

Parking Counts Stalls Required

Kmart	712 Stalls
Retail Shops	104 Stalls
Retail	30 Stalls
Convenience Store	34 Stalls
Drive Thru 1	10 Stalls
Drive Thru 2	10 Stalls

Parking Required	900 Stalls
Minus 10% Parking Credits (-90)	(-90)
Total Parking Required	810 Stalls
Proposed Parking Stalls	877 Stalls
Bicycle Parking Required	40 Stalls
Bicycle Stalls Proposed	40 Stalls
Handicap Stalls Required	17 Stalls
Handicap Stalls Proposed	32 Stalls

* Kmart parking field has 9.5' wide stalls. All others are 9.0'.

Phasing Plan

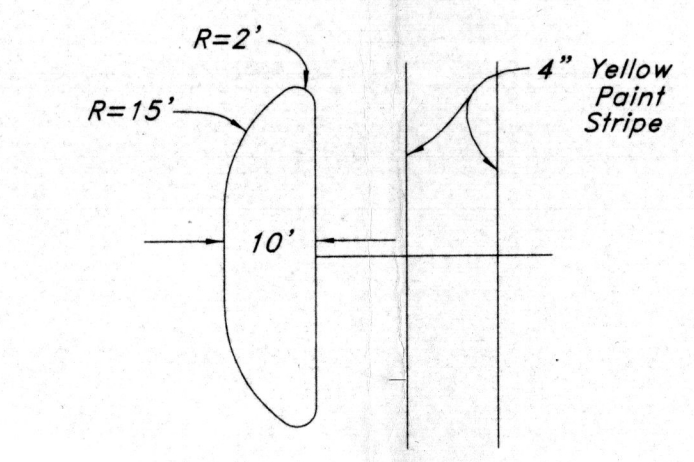
Phase 1	
Kmart	142,500 sf
Retail Shops	11,600 sf

Phase 2	
Convenience Store	7,000 sf
Retail Shops	9,200 sf
Retail	6,000 sf
Drive Thru 1	4,000 sf
Drive Thru 2	4,000 sf

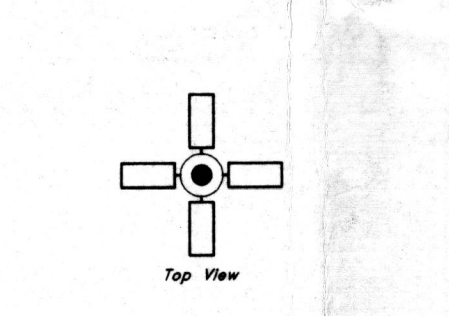
* or other permitted C-2 uses or conditional uses.

- SITE PLAN NOTES:**
- All truck routes and main drive aisles will be constructed with Heavy Duty Asphalt.
 - All planters will conform to standards and city radius requirements as shown on detail.
 - All curbing to be constructed with 24" curb and gutter in parking lot.
 - All Dumpster Enclosures shall conform to City Solid Waste Department Standards.
 - All pedestrian benches shall be RPI 8321 9-RWS-7225 redwood slat seat & back; steel legs.

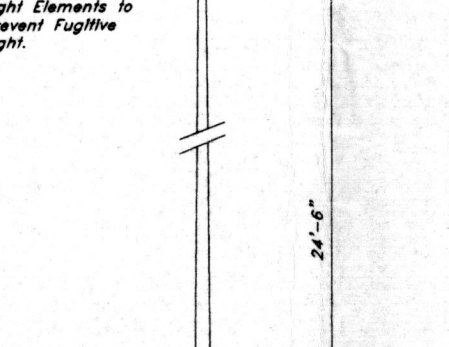
NOTE: Driveway contingent upon approval by Albertsons for cross easements



Typical Planter Island Not to Scale



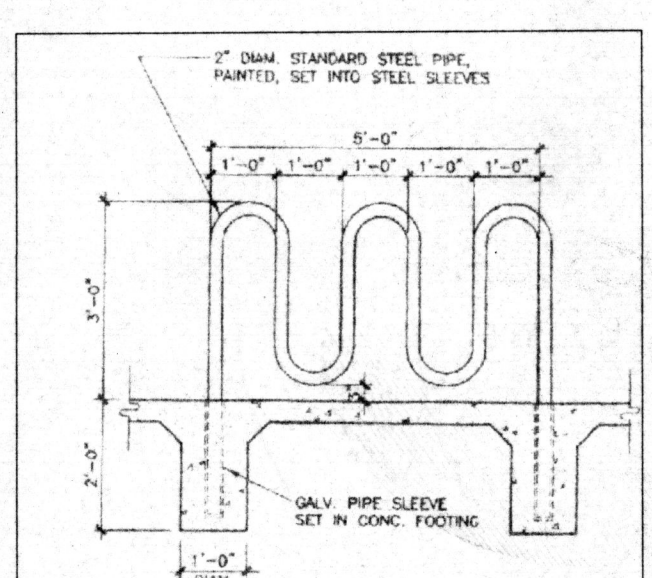
Light Pole



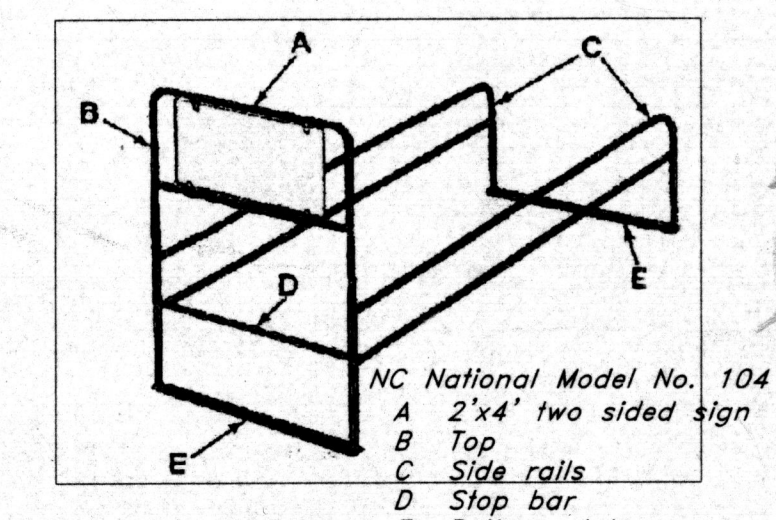
30" x 30" Base Concrete Finish

Light Pole

PROJ 1000494



Bike Rack Detail 1/2" x 1" - 0'



Typical Cart Corral Not to Scale

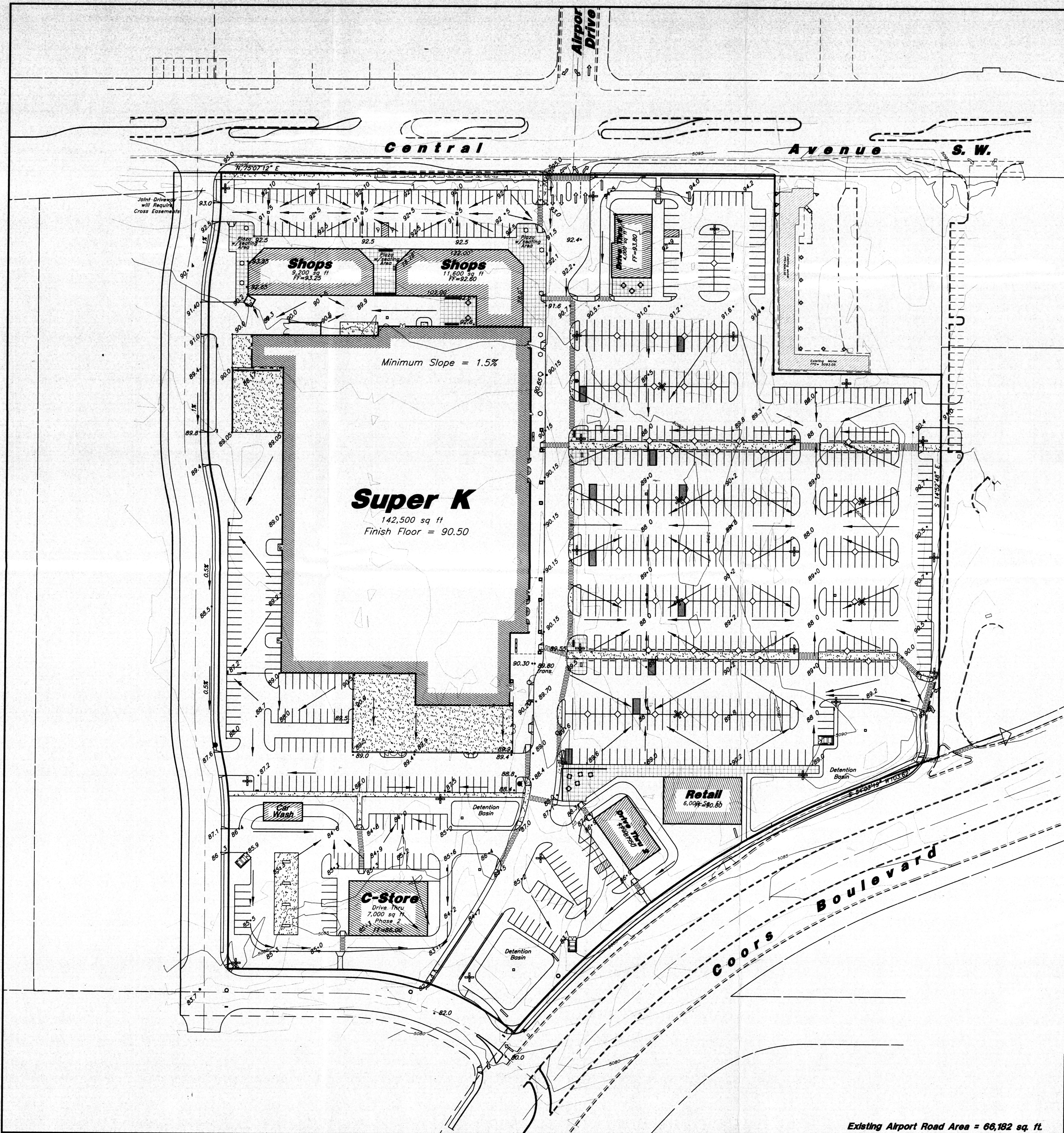
PROJECT # 1000494	PROJECT # 8000494
EPC Application #: 00128-00000-00758	Application #: 01440-00000-00184
00110-00000-00598	01450-00000-00185
00120-00000-00588	01440-00000-00185
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:	
SITE DEVELOPMENT PLAN	
Traffic Engineer: Transportation Division	Date: 6-14-01
Public Works: Public Works Department	Date: 6-14-01
Public Works: Water Utilities Division	Date: 5-21-01
City Engineer: Engineering Division / AMATCA	Date: 5/21/01
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Engineer: [Signature]	Date: 6/20/01
City Planner: [Signature]	Date: 6/20/01
Solid Waste: [Signature]	Date: 6/20/01

(Coors Blvd. and Central Ave.) **Albuquerque, New Mexico**

Site Development Plan
M. S. Development
12626 High Bluff Road, Suite 330
San Diego, CA 92130

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9531	SCALE: 1" = 50' DATE: 19 Dec, 2000 DRAWN: kh REVISIONS: 26 Feb, 2001 15 May, 2001 TCALBBB	ORIG. NO. 1.2
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Existing Airport Road Area = 66,182 sq. ft.

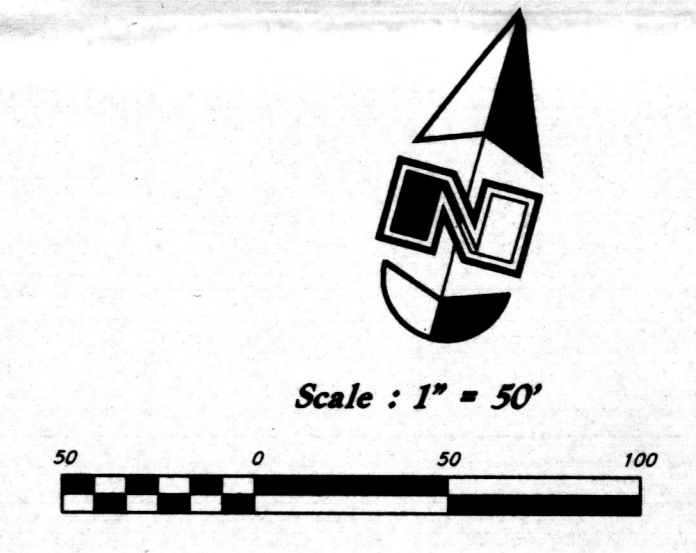


Notes:

1. Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
2. Water site access or haul roads during periods of active use associated with the project. (Includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc.)
3. Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
4. Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
5. Restore all off-site or excess surface disturbance areas to near pre-existing condition.
6. Reseeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012 - "Native Grass Seeding".
7. Clean-up particulate and transported material from nearby property and the public right-of-way.
8. Construction of permanent perimeter/interior fencing.
9. Construction of temporary erosion control fencing.
10. Special measures required. (See note).
11. Control of alternate access route or trespass traffic.
12. Stabilization of area proposed for future sale or future development.
13. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
14. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
15. Repair of damaged facilities and clean-up of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
16. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
17. Contractor is responsible for maintaining all storm sewer run off on site.

Storm Drainage Plan Narrative

The proposed site lies within the Amole Del Norte Basin as identified in the Amole-Hubbell Drainage Management Plan, Volume I, Final Facilities Plan Report dated June 11, 1999. The DMP does not provide a detailed management plan for the Amole Del Norte Basin, rather it defers management to the City. The site has been planned to accommodate restricting release rates to the historic runoff rates currently entering the storm drain system for this project area. These historic runoff rates can be obtained by restricting flows through five on-site detention basins and appropriately designed orificed outlets. The historic release rates will be introduced to the existing 48" storm drain that is located in Airport Road and ties into the Coors storm drain. The Coors storm drain ties into a series of detention basins in the Amole Del Norte Basin.



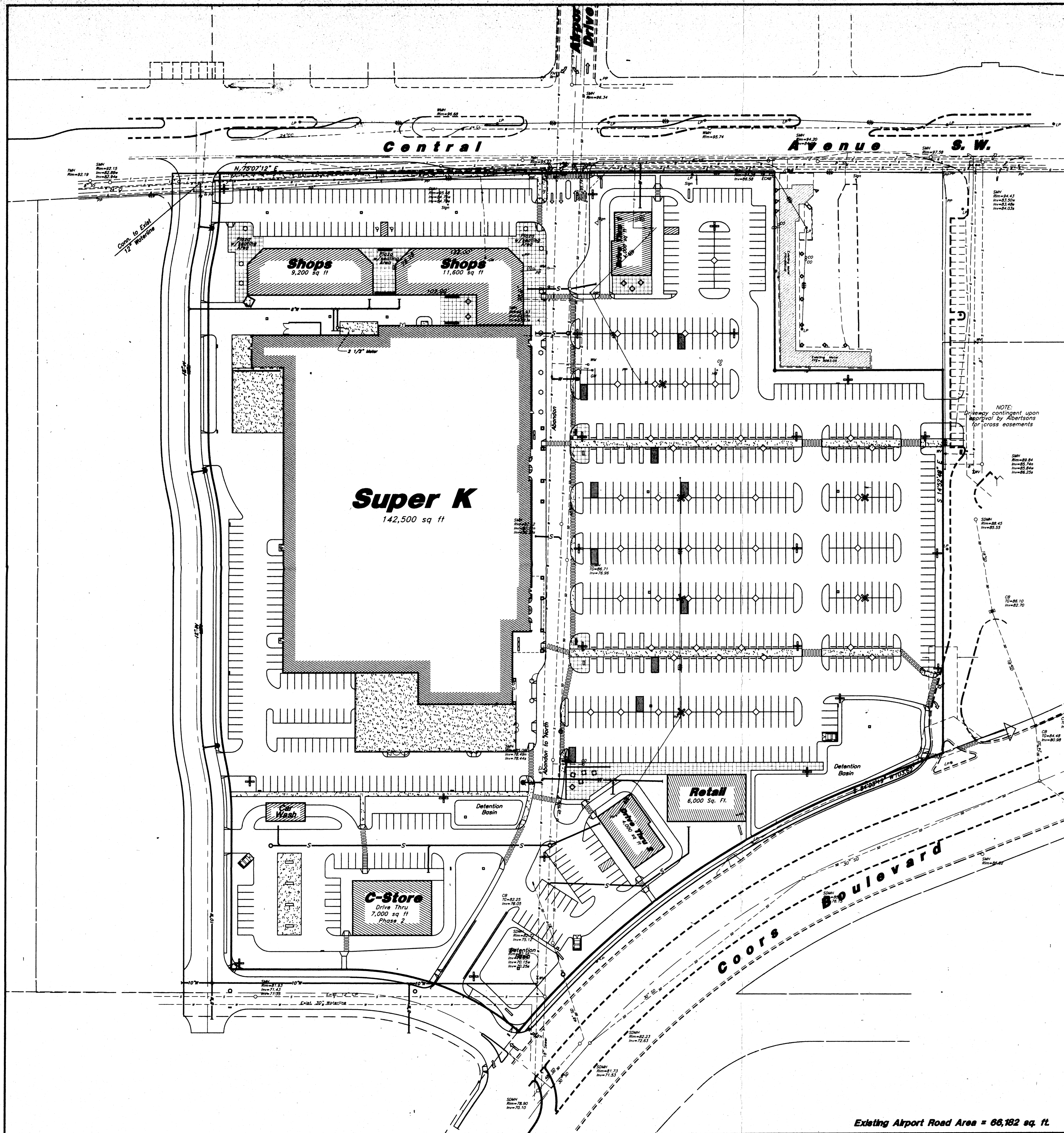
(Coors Blvd. and Central Ave.) **Albuquerque, New Mexico**

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Preliminary Grading Plan

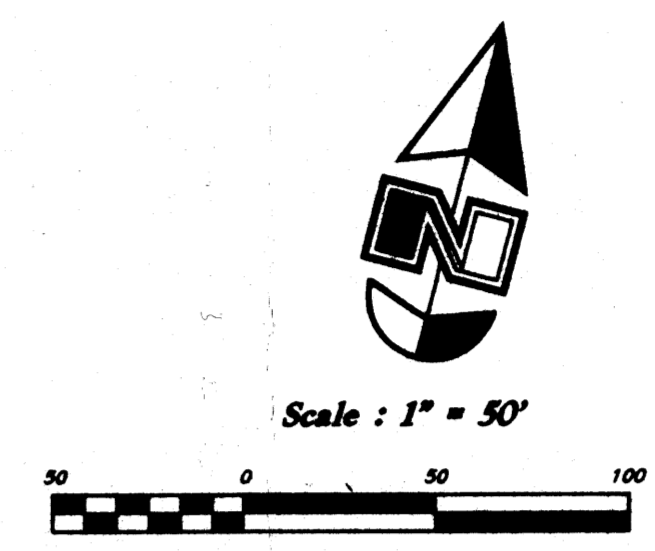
<p>GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS AND LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Tel: (801)551-4292 Fax: (801)551-7288</p>	SCALE: 1" = 50'	DATE: 19 Dec, 2000	DRWG. NO.
	DRWN: kh	REVISIONS: 26 Feb, 2001 15 May, 2001	4
	TCALBBB		

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Legend

- San. Sewer Manhole
- Telephone Box
- Fire Hydrant
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Secondary waterline
- Utility marker
- Power pole
- Power pole w/guy
- Fence
- Flowline of ditch
- Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Conc. Pipe
- Land Drain
- Top of Grate
- Flowline
- Clean Out to Grade
- Proposed Light Pole



- Notes:**
- All utilities will be completed in Phase 1.
 - All onsite storm drainage shall be a minimum 12" concrete pipe or sized to meet design capacity.
 - Fire Flow requirement is 2000 GPM.
 - Firelines will be designed when the Fire Marshal has approved fire flows.

(Coors Blvd. and Central Ave.) **Albuquerque, New Mexico**

Preliminary Utility Plan

M. S. Development
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CONSULTING ENGINEERS and LAND SURVEYORS
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Salt Lake City (801)521-8529 Ogden (801)394-7298 Provo (801)521-9551

SCALE: 1" = 50' DATE: 19 Dec, 2000 DWG. NO. 5

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