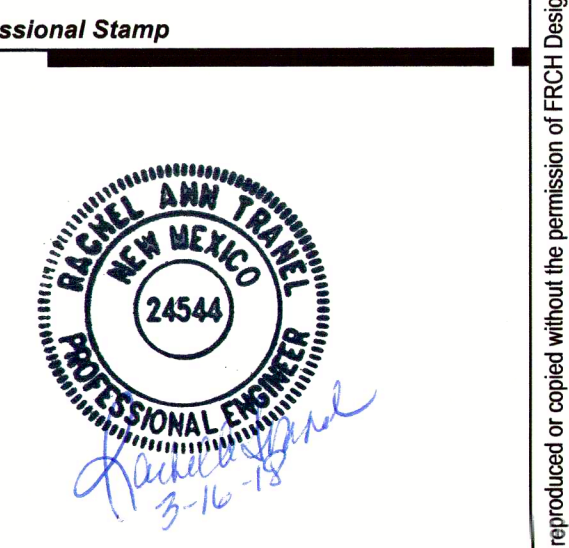
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Sheet Issue Information

Issued	PERMIT SET	01-26-18
Revised	Description	Date
4	ADMIN. AMENDMENT	3-15-18
5	ADMIN. AMENDMENT	3-16-18



Project Information
 Title: **Cottonwood Mall Exterior Shell**
 Address: 10000 Coors Bypass NW
 Albuquerque, NM 87114

Project Number: 034870.000

Sheet Information
 Title: AMENDED SITE DEVELOPMENT PLAN

Drawn: KCH
 Reviewed: RAT
 Scale: As Noted
 Authorized For: REVIEW

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USER: IMPDESCH PLOTTED: 3/16/2018 9:59 AM G:\18014 - FRCH Cottonwood Mall\CAD\Sheet\Drawings\C-0 Exterior Plan.dwg LAYOUT: Amd D 24X36
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