

BENCHMARK:
ACS STA. 12-H11 ELEV. 5104.854 NAVD 88
LOCATED IN TRAFFIC ISLAND. SE QUADRANT OF
INTERSECTION OF QUAIL ROAD AND COORS BOULEVARD,
NW
TBM
CENTERLINE MONUMENT. S. OF TRACT ELEV 5100.70

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 ~ "SO-19")

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

STREET MAINTENANCE INSPECTOR
APPROVAL _____

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

GRADING PLAN

10/2016
WIENERSCHNITZEL
ALBUQUERQUE WESTBLUFF NIM
COURAY ROAD AND CORONA DRIVE

A circular logo with concentric circles. The outer ring contains the text "JOSEPH W. CROSS" at the top and "PROFESSIONAL MEMBER" at the bottom. The middle ring contains "NEW MEXICO". The center contains the number "22148".

PROJECT NO.
15-01-09

SHEET NUMBER
C-2

S&S
SELECT ENGINEERING SERVICES

1544 Woodlark Park Dr., Suite 310
Layton, Utah 84041
Phone: (801) 391-8558 Fax: (801) 399-1863

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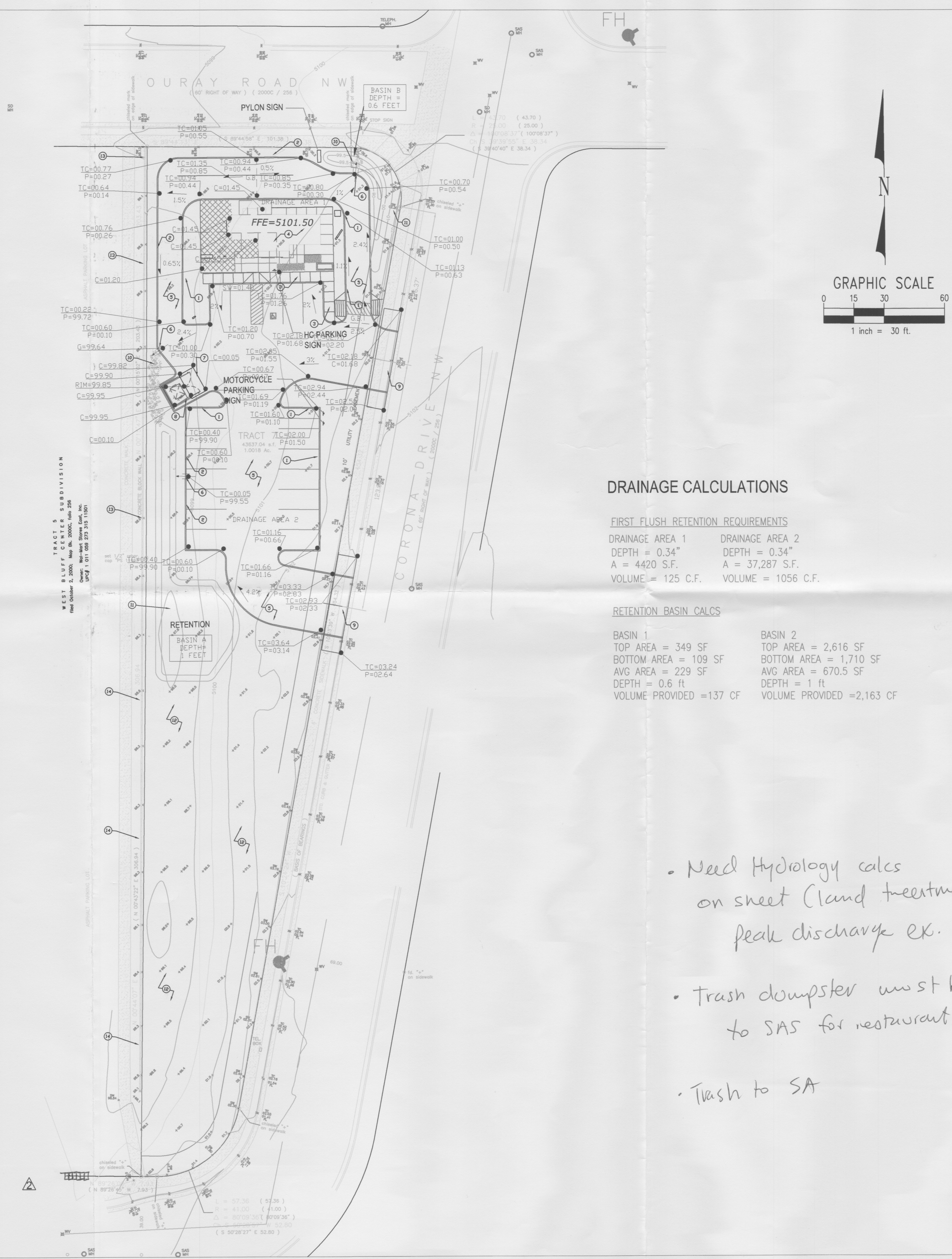
DRAFTED BY:	JWC
DESIGNED BY:	SES
CHECKED BY:	JWC

DATE _____

REVISION DESCRIPTION

No.	
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1 2



DRAINAGE CALCULATIONS

FIRST FLUSH RETENTION REQUIREMENTS

DRAINAGE AREA 1 DRAINAGE AREA 2
DEPTH = 0.34" DEPTH = 0.34"
A = 4420 S.F. A = 37,287 S.F.
VOLUME = 125 C.F. VOLUME = 1056 C.F.

RETENTION BASIN CALCS

BASIN 1 BASIN 2
TOP AREA = 349 SF TOP AREA = 2,616 SF
BOTTOM AREA = 109 SF BOTTOM AREA = 1,710 SF
AVG AREA = 229 SF AVG AREA = 670.5 SF
DEPTH = 0.6 ft DEPTH = 1 ft
VOLUME PROVIDED = 137 CF VOLUME PROVIDED = 2,163 CF

GRADING NOTES

1. CONSTRUCT NEW 6" CONCRETE SINGLE CURB PER CITY OF ALBUQUERQUE REQUIREMENTS.
2. CONSTRUCT NEW 6" CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE REQUIREMENTS.
3. CONSTRUCT NEW 5' WIDE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAILS.
4. PREPARE NEW BUILDING PAD PER GEOTECHNICAL REPORT RECOMMENDATIONS. REFER TO ARCHITECTURAL PLANS FOR BUILDING SLAB AND GRANULAR BASE THICKNESS.
5. GRADE SITE TO PROPOSED ELEVATIONS, PREPARE SUBGRADE AND CONSTRUCT NEW REGULAR DUTY ASPHALT PAVEMENT SECTION PER GEOTECHNICAL REPORT RECOMMENDATIONS
6. CONSTRUCT NEW 3' WIDE CURB OPENING PER CITY OF ALBUQUERQUE STANDARD DETAILS.
7. CONSTRUCT NEW 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT OVER COMPACTED SUBGRADE AND ABC COURSE PER GEOTECHNICAL REPORT RECOMMENDATIONS.
8. CONSTRUCT NEW TRASH ENCLOSURE PER DETAIL ON ARCHITECTURAL SHEETS.
9. CONSTRUCT NEW CONCRETE COMMERCIAL DRIVEWAY PER CITY OF ALBUQUERQUE STANDARD DETAILS.
10. CONSTRUCT NEW RIVER ROCK SPILLWAY. STONES SHALL BE 6"-8" DIA. AND SHALL BE PLACED NEATLY TO FORM A 6' WIDE 6" DEEP SPILLWAY FROM THE CURB OPENING EXTENDING 5' ALONG THE BOTTOM OF BASIN. SPILLWAY SHALL BE GRADED TO DRAIN FROM PAVEMENT ELEVATION AT CURB OPENING TO BOTTOM OF BASIN.
11. CONSTRUCT NEW DETENTION BASIN WITH 4:1 SIDESLOPES. SIDES AND BOTTOM OF BASIN SHALL BE GRADED SMOOTH. SEE LANDSCAPE PLAN FOR IRRIGATION AND TURF REQUIREMENTS.
12. PROPERTY SOUTH OF PARKING LOT AND RETENTION BASIN SHALL REMAIN UNDISTURBED.
13. CONTRACTOR SHALL REMOVE SCREENWALL NORTH OF THE SOUTHERNMOST RETENTION BASIN.
14. CONTRACTOR SHALL LEAVE SCREENWALL INTACT SOUTH OF THE SOUTHERNMOST RETENTION BASIN.

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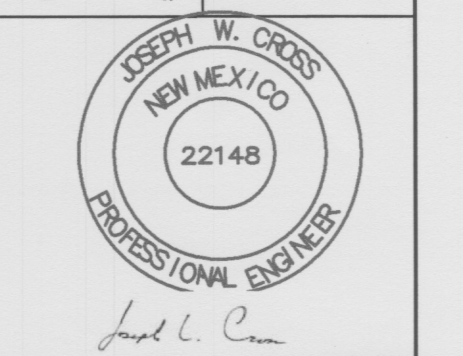
- Need Hydrology calcs on sheet (land treatment, etc.) peak discharge ex. vs proposed.
- Trash dumpster must be connected to SAS for restaurants.
- Trash to SA

No ESC
< 1 acre



GRADING PLAN

5/10/2016
WIENERSCHNITZEL
ALBUQUERQUE WESTBLUFF NM
OURAY ROAD AND CORONA DRIVE



PROJECT NO.
15-01-09
SHEET NUMBER
C-2

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

DATE

REVISION DESCRIPTION

NO. 1 2

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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

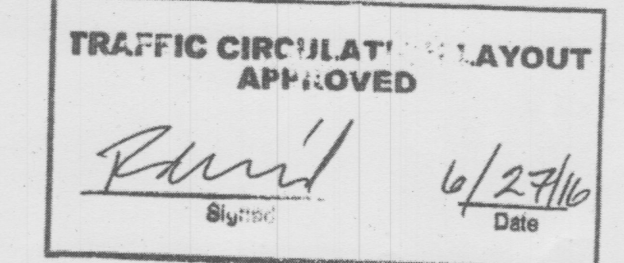
TOTAL REQUIRED PARKING RATIO: 1 PARKING SPACE / 4 CUSTOMER SEATS
TOTAL NUMBER CUSTOMER SEATS: 20
TOTAL REQUIRED PARKING SPACES PER ZONING CODE: 5

PARKING REQUIRED BY WAL-MART LEASE AGREEMENT:
15 PARKING SPACES / 1000 S.F. = 15' x 10' = 150 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
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TYPICAL PARKING DIMENSIONS: VEHICLE STALLS 10 FT BY 20 FT.
MOTORCYCLE STALLS 5 FT BY 20 FT.
BICYCLE: 24' BY 7'

TCL GENERAL NOTES

1. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
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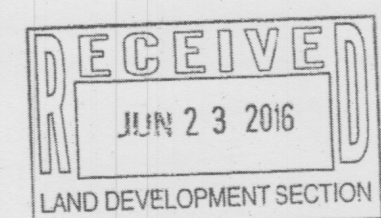


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

PAVING NOTE

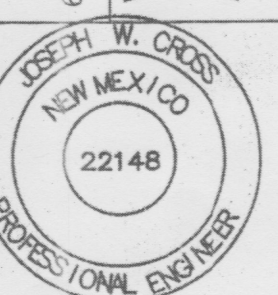
ALL OFF STREET PARKING, DRIVEWAYS AND DRIVE THRU SHALL BE ASPHALT PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.

City of Albuquerque
Building & Safety
JUN 30 2016
I.B.G.
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

DATE

06/29/16

15-01-09

SHEET NUMBER

C-1

SELECT ENGINEERING SERVICES

1544 Woodland Park Dr. Suite 310
Lorton, Utah 84041
Phone: (801) 399-1858 Fax: (801) 399-1863

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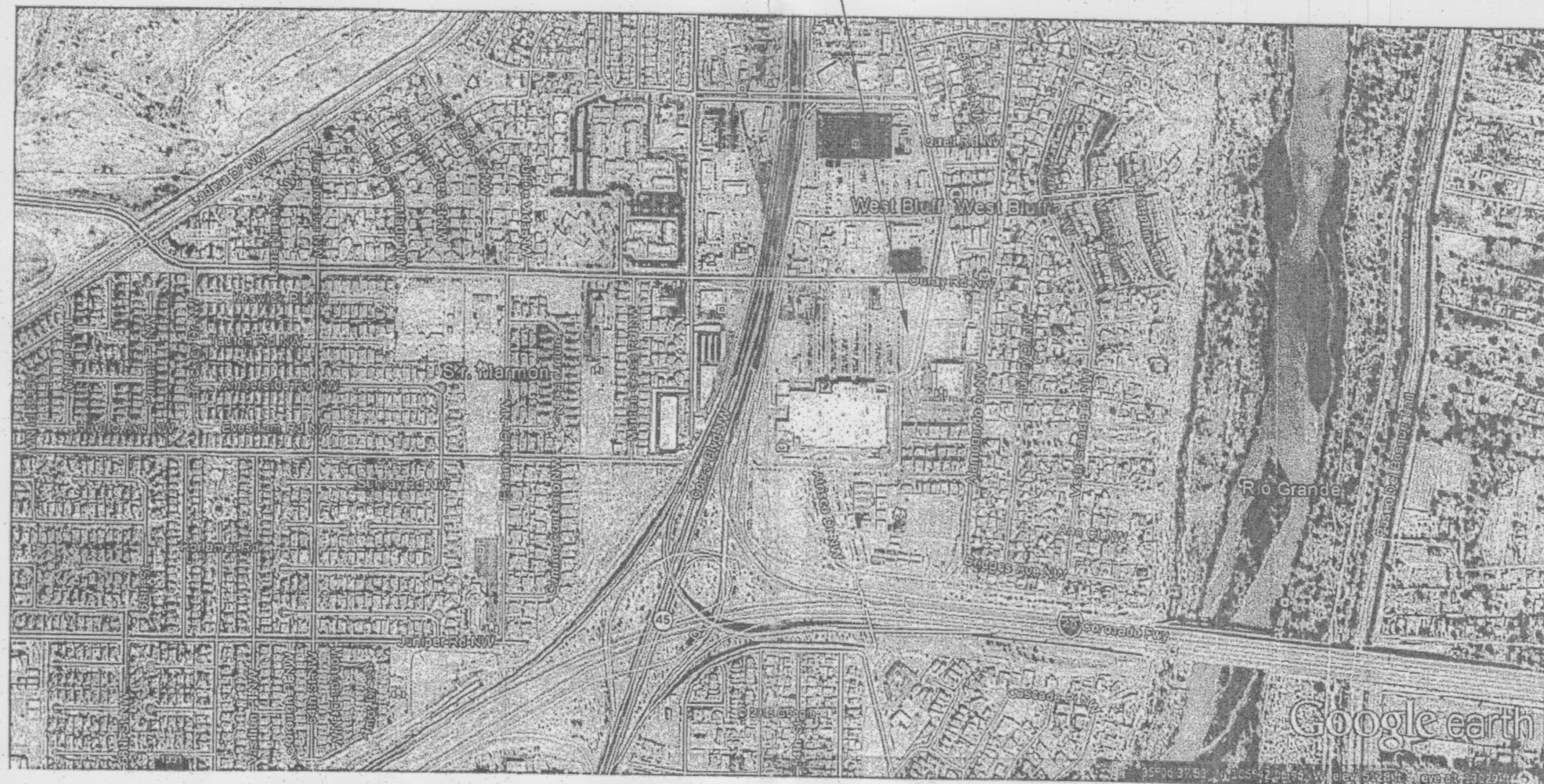
DRAFTED BY: SES

DESIGNED BY: JWC

CHECKED BY: JWC

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.

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TOTAL PATIO AREA: 468 SF

ZONING

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REQUIREMENTS FOR PARKING AND LANDSCAPING

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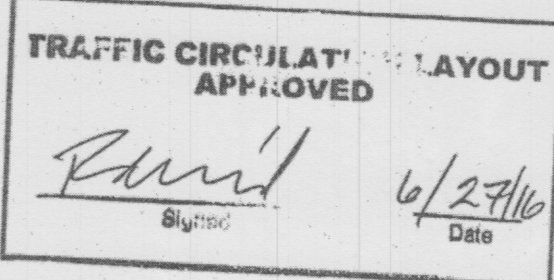
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TOTAL NUMBER CUSTOMER SEATS: 20
TOTAL REQUIRED PARKING SPACES PER ZONING CODE: 5

PARKING REQUIRED BY WAL-MART LEASE AGREEMENT:
15 PARKING SPACES/ 1000 S.F. = 15' x 15' = 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
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BICYCLE: 24" BY 75"

TCL GENERAL NOTES

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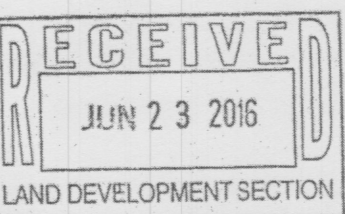
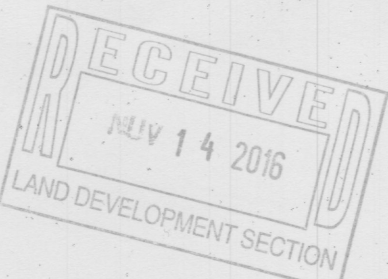


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

PAVING NOTE

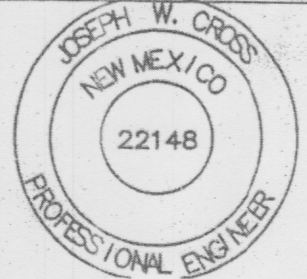
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City of Albuquerque
Building & Safety
JUN 30 2016
I.B.C.
Plan Check Section



SITE PLAN - TRAFFIC CIRCULATION LAYOUT

WIENERSCHNITZEL
ALBUQUERQUE WESTBLUFF NM
OURAY ROAD AND CORONA DRIVE



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

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

DATE

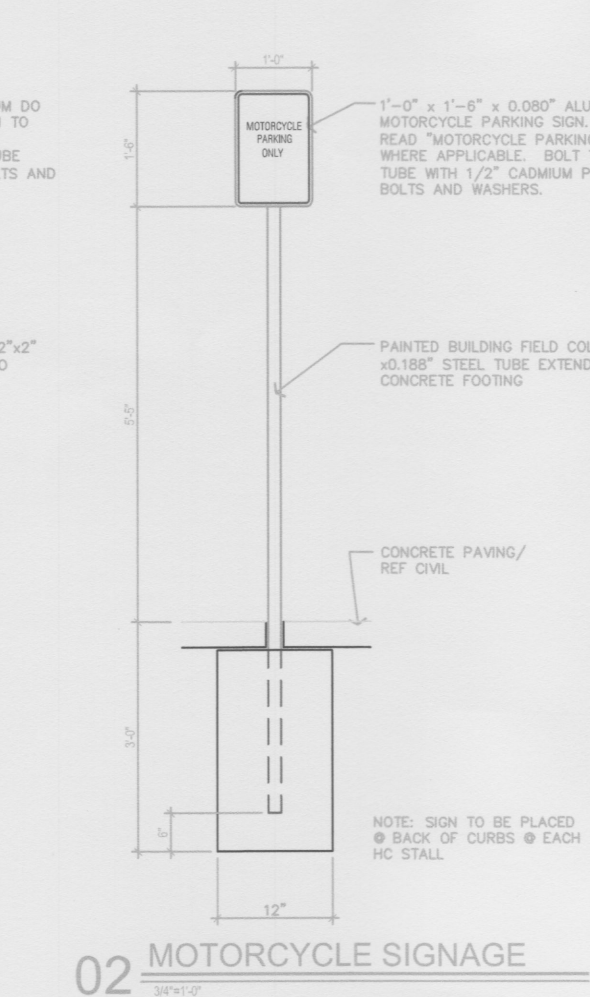
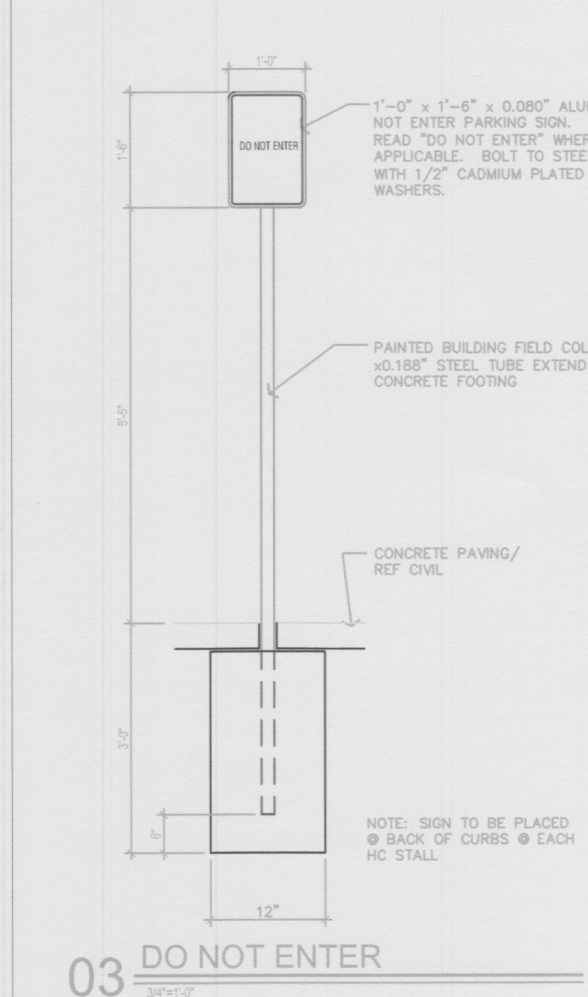
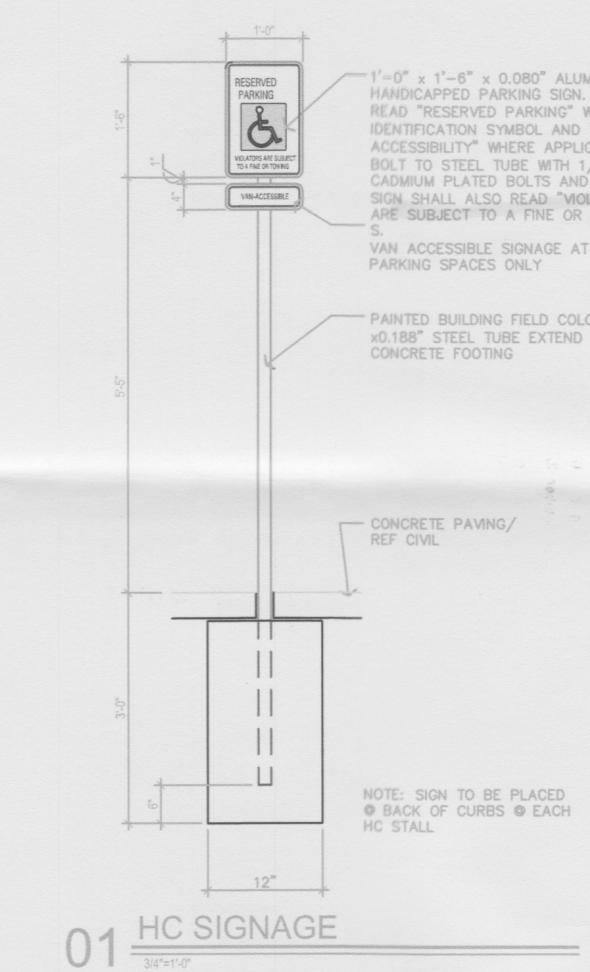
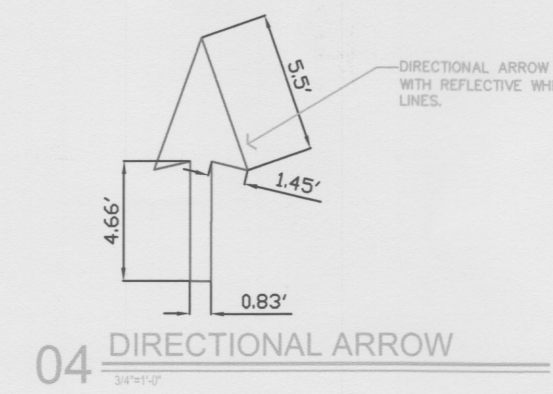
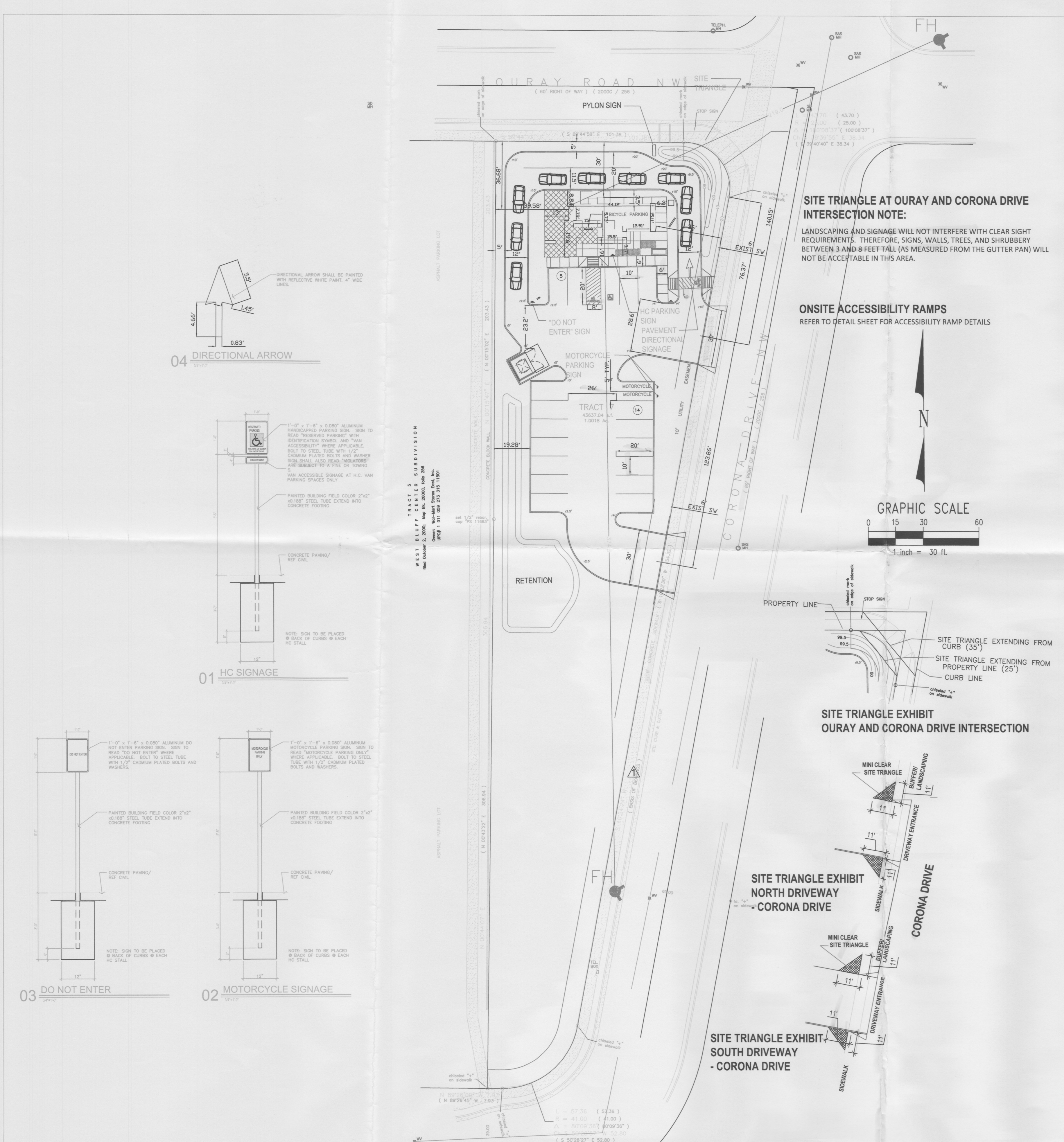
REVISION DESCRIPTION

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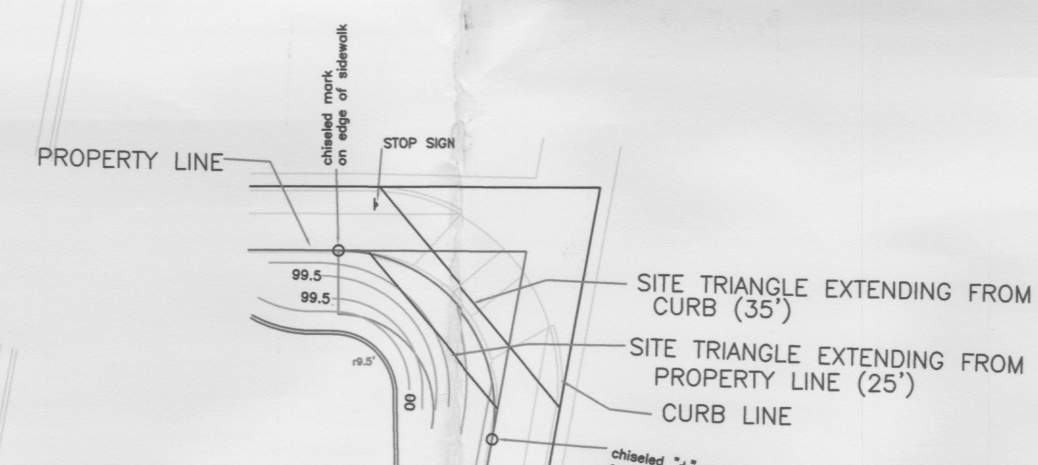
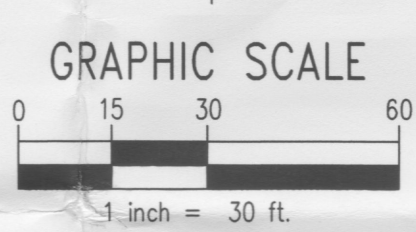
6/30/2016

SES
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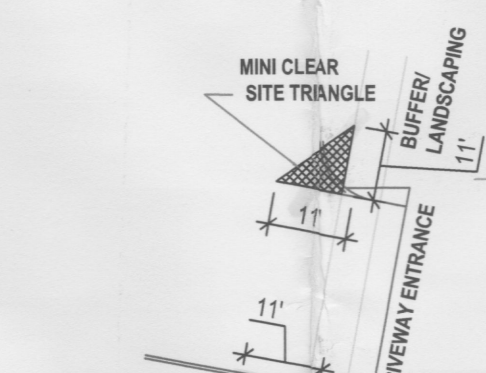
SITE TRIANGLE AT OURAY AND CORONA DRIVE INTERSECTION NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

ONSITE ACCESSIBILITY RAMPS
REFER TO DETAIL SHEET FOR ACCESSIBILITY RAMP DETAILS

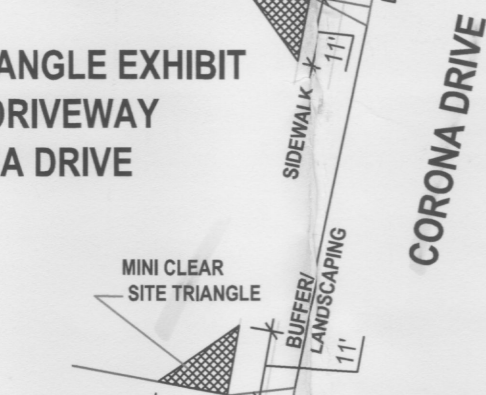


**SITE TRIANGLE EXHIBIT
OURAY AND CORONA DRIVE INTERSECTION**

**SITE TRIANGLE EXHIBIT
NORTH DRIVEWAY
- CORONA DRIVE**



**SITE TRIANGLE EXHIBIT
SOUTH DRIVEWAY
- CORONA DRIVE**



VICINITY MAP

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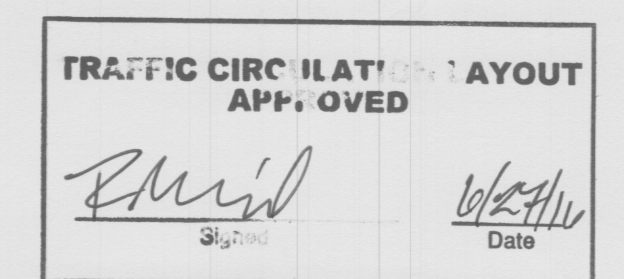
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TOTAL NUMBER CUSTOMER SEATS: 20
TOTAL REQUIRED PARKING SPACES PER ZONING CODE: 5

PARKING REQUIRED BY WAL-MART LEASE AGREEMENT:
15 PARKING SPACES/ 1000 S.F. = 15' x 15' = 19 PARKING SPACES
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PROPOSED PARKING: 19 PARKING SPACES
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ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

PAVING NOTE
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Lafayette, Utah 84041
Phone: (801) 399-1858 Fax: (801) 399-1853

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

DATE

REVISION DESCRIPTION

NO.

SITE PLAN - TRAFFIC CIRCULATION LAYOUT

6/8/2016

Joseph W. Cross
PROFESSIONAL ENGINEER

WIENERSCHNITZEL
ALBUQUERQUE WESTBLUFF NM
OURAY ROAD AND CORONA DRIVE

PROJECT NO.
15-01-09

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