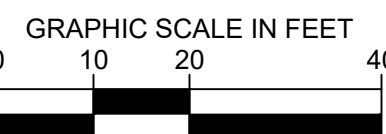




## KEYNOTE LEGEND

## BENCHMARKS

- BM#2  
SET CP-PK NAIL  
N=1,476,678.00  
E=1,528,300.57  
EL.=5169.79



	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER (REFERENCE PLAN FOR TYPE)
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED RETAINING WALL
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

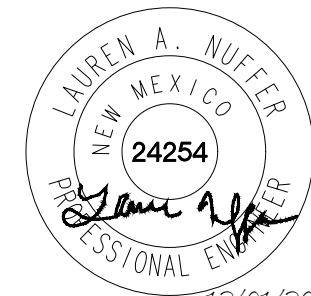
<div> <div>LOT B</div> <div>LOVELACE HEIGHTS ADDITION</div> </div>		
EXISTING ZONING	NR-C	
PROPOSED USE	CAR WASH	
LOT AREA	1.01 AC	
BUILDING AREA	±5,400 SF	
FINISHED FLOOR ELEVATION	5168.75	
PAVEMENT AREA	0.78 AC	
	REQUIRED	PROVIDED
TOTAL PARKING	11 SPACES	29 SPACES
ACCESSIBLE	2 SPACES	2 SPACES
MOTORCYCLE	1 SPACE	1 SPACE
DRIVE-THRU STACKING	3 SPACES	24 SPACES
BICYCLE SPACES	3 SPACES	3 SPACES/1 RACK
LOT COVERAGE	NO MAX	12%
OPEN SPACE	15%	23%
PARKING REQUIRED FOR A CAR WASH IS 2 SPACES PER 1000 SF OF GENERAL FLOOR AREA OF RETAIL, OFFICE AND WAITING AREA		

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADI ARE TO BE 2' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC.  
  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.
15. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
16. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
17. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

MCW - ALBUQUERQUE NEW MEXICO PREPARED FOR MISTER CAR WASH ALBUQUERQUE NEW MEXICO		SITE, DIMENSION CONTROL AND PAVING PLAN		KHA PROJECT 088918301 DATE DECEMBER 2022 SCALE AS SHOWN DESIGNED BY JCG DRAWN BY JCG CHECKED BY LAN				<p>             13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240              PHONE: 972-770-1300 FAX: 972-239-3820              WWW.KIMLEY-HORN.COM              © 2022 KIMLEY-HORN AND ASSOCIATES, INC.           </p>		No. _____ REVISIONS _____ DATE _____ BY _____
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**Kimley»Horn**



# SITE, DIMENSION CONTROL AND PAVING PLAN

MCW - ALBUQUERQUE  
NEW MEXICO  
PREPARED FOR  
MISTER CAR WASH  
ALBUQUERQUE  
NEW MEXICO

SHEET NUMBER  
**C400**