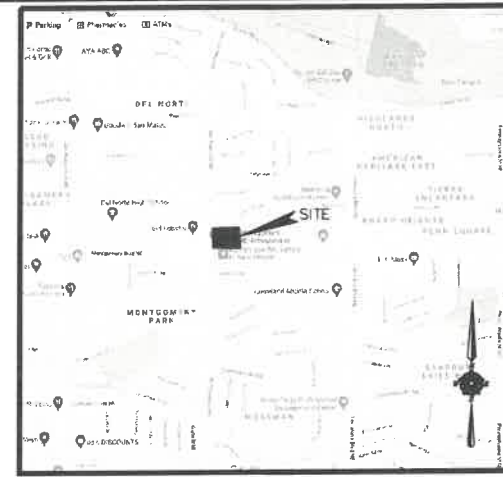


CAUTION NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS  
ACS MONUMENT "9-F18" BEING A BRASS DISC ON TOP OF STEEL ROD STAMPED 9-F18 IN THE CITY OF ALBUQUERQUE N.M., ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN MATEO LANE NE.  
N=1,539,870.687 E=1,504,358.281  
ELEVATION=5260.21'

FLOODNOTE  
ACCORDING TO THE F.I.R.M. NO. 3500020139G, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED SEPTEMBER 26, 2008.

provide  
giving  
analysis



SITE DATA TABLE		
LOCATION:	6201 MONTGOMERY BLVD N.E. ALBUQUERQUE, NM 87109	
LOT AREA:	0.312 AC. (13,607 S.F.) LOT 1	
ZONING:	ZONING - MX-L	
CURRENT USE:	AUTO REPAIR	
PROPOSED USE:	OIL CHANGE	
BUILDING DATA:		
BUILDING AREA:	1,438 S.F.	
BUILDING HEIGHT:	28'-6" (1 STORY)	
BUILDING COVERAGE:	10.6%	
F.A.R.:	0.11:1	
PARKING SUMMARY:		
1 SP PER 1,000 SQ FT GFA	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	2	4
ACCESSIBLE SPACES	1	1
TOTAL SPACES	2	5
LANDSCAPE:		
PERVIOUS:	2,989 S.F. (LOT 1)	
IMPERVIOUS:	10,622 S.F. (LOT 1)	

### LOCATION MAP

NOT TO SCALE

#### LEGEND:

PROPERTY LINE	PROPOSED CURB & GUTTER	LIMITS OF FULL DEPTH SAWCUT
PARKING SPACES	LIGHT POLE	BUILDING UP LIGHTS
FIRELANE	AREA DRAIN	GREASE TRAP
STOP BAR STRIPING	CLEAN-OUT	DOUBLE CLEAN-OUT
ACCESSIBLE SPACES	GAS METER	WATER METER
ADA RAMP	IRRIGATION METER	MANHOLE
BOLLARD	CURB INLET	
TRAFFIC SIGN		
BOLLARD MOUNTED ACCESSIBLE SIGN		
DIRECTIONAL SIGN		
SPEAKER BOX		
MENU BOARD		

#### EXISTING LEGEND:

PROPERTY LINE	EXISTING SEWER MANHOLE
EXISTING CURB & GUTTER	EXISTING FIRE HYDRANT
LIMITS OF FULL DEPTH SAWCUT	EXISTING WATER VALVE
EXISTING WATER LINE	EXISTING WATER METER
EXISTING FIBER OPTIC CABLE LINE	EXISTING WATER SPIGOT
EXISTING GAS LINE	EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC LINE	EXISTING GUY WIRE
EXISTING TREE LINE	EXISTING GATE POST
EXISTING EASEMENT LINE	EXISTING IRRIGATION VALVE
EXISTING SETBACK LINES	EXISTING TELEPHONE BOX
EXISTING FENCE LINE	EXISTING CURB INLET
EXISTING IRON PIN FOUND, AS NOTED	EXISTING STORM MANHOLE
EXISTING IRON PIN SET	EXISTING TRAFFIC SIGNAL
EXISTING BOLLARD	
EXISTING SIGN, AS NOTED	
EXISTING SEWER CLEAN OUT	

#### SITE KEY NOTES:

- CONCRETE CURB AND GUTTER. (CITY DTL #2415A & #2415B)
- CONCRETE CURB W/NO GUTTER. (SEE DTL #2415A, 2415B & 2415C)
- TAPER CURB TO MATCH EXISTING.
- MATCH EXISTING PAVEMENT ELEVATION.
- LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (SEE CITY STD DETAIL #2430)
- SIDEWALK RAMP @ 8.33% MAX. (SEE CITY DETAIL #2443)
- EXISTING FIRE HYDRANT.
- 3' CONCRETE SWALE
- DRIVEWAY (PER LOCAL CODES) SEE CITY STD DETAIL #2425A, #2425B, #2426
- DIRECTIONAL TRAFFIC ARROW. (SEE SHEET C700)
- PARKING STALL STRIPING. (SEE SHEET C700)
- 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
- PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- BOLLARD.
- CONCRETE HEADER CURB (SEE CITY STD DTL #2415C)
- MOTOR CYCLE PARKING ONLY SIGN (SEE SHEET C700)
- DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- EXISTING CONCRETE DRIVEPAD
- "THANK YOU" AND "DO NOT ENTER" SIGN.
- LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- "EXIT ONLY" MARKING.
- INLET. (SEE GRADING PLAN)
- STORM MANHOLE. (SEE GRADING PLAN)
- STOP SIGN.
- APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" OD., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR APPROVED EQUAL.
- MOTORCYCLE PARKING STALL
- "DO NOT ENTER" PAVEMENT MARKING.

#### NOTES:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



SAN PEDRO BOULEVARD, N.E.  
(86.02' PUBLIC R.O.W.)

MONTGOMERY BOULEVARD, N.E.  
(118' PUBLIC R.O.W.)

**JM CIVIL**  
1101 Central Expressway South  
Suite 215  
Allen, TX 75013  
Ph. 214-491-1830  
John Measels, PE  
CIVIL ENGINEER



12/13/21



TAKE FIVE OIL  
6201 MONTGOMERY BLVD N.E.  
ALBUQUERQUE, NEW MEXICO 87109

REV	DATE	DESCRIPTION
1	08/15/21	PRELIMINARY PLAN
2	09/24/21	FINAL BUILDING PERMIT SUBMITTAL
3	12/13/21	TRAFFIC CONTROL COMMENTS ADDRESSED

PROJECT NO: JN-080421001-0  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 12/13/21  
CITY PROJECT NUMBER: PR-2020-004215

TRAFFIC CIRCULATION LAYOUT

TCL