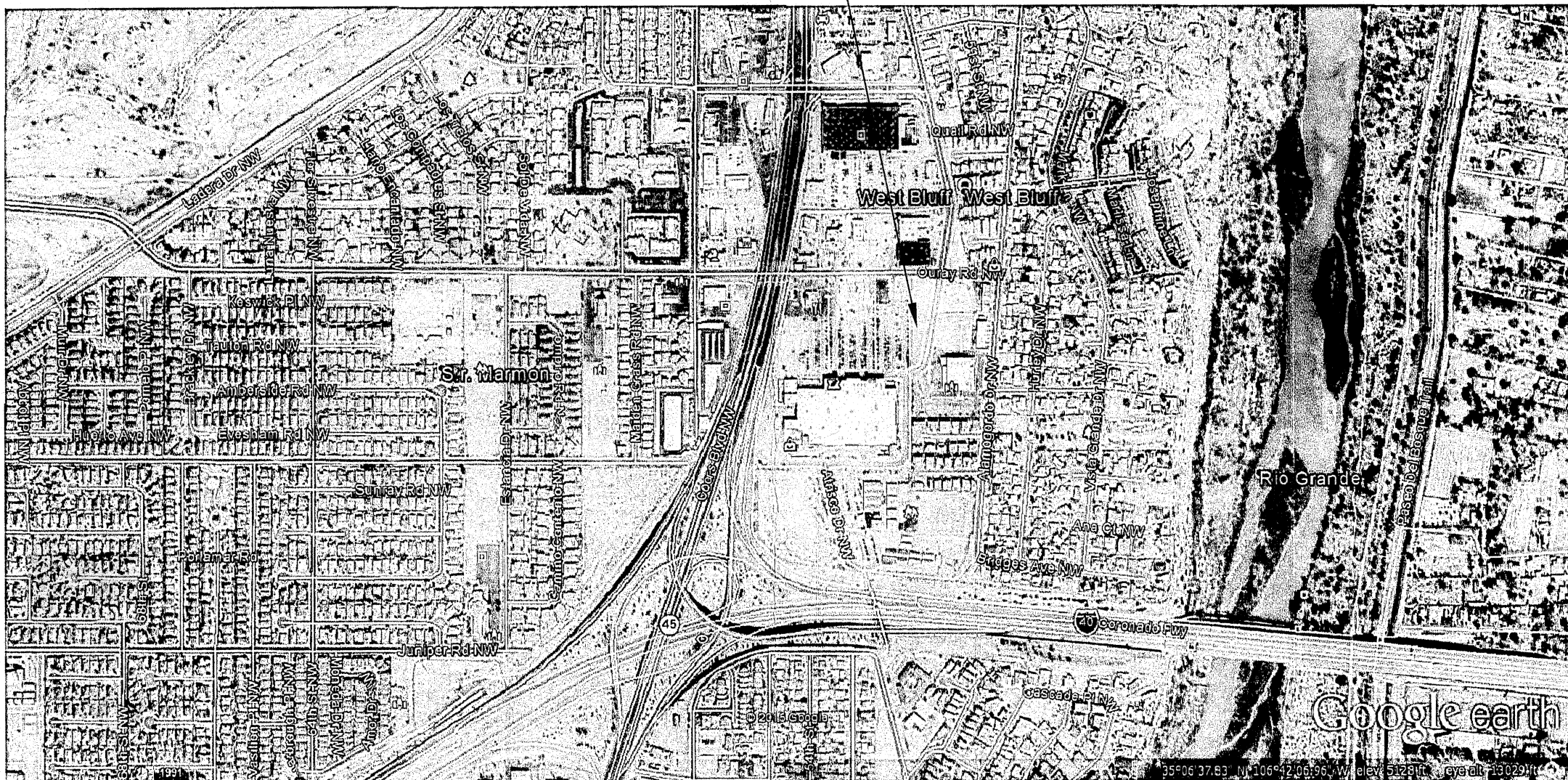


VICINITY MAP

NOT TO SCALE PROJECT LOCATION



TRACT 7 (EXCESS PROPERTY) OF WEST BLUFF CENTER SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 OCTOBER 2, 2000, IN MAP BOOK 2000C, FOLIO 256.

SITE AREA: 43,627.04 SF = 1.0018 ACRES
TOTAL BUILDING SQUARE FEET: 732 SF
TOTAL PATIO AREA: 468 SF

ZONING

SITE IS ZONED C-2 COMMERCIAL DISTRICT
ALL BUILDINGS SHALL HAVE A MINIMUM FRONT AND CORNER YARD SETBACKS WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT. THE MINIMUM YARD STANDARDS SHALL BE:

1. FRONT YARD: FIVE FEET;
2. REAR YARD: ZERO FEET;
3. CORNER YARD: FIVE FEET;

REQUIREMENTS FOR PARKING AND LANDSCAPING

LANDSCAPING

CITY OF ALBUQUERQUE LANDSCAPE REQUIREMENTS:
REQUIRED: MINIMUM 15% OF NET LOT AREA SHALL BE LANDSCAPED.
LANDSCAPE BUFFERS: 10 FEET IN FRONT AND 6 FEET ALONG SIDES.
BUFFER LANDSCAPING SHALL CONSIST OF TREES 8 FEET IN HEIGHT AT TIME OF PLANTING AND CAPABLE OF REACHING A HEIGHT AT MATURITY OF AT LEAST 25 FEET. SPACING OF TREES SHALL BE EQUAL TO 75% OF THE MATURE CANOPY DIAMETER OF TREES.
TREES SHALL BE 2 INCH CALIPER MEASURED 6 INCHES OFF THE GROUND.
SHRUBS SHALL BE 1 GALLON
GROUND COVER AND TURF: ADEQUATE TO PROVIDE GENERAL GROUND COVERAGE WITHIN ONE GROWING SEASON AFTER PLANTING.
STREET FRONTAGE: 490 LF / 50 LF = 10 TREES
PROVIDED: 10 TREES AND LOCATED ON PROPERTY WITHIN 25' OF PROPERTY LINE

OFF STREET PARKING AREAS:
REQUIRED: 1 TREE / 10 PARKING SPACES
NO PARKING SPACE SHALL BE MORE THAN 100 FEET FROM
A TREE TRUNK
MINIMUM SIZE OF TREE PLANTERS SHALL BE 36 S.F. PER TREE
AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE TREES

PARKING

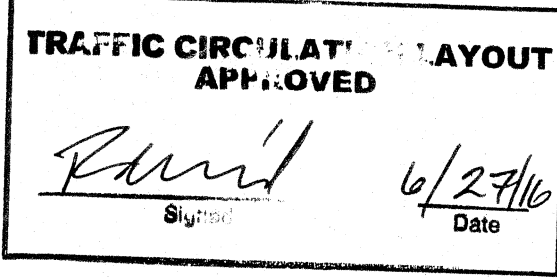
TOTAL REQUIRED PARKING RATIO: 1 PARKING SPACE / 4 CUSTOMER SEATS
TOTAL NUMBER CUSTOMER SEATS: 20
TOTAL REQUIRED PARKING SPACES PER ZONING CODE: 5

PARKING REQUIRED BY WAL-MART LEASE AGREEMENT:
15 PARKING SPACES/ 1000 S.F. = 15' / 100' = 19 PARKING SPACES
REQUIRED PARKING DIMENSIONS: 10' X 20'
PROPOSED PARKING: 19 PARKING SPACES
ACCESSIBLE PARKING REQUIRED: 1 VAN ACCESSIBLE PARKING SPACE FOR SITES WITH LESS THAN 25 VEHICLE PARKING SPACES
ACCESSIBLE PARKING PROPOSED: 1 VAN ACCESSIBLE PARKING SPACE
1 BICYCLE SPACE FOR SITES WITH LESS THAN 25 VEHICLE PARKING SPACES
BICYCLE PARKING SPACES PROVIDED: 1 SPACE
MOTORCYCLE PARKING REQUIRED: 1 SPACE
MOTORCYCLE PARKING PROVIDED: 2 SPACES

TYPICAL PARKING DIMENSIONS: VEHICLE STALLS 10 FT BY 20 FT.
MOTORCYCLE STALLS 5 FT BY 20 FT.
BICYCLE: 24" BY 75"

TCL GENERAL NOTES

1. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
2. CONTRACTOR SHALL REPLACE ALL UNUSED CURB CUTS WITH SIDEWALK AND CURB & GUTTER.
3. CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED SIDEWALK WITH NEW SIDEWALK AND CURB AND GUTTER.

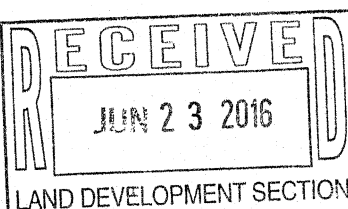


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

PAVING NOTE

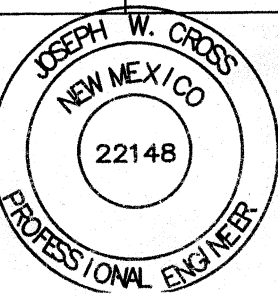
ALL OFF STREET PARKING, DRIVEWAYS AND DRIVE THRU SHALL BE ASPHALT PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.

City of Albuquerque
Building & Safety
JUN 30 2016
I.B.C.
Plan Check Section



SITE PLAN - TRAFFIC CIRCULATION LAYOUT

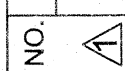
WIENERSCHNITZEL
ALBUQUERQUE WESTBLUFF NM
OURAY ROAD AND CORONA DRIVE



PROJECT NO.
15-01-09
SHEET NUMBER
C-1

REVISION DESCRIPTION

NO



6/6/2016

David W. Cross
06/29/2016

DRAFTED BY: SES
DESIGNED BY: JWC
CHECKED BY: JWC

SELECT ENGINEERING SERVICES
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Phone: (801) 399-1858 Fax: (801) 399-1853

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