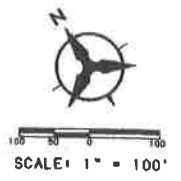


LEDCRU

- PROJECT BOUNDARY
- PROPOSED BUILDING
- FUTURE BUILDING
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER
- EASEMENT AND LANDSCAPE SETBACK LINE
- BICYCLE PATH
- STRIPED CROSSWALK
- LAKE DIVISION LINE
- PARKING ROW TOTAL - STD. SPACE (9' X 18')
- SMALL CAR SPACE (8' X 18')
- HANDICAPPED SPACE (13' X 18')
- STRIPED ISLAND - ALL OTHER ISLANDS ARE CURBED AS PER DETAIL THIS SHEET
- PARKING FIELD TOTAL AT ELEVATION OF LOWER HALL ENTRANCE
- PARKING FIELD TOTAL AT ELEVATION OF UPPER HALL ENTRANCE
- 35' LIGHT POLE
- 50' LIGHT POLE
- SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION



TRACT M
SU PERMIT FOR C-1 USES
(COUNTY)

(TRACT MM)
COOPER TRACT
SU PERMIT FOR C-2
0-1 AND SELF STORAGE
(COUNTY)

ALAMEDA WEST
SHOPPING CENTER
C-1
(COUNTY)

PROJECT DATA:

LEGAL DESCRIPTION:
TRACT M - SEVEN BAR RANCH SUBDIVISION
THE SITE IS ZONED SU-1 FOR A REGIONAL SHOPPING CENTER, WITH LAND USES PERMITTED IN THE C-2 ZONE.

AREA TABULATIONS:

TOTAL SITE AREA	97.53 AC	4,248,331 SF
LESS: SEVEN BAR LOOP ROAD	-1.20	-52,000
LESS: EXISTING ROAD	-0.20	-8,700
LESS: EXISTING BUILDING	-0.47	-20,500
LESS: QUANTA DEL RIO ACCESS (TRACT D-1)	-0.10	-4,300
SUBTOTAL	95.56 AC	4,162,831 SF
NET SHOPPING CENTER PARCEL AREA	95.56 AC	4,162,831 SF
LESS OUT LOTS:		
C-1	1.78 AC	77,000
C-2	1.11	48,000
C-3	1.14	49,000
C-4	1.26	52,000
C-5	1.28	53,000
C-6	1.17	47,000
C-7	1.02	41,000
C-8	1.21	49,000
SUBTOTAL	11.96 AC	517,000 SF
MAXIMUM FLOOR AREA RATIO FOR EACH OUTLOT = 0.27		
HALL PARCEL AREA	77.78 AC	3,380,011 SF

BUILDING AREAS

BILLIARDS	170,810	40,000
J.C. PENNEY	124,856	30,000
FOLEY'S	165,000	35,000
RETAIL	84,048	20,000
MONTGOMERY WARD	8,000	2,000
WAREHOUSE	81,131	19,000
DEPT. STORE SUBTOTAL	437,845	106,000
100% HANDICAPPED SPACES PROVIDED	437,845	106,000
TOTAL G.A. DEPARTMENT STORES	315,439	78,000
0-BEYOND SHOPS	901,487	205,000
SUBTOTAL RETAIL	1,004,967	243,000
TOTAL RETAIL G.A.	1,004,967	243,000
ENTERTAINMENT CENTER	101,001	25,000
TOTAL G.A. FOR HALL	1,106,968	268,000

FLOOR AREA RATIO = 1,106,968 / 3,380,011 = 0.33
ALLOWABLE F.A.R. = 0.30

TOTAL SITE
TOTAL G.A. PROPOSED = 137,000 + 1,106,968 = 1,243,968 SF
TOTAL G.A. ALLOWED UNDER EPC APPROVAL = 1,310,000 SF

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. 7-24-113
98-95-69
PLANNING DIRECTOR DATE

LANDSCAPE COMPUTATIONS:

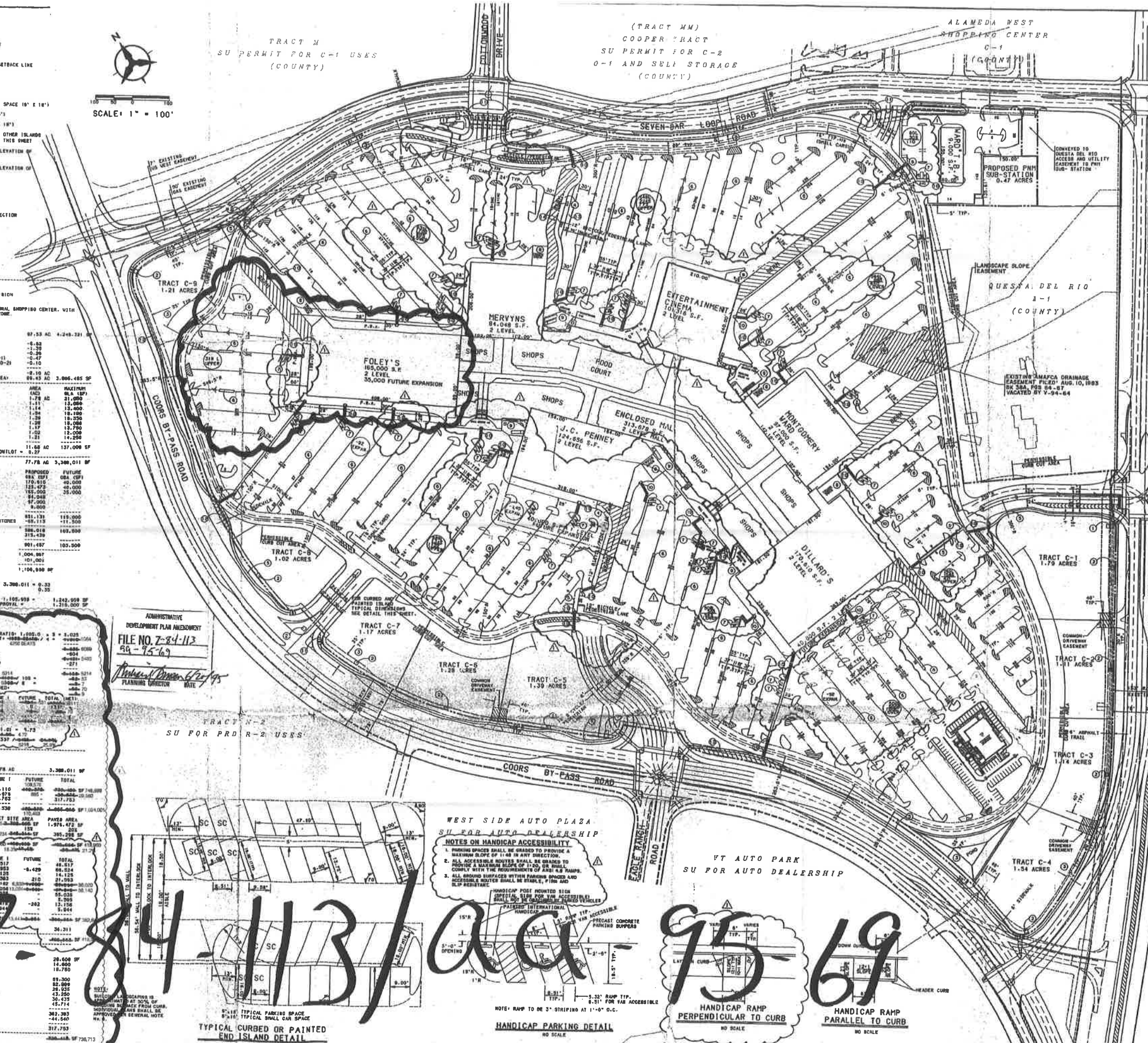
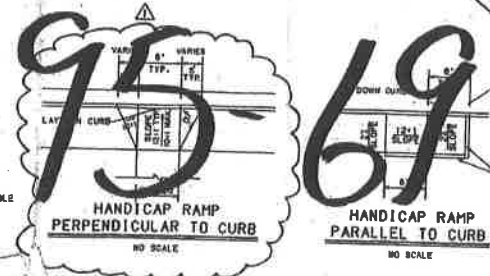
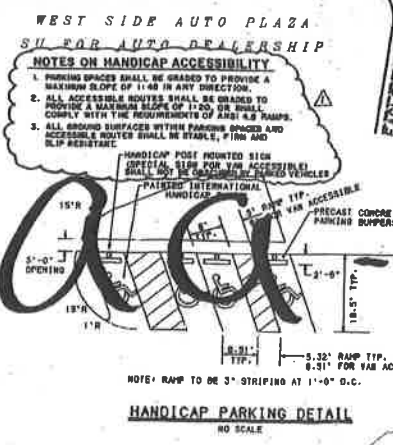
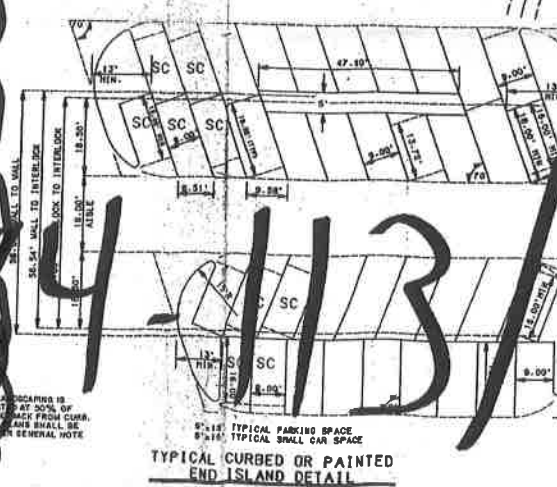
LANDSCAPE REQUIRED:	77.78 AC	3,380,011 SF
LESS DEDUCTIONS:		
PER ZONING CODE	837,110	19,000
BUILDING FOOTPRINT	26,973	6,500
DRIVEWAYS	317,763	7,700
PUBLIC P.W. LANDSCAPE	961,538	23,200
SUBTOTAL DEDUCTIONS:	1,143,384	28,400
NET SITE AREA	2,234,627	541,611 SF
PAVED AREA	1,976,472	47,100 SF
LANDSCAPE REQUIRED:	34,155	8,500 SF
LANDSCAPE PROVIDED:	415,000	10,200 SF
PERCENTAGE PROVIDED:	11.9%	

PERCENTAGE PROVIDED:

PERCENTAGE PROVIDED:	11.9%
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PERCENTAGE PROVIDED:

PERCENTAGE PROVIDED:	11.9%
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REV.	DATE	DESCRIPTION
1	5/98	ADMINISTRATIVE AMENDMENT NO. 1 TO SU PERMIT FOR C-1 USES
2	11/93	ADDED SUB RESTAURANT AND BREWERY OUTSIDE OF DELAYS

- INDEX OF SHEETS
- SITE DEVELOPMENT PLAN
 - FLOOR PLAN AND DETAILS
 - CONCEPTUAL LANDSCAPE PLAN
 - PAVED LANDSCAPE CONCEPTS AND DETAILS
 - SOUTHWEST ELEVATION
 - NORTHEAST ELEVATION
 - HALL ENTRANCE DETAILS
 - CONCEPTUAL UTILITIES PLAN
 - CONCEPTUAL GRADING & DRAINAGE PLAN
- GENERAL NOTES
- REFER TO DETAILED FLOOR PLAN, SHEET 2 OF 9 FOR ADDITIONAL BUILDING APPEARANCES AND DETAILS.
 - OFFSITE AND PERIMETER STREET IMPROVEMENTS INCLUDING TRAFFIC SIGNALS AND UTILITIES ARE TO BE INCLUDED IN THE PROPOSED SPECIAL ASSESSMENT DISTRICT 323. ACTUAL METRIC CONFIGURATION OF SIGNALIZED INTERSECTION AND ENTRANCES MAY VARY.
 - MAINTENANCE OF SITE LANDSCAPING WILL BE PROVIDED BY THE OWNER. FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS, REFER TO SHEET 3 OF 9.
 - BICYCLE RACKS WILL BE PROVIDED TO ALLOW FOR 1 BICYCLE PER 20 PARKING SPACES.
 - CONSTRUCTION OF FUTURE PARKING AREAS MAY BE PHASED ALONG WITH FUTURE DEPARTMENT STORES OR BUILDING EXPANSIONS AS REQUIRED TO MAINTAIN MINIMUM PARKING RATIOS.
 - HANDICAP ACCESS SHALL BE PROVIDED AS REQUIRED BY THE AMERICAN WITH DISABILITIES ACT AND LOCAL ORDINANCES.
 - INDIVIDUAL SITE PLAN SUBMITTALS INCLUDING COLOR PLEATED CONDUITS TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL MUST BE SUBMITTED FOR ALL ACCESSIBLE ROUTES AND THE EPC FOR ALL ACCESSIBLE ROUTES. ALL PLAN SUBMITTALS TO THE PLANNING DIRECTOR MUST BE PLANNING DIRECTOR APPROVED.

- NOTES:
- PLYMOUTH (SEE ELEVATION SHEET 2 OF 9)
 - MONUMENT (SEE ELEVATION SHEET 2 OF 9)
 - LANDSCAPE SETBACK (WIDTH VARIES, SEE SHEET 3 OF 9 FOR ADDITIONAL DETAILS)
 - BICYCLE LANE
 - CONCRETE SIDEWALK (WITH SHOULDER)
 - LANDSCAPED ISLAND (SEE TYPICAL DETAILS THIS SHEET, AND SHEET 3 OF 9)
 - HANDICAP PARKING SPACE (SEE TYPICAL DETAIL THIS SHEET)
 - LOADING DOCK (SEE DETAIL SHEET 2 OF 9)
 - SCREENED SERVICE AREA FOR REFUSE AND MECHANICAL (SEE DETAIL SHEET 2 OF 9)
 - HANDICAP RAMP (SEE DETAIL SHEET 2 OF 9)
 - STRIPED PEDESTRIAN CROSSWALK (SEE DETAIL SHEET 2 OF 9)
 - CLEAR BITE TRAVEL
 - PERMITS ACCESS EASEMENT
 - 10' WIDE BUS BAY PROVIDED FOR BUS STOP
 - FUTURE BUS SHELTER TO BE INSTALLED BY TRAMM DEVELOPMENT, C.O.A. (SEE DETAIL SHEET 2 OF 9)
- EPC 1-6-98-99
APPROVED AS TO REQUIREMENTS 8-24-98

7500 JEFFERSON NE. COURTYARD I
ALBUQUERQUE, NH 87109
(505) 823-1000

SIMON

SIMON PROPERTY GROUP, L.P.

MERCHANTS PLAZA, P.O. BOX 7033
INDIANAPOLIS, IN 46207
(317) 638-1600

COTTONWOOD MALL
ALBUQUERQUE
NEW MEXICO

DESCRIPTION
SITE DEVELOPMENT PLAN

DRAWN	SAR	PART NAME	SCALE
CHECKED	KLD	PLAN NAME	DATE
REV.	SHEET	OF	
	1	9	