

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 14, 2023

Regina Okoye
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Raising Cane's #705
2004 Wyoming Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-21-22 (H20-D003D)
Certification dated 04-05-23

Dear Mrs. Okoye,

Based upon the information provided in your submittal received 04-07-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Key note G: Per approved site plan, please install Truncated Domes on all wheelchair ramps.
- Please finish the pathway stripes at the south west side of the site.
- Please remove one of the "Do Not Enter" signs because it is confusing for vehicles entering the site off Wyoming. Remove the sign that located at the west side of the drive-thru exit.
- Key note z: please complete the asphalt pavement.
- Per site visit: the length for the ADA parking space at the east side of the MC parking space is 15'. Please provide a minimum 18' long ADA parking space.

NM 87103

www.cabq.gov

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

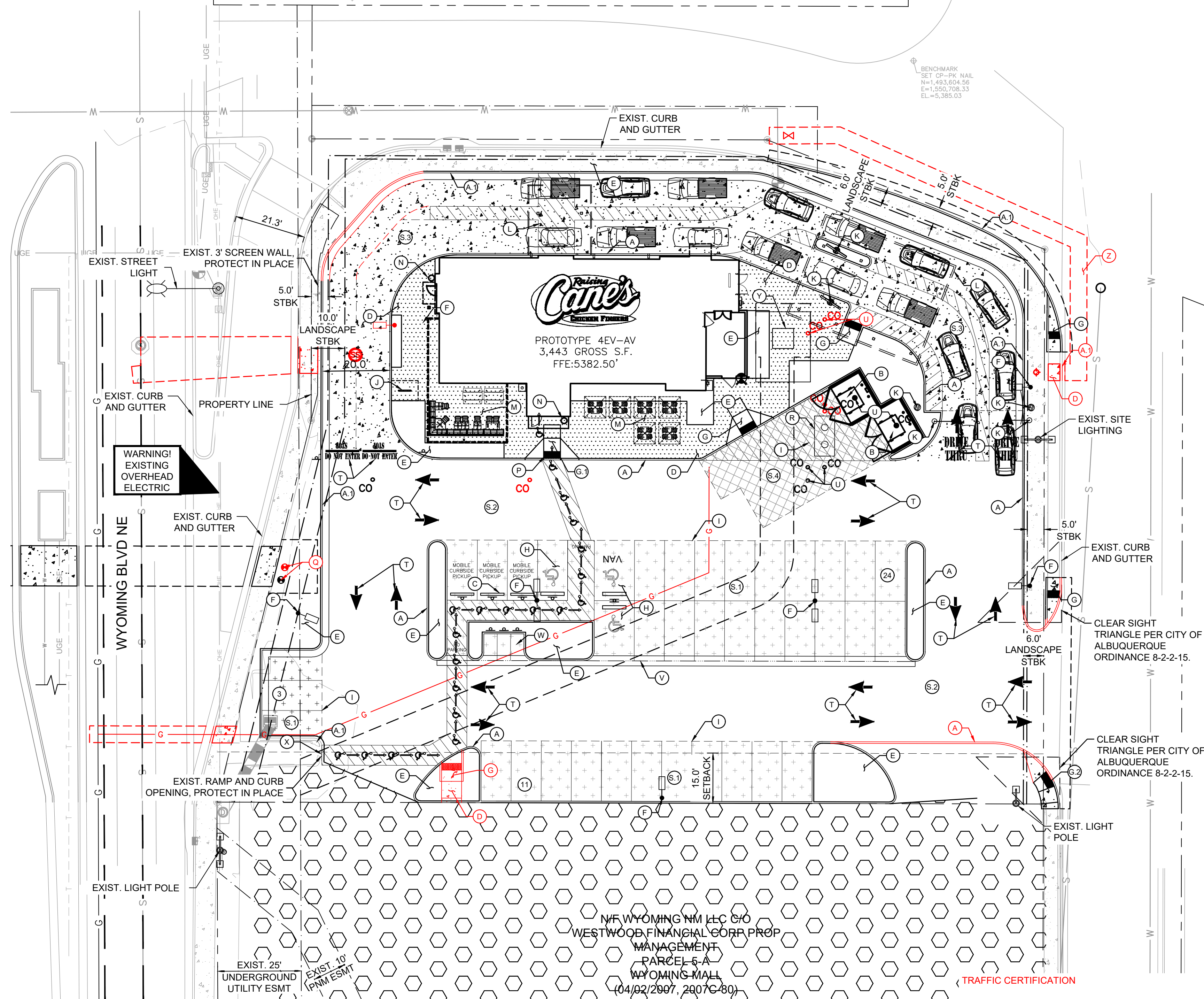
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
M via: email
C: CO Clerk, File

WFC WYOMING NM LLC C/O
WESTWOOD FINANCIAL CORP PROP MGMT
PARCEL 1-C
WYOMING MALL
(04/02/2007, 2007C-80)



SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC. DATED FEBRUARY 2021.
- ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY OF ALBUQUERQUE STANDARDS.
- PER FEMA MAP NUMBER 35001C0356H DATED AUGUST 16, 2012, THIS SITE IS NOT WITHIN A FLOODPLAIN.
- BUILDING IS FIRE SPRINKLED.
- CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT IS NOT TO BE HELD LIABLE FOR ANY DAMAGE TO THE ASPHALT PAVEMENT.
- LANDSCAPING, FENCING AND SIGNING 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.
- SIDEWALK WIDTH WAIVER VA-2022-00132 PROPOSING A REDUCED SIDEWALK WIDTH HAS BEEN APPROVED.

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C
GRID/GROUND COORDINATES: STANDARD
TYPE: NAD83
HORIZONTAL DATUM: NAVD88
VERTICAL DATUM: 0°00'00.00"
ROTATION ANGLE: YES
MATCHES DRAWING UNITS: ALBUQUERQUE GEODETIC
CONTROL USED: REFERENCE SYSTEM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000348716
GROUND TO GRID: 0.999651406

DISTANCE ANNOTATION: BEARING ANNOTATION: BASE POINT FOR SCALING AND/OR ROTATION: N=0
E=0
±0.0'

ELEVATION TRANSLATION: ELEVATIONS VALID: YES

TRAFFIC CERTIFICATION
I, LAUREN A. NUFFER, NMPE 24254, OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 06/27/2022. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 02/09/2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS WITH MINOR MODIFICATION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY (FINAL C.O.).

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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

LAUREN A. NUFFER, NMPE 24254



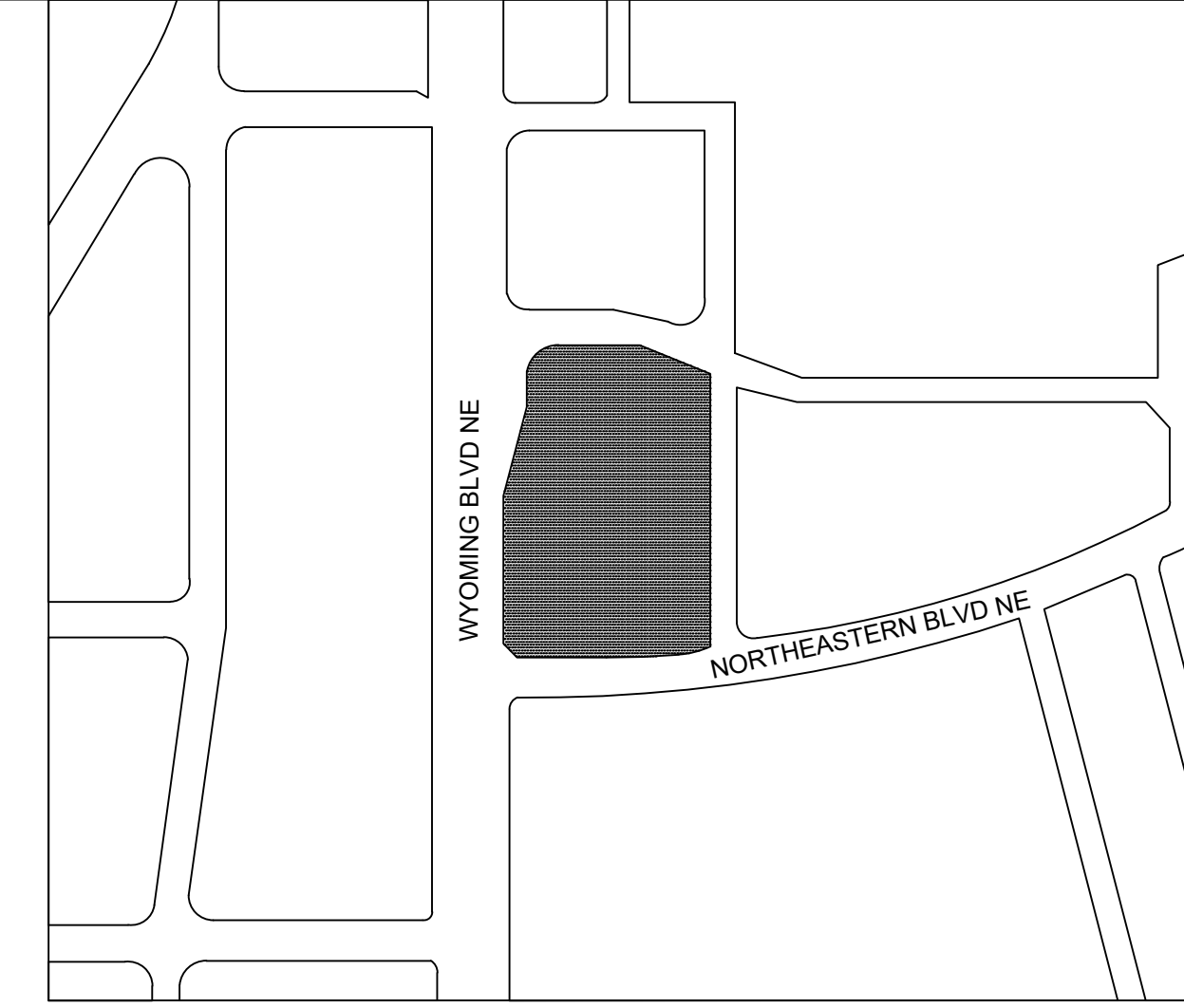
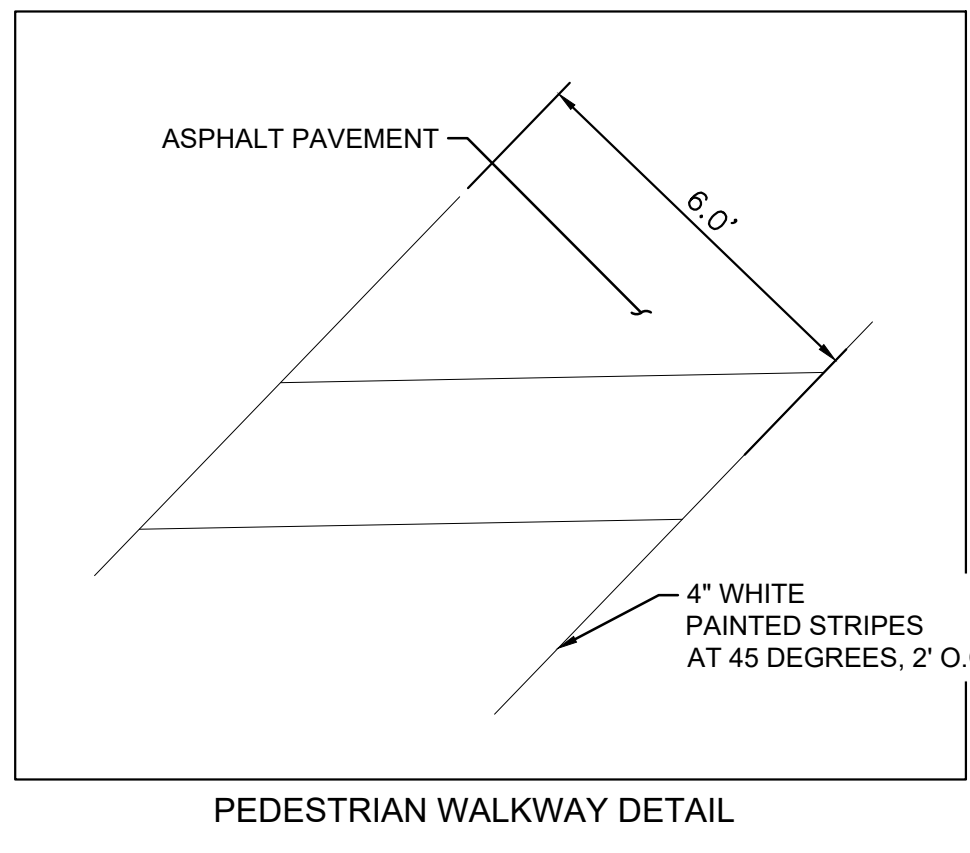
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- PROPOSED SAWCUT
- PROPOSED CONCRETE CURB
- EXISTING CURB
- PROPOSED PARKING COUNT
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE SIDEWALK
- 3" STANDARD DUTY PAVEMENT REFERENCE PAVEMENTS DETAILS
- 4" MEDIUM DUTY PAVEMENT REFERENCE PAVEMENT DETAILS
- INTEGRAL COLORED 6" STANDARD DUTY CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS
- 6" HEAVY DUTY CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

PARKING / SITE DATA PER IDO	
PORTION OF PARCEL 5-A WYOMING MALL	
EXISTING ZONING	MIXED USE (MX-M)
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	43,755 SF / 1.00 AC
BUILDING AREA	3,443 SF
FINISHED FLOOR ELEVATION	5,382.5 FT
IMPERVIOUS AREA	36,985 SF
LOT COVERAGE	84.5%
TOTAL PARKING	30 SPACES 38 SPACES
ACCESSIBLE	2 SPACES 3 SPACES
MOTORCYCLE	2 SPACES 3 SPACES
BICYCLE	3 SPACES 5 SPACES
PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 8 SPACES / 1,000 SF INDOOR AND 5 SPACES / 1,000 SF OF OUTDOOR SPACE.	

DIMENSION NOTES

- ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



VICINITY MAP N.T.S

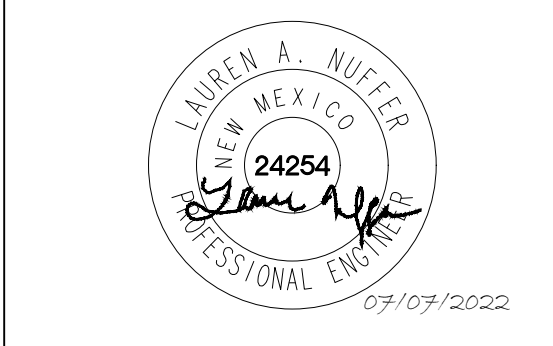
KEYNOTE LEGEND

(A)	CONSTRUCT 6" TYPE 1 PINNED CURB, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C9.0
(A1)	STANDARD CURB AND GUTTER, SEE DETAIL ON SHEET C9.0
(B)	RECYCLING/TRASH DUMPSTER LOCATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
(C)	WHEEL STOPS, SEE DETAIL ON SHEET C8.0
(D)	PRIVATE CONCRETE SIDEWALK, SEE DETAIL ON SHEET C8.0
(E)	LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
(F)	SITE LIGHTING, REFER TO LIGHTING PLANS FOR DETAILS
(G)	BARRIER FREE RAMP, SEE DETAIL ON SHEET C8.0
(G1)	PERPENDICULAR CURB RAMP, REFER TO CITY OF ALBUQUERQUE DPM SECTION 7-4(E)(1)(vii)
(G2)	CURB RAMP ACCESS, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAIL 2441 ON SHEET C9.0
(H)	ACCESSIBLE PARKING STALL
(I)	PAVEMENT STRIPING, REFER TO SHEET C5.2
(J)	BICYCLE RACK PARKING RACK, REFER TO LANDSCAPE PLANS FOR DETAILS
(K)	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR, REFER TO ARCHITECTURAL PLANS FOR DETAILS
(L)	CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS
(M)	PROPOSED PATIO, REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT
(N)	PROPOSED TRASH CAN, REFER TO ARCHITECTURAL SITE DETAILS
(O)	BOLLARD IN CURB, REFER TO ARCHITECTURAL PLANS FOR DETAILS
(P)	INSTALL TRUNCATED DOMES, 2" MIN WIDTH FROM PAVEMENT
(Q)	PROPOSED WATER METER/STRUCTURE, REFER TO SHEET C7.0
(R)	GREASE TRAP, REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS
(S1)	3" STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C8.0
(S2)	4" MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C8.0
(S3)	INTEGRAL COLORED 860 GRAPHITE (IRON OXIDE) 6" STANDARD DUTY CONCRETE PAVEMENT AT DRIVE-THRU, SEE DETAIL ON SHEET C8.0
(S4)	6" HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C8.0
(T)	DIRECTIONAL PAVEMENT MARKING, REFER TO SHEET C5.2
(U)	ADJUST SEWER CLEANOUT TO GRADE
(V)	CONSTRUCT CONCRETE VALLEY GUTTER, PER COA STANDARD DETAIL 2422, SECTION Y-Y, 3" WIDTH
(W)	MOTORCYCLE PARKING AND SIGNAGE
(X)	BIKEWAY AND PEDESTRIAN ACCESS
(Y)	PAD-MOUNTED TRANSFORMER
(Z)	ASPHALT PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2465



Store:
2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

Engineer's Information:
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, TX 75240
CONTACT: LAUREN NUFFER, P.E.
(972) 770-1300
LAUREN.NUFFER@KIMLEY-HORN.COM
LIZ.WILLMOT@KIMLEY-HORN.COM
Professional of Record:



Prototype :	P4E-V- AV 2021 - 2.0 RELEASE
Prototype Issue Date:	10.05.2021
Kitchen Issue Date:	--
Design Bulletin Updates:	--
Date Issued:	Bulletin Number:
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FOR CONSTRUCTION

REVISIONS:

1	10/14/2021	DRY UTILITY COORDINATION
2	11/05/2021	CITY COMMENT & PROTOTYPE
3	11/17/2021	CITY COMMENT & PROTOTYPE
4	12/20/2021	CITY COMMENT
5	08/03/2022	RTU UPDATED
6	09/21/2022	RFI #1
7	10/05/2022	CURB DETAILS
8		
9		

Sheet Title:
SITE KEYNOTE PLAN

Date: 09.06.2022
Project Number: 069313444
Drawn By: JH/LW
Sheet Number:

C5.0(R)

