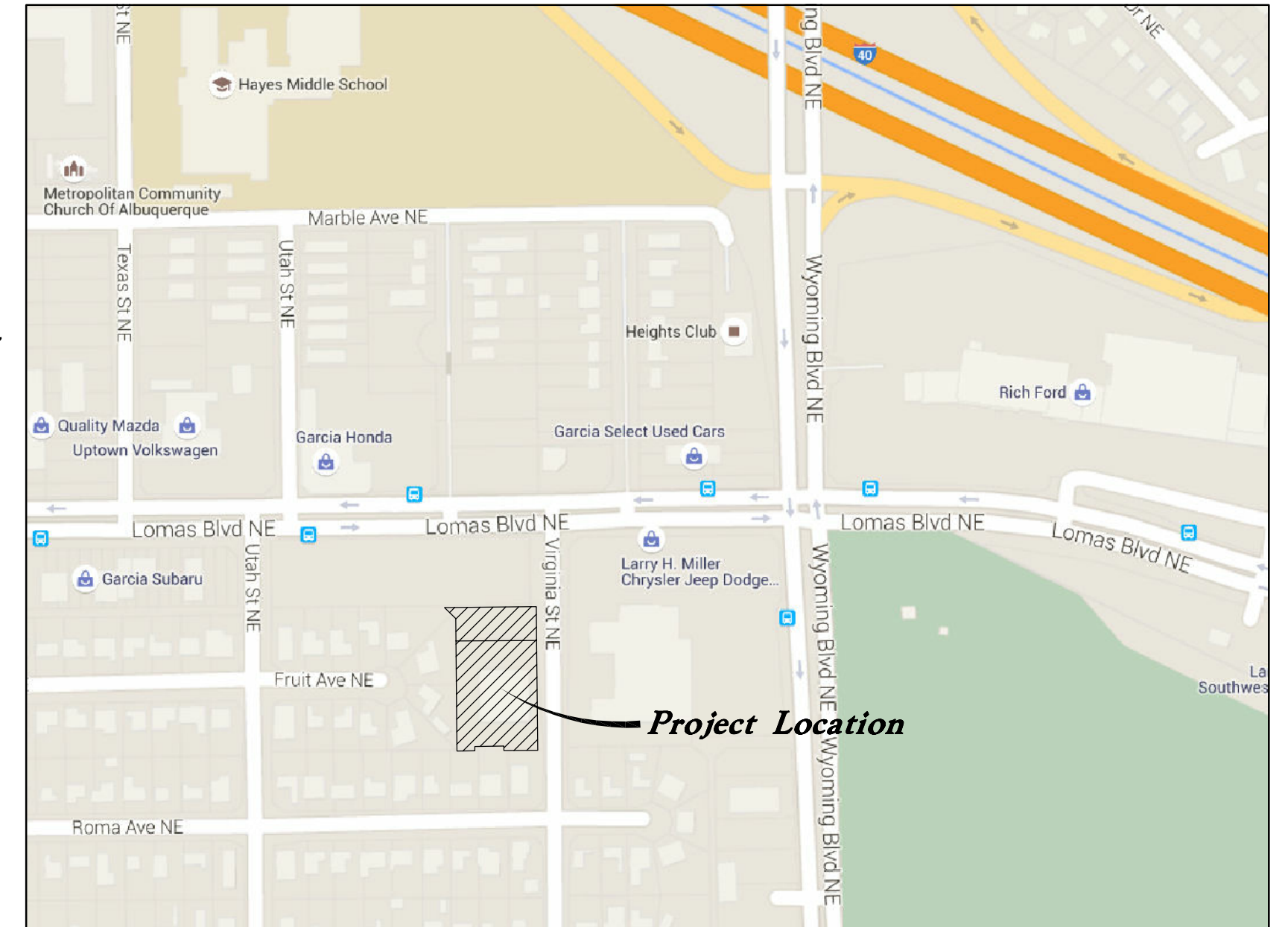
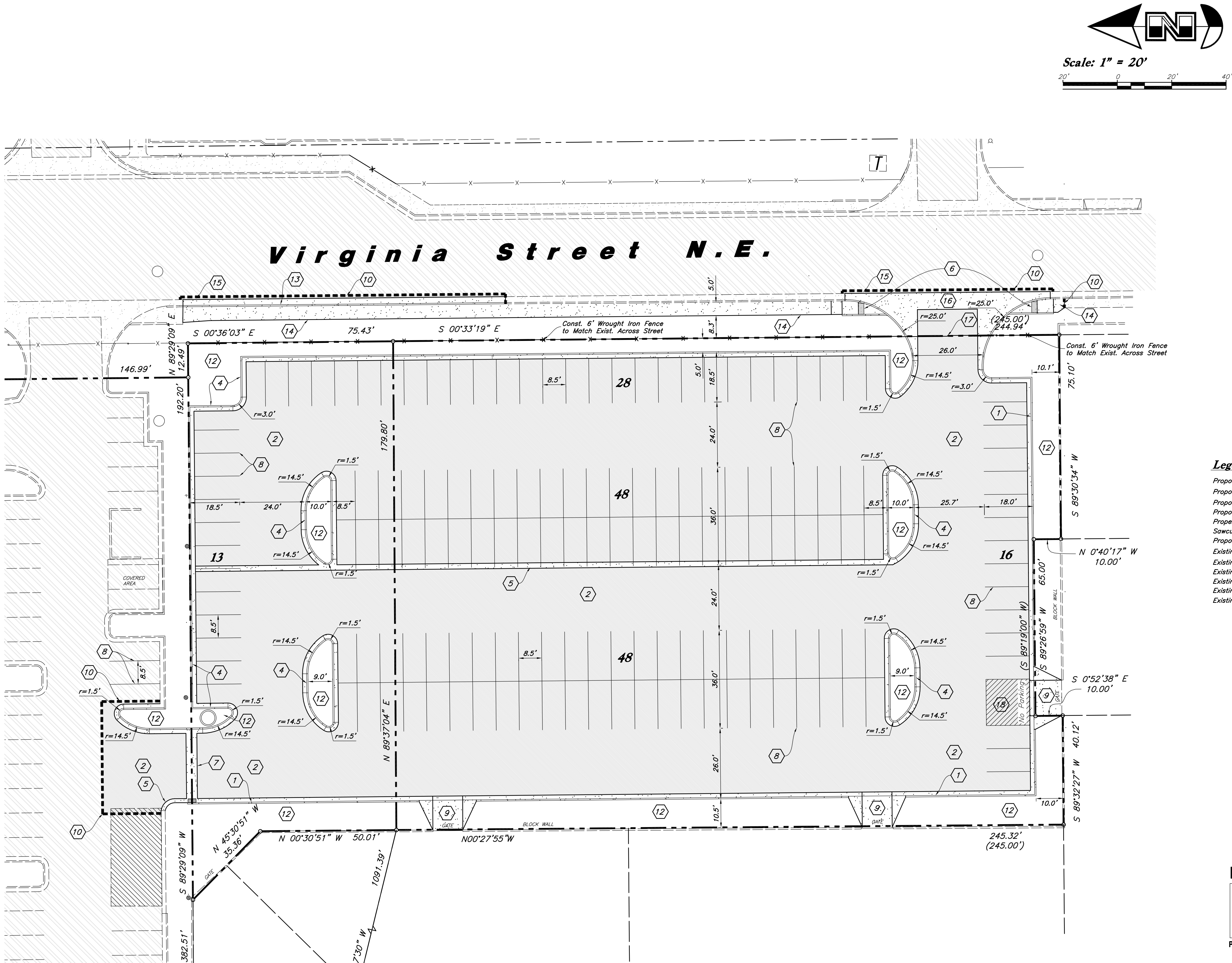


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**Vicinity Map**  
**Zone Atlas Page K-19**  
909 Virginia Street N.E.  
Albuquerque, NM 87107  
Not to Scale

**Legend**

- Proposed Curb & Gutter
- Proposed Open Face C & G
- Proposed Asphalt
- Proposed Concrete
- Property Line
- Sawcut Line
- Proposed Building
- Existing Improvements
- Existing Asphalt
- Existing Concrete
- Existing Power Pole
- Existing Power Pole w/ Guy
- Existing Building

**Legal Description**

Lot numbered Forty-six-A (46-A) in Block Lettered "C", of Bosque Redondo Addition, to the City of Albuquerque, New Mexico, as the same is shown and designated on the Summary plat of Lot 46-A, Block "C" filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1982, in Plat Book A8, folio 120.

**Site Data**

**Site Area = 57,956 s.f. (1.33 ac.)**  
**Landscape Area Provided = 9,433 s.f. (16.3%)**  
**Impervious Area Provided = 48,523 s.f. (83.7%)**  
**Parking Provided = 153 stalls**

**General Site Notes:**

- Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
- Fire lane markings and signs to be installed as directed by the Fire Marshall.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- All dimensions are to back of curb unless otherwise noted.
- Const. curb transition at all points where curb abuts sidewalk, see detail.

**Site Construction Notes**

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. 24" Rolled Curb & Gutter
- Const. 2' Conc. Waterway
- Const. Accessible Ramp per
- Const. 4' Conc. Waterway
- Const. 4" White Paint Stripe (Typ.)
- Const. Flared Drive Approach per Albuquerque Std. Dwg. 2425
- Sawcut; Provide Smooth Clean Edge
- Const. Stop Sign per MUTCD R1-1
- Landscaping (See Landscape Plan)
- Const. Conc. Curb & Gutter per Albuquerque Std. Dwg. 2415A
- Const. Conc. Sidewalk per Albuquerque Std. Dwg. 2430
- Const. Asphalt Paving per Albuquerque Std. Dwg. 2405B
- Const. Drive Approach per Albuquerque Std. Dwg. 2426
- Const. (2) 18" Rolling Gates
- Const. Striping for "No Parking"

**Survey Control Note:**  
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plans, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**Accessible Note:**  
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.  
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the (ICC/ANSI A117.1-Latest Edition) and/or FHAA.



Anderson Wahlen & Associates  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801-521-8529 - AWEngineering.net

**Anderson Wahlen & Associates**  
Traffic Circulation/Site Plan  
**LHM Jeep Dodge Albuquerque**  
909 Virginia Street N.E.  
Albuquerque, NM

06 Jan, 2016  
SHEET NO.  
**C1.1**