

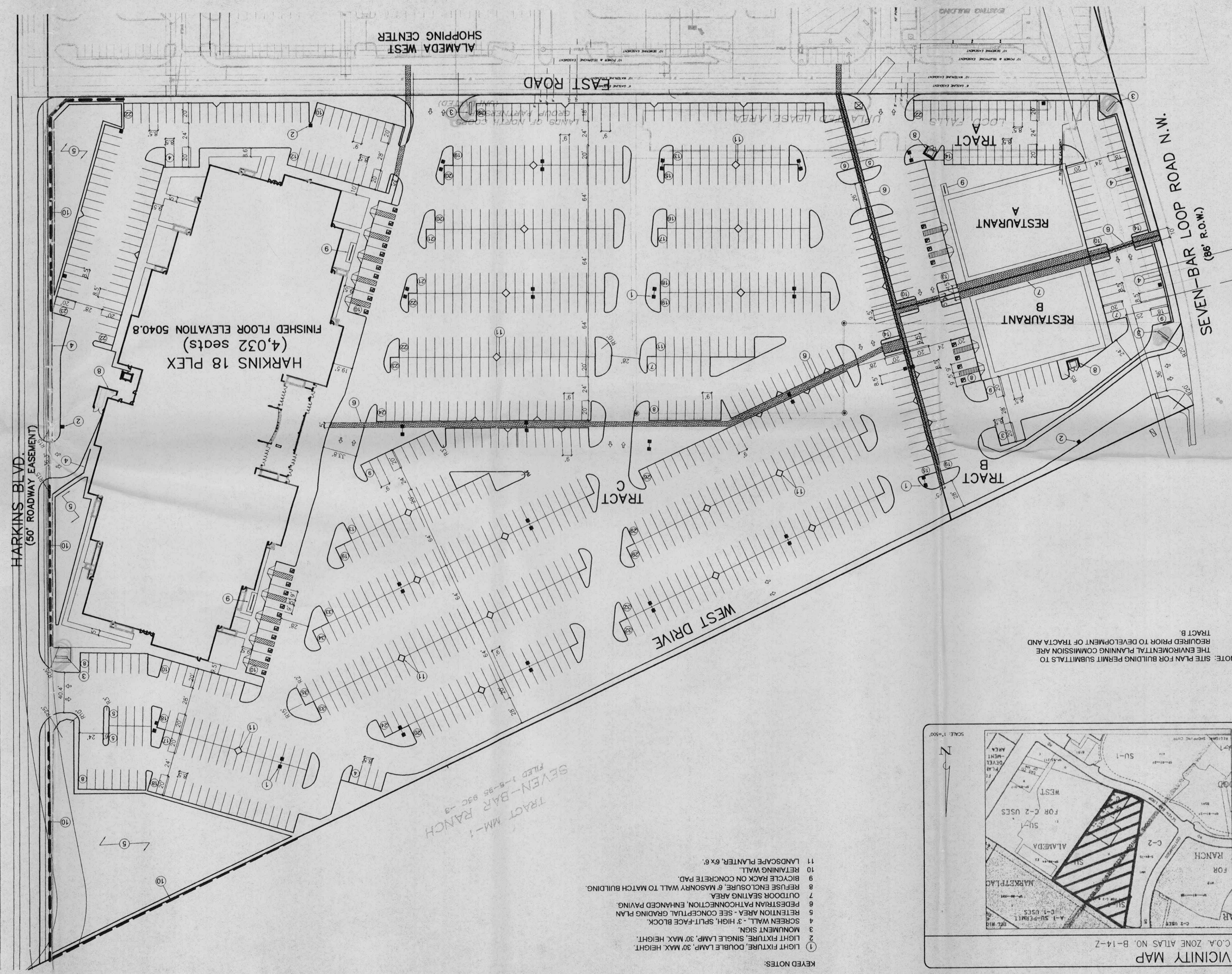
Planning Director	Date
Transportation Development	Date
City Engineer/MMFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

SHEET INDEX

SHEET 1	SITE PLAN
SHEET 2	CONCEPTUAL LANDSCAPE PLAN
SHEET 3	CONCEPTUAL LANDSCAPE PLAN
SHEET 4	CONCEPTUAL GRADING/SITE UTILITY PLAN
SHEET 5	BUILDING ELEVATIONS

CONSENSUS PLANNING
 Planning / Landscape Architecture
 CONSENSUS PLANNING, INC.
 924 Park Avenue SW
 Albuquerque, NM 87102
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 e-mail: cp@consensusplanning.com

APRIL 27, 2000
 EPC COPY

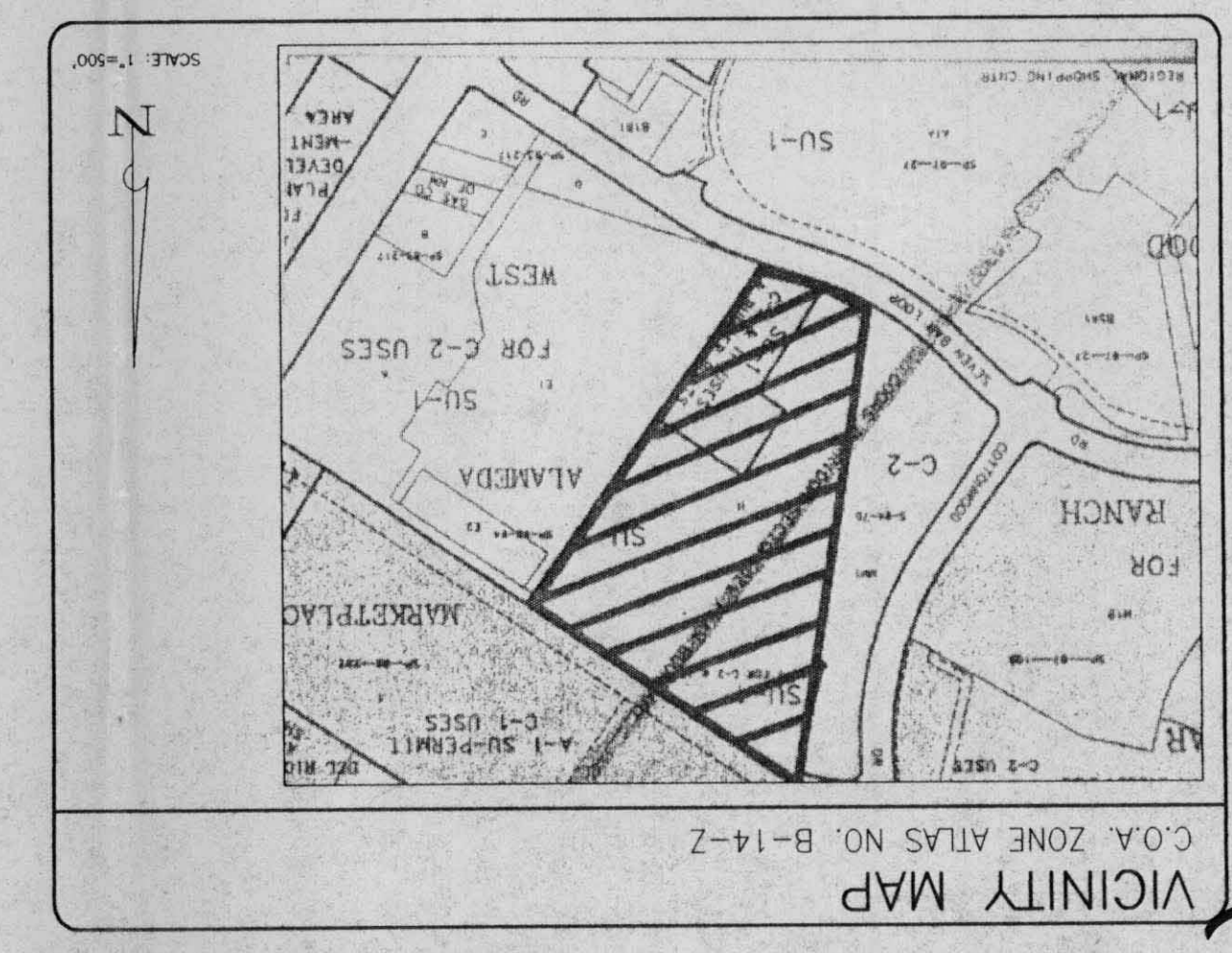


PROJECT DATA

CLIENT:	HARKINS THEATRES
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST SCOTTSDALE, AZ 85250 7511 E. McDONALD DRIVE
ZONING:	SU-1/C-2, I-P and BUMPER BOATS
SITE AREA:	16.08 ACRES (700,660 S.F.)
BUILDING DATA:	THEATRE: 80,970 S.F. RESTAURANT A: 9,600 S.F. RESTAURANT B: 8,250 S.F. TOTAL BUILDING: 98,820 S.F.
PARKING DATA:	PARKING REQUIRED: THEATRE (1 per 4 seats): 1,008 STALLS RESTAURANT A (1 per 3 seats): 84 STALLS RESTAURANT B (1 per 3 seats): 74 STALLS TOTAL PARKING REQUIRED: 1,166 STALLS PARKING PROVIDED: THEATRE: 974 STALLS RESTAURANT A: 84 STALLS RESTAURANT B: 51 STALLS TOTAL PARKING PROVIDED: 1,109 STALLS
HANDICAP PARKING REQUIRED:	THEATRE: 20 STALLS RESTAURANT A: 4 STALLS RESTAURANT B: 4 STALLS HANDICAP PARKING PROVIDED: 20 STALLS
BICYCLE PARKING REQUIRED:	THEATRE: 50 STALLS RESTAURANT A: 4 STALLS RESTAURANT B: 4 STALLS BICYCLE PARKING PROVIDED: 50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS

30' Public Drainage Easement Overlay (RUC-4C)
 20' Public Roadway Right of Way to be Dedicated
 and maintained by Government Authority
 and when requested by Government Authority

EASEMENTS CONTINUE EAST TO COOKS BLVD. R.O.W.



- KEYED NOTES:
- 1 LIGHT FIXTURE, DOUBLE LAMP, 30" MAX. HEIGHT.
 - 2 LIGHT FIXTURE, SINGLE LAMP, 30" MAX. HEIGHT.
 - 3 MONUMENT SIGN.
 - 4 SCREEN WALL, 3' HIGH, SPLIT-FACE BLOCK.
 - 5 RETENTION AREA - SEE CONCEPTUAL GRADING PLAN.
 - 6 PEDESTRIAN PATH CONNECTION, ENHANCED PAVING.
 - 7 OUTDOOR SEATING AREA.
 - 8 REFUSE ENCLOSURE, 6' MASONRY WALL TO MATCH BUILDING.
 - 9 BICYCLE RACK ON CONCRETE PAD.
 - 10 RETAINING WALL.
 - 11 LANDSCAPE PLANTER, 6' x 6'.

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACT A AND TRACT B.

TRACT MM-1
 SEVEN-BAR RANCH
 FILED 1-8-95 93C -9

Harkins Theatres

D & L Architects and Associates, Inc.
 110 East Missouri Avenue, Suite 410
 Phoenix, Arizona 85014-2704

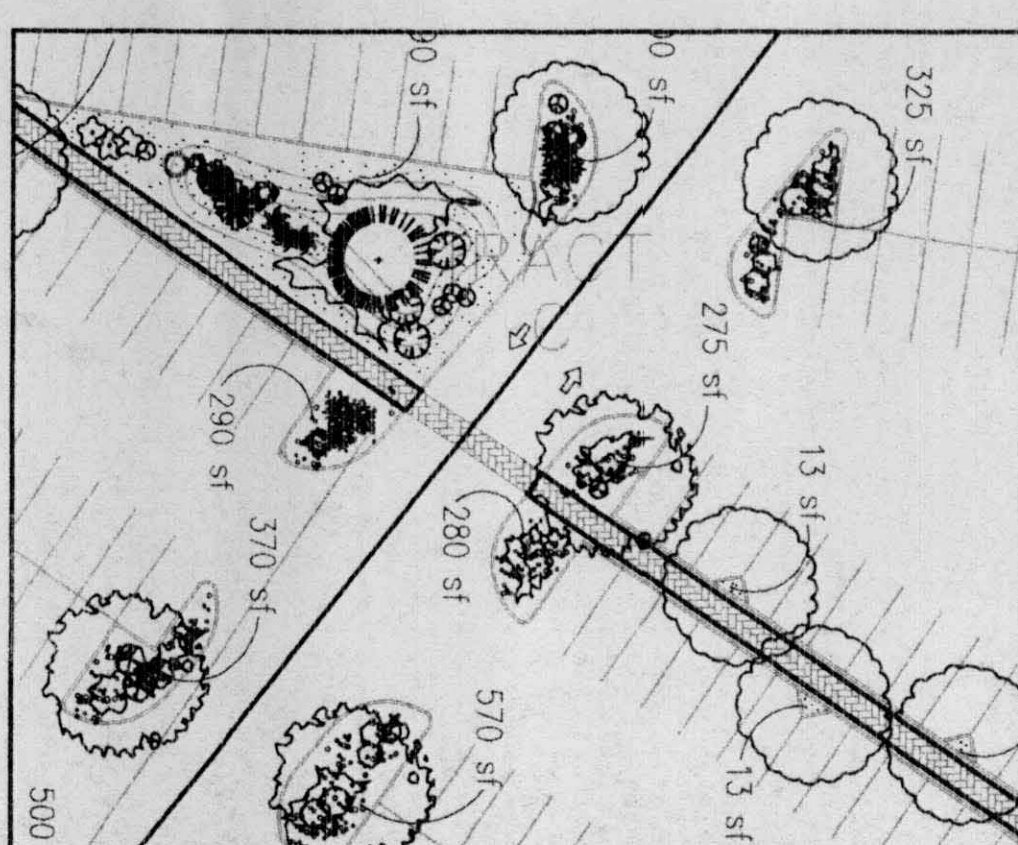
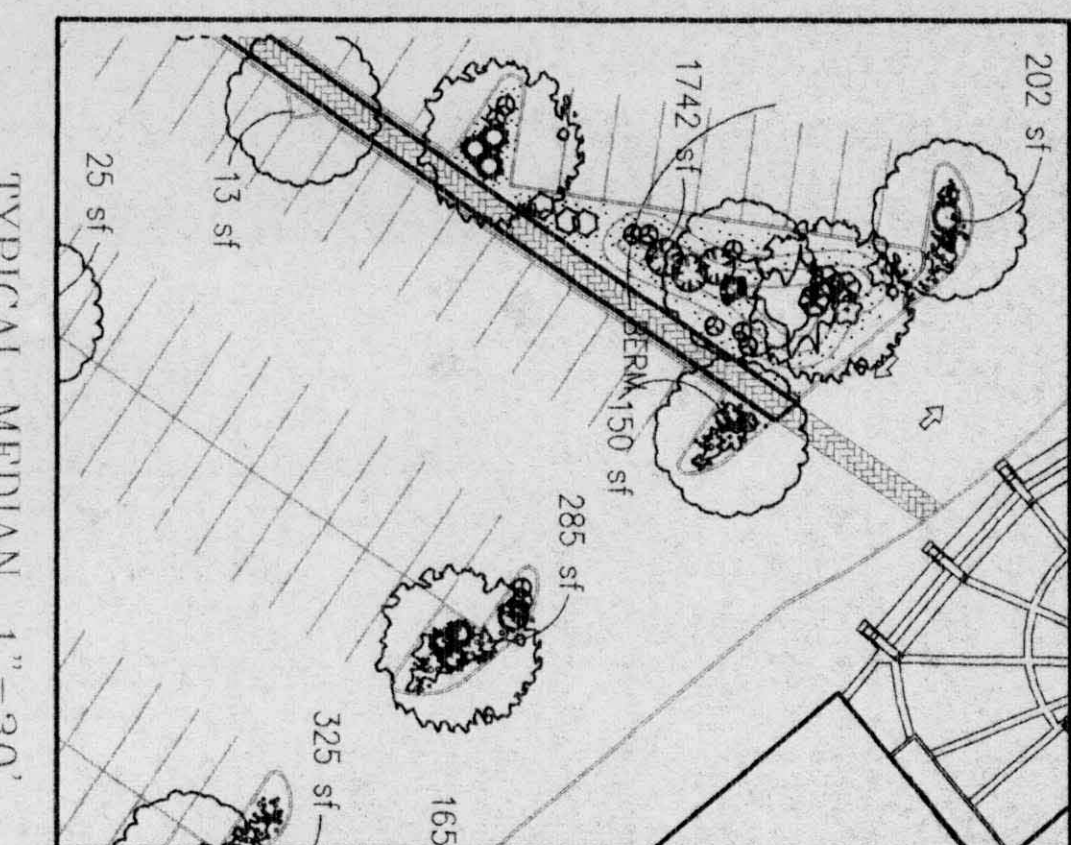
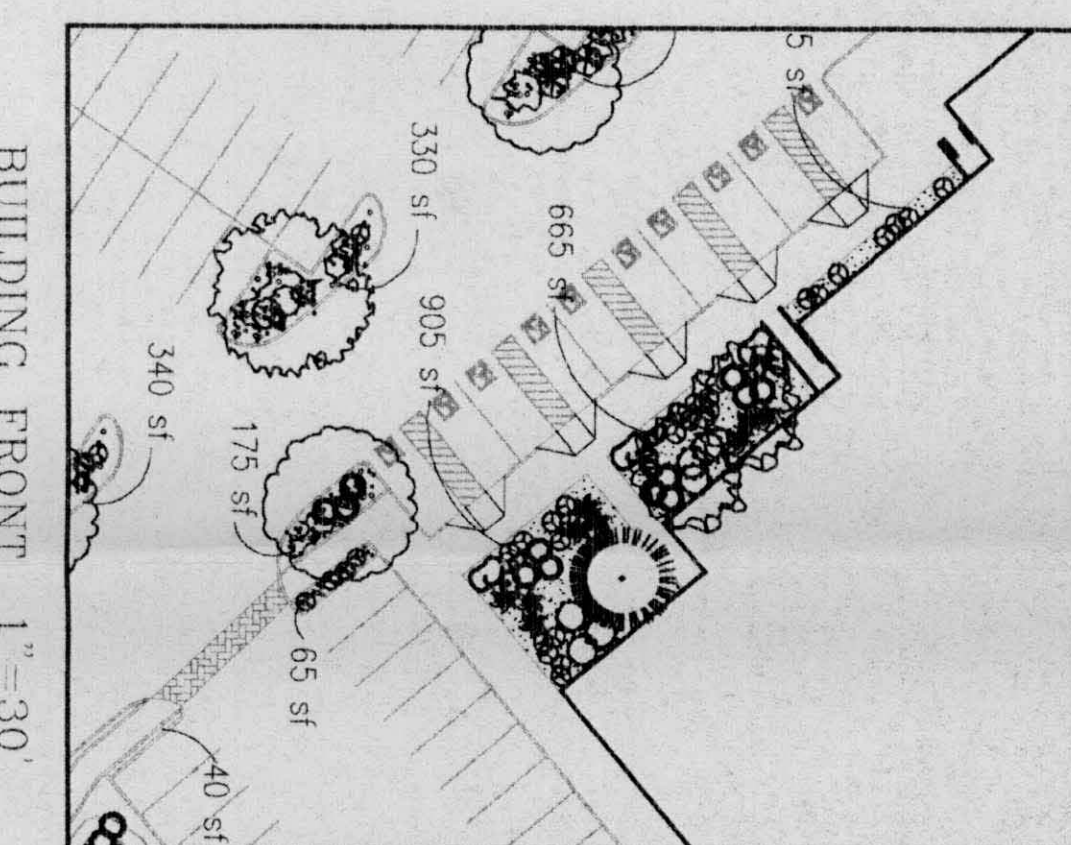
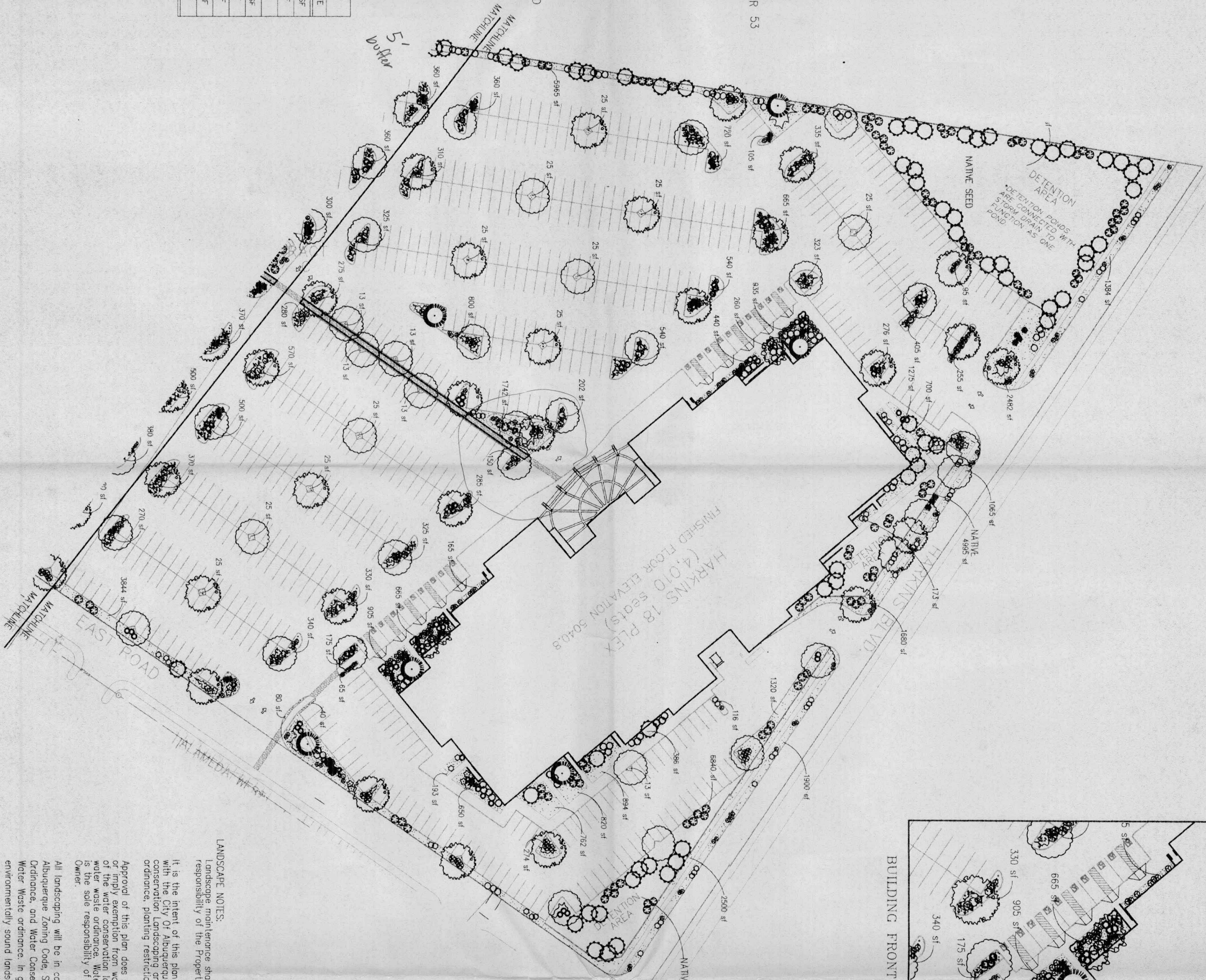
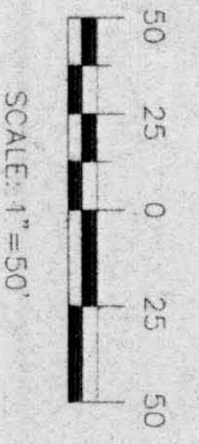
1000 316
 4-27-00
 R-14
 Harkins Theatres

PLANT LEGEND

- ASH(H) 60
Fraxinus pennsylvanica
- HONEY LOCUST (H) 59
Gleditsia triacanthos
- MULTI-TRUNK ASPEN (H) 3
Populus tremuloides
- AUSTRIAN PINE(H) 15
Pinus nigra
- DESERT WILLOW(M) 85
Chilopsis linearis
- PALM YUCCA (L) 6
- MUCHO PINE (M) 10
Pinus muhlenbergii
- RUSSIAN SAGE 11
Perovskia atriplicifolia
- SILVERBERRY (M) 65
Eleagnus pungens
- MAIDEN GRASS 51
Miscanthus sinensis
- ROSEMARY (M) 77
Rosmarinus officinalis
- INDIAN HAWTHORN 46
Raphanopholis indica
- APACHE PLUME (L) 78
Folysia paradoxa
- REGAL MIST 76
Mullein
- SANTOLINA 90
Salvia greggii
- CORAL BEAUTY COTONEASTER 53
Cotoneaster dameri
- AUTUMN SAGE (M) 65
Salvia greggii
- CHAMISA (L) 132
Chrysothamnus nauseosus
- TAM JUNIPER 152
Juniperus sabino
- WILDFLOWER 274
- OVERSIZED GRAVEL & BOULDERS 48
- 1" SAN LAZERUS W/ FILTER FABRIC
- COMMERCIAL GRADE STEEL EDGING
- NATIVE
- CRIMP STRAW NATIVE SEED

	LOT 1	LOT 2	LOT 3	LOT 4	TOTAL SITE
TOTAL LOT AREA	53,969 SF	42,248 SF	59,179 SF	0 SF	697,296 SF
TOTAL BUILDINGS AREA	7,140 SF	10,279 SF	80,934 SF	0 SF	98,349 SF
OFFICE AREA					
NET LOT AREA	46,829 SF	41,973 SF	510,245 SF	0 SF	999,047 SF
LANDSCAPE REQUIREMENT (1.5)	7,024 SF	6,296 SF	76,537 SF	0 SF	89,857 SF
TOTAL LANDSCAPE PROVIDED	9,512 SF	7,935 SF	93,723 SF	0 SF	111,170 SF
TOTAL BED PROVIDED	0 SF	0 SF	0 SF	0 SF	0 SF

GRAPHIC SCALE



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.
It is the intent of this plan to comply with the City of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.
Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.
All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Waste Water Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

STREET TREE REQUIREMENTS:
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
Name of Street: SEVEN-BAR LOOP
Required #: 9
Provided #: 10

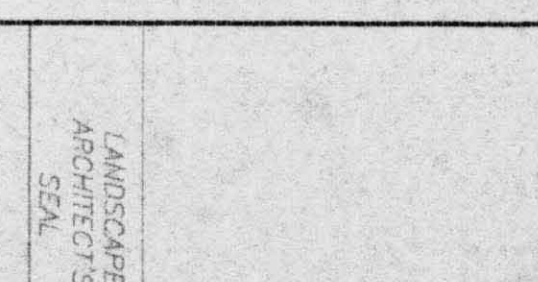
IRRIGATION NOTES:
Irrigation shall be a drip underfoot system with 1/2" drippers to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
Point of connection for Irrigation system is unknown at current time and will be coordinated in the field.
Irrigation will be operated by automatic controller. Location of controller to be determined and power source for controller to be provided by others.
Irrigation maintenance shall be the responsibility of the Property Owner.



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PROJECT HARKIN'S THEATER
NAME LANDSCAPE PLAN

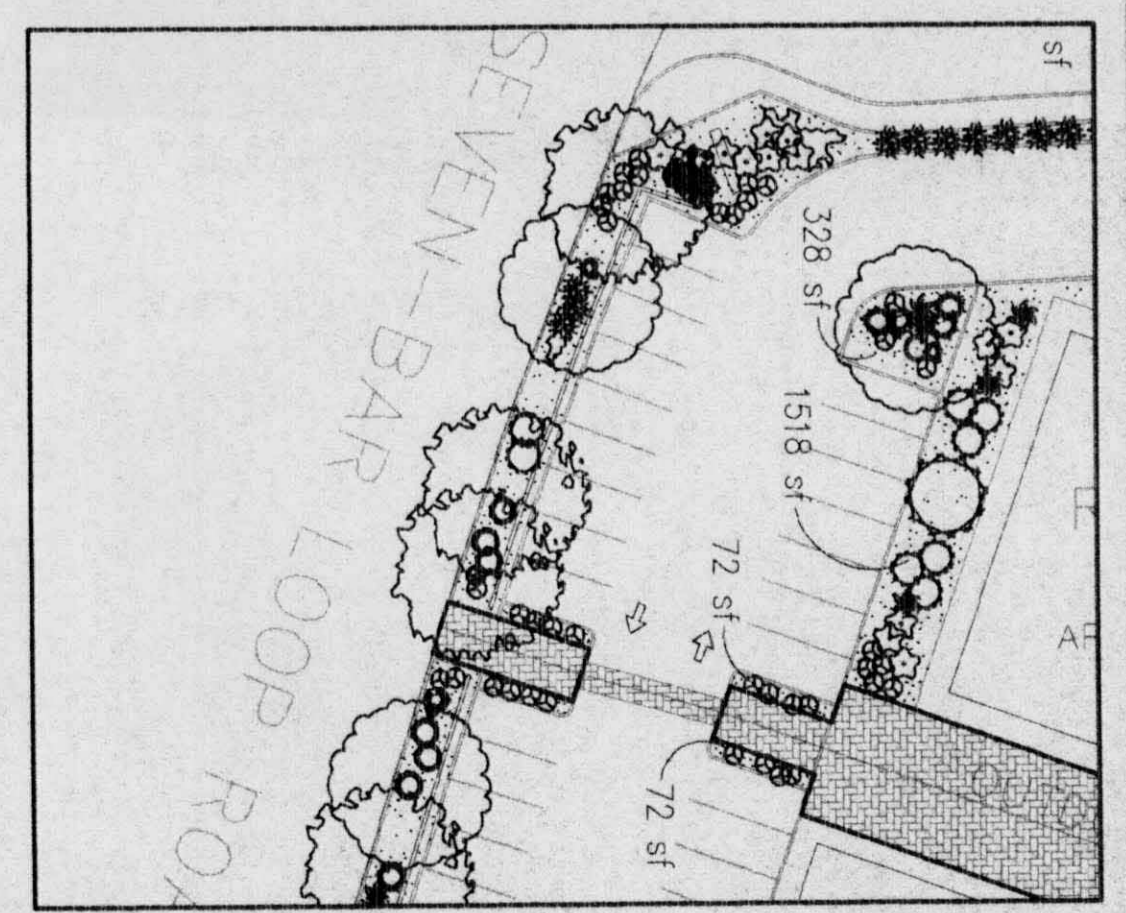
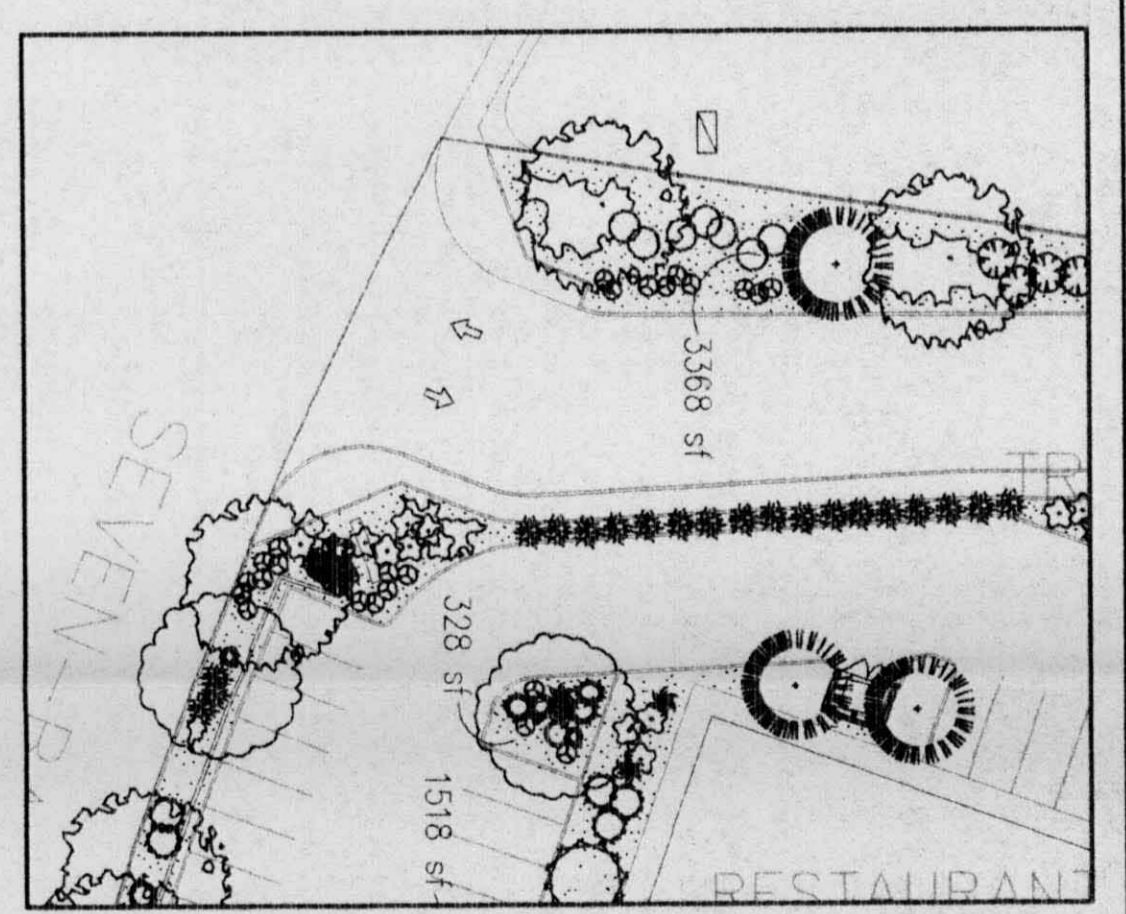
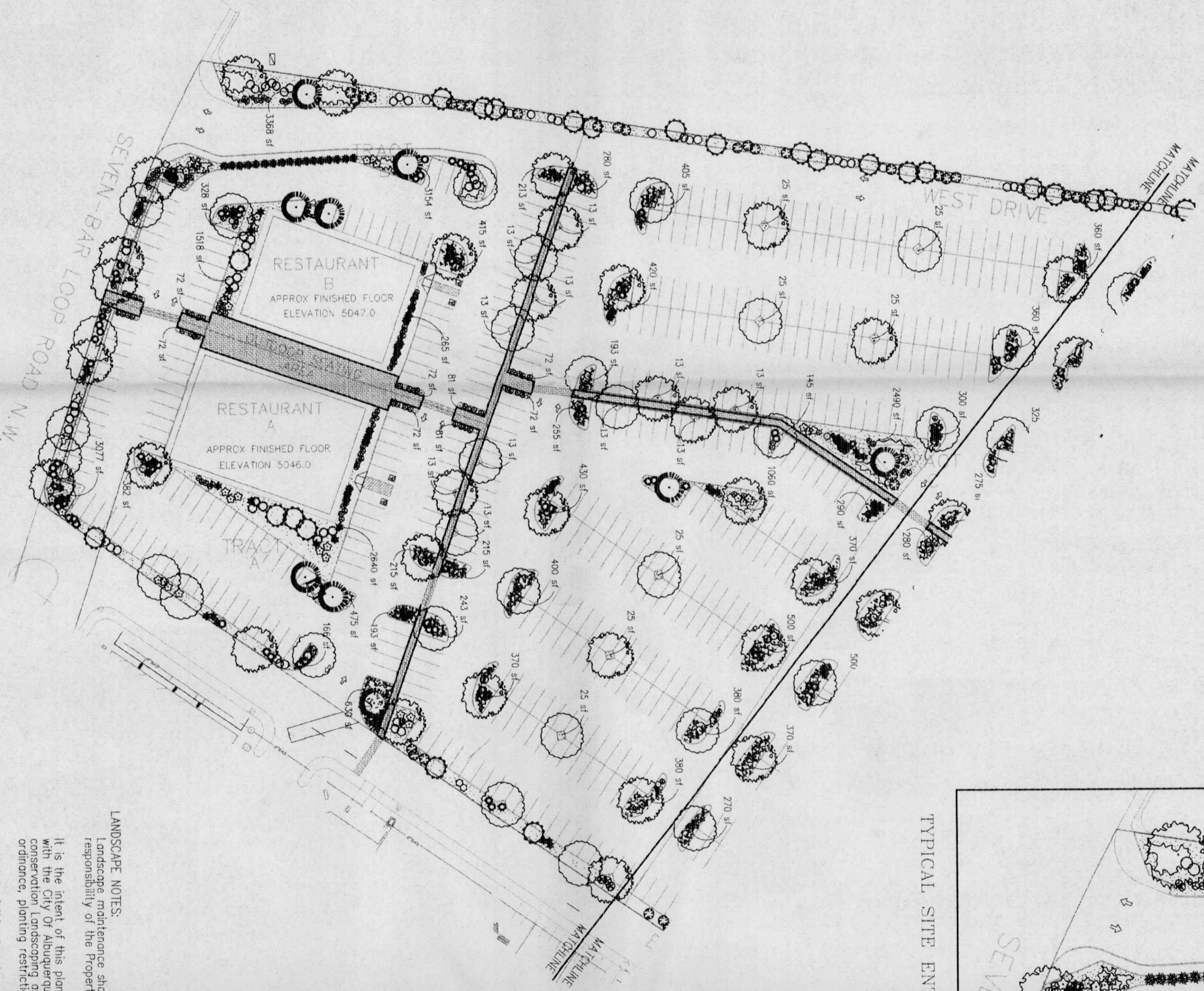
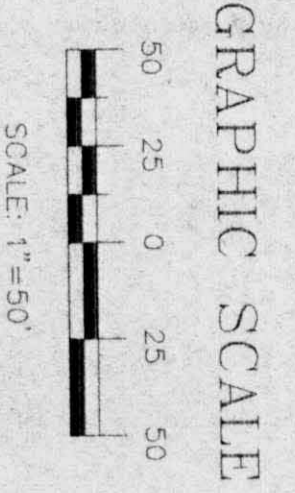
DAVIDS DE FLOW
#2007



PLANT LEGEND

- ASH(H) 60 59
Fraxinus pennsylvanica
- HONEY LOCUST (H) 59
Gleditsia triacanthos
- MULTI-TRUNK ASPEN (H) 3 15
Populus tremuloides 8-10'
- AUSTRIAN PINE(H) 15
Pinus nigra 6-8'
- DESERT WILLOW(W) 85 6
Chilopsis linearis
- PALM YUCCA (L) 6
- MUGHO PINE (M) 10 11
Pinus mugo 7'
- RUSSIAN SAGE 11
Perovskia atriplicifolia 5 gal
- SILVERBERRY (M) 65 51
Elaeagnus pungens 51
Maiden GRASS 51
Miscanthus sinensis
- ROSEMARY (M) 77 46
Rosmarinus officinalis 46
INDIAN HAWTHORN 46
Raphanopsis indica
- APACHE PLUME (L) 78 76
Foligo perotaxa 76
REGAL MIST 76
Muhlenbergii
- SANTOLINA 90 53
Salvia greggii 53
CORAL BEAUTY COTONEASTER 53
Cotoneaster dameri
- AUTUMN SAGE (M) 65 132
Salvia greggii 132
CHIAMISA (L) 132
Chrysothamnus nauseosus
- TAM JUNIPER 152 274
Juniperus sabinna 274
WILDFLOWER 274
- OVERSIZED GRAVEL & BOULDERS 48
- COMMERCIAL GRADE STEEL EDGING
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TOTAL BED PROVIDED	9,512 SF	7,935 SF	93,723 SF	0 SF	111,170 SF
TOTAL SPD PROVIDED	0 SF	0 SF	0 SF	0 SF	0 SF



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 Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
 Name of Street SEVEN-BAR LOOP
 Required # 9 Provided # 10

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 Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management and water conservation shall be the responsibility of the Property Owner.
 All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters and bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
 Point of connection for irrigation system is shown on the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
 Irrigation maintenance shall be the responsibility of the Property Owner.

DRAWN BY	CKK & IRT
REVISION #	7
DATE	2/23/00

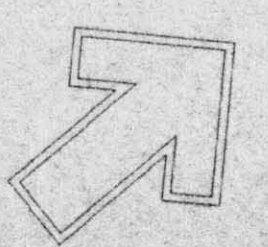


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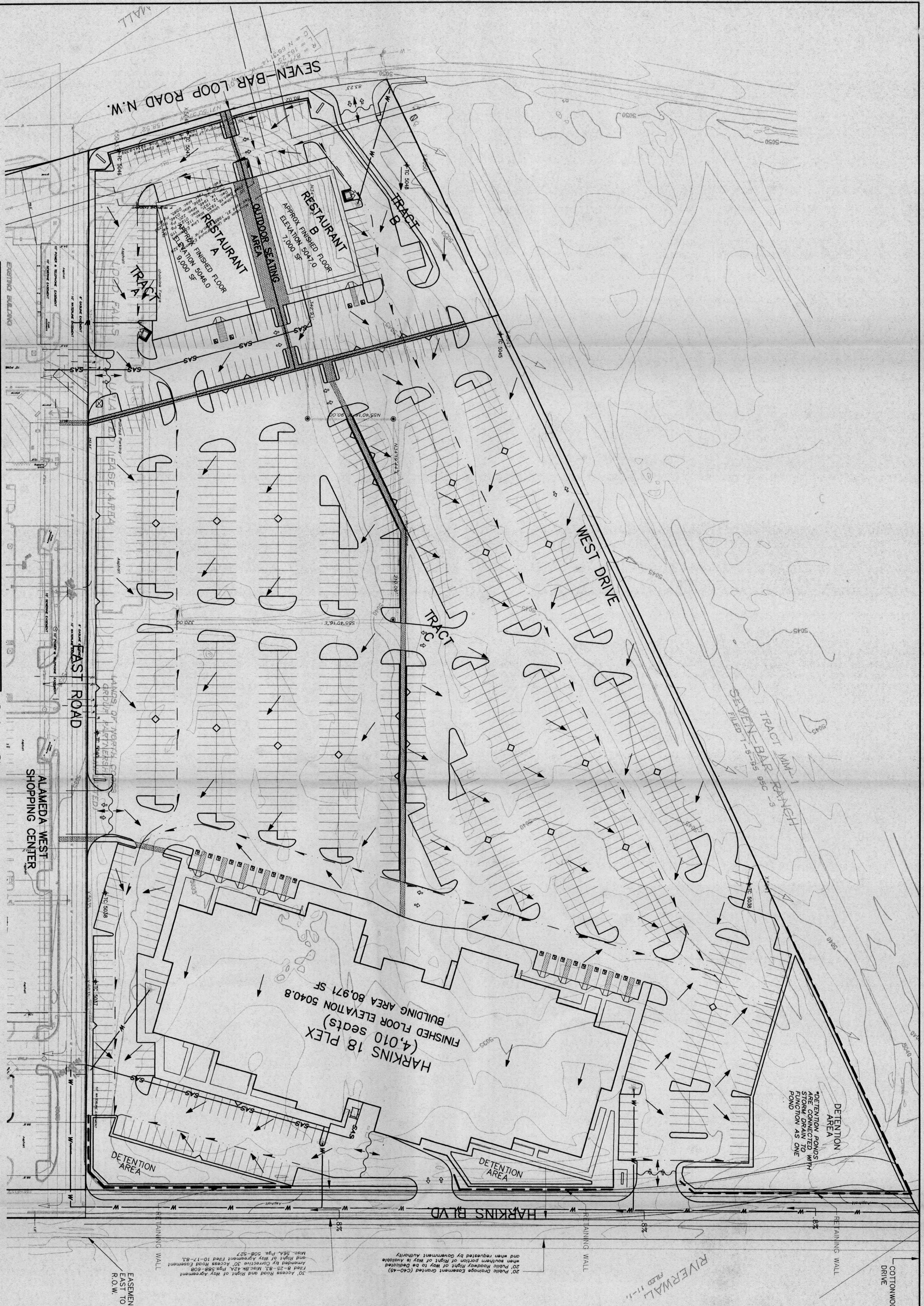
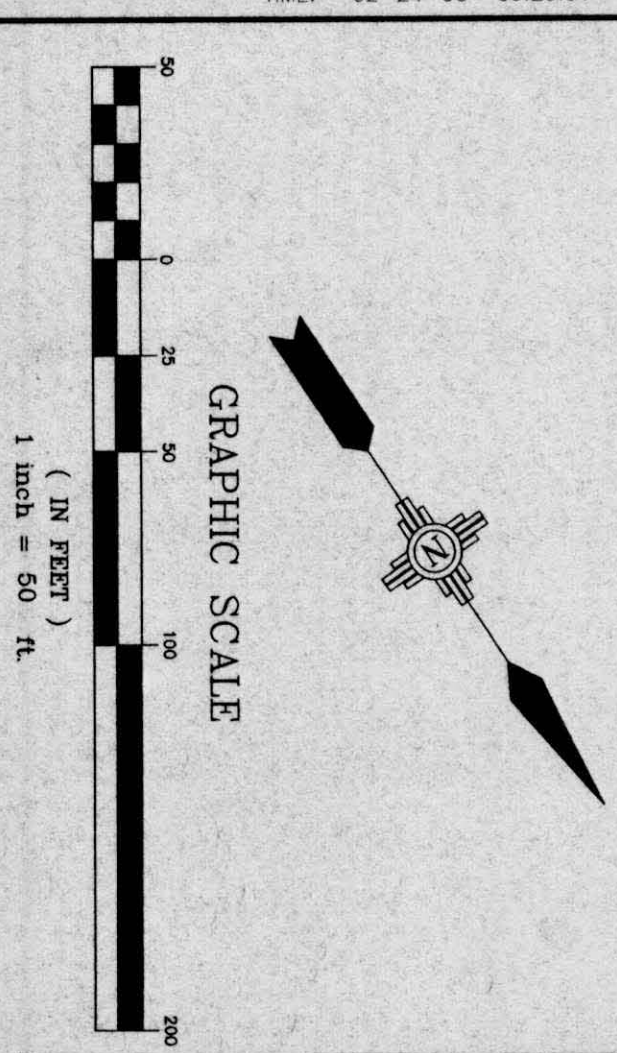
PROJECT HARKIN'S THEATER
 NAME LANDSCAPE PLAN



LANDSCAPE ARCHITECT'S SEAL



SHEET # L2 OF L2



Tract Area (Acres)	Land Treatment Types				Peak Runoff (100yr 6hr)
	A	B	C	D	
7.1819	Existing Conditions Developed Conditions	100% 0%	0% 12.00%	0% 87.70%	1.4
1.2408	Existing Conditions Developed Conditions	100% 0%	0% 12.80%	0% 87.70%	1.6
13.67	Existing Conditions Developed Conditions	100% 0%	0% 12.80%	0% 87.70%	17.89
Q_{max} = 65.1 (cfs)	V_{ponded} = 1,089 (ac-ft)				14.45 (ac-ft)
Q_{ponded} = 14.2 (cfs)	Q_{runoff} = 22.5 (cfs)				22.5 - 14.2, OK

Drainage Plan

EXISTING CONDITIONS
 The project site consists of approximately 16 acres. The site is mostly undeveloped. The existing drainage is from the south to the north. The existing flow seems to be contained on-site within a depression on the northeast corner of the site. No significant off-site flows enter the site.

DEVELOPED CONDITIONS
 It is proposed to develop the site for commercial use in accordance with the Seven Bar Sector Development Plan (April 1985). The current site plan, still on-site, detention ponds will be constructed as shown on the site plan. The flows will discharge from the site into a 24" RCP to carry the flow east to Coors Blvd, where it will enter into the Coors Area Aqueduct (Wilson and Co. 1994).

A drainage covenant will be provided for on-site ponding.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC AREAS OR NEIGHBORING PROPERTIES BY PRESENTING BERM AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURTHER LOCAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

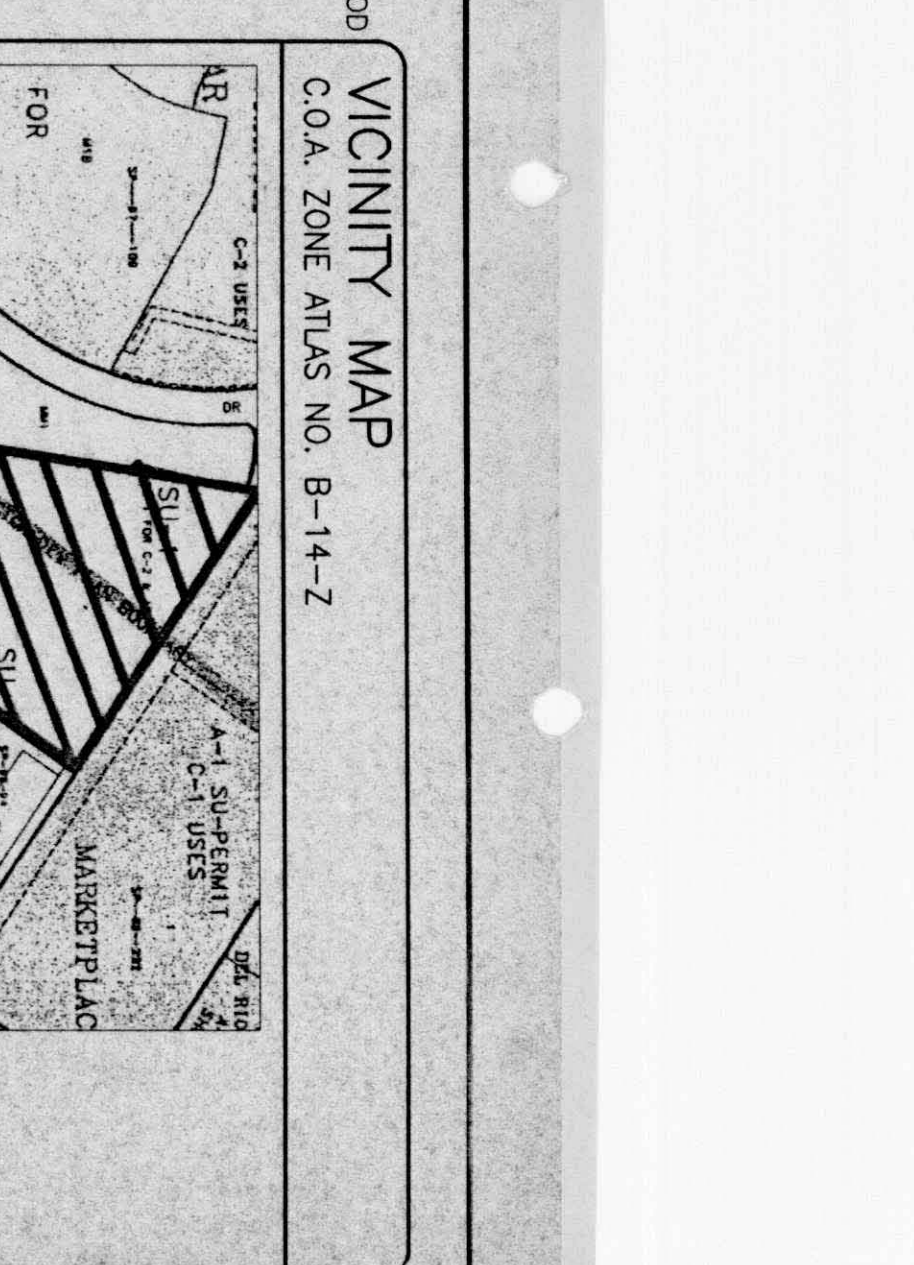
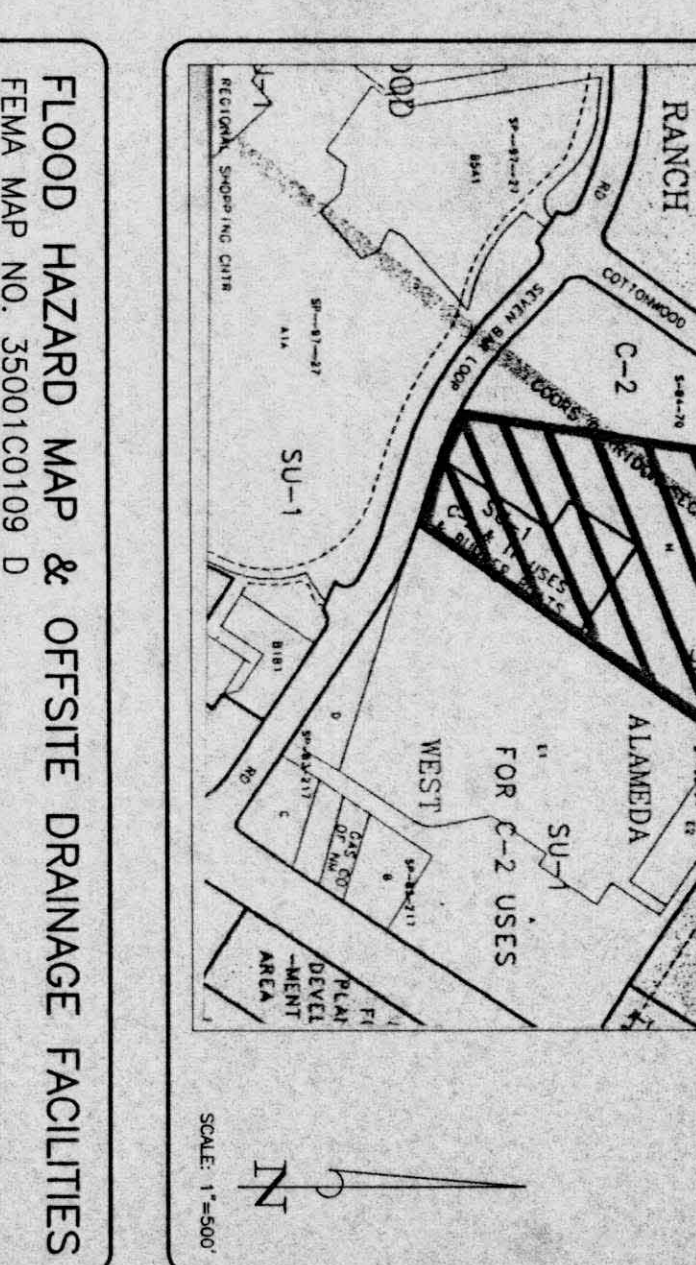
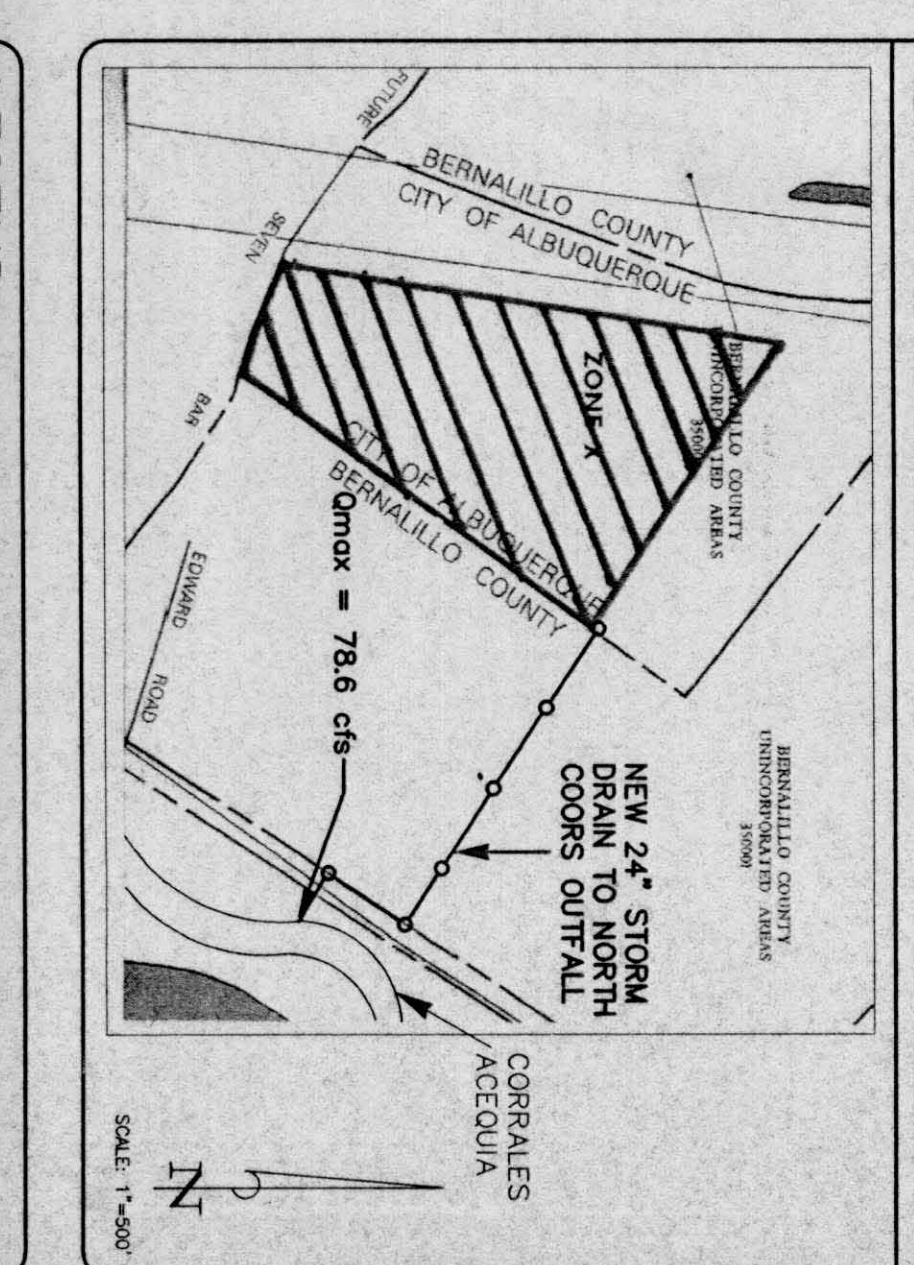
DRAINAGE AND UTILITY EASEMENTS
 CROSS-LOT DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED WHEREVER NECESSARY.

LEGAL DESCRIPTION
 TRACT M4 (COOPER TRACT), SEVEN BAR RANCH ALBUQUERQUE, N.M.

BENCHMARK
 INSHED BRASS CAP N.M. 448-N17' ELEV. 5023.41
 LOCATED 60' WEST OF C. OF COORS ROAD N.W.
 APPROX. 550' SOUTH OF INTERSECTION WITH
 CORRALES ROAD N.W. (S.R. 528)

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	---	---
SPOT ELEVATIONS	+	+
APPROXIMATE DRAINAGE BASIN BOUNDARY	---	---
DRAINAGE DITCH / WATER BLOCK	---	---
DIRECTION OF RUNOFF	---	---
FLOWLINE	---	---
TOP OF DIRT ELEVATION	---	---
PROPERTY LINE	---	---
STORM DRAIN M.H. & LINE	---	---
SLOPE SYMBOL	---	---
STORM INLET	---	---
RETAINING WALL	---	---

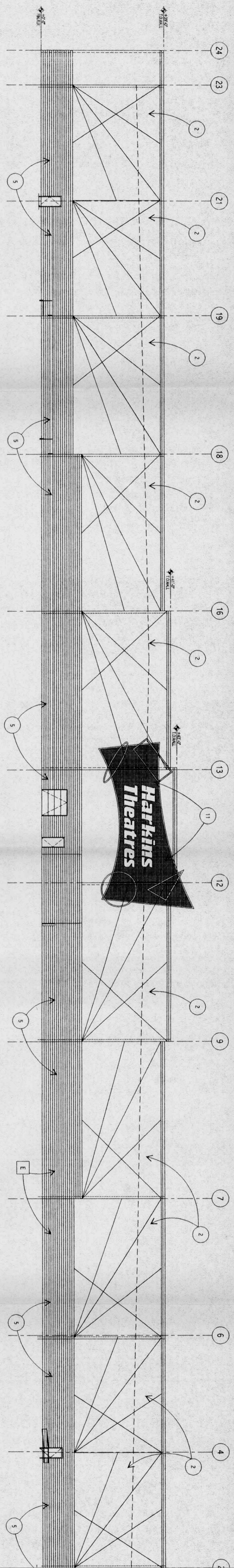


HARKINS THEATRES AND SITE UTILITIES PLAN

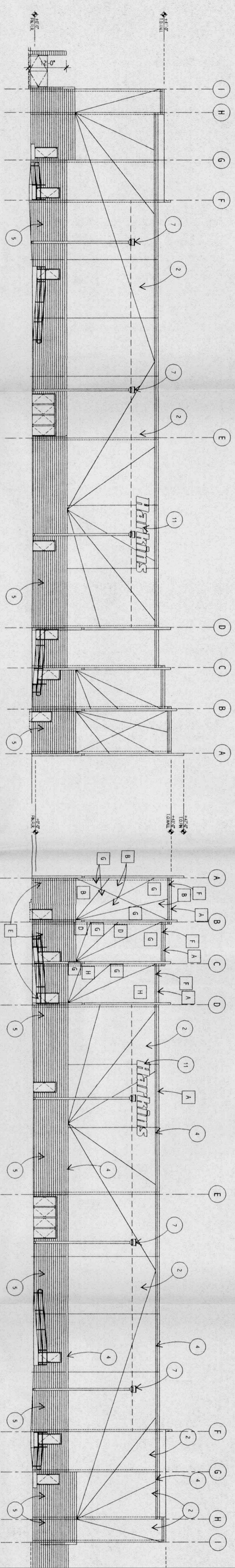
Bacterling & Associates, Inc.
 2600 The American Rd., Ste. Suite 100
 Rio Rancho, New Mexico 87174
 (505) 898-8021 FAX (505) 898-8501

DESIGNED BY: [Signature] CHECKED BY: [Signature]
 DATE: 2/20

JOB NO.: 5170 SHEET

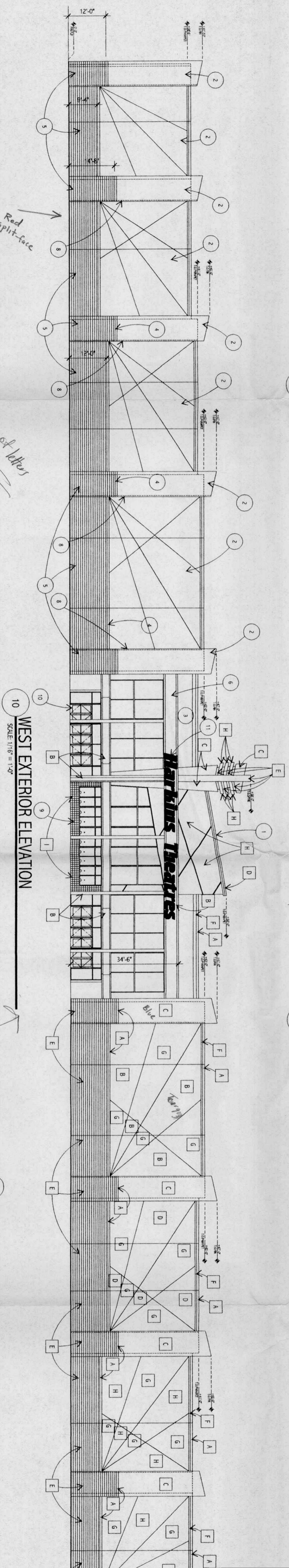


12 EAST EXTERIOR ELEVATION
SCALE 1/16" = 1'-0"

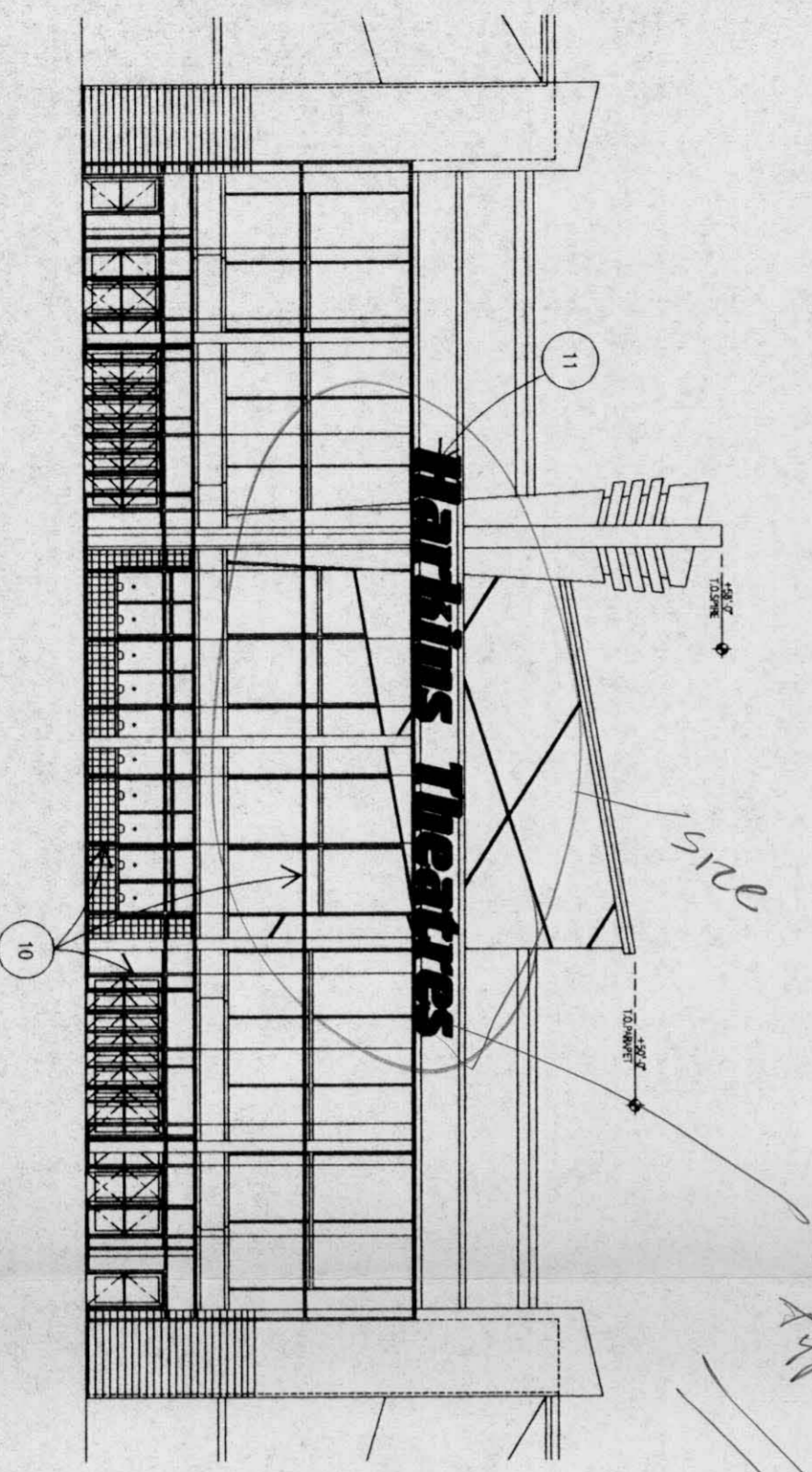


15 NORTH EXTERIOR ELEVATION
SCALE 1/16" = 1'-0"

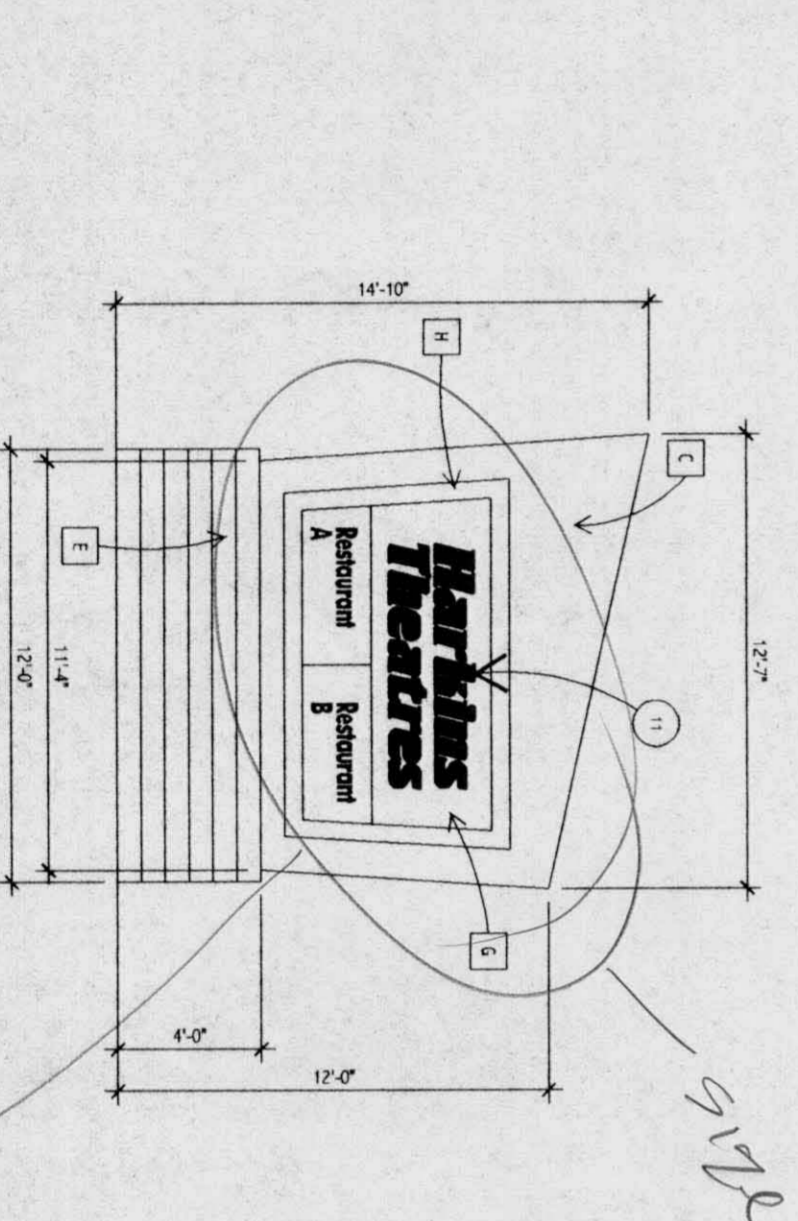
7 SOUTH EXTERIOR ELEVATION
SCALE 1/16" = 1'-0"



10 WEST EXTERIOR ELEVATION
SCALE 1/16" = 1'-0"



17 WEST AIR LOCK ELEVATION
SCALE 1/16" = 1'-0"



13 MONUMENT ELEVATION
SCALE 1/16" = 1'-0"

COLOR LEGEND

- A FRAZE PAINT: 8096N - BERING GREEN
- B FRAZE PAINT: 7605D - TURQUOISE MOSAIC
- C FRAZE PAINT: 7546N - BALTIC BLUE
- D FRAZE PAINT: 7006N - PURPLE PASSION
- E FRAZE PAINT: 8406N - RED JARPAH
- F FRAZE PAINT: 8336N - BAVARIAN CHALET
- G FRAZE PAINT: 7785D - HEATHCOTE
- H FRAZE PAINT: 7276N - PALACE GOLD
- I IC 12 X 12 TILE: SAPPHIRE BLUE

- 1 METAL CAP.
- 2 SMOOTH FINISH TILT WALL WITH TEXTURED PAINT FINISH.
- 3 ELFS SAND FINISH AND PAINTED.
- 4 1/2" DEEP TILT PANEL REVEAL.
- 5 SPLIT FACE FINISH FORM LINER ON TILT PANEL.
- 6 METAL PANEL CANOPY.
- 7 SCUPPER, DOWN SPOUT
- 8 NEON LIGHTING IN COVE.
- 9 PORCELAIN WALL TILE.
- 10 CURTAIN WALL SYSTEM WITH TILT INSULATED GLASS IN ALUMINUM STORE FRONT.
- 11 SIGNAGE.

Lacking horizontal dividers striking with colored

Recessed air lock

Type of tiles

sign sf

Red split-face

sign