

DRB-95-527

CASE NUMBER: DRB-95-527

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON NOVEMBER 21, 1985. ANY CHANGES THEREFROM ARE CONSIDERED AS AN ADMINISTRATIVE AMENDMENT TO Z-85-128.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR PHASE I

Michael L. Shaffer 7-08-97
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

John M. Shaffer II 7-8-97
PLANNING AND RECREATION DEPARTMENT DATE

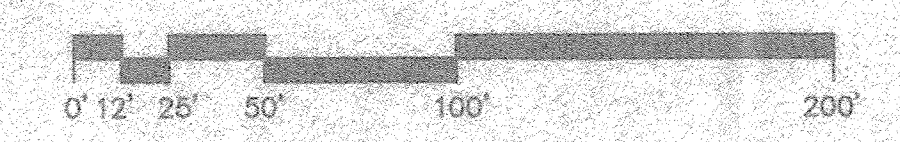
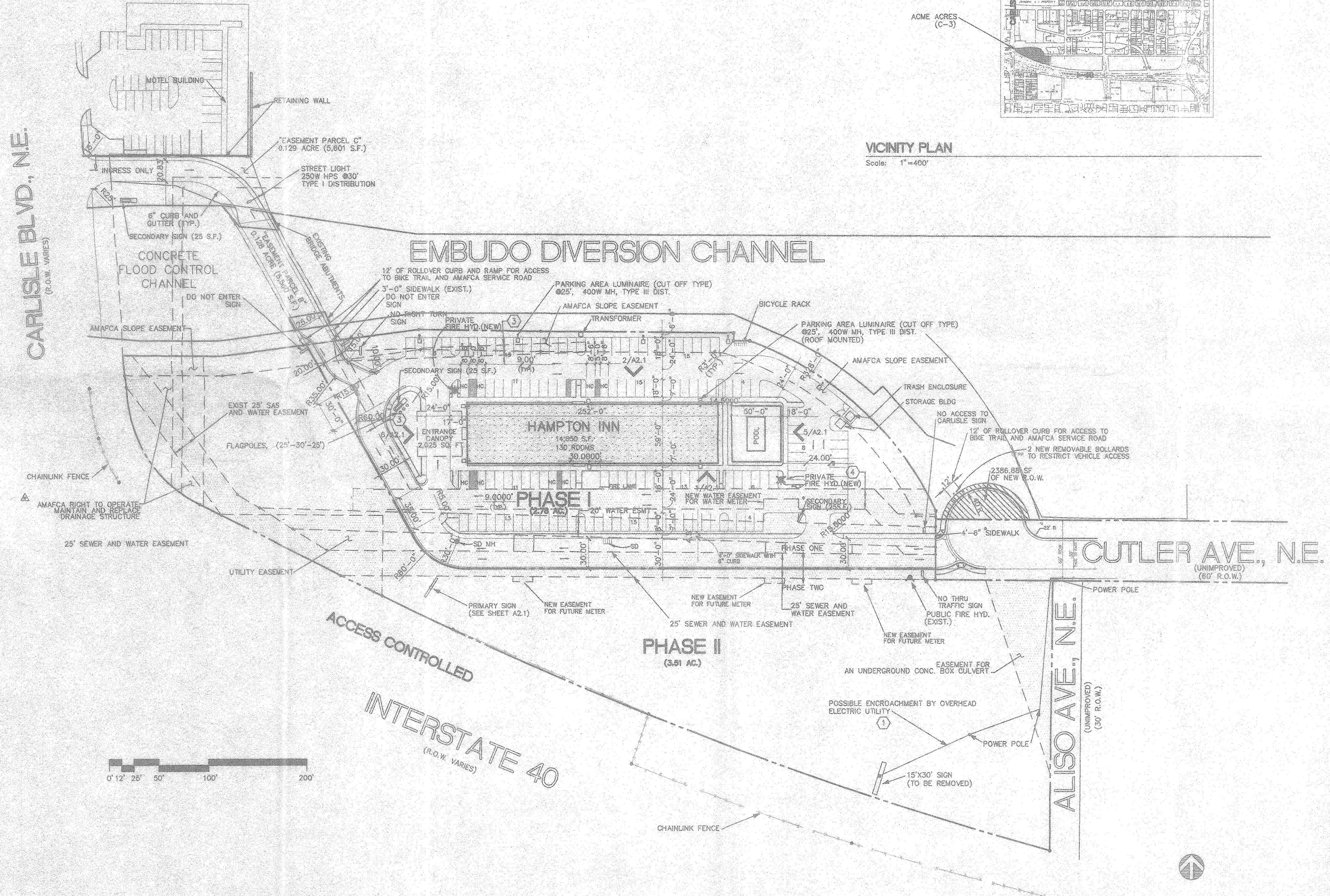
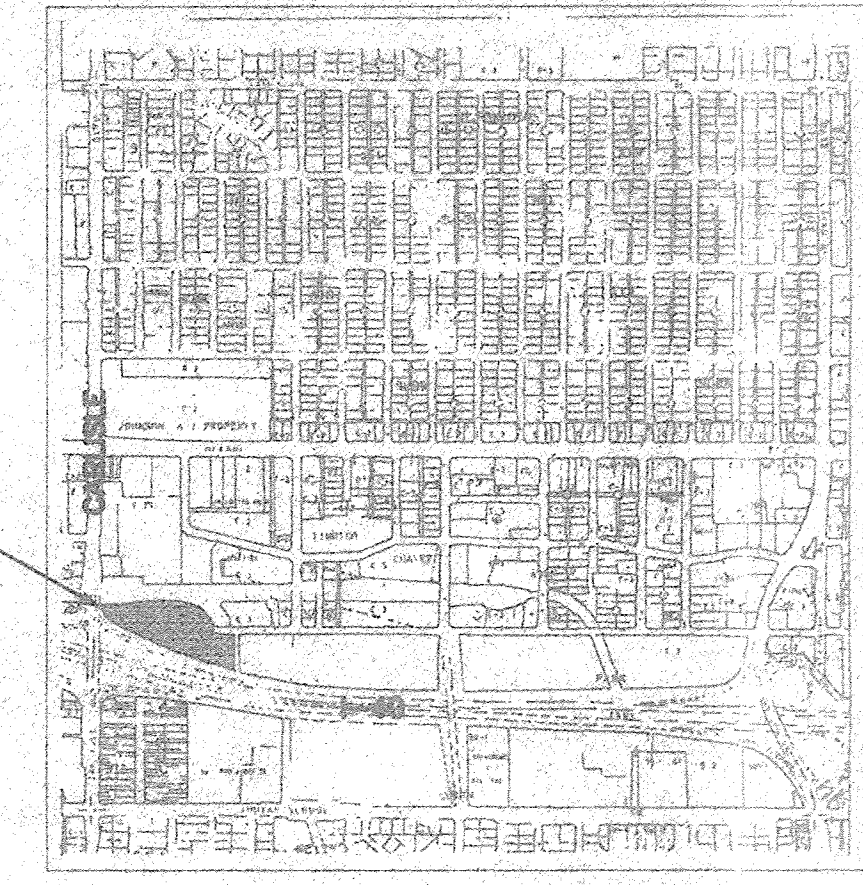
Frank J. Shaffer 7-8-97
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

Frank J. Shaffer 3-9-98
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PERMIT MANUAL

Ken Domi 3/11/98
CITY PLANNER, PLANNING DIVISION/BERNALILLO COUNTY PLANNING DIVISION DATE

PLN2 (10708)
CASE REFERENCE: Z-85-128; Z-85-69



SITE PLAN
Scale: 1"=50'-0"

- GENERAL NOTES**
- SEE CIVIL UTILITY PLAN FOR PROPOSED UTILITY EASEMENTS.
 - SEE GRADING AND DRAINAGE PLAN FOR FINISH FLOOR ELEVATION.
 - PRIMARY SIGN TO BE BUILT WITH PHASE I.
 - SITE DEVELOPMENT PLAN FOR PHASE II TO BE APPROVED BY DRB.

- KEYED NOTES**
- OVERHEAD LINES TO BE REMOVED OR RELOCATED BY OWNER OF SIGN.
 - NEW MANHOLES TO BE CONSTRUCTED IN ACCORDANCE TO CGA STANDARD-DETAIL 2101.
 - NEW 10' WIDE WIRE UTILITY EASEMENT.
 - NEW 20' WIDE SHARED UTILITY EASEMENT.

ACME ACRES
TRACT "A" 6.291 ACRES
LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO BEING ALL OF TRACT "A" ACME ACRES AS THE SAME IS SHOWN ON THE PLAT ENTITLED "ACME ACRES" FILED OCT. 17, 1985 IN BOOK C28, PAGE 133 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK.

PARKING

PHASE 1 PARKING	REQUIRED	PROVIDED
REGULAR	127	134
HANDICAPPED VAN	8	6
HANDICAPPED	8	6
TOTAL	135	142

REVISION	DATE	DESCRIPTION
2	1-2-96	ADMINISTRATIVE AMENDMENT
1	11-28-95	ADMINISTRATIVE AMENDMENT

06 24 97 DATE

9529 JOB #

JOB RH/HH BY

PROJ. MGR. BY

80 60 90 100 QUALITY ASSURANCE

AS SHOWN SCALE

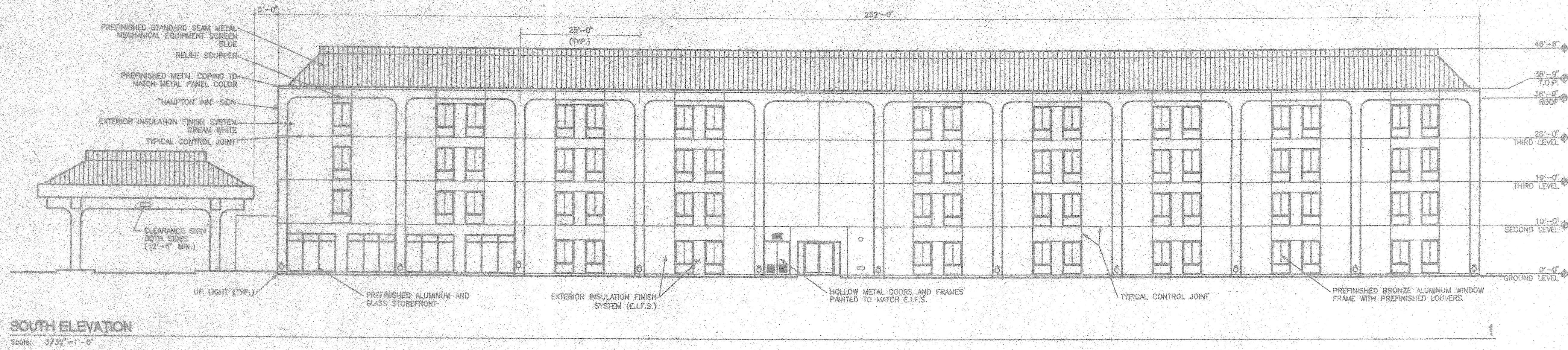
FMSMSITE FILE

FMSM
07 01 97
TRACT A
ACME ACRES

PHASE I - HAMPTON INN
SITE PLAN

Flataw Moore Shaffer McCabe
Architects Interior Designers
Landscape Architects Planners
Albuquerque, New Mexico
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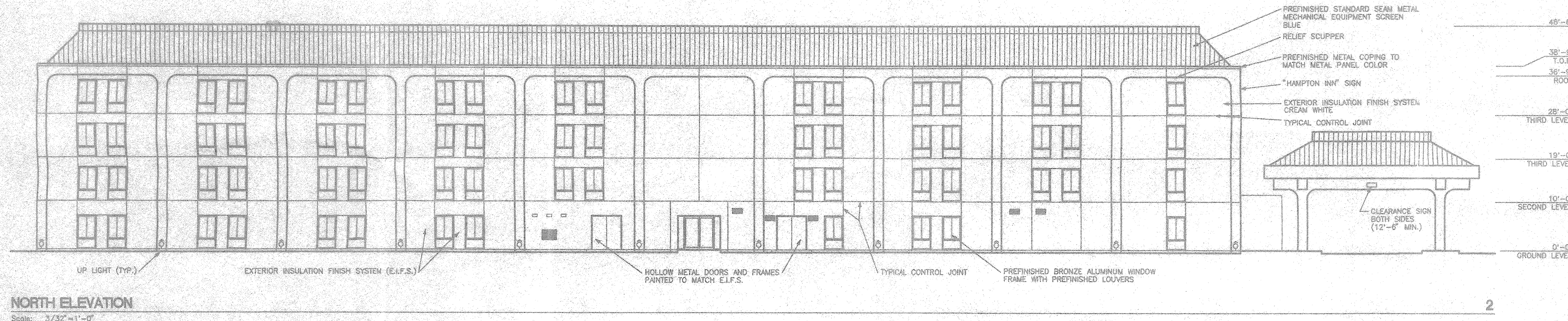
ASB INC. 142-100-5907
FILE: PHASE1.DWG
ENG/TECH: J.A.M.P.C.
REV: 07/01/97 CP



SOUTH ELEVATION

Scale: 3/32" = 1'-0"

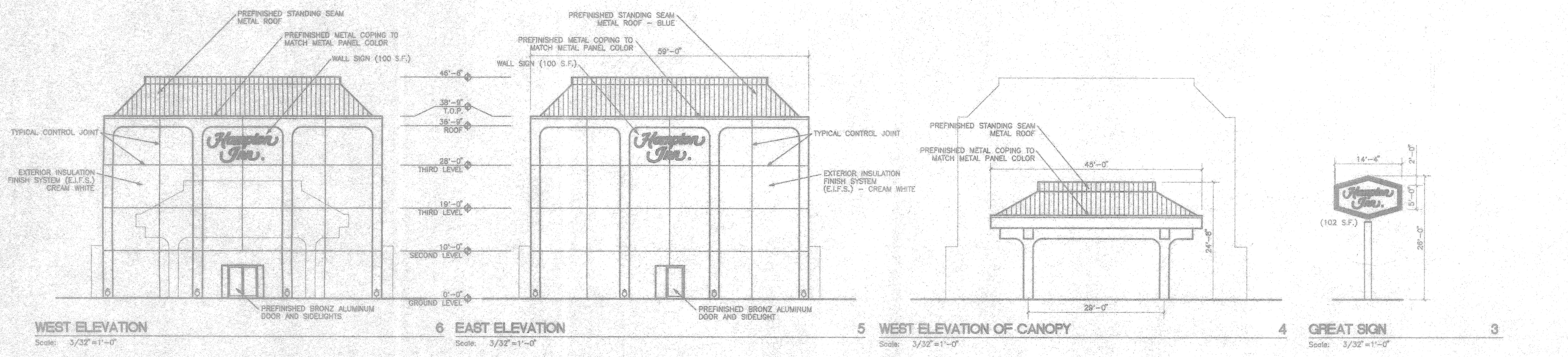
1



NORTH ELEVATION

Scale: 3/32" = 1'-0"

2



WEST ELEVATION

Scale: 3/32" = 1'-0"

EAST ELEVATION

Scale: 3/32" = 1'-0"

WEST ELEVATION OF CANOPY

Scale: 3/32" = 1'-0"

GREAT SIGN

Scale: 3/32" = 1'-0"

3

5.28.97	DATE
9529	JOB #
JB	RH/HH
PROJ. MGR.	BY
80	100
100	100
QUALITY ASSURANCE	
3/32" = 1'-0"	SCALE
529ELEV3	FILE

FMSM

**TRACT A
ACME ACRES**

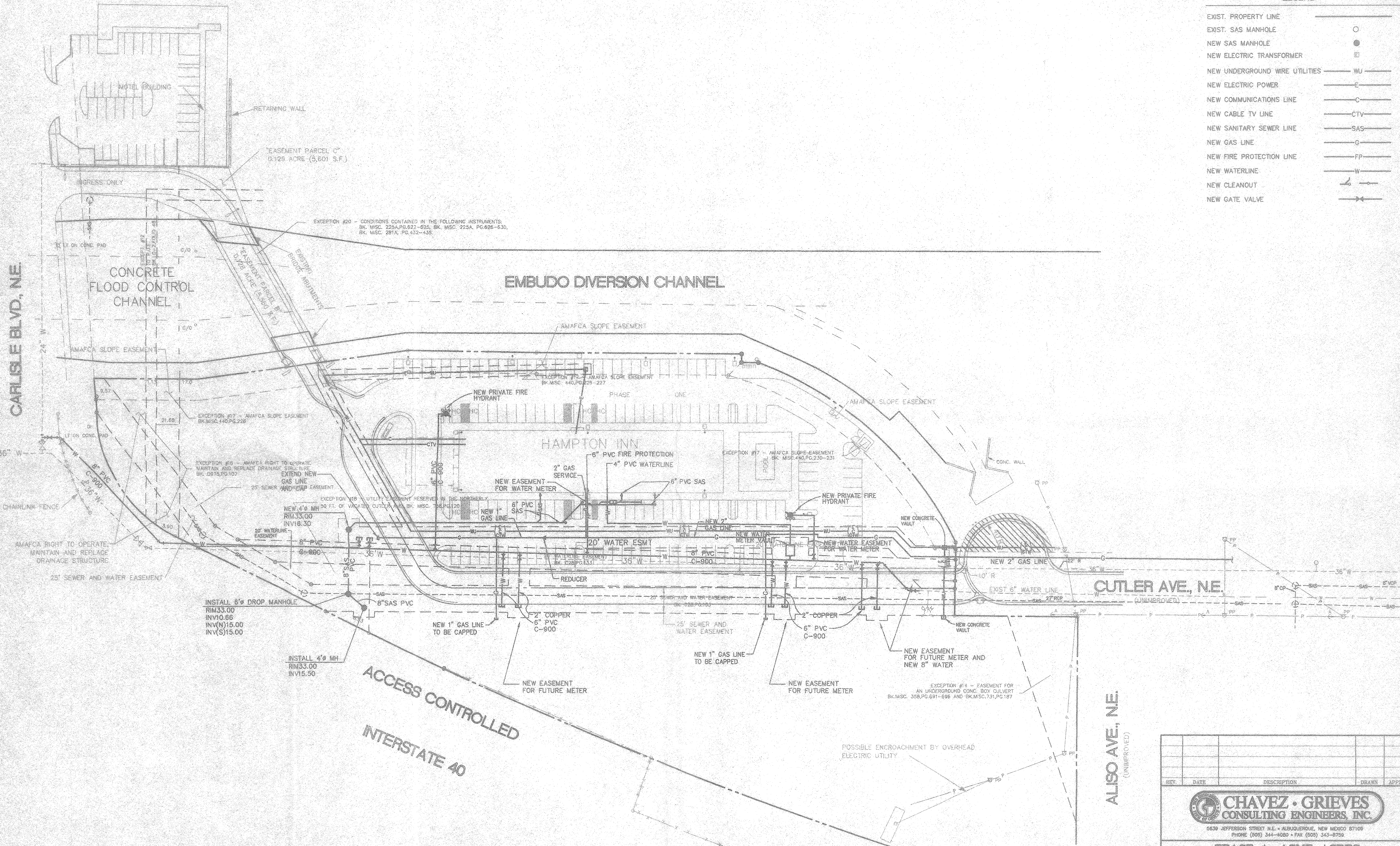
PHASE I - HAMPTON INN

Flatow Moore Shaffer McCabe
Architects Interior Designers
Landscape Architects Planners
Albuquerque, New Mexico
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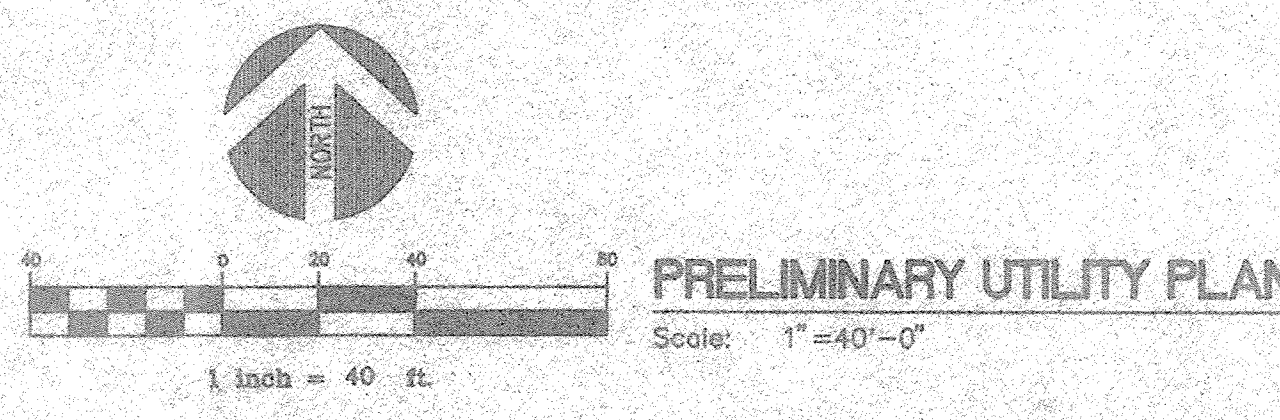
A2.1 ELEVATIONS

LEGEND

- EXIST. PROPERTY LINE
- EXIST. SAS MANHOLE
- NEW SAS MANHOLE
- NEW ELECTRIC TRANSFORMER
- NEW UNDERGROUND WIRE UTILITIES WU
- NEW ELECTRIC POWER E
- NEW COMMUNICATIONS LINE C
- NEW CABLE TV LINE CTV
- NEW SANITARY SEWER LINE SAS
- NEW GAS LINE G
- NEW FIRE PROTECTION LINE FP
- NEW WATERLINE W
- NEW CLEANOUT
- NEW GATE VALVE



JOB NO. 125-100-5197
 FILE: 125-100-5197
 REV. 07-01-97 CP



ALISO AVE., NE.
 (UNIMPROVED)

REV.	DATE	DESCRIPTION	DRAWN	APPROV.

CHAVEZ • GRIEVÉS
CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 344-8080 • FAX (505) 343-8750

TRACT A, ACME ACRES

ALBUQUERQUE, NEW MEXICO

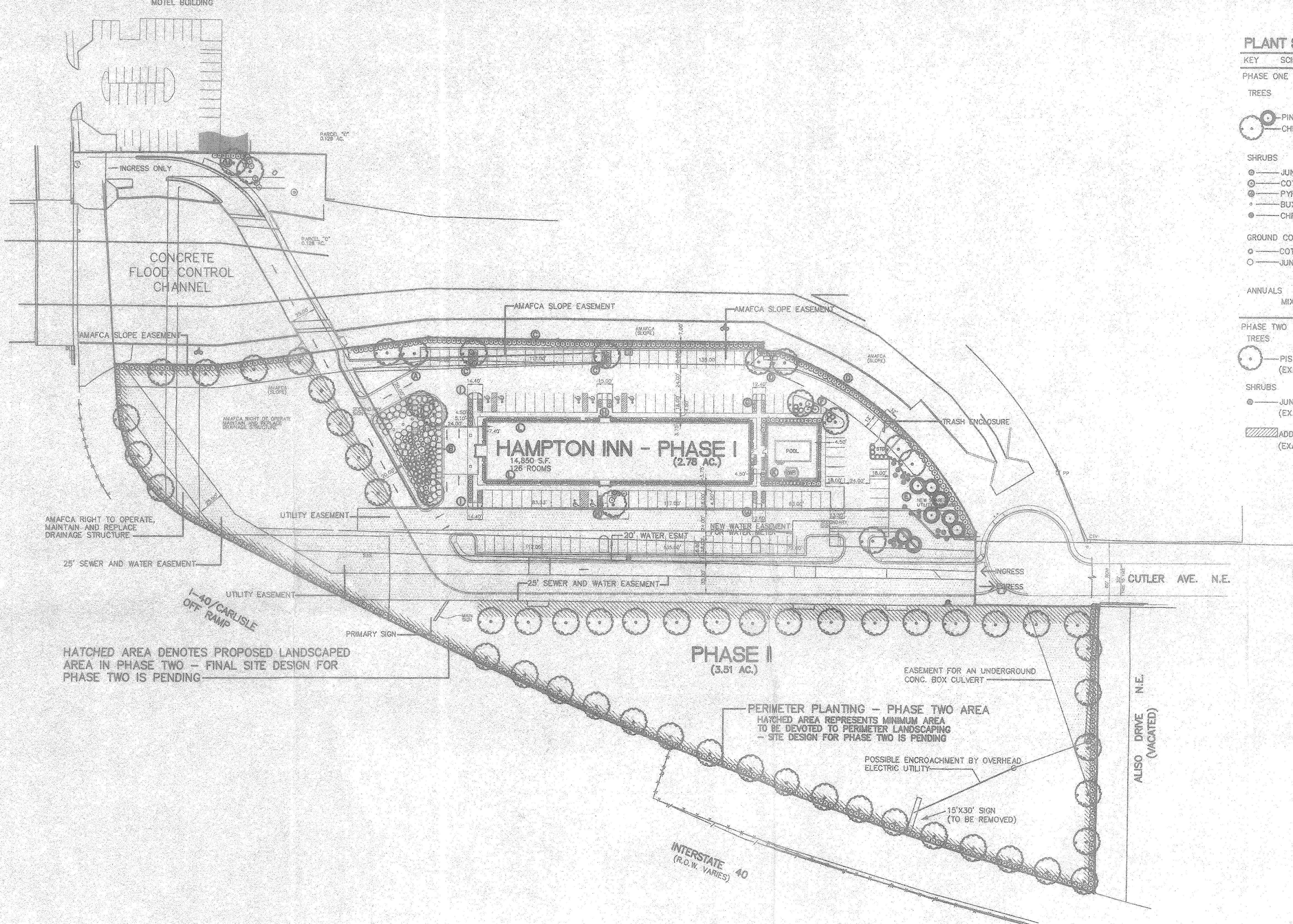
PRELIMINARY UTILITY PLAN

DESIGNED BY: JA	SCALE: 1"=40'-0"
DRAWN BY: VRC	JOB NUMBER: 125-100-5197
REVIEWED BY: JM	DATE: 07-01-97

C2

of

CARLISLE BLVD. N.E.



HATCHED AREA DENOTES PROPOSED LANDSCAPED AREA IN PHASE TWO - FINAL SITE DESIGN FOR PHASE TWO IS PENDING

PHASE II
(3.51 AC.)

HAMPTON INN - PHASE I
14,850 S.F.
126 ROOMS
(2.78 AC.)

SITE PLAN
Scale: 1" = 50'-0"

LANDSCAPE DESIGN CONCEPT

- PLANT MATERIALS HAVE BEEN SELECTED BASED ON LOW WATER USE, CLIMATE AND SOIL ADAPTABILITY, AND VISUAL CHARACTER.
- SEASONAL AND FOLIAR ACCENT PLANTS HAVE BEEN USED TO PROVIDE YEAR AROUND AESTHETIC DIVERSITY AND SEASONAL HARMONY.
- LANDSCAPING WILL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.

NOTE:

ALL PLANTING AREAS ARE TO RECEIVE 1" SANTA FE BROWN GRAVEL PLACED 3" DEEP.

IRRIGATION DESIGN CONCEPT

- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL BE DESIGNED TO PROVIDE AN EFFICIENT APPLICATION OF WATER. ALL IRRIGATION HEADS WILL BE FULLY RETRACTED WHEN SYSTEM IS NOT OPERATING. ALL PLANTED AREAS WILL BE IRRIGATED BY SAID SYSTEM.

LANDSCAPED AREA REQUIREMENT (PHASE ONE ONLY)

LANDSCAPED AREA BY SECTION (KEYED TO PLAN)

A	2,434 S.F.
B	4,057 S.F.
C	2,508 S.F.
D	1,575 S.F.
E	7,197 S.F.
F	500 S.F.
G	217 S.F.
H	487 S.F.
I	337 S.F.
J	633 S.F.
K	825 S.F.
L	2,260 S.F.
M	898 S.F.
TOTAL	23,295 S.F.

TOTAL LANDSCAPED AREA PROVIDED	REQUIRED	EXCEEDING REQUIREMENT
23,295 S.F.	17,094 S.F. (15%)	6,211 S.F.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	QUANTITY
PHASE ONE				
TREES				
○	PINUS NIGRA	AUSTRIAN BLACK PINE	15'W - 25'T	8
○	CHINESE PISTACHE	CHINESE PISTACHE	35'W - 35'T	16
SHRUBS				
○	JUNIPERUS CHIN. 'MINT JULEP'	MINT JULEP JUNIPER	4'T - 6'W	173
○	COTONEASTER PARNEYI	RED CLUSTERBERRY	6'W - 6'T	13
○	PYRACANTHA SP.	FIRETHORN	10'W - 5'T	9
○	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	2'W - 3'T	266
○	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	5'W - 4'T	18
GROUND COVER				
○	COTONEASTER GLAUCOPHYLLUS	GREY COTONEASTER	4'W - 3'T	59
○	JUNIPERUS HORIZ. 'WILTONII'	BLUE RUG JUNIPER	8'W - 4'T	74

ANNUALS
MIXED BULBS - TO BE FIELD LOCATED BY THE LANDSCAPE ARCHITECT

PHASE TWO				
TREES				
○	PISTACHIA CHINENSIS (EXACT LOCATION AND LAYOUT PENDING PHASE TWO SITE DESIGN)	CHINESE PISTACHE	35'W - 35'T	49
SHRUBS				
○	JUNIPERUS CHIN. 'MINT JULEP' (EXACT LOCATION AND LAYOUT PENDING PHASE TWO SITE DESIGN)	MINT JULEP JUNIPER	6'T - 6'W	357
<div style="border: 1px solid black; padding: 2px; display: inline-block;"> ADDITIONAL SHRUBS AND GROUND COVERS (EXACT LOCATION AND LAYOUT PENDING PHASE TWO SITE DESIGN) </div>				

NOTE: THIS PLAN DOES NOT CONSTITUTE A CONSTRUCTION DOCUMENT NOR IS IT INTENDED TO SERVE FOR CONSTRUCTION PURPOSES.

07 01 97	DATE
9529	JOB #
JB	RAB
PROJ. MGR.	BY
30 60 100	QUALITY ASSURANCE
AS SHOWN	SCALE
AA-LAND	FILE

FMSM

**TRACT A
ACME ACRES**

**HAMPTON INN
PHASE I**
Flaw Moore Shaffer McCabe
Architects Interior Designers
Landscape Architects Planners
Albuquerque, New Mexico
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**L11 LANDSCAPE
CONCEPT PLAN**

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

THE CONTRACTOR SHALL SECURE A "TOP SOIL DISTURBANCE PERMIT" FROM BERNALILLO COUNTY PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

SEEDING OF DISTURBED AREAS SHALL BE DONE IN ACCORDANCE WITH ANY CITY OR COUNTY SPECIFICATIONS, WHICH EVER GOVERNS.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

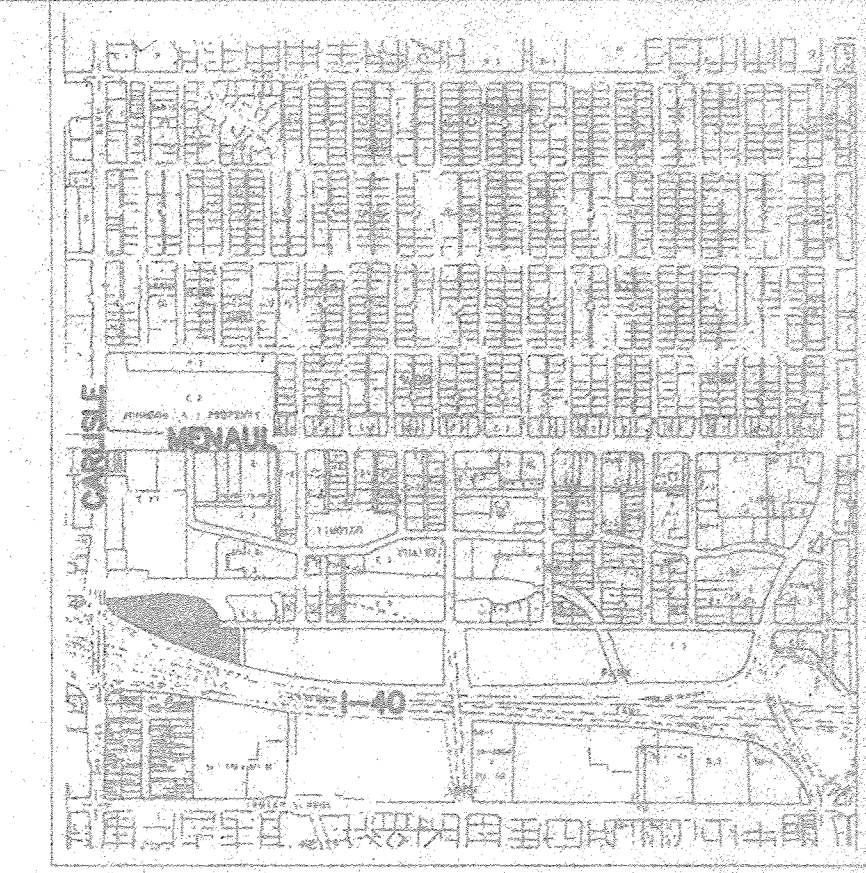
ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDES GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-505-822-1558 OR 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE AIR POLLUTION CONTROL REGULATIONS OF THE ALBUQUERQUE/BERNALILLO COUNTY AIR QUALITY CONTROL BOARD (805-763-2638) LIMIT THE EMISSION OF PARTICULATES AND THE USE OF CUTBACK ASPHALT. THE CONTRACTOR SHALL APPRISE HIMSELF OF THESE REGULATIONS PRIOR TO BIDDING AND PERFORMING THE WORK.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.



VICINITY PLAN

Scale: 1"=400'

ACME ACRES TRACT "A" 6.291 ACRES
LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO BEING ALL OF TRACT "A" ACME ACRES AS THE SAME IS SHOWN ON THE PLAT ENTITLED "ACME ACRES" FILED OCT. 17, 1985 IN BOOK C28, PAGE 133 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK.

GENERAL NOTES

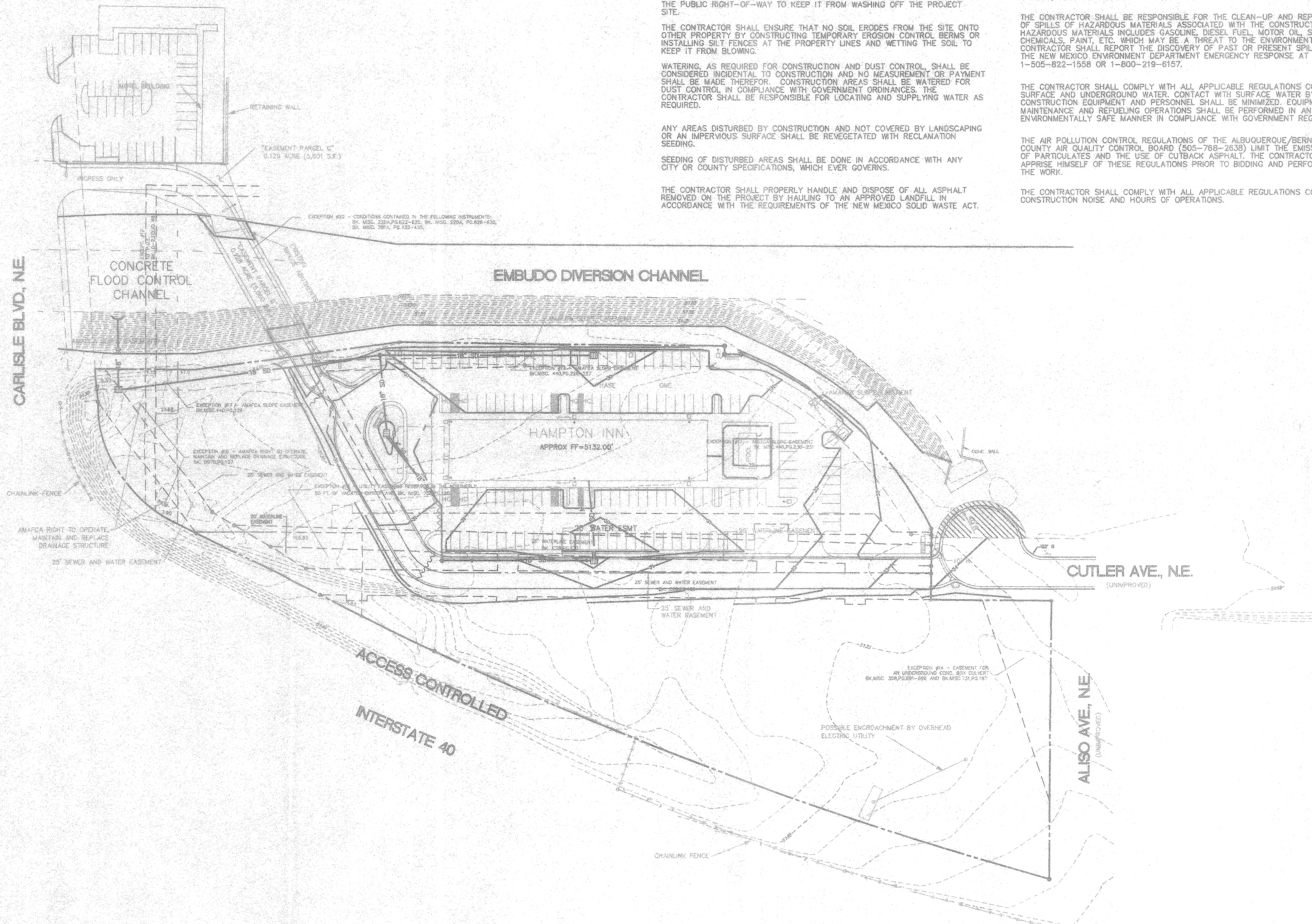
- SEE CIVIL UTILITY PLAN FOR PROPOSED UTILITY EASEMENTS.

PARKING

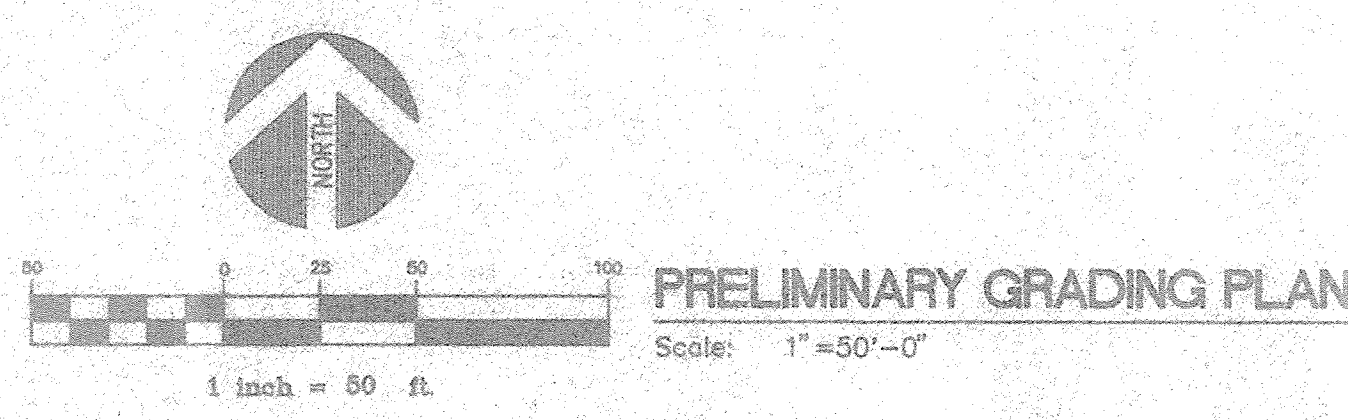
PHASE 1 PARKING	REQUIRED	PROVIDED
REGULAR	127	137
HANDICAPPED VAN	8	2
HANDICAPPED		6
	135	145

LEGEND

EXIST. PROPERTY LINE	—
EXIST. SAS MANHOLE	○
NEW SAS MANHOLE	●
NEW ELECTRIC TRANSFORMER	⊠
NEW UNDERGROUND WIRE UTILITIES	—WU—
NEW ELECTRIC POWER	—E—
NEW COMMUNICATIONS LINE	—C—
NEW CABLE TV LINE	—CTV—
NEW SANITARY SEWER LINE	—SAS—
NEW GAS LINE	—G—
NEW FIRE PROTECTION LINE	—FP—
NEW WATERLINE	—W—
NEW CLEANOUT	—C—
NEW GATE VALVE	—X—



ACCESS CONTROLLED INTERSTATE 40



REV	DATE	DESCRIPTION	DRAWN	APP'D

CHAVEZ • GRIEVÉS
CONSULTING ENGINEERS, INC.
 5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 344-4080 • FAX (505) 343-8759

TRACT A, ACME ACRES
 ALBUQUERQUE, NEW MEXICO
PRELIMINARY GRADING PLAN

DESIGNED BY:	JA	SCALE:	1"=50'-0"	C1
DRAWN BY:	VRC	JOB NUMBER:	L25-100-5197	
REVIEWED BY:		DATE:	07-01-97	

JOB NO. L25-100-5197
 FILE: AL-00-01-0000
 REV: 07-01-97, 07-01-97