

SITE DEVELOPMENT PLAN  
FOR  
**ALEXIS PARK**  
ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 1996

INDEX

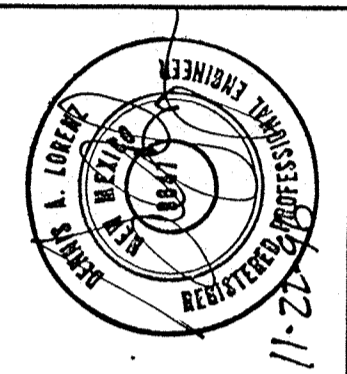
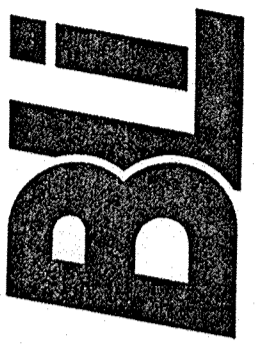
SHEET NO

1  
2  
3  
4  
5  
6  
7  
8

DESCRIPTION

COVER  
SITE DEVELOPMENT PLAN  
BUILDING ELEVATIONS  
SITE DETAILS  
GRADING & DRAINAGE PLAN  
GRADING & DRAINAGE PLAN  
LANDSCAPING PLAN  
CONCEPTUAL UTILITY PLAN

BRASHER & LORENZ, INC.  
Consulting Engineers  
2201 San Pedro NE Building 1 Suite 210  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188



ALEXIS PARK  
ALBUQUERQUE, NEW MEXICO

REVISIONS:

DATE: 9/96

CHECKED BY: D.A.L.

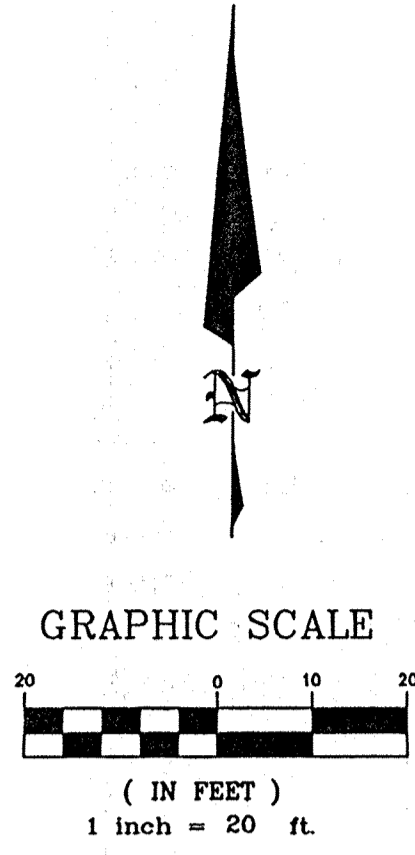
DRAWN BY: A.S.C.

JOB NO: 6044

FILE NO: ALEXIS.DWG

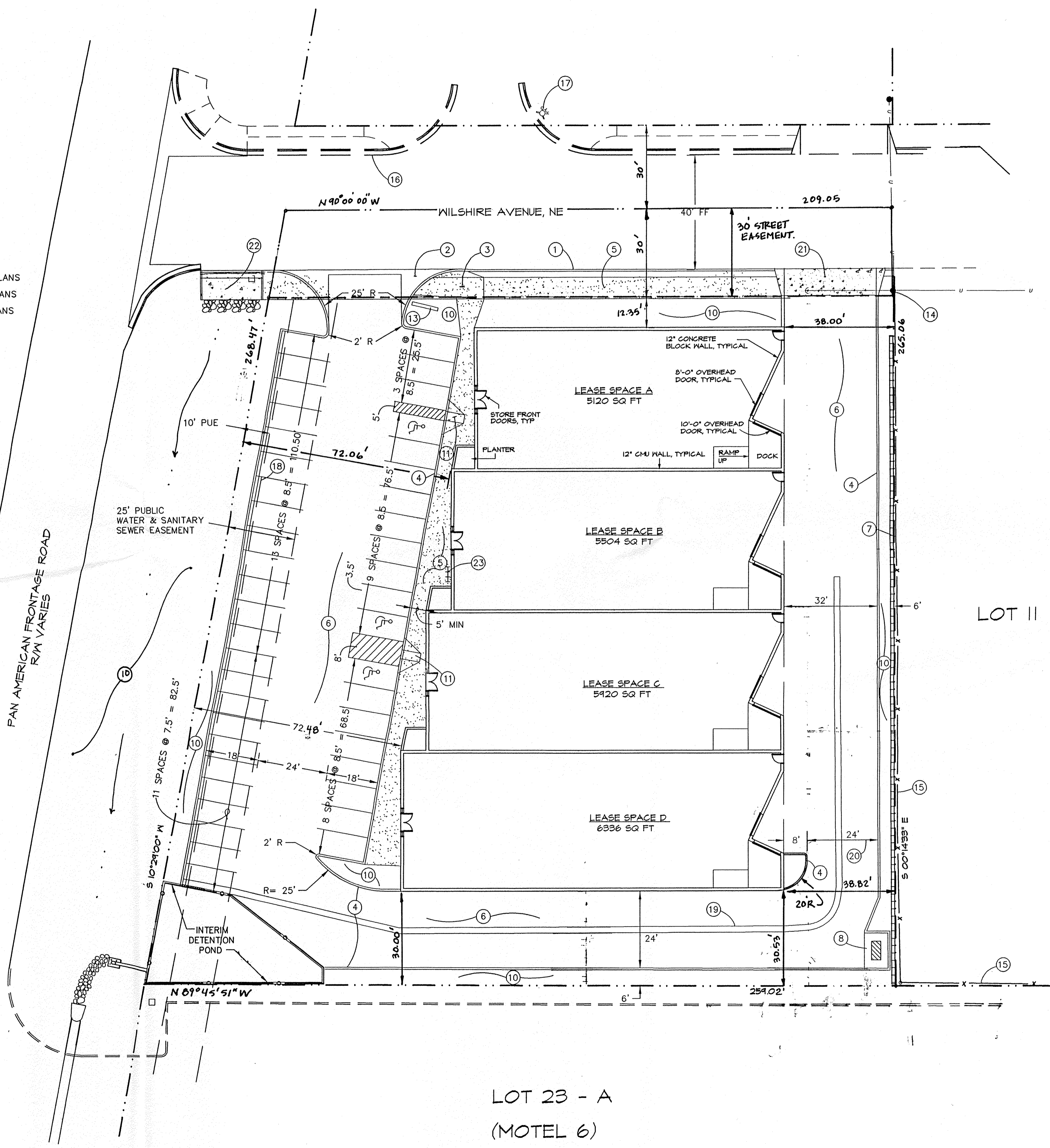
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1 OF 8

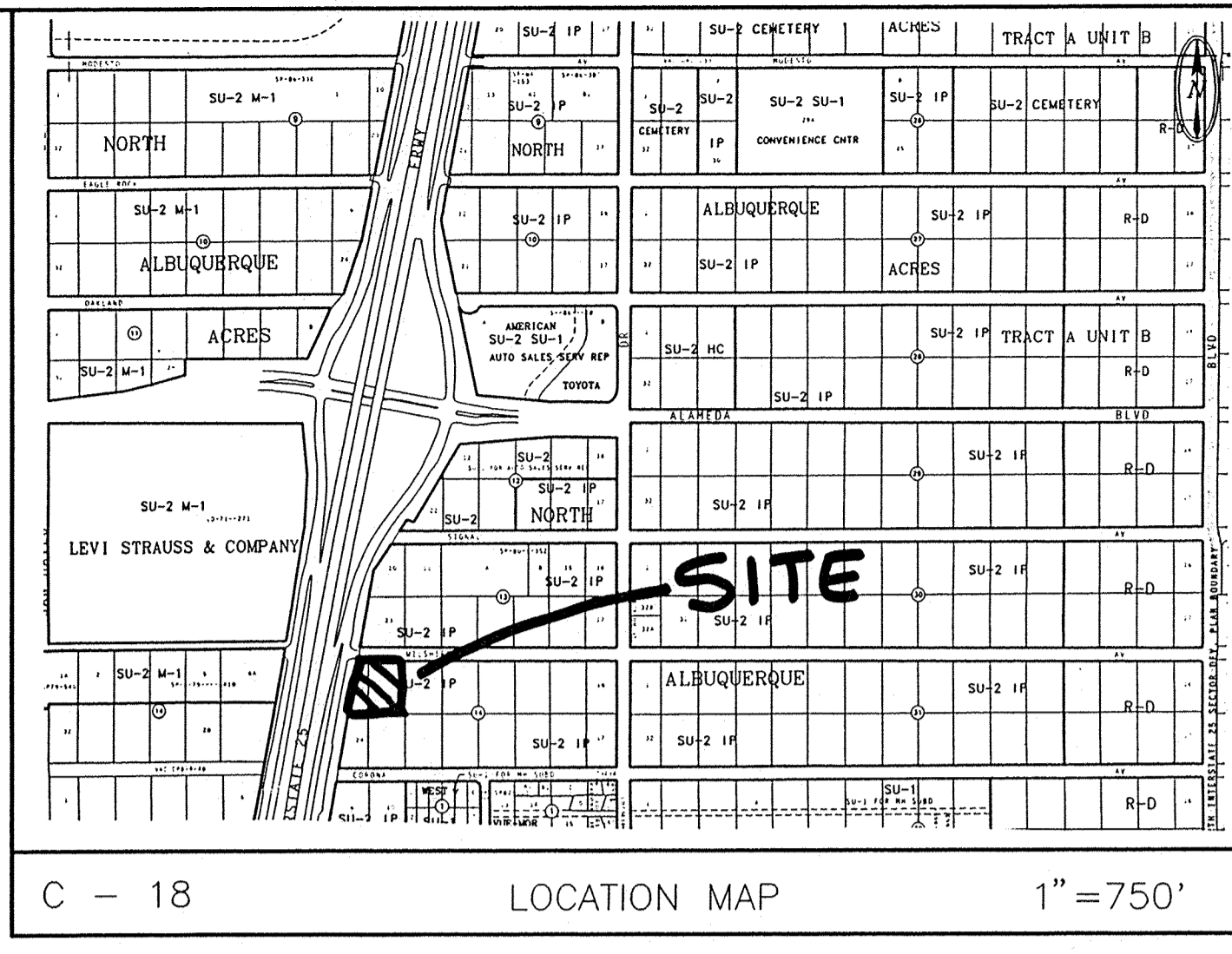


KEYED NOTES

1. STANDARD CURB & GUTTER - SEE WORK ORDER PLANS
2. CONCRETE VALLEY GUTTER - SEE WORK ORDER PLANS
3. MODIFIED HANDICAP RAMP - SEE WORK ORDER PLANS
4. 6" CONCRETE CURB
5. CONCRETE SIDEWALK
6. ASPHALT PAVEMENT
7. RETAINING WALL - NAVAJO WHITE TO MATCH BLDG
8. REFUSE ENCLOSURE - SEE SHEET 4
9. MATCH MOTEL 6 ACCESS IMPROVEMENTS
10. LANDSCAPING - SEE SHEET 7
11. HANDICAP RAMP - SEE SHEET 4
12. PRIVATE UTILITY EASEMENT GRANTED TO MOTEL 6
13. PROJECT SIGN - SEE SHEET 4
14. POWER POLE & GUY TO BE RELOCATED - SEE SHEET 8
15. EXISTING 6" CHAIN LINK FENCE
16. EXISTING CURB, GUTTER & SIDEWALK
17. EXISTING FIRE HYDRANT
18. CONCRETE CURB & GUTTER
19. CONCRETE VALLEY GUTTER
20. PRIVATE ACCESS EASEMENT GRANTED TO MOTEL 6
21. 32' DRIVEPAD PER STD DWG 2425
22. DRAINAGE RUNDOWN - SEE WORK ORDER PLANS
23. BICYCLE RACK - 3 SPACES MIN.



LOT 23 - A  
(MOTEL 6)



**SITE DATA**

|                      |  |
|----------------------|--|
| ZONING:              | SU-2 / IP  |
| AREA:                | 1.2782 (55,680 SF)   |
| LEGAL DESCRIPTION:   | LOTS 9 & 10, BLOCK 14<br>TRACT A, UNIT B,<br>NORTH ALBUQUERQUE ACRES |
| PROPERTY ADDRESS:    | WILSHIRE AVENUE NE   |
| GROSS BUILDING AREA: | 22,880 SF  |
| OFFICE AREA:         | 7200 SF  |
| WAREHOUSE AREA:      | 15,680 SF  |
| PARKING REQUIRED:    | 1 SPACE/200 SF (OFFICE)<br>1 SPACE/2000 SF (WAREHOUSE)               |
| PARKING PROVIDED:    | 30 REGULAR<br>11 SMALL CAR<br>3 HANDICAP<br>44 TOTAL                 |
| LANDSCAPED AREA:     | 6950 SF (21% NET AREA)   |

DRB-96-314

DEVELOPMENT REVIEW BOARD MEMBER APPROVAL:  
DRB 96-314

*Richard [Signature]* 10-12-98  
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

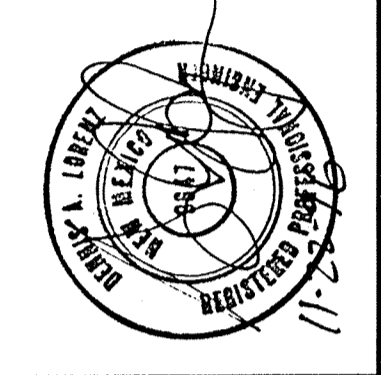
*Paul [Signature]* 10-12-98  
CITY ENGINEER DATE

*Michael [Signature]* 11-12-96  
TRANSPORTATION DEVELOPMENT DATE

*Robert W. Kane* 11-12-96  
UTILITIES DEVELOPMENT DATE

*Ed [Signature]* 11-12-96  
PARKS & GENERAL SERVICES DESIGN DEVELOPMENT DATE

**BLI**  
BRASHER & LORENZ, INC.  
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2201 San Pedro NE Building 1 Suite 210  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

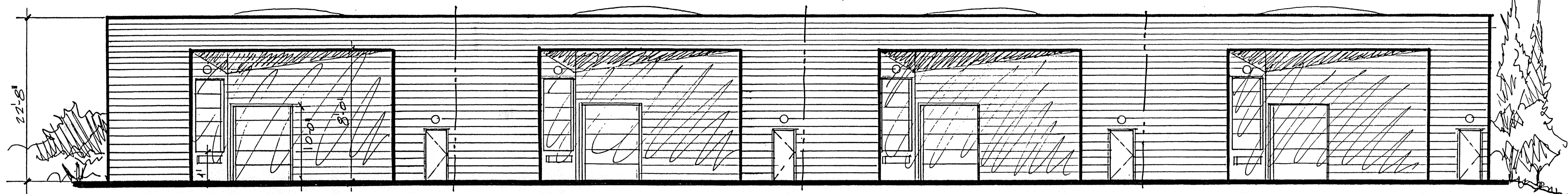


ALEXIS PARK  
SITE DEVELOPMENT PLAN

REVISIONS:

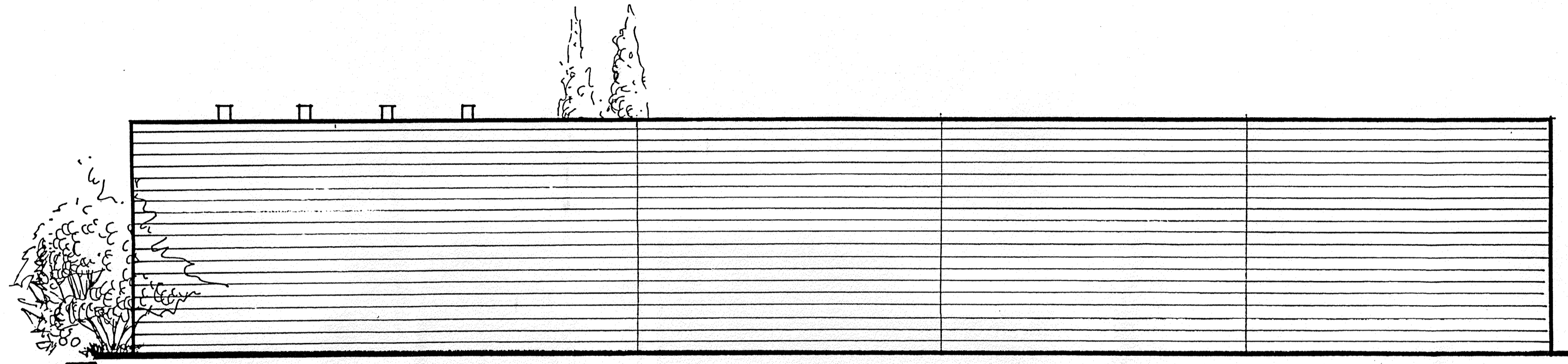
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|-------------|-------------|
| DATE:       | 9/96        |
| CHECKED BY: | D.A.L.      |
| DRAWN BY:   | A.S.C.      |
| JOB NO:     | 6044        |
| FILE NO:    | 6044-SD.DWG |
| SHEET NO:   |             |

DRB-96-314

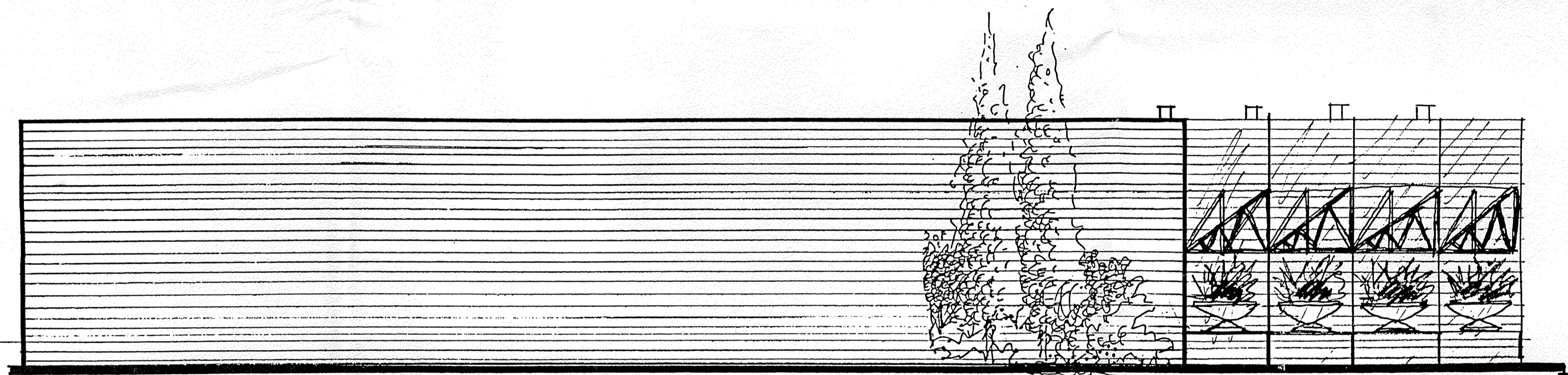


EAST ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

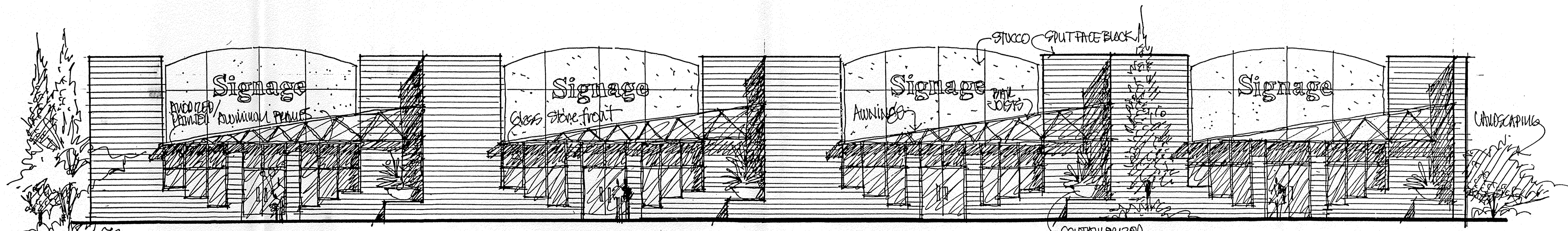


NORTH ELEVATION

Exterior Materials & Finishes-Elevations

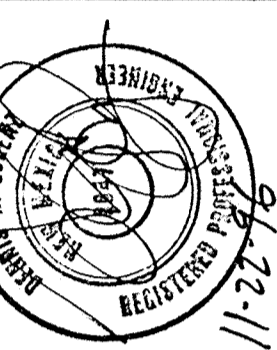
CMU Block-Crego Holliman Buff-Split Face 8x8x16  
 Stucco-El Rey #101 Navajo White  
 Aluminum Storefront-Kawneer Teal  
 Awning-Nylon Teal with Black Frame  
 Glass-1/4" Plate Low 'E'  
 Overhead Door Color-Navajo White

Unit Sign Type-Building Mounted, Box type, Back Lit, 120 sf Maximum



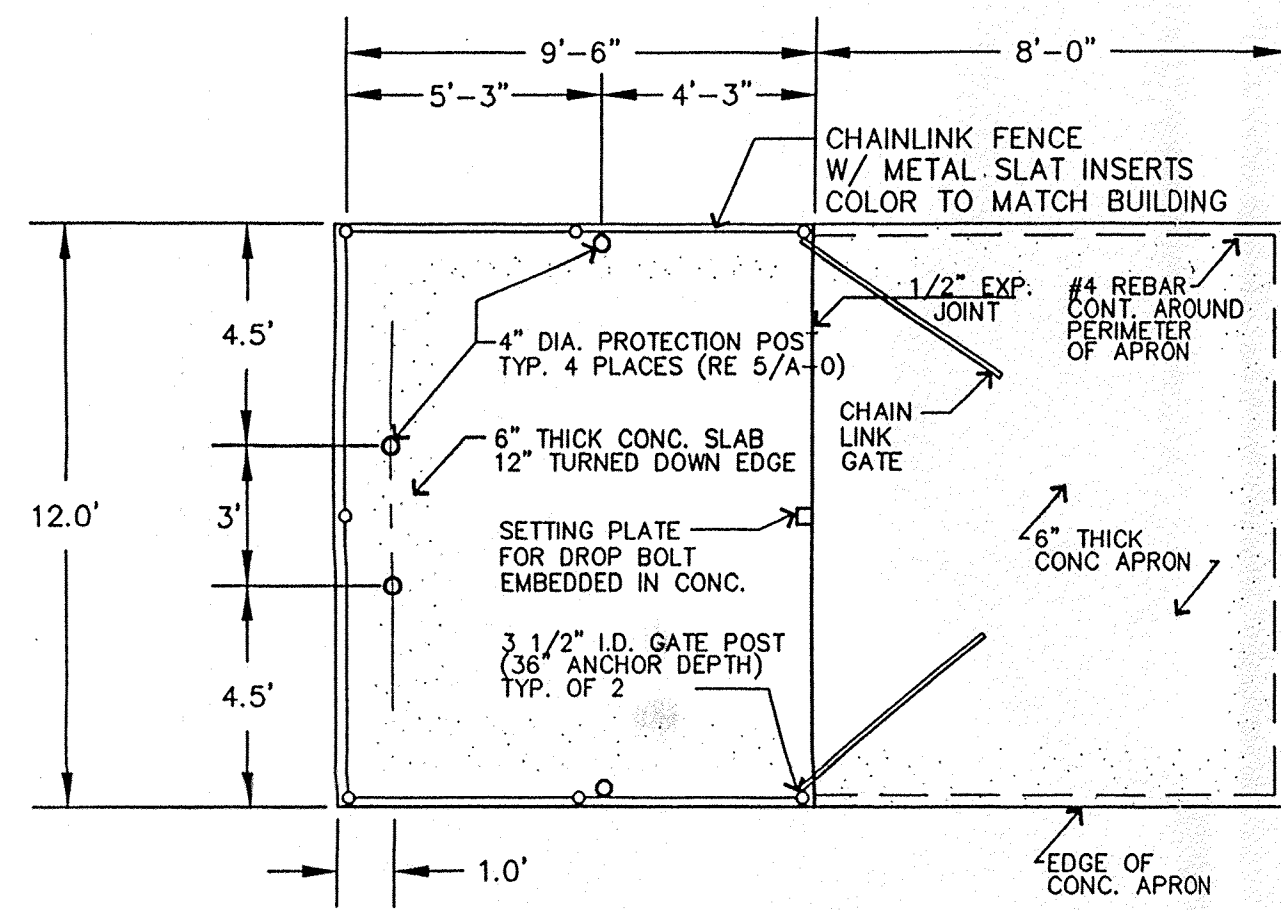
WEST ELEVATION

BRASHER & LORENZ, INC.  
 Consulting Engineers  
 4425 Juan Tabo Blvd. NE Suite 202  
 Albuquerque, New Mexico 87111  
 Ph: 505-296-0422 Fax: 505-296-0466

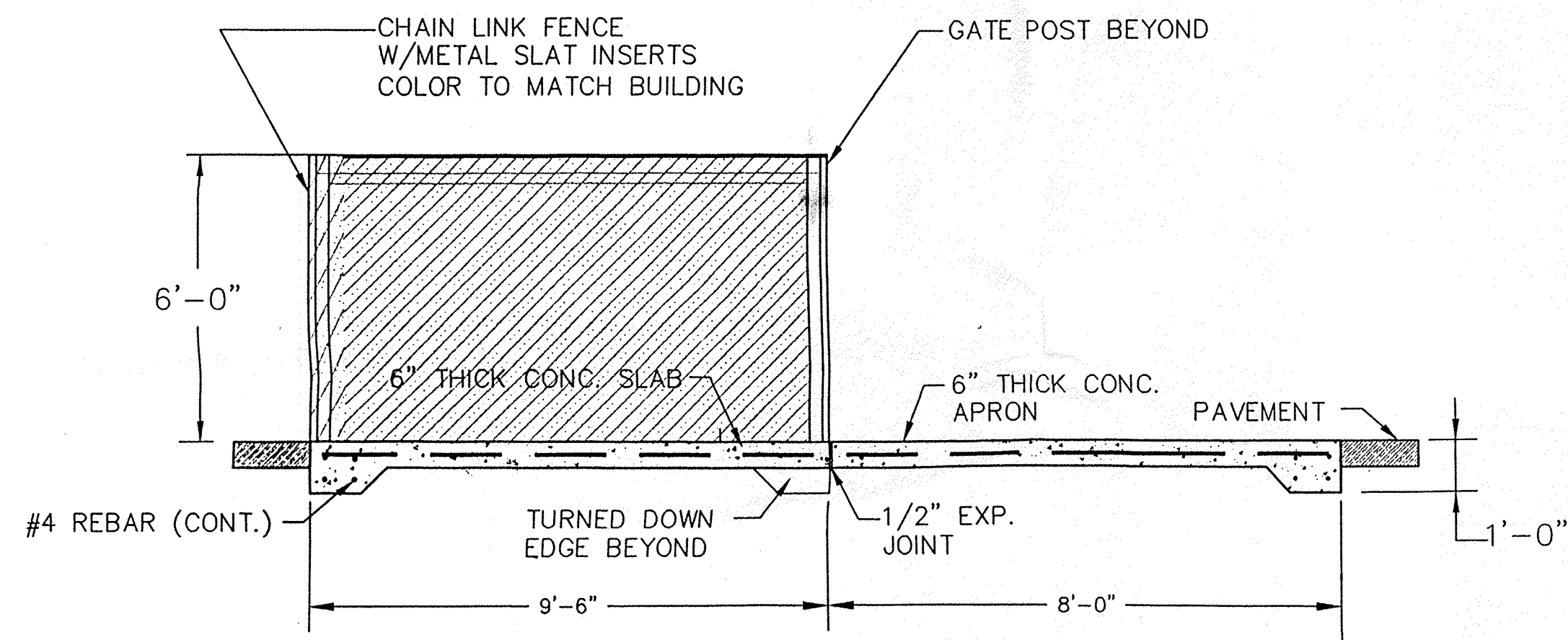


ALEXIS PARK  
 BUILDING ELEVATIONS

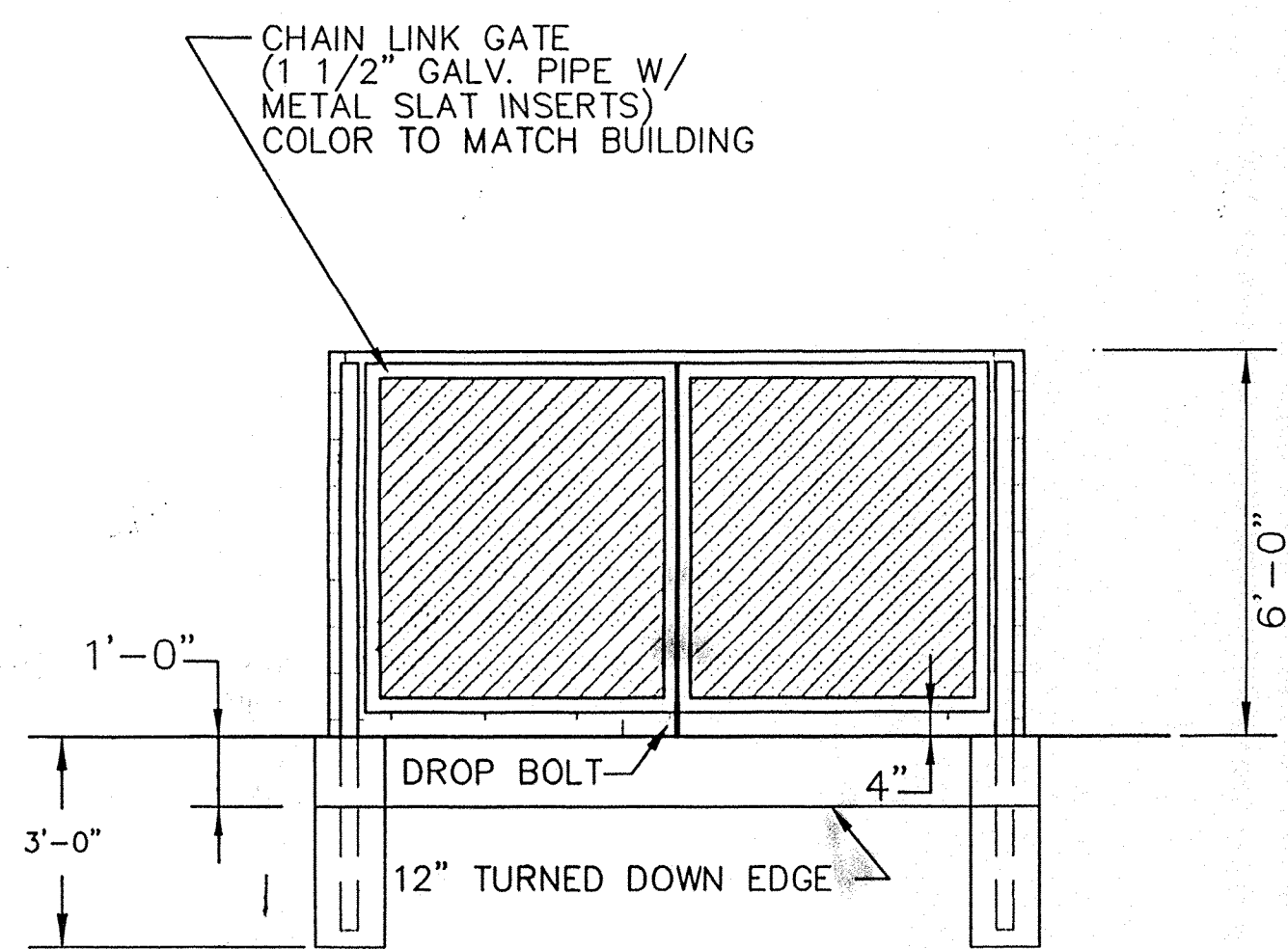
|                      |
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| REVISIONS:           |
| DATE: 6/96           |
| CHECKED BY: D.A.L.   |
| DRAWN BY: A.S.C.     |
| JOB NO: 6044         |
| FILE NO: 6044-SD.DWG |
| SHEET NO:            |



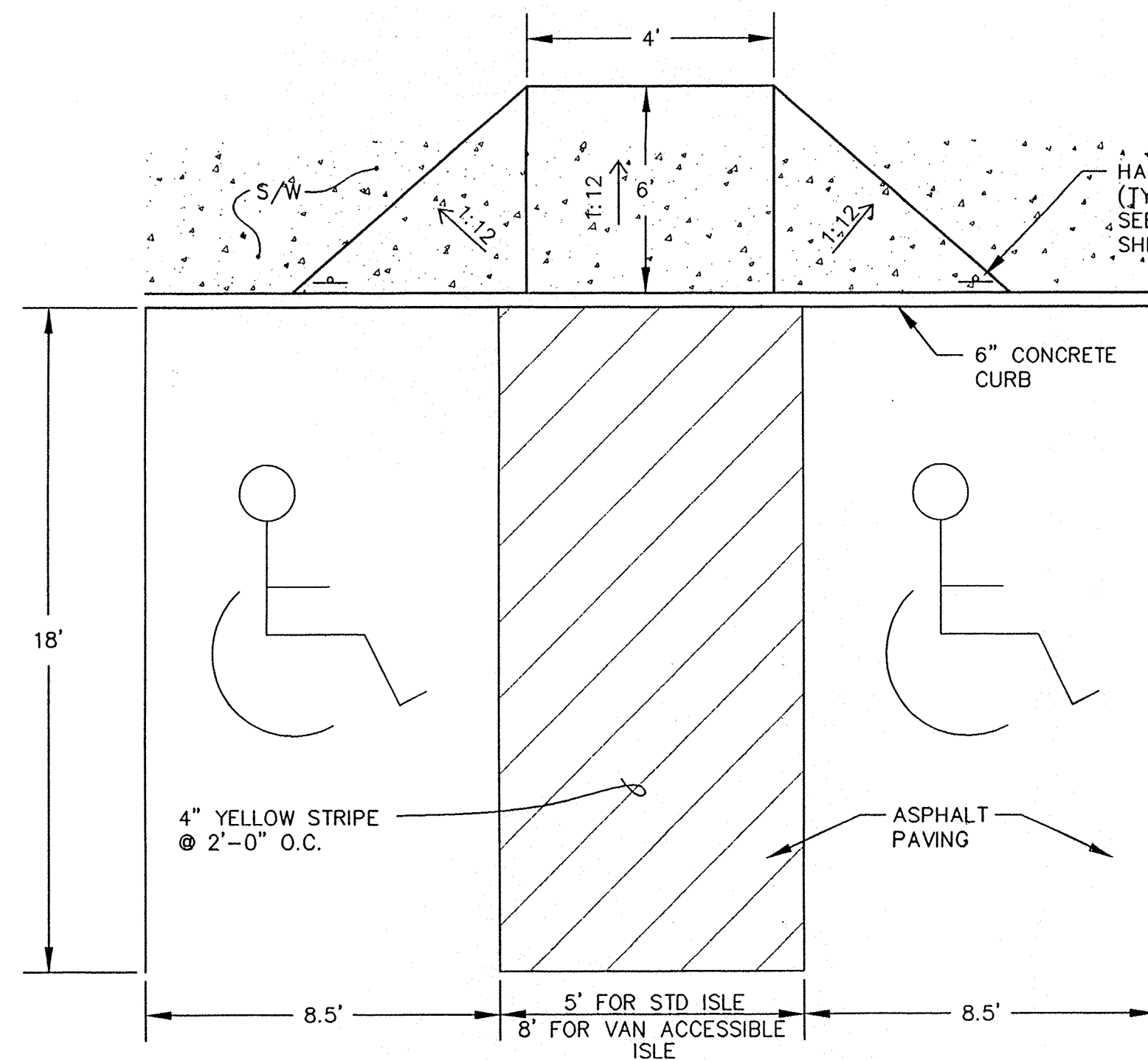
A TRASH ENCLOSURE PLAN  
4 N.T.S.



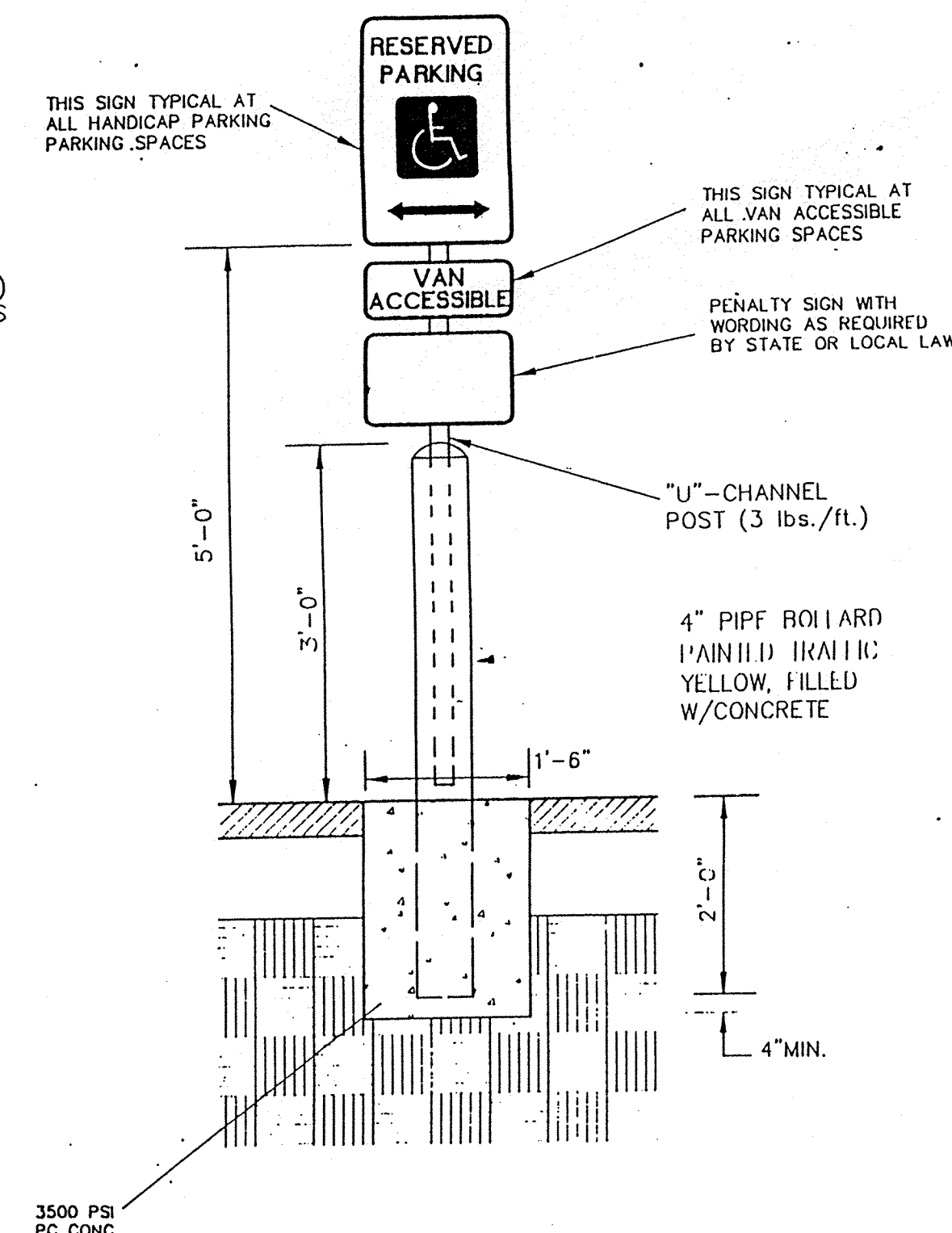
B TRASH ENCLOSURE PLAN  
4 N.T.S.



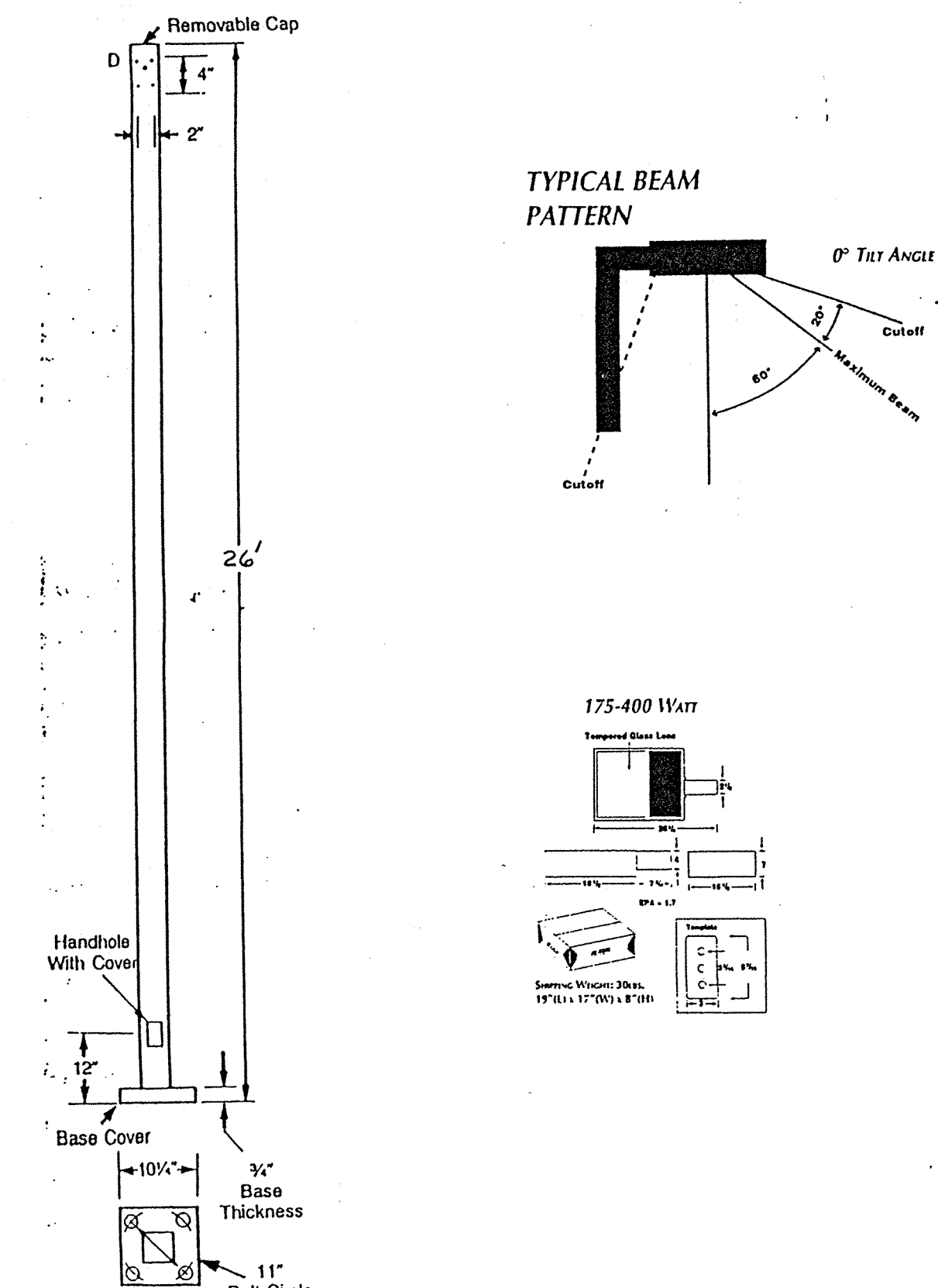
C TRASH ENCLOSURE PLAN  
4 N.T.S.



E HANDICAP RAMP DETAIL  
4 N.T.S.

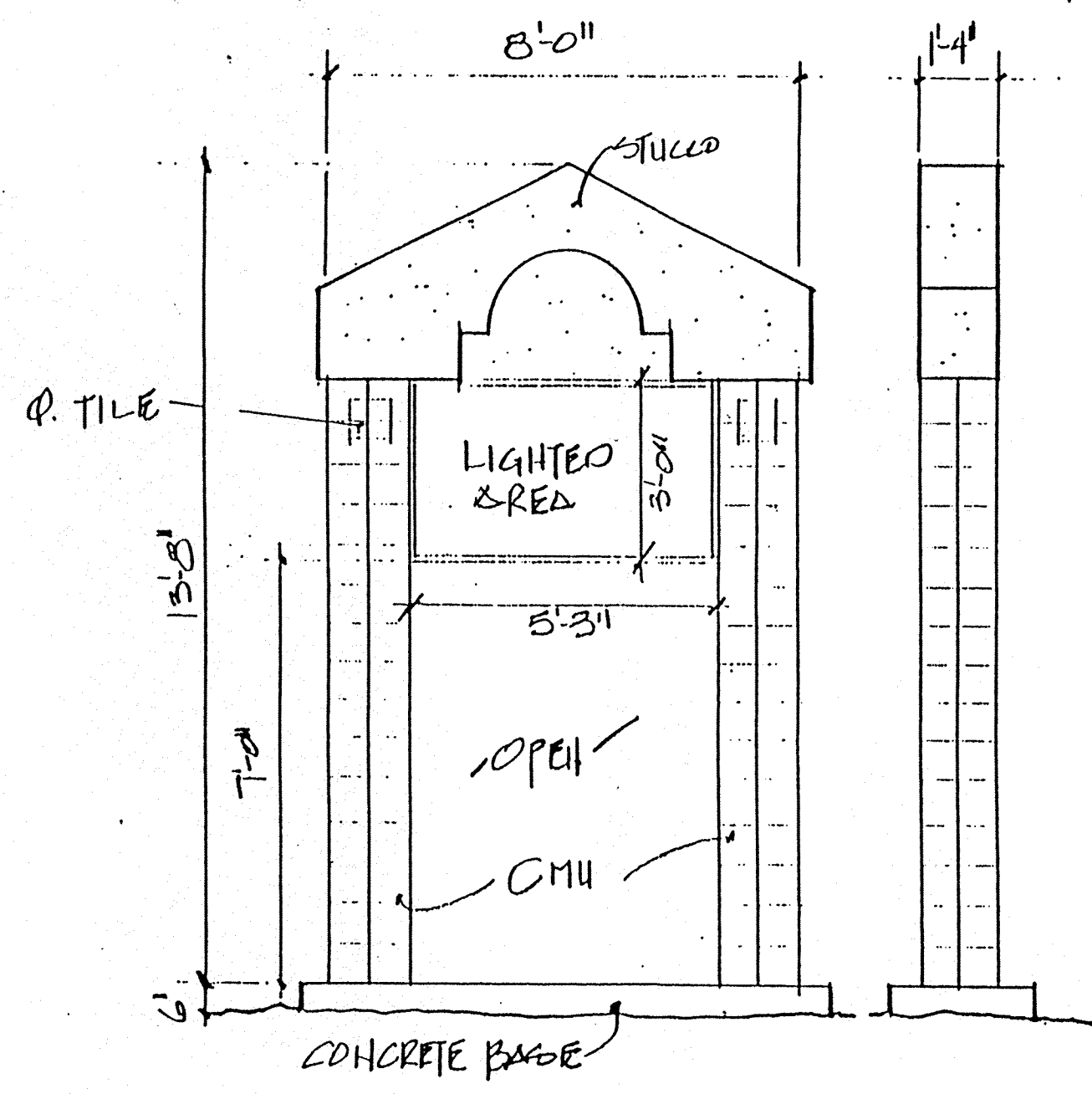


G HANDICAP SIGN ASSEMBLY DETAIL  
4 N.T.S.



H SITE LIGHTING DETAIL  
4 N.T.S.

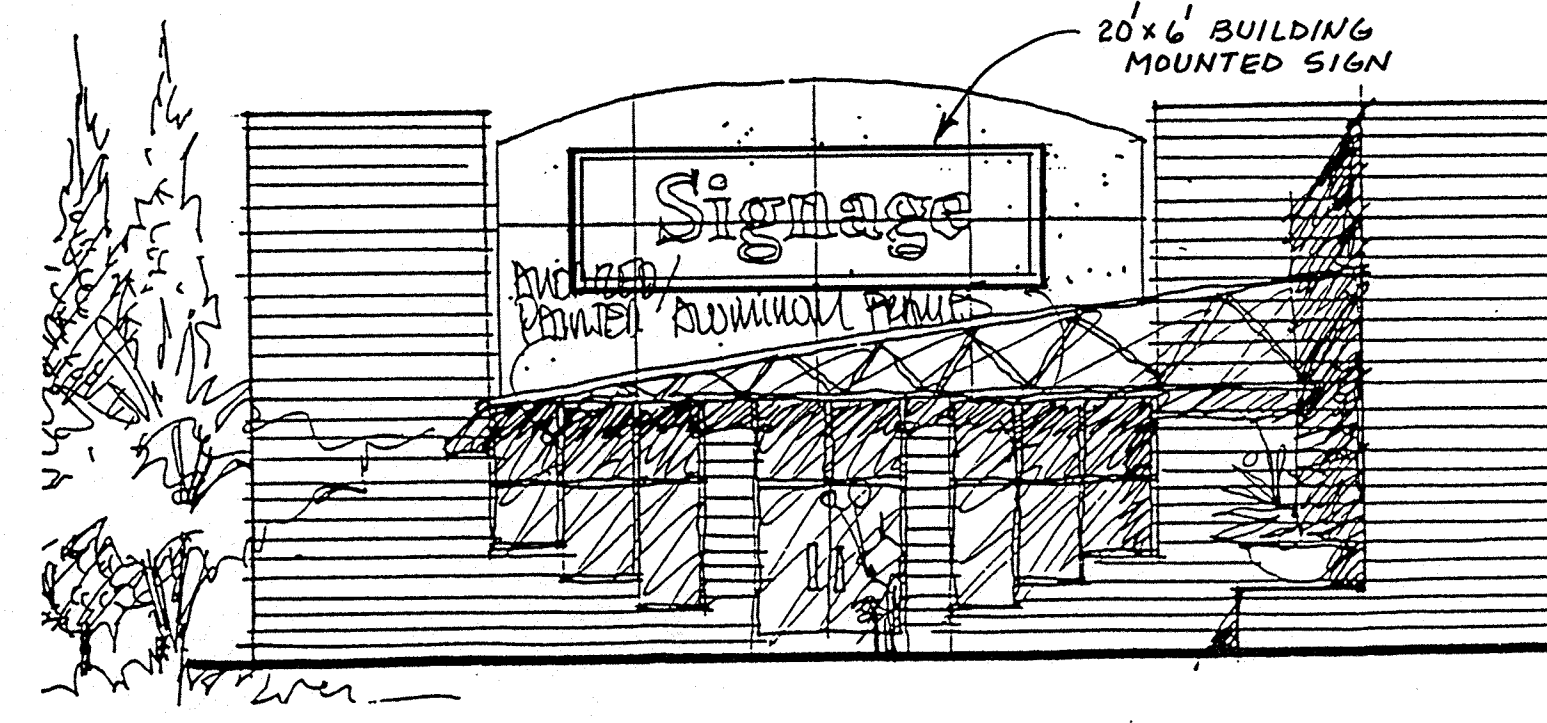
ALL COLORS & MAT'L'S TO MATCH BUILDING



D FREE STANDING SIGN  
4 N.T.S.

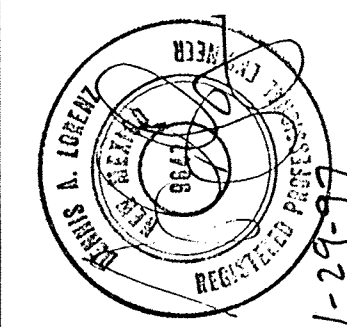
BUILDING MOUNTED SIGN -VS- BUILDING FACADE AREA

| UNIT | FACADE AREA (sf) | SIGN AREA (sf) | SIGN /BLDG AREA (%) | ALLOWED (%) |
|------|------------------|----------------|---------------------|-------------|
| A    | 1088             | 120            | 11.0                | 20          |
| B    | 1088             | 120            | 11.0                | 20          |
| C    | 1088             | 120            | 11.0                | 20          |
| D    | 1088             | 120            | 11.0                | 20          |



F BUILDING MOUNTED SIGN  
4 N.T.S.

**BIL**  
BRASHER & LORENZ, INC.  
Consulting Engineers



ALEXIS PARK  
SITE DETAILS

REVISIONS:  
11/96

DATE:  
6/96

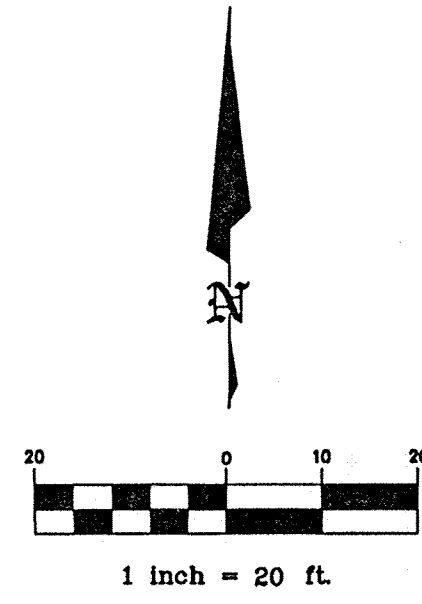
CHECKED BY:  
D.A.L.

DRAWN BY:  
D.D.E.

JOB NO:  
6044

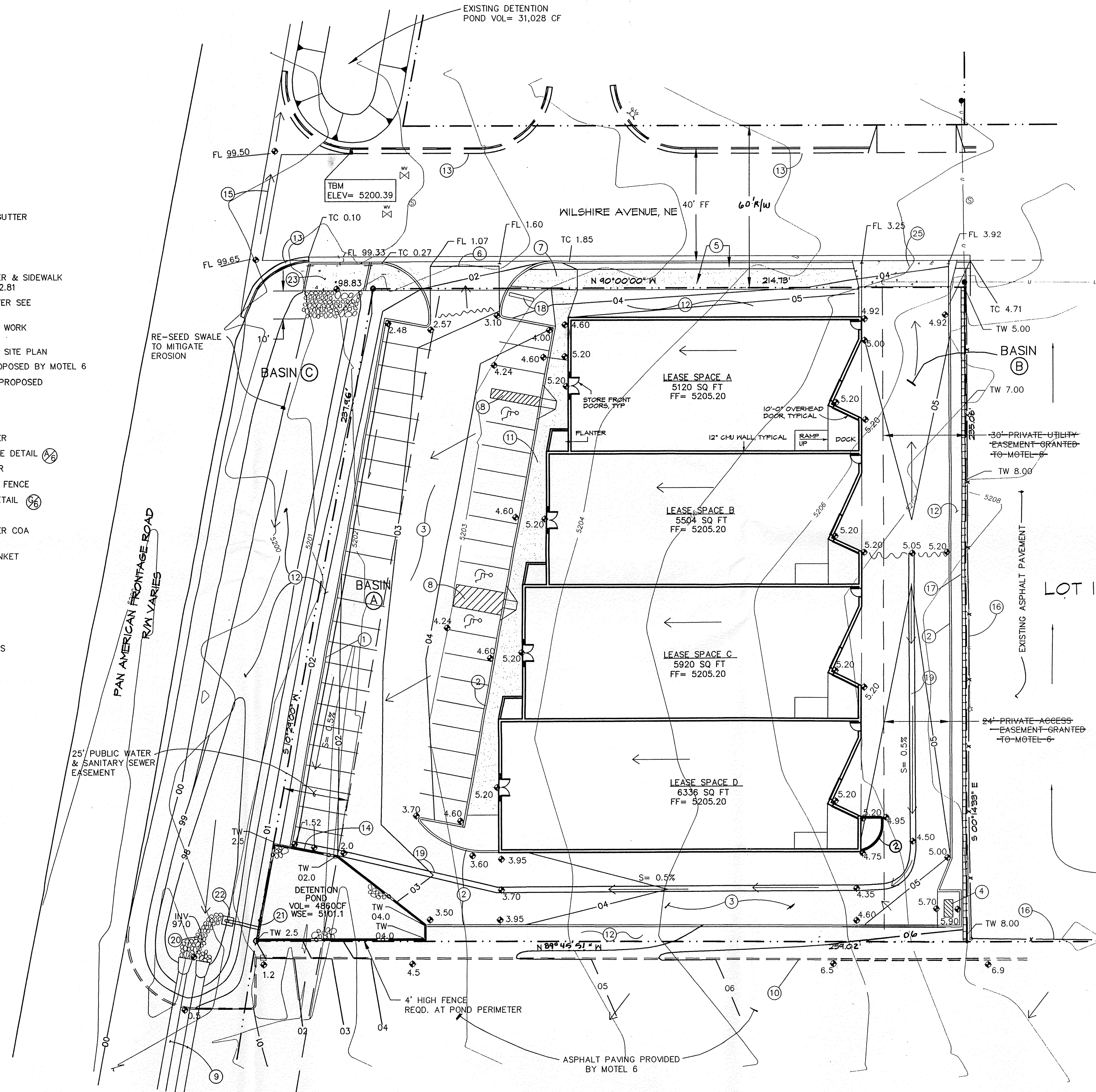
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SHEET NO:  
4 OF 8

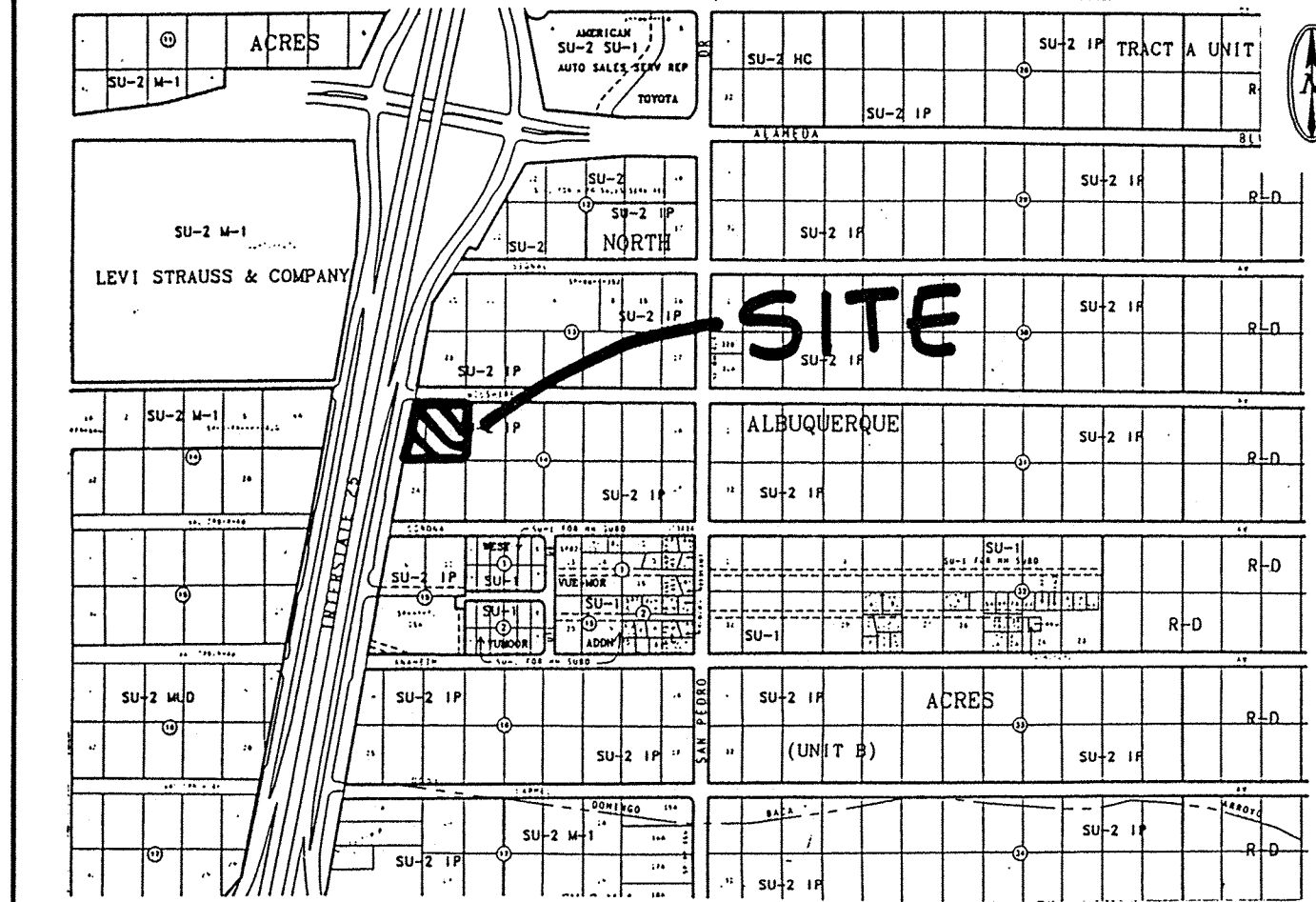


**KEYED NOTES**

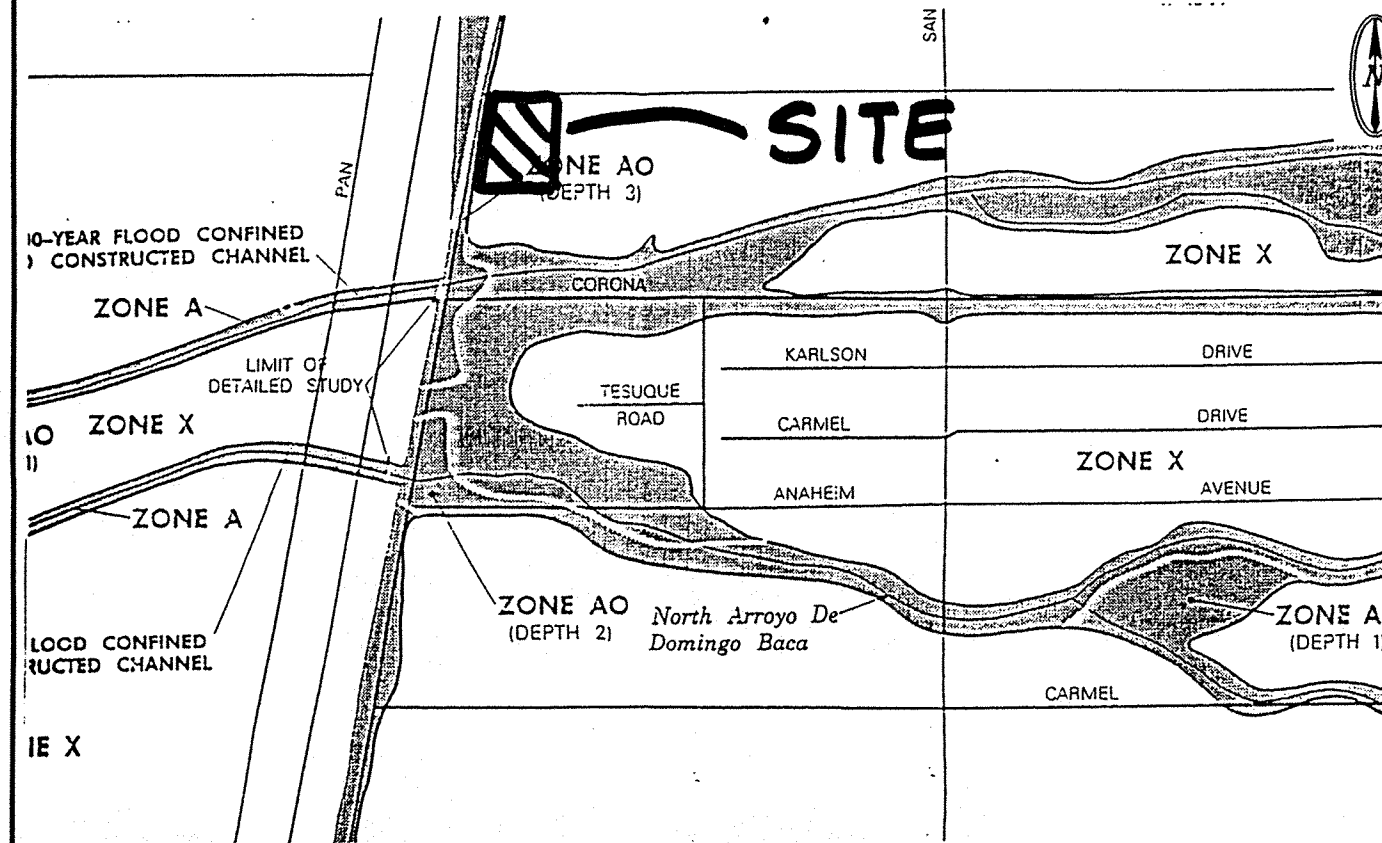
1. 6" CONCRETE CURB & GUTTER
2. 6" CONCRETE CURB
3. ASPHALT PAVEMENT
4. REFUSE ENCLOSURE
5. STANDARD CURB, GUTTER & SIDEWALK SEE CITY PROJECT 5492.81
6. CONCRETE VALLEY GUTTER SEE CITY PROJECT 5492.81
7. HANDICAP RAMP - SEE WORK ORDER PLANS
8. HANDICAP RAMP - SEE SITE PLAN
9. 2 - 24" CULVERTS PROPOSED BY MOTEL 6
10. PAVING IMPROVEMENTS PROPOSED BY MOTEL 6
11. 4" PCC SIDEWALK
12. LANDSCAPING
13. EXISTING CURB & GUTTER
14. CONCRETE ROUNDOFF SEE DETAIL (14)
15. EXISTING VALLEY GUTTER
16. EXISTING 6" CHAIN LINK FENCE
17. RETAINING WALL SEE DETAIL (17)
18. PROJECT SIGN
19. CONC ALLEY GUTTER PER COA STD DWG 2415
20. EROSION CONTROL BLANKET SEE DETAIL (20)
21. EMERGENCY SPILLWAY SEE DETAIL (21)
22. POND OUTLET SEE SECTION (22)
23. DRAINAGE ROUNDOFF SEE WORK ORDER PLANS
24. GUARDRAIL SEE WORK ORDER PLANS
25. 32' DRIVEPAD PER COA STD DWG 2425



LOT 23 - A  
(MOTEL 6)



C-18 LOCATION MAP 1" = 750'



FLOODWAY & OFFSITE DRAINAGE MAP 1" = 500'

**PROPERTY ADDRESS**

Wilshire Ave NE

**LEGAL DESCRIPTION**

Lots 9 & 10, Block 14  
Tract A, Unit B  
North Albuquerque Acres

**PROJECT BENCHMARK**

TBM: Top of existing curb & gutter at N.E. return at intersection of Wilshire Ave and I-25 East frontage road Elevation 5200.39 feet

**SURVEY**

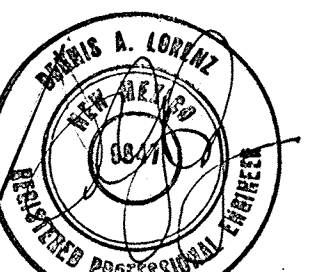
Topographic and Field Measurement by Precision Surveys, Inc. Dated October, 1995

**LEGEND**

- 6001 — EXISTING CONTOUR ELEVATION
- 02.5 x EXISTING SPOT ELEVATION
- 01 — PROPOSED CONTOUR ELEVATION
- — — PROPERTY LINE
- 01.5 x PROPOSED SPOT ELEVATION
- ← DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- △ AMAFCA R/W MONUMENT
- FOUND MONUMENT AS DESIGNATED
- ⊙ MANHOLE
- DROP INLET
- ⊗ WATER VALVE
- x - CHAINLINK FENCE

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Ph: 505-888-6088 Fax: 505-888-6188

ALEXIS PARK  
GRADING & DRAINAGE PLAN



11-1-96 7-28-98

REVISIONS:  
△ REV. HC PARKING PER CODE MISC  
REV PER DRB 11-22-96

|             |             |
|-------------|-------------|
| DATE:       | 9/96        |
| CHECKED BY: | D.A.L.      |
| DRAWN BY:   | A.S.C.      |
| JOB NO:     | 6044        |
| FILE NO:    | 6044G-D.DWG |
| SHEET NO:   | 5 OF 8      |

GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site and contributing off-site areas. The property is to be developed as an office/warehouse complex, with associated paving, landscaping, utility, grading, and drainage improvements. The scope of this plan is to establish grading and drainage criteria to define infrastructure requirements, provide construction detail, and facilitate Site Development Plan and Building Permit approval.

EXISTING CONDITIONS

The project site is approximately 1.3 acres in size and is located on Wilshire Avenue NE, at the I-25 East Frontage Road. The site is bounded by the East Frontage Road on the west, Wilshire Avenue on the north, developed IP property on the east, and undeveloped property on the south. The site is described as Lots 9 & 10, Block 14, Tract A, Unit B, North Albuquerque Acres. Presently the site is undeveloped. Site topography slopes from east to west at approximately 3%. The site is sparsely covered with native vegetation.

On-site runoff flows westward to the Frontage Road and Wilshire where drainage is divided, flowing north and south. Wilshire Avenue and a portion of the undeveloped site runoff drains to the intersection with the Frontage Road where street improvements convey runoff to an existing ponding site located along the Frontage Road just north of Wilshire. The southern portion of the site drains west then south to the Corona corridor where 8 - 48 inch culverts drain flows under I-25.

The attached Floodway Panel indicates that this site lies adjacent to a designated flood hazard zone, however, construction of the Lower North Domingo Baca Dam has removed the floodplain. A Request for Map Revision has been made by AMAFCA.

PENDING DRAINAGE MASTERPLANS

The City of Albuquerque, AMAFCA and the New Mexico State Highway and Transportation Department (NMSHTD) have retained local consultants to prepare DMP's which affect the subject project. The City has retained Griener Engineering to prepare a regional DMP, Resource Technologies, Inc is preparing the "North Camino, Camino and La Cueva Arroyos Drainage Masterplan" for AMAFCA, and Bohannon Houston and Assoc, Inc is preparing the "I-25 Northeast Corridor Drainage Masterplan" for the NMSHTD. Each DMP is studying alternatives which include diversions to the Corona storm drain corridor. The City, AMAFCA and NMSHTD have agreed to work together to solve the regional drainage problems which affect the area. In the interim, all development projects within the contributing watershed are required to limit discharge to historic rates.

DEVELOPED CONDITIONS

As shown by the Plan, the project consists of the development of the property into an office/warehouse complex. The Plan shows the elevations and improvements recommended to implement the drainage criteria for the project site.

Due to downstream limitations through the Coronado Mobile Home Park, which is located west of I-25, discharge from the site will be limited to historic rates, on a temporary basis, until downstream conditions improve. Motel 6 has agreed to participate in the construction of storm drainage improvements within the Corona corridor, which will provide a future outfall for the subject project. The City has begun acquiring the right-of-way necessary to make the required drainage improvements within the Coronado Mobile Home Park.

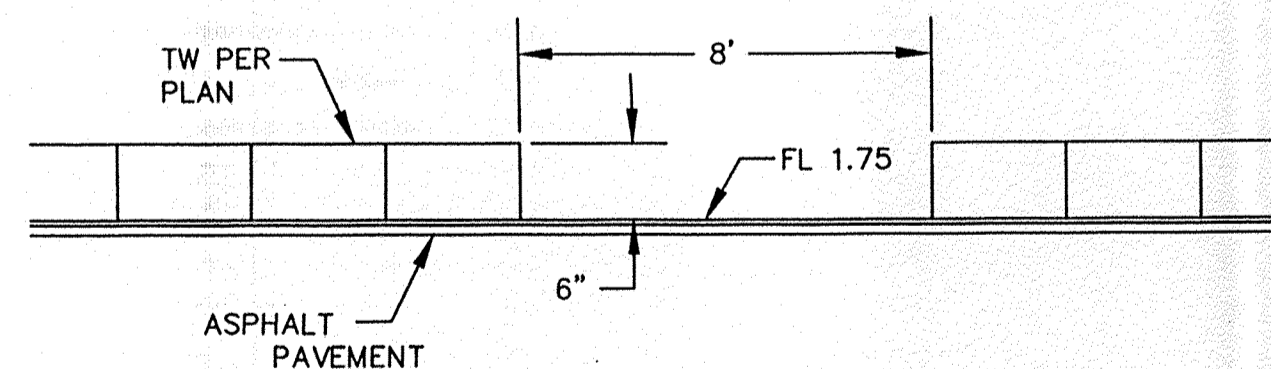
On-site all runoff flows overland to the proposed detention pond site located at the southwest corner of the project. The pond is designed to drain at a controlled rate of approximately 1.75 cfs, which is less than the historic peak rate of 2.4 cfs. Discharge from the pond flows through 2-24 inch culverts to be constructed by motel 6, then to the existing 48 inch culverts maintained by the NMSHTD at the old Corona Avenue. Motel 6 is improving the inlet conditions at the existing culverts (City Project 5448.81) for use by adjoining properties.

EROSION CONTROL

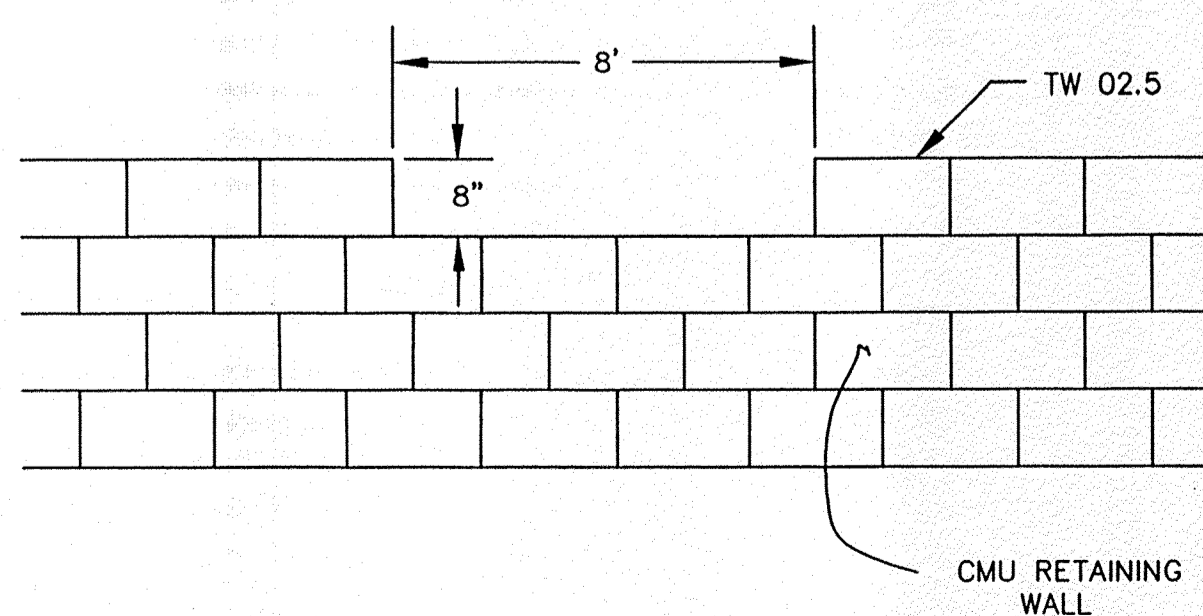
Temporary erosion control will be required during construction to control the discharge of sediment into the public street and storm drainage network. A temporary erosion control berm shall be constructed and maintained by the contractor during construction. The berm is to be placed along the north, south and west project boundaries to direct sediment to the pond site located at the southwest corner of the site. The berm shall remain in place until paving and drainage improvements are in place.

CALCULATIONS

Project hydrology and drainage facility design calculations are provided separately and are available upon request.



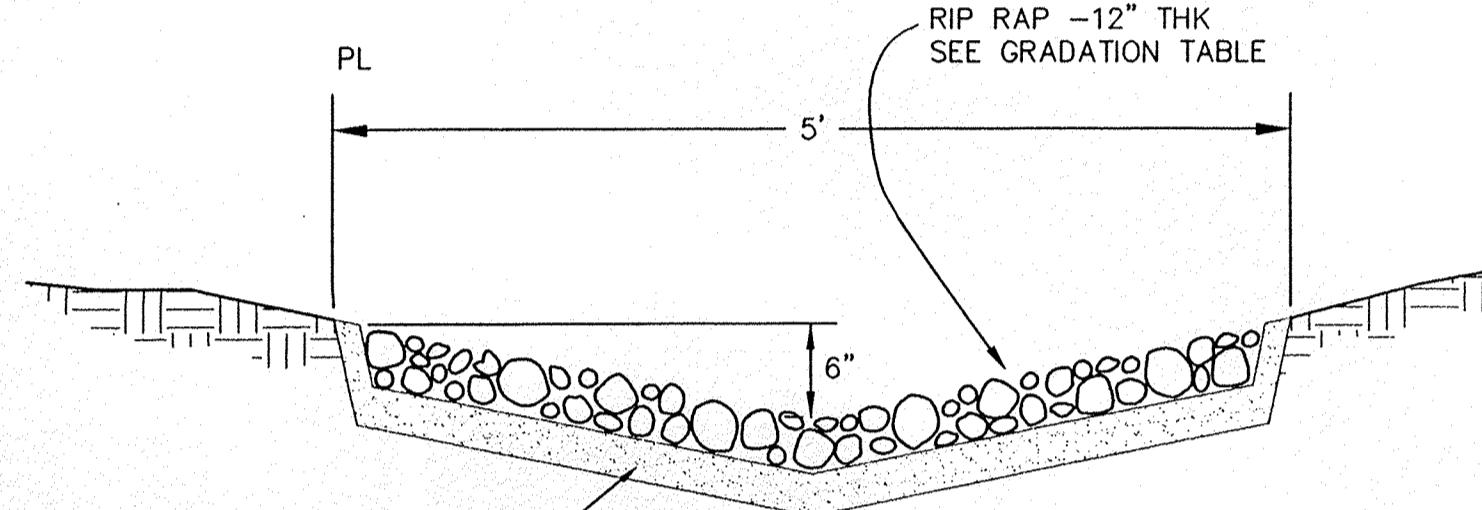
PARKING LOT RUNDOWN (A/6) NTS



POND OVERFLOW SPILLWAY DETAIL (B/6) NTS

DRAINAGE PLAN NOTES

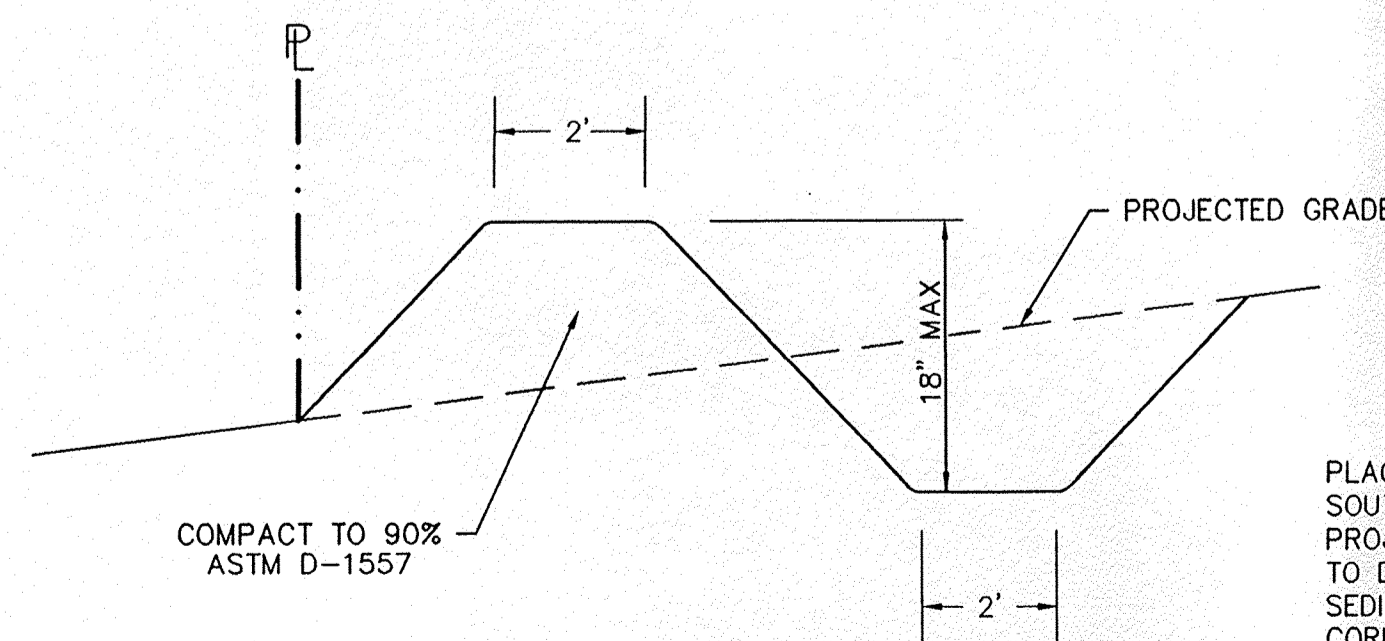
1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.



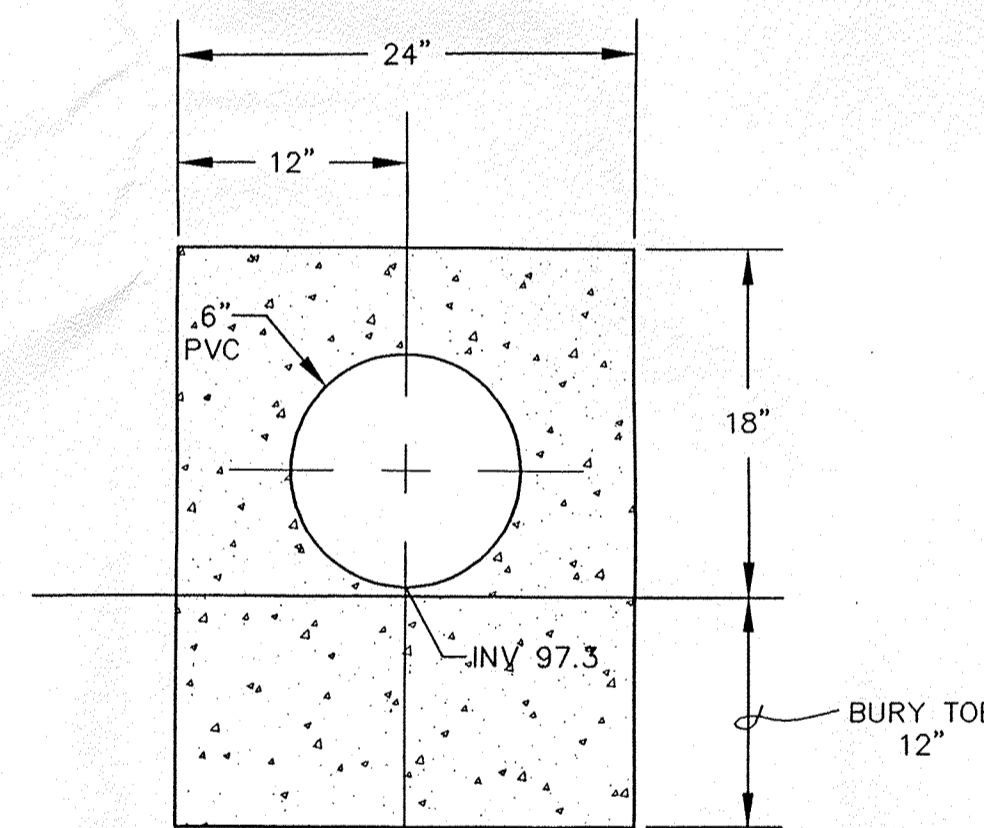
EROSION CONTROL PAD DETAIL (C/6) NTS

| GRADATION FOR RIP-RAP          |                     |
|--------------------------------|---------------------|
| MIN DIMENSION                  | % SMALLER BY WEIGHT |
| 12"                            | 70-100              |
| 9"                             | 50-70               |
| 6"                             | 35-50               |
| 2"                             | 2-10                |
| GRADATION FOR GRANULAR BEDDING |                     |
| SIEVE SIZE                     | % BY WEIGHT         |
| 2"                             | 90-100              |
| 3/4"                           | 20-90               |
| #4                             | 0-20                |
| #16                            | ---                 |
| #50                            | ---                 |
| #100                           | ---                 |
| #200                           | ---                 |

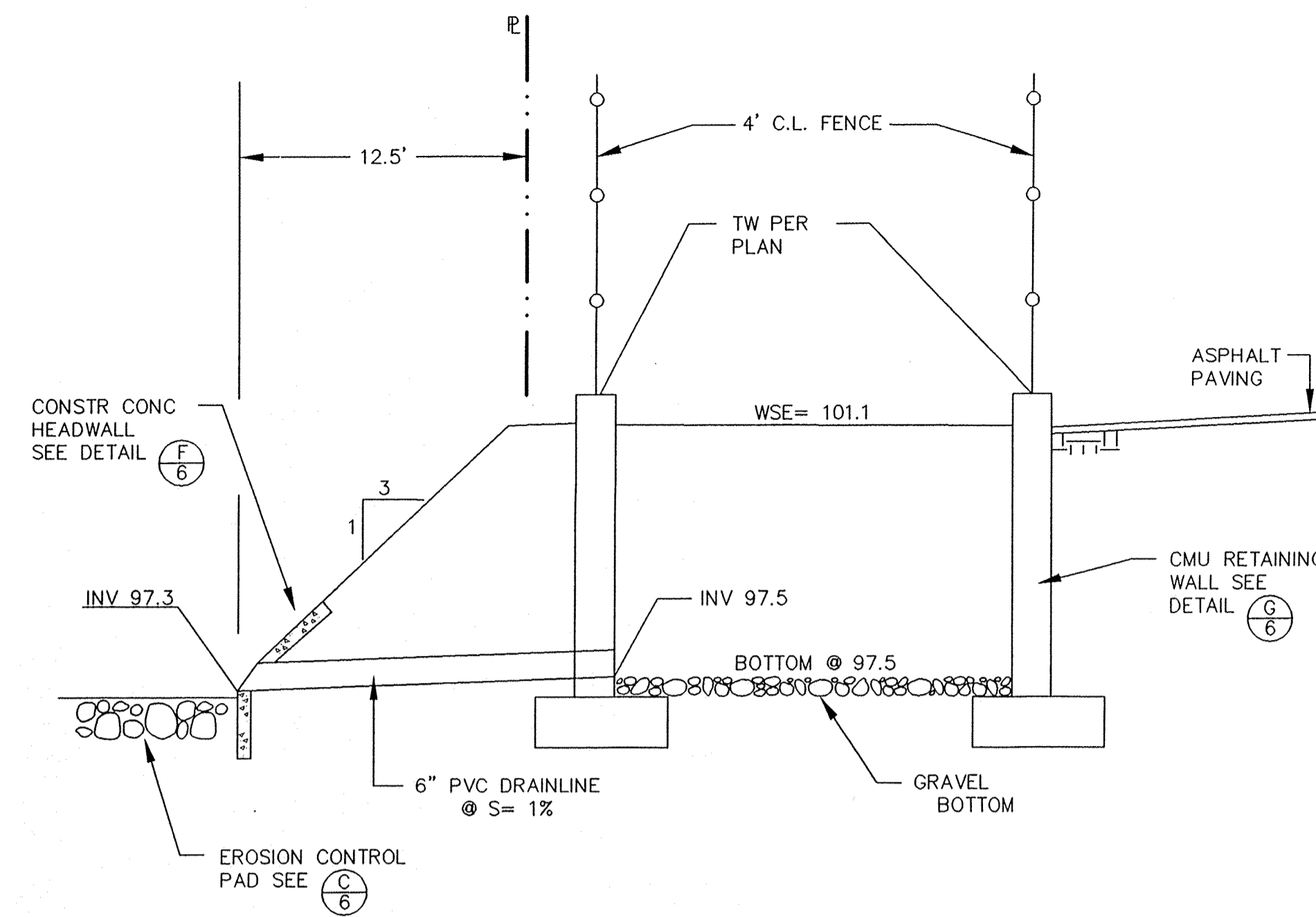
All rip-rap shall be angular rock and free from cracks. No shale, no broken concrete and no cobbles will be accepted.



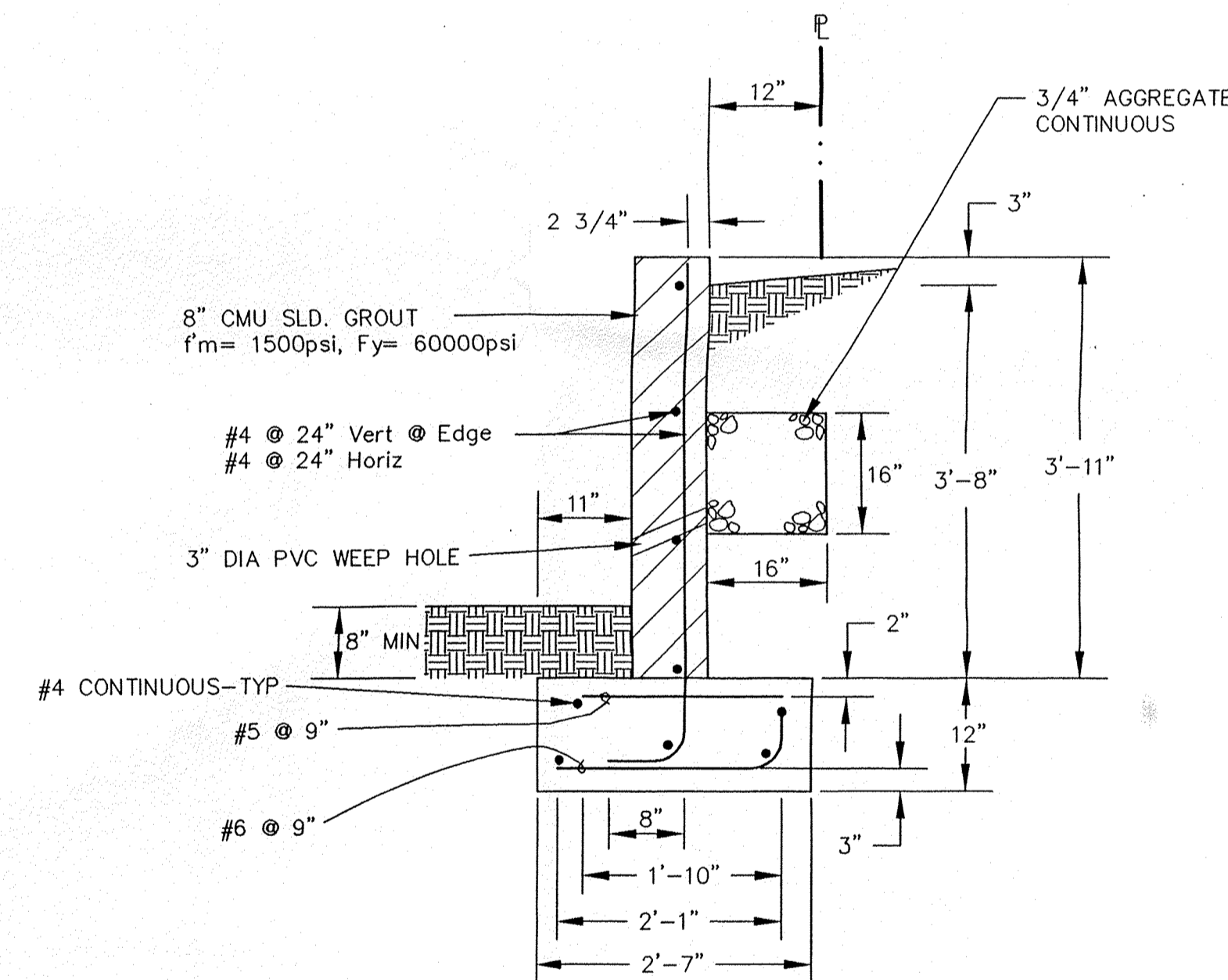
TEMPORARY EROSION CONTROL BERM DETAIL (D/6) NTS



HEADWALL SECTION (F/6) NTS



DETENTION POND SECTION (E/6) NTS



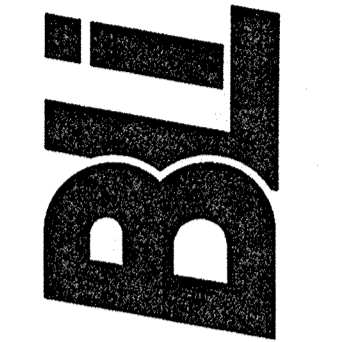
CMU RETAINING WALL (G/6) NTS

RETAINING WALL NOTES:

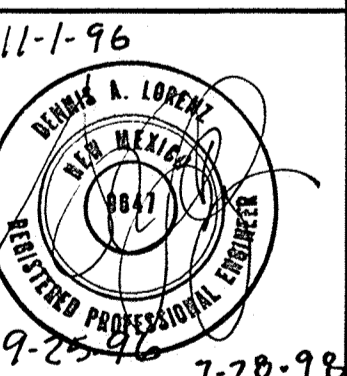
1. All cells shall be completely filled with concrete
2. All walls are designed based on special inspection per UBC and assumes garden wall heights are not to exceed 5 feet.
3. Contractor shall submit to Owner results of masonry test prisms built and tested per UBC STD 24-26, UBC SEC 2405.
4. Footing subgrade and base shall be compacted to 95% modified proctor per ASTM D-1557.
5. 1/2" felt expansion joints shall be installed at 30 foot on center and at section changes.
6. All masonry shall be laid in running bond only.
7. All masonry surfaces to be backfilled shall be coated with emulsified asphalt.
8. Walls are designed assuming the following:

f'c=4000 psi maximum aggregate size = 3/4"  
 fy=60,000 psi (ASTM A-615 GR 60)  
 fm=1500 psi  
 Wind loading on garden wall = 35 psf  
 Unit weight of backfill = 120 pcf  
 Concrete/soil coeff of friction = 0.35  
 Allowable soil bearing pressure = 1500 psf  
 Acting pressure = 44 psf/ft  
 Slope active pressure = 44 psf/ft  
 Passive pressure = 400 psf/ft

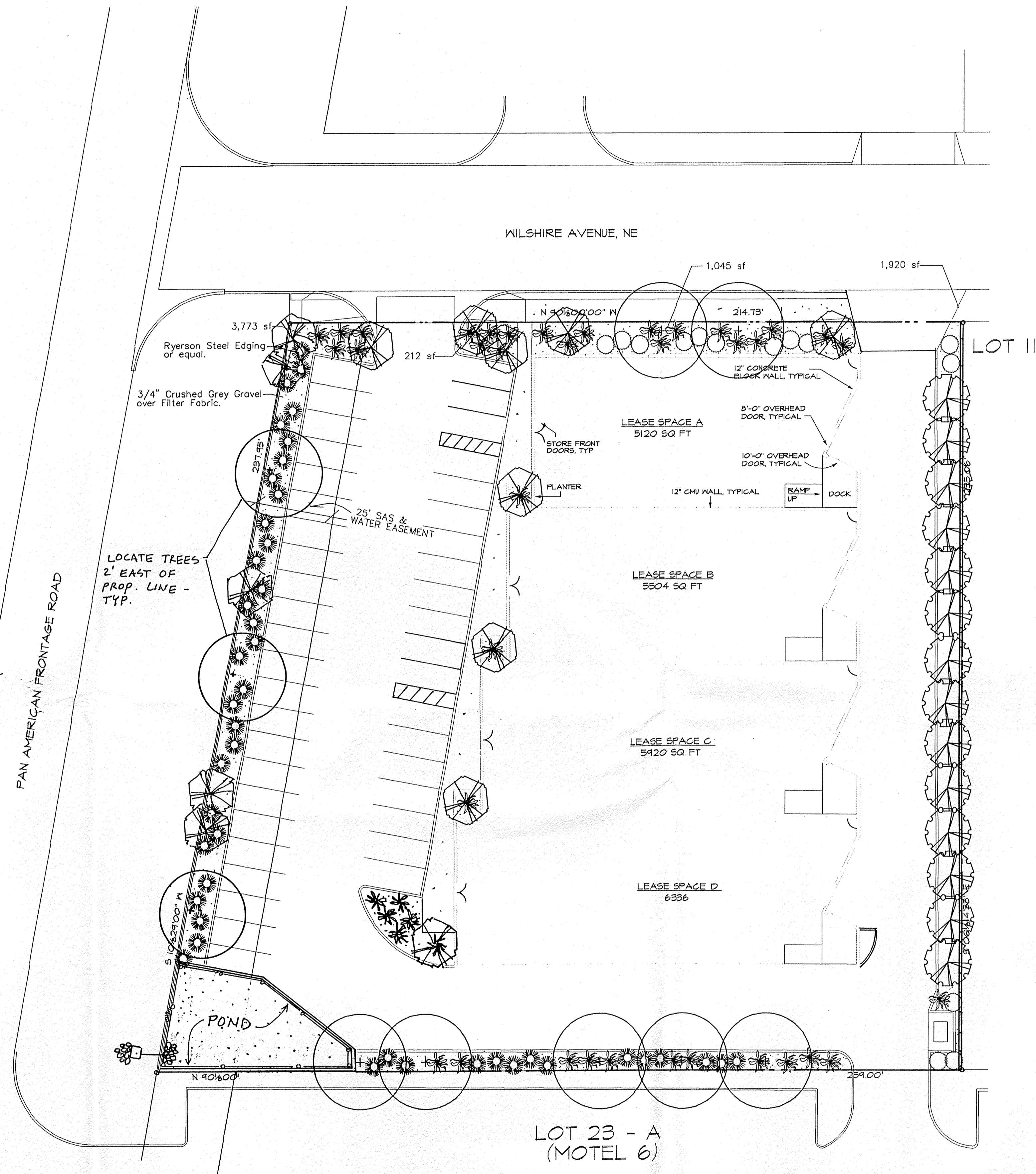
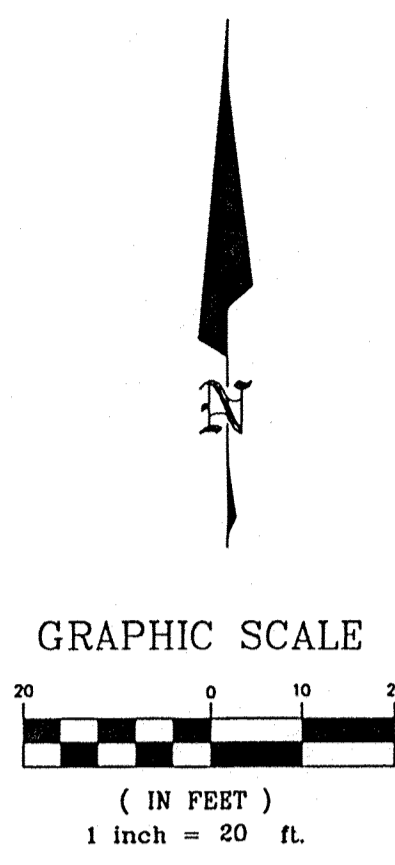
BRASHER & LORENZ, INC.  
 Consulting Engineers  
 2201 San Pedro NE Building 1 Suite 210  
 Albuquerque, New Mexico 87110  
 Ph: 505-888-6088 Fax: 505-888-6188



ALEXIS PARK  
 GRADING & DRAINAGE PLAN



|             |            |
|-------------|------------|
| REVISIONS:  |            |
| DATE:       | 6/96       |
| CHECKED BY: | D.A.L.     |
| DRAWN BY:   | D.D.E.     |
| JOB NO:     | 6044       |
| FILE NO:    | 6044D2.DWG |
| SHEET NO:   | 6 OF 8     |



**LANDSCAPE LEGEND**

- (10) 2 1/2" cal Honeylocust
- (14) 15 gal Leylandii Cypress
- (14) 15 gal Bradford Pear
- (44) Native Shrubs
- (14) 5 gal Photinia
- (43) 5 gal Buffalo Juniper
- 3/4" Crushed Grey Gravel w/ Filter Fabric.
- Steel Edging
- Retaining wall.

**IRRIGATION NOTES:**

- TREES TO RECEIVE .25GPM BUBBLERS. SHRUBS TO RECEIVE 1.0 GPH DRIP EMITTERS
- DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE 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 FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.
- IRRIGATION SYSTEM TO BE MAINTAINED BY BUILDING OWNERS

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**LANDSCAPE CALCULATIONS**

|                         |         |
|-------------------------|---------|
| Total Site Area         | 56,081  |
| Total Building Area     | -22,880 |
| Net Lot Area            | 33,201  |
| Required Landscape Area | 4,980   |
| Landscape Area Provided | 6,950   |

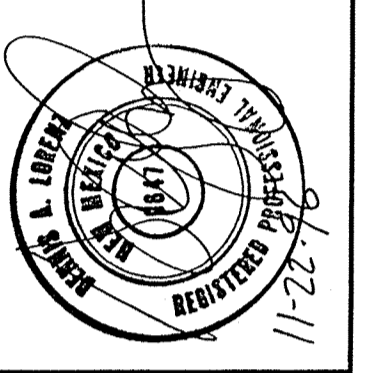
**LANDSCAPE NOTES:**

- 1) All landscape maintenance shall be the responsibility of the owner.
- 2) All landscaping shall be watered by a complete underground irrigation system operated by automatic timer.
- 3) All landscaped bed shall be covered with 2-3" of 3/4" Crushed Grey Gravel over Filter Fabric.

Approval of this Plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Ordinance. Water management is the sole responsibility of the property owner.

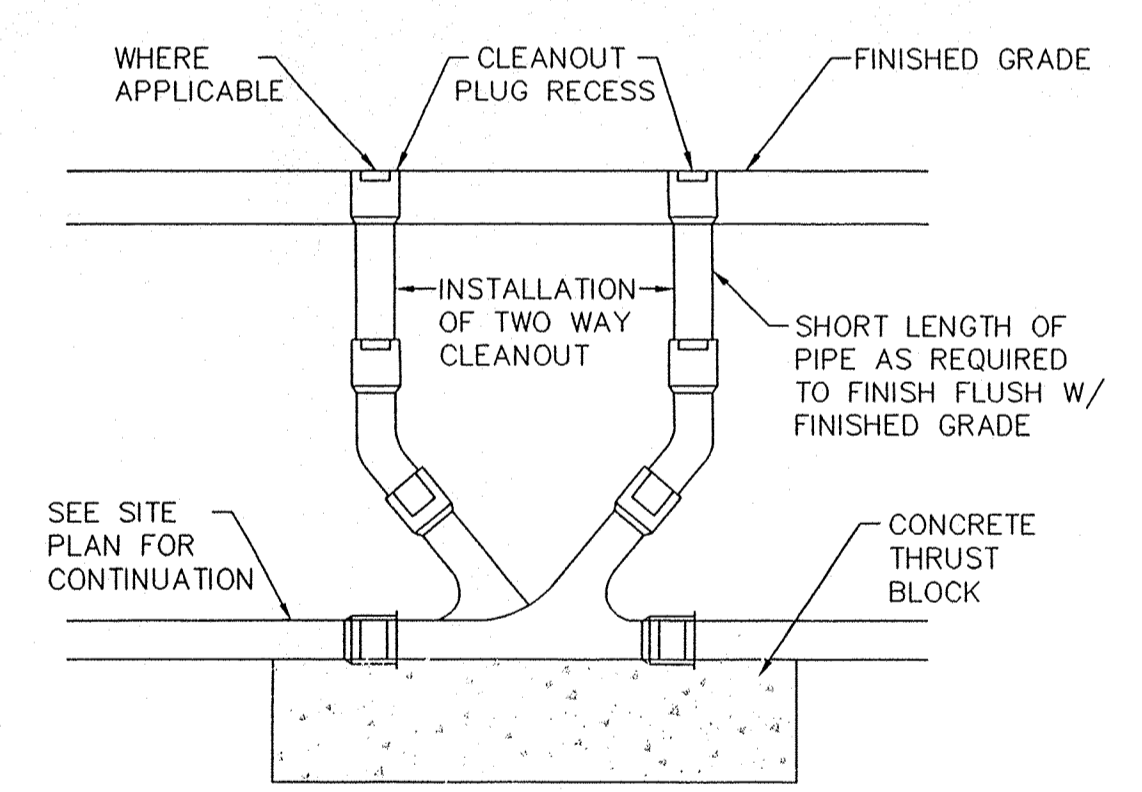
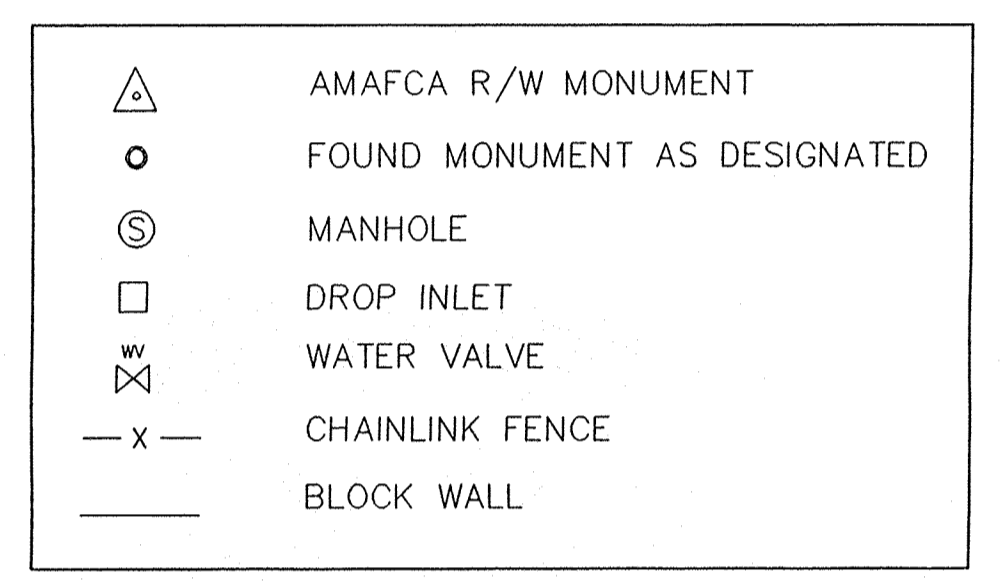
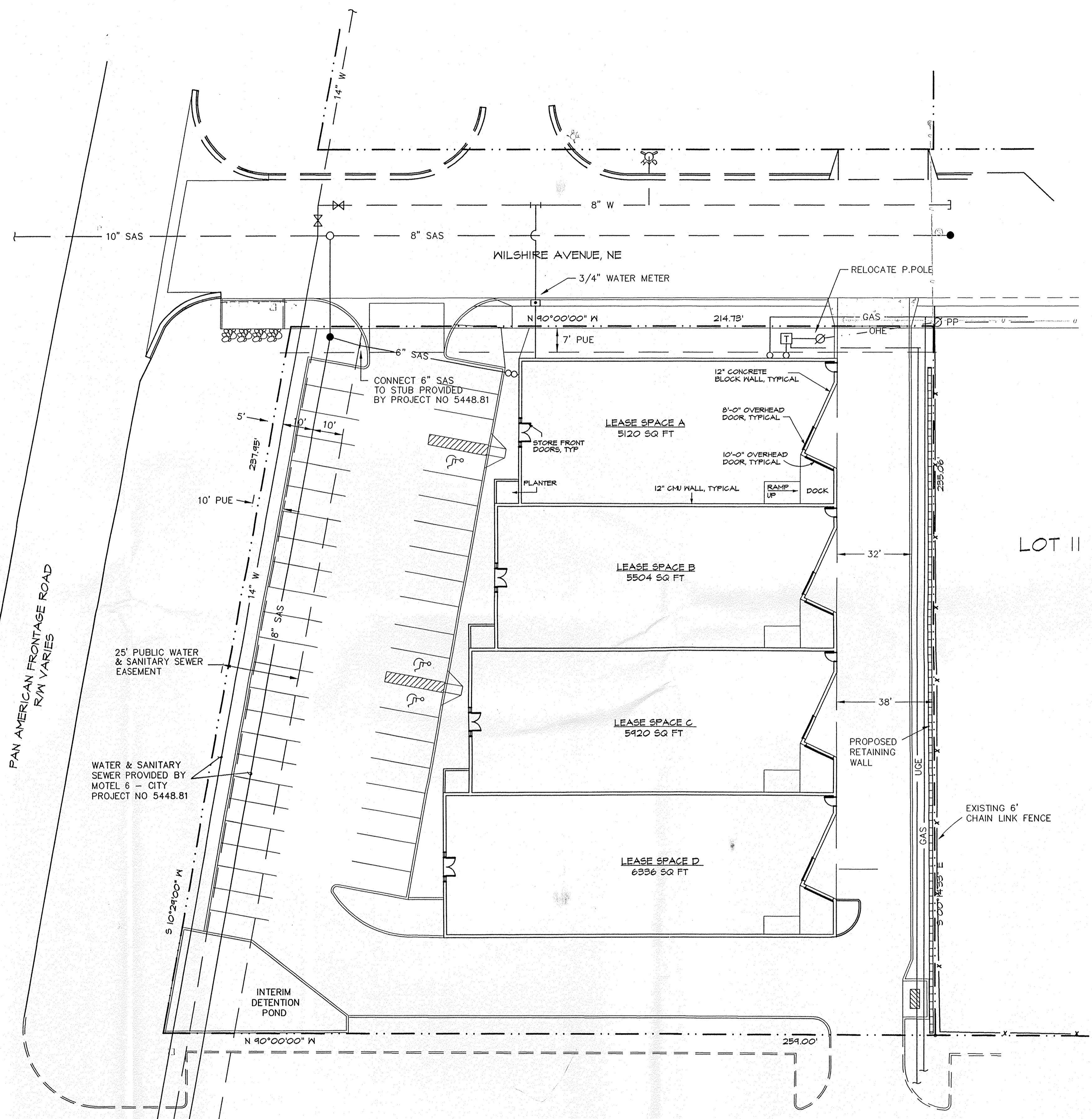
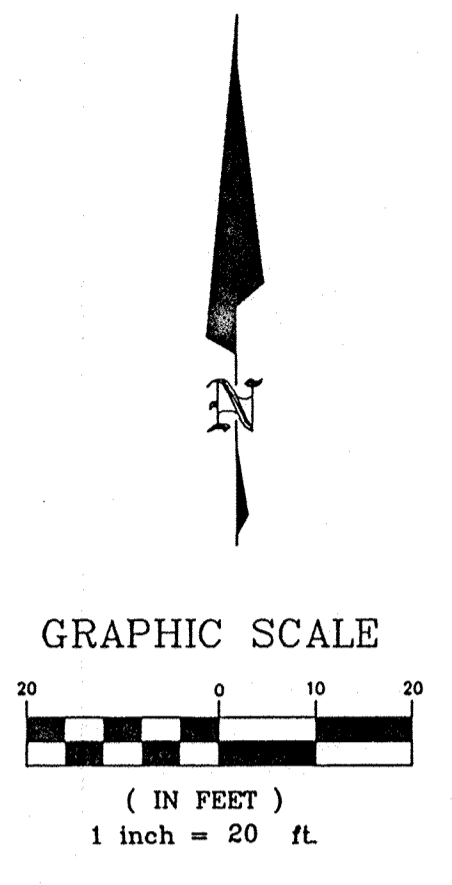
REVISIONS:

|             |             |
|-------------|-------------|
| DATE:       |             |
| CHECKED BY: | D.A.L.      |
| DRAWN BY:   | A.S.C.      |
| JOB NO:     | 6044        |
| FILE NO:    | LANDSCP.DWG |
| SHEET NO:   |             |



**ALEXIS PARK**  
 UTILITY PLAN

|                     |
|---------------------|
| REVISIONS:          |
| DATE: 9/96          |
| CHECKED BY: D.A.L.  |
| DRAWN BY: A.S.C.    |
| JOB NO: 6044        |
| FILE NO: 6044-U.DWG |
| SHEET NO: 8 OF 8    |



TYPICAL CLEANOUT DETAIL  
 NTS