

CITY OF ALBUQUERQUE



November 15, 2016

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

Re: Wienerschnitzel – 2551 Corona Dr NW
Request for Certificate of Occupancy- Transportation Development
Engineer's dated 5-10-16 (H11D069)
Certification dated 11-03-16

Dear Mr. Cross,

Based upon the information provided in your submittal received 11-14-16
Transportation Development has no objection to the issuance of a Permanent
Certificate of Occupancy. This letter serves as a "green tag" from Transportation
Development for a Permanent Certificate of Occupancy to be issued by the Building
and Safety Division.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

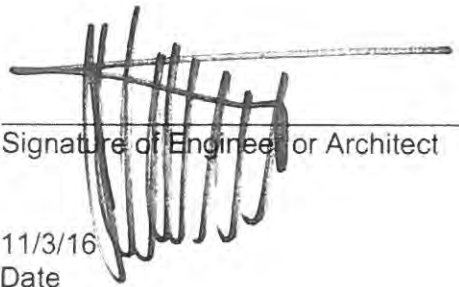
Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File

TRAFFIC CERTIFICATION

I, Nicholas K. Cade, NMRA #003602 of the firm NCA Architecture dba/NCA Partners, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated June 6, 2016. The record information edited onto the original design document has been obtained by **Scott Gandee of Earthwork Engineering Group, LLC**. He has personally visited the project site on **11/2/16 and 11/3/16** and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of his knowledge and belief and provide us (NCA Partners-Architecture) with this data in a report dated 11/3/16. This certification is submitted in support of a request for certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Signature of Engineer or Architect
11/3/16
Date

ARCHITECT'S STAMP



Z:\RESTAURANTS\15104-Albuquerque, NM (Westbluff NMABQ03)\04 Drawings\03 Issued Sets

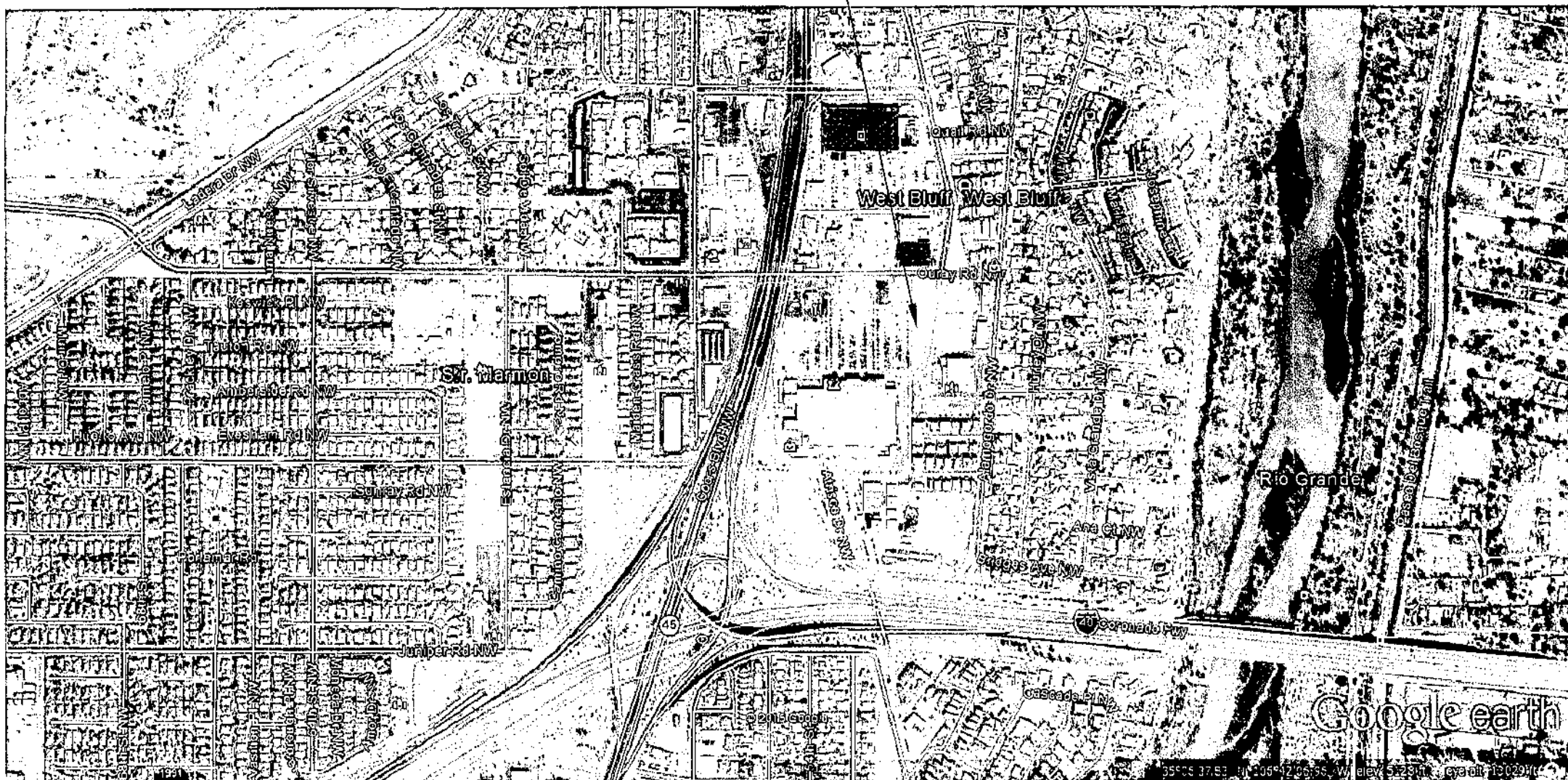
ADRIAN MONTANO
SUITE 110
DALLAS TX 75208

T: 214.361.9501
F: 214.361.9406
NCA PARTNERS (NM)

NCA Partners
ARCHITECTURE

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

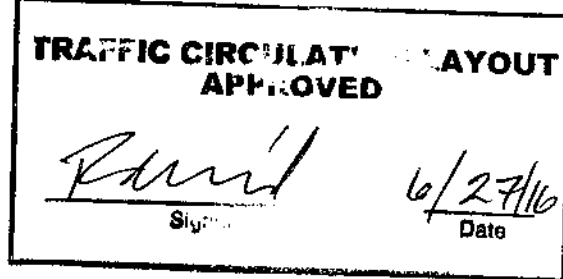
TOTAL REQUIRED PARKING RATIO: 1 PARKING SPACE / 4 CUSTOMER SEATS
TOTAL NUMBER CUSTOMER SEATS: 20
TOTAL REQUIRED PARKING SPACES PER ZONING CODE: 5

PARKING REQUIRED BY WAL-MART LEASE AGREEMENT:
15 PARKING SPACES/ 1000 S.F. = 15' X 20' = 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

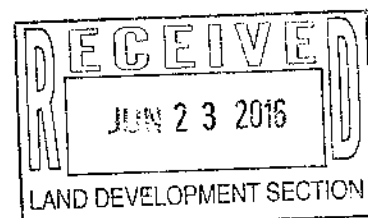
1. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
2. CONTRACTOR SHALL REPLACE ALL UNUSED CURB CUTS WITH SIDEWALK AND CURB & GUTTER.
3. CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED SIDEWALK WITH NEW SIDEWALK AND CURB AND GUTTER.



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

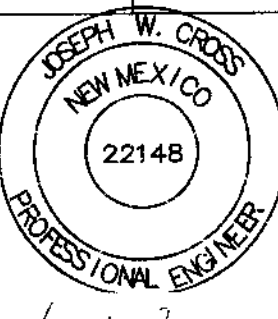
PAVING NOTE

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



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

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

SELECT ENGINEERING SERVICES
1544 Woodland Park Dr. Suite 310
Albuquerque, NM 87106
Phone: (801) 399-1858 Fax: (801) 399-1883

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