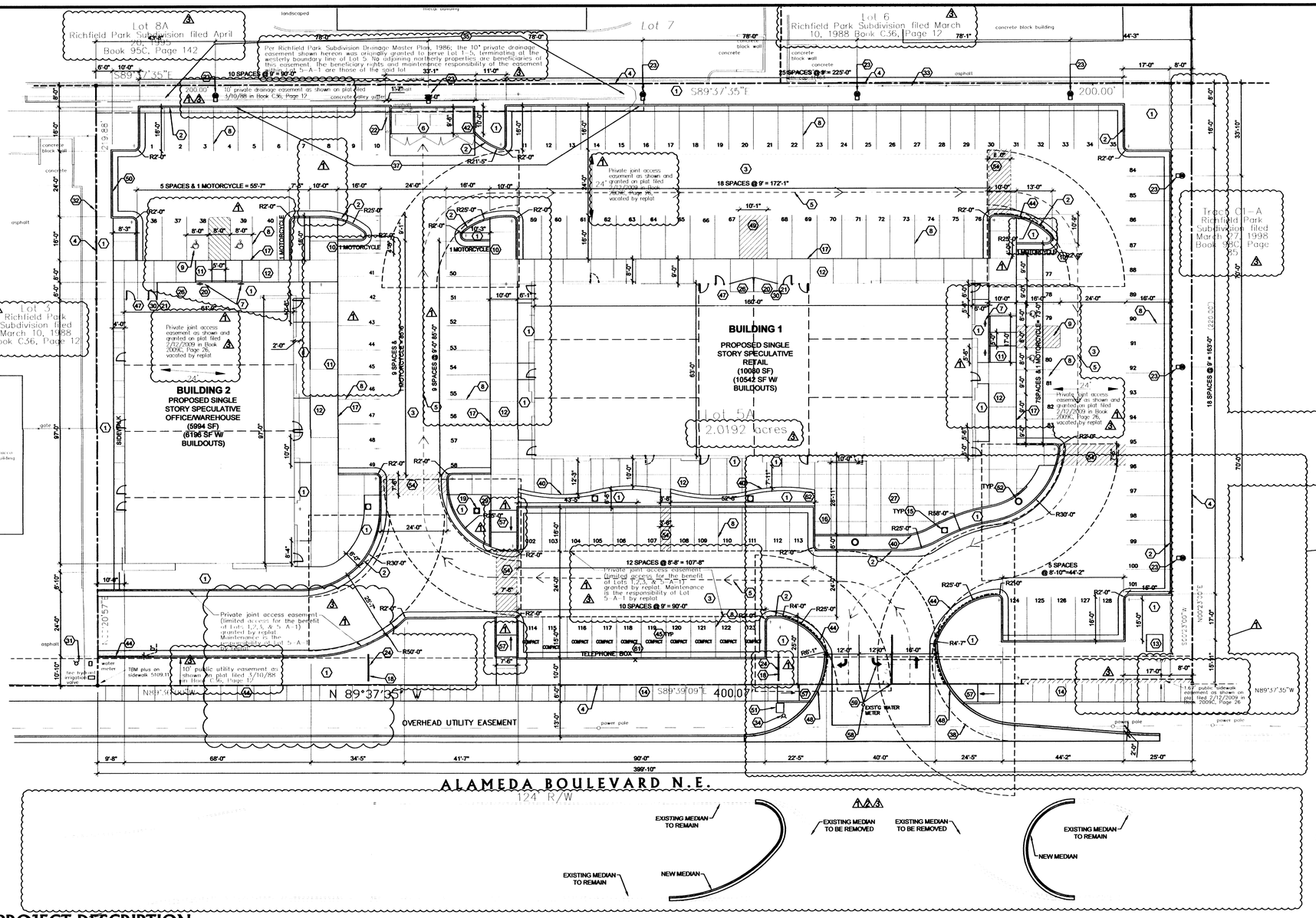


KEYED NOTES:

1. LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1
2. STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
3. 3" ASPHALT PAVING @ DRIVELANES AND AT PARKING STALLS.
4. PROPERTY LINE.
5. WASTE COLLECTION ROUTE.
6. REFUSE PAD, APRON, AND ENCLOSURE WITH RECYCLING AREA, WITH GREASE TRAP & FROST PROOF YARD POST HYDRANT, PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAILS B/S1.2 THROUGH E/S1.2.
7. POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE N/S1.2.
8. PARKING STALL STRIPING, TYPICAL.
9. PAINTED HANDICAP PARKING SYMBOL.
10. MOTORCYCLE/MOPED PARKING AREA.
11. HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
12. NEW CONCRETE SIDEWALK. WIDTH AS DENOTED. MINIMUM UNOBSTRUCTED WIDTH SHALL BE 6'-0".
13. TRANSFORMER LOCATION PAD MOUNTED, PER PNM SPECIFICATIONS.
14. EXISTING 6'-0" CITY SIDEWALK.
15. DECORATIVE POLE LIGHTING OR LIGHT BOLLARDS ALONG SOUTH/FRONT OF BUILDING ALONG THE SIDEWALK NOT EXCEEDING 16 FT. HT. SEE DETAIL G/S1.2.
16. BIKE RACK. SEE DETAIL I/S1.2.
17. TURNDOWN SIDEWALK.
18. MONUMENT SIGN. SEE DETAIL K/S1.2.
19. FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH.
20. GAS METER LOCATIONS. (12 TOTAL- 8 AT BLDG 1, 4 AT BLDG 2).
21. ROOF ACCESS HATCH & LADDER LOCATION.
22. 6" STEEL BOLLARDS. FILLED W/ CONCRETE. SEE DETAIL F/S1.2.
23. POLE LIGHT SEE DETAILS/G/S1.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
24. MONUMENT SIGN DOWNLIGHTING MOUNTED ON TOP OF MONUMENT SIGN.
25. DIRECTIONAL SIGNAGE. SEE M/S1.2.
26. ELECTRICAL METERS LOCATION.
27. TENANT SHARED OUTDOOR DINING AREA.
28. EXISTING HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
29. MAIL BOX LOCATION.
30. TELEPHONE DEMARCATION PANEL ROOM.
31. EXISTING FIRE HYDRANT.
32. EXISTING CHAIN LINK FENCE TO REMAIN - ON ADJACENT PROPERTY.
33. EXISTING WOOD FENCE TO REMAIN - ON ADJACENT PROPERTY.
34. NEW PUBLIC FIRE HYDRANT.
35. DEMO DRAINAGE SWALE. REPLACE WITH LANDSCAPING.
36. NOT USED.
37. CURB CUTS AT 15' O.C. TO PASS FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
38. EXISTING DRIVE CUT.
39. NOT USED.
40. 3'-6" HIGH SCREEN WALL. STUCCO COLOR TO MATCH BUILDING.
41. SEATING WALL. TOP OF WALL AT 20" ABOVE GROUND LEVEL; WALL DEPTH 16". STUCCO COLOR TO MATCH BUILDING.
42. NOT USED.
43. NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX SLOPE.
44. NO PARKING, FIRE LANE. CURB TO BE PAINTED/DENOTED AS SUCH (LOCATION DENOTED BY DASHED LINE ON PLAN).
45. ALL COMPACT SPACES TO BE STAMPED WITH THE WORD "COMPACT" ON THE PAVEMENT.
46. NOT USED.
47. FIRE SPRINKLER RISER AND POTABLE WATER BACKFLOW PREVENTER ROOM.
48. RELOCATED ENTRY DRIVE.
49. STAMP PAVEMENT "NO PARKING" FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM .
50. NO PARKING. CURB TO BE PAINTED YELLOW TO DESIGNATE AS SUCH.
51. NEW WATER METER, 1" SERVICE, 3/4" METER.
52. LIGHTING BOLLARD.
53. NOT USED.
54. PAINT STRIPING ON PAVEMENT FOR PEDESTRIAN CROSSWALK.
55. NOT USED.
56. NOT USED.
57. NEW HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE. ALL RAMPS LOCATED WITHIN CITY RIGHT OF WAY TO HAVE TRUNCATED DOMES.
58. CAP OFF EXISTING WATER METER. SEE CONCEPTUAL SITE UTILITY PLAN.
59. NEW LANE STRIPING AND DIRECTIONAL ARROWS AT ACCESS POINT PER C.O.A. STANDARDS.
60. NOT USED.
61. RELOCATE EXISTING TELEPHONE BOX.
62. EXTERIOR LOCKERS FOR BIKE HELMETS, GEAR, ETC.

PROJECT DESCRIPTION:

ADDRESS:	4545 ALAMEDA BOULEVARD NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOT 5-A BEING A REPLAT OF LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION
OWNER:	JOHN E & CYNTHIA A MECHENBIER
UPC:	101706430039011104
ZONE MAP:	C-17
ZONING:	SU-2 (DESCRIPTION: IP OR SU-2 NC)
TOTAL SITE AREA:	88,004 SF
DEVELOPED AREA:	88,004 SF

CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)

OCCUPANCY GROUPS:	M	RETAIL
	B	OFFICE

GROSS BUILDING AREA (INCLUDES OVERHANGS & POPOUTS):	16,738 SF
NET FLOOR AREA:	16,074 SF
NET LOT AREA:	88,004 SF
LESS BUILDING FOOTPRINT AREA:	16,738 SF
NET LOT AREA:	71,226 SF
TOTAL LANDSCAPE PROVIDED:	15,103 SF
LANDSCAPE % NET LOT AREA:	21.2 %

BUILDING USAGE & OCCUPANCY AREAS:
THE BUILDING WILL BE USED PRIMARILY FOR RETAIL WITH POSSIBLE OFFICE OR MEDICAL USE IN SOME OF THE SPACE. IT IS ESTIMATED THAT APPROXIMATELY 10,080 S.F. SHALL BE RETAIL SPACE (M OCCUPANCY), AND APPROXIMATELY 5,994 S.F. OF THE TOTAL SQUARE FOOTAGE SHALL BE OFFICE/MEDICAL SPACE (B OCCUPANCY).

TRAFFIC CIRCULATION:
TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

REQUIRED PARKING:

RETAIL (M)		
10,080/200	=	51
BUSINESS (B)		
5,994/200	=	30
TOTAL PARKING REQUIRED		81
TOTAL PARKING PROVIDED:	=	128
COMPACT SPACES ALLOWED (33% of 128):		42
COMPACT SPACES PROVIDED:	=	10
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1:	=	4
TOTAL HANDICAP PROVIDED:	=	4
TOTAL MOTORCYCLE/MOPED REQUIRED:		3
TOTAL MOTORCYCLE/MOPED PROVIDED:		4
TOTAL BIKE SPACES REQUIRED: 81/20	=	4
TOTAL BIKE SPACES PROVIDED	=	6

PATIO/OUTDOOR DINING AREA: 938 S.F.

EXTERIOR BENCH SEATING:

TOTAL SEATING REQUIRED		
(213 LIN FT/ 25 FT)	=	9
EXTERIOR DINING SEATING (MIN.)	=	16
BENCH HIGH WALL SEATING		
(104 LIN FT/24)	=	52
TOTAL SEATING PROVIDED		68

A MINIMUM OF 25% OF SEATING TO BE SHADED

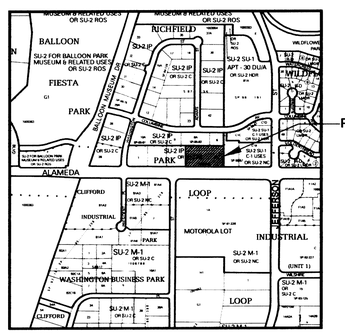
PROJECT NUMBER: 1005410

APPLICATION NUMBER: 12DRB-70062

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	



VICINITY MAP: C-17-Z

SITE PLAN FOR BUILDING PERMIT

SHEET
S1.1
OF: X

REVISIONS:
1 4-3-12 DRB 3-21-12 COMMENTS & EASEMENT REVISIONS
2 5-11-12 ENTRY DRIVE RELOCATION & ASSOCIATED REVISIONS
3 6-13-12 MEDIAN CLARIFICATIONS, DRAINAGE EASEMENT MAINTENANCE & BENEFICIARIES CLARIFICATION, REPLAT COORDINATION

SCALE: 1" = 20'-0"
PLAN DATE: FEB 23, 2012
FILENAME: SITE
DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

SITE PLAN FOR BUILDING PERMIT

MECHENBIER CONSTRUCTION INC
8500 WASHINGTON ST. NE SUITE A-4
ALBUQUERQUE, NM 87113
OFFICE: (505) 314-7700
FAX: (505) 314-7799
WEB: WWW.MECHENBIER.COM

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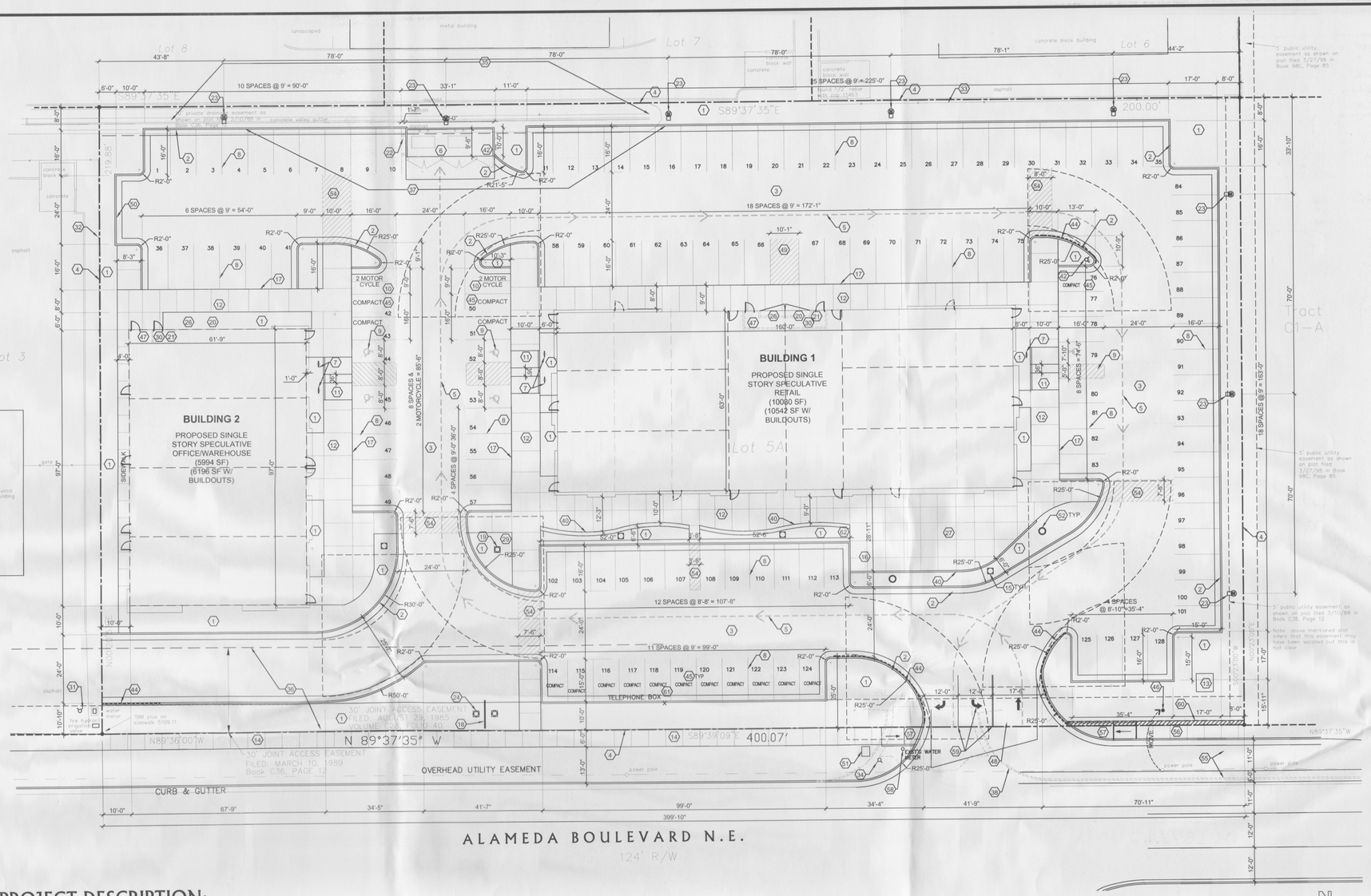

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7. POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE N/S1.2.
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17. TURNDOWN SIDEWALK.
18. MONUMENT SIGN. SEE DETAIL K/S1.2.
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23. POLE LIGHT SEE DETAILS/S1.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
24. MONUMENT SIGN LIGHTING, GROUND MOUNTED WITH DEFLECTOR.
25. DIRECTIONAL SIGNAGE. SEE M/S1.2.
26. ELECTRICAL METERS LOCATION.
27. TENANT SHARED OUTDOOR DINING AREA.
28. EXISTING HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
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32. EXISTING CHAIN LINK FENCE TO REMAIN - ON ADJACENT PROPERTY.
33. EXISTING WOOD FENCE TO REMAIN - ON ADJACENT PROPERTY.
34. NEW PUBLIC FIRE HYDRANT.
35. DEMO DRAINAGE SWALE. REPLACE WITH LANDSCAPING.
36. 30' JOINT ACCESS EASEMENT TO MIDPOINT TO REMAIN.
37. CURB CUTS AT 15' O.C. TO PASS FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
38. EXISTING DRIVE CUT.
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47. FIRE SPRINKLER RISER AND POTABLE WATER BACKFLOW PREVENTER ROOM.
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UPC:	101706430039011104
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REQUIRED PARKING:

RETAIL (M) 10,080/200	=	51
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TOTAL PARKING PROVIDED:	=	128
COMPACT SPACES ALLOWED (33% of 128):		42
COMPACT SPACES PROVIDED:	=	10
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1:	=	4
TOTAL HANDICAP PROVIDED:	=	5
TOTAL MOTORCYCLE/MOPED REQUIRED:		3
TOTAL MOTORCYCLE/MOPED PROVIDED:		4
TOTAL BIKE SPACES REQUIRED: 81/20	=	4
TOTAL BIKE SPACES PROVIDED	=	6
PATIO/OUTDOOR DINING AREA:		938 S.F.
EXTERIOR BENCH SEATING: TOTAL SEATING REQUIRED (213 LIN FT/ 25 FT)	=	9
EXTERIOR DINING SEATING (MIN.)	=	16
BENCH HIGH WALL SEATING (104 LIN FT/24)	=	52
TOTAL SEATING PROVIDED		68

A MINIMUM OF 25% OF SEATING TO BE SHADED

PROJECT NUMBER: _____

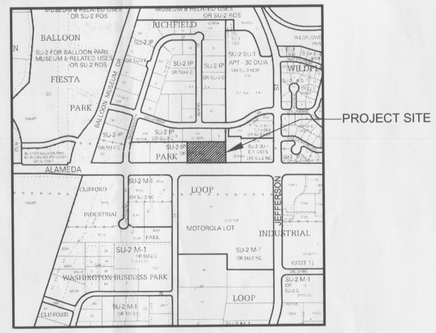
APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH, IF NECESSARY



VICINITY MAP: C-17-Z

SITE PLAN FOR BUILDING PERMIT

SHEET S1.0 OF: X

REVISIONS:

SCALE: 1" = 20'-0"
PLAN DATE: FEB 23, 2012
FILENAME: SITE
DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBIER CONSTRUCTION INC
8820 WASHINGTON ST. NE SUITE A-5
ALBUQUERQUE, NM 87113
OFFICE: (505) 344-7700
FAX: (505) 344-7979
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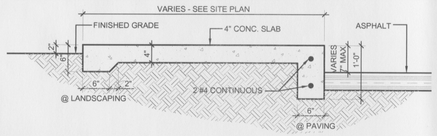
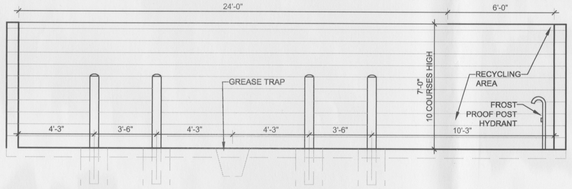
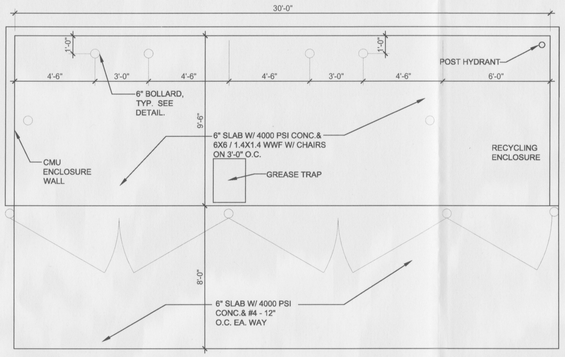


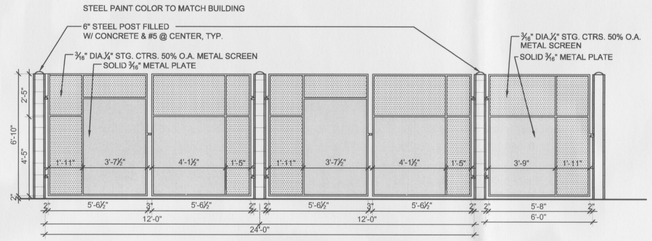
A SIDEWALK SECTION
3/4" = 1'-0"



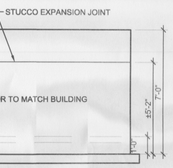
B DUMPSTER ENCLOSURE
1/4" = 1'-0"



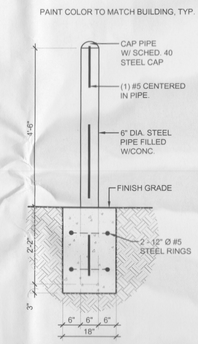
C REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



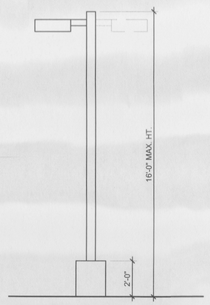
D FRONT ELEVATION REFUSE & RECYCLING ENCLOSURE
1/4" = 1'-0"



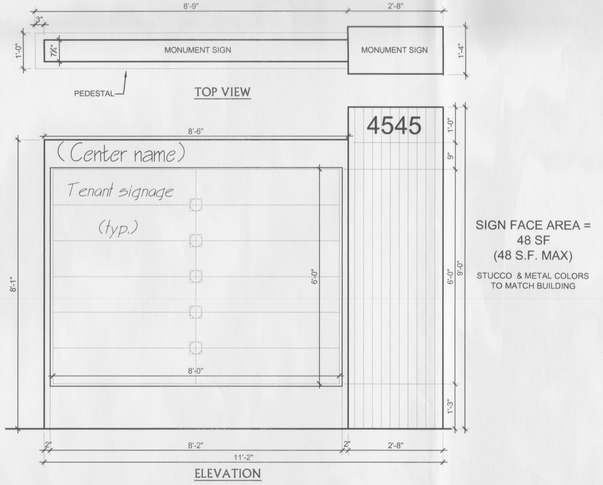
E REAR ELEVATION REFUSE & RECYCLE ENCLOSURES
1/4" = 1'-0"



F 6" BOLLARD
1/2" = 1'-0"



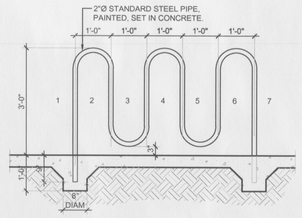
G LIGHT POLE
1/4" = 1'-0"



SIGN FACE AREA = 48 SF (48 S.F. MAX)

STUCCO & METAL COLORS TO MATCH BUILDING

K MONUMENT SIGN (TWO SIDES SIMILAR)
1/2" = 1'-0"



L BIKE RACK
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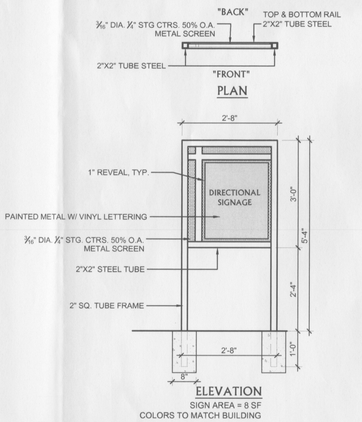
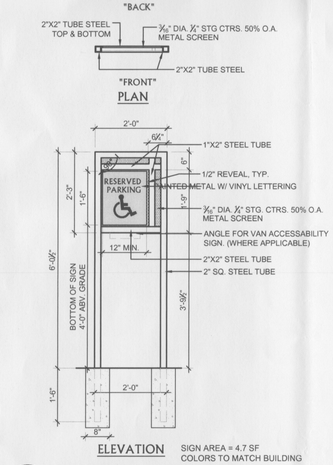


M DIRECTIONAL SIGNAGE
1/2" = 1'-0"



N HANDICAP SIGNAGE
1/2" = 1'-0"

SITE DETAILS

SHEET
S1.2
OF: X

REVISIONS:

SCALE: 1" = 20'-0"

PLAN DATE: FEB 23, 2012

FILENAME: SITE

DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBER CONSTRUCTION INC.
8500 WASHINGTON ST. NE SUITE A-5
ALBUQUERQUE, NM 87113
OFFICE: (505) 294-7700
FAX: (505) 314-7799
WEB: WWW.MECHENBER.COM

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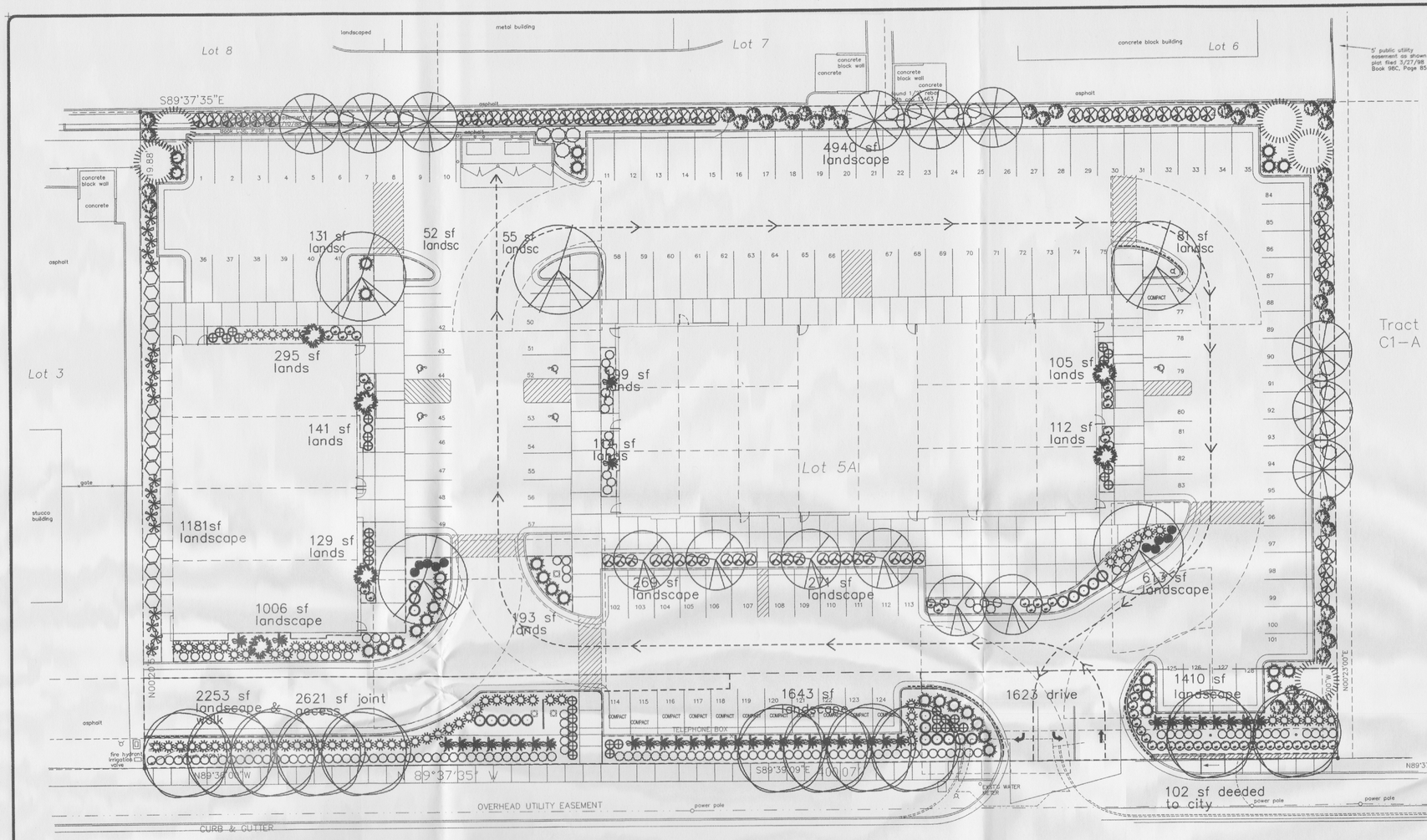
SITE DETAILS



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
Trees							
5		Fraxinus Autumn Purple Ash	2" B&B	15'/12'		Medium	6-2 gph
6		Cercis Redbud	2" B&B	40'/35'		Medium	6-2 gph
11		Gleditsia Seedless Honey Locust	2" B&B	40'/30'		Medium	6-2 gph
5		Pinus nigra Austrian Pine	2" B&B	35'/25'		Medium	6-2 gph
9		Vitex agnus-castus Chaste Tree	15-Gal	20'/20'		Medium	6-2 gph
6		Cedrus atlantica glauca Weeping Blue Atlas Cedar	15-Gal	5'/8'		Medium+	6-2 gph
Shrubs/Groundcovers							
10		Thymus Thyme	1-Gal	1'/3'	5 sf=50 sf	Medium	2-2 gph
41		Caryopteris clandonensis Blue Mist	1-Gal	3'/3'	15 sf=615 sf	Medium	2-2 gph
44		Elaeagnus pungens Silverberry	5-Gal	10'/10'	30 sf=1320 sf	Medium	2-2 gph
72		Cotoneaster dammeri Bearberry Cotoneaster	5-Gal	1'/9'	30 sf=2160 sf	Medium	2-2 gph
20		Ericamerie nauseosus Chamisa	1-Gal	5'/5'	30 sf=600 sf	Low	2-1 gph
15		Fallugia paradoxa Apache Plume	5-Gal	6'/7'	35 sf=525 sf	Low	2-1 gph
19		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	20 sf=380 sf	Low+	2-1 gph
34		Juniperus horizontalis Blue Chip Juniper	5-Gal	1'/8'	35 sf=1190 sf	Low +	2-1 gph
103		Salvia May Night Salvia	1-Gal	18"/18"	5 sf=515 sf	Medium	2-2 gph
20		Pinus mugo Mugo Pine	5-Gal	4'/4'	30 sf=600 sf	Medium	2-2 gph
22		Rhaphiolepsis indica India Hawthorn (Blueberry Muffin)	5-Gal	3'/4'	20 sf=440 sf	Medium	2-2 gph
39		Rosmarinus officinalis Arp Rosemary	5-Gal	6'/6'	30 sf=1170 sf	Low	2-1 gph
37		Scabiosa Pincushion Flower	1-Gal	18"/18"	10 sf=370 sf	Medium	2-1 gph
42		Sedum Sedum	1-Gal	6"/18"	15 sf=630 sf	Medium	2-2 gph
51		Nepeta Catmint	1-Gal	1'/2'	15 sf=765 sf	Medium	2-2 gph

Total landscape coverage=11,330 sf

LANDSCAPE DATA

GROSS LOT AREA	88,004 SF
LESS BUILDING(S)	16,738 SF
NET LOT AREA	71,266 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	10,690 SF
PROPOSED LANDSCAPE	15,103 SF
PERCENT OF NET LOT AREA	21 %
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING STREET	11
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (128 SPACES/10)	13
TOTAL REQUIRED TREES	24
TOTAL PROPOSED TREES (2" CAL .)	27
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (15,103 SF x 75%)	11,327 SF MIN.
PROVIDED LANDSCAPE COVERAGE	11,330 SF (75%)

NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO MODEL 825) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE

THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH MOUNTAINAIR BROWN CRUSHER FINES GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

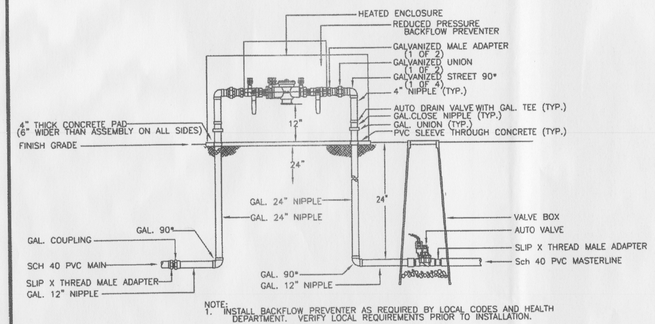
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 50' FROM A TREE.

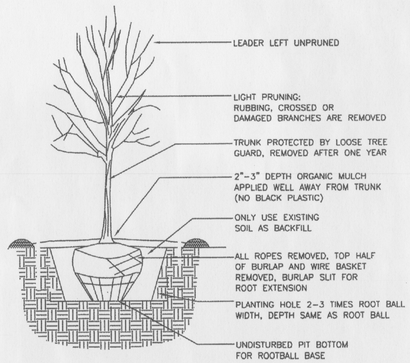
0 10 20 40 60 80
SCALE: 1"=20'-0"

N



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW/MASTER VALVE DETAIL
PER COA



TREE PLANTING DETAIL
PER COA FORESTER

LANDSCAPE PLAN FOR BUILDING PERMIT

STATE OF NEW MEXICO
JOHN CHARLES BRALY
12328
REGISTERED LANDSCAPE ARCHITECT

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

SHEET L1.1 OF: X

REVISIONS:

SCALE: 1" = 20'-0"
PLAN DATE: JAN 30, 2012
FILENAME: SITE
DRAWN BY: JC

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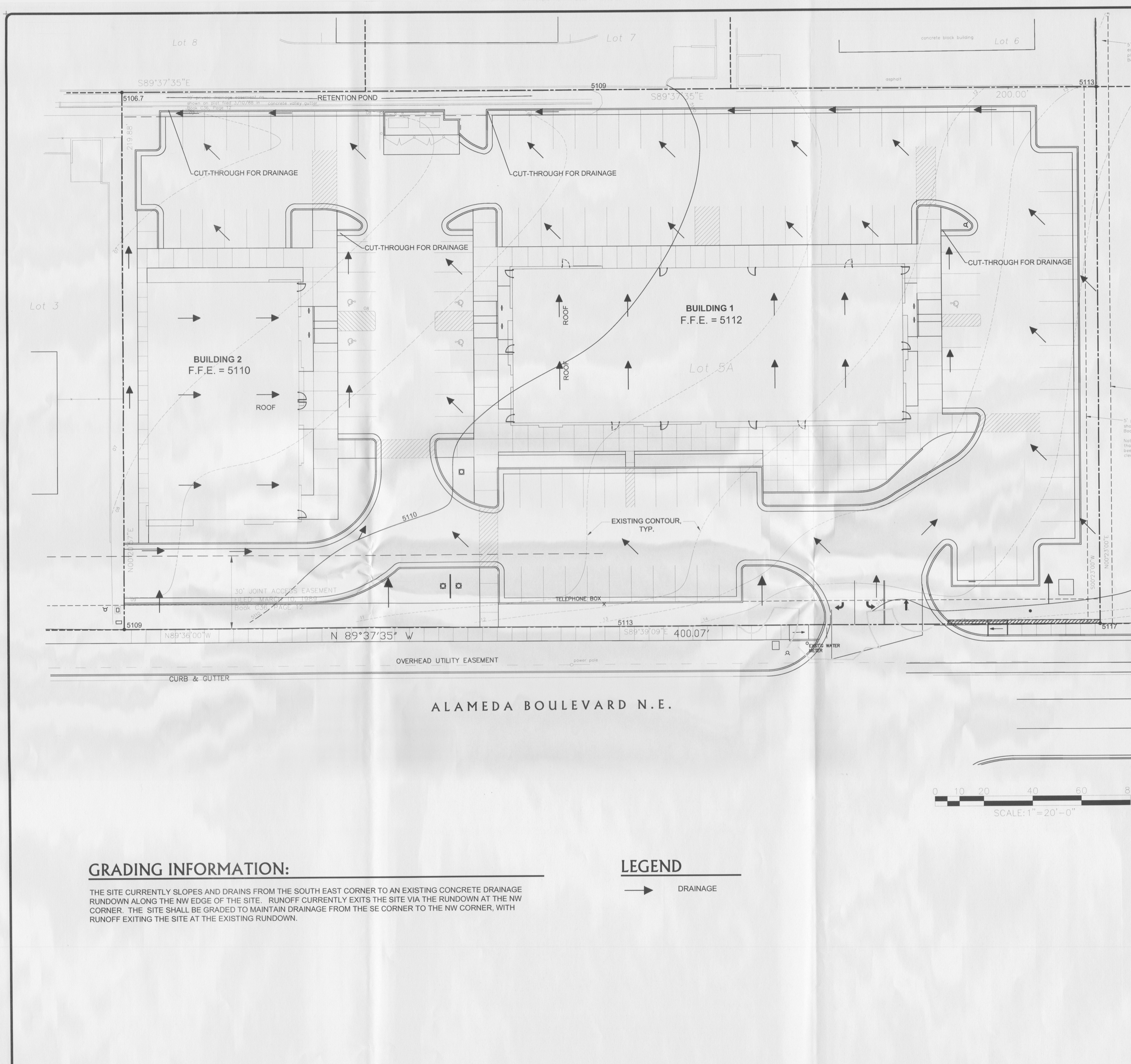


ALAMEDA BOULEVARD N.E.

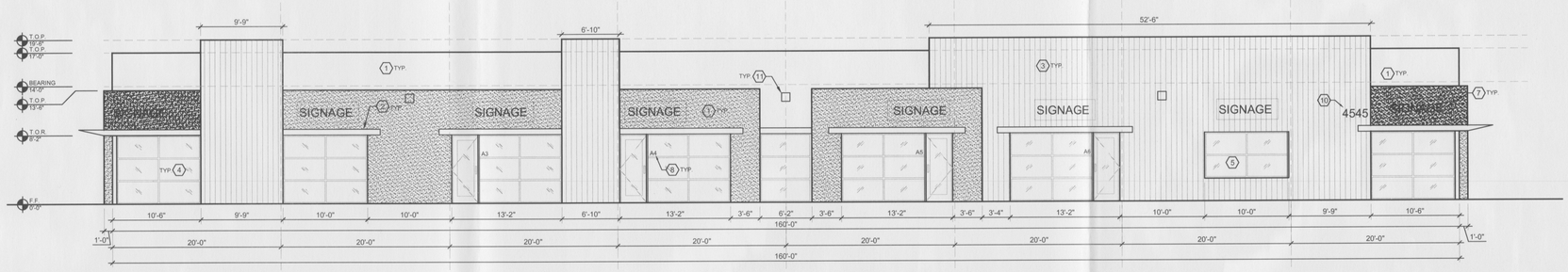
GRADING INFORMATION:

THE SITE CURRENTLY SLOPES AND DRAINS FROM THE SOUTH EAST CORNER TO AN EXISTING CONCRETE DRAINAGE RUNDOWN ALONG THE NW EDGE OF THE SITE. RUNOFF CURRENTLY EXITS THE SITE VIA THE RUNDOWN AT THE NW CORNER. THE SITE SHALL BE GRADED TO MAINTAIN DRAINAGE FROM THE SE CORNER TO THE NW CORNER, WITH RUNOFF EXITING THE SITE AT THE EXISTING RUNDOWN.

LEGEND

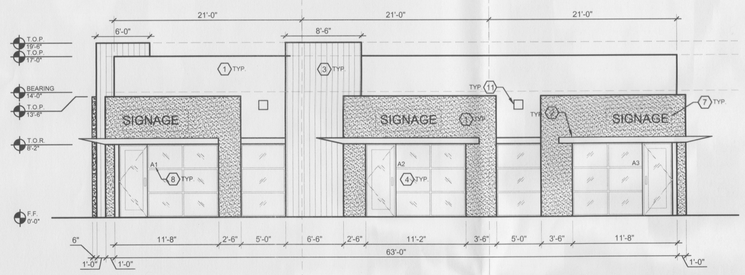
→ DRAINAGE

CONCEPTU



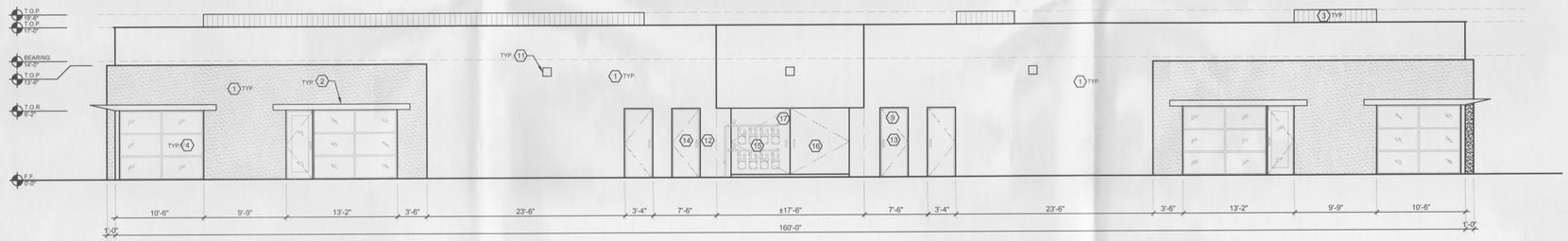
A BUILDING 1 SOUTH ELEVATION

1/18" = 1'-0"



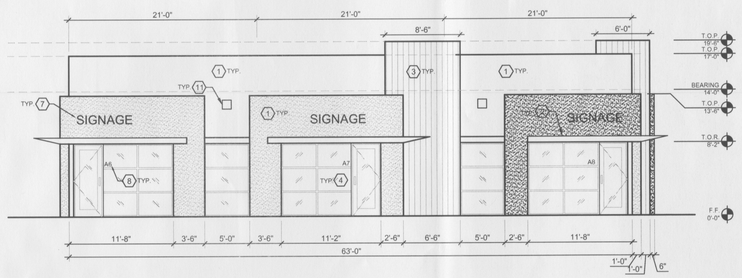
C BUILDING 1 EAST ELEVATION

1/18" = 1'-0"



B BUILDING 1 NORTH ELEVATION

1/18" = 1'-0"



D BUILDING 1 WEST ELEVATION

1/18" = 1'-0"

0 4 8 16 24 32

SCALE: 1/8"=1'-0"

KEYED NOTES:

1. ELASTOMERIC STUCCO SYSTEM; REFER TO EXTERIOR FINISH LEGEND.
2. CLEAR ANODIZED ALUMINUM SHADE STRUCTURE.
3. METAL FINISH ; REFER TO EXTERIOR FINISH LEGEND.
4. CLEAR ANODIZED ALUMINUM STORE FRONT WITH TINTED GLASS.
5. CLEAR ANODIZED ALUMINUM WINDOW.
6. NOT USED.
7. STOREFRONT SIGN WITH CAST CUT LETTERS. MAX. LETTER HEIGHT 18". LOGO NO LARGER THAN A RECTANGLE OF 8 SQ. FT. MAXIMUM OF 2 SIGNS PER TENANT. MAXIMUM ONE SIGN PER FACADE PER TENANT. TOTAL SIGNAGE AREA TO BE A MAX. 10% OF FACADE.
8. SUITE DESIGNATION ON STOREFRONT. LETTERING 5" HIGH.
9. ROOF HATCH ACCESS TO ROOF LOCATED IN TELEPHONE DEMARCATION PANEL ROOM.
10. BUILDING ADDRESS LETTERS, VISIBLE FROM STREET, MAX. 12" HIGH & MAX. 12' ABOVE GRADE.
11. WALL PACK.
12. FIRE DEPARTMENT KNOX BOX.
13. ENTRY TO TELEPHONE DEMARCATION PANEL ROOM.
14. ENTRY TO FIRE RISER & POTABLE WATER BACKFLOW PREVENTER ROOM.
15. GAS METERS.
16. ELECTRIC SWITCHGEAR, MAIN BREAKER & ELECTRIC METERS.
17. GATED ENCLOSURE FOR ELECTRICAL SWITCHGEAR AND METERS, AND GAS METERS. PAINTED TO MATCH STUCCO.

EXTERIOR FINISH LEGEND:

- ELASTOMERIC STUCCO SYSTEM; COLOR OFF-WHITE SEE RENDERING FOR APPROXIMATE COLOR
- ELASTOMERIC STUCCO SYSTEM; COLOR LIGHT/MEDIUM BEIGE SAND SEE RENDERING FOR APPROXIMATE COLOR
- SILVER - GREY METAL (NON/LOW REFLECTIVE) SEE RENDERING FOR APPROXIMATE COLOR

BUILDING 1 EXTERIOR ELEVATIONS

SHEET
A1.1
OF: X

REVISIONS:

SCALE:

PLAN DATE:
FEB. 23, 2012

FILENAME:
ALAMEDA

DRAWN BY:
L. KUENN

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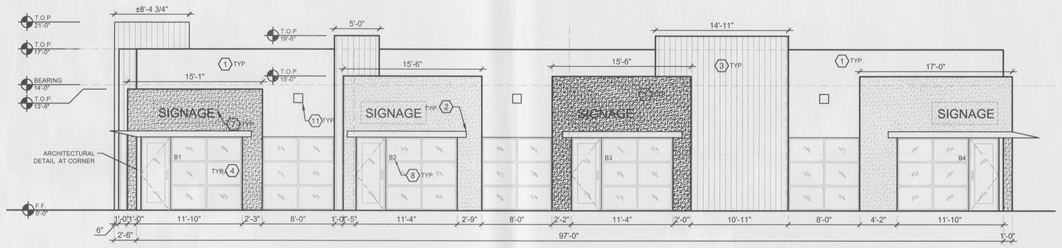
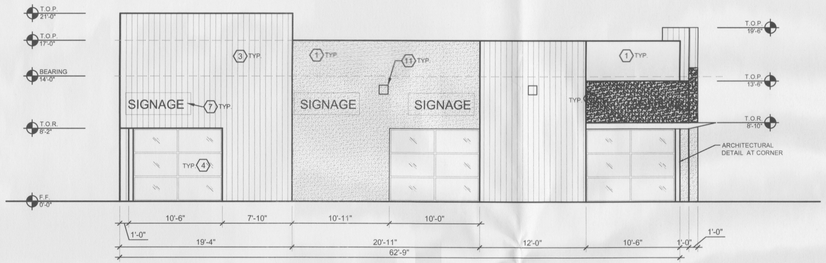


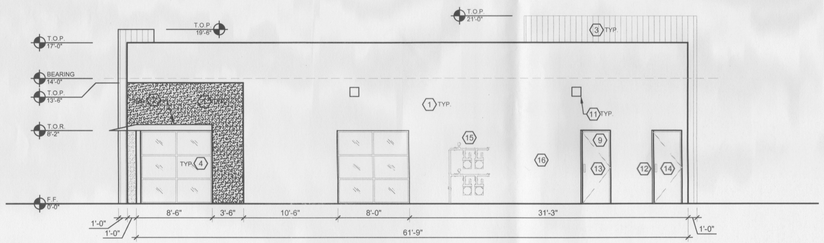
A BUILDING 2 EAST ELEVATION

1/18" = 1'-0"



B BUILDING 2 SOUTH ELEVATION

1/18" = 1'-0"



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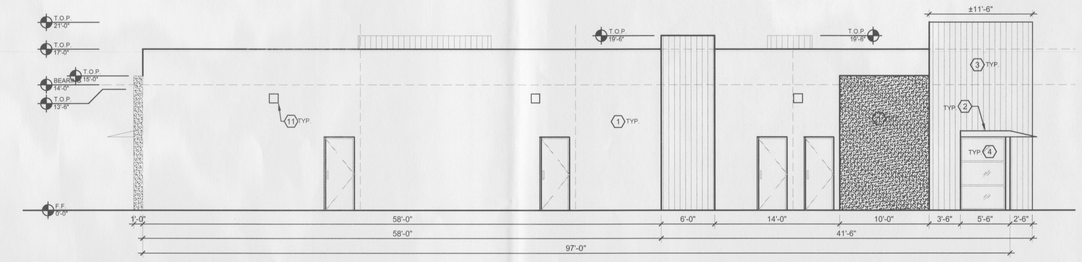

D BUILDING 2 WEST ELEVATION

1/18" = 1'-0"

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  SEE RENDERING FOR APPROXIMATE COLOR

BUILDING 2 EXTERIOR ELEVATIONS

SHEET
A1.2
OF: X

REVISIONS:

SCALE:

PLAN DATE:
FEB. 23, 2012

FILENAME:
ALAMEDA

DRAWN BY:
L. KUENN

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Lot 8

Lot 6

5' public utility easement as shown on plat filed 3/27/98 in Book 98C, Page 85

S89°37'35"E

10' private drainage easement as shown on plat filed 3/10/88 in Book 4CW, Page 12

concrete valley gutter

S89°37'35"E 200.00'

219.88'

4" SANITARY DRAIN

SAND TRAP

POST HYDRANT COLD WATER

NEW PRIVATE FIRE HYDRANT

6"??

8"

PRV/ BACKFLOW PREVENTER & FIRE RISER CLOSET

5 ELECTRIC METERS (4 TENANT, 1 HOUSE)

4 GAS METERS

TELEPHONE DEMARCATION PANEL CLOSET

9 ELECTRIC METERS (8 TENANT, 1 HOUSE)

8 GAS METERS

TELEPHONE DEMARCATION PANEL CLOSET

PRV/ BACKFLOW PREVENTER & FIRE RISER CLOSET

C.O.

Lot 5

Tract C1-A

1 1/4" WATER SERVICE

8" PRIVATE FIRE LINE

8"

GAS LINE

TRANSFORMER

POWER POLE

N00°26'30"W

S89°26'30"E

EXST'G PUBLIC FIRE HYDRANT

N00°26'30"E

30' JOINT ACCESS EASEMENT FILED: AUGUST 29, 1985 VOLUME 82A FOLIO 40

TELEPHONE BOX

RELOCATE EXST'G TELEPHONE BOX

NEW 3/4" WATER METER PER C.O.A. STANDARDS

CAP OFF EXISTING WATER METER

SERVICE CONNECTION TO EXIST'G 8" WATER LINE STUB

N89°36'00"W

N 89°37'35" W

S89°39'09"E 400.07'

N89°37'35"W

30' JOINT ACCESS EASEMENT FILED: MARCH 10, 1989 Book C36, PAGE 17

OVERHEAD UTILITY EASEMENT

CURB & GUTTER

EXISTING GAS MAIN

4" SEWER LINE TAP INTO SEWER MAIN

SEWER CONNECTION TO EXISTING 8" SAS

NEW PUBLIC FIRE HYDRANT

EXISTING 8" WATERLINE

WATER MAIN EXTENSION FOR FIRE HYDRANT AND BUILDING FIRE PROTECTION SYSTEM.

EXISTING GAS MAIN

ALAMEDA BOULEVARD N.E.

124' R/W

N

0 10 20 40 60 80

SCALE: 1=20'-0"

CONCEPTUAL SITE UTILITY PLAN

SHEET
u1
OF: X

REVISIONS:

SCALE:

PLAN DATE:
FEB. 23, 2012

FILENAME:
ALAMEDA UTIL

DRAWN BY:
L. KUENN

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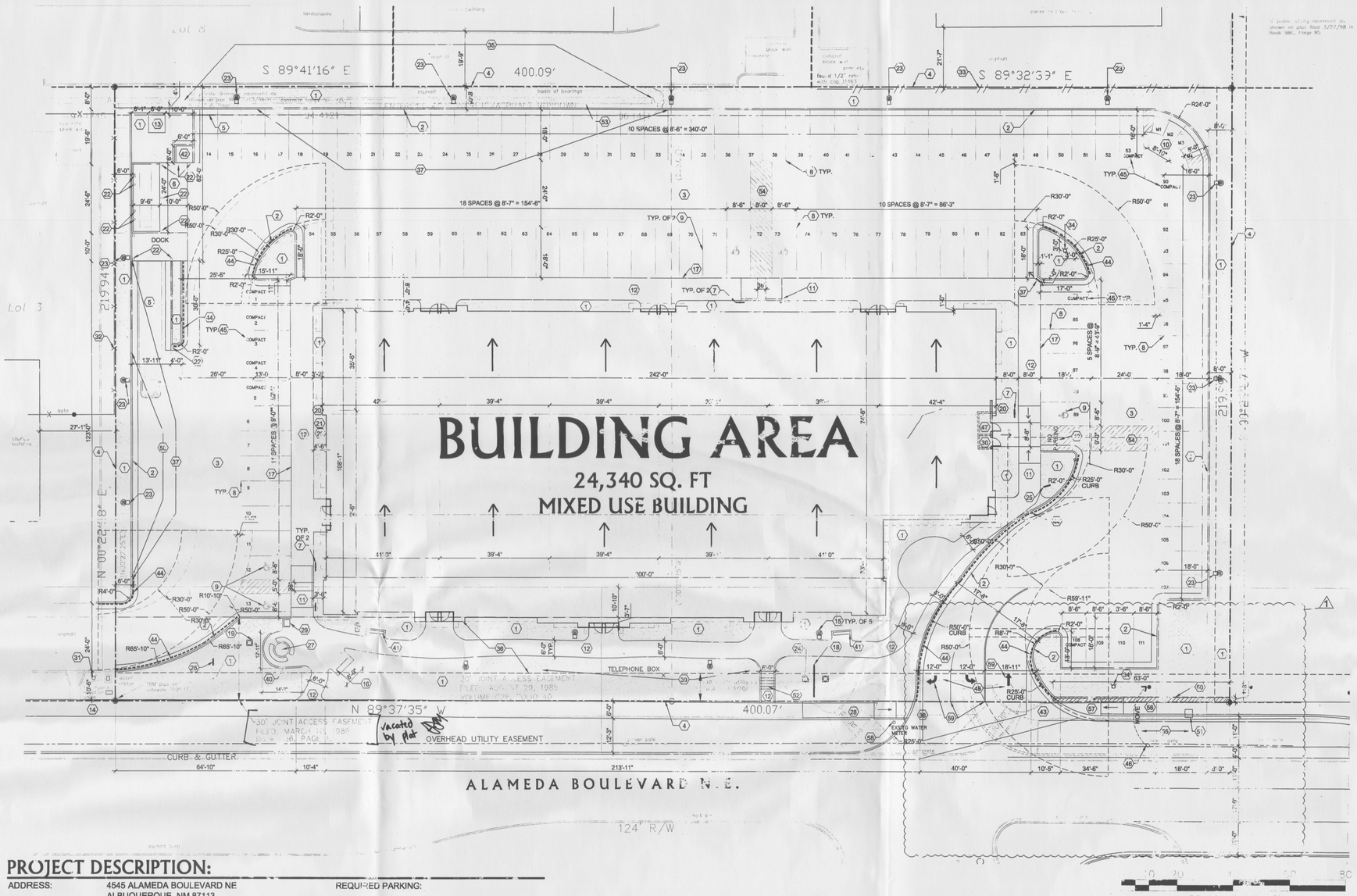


KEYED NOTES:

1.) LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
2.) STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
3.) 3" ASPHALT PAVING @ DRIVEPLANES AND AT PARKING STALLS.
4.) PROPERTY LINE.
5.) TRUCK LOADING/UNLOADING AREA WITH GUARDRAIL. SEE M/S1.2.
6.) REFUSE PAD, APRON, AND ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAILS B/S1.2 THROUGH E/S1.2.
7.) POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE M/S1.2.
8.) PARKING STALL STRIPING, TYPICAL.
9.) PAINTED HANDICAP PARKING SYMBOL.
10.) MOTORCYCLE/MOPED PARKING AREA.
11.) HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
12.) NEW CONCRETE SIDEWALK. WIDTH AS DENOTED. MINIMUM UNOBSTRUCTED WIDTH SHALL BE 6'-0".
13.) TRANSFORMER LOCATION PAD MOUNTED, PER PNM SPECIFICATIONS.
14.) EXISTING 6'-0" CITY SIDEWALK.
15.) DECORATIVE POLE LIGHTING ALONG SOUTH/FRONT OF BUILDING ALONG THE SIDEWALK NOT EXCEEDING 16 FT. HT. SEE DETAIL G/S1.2.
16.) BIKE RACK. SEE DETAIL L/S1.2.
17.) TURNDOWN SIDEWALK.
18.) MONUMENT SIGN, SEE DETAIL K/S1.2.
19.) FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH.
20.) GAS METER LOCATIONS. (12 TOTAL- 6 AT EACH OF 2 LOCATIONS).
21.) ROOF ACCESS LADDER LOCATION.
22.) 6" STEEL BOLLARDS. FILLED W/ CONCRETE. SEE DETAIL F/S1.2.
23.) POLE LIGHT SEE DETAILS/S1.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
24.) MONUMENT SIGN LIGHTING, GROUND MOUNTED WITH DEFLECTORS.
25.) DIRECTIONAL SIGNAGE. SEE M/S1.2.
26.) ELECTRICAL METERS LOCATION, 5 HIGH, 1 WIDE.
27.) CONC. PAD FOR PICNIC TABLE. TWO (2) 7' LONG BENCHES PROVIDED TO ACCOMMODATE 3 PEOPLE.
28.) EXISTING HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX SLOPE
29.) MAIL BOXES ON 3' X 5' CONCRETE PAD.
30.) TELEPHONE DEMARCATION PANEL ROOM.
31.) EXISTING FIRE HYDRANT.
32.) EXISTING CHAIN LINK FENCE TO REMAIN.
33.) EXISTING WOOD FENCE TO REMAIN.
34.) NEW FIRE HYDRANT.
35.) DEMO DRAINAGE SWALE. REPLACE WITH LANDSCAPING.
36.) 30' JOINT ACCESS EASEMENT TO MIDPOINT TO REMAIN.
37.) CURB CUTS AT 15' O.C. TO PASS FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
38.) EXISTING DRIVE CUT.
39.) DRY RIVERBED LANDSCAPE FEATURE FOR TEMPORARY WATER RETENTION. REFER TO GRADING AND DRAINAGE PLAN AND LANDSCAPE PLAN.
40.) 3'-6" HIGH SCREEN WALL. STUCCO COLOR TO MATCH BUILDING.
41.) BENCH, 6' WIDE. ACCOMMODATES 3 PEOPLE.
42.) RECYCLING AREA ENCLOSURE. SEE DETAILS E & H/S1.2.
43.) NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX SLOPE.
44.) NO PARKING, FIRE LANE. CURB TO BE PAINTED (AS DENOTED) AS SUCH IN LOCATION DENOTED BY DASHED LINE ON PLAN).
45.) ALL COMPACT SPACES TO BE STAMPED WITH THE WORD "COMPACT" ON THE PAVEMENT.
46.) RELOCATE EXISTING POWER POLE WITHIN UTILITY EASEMENT.
47.) FIRE SPRINKLER RISER AND POTABLE WATER BACKFLOW PREVENTER ROOM.
48.) RELOCATED ENTRY DRIVE.
49.) STAMP PAVEMENT "NO PARKING" FOR HANDICAP ACCESS AND FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
50.) NO PARKING - LOADING ZONE. CURB TO BE PAINTED YELLOW TO DESIGNATE AS SUCH.
51.) NEW WATER METER; 1" SERVICE 3/4" METER.
52.) STEPS. REFER TO GRADING & DRAINAGE PLAN.
53.) RAILING AS REQUIRED PER CODE AT DRAINAGE PONDING AREA, TYP.
54.) PAINT STRIPING ON PAVEMENT FOR PEDESTRIAN CROSSWALK.
55.) NEW DECELERATION LANE AND BIKE LANE.
56.) NEW 6'-0" CITY SIDEWALK PER CITY STANDARDS.
57.) NEW HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX SLOPE.
58.) CAP OFF EXISTING WATER METER. SEE CONCEPTUAL SITE UTILITY PLAN.
59.) NEW LANE STRIPING AND DIRECTIONAL ARROWS AT ACCESS POINT PER C.O.A. STANDARDS.
60.) NEW SIDEWALK EASEMENT. granted by plat.

PROJECT DESCRIPTION:

ADDRESS: 4545 ALAMEDA BOULEVARD NE
ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION
ZONE MAP: C-17
ZONING: IP
TOTAL SITE AREA: 88,004 SF
DEVELOPED AREA: 88,004 SF

CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)

OCCUPANCY GROUPS: M RETAIL
B OFFICE
S-2 LOW-HAZARD STORAGE

GROSS BUILDING AREA (INCLUDES OVERHANGS & POPOUTS): 25,256 SF
NET FLOOR AREA: 24,403 SF
REQUIRED STREETYARD ALONG ALAMEDA: (30'X400') = 12,000 SF
NET LOT AREA (88,004 - 25,256-12,000): 50, 748 SF
REQUIRED LANDSCAPING (15% OF 50748): 7,612 SF
LANDSCAPING AREA PROVIDED: 8,631 SF
TOTAL LANDSCAPE - STREETYARD & REMAINDER OF LOT: 15,434 SF

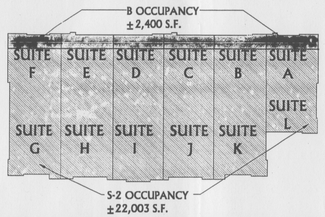
BUILDING USAGE & OCCUPANCY AREAS:
THE BUILDING WILL BE USED FOR RETAIL AND OFFICE PURPOSES, WITH ASSOCIATED WARESHOUSE/STORAGE. IT IS ESTIMATED THAT APPROXIMATELY 12,508 S.F. SHALL BE RETAIL SPACE (M OCCUPANCY), AND APPROXIMATELY 8,620 S.F. OF THE TOTAL SQUARE FOOTAGE SHALL BE OFFICE SPACE (B OCCUPANCY). APPROXIMATELY 3,275 S.F. SHALL BE WAREHOUSE/STORAGE (S-1 OCCUPANCY).

TRAFFIC CIRCULATION:
TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

REQUIRED PARKING:

RETAIL (M) 12,533/200	=	63
BUSINESS (B) 8,595/200	=	43
WAREHOUSE/STORAGE (S-2) 3,275/2,000	=	2
TOTAL PARKING REQUIRED		108
TOTAL PARKING PROVIDED:	=	111
COMPACT SPACES ALLOWED (25% of 111):		27
COMPACT SPACES PROVIDED:	=	9
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1:	=	5
TOTAL HANDICAP PROVIDED:	=	5
TOTAL MOTORCYCLE/MOPED REQUIRED:		4
TOTAL MOTORCYCLE/MOPED PROVIDED:		4
TOTAL BIKE SPACES REQUIRED: 112/20	=	6
TOTAL BIKE SPACES PROVIDED	=	7
EXTERIOR BENCH SEATING: TOTAL SEATING REQUIRED (200 FT/ 25 FT)	=	8
PICNIC TABLE (7' / 2')X2	=	6
TWO(2) 6' BENCHES (12' / 2')	=	6
TOTAL SEATING PROVIDED		12

A MINIMUM OF 25% OF SEATING TO BE SHADED



USE & OCCUPANCY AREAS
SCALE: N.T.S.

PROJECT NUMBER: 1005410

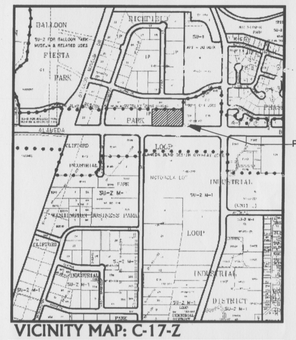
APPLICATION NUMBER: 07-70292

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 01/29/09
WATER UTILITY DEPARTMENT	DATE 9-19-08
PARKS AND RECREATION DEPARTMENT	DATE 9/17/08
CITY ENGINEER	DATE 9/17/08
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE 9-29-09
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH, IF NECESSARY



VICINITY MAP: C-17-Z
SCALE: N.T.S.

SITE PLAN FOR BUILDING PERMIT

SITE PLAN FOR BUILDING PERMIT

SHEET
S1.1
OF: 7

DESIGN DATA:
1 12-18-08 EAST ENTRY

SCALE: 1" = 20'-0"
PLOT DATE: SEP. 10, 2008
FILENAME: SITE
DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDING
LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD. NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBIER CONSTRUCTION INC.
2904 MASTHEAD NW, SUITE A
ALBUQUERQUE, NM 87107
WEB: WWW.MECHENBIER.COM
OFFICE: (505) 889-1979
CELL: (505) 350-5515

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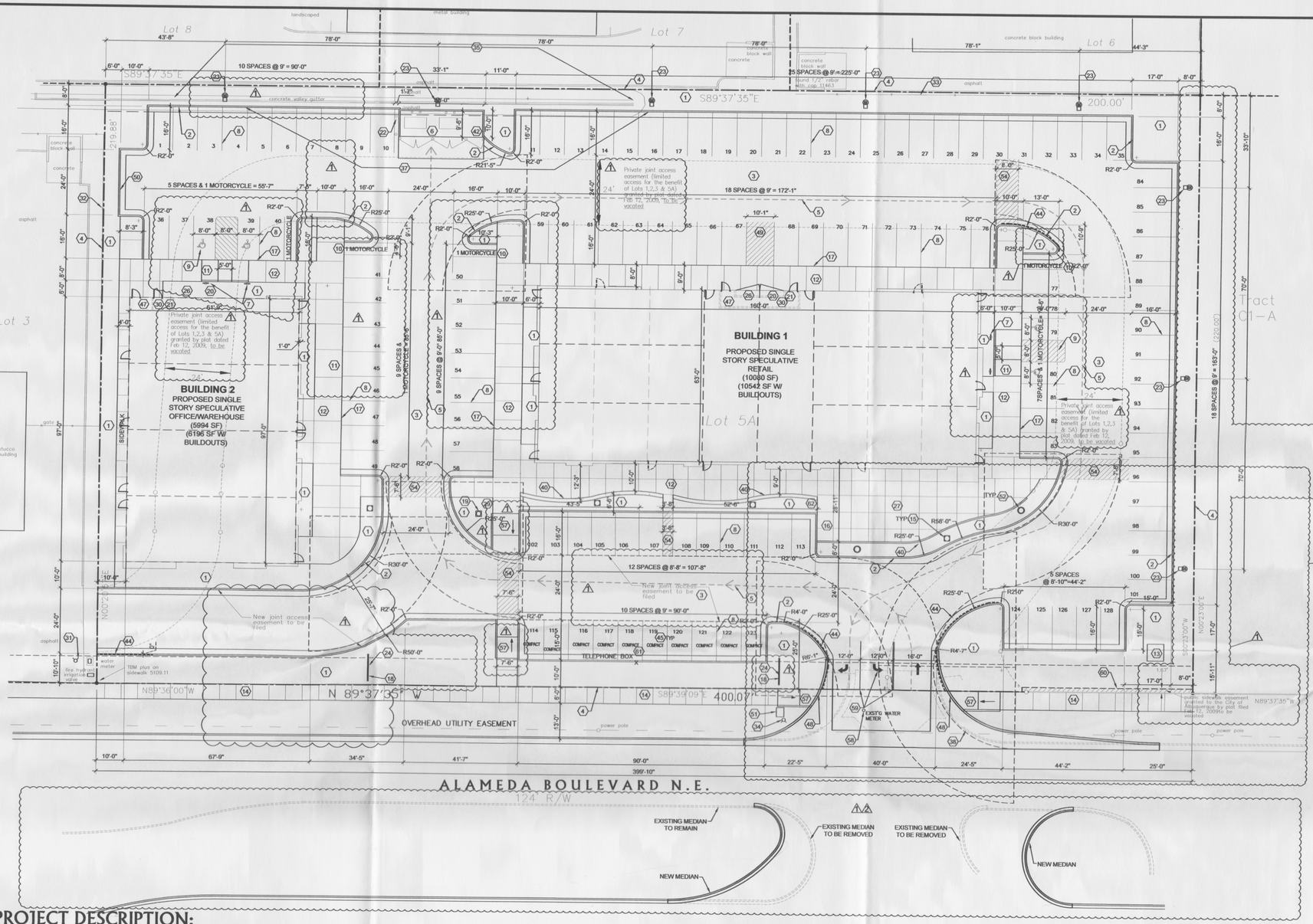


KEYED NOTES:

1. LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
2. STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
3. 3" ASPHALT PAVING @ DRIVELANES AND AT PARKING STALLS.
4. PROPERTY LINE.
5. WASTE COLLECTION ROUTE.
6. REFUSE PAD, APRON, AND ENCLOSURE WITH RECYCLING AREA, WITH GREASE TRAP & FROST PROOF YARD POST HYDRANT, PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAILS B/S1.2 THROUGH E/S1.2.
7. POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE N/S1.2.
8. PARKING STALL STRIPING, TYPICAL.
9. PAINTED HANDICAP PARKING SYMBOL.
10. MOTORCYCLE/MOPED PARKING AREA.
11. HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
12. NEW CONCRETE SIDEWALK. WIDTH AS DENOTED. MINIMUM UNOBSTRUCTED WIDTH SHALL BE 6'-0".
13. TRANSFORMER LOCATION PAD MOUNTED, PER PNM SPECIFICATIONS.
14. EXISTING 6'-0" CITY SIDEWALK.
15. DECORATIVE POLE LIGHTING OR LIGHT BOLLARDS ALONG SOUTH/FRONT OF BUILDING ALONG THE SIDEWALK NOT EXCEEDING 16 FT. HT. SEE DETAIL G/S1.2.
16. BIKE RACK. SEE DETAIL L/S1.2.
17. TURNDOWN SIDEWALK.
18. MONUMENT SIGN. SEE DETAIL K/S1.2.
19. FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH.
20. GAS METER LOCATIONS. (12 TOTAL- 8 AT BLDG 1, 4 AT BLDG 2).
21. ROOF ACCESS HATCH & LADDER LOCATION.
22. 6" STEEL BOLLARDS. FILLED W/ CONCRETE. SEE DETAIL F/S1.2.
23. POLE LIGHT SEE DETAIL G/S1.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
24. MONUMENT SIGN DOWNLIGHTING MOUNTED ON TOP OF MONUMENT SIGN.
25. DIRECTIONAL SIGNAGE. SEE N/S1.2.
26. ELECTRICAL METERS LOCATION.
27. TENANT SHARED OUTDOOR DINING AREA.
28. EXISTING HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
29. MAIL BOX LOCATION.
30. TELEPHONE DEMARCATION PANEL ROOM.
31. EXISTING FIRE HYDRANT.
32. EXISTING CHAIN LINK FENCE TO REMAIN - ON ADJACENT PROPERTY.
33. EXISTING WOOD FENCE TO REMAIN - ON ADJACENT PROPERTY.
34. NEW PUBLIC FIRE HYDRANT.
35. DEMO DRAINAGE SWALE. REPLACE WITH LANDSCAPING.
36. NOT USED.
37. CURB CUTS AT 15% O.C. TO PASS FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
38. EXISTING DRIVE CUT.
39. NOT USED.
40. 3'-6" HIGH SCREEN WALL. STUCCO COLOR TO MATCH BUILDING.
41. SEATING WALL. TOP OF WALL AT 20"ABOVE GROUND LEVEL; WALL DEPTH 16". STUCCO COLOR TO MATCH BUILDING.
42. NOT USED.
43. NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX SLOPE.
44. NO PARKING, FIRE LANE. CURB TO BE PAINTED/DENOTED AS SUCH (LOCATION DENOTED BY DASHED LINE ON PLAN).
45. ALL COMPACT SPACES TO BE STAMPED WITH THE WORD "COMPACT" ON THE PAVEMENT.
46. NOT USED.
47. FIRE SPRINKLER RISER AND POTABLE WATER BACKFLOW PREVENTER ROOM.
48. RELOCATED ENTRY DRIVE.
49. STAMP PAVEMENT "NO PARKING" FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM .
50. NO PARKING. CURB TO BE PAINTED YELLOW TO DESIGNATE AS SUCH.
51. NEW WATER METER; 1" SERVICE, 3/4" METER.
52. LIGHTING BOLLARD.
53. NOT USED.
54. PAINT STRIPING ON PAVEMENT FOR PEDESTRIAN CROSSWALK.
55. NOT USED.
56. NOT USED.
57. NEW HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE. ALL RAMPS LOCATED IN WITHIN CITY RIGHT OF WAY TO HAVE TRUNCATED DOMES.
58. CAP OFF EXISTING WATER METER. SEE CONCEPTUAL SITE UTILITY PLAN.
59. NEW LANE STRIPING AND DIRECTIONAL ARROWS AT ACCESS POINT PER C.O.A. STANDARDS.
60. SIDEWALK EASEMENT TO BE VACATED.
61. RELOCATE EXISTING TELEPHONE BOX.
62. EXTERIOR LOCKERS FOR BIKE HELMETS, GEAR, ETC.

0 10 20 40 60 80
SCALE: 1"=20'-0"

N

PROJECT DESCRIPTION:

ADDRESS:	4545 ALAMEDA BOULEVARD NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOT 5A BEING A REPLAT OF LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION
OWNER:	JOHN E & CYNTHIA A MECHENBIER
UPC:	101706430039011104
ZONE MAP:	C-17
ZONING:	SU-2 (DESCRIPTION: IP OR SU-2 NC)
TOTAL SITE AREA:	88,004 SF
DEVELOPED AREA:	88,004 SF

CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)

OCCUPANCY GROUPS: M RETAIL; B OFFICE

GROSS BUILDING AREA (INCLUDES OVERHANGS & POPOUTS):	16,738 SF
NET FLOOR AREA:	16,074 SF
NET LOT AREA:	88,004 SF
LESS BUILDING FOOTPRINT AREA:	16,738 SF
NET LOT AREA:	71,226 SF
TOTAL LANDSCAPE PROVIDED:	15,103 SF
LANDSCAPE % NET LOT AREA:	21.2 %

BUILDING USAGE & OCCUPANCY AREAS:
THE BUILDING WILL BE USED PRIMARILY FOR RETAIL WITH POSSIBLE OFFICE OR MEDICAL USE IN SOME OF THE SPACE. IT IS ESTIMATED THAT APPROXIMATELY 10,080 S.F. SHALL BE RETAIL SPACE (M OCCUPANCY), AND APPROXIMATELY 5,994 S.F. OF THE TOTAL SQUARE FOOTAGE SHALL BE OFFICE/MEDICAL SPACE (B OCCUPANCY).

TRAFFIC CIRCULATION:
TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

REQUIRED PARKING:		
RETAIL (M)		
10,080/200	=	51
BUSINESS (B)		
5,994/200	=	30
TOTAL PARKING REQUIRED		81
TOTAL PARKING PROVIDED:	=	128
COMPACT SPACES ALLOWED (33% of 128):		42
COMPACT SPACES PROVIDED:	=	10
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1:	=	4
TOTAL HANDICAP PROVIDED:	=	4
TOTAL MOTORCYCLE/MOPED REQUIRED:		3
TOTAL MOTORCYCLE/MOPED PROVIDED:		4
TOTAL BIKE SPACES REQUIRED: 81/20	=	4
TOTAL BIKE SPACES PROVIDED	=	6

PATIO/OUTDOOR DINING AREA:		938 S.F.
EXTERIOR BENCH SEATING:		
TOTAL SEATING REQUIRED (213 LIN FT/ 25 FT)	=	9
EXTERIOR DINING SEATING (MIN.)	=	16
BENCH HIGH WALL SEATING (104 LIN FT/24)	=	52
TOTAL SEATING PROVIDED		68

A MINIMUM OF 25% OF SEATING TO BE SHADED

PROJECT NUMBER: 1005410

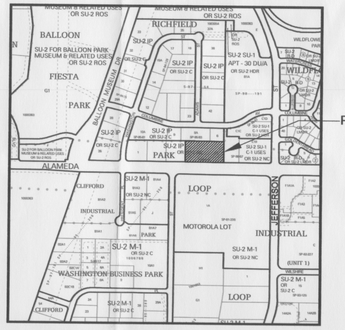
APPLICATION NUMBER: 12DRB-70062

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH, IF NECESSARY



VICINITY MAP: C-17-Z

SITE PLAN FOR BUILDING PERMIT

SHEET
S1.1
OF: X

REVISIONS:
1 4-3-12
DRB 3-21-12 COMMENTS & EASEMENT REVISIONS
2 5-11-12
ENTRY DRIVE RELOCATION & ASSOCIATED REVISIONS

SCALE: 1" = 20'-0"
PLAN DATE: FEB 23, 2012
FILENAME: SITE
DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBER CONSTRUCTION INC.
8500 WASHINGTON ST. NE SUITE A-5
ALBUQUERQUE, NM 87113
PH: (505) 314-2700
FAX: (505) 247-7777
WEB: WWW.MECHENBER.COM

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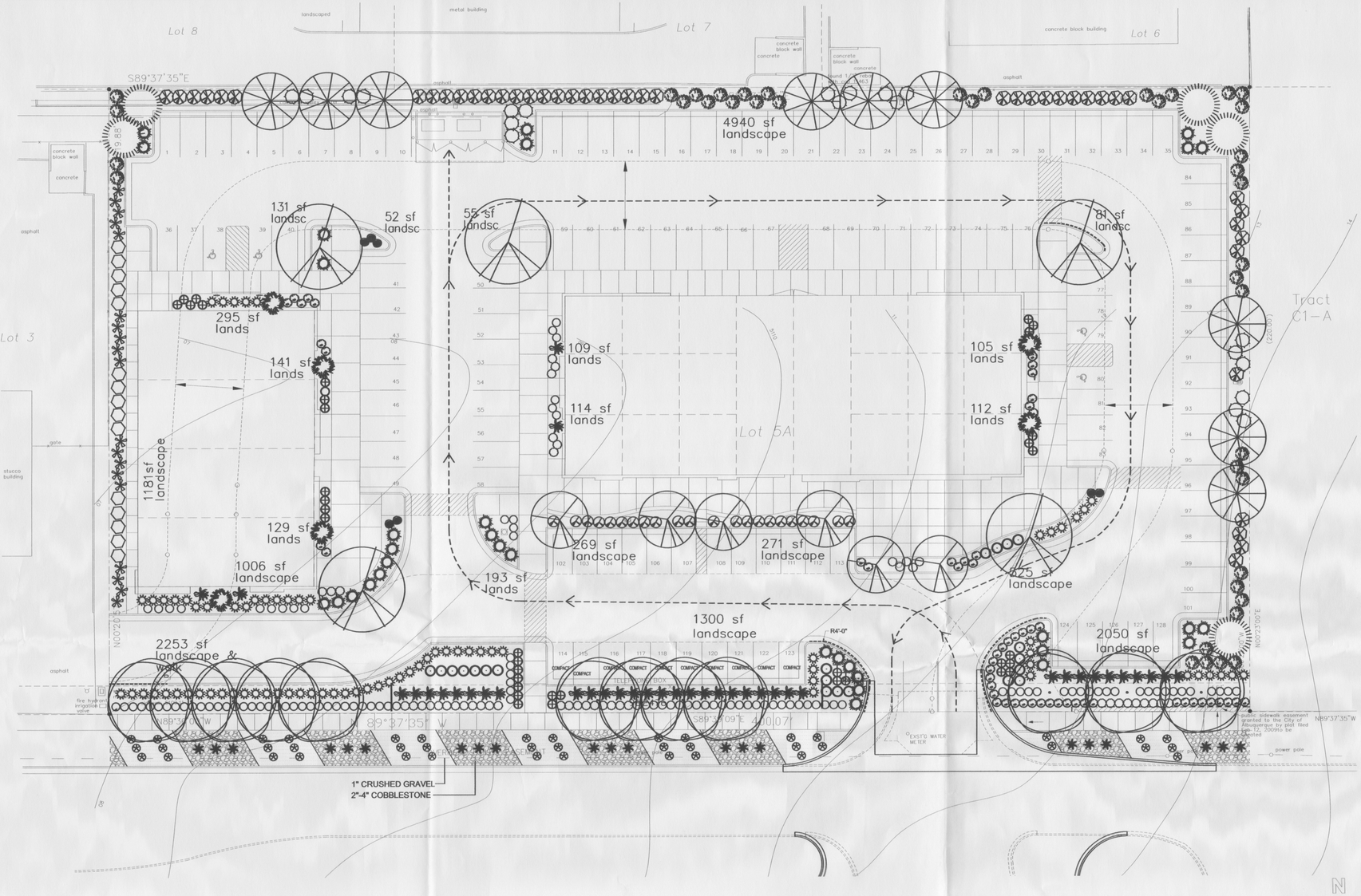


PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
Trees							
5		Fraxinus Autumn Purple Ash	2" B&B	15'/12'		Medium	6-2 gph
6		Cercis Redbud	2" B&B	40'/35'		Medium	6-2 gph
12		Gleditsia Seedless Honey Locust	2" B&B	40'/30'		Medium	6-2 gph
5		Pinus nigra Austrian Pine	2" B&B	35'/25'		Medium	6-2 gph
9		Vitex agnus-castus Chaste Tree	15-Gal	20'/20'		Medium	6-2 gph
6		Cedrus atlantica glauca Weeping Blue Atlas Cedar	15-Gal	5'/8'		Medium+	6-2 gph
Shrubs/Groundcovers							
7		Thymus Thyme	1-Gal	1'/3'	5 sf=35 sf	Medium	2-2 gph
41		Caryopteris clandonensis Blue Mist	1-Gal	3'/3'	15 sf=615 sf	Medium	2-2 gph
44		Elaeagnus pungens Silverberry	5-Gal	10'/10'	30 sf=1320 sf	Medium	2-2 gph
76		Cotoneaster dammeri Bearberry Cotoneaster	5-Gal	1'/9'	30 sf=2280 sf	Medium	2-2 gph
20		Ericameria nauseosus Chamisa	1-Gal	5'/5'	30 sf=600 sf	Low	2-1 gph
15		Fallugia paradoxa Apache Plume	5-Gal	6'/7'	35 sf=525 sf	Low	2-1 gph
19		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	20 sf=380 sf	Low+	2-1 gph
33		Juniperus horizontalis Blue Chip Juniper	5-Gal	1'/8'	35 sf=1155 sf	Low +	2-1 gph
106		Salvia May Night Salvia	1-Gal	18"/18"	5 sf=530 sf	Medium	2-2 gph
21		Pinus mugo Mugo Pine	5-Gal	4'/4'	30 sf=630 sf	Medium	2-2 gph
22		Rhaphiolepsis indica India Hawthorn (Blueberry Muffin)	5-Gal	3'/4'	20 sf=440 sf	Medium	2-2 gph
39		Rosmarinus officinalis Arp Rosemary	5-Gal	6'/6'	30 sf=1170 sf	Low	2-1 gph
37		Scabiosa Pincushion Flower	1-Gal	18"/18"	10 sf=370 sf	Medium	2-1 gph
45		Sedum Sedum	1-Gal	6"/18"	15 sf=675 sf	Medium	2-2 gph
55		Nepeta Catmint	1-Gal	1'/2'	15 sf=825 sf	Medium	2-2 gph
21		Yucca schotti Mountain Yucca	5-Gal	5'/2'	ROW	Medium	2-2 gph
42		Ericameria Turpentine Bush	1-Gal	3'/4'	ROW	Medium	2-2 gph

Total landscape coverage=11,550 sf

LANDSCAPE DATA

GROSS LOT AREA	88,004 SF
LESS BUILDING(S)	16,738 SF
NET LOT AREA	71,266 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	10,690 SF
PROPOSED LANDSCAPE	15,320 SF
PERCENT OF NET LOT AREA	21 %
HIGH WATER USE TURF	
NONE PROPOSED	
REQUIRED STREET TREES	
PROVIDED AT 30' O.C. SPACING STREET	12
REQUIRED PARKING LOT TREES	
PROVIDED AT 1 PER 10 SPACES (128 SPACES/10)	13
TOTAL REQUIRED TREES	24
TOTAL PROPOSED TREES (2" CAL.)	28
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL (15,320 SF x 75%)	11,490 SF MIN.
PROVIDED LANDSCAPE COVERAGE	11,550 SF (75%)

NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO MODEL 825) PER CITY OF ALBUQUERQUE

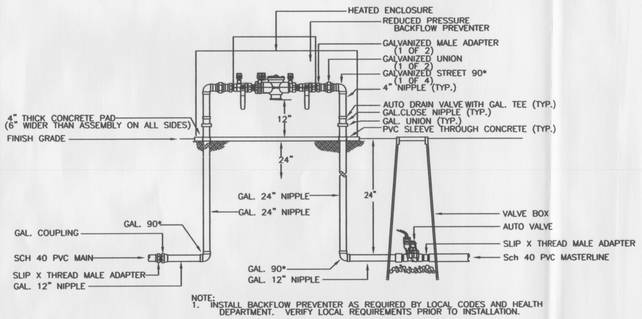
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE

THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

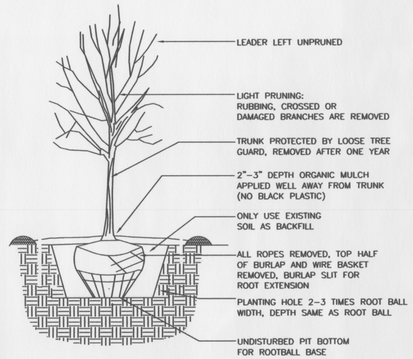
LANDSCAPE AREAS TO BE MULCHED WITH MOUNTAINAIR BROWN CRUSHER FINES GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW/MASTER VALVE DETAIL
PER COA



TREE PLANTING DETAIL
PER COA FORESTER

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN FOR BUILDING PERMIT

SHEET
L1.1
OF: X

REVISIONS:
4.3.12
4.4.12
5.14.12

SCALE:
1" = 20'-0"
PLAN DATE:
JAN 30, 2012
FILENAME:
SITE
DRAWN BY:
JC

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBIER CONSTRUCTION INC.
8500 WASHINGTON ST. NE SUITE A-5 OFFICE: (505) 314-7700
ALBUQUERQUE, NM 87113 FAX: (505) 314-7799
WEB: WWW.MECHENBIER.COM

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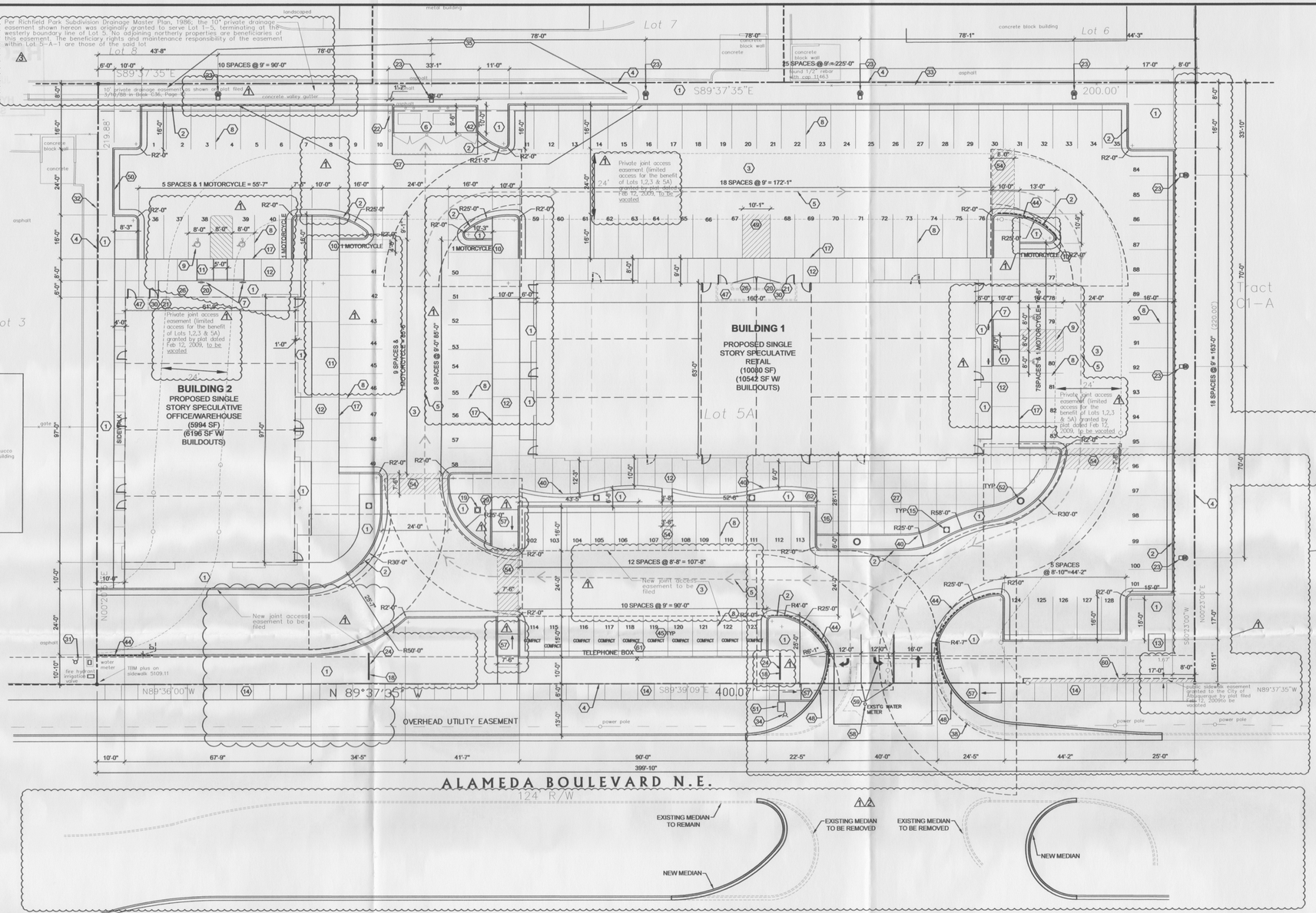
LANDSCAPE PLAN FOR BUILDING PERMIT



KEYED NOTES:

1. LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
2. STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
3. 3" ASPHALT PAVING @ DRIVELANES AND AT PARKING STALLS.
4. PROPERTY LINE.
5. WASTE COLLECTION ROUTE.
6. REFUSE PAD, APRON, AND ENCLOSURE WITH RECYCLING AREA, WITH GREASE TRAP & FROST PROOF YARD POST HYDRANT, PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAILS B/S1.2 THROUGH E/S1.2.
7. POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE N/S1.2.
8. PARKING STALL STRIPING, TYPICAL.
9. PAINTED HANDICAP PARKING SYMBOL.
10. MOTORCYCLE/MOPED PARKING AREA.
11. HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
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13. TRANSFORMER LOCATION PAD MOUNTED, PER PNM SPECIFICATIONS.
14. EXISTING 6'-0" CITY SIDEWALK.
15. DECORATIVE POLE LIGHTING OR LIGHT BOLLARDS ALONG SOUTHFRONT OF BUILDING ALONG THE SIDEWALK NOT EXCEEDING 16 FT. HT. SEE DETAIL G/S1.2.
16. BIKE RACK. SEE DETAIL L/S1.2.
17. TURNDOWN SIDEWALK.
18. MONUMENT SIGN. SEE DETAIL K/S1.2.
19. FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH.
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21. ROOF ACCESS HATCH & LADDER LOCATION.
22. 6" STEEL BOLLARDS. FILLED W/ CONCRETE. SEE DETAIL F/S1.2.
23. POLE LIGHT SEE DETAILS/S1.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
24. MONUMENT SIGN DOWNLIGHTING MOUNTED ON TOP OF MONUMENT SIGN.
25. DIRECTIONAL SIGNAGE. SEE M/S1.2.
26. ELECTRICAL METERS LOCATION.
27. TENANT SHARED OUTDOOR DINING AREA.
28. EXISTING HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
29. MAIL BOX LOCATION.
30. TELEPHONE DEMARCATION PANEL ROOM.
31. EXISTING FIRE HYDRANT.
32. EXISTING CHAIN LINK FENCE TO REMAIN - ON ADJACENT PROPERTY.
33. EXISTING WOOD FENCE TO REMAIN - ON ADJACENT PROPERTY.
34. NEW PUBLIC FIRE HYDRANT.
35. DEMO DRAINAGE SWALE. REPLACE WITH LANDSCAPING.
36. NOT USED.
37. CORE DOTOUT 15" D.C. TO PASS FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
38. EXISTING DRIVE CUT.
39. NOT USED.
40. 3'-6" HIGH SCREEN WALL. STUCCO COLOR TO MATCH BUILDING.
41. SEATING WALL. TOP OF WALL AT 20"ABOVE GROUND LEVEL; WALL DEPTH 16". STUCCO COLOR TO MATCH BUILDING.
42. NOT USED.
43. NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX SLOPE.
44. NO PARKING, FIRE LANE. CURB TO BE PAINTEDDENOTED AS SUCH (LOCATION DENOTED BY DASHED LINE ON PLAN).
45. ALL COMPACT SPACES TO BE STAMPED WITH THE WORD "COMPACT" ON THE PAVEMENT.
46. NOT USED.
47. FIRE SPRINKLER RISER AND POTABLE WATER BACKFLOW PREVENTER ROOM.
48. RELOCATED ENTRY DRIVE.
49. STAMP PAVEMENT "NO PARKING" FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM .
50. NO PARKING. CURB TO BE PAINTED YELLOW TO DESIGNATE AS SUCH.
51. NEW WATER METER; 1" SERVICE, 3/4" METER.
52. LIGHTING BOLLARD.
53. NOT USED.
54. PAINT STRIPING ON PAVEMENT FOR PEDESTRIAN CROSSWALK.
55. NOT USED.
56. NOT USED.
57. NEW HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE. ALL RAMPS LOCATED IN WITHIN CITY RIGHT OF WAY TO HAVE TRUNCATED DOMES.
58. CAP OFF EXISTING WATER METER. SEE CONCEPTUAL SITE UTILITY PLAN.
59. NEW LANE STRIPING AND DIRECTIONAL ARROWS AT ACCESS POINT PER C.O.A. STANDARDS.
60. SIDEWALK EASEMENT TO BE VACATED.
61. RELOCATE EXISTING TELEPHONE BOX.
62. EXTERIOR LOCKERS FOR BIKE HELMETS, GEAR, ETC.

PROJECT DESCRIPTION:

ADDRESS:	4545 ALAMEDA BOULEVARD NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOT 5A BEING A REPLAT OF LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION
OWNER:	JOHN E & CYNTHIA A MECHENBIER
UPC:	101706430039011104
ZONE MAP:	C-17
ZONING:	SU-2 (DESCRIPTION: IP OR SU-2 NC)
TOTAL SITE AREA:	88,004 SF
DEVELOPED AREA:	88,004 SF

CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)

OCCUPANCY GROUPS: M RETAIL
B OFFICE

GROSS BUILDING AREA (INCLUDES OVERHANGS & POPOUTS):	16,738 SF
NET FLOOR AREA:	16,074 SF
NET LOT AREA:	88,004 SF
LESS BUILDING FOOTPRINT AREA:	16,738 SF
NET LOT AREA:	71,226 SF
TOTAL LANDSCAPE PROVIDED:	15,103 SF
LANDSCAPE % NET LOT AREA:	21.2 %

BUILDING USAGE & OCCUPANCY AREAS:
THE BUILDING WILL BE USED PRIMARILY FOR RETAIL WITH POSSIBLE OFFICE OR MEDICAL USE IN SOME OF THE SPACE. IT IS ESTIMATED THAT APPROXIMATELY 10,080 S.F. SHALL BE RETAIL SPACE (M OCCUPANCY), AND APPROXIMATELY 5,994 S.F. OF THE TOTAL SQUARE FOOTAGE SHALL BE OFFICE/MEDICAL SPACE (B OCCUPANCY).

TRAFFIC CIRCULATION:
TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

REQUIRED PARKING:

RETAIL (M)		
10,080/200	=	51
BUSINESS (B)		
5,994/200	=	30
TOTAL PARKING REQUIRED		81
TOTAL PARKING PROVIDED:	=	128
COMPACT SPACES ALLOWED (33% of 128):		42
COMPACT SPACES PROVIDED:	=	10
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1:	=	4
TOTAL HANDICAP PROVIDED:	=	4
TOTAL MOTORCYCLE/MOPED REQUIRED:		3
TOTAL MOTORCYCLE/MOPED PROVIDED:		4
TOTAL BIKE SPACES REQUIRED: 81/20	=	4
TOTAL BIKE SPACES PROVIDED	=	6

PATIO/OUTDOOR DINING AREA:		938 S.F.
EXTERIOR BENCH SEATING:		
TOTAL SEATING REQUIRED		
(213 LIN FT/ 25 FT)	=	9
EXTERIOR DINING SEATING (MIN.)	=	16
BENCH HIGH WALL SEATING		
(104 LIN FT/24)	=	52
TOTAL SEATING PROVIDED		68

A MINIMUM OF 25% OF SEATING TO BE SHADED

PROJECT NUMBER: 1005410

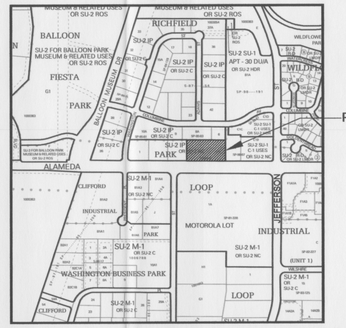
APPLICATION NUMBER: 12DRB-70062

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH, IF NECESSARY



VICINITY MAP: C-17-Z

SITE PLAN FOR BUILDING PERMIT

SHEET
S1.1
OF: X

REVISIONS:
1 4-3-12 DRB 3-21-12 COMMENTS & EASEMENT REVISIONS
2 5-11-12 ENTRY DRIVE RELOCATION & ASSOCIATED REVISIONS
3 6-12-12 DRAINAGE EASEMENT MAINTENANCE & BENEFICIARIES

SCALE: 1" = 20'-0"
PLAN DATE: FEB 23, 2012
FILENAME: SITE
DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBIER CONSTRUCTION INC.
8500 WASHINGTON ST. NE SUITE A-5
ALBUQUERQUE, NM 87113
OFFICE: (505) 316-7700
FAX: (505) 314-7799
WEB: WWW.MECHENBIER.COM

© Copyright 2012 by MECHENBIER CONSTRUCTION INC.

Lot 5-A
Richfield Park Subdivision
Elena Gallegos Grant
Projected Section 14
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2012

N

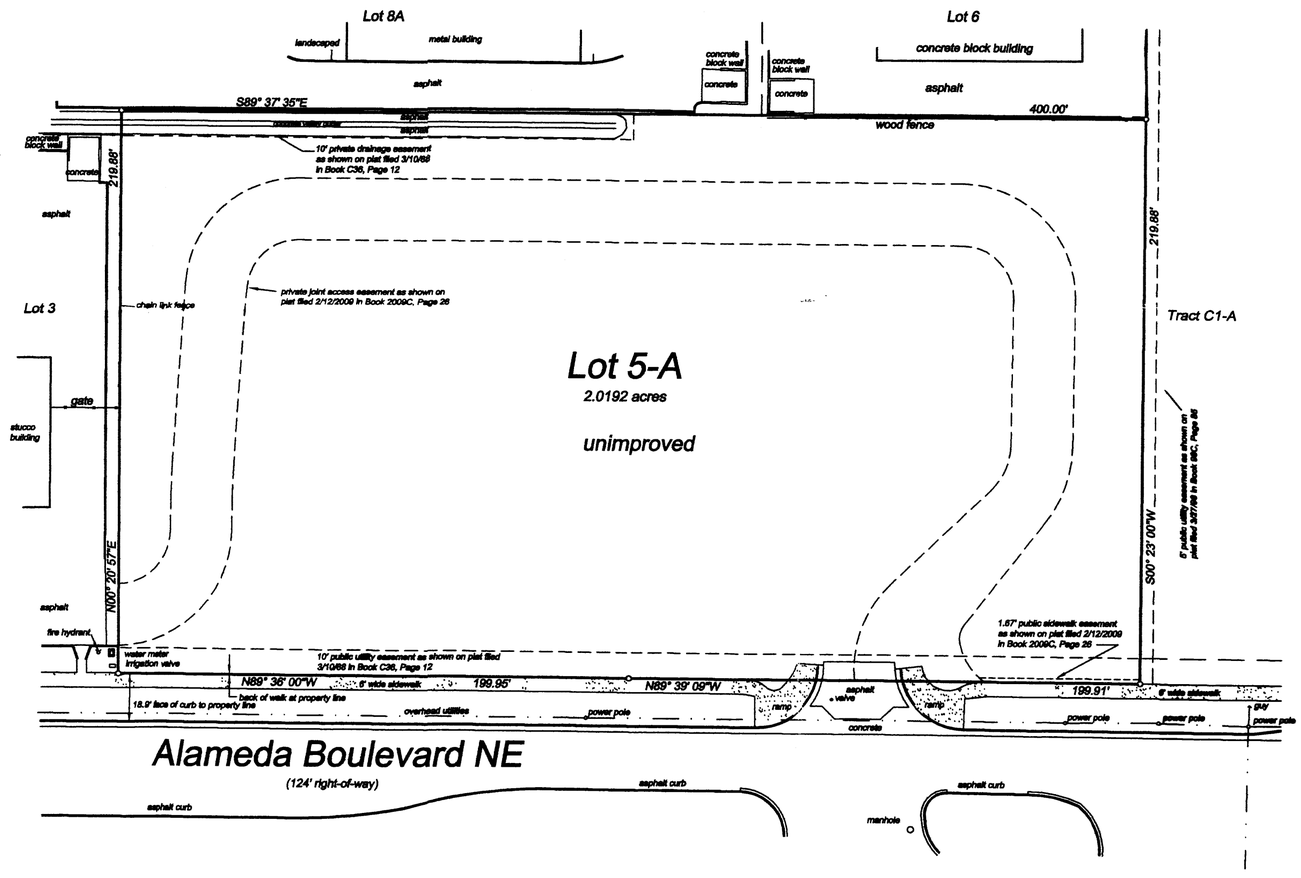
W E

S

0 20 40 80 FEET

1" = 40'

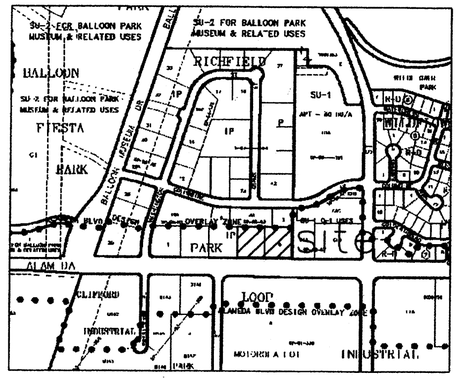
Improvement Sketch



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

DOC# 2009014549
02/12/2009 09:24 AM Page: 1 of 2
tyPLAT R:$12.00 B: 2009C P: 0026 M. Toulous Olivere, Bernalillo Cour

Lot 5-A
being a replat of
Lots 4 & 5
Richfield Park Subdivision
Elena Gallegos Grant
Projected Section 14
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
October 2008



Vicinity Map
no scale

Zone Atlas Page Number C-17
Talos Log Number 2008272886

PROJECT NUMBER 1005410
Application Number 08DRB-70456

The purpose of this plat is to consolidate Lots 4 & 5 into one lot, vacate the 30' joint access easement and grant a 24' private joint access easement.

SUBDIVISION DATA

1. Total gross acreage: 2.0192 acres
2. Total number of existing lots - 2. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 83.
5. Where measured bearings and distances differ from record, ( ) indicates record bearings and distances.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: June, 2008.
8. Documents used in the preparation of this survey:
   a. Plat of Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 10, 1988, in Plat Book C36, page 12.
   b. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 250987BB dated February 15, 2005 and documents referenced therein.
   c. Special Warranty Deed filed 4/05/2005, in Book A84, Page 5812.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lots numbered four (4) and five (5), Richfield Park Subdivision as the same are shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on March 10, 1988 in Book C36 Page 12.

FREE CONSENT AND DEDICATION BY OWNERS OF LOTS 4 AND 5

The platting of the land comprising Lot 5-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS OF LOTS 4 & 5

John E. Mechenbier J&M. 2/3/09

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on October 22 2008, by John E. Mechenbier.

My Commission Expires: 12-15-09
Notary Public

OFFICIAL SEAL
Marcia Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-15-09

Cynthia A. Mechenbier Cam 2/3/09

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on October 22 2008, by Cynthia A. Mechenbier.

My Commission Expires: 12-15-09
Notary Public

OFFICIAL SEAL
Marcia Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-15-09

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 250987BB, effective February 15, 2005 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 10/22/08
N.M.P.S. No. 6126 Date

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 6126 RONALD A. FORSTBAUER

PLAT APPROVAL

Utility Approvals:

N/A
PNM ELECTRIC SERVICES DATE

N/A
PNM GAS SERVICES DATE

N/A
QWEST TELECOMMUNICATIONS DATE

N/A
COMCAST, INC. DATE

City Approvals:

CITY SURVEYOR 10-23-08 DATE

N/A
REAL PROPERTY DIVISION DATE

N/A
ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 02-10-09 DATE

ABCWUA 11-5-08 DATE

Christina Sandoval
PARKS & RECREATION DEPARTMENT 11/5/08 DATE

Bradley L. Bingham
A.M.A.F.C.A. 11/5/08 DATE

Bradley L. Bingham
CITY ENGINEER 11/5/08 DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT 02-10-09 DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: 1:017-064-30839-111-05 10-17-0642873S1-111-04

PROPERTY OWNER OF RECORD: ~~Mechenbier LLC~~ John E + Cynthia Mechanbier

BERNALILLO COUNTY TREASURER'S OFFICE:

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 5-A-1

being a replat of

Lot 5-A

Richfield Park Subdivision

Elena Gallegos Grant

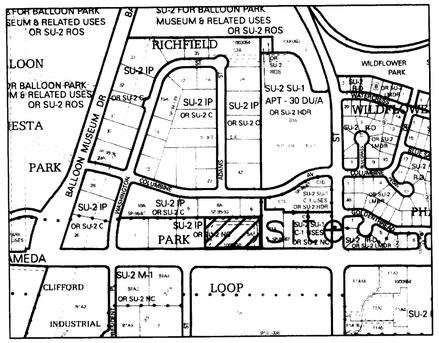
Projected Section 14

T.11N., R.3E. N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

May 2012



Vicinity Map
no scale

Zone Atlas Page Number C-17

PROJECT NUMBER _____

Application Number _____

The purpose of this replat is to vacate the existing private access easement and grant the new private access easement shown hereon.

SUBDIVISION DATA

1. Total gross acreage: 2.0192 acres
2. Total number of existing lots - 1. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 83.
5. Measured bearings and distances are identical to record bearings and distances.
6. Date of field survey: May, 2012.
7. Documents used in the preparation of this survey:
   a. Plat of Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 10, 1988, in Plat Book C36, page 12.
   b. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 250987BB dated February 15, 2005 and documents referenced therein.
   c. Special Warranty Deed filed 4/05/2005, in Book A84, Page 5812.
   d. Plat of Lot 5-A Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 2009, in Plat Book 2009C, page 26, Document Number 200901459.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a Century Link QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast Inc. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered 5-A, Richfield Park Subdivision as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 2009, in Plat Book 2009C, page 26, Document Number 200901459.

FREE CONSENT AND DEDICATION BY OWNERS OF LOT 5-A

The platting of the land comprising Lot 5-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS OF LOT 5-A

John E. Mechenbier

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on May 18 2012, by John E. Mechenbier.

My Commission Expires: 3/25/13

Notary Public

OFFICIAL SEAL
Gayle M. Gardner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/25/13

Cynthia A. Mechenbier

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on May 18 2012, by Cynthia A. Mechenbier.

My Commission Expires: 3/25/13

Notary Public

OFFICIAL SEAL
Gayle M. Gardner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/25/13

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on the plat entitled "Plat of Lot 5-A Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 2009, in Plat Book 2009C, page 26, Document Number 200901459 and Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 250987BB dated February 15, 2005 and that the information shown hereon is true and correct to the best of my knowledge and belief.

5/10/2012

Ronald A. Forstbauer Date
N.M.P.S. No. 6126

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURY LINK QC	DATE
COMCAST, INC.	DATE

City Approvals:

CITY SURVEYOR	5/22/12 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

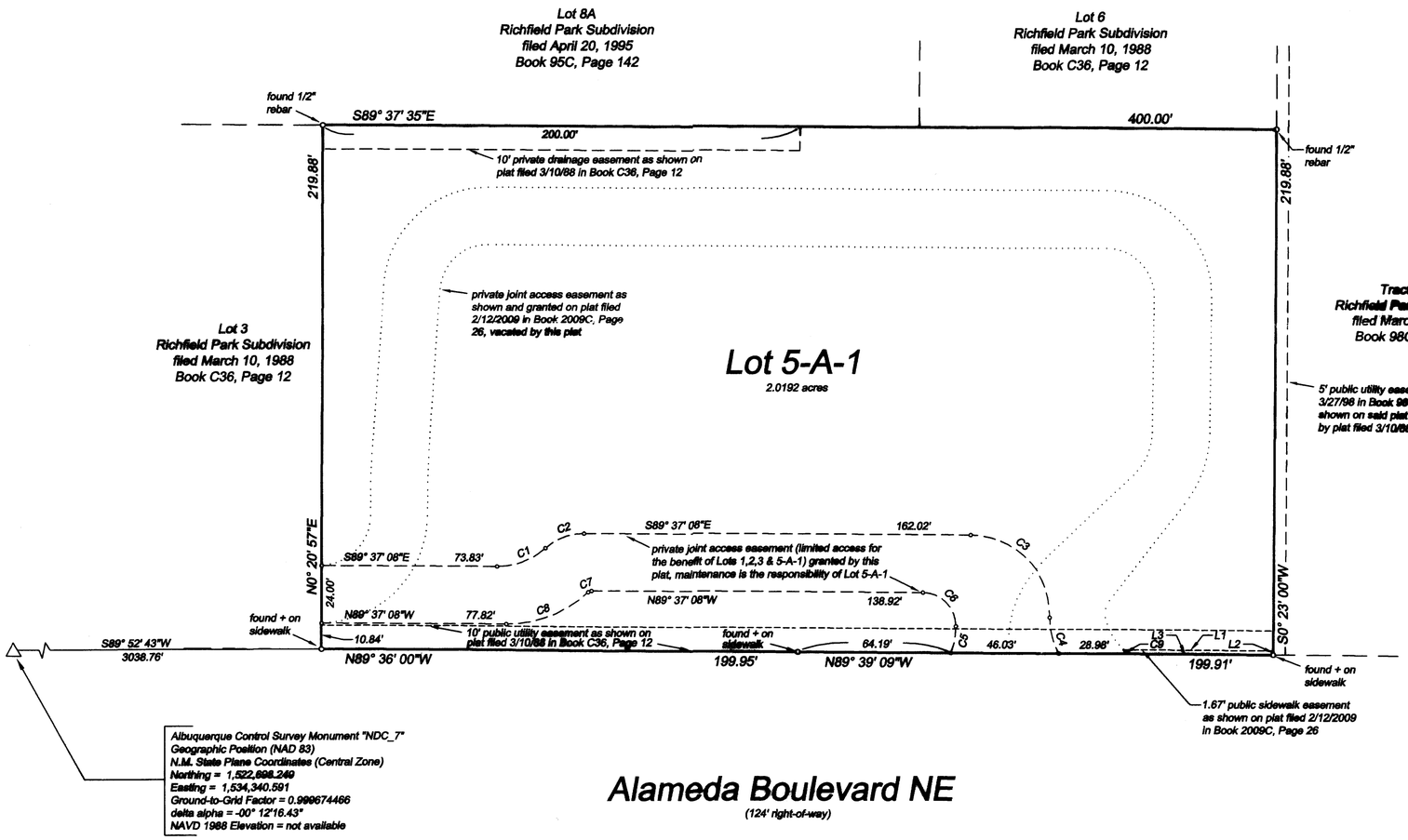
Lot 5-A-1

being a replat of

Lot 5-A

Richfield Park Subdivision
Elena Gallegos Grant
Projected Section 14
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2012

N
W E
S
0 20 40 80 FEET
1" = 40'



Line Table		
Line No.	Length	Direction
L1	62.74	S89° 39' 09"E
L2	1.67	N00° 23' 00"E
L3	60.71	N89° 39' 09"W

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	22.20	30.00	42° 23' 42"	N69° 11' 01"E	21.70
C2	17.77	24.00	42° 25' 37"	N69° 11' 59"E	17.37
C3	53.48	34.00	90° 07' 40"	S44° 33' 18"E	48.14
C4	15.56	30.00	29° 43' 22"	S14° 21' 09"E	15.39
C5	11.35	30.00	21° 41' 02"	N11° 13' 10"E	11.29
C6	21.84	13.90	90° 00' 19"	N44° 37' 06"W	19.66
C7	1.51	2.00	43° 14' 34"	S68° 45' 35"W	1.47
C8	37.74	50.00	43° 14' 34"	S68° 45' 35"W	36.85
C9	2.63	25.00	6° 01' 24"	N50° 10' 45"W	2.63

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

Lot 5-A-1

being a replat of

Lot 5-A

Richfield Park Subdivision

Elena Gallegos Grant

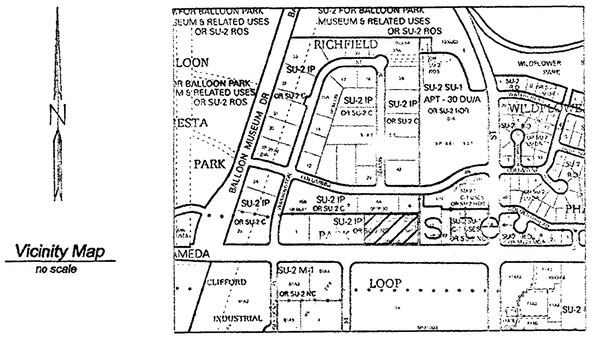
Projected Section 14

T.11N., R.3E. N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

May 2012



Vicinity Map
no scale

Zone Atlas Page Number C-17

DOC# 2012062794

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CityPLAT R:$25.00 B: 2012C P: 0076 M. Toulous Olivere, Bernalillo Cou

SUBDIVISION DATA

1. Total gross acreage: 2.0192 acres
2. Total number of existing lots - 1. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 83.
5. Measured bearings and distances are identical to record bearings and distances.
6. Date of field survey: May, 2012.
7. Documents used in the preparation of this survey:
   a. Plat of Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 10, 1[illegible], in Plat Book C36, [illegible] 12.
   b. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 250987BB dated February 15, 2005 and documents referenced therein.
   c. Special Warranty Deed filed 4/05/2005, in Book A84, Page 5812.
   d. Plat of Lot 5-A Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 2009, in Plat Book 2009C, page 26, Document Number 200901459.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a Century Link QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast Inc. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered 5-A, Richfield Park Subdivision as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 2009, in Plat Book 2009C, page 26, Document Number 200901459.

FREE CONSENT AND DEDICATION BY OWNERS OF LOT 5-A

The platting of the land comprising Lot 5-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS OF LOT 5-A

John E. Mechenbier

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on May 18 2012, by John E. Mechenbier.

My Commission Expires: 3/25/13

Gayle M Gardner
Notary Public

OFFICIAL SEAL
Gayle M. Gardner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/25/13

Cynthia A. Mechenbier

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on May 18 2012, by Cynthia A. Mechenbier.

My Commission Expires: 3/25/13

Gayle M Gardner
Notary Public

OFFICIAL SEAL
Gayle M. Gardner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/25/13

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on the plat entitled "Plat of Lot 5-A Richfield Park Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 2009, in Plat Book 2009C, page 26, Document Number 200901459 and Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 250987BB dated February 15, 2005 and that the information shown hereon is true and correct to the best of my knowledge and belief.

5/10/2012
Ronald A. Forstbauer Date
N.M.P.S. No. 6126

NEW MEXICO 6126 RONALD A. FORSTBAUER

PROJECT NUMBER 1005410
Application Number 12DRB-70158

The purpose of this replat is to vacate the existing private access easement and grant the new private access easement shown hereon.

PLAT APPROVAL

Utility Approvals:

N/A
PNM ELECTRIC SERVICES — DATE

N/A
NEW MEXICO GAS COMPANY — DATE

N/A
QWEST CORPORATION d/b/a CENTURY LINK QC — DATE

N/A
COMCAST, INC. — DATE

City Approvals:

[signature] 5/22/12
CITY SURVEYOR — DATE

N/A
REAL PROPERTY DIVISION — DATE

[signature]
ENVIRONMENTAL HEALTH DEPARTMENT — DATE 06-06-12

[signature]
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE 06/06/12

[signature]
ABCWUA — DATE 6-6-12

[signature]
PARKS & RECREATION DEPARTMENT — DATE 6-19-12

[signature]
A.M.A.F.C.A. — DATE 6-19-12

[signature]
CITY ENGINEER — DATE 6-22-12

[signature]
DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: 101706430070201104

PROPERTY OWNER OF RECORD: Mechenbier John E + Cynthia A

BERNALILLO COUNTY TREASURER'S OFFICE:

[signature] 6/20/12

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

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tyPLAT R:$25.00 B: 2012C P: C076 M: Toulous Olivere, Bernalillo Cour

Lot 5-A-1

being a replat of

Lot 5-A

Richfield Park Subdivision
Elena Gallegos Grant
Projected Section 14
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2012

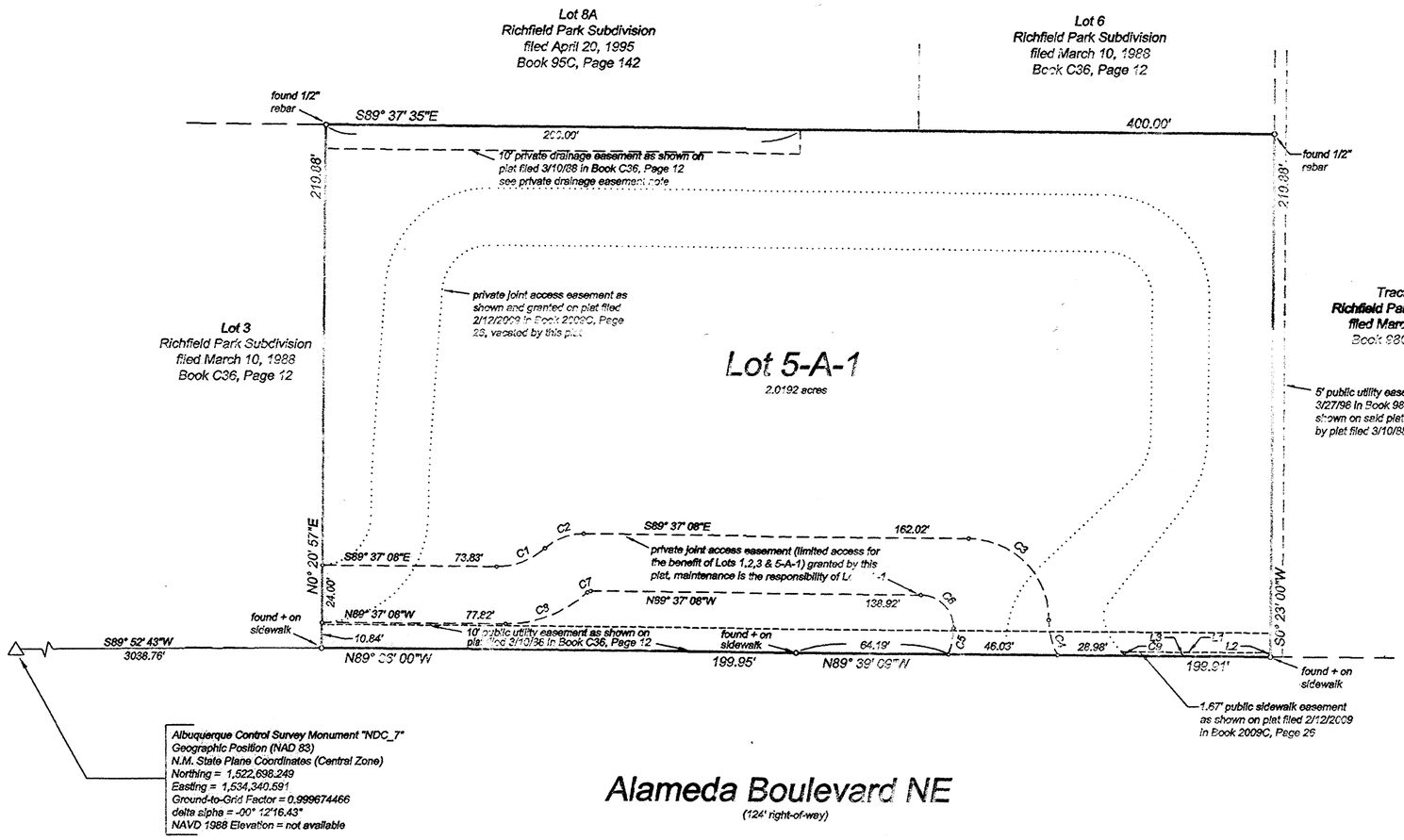
N

W E

S

0 20 40 80 FEET

1" = 40'



Line Table		
Line No.	Length	Direction
L1	62.74	S89° 39' 09"E
L2	1.67	N00° 23' 00"E
L3	60.71	N89° 39' 09"W

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	22.20	30.00	42° 23' 42"	N69° 11' 01"E	21.70
C2	17.77	24.00	42° 25' 37"	N69° 11' 59"E	17.37
C3	53.48	34.00	90° 07' 40"	S44° 33' 18"E	48.14
C4	15.56	30.00	29° 43' 22"	S14° 21' 09"E	15.39
C5	11.35	30.00	21° 41' 02"	N11° 13' 10"E	11.29
C6	21.84	13.90	90° 00' 19"	N44° 37' 08"W	19.66
C7	1.51	2.00	43° 14' 34"	S68° 45' 35"W	1.47
C8	37.74	50.00	43° 14' 34"	S68° 45' 35"W	36.85
C9	2.63	25.00	6° 01' 24"	N50° 10' 45"W	2.63

Private Drainage Easement Note:

Per Richfield Park Subdivision Drainage Master Plan, 1986, the 10' private drainage easement shown hereon was originally granted to serve Lots 1-5, terminating at the westerly boundary line of Lot 5. No adjoining northerly properties are beneficiaries of this easement. The beneficiary rights and maintenance responsibility of the easement within Lot 5-A-1 are those of the said lot.

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