

CITY OF ALBUQUERQUE



June 27, 2016

Joe Cross
Select Engineering Services
1544 N. Woodland Park Blvd., Ste 310
Joe.cross@sesincusa.com

Re: Wienerschnitzel
SW Corner of Ouray Rd. and Corona Dr.
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-8-16 (H11-D069)

Dear Mr. Cross,

The TCL submittal received 6-23-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

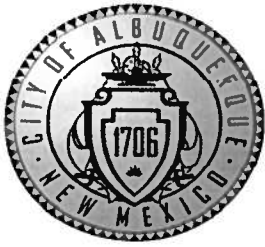
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel Building Permit #: T201690883 City Drainage #: H11 D069
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 7 Weest Bluff Subdivision
City Address: SW Corner of Ouray Road and Corona Dr.

Engineering Firm: Select Engineering Services Contact: Joe Cross
Address: 1544 N. Woodland Park Blvd Ste 310
Phone#: 801-391-2391 Fax#: 801-399-1863 E-mail: joe.cross@sesincusa.com

Owner: Galardi Group Contact: Geoff Ingles
Address: 7700 Irvine Center Dr. Ste 550 Irvine, CA 92618
Phone#: 949-892-2639 Fax#: _____ E-mail: gingles@galardigroup.com

Architect: NCA Partners Contact: Kyle Bruns
Address: 5646 Milton St., Ste 610 Dallas TX 75206
Phone#: 214-361-9901x102 Fax#: 214-361-9906 E-mail: Kyle@ncapartners.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

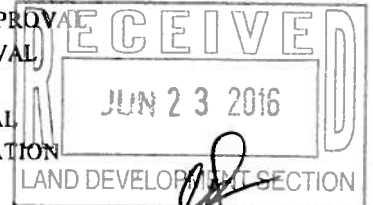
- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

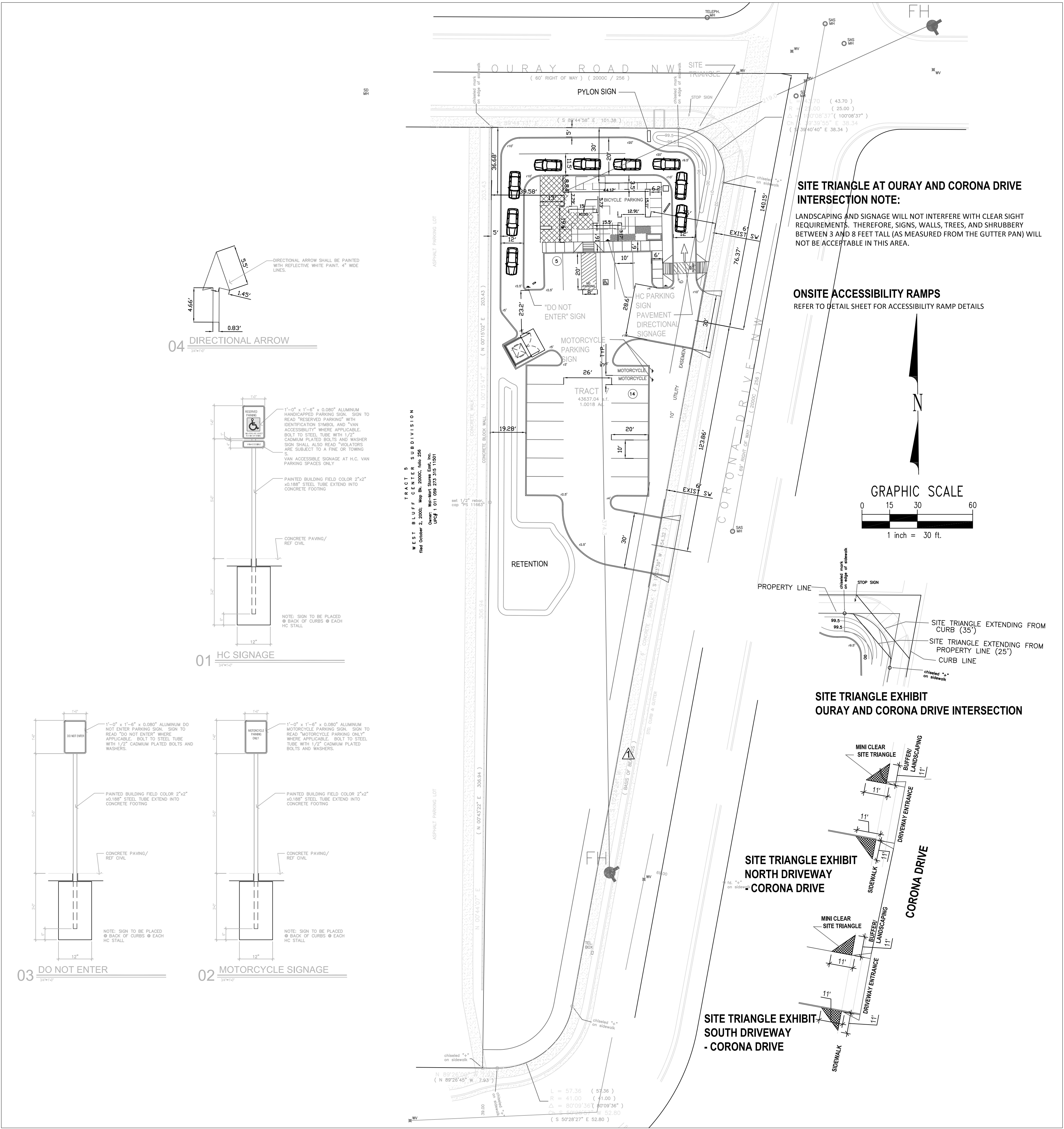
DATE SUBMITTED: June 23, 2016 By: Joe Cross

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



VICINITY MAP



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' ¹⁰⁰⁰/₆₆ = 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 SPACES
MOTORCYCLE PARKING REQUIRED: 1 SPACE
MOTORCYCLE PARKING PROVIDED: 2 SPACES

TYPICAL PARKING DIMENSIONS: VEHICLE STALLS 10 FT BY 20FT.
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 DRG 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.

PAVING NOTE

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

SES
SELECT ENGINEERING SERVICES

1544 Woodland Park Dr. Suite 310
Layton, Utah 84041
Phone: (801) 935-1838 Fax: (801) 399-1863

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DRAFTED BY: SES

DESIGNED BY: JWC

CHECKED BY: JWC

DATE

REVISION DESCRIPTION

NO. 1

SITE PLAN - TRAFFIC CIRCULATION LAYOUT

8/8/2016

JEFFREY W. CROSS
NEW MEXICO
22148
PROFESSIONAL ENGINEER

PROJECT NO.
15-01-09

SHEET NUMBER
C-1

WIENERSCHNITZEL

ALBUQUERQUE WESTBLUFF NM

OURAY ROAD AND CORONA DRIVE