



Environmental Planning Commission

Staff Report

Agenda Number: 4
Project #: PR-2021-005461
Case #: SI-2022-00509
Hearing Date: April 21, 2022

Agent	Modulus Architects and Land Use Planning, Inc.
Applicant	Raising Cane's Restaurants, LLC
Request	Site Plan – EPC, Major Amendment
Legal Description	Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall
Location	between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE
Size	Approximately 32 acres
Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2022-00509, based on the Findings beginning on p.19 and the conditions of approval beginning on p. 23

STAFF PLANNER
Leroy Duarte, Current Planner

Summary of Analysis

The request is for a major amendment to the controlling site development plan to allow redevelopment of a parcel of the larger site into a drive-through restaurant.

The subject site is in an Area of Change and is located in the Hoffmantown activity center and along the Wyoming Blvd multi-modal corridor.

The request requires EPC approval because the Site Development Plan for Subdivision was originally approved by the EPC, and the proposed amendment to a drive-through use changes the access and circulation of the site.

The affected neighborhood organizations are the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.



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Attachments

2-Photographs – Existing Conditions

3-History

4-Zoning Information

5-Applicant Information

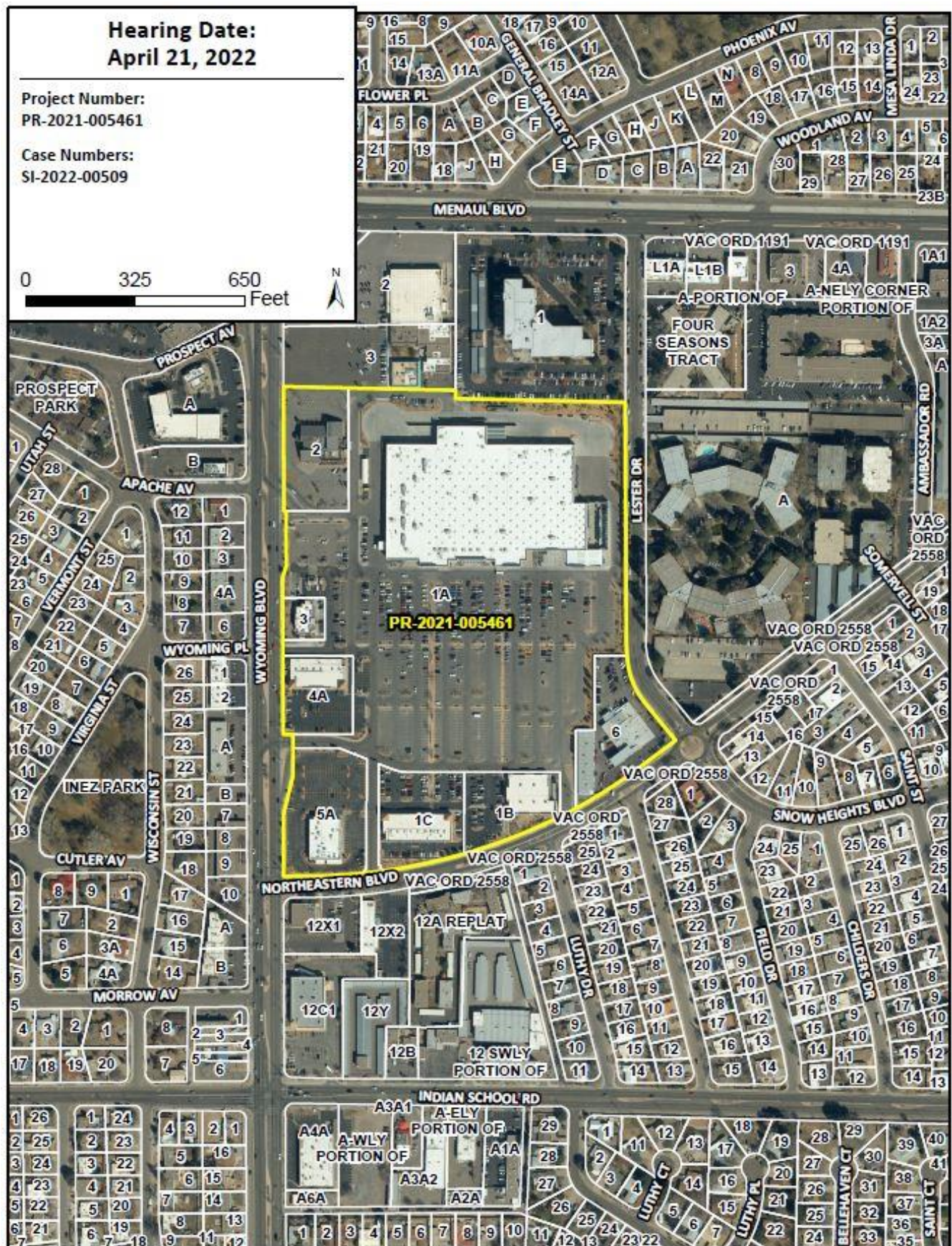
6-Staff Information

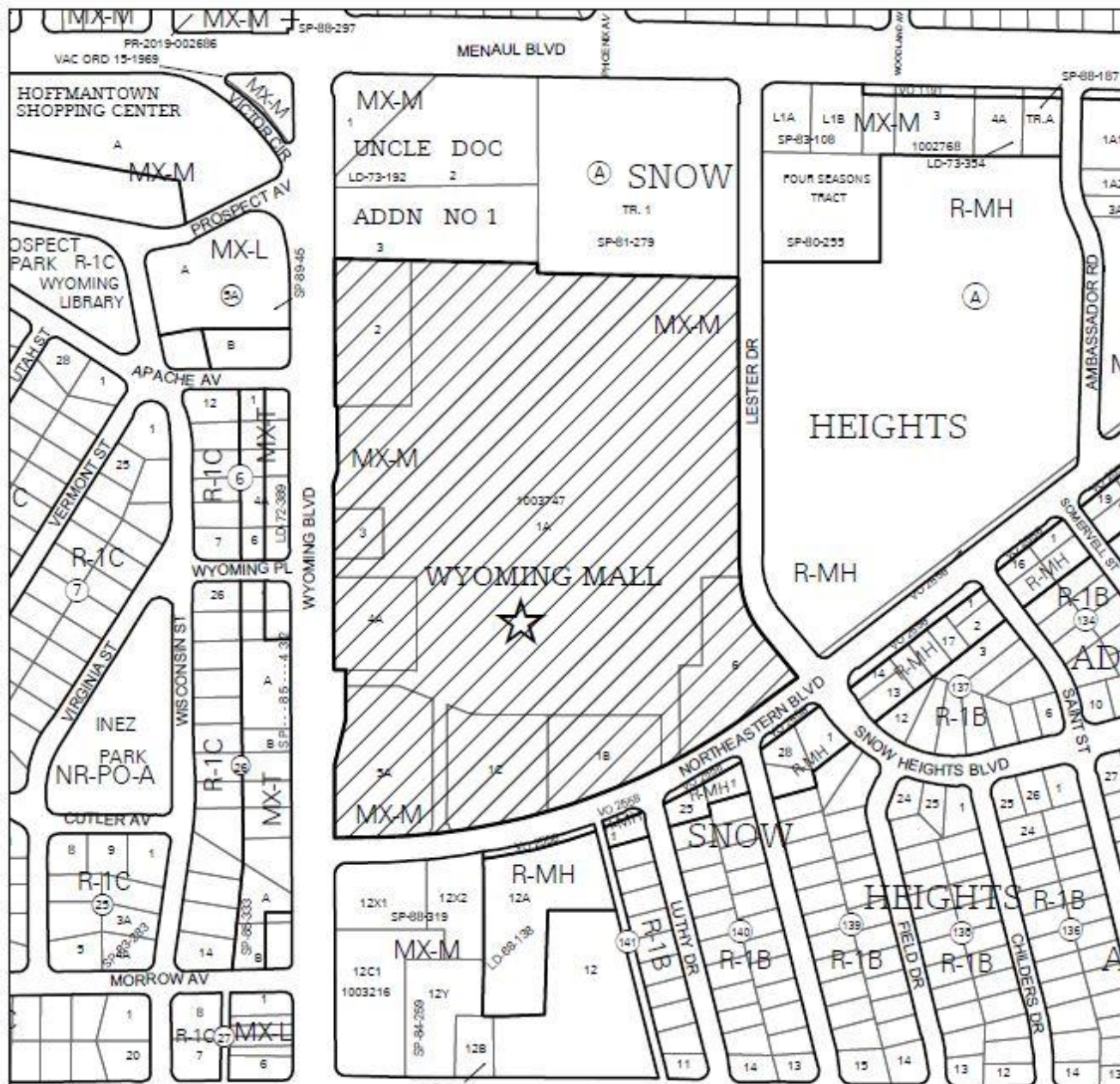
7-Notification Requirements

8- Letters

9-Controlling Site Development Plan

10-Site Plans Reductions





IDO ZONING MAP

Note: Gray shading indicates County.

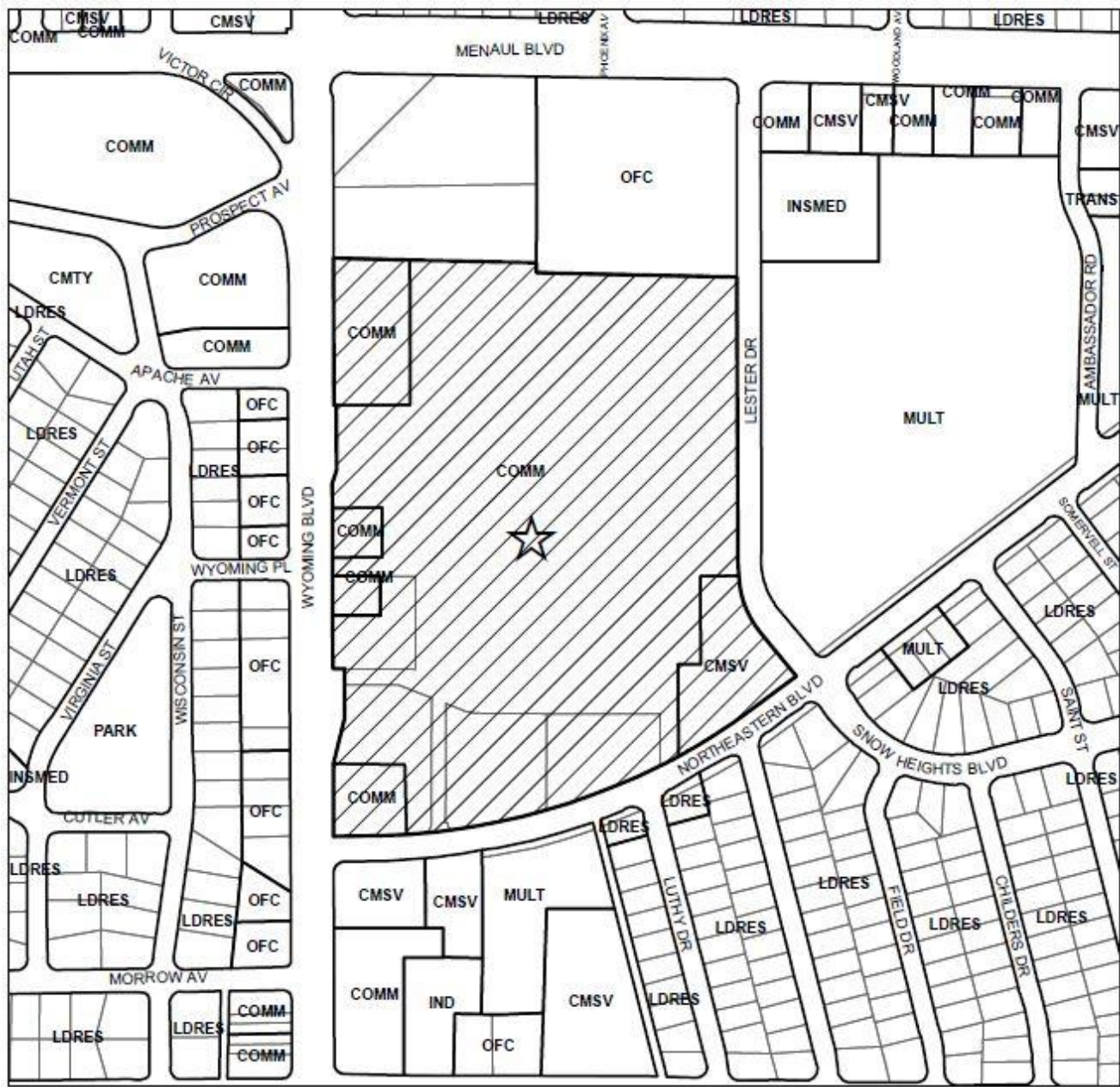


1 inch = 350 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



1 inch = 350 feet

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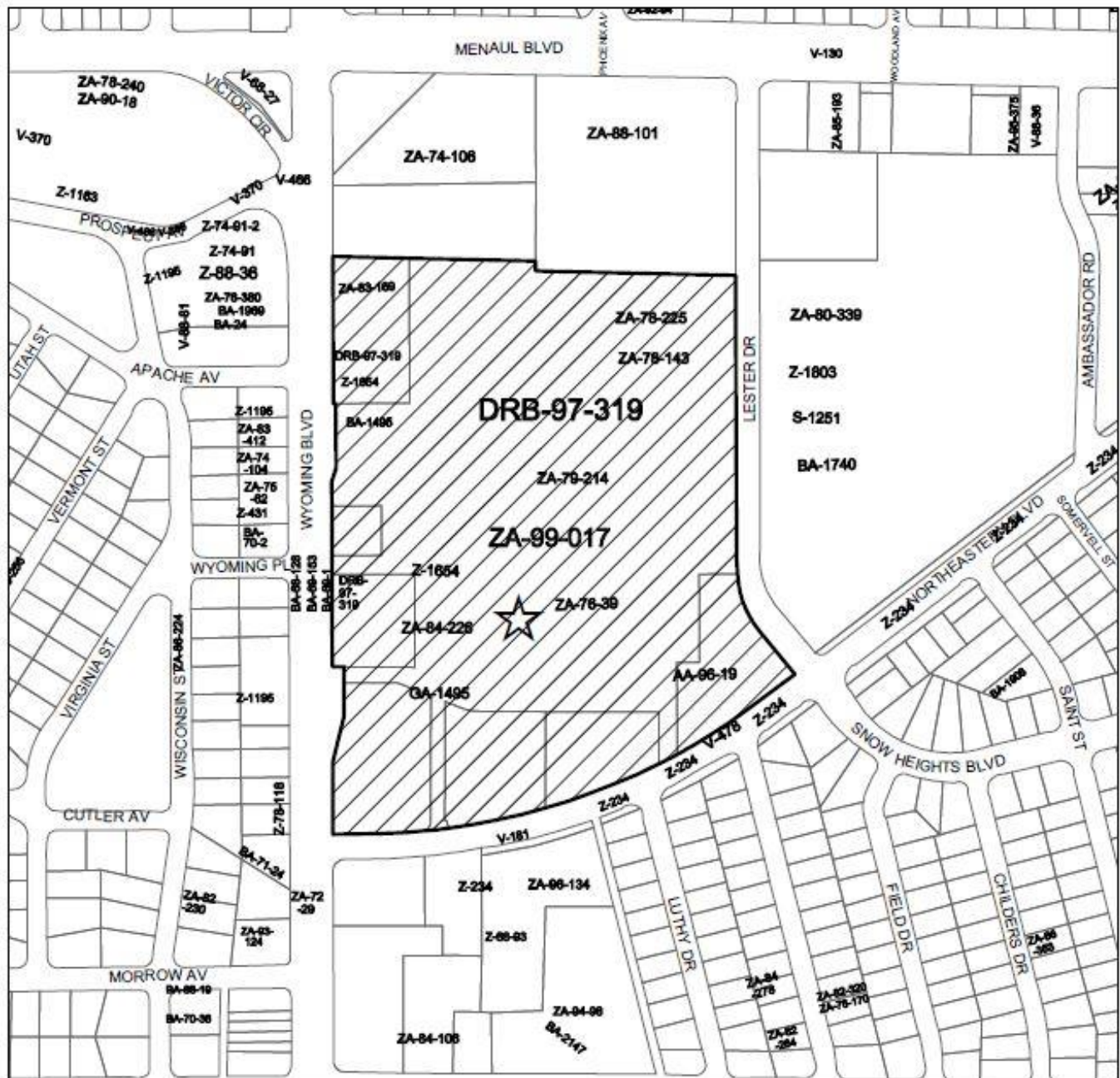
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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 350 feet

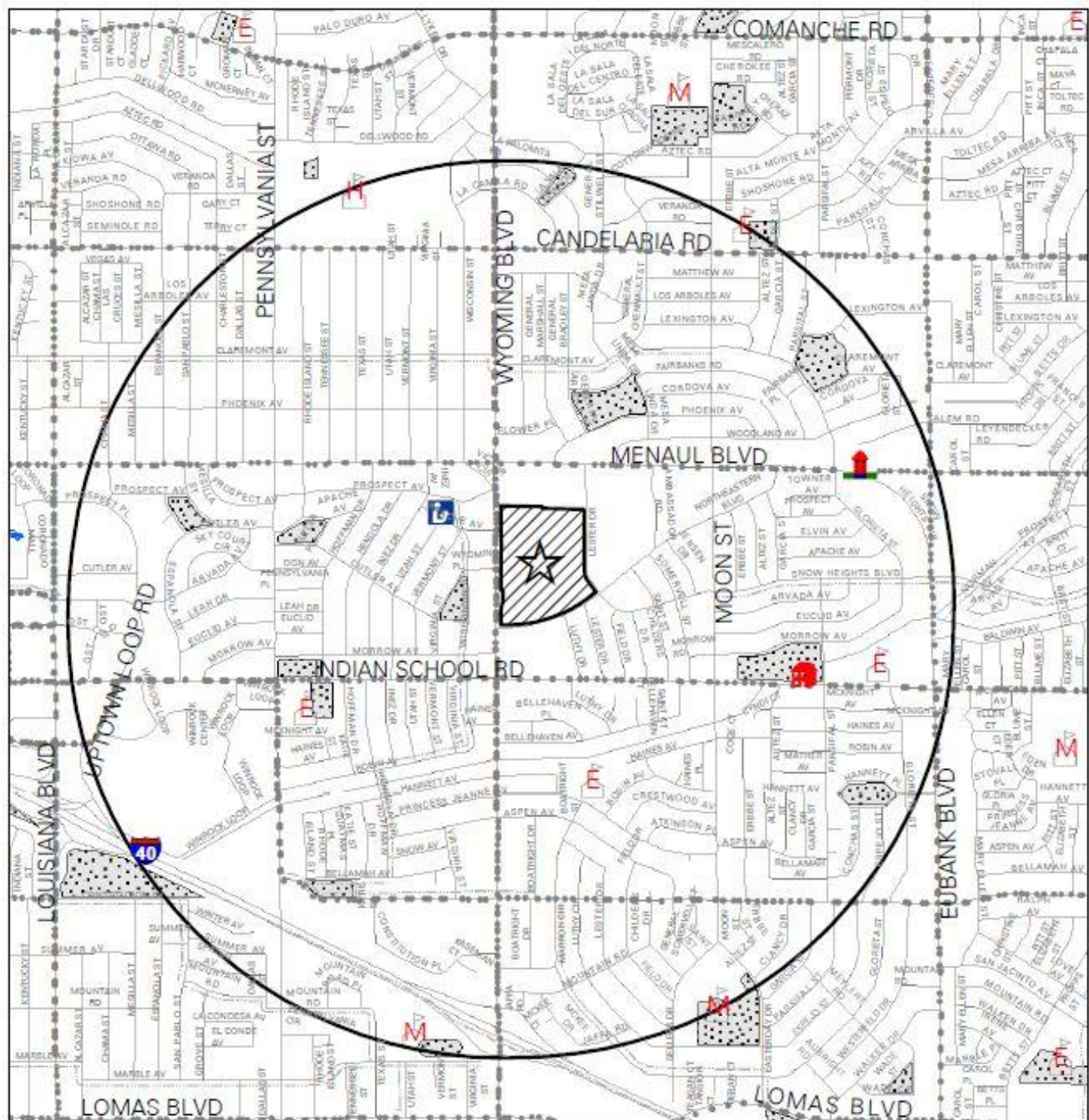
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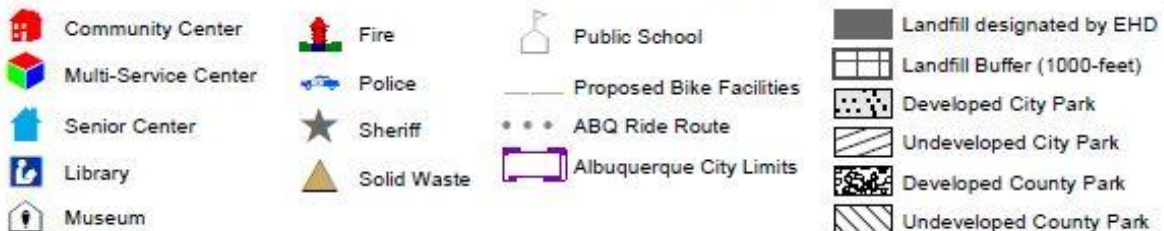
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Public Facilities Map with One-Mile Buffer



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Change	Commercial Retail
<i>North</i>	MX-M	Area of Change	Commercial Retail
<i>South</i>	MX-M	Area of Change	Commercial Services
<i>East</i>	MX-M	Area of Change	Commercial Retail
<i>West</i>	MX-T	Area of Change	Office

Request

The request is for a Major Amendment for a lot legally described as Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, located on Wyoming Blvd. NE, between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE. The larger site within is being amended is parcel 5-A which is approximately 2.1 acre.

The request requires Site Plan- EPC approval because the Site Development Plan was originally approved by the EPC, and the new use of a restaurant with a drive-through accessory use changes the access and circulation of the site.

The subject site is currently zoned MX-M (Mixed Use- Medium Intensity Zone District). The applicant requests a major amendment to amend the controlling site development plan to redevelop a parcel of the subject site into a drive-through restaurant.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

If the request is approved, the new Site Plan for Parcel 5-A that is associated with the Major Amendment, will move forward to the DRB for review and final sign-off.

Context

The approximately 32-acre subject site is located on Wyoming Blvd. NE. The site is bounded by Menaul Blvd. NE to the north, Lester Dr. NE to the east, Northeastern Blvd. NE to the south and Wyoming Blvd. NE to west and is surrounded by various land uses including: commercial retail to the north and east, commercial services to the south, and offices to the west.

The subject site is located in an Area of Change as designated by the Comprehensive Plan. The subject site is within the boundaries of the Mid Heights Planning Area (CPA).

History

The Wyoming Mall Summary Plat (SP-78-400) was filed in 1978, it contained 6 parcels and located on a 32-acre site.

During the early 1980's the Wyoming Mall was designated as a shopping center per Administrative Action.

On August 12, 1997, the Development Review Board (DRB) approved an amended site development plan to redevelop a small portion of the Wyoming Mall (DRB97-319) for parcels 1, 2 and 4 with final sign-off delegated to Transportation Development and Planning. The shopping center binds all of the Wyoming Mall parcels to the 1997 site development plan.

On April 21, 2005 the EPC voted to approve PR#1003747 05EPC00024 a Site Plan for Subdivision for parcels 1, 4, and 5 of the Wyoming Mall Summary Plat. The request involved 25 acres of the 32-acre plat, and excluded parcels 2, 3, and 6. The applicant proposed to demolish the existing buildings on parcels 1, 4, and 5 to construct a 200,000-sf super-store, a 20,000-sf commercial retail store, a 14,500-sf retail store, a 12,000 sf multi-tenant retail building and the relocation of a restaurant. The new site contained 14% less square footage than the existing shopping center. EPC delegated full sign-off authority to the DRB to ensure that all EPC conditions were met.

On September 19, 2005 a motion by the City Council to grant the appeal in AC-05-9 (Appeal to the EPC's Approval of a Site Development Plan for Subdivision and Building permit, Zoned C-2 (SC)- Located on Wyoming Blvd. NE between Menaul Blvd. and Northeastern St. NE) failed by a vote of 4 FOR and 4 AGAINST

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways.

The LRRS map classifies Wyoming Blvd. NE as a Regional Principal Arterial road.

Comprehensive Plan Designations

The subject site is along the Wyoming Blvd Multi-Modal Corridor and is within the Hoffmantown Activity Center.

Multi-modal corridors are intended to encourage the redevelopment of aging, auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options. The development of these corridors will enhance the environment for pedestrians and transit users, while nearby parallel streets will serve bicycle travel.

Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Mid Heights CPA by the Comprehensive Plan. The Mid Heights CPA is made up of many 1950s suburbs, this area includes major arroyos that form linear parks with multi-use trails.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, neither Wyoming Blvd. NE or Northeastern Blvd. NE have no bicycle lanes.

Transit

The subject site is well-served by transit. Wyoming Blvd. NE is served by routes 31 and 98. The ABQ Ride 98- Wyoming Commuter Route operates Monday through Friday with a peak frequency of 30 minutes and no service on weekends. The ABQ Ride 31- Wyoming Route operates Monday through Sunday with a peak and off-peak frequency of 45 minutes and every 60 minutes on Sundays.

Public Facilities/Community Services

Please refer to the Public Facilities Map, which shows public facilities and community services located within one mile of the subject sites.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Drive-through or Drive-up Facility: Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.

Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales.

Site-Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or non-residential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO would be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

Zoning

The subject site is zoned MX-M (Mixed Use- Medium Intensity Zone District), IDO 14-16-2-4(C) which was assigned upon the adoption of the IDO. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

Pursuant to IDO Table 4-2-1: Allowable Uses, Restaurant use with a Drive-through accessory use is permitted.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Growth should be directed to Areas of Change and is generally desired in them. Areas of change focus on new urban-scale developments that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable. Staff analysis follows in bold italic text.

Chapter 4: Community Identity

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The major amendment request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of future development and would facilitate a new drive-through use and reducing the existing building footprint from 11,647 Sq. ft. to 3,443 sq. ft while still keeping the uses generally consistent with the commercial uses in the area. The request furthers Policy 4.1.2 Identity and Design.

Chapter 5: Land Use

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The major amendment request would direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within the Hoffmantown Shopping Center. The request furthers Policy 5.1.2 – Development Areas.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The major amendment request would foster mixed-use centers of activity with a range of services and amenities that support and meet the needs of nearby residents and businesses within the Hoffmantown Shopping Center because future development would offer a range of MX-M uses. The request furthers Policy 5.1.6 – Activity Centers.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The major amendment request would allow for development that would be generally consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site. The request furthers Goal 5.2 – Land Uses.

Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The major amendment request would create a mix of uses that are conveniently accessible from surrounding neighborhoods. However, the request would also not create healthy, sustainable uses due to the drive-through promoting vehicle usage and does not encourage pedestrian activity. The request generally furthers Policy 5.2.1- Land Uses.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The surrounding area is developed and served by existing infrastructure. Future development would utilize existing infrastructure. The request furthers Policy 5.3.1 – Infill Development.

Goal 5.6. – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by facilitating redevelopment of a commercial use, which would allow growth of the same consistency to occur. The request generally furthers Goal 5.6-City Development Areas.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The major amendment request would allow development to occur along the Wyoming Blvd. Multi-modal Corridor and within the Hoffmantown Activity Center which is located in an area of change where new growth and development is generally desired. The request furthers Policy 5.6.2 Areas of Change.

Sub-Policy (h): Encourage development in areas with a highly connected street grid and frequent transit service.

The major amendment request would encourage development in the Hoffmantown Activity Center which is highly connected to the surrounding area by the grid pattern of streets in the NE Heights. The Wyoming Corridor which has frequent transit service by ABQ Ride Route-31 Wyoming route and the ABQ Ride Route- 98 Wyoming Commuter Route. The request furthers sub-policy (h) Areas of Change.

Chapter 7: Urban Design

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The major amendment request would promote infill that enhances the built environment in style and building materials by facilitating future development according to the IDO standards which will contrast with the current Wyoming Mall. In addition, Use-Specific standards will also be implemented to help mitigate any potential detrimental impacts this development could have on the surrounding area, while also keeping the use consistency similar to other uses within the Hoffmantown Shopping Center. The request generally furthers Policy 7.3.4 Infill.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The major amendment request would facilitate development that would offer residents a specific type of cuisine that differentiates itself from the other restaurants in the surrounding area, contrasting to economic diversity and choice for the existing residents. The request furthers Policy 8.1.2 Resilient Economy.

Sub-policy (c): Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The major amendment request would facilitate development that would create jobs and could employ residents from the surrounding neighborhoods. The request generally furthers sub-policy (c) 8.1.2 Resilient Economies.

Integrated Development Ordinance (IDO) 14-16-6-(J)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Subject site is zoned MX-M, so the above criterion does not apply.

- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO. The subsequent request will be reviewed via the Site Plan - DRB Process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations.

- 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request will be reviewed via Site Plan DRB process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made through the EPC and the Site Plan – DRB Process. The EPC's conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan DRB review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan.

- 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

III. SITE PLAN MAJOR AMENDMENT

Request

The request is for a Major Amendment to a controlling site development plan for subdivision, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds one of the thresholds for a minor amendment in Table 6-4-4, so it cannot be classified as a Minor Amendment and cannot be approved by staff.

Although the EPC will not be approving a new Site Plan, proposed Site Plan drawings were included with the Major Amendment request and have been analyzed by staff. Since the proposed use greatly changes the access and circulation of the site, a Site Plan EPC Major Amendment is required by the EPC. With the approval of the request, the new Site Plan will be delegated to the DRB for final sign off. Final review and approval will be granted by the DRB to ensure compliance with applicable provisions of the Development Process Manual (DPM).

- All existing improvements will be demolished onsite and replaced with the new building, drive aisles and parking stalls, curbing, and utility services in accordance with the IDO.
- The request changes the circulation of the site by adding a drive-through with two lanes, mobile curbside pick-up stalls, and 16 less parking spaces.
- A new landscaping plan is being provided.

The request consists of the following major changes/additions to the existing, governing site development plan: to amend the approved site plan to redevelop a parcel of the site into a drive-through restaurant.

Site Plan Layout/Configuration

The proposed major site amendment would redevelop parcel 5-A of the Wyoming Mall shopping center with a drive-through restaurant. The existing restaurant is planned to be demolished; the new restaurant will have a smaller footprint, compared to the existing vacant restaurant. The new building would be located on the northern end of parcel 5-A.

Section 5-1 Dimensional Standards:

Setbacks

The MX-M zone district does not have minimum lot sizes, however the lots shown vary in size.

Vehicular Access, Circulation, and Parking

The subject site is located on Wyoming Blvd. Access will be on the eastside using existing infrastructure already in place at the Wyoming Mall shopping center.

5-3 Access and Connectivity: Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

5-5 Parking and Loading: Pursuant to IDO table 5-5-1, Parking requirements for restaurant 8 spaces/ 1,000 sq. ft. GFA UC-MS-PT: 5 spaces/ 1,000 sq. ft. GFA. Taproom: 8 spaces/ 1,000 sq. ft. GFA UC-MS-PT: 5 spaces/ 1,000 sq. ft. GFA.

Pedestrian, Bicycle, and Transit Access

The subject site is located along a Multi-modal Corridor. Transit is available to serve members of the community who wish to access surrounding commercial services, jobs, or recreation. There are two transit stops that are within walking distance of the proposed development. There are no existing bike paths near the proposed site plan.

There are pedestrian crosswalks provided, pursuant to 5-3-(D)(3)(C), at the main entrance of the proposed site plan.

Landscaping

The site plan meets the landscaping requirements pursuant IDO Section 5-6. The minimum surface area of landscaping is 15% of net area ($0.15 \times 11,173 = 1,675$ SF) the site plan provides a total of 5,646 SF of landscaped area; which exceeds minimum requirements.

The site plan proposes a mix of existing trees, shrubs and ground covers, desert accents, ornamental grasses, boulders, gravel and mulch. Vegetation will be watered through an automated irrigation system, including a drip system in zones where required. All street trees must be planted in accordance to IDO Section 14-16-5-6-(D)(1)

Walls and Fences

Currently no walls have been proposed for the site.

Lighting

Four (4) light poles are proposed for the site and are to follow IDO standards (5-8 Outdoor and Site Lighting).

Signage

There will be three (4) signs measuring 4 feet in length by 8 feet in width. Signs comply with IDO Section 14-16-5-12(F).

Elevations/Architecture

The proposed building follows façade design regulations pursuant to IDO Section 14-16-5-11-(E). The street facing façade consists of 30% windows.

Grading and Drainage Plan

The proposed site plan amendment generally flows from east to west with the surrounding grading and drainage with water runoff beginning at the highest point of the site (north) and running to the lowest point located on the south side of the site.

Utility Plan

Water and sewer lines will tie into the existing infrastructure on Wyoming Blvd. The water and sewer lines will branch off from each building and then run under the proposed parking lot within the site. The water and sewer lines will then tie into the main lines east of the site. The utility plans also show appropriate location and amount of fire hydrants (1).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few agency comments were received.

Transportation Development Review Services has submitted the attached comments. The applicant has addressed comments, but any comments unaddressed will be conditioned.

PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.27.

Solid Waste Management Department stated that the double trash enclosures proposed for this site must be approved through the building permit process by the Solid Waste Department. They have been approved for access only.

Water Utility Authority offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.26.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization is the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

On Tuesday April 12, 2022, staff was contacted via email by Barry Schwartz a resident of the North Eastern Association of Residents Neighborhood Association. Mr. Schwartz had concerns regarding the drive-through window placement. It was suggested that we make sure it be located on the west side facing Wyoming Blvd. The placement for the drive-through per plans provided show drive-through placement facing north. Mr. Schwartz also expressed his failed attempt at locating the zoom

link for the meeting. Staff contacted Mr. Schwartz on Wednesday April 13, 2022 via email and explained where the window placement is located and also provided the zoom link.

V. CONCLUSION

The applicant proposes a Major Amendment to the controlling site development plan for Parcel 5-A of the existing Wyoming Mall Site Development Plan to demo the existing 11,647 SF restaurant building (Furs) and re-develop the subject site as a 3,443 SF Raising Canes Restaurant with a drive-through accessory use. The proposed restaurant will reduce the previously approved building square footage by 8,204 SF and include; a new drive-through with 2 access lanes and parking per IDO. The proposed Site Plan amendment will change the access and circulation of the subject site. Additionally, a new landscape plan has been included proposing additional landscaping to the existing approved landscaping.

The subject site is within the boundaries of the controlling Wyoming Mall Shopping Center Site Development Plan, which has no design guidelines. Since the controlling site plan is a pre-IDO approval, the subject site must follow IDO Design Standards.

The subject site is zoned MX-M (Mixed-use – Medium Intensity). The subject site is located within the Hoffmantown Activity Center, and along the Wyoming Multi-modal Transit Corridor. The site is located within the boundaries of the Mid Heights Community Planning Area (CPA) and in an Area of Change as designated by the Comprehensive Plan.

The affected neighborhood organization is the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

The request generally furthers applicable Comprehensive Plan policies. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance for DRB – final sign off.

FINDINGS – SI-2022-00509 April 21st, 2022 – Major Amendment

1. The request is for a major amendment for a property legally described as Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, zoned MX-M located on Wyoming Blvd. NE, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE approximately 32 acres.
2. The applicant requests to amend the controlling site development plan to redevelop of Parcel 5-A of the site into a drive-through restaurant.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The subject site is zoned MX-M (Mixed Use- Medium Intensity). The applicant is requesting a major amendment to amend the controlling site development plan to redevelop a parcel of the site, to facilitate future development as allowed by the MX-M zone.
5. The subject site is in an Area of Change and is along the Wyoming Multi-modal Corridor and in the Hoffmantown Activity Center.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following policy from Comprehensive Plan Chapter 4: Community Identity.
 - A. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The major amendment request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location by facilitating a new drive-through and drastically reducing the existing building footprint from 11,647 Sq. ft. to 3,443 sq. ft while still keeping the uses consistent with the Wyoming Mall subdivision.
8. The request furthers the following goals, policies, and sub-policies from Comprehensive Plan Chapter 5: Land Use.
 - A. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The major amendment request would direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within the Hoffmantown Shopping Center. The request furthers Policy 5.1.2 – Development Areas.

- B. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The major amendment request would allow for development that would be generally consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site. The request furthers Goal 5.2-Land Uses.

- C. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The major amendment request would allow for development that would be consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site.

- D. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The major amendment request would create a mix of uses that are conveniently accessible from surrounding neighborhoods. However, the request would also not create healthy, sustainable uses due to the drive-through promoting vehicle usage and does not encourage pedestrian activity. The request generally furthers Policy 5.2.1- Land Uses.

- E. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The surrounding area is developed and served by existing infrastructure. Future development would utilize existing infrastructure. The request furthers Policy 5.3.1 – Infill Development.

- F. Goal 5.6. City Development areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by facilitating redevelopment of a commercial use, which would allow growth of the same consistency to occur. The request generally furthers Goal 5.6-City Development Areas.

- G. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The major amendment request would allow development to occur along the Wyoming Blvd. Multi-modal Corridor and within the Hoffmantown Activity Center which is located in an area of change where new growth and development is generally desired. The request furthers Policy 5.6.2 Areas of Change.

- H. Sub-policy (h): Encourage development in areas with a highly connected street grid and frequent transit service.

The major amendment request would encourage development in the Hoffmantown Activity Center which is highly connected to the surrounding area by the grid pattern of streets in the NE Heights. The Wyoming Corridor which has frequent transit service by ABQ Ride Route- 31 Wyoming route and the ABQ Ride Route- 98 Wyoming Commuter Route. The request furthers sub-policy(h) Areas of Change.

9. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design.

- A. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The major amendment request would promote infill that enhances the built environment in style and building materials by facilitating future development according to the IDO standards which will contrast with the current Wyoming Mall. In addition, Use-Specific standards will also be implemented to help mitigate any potential detrimental impacts this development could have on the surrounding area, while also keeping the use consistency similar to other uses within the Hoffmantown Shopping Center. The request generally furthers Policy 7.3.4 Infill.

10. The request furthers the following policy and sub-policy from Comprehensive Plan Chapter 8: Economic Development.

- A. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The major amendment request would facilitate development that would offer residents a specific type of cuisine that differentiates itself from the other restaurants in the surrounding area, contrasting to economic diversity and choice for the existing residents. The request furthers Policy 8.1.2 Resilient Economy.

- B. Sub-policy (c): Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The major amendment request would facilitate development that would create jobs and could employ residents from the surrounding neighborhoods. The request generally furthers sub-policy (c) 8.1.2 Resilient Economies.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

- B. 14-16-6-6(J)(3)(b) The site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Subject site is zoned MX-M, so the above criterion does not apply.

- C. 14-16-6-6(J)(3)(c) The site plan complies with all applicable provisions of this IDO, the DPM, other adopted City Regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO. The subsequent request will be reviewed via the Site Plan - DRB Process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations.

- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The request will be reviewed via Site Plan DRB process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

- E. 14-16-6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made through- the EPC and the Site Plan DRB Process. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan DRB review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- F. 14-16-6-6(J)(3)(f) If the subject site is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan.

- G. 14-16-6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on

water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

12. The affected, registered neighborhood organizations are the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and Inez Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
13. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION – PR-2022-005461, SI-2022-00509, April 21,2022

APPROVAL of Project#2022-005461, Case#SI-2022-00509, a site plan-major amendment, for Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, approximately 32-acres, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE, based on the preceding findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2021-00509

1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-DRB Process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. CONDITIONS FROM TRANSPORTATION DEVELOPMENT SERVICES:
 - A. The Traffic Study shall need to be reviewed and approved prior to site plan approval through DRB action. All recommendations within the Traffic Study shall be implemented by the site plan; any public infrastructure shall be placed onto an infrastructure list and built per a work order.
 - B. Show property lines and easements on site plan. Shared access easement will need to be established for the new business.
 - C. Show widths of all existing vehicular ways and sidewalk surrounding the site. Additional infrastructure may be required at DRB to abide by DPM requirements within the right-of-way.
 - D. Provide all required parking calculations for the site, the ADA parking, bicycle and motorcycle parking.
 - E. Dimension all driving aisles, pedestrian ways and parking spaces, following DPM requirements.

- F. Use keyed notes to Use keyed notes to call out curb on the site plan. Curb shall be between 6-8" high to separate parking spaces from landscaping and sidewalk. Follow requirements of the DPM for all curb radii along the driving aisle and for the landscape islands.
- G. Include all civil details for sidewalk, curb ramps, paving, curb, bike racks, and signage.
- H. Show bike racks and motorcycle parking on the plan. Provide overall dimensioning for the bike rack area based upon parking requirements.
- I. For perpendicular curb ramps, show a minimum 4-foot by 4-foot landing area at the top of the ramp for wheelchairs to turn.
- J. The ADA pathway to the right-of-way cannot be shown within the driving aisle unless it is a perpendicular crossing. The route will need to be redefined.
- K. Include van accessible aisle requirements. Show "No Parking" at the back of all of the accessible aisles.
- L. Include "Do Not Enter", one-way signs, and directional arrows on pavement for the drive-thru.
- M. Some of the keyed notes were slightly illegible for this submittal, and it was difficult to determine what they pertained to.

3. CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT

- A. The double trash enclosures proposed for this site must be approved through the building permit process by the Solid Waste Department. They have been approved for access only.

4. CONDITIONS FROM PUBLIC SERVICE COMPANY OF NEW MEXICO:

- A. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Leroy Duarte

**Leroy Duarte
Current Planner**

Notice of Decision CC list:

Raising Cane's Restaurants LLC, Cassie.Kussow@kimley-horn.com

Modulus Architects & Land Use Planning Inc., rokoye@modulusarchitects.com

Inez NA, Maya Sutton yemaya@swcp.com

Inez NA, Donna Yetter donna.yetter3@gmail.com 2111 Hoffman Drive NE Albuquerque NM

North Eastern Association of Residents, Nancy Pressley-Naimark ndpressley@msn.com

North Eastern Association of Residents, Matt Bohnhoff matt.bohnhoff@gmail.com

District 7 Coalition of Neighborhood Associations, Tyler Richter tyler.richter@gmail.com

District 7 Coalition of Neighborhood Associations, Darcy Bushnell dmc793@gmail.com

Legal, kmorrow@cabq.gov

EPC file

City of Albuquerque Agency Comments

PLANNING DEPARTMENT

Zoning / Code Enforcement

No adverse comments

Long Range Planning

Metropolitan Redevelopment

No adverse comments

Transportation Development Review Services

- The Traffic Study shall need to be reviewed and approved prior to site plan approval through DRB action. All recommendations within the Traffic Study shall be implemented by the site plan; any public infrastructure shall be placed onto an infrastructure list and built per a work order.
- Show property lines on the site plan. Shared access easement will need to be established for the new business.
- Show widths of all existing vehicular ways and sidewalk surrounding the site, and include any easement information. Additional infrastructure may be required at DRB to abide by DPM requirements within the right-of-way.
- Provide all required parking calculations for the site, the ADA parking, bicycle and motorcycle parking.
- Dimension all driving aisles, pedestrian ways and parking spaces, following DPM requirements. For any compact parking spaces, mark “Compact” at the back of the parking space.
- Use keyed notes to call out curb on the site plan. Curb shall be between 6 – 8” high to separate parking spaces from landscaping and sidewalk. Follow requirements of the DPM for all curb radii along the driving aisle and for the landscape islands.
- Include all civil details for sidewalk, curb ramps, paving, curb, bike racks, and signage.
- Show bike racks and motorcycle parking on the plan. Provide overall dimensioning for the bike rack area based upon parking requirements.
- For perpendicular curb ramps, show a minimum 4-foot by 4-foot landing area at the top of the ramp for wheelchairs to turn.
- The ADA pathway to the right-of-way cannot be shown within the driving aisle unless it is a perpendicular crossing. The route will need to be redefined.
- Include van accessible aisle requirements. Show “No Parking” at the back of all of the accessible aisles.
- Include “Do Not Enter” and one-way signs for the drive-thru.
- Some of the keyed notes were slightly illegible for this submittal, and it was difficult to determine what they pertained to.

CITY ENGINEER

Hydrology

Transportation Development Services

No adverse comment

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No adverse comments.

POLICE DEPARTMENT/PLANNING

No adverse comments

SOLID WASTE MANAGEMENT DEPARTMENT

The double trash enclosures proposed for this site must be approved through the building permit process by the Solid Waste Department. They have been approved for access only.

TRANSIT DEPARTMENT

No comment.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

PR-2021-005461 / SI-2022-00509

1. No objections.
2. Upon development, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2021-005461
 - a. EPC Description: SI-2022-00509—Site Plan—Major Amendment.
 - b. Site Information: Wyoming Mall, Parcel 5-A.
 - c. Site Location: 2004 Wyoming Blvd. NE.
 - d. Request Description: Amend approved site plan for subdivision to add in a new Raising Canes restaurant.
 - e. No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

PR-2021-005461

MRMPO has no adverse comment. For informational purposes:

- Montgomery Blvd is functionally classified as a Principal Arterial.
- Montgomery Blvd is identified as a Tertiary Transit Route in the LRTN with headways of 35-45 minutes.
- Montgomery Blvd is and Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

If you have any questions or require further information, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along the entire perimeter of the site, Wyoming Blvd, Northeastern Blvd, and within the site along parking and drive aisles with connections to and from the existing building.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on this Site Plan.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5 6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT



Figure 1: Sign posting facing Northeastern Blvd. NE from the subject site.



Figure 2: Sign posting facing Wyoming Blvd. NE from the subject site.



Figure 3: Looking north at subject site.



Figure 4: Looking south at subject site.



Figure 5: Looking east at subject site.



Figure 6: Looking west at subject site.



Figure 7: Destroyed sign posting.

HISTORY

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

5. DRB-97-319 Ernest Ulibarri & Associates, agents for Weingarten Realty Investors, request Site Development Plan approval for Parcel 1, 2 and 4 of the Wyoming Mall, zoned C-2 (City) and located on Wyoming Blvd NE and Northeastern Blvd NE containing approximately 30 acres. (H-20) [DEFERRED FROM 8/5/97]

At the August 12, 1997, Development Review Board Meeting, the Site Development Plan was conditionally approved. Final Sign Off was delegated to Transportation Development and Planning.

If you wish to appeal this decision, you must do so by August 27, 1997, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 days of its filing.


You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Claire Koopman
Board Secretary

cc: Weingarten Realty Investors, P.O. Box 924133, Houston, TX 77292-4133
Ernest Ulibarri & Associates, P.O. Box 1159, 87103
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

WYOMING MALL

 WEINGARTEN REALTY	file no. DRB-2100 plot no. 1 - 100-07 date 7/11/97 project no. 9670	ernest ulibarri & associates architects 121 Tijeras ave. n.e. suite 2000 albuquerque new mexico 87102 505-242-1552
WYOMING MALL albuquerque, new mexico	sheet no. DRB-2.1 of	

SIGN OFF

CASE NUMBER: Z- DRB 97319
 No previous approved plan exists. This is an
 amendment to existing conditions.
 This plan is consistent with the specific site development plan
 approved by the Environmental Planning Commission (EPC)
 and that the findings and conditions in the Official Notification of Decision
 have been complied with.

SITE DEVELOPMENT PLAN AMENDMENT:
 Traffic Engineer, Transportation Division
 Date 8-21-97
 Design & Development
 Date 8-12-97
 Public Works/Utilities Development Division
 Date 8-12-97
 City Engineer, Engineering Division/PAINT CO.
 Date 8-12-97

APPROVAL AND CONDITIONAL ACCEPTANCE:
 City Planner, Albuquerque Planning Department
 Date 7/19/97
 PLAN 16705 4/96

KEYED NOTES

- Existing entry and curb-out.
- Existing parking layout and striping to remain.
- Separate parcel, not a part of Wyoming Mall.
- Existing overhead power line and casement.
- Existing storage unit buildings.
- Existing landscape island to remain.
- New 20' landscape buffer, see Landscape Plan.
- New low height plantings in this area.
- New monument sign to replace existing sign tower, see sheet DRB 3.2.
- New enlarged entry landscape area, see Landscape Plan.
- Existing entry drive.
- New 10' concrete walk and curb.
- New 0' wide painted crosswalk.
- New concrete H.C. curb ramp.
- New 4' concrete walk and curb.
- New landscape island, curved 1/4" R' drive side, riding modified existing landscape island.
- Revised parking layout.
- New H.C. parking.
- Existing H.C. parking to remain.
- New concrete entry walk.
- New monument tower, see elevations.
- New building shell enclosure over demolished building of approximately 35,000 s.f.
- Existing Sun Tran bus stop. (Not to be modified per Sun Tran.)
- Existing deceleration lane to remain.
- New landscape island, 20' diameter.
- New landscape island, 17' diameter.
- New concrete plaza.
- Existing transformer to remain.
- New meter enclosure, see elevations.
- New 0' wide painted pedestrian walkway.
- New wall mounted lighting to light pedestrian way.
- Existing pedestrian entry into mall area.
- Existing concrete walk to remain.
- Existing masonry wall to approximately 0' high.
- Existing grassed area to remain.
- New 12' concrete walk and curb.
- New Future Office Building addition of approximately 2,000 s.f.
- New asphalt speed bump (painted).
- New 0' wide concrete walk.

NOTE: SITE IS ZONED C-2.
ALL SIGNAGE MUST MEET THE REQUIREMENTS OF ZONE C-2.

0 25 50 100
 feet
 site plan
 1" = 100' - 0"

SEE ENLARGED
 PLAN SHEET DRB 2.2



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 22, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003747**
05EPC-00024 EPC Site Development Plan-
Subdivision
05EPC-00025 EPC Site Development Plan-
Building Permit

Walmart Stores East, LP &
Weingarten Realty
2001 SE 10th St.
Bentonville, AR 72716

LEGAL DESCRIPTION: for all of Tracts 1, 4 and 5, being a portion of the **Wyoming Mall Summary Plat**, zoned C-2 (SC), located on WYOMING BLVD. NE, between MENAUL BLVD. NE and NORTHEASTERN ST. NE, containing approximately 25 acres. (H-20)
Carmen Marrone, Staff Planner

On April 21, 2005 the Environmental Planning Commission voted to approve Project 1003747/05EPC 00024 a Site Plan for Subdivision, for Parcels 1, 4 and 5, Wyoming Mall Summary Plat, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS :

1. This is a request for approval of a site plan for subdivision for Parcels 1, 4 and 5 of the Wyoming Mall Summary Plat, located on Wyoming Boulevard NE between Menaul and Northeastern. The Wyoming Mall Summary Plat was filed in 1978 (SP-78-400) and contains a total of 6 parcels and is 32 acres in size. The request involves approximately 25 acres of the 32-acre plat. The request does not involve the Black Angus Restaurant (Parcel 2), the Bank of Albuquerque (Parcel 3) or the Hoffmantown Body Shop (Parcel 6).
2. The subject site is zoned C-2 (SC). The C-2 zone is defined as a "community commercial" zone. The proposed uses are permissive under the current zoning. The SC (shopping center) designation requires that all of the parcels within the shopping center be considered when new development is proposed to ensure that the entire site functions as a whole. The C-2 zone and the SC designation do not establish maximum building sizes.

OFFICIAL NOTICE OF DECISION

APRIL 21, 2005

PROJECT #1003747

PAGE 2 OF 13

3. The property immediately north of the subject site, Block A, Snow Heights Subdivision, is designated SC (shopping center). This shopping center is separate from the subject shopping center since it is under different ownership and was developed separately. It is not required to be included in the subject request since it is a separate shopping center.
4. The subject site is developed as a shopping center and contains several retail buildings that are mostly vacant and no longer in use. The applicant proposes to demolish all of the buildings on the subject three parcels and to construct a new Super Wal-Mart Store (200,000+ sf), a Petsmart Store (20,000 sf), a Dollar Tree Store (14,500 sf) and a 12,000 sf multi-tenant retail building, and to relocate the existing Furr's Cafeteria along with other retail uses. The proposed center will contain approximately 14% less square footage than the existing center.
5. The subject request generally complies with the *Comprehensive Plan*, Established Urban goals and policies by proposing employment and service uses in a shopping center that is currently mostly vacant (Policy 5i). The vacant status of the shopping center presents a blighted situation that will be improved with the proposed development (policy 5o). The applicant has met with area residents on many occasions to address resident concerns regarding the project and has revised the site plans to try to accommodate these concerns. While there are many area residents who are opposed to the idea of a Wal-Mart in their neighborhood, the applicant has done his part in trying to respect neighborhood values and existing conditions (Policies 5d & 5k).
6. The subject site is within a designated Community Activity Center per the *Comprehensive Plan*. The subject request generally complies with the stated objectives for Community Activity Centers by providing a concentration of commercial goods and services that will serve the entire community, proposing development that is very accessible by both automobile and by transit, by accommodating the pedestrian both to the site and within the site, and by providing public outdoor spaces to promote social activities. The subject request does not meet one objective for Activity Centers and that is "the floor area of any single building should be limited". The intent of this objective is to limit the size of buildings to facilitate walking and social/economic activities. The term "limited" is not defined. Although the request does not technically meet the strict language of this objective, the request meets the intent of the language.
7. The submittal contains all of the required elements of a Site Plan for Subdivision including the proposed uses, pedestrian ingress and egress, vehicular ingress and egress, internal circulation, maximum building height, minimum building setbacks, and maximum floor to area ratio.
8. A Traffic Impact Study (TIS) was submitted to the City Engineer that studied traffic impacts generated by proposed and existing development. The TIS finds that the intersections of Indian School/Wyoming and Menaul/Wyoming are both currently experiencing capacity shortfalls, which will be further affected by increased traffic from the proposed development. The applicant has agreed to contribute to the City, the proportional cost of the construction of roadway improvements at Wyoming/Indian School and Wyoming/Menaul, equal to the percentage of trips generated by the proposed development.

9. A Preliminary Air Quality Impact Analysis (AQIA) was not required of the applicant at the time of application. On April 11, 2005 the City Council expressed a need to continue monitoring the impact of certain development proposals and related traffic on air quality. On 4/18/05 the applicant submitted a Preliminary AQIA to the Environmental Health Department for review and comment. The DRB should not proceed with final sign-off of the site plan for subdivision until they have received written confirmation from the Environmental Health Department that the proposed project does not require a more detailed air quality impact study.
10. Many meetings have been held in the community regarding the request. However, even with all the meetings, no general consensus has been reached in the community regarding this project.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site data table contains shall be corrected as follows:
 - Parking Req. column, Parcel 5-A: change 111 to 86 (1 space/3 seats = 86)
 - Parking Req. column, Total: change 1174 to 1206 spaces required
 - 15% Bus Credit column, Total: change 176 to 180
 - Total Req. column, Total: change 998 to 1026 total spaces required
 - Bike Spaces Req. column: Bicycle parking is required at one space per 20 required vehicle spaces. The entire column needs to be amended based on this calculation. The total amount of bicycle parking required is 52 spaces, not 76 spaces.
3. **CONDITIONS FROM THE CITY ENGINEER:**
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).

- c. Provide truck circulation route.
 - d. Provide a more distinct connection between this site plan/proposal and existing retail to the north (i.e. adjacent to existing bank, that is to remain, and around lease lot 3/Super Wal-Mart connecting back to existing north/south drive aisle).
 - e. Re-align existing entrance, adjacent to existing Black Angus Restaurant, to provide for a more direct/perpendicular connection to existing north/south main drive aisle adjacent to proposed Super Wal-Mart. This may require median modifications in Wyoming Blvd.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
 - h. A revised utility plan must be submitted to and approved by Utility Development prior to DRB sign-off. That plan must include the Fire Marshal's approval and provide the instantaneous flow requirements.
4. The applicant shall address Planning staff's memo of March 24, 2005 and demonstrate how the stated objectives will be accomplished.

On April 21, 2005 the Environmental Planning Commission voted to approve Project 1003747/ 05EPC 00025 a Site Plan for Building Permit, for Parcels 1, 4 and 5, Wyoming Mall Summary Plat, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for Parcels 1, 4 and 5 of the Wyoming Mall Summary Plat, located on Wyoming Boulevard NE between Menaul and Northeastern. The Wyoming Mall Summary Plat was filed in 1978 (SP-78-400) and contains a total of 6 parcels and is 32 acres in size. The request involves approximately 25 acres of the 32-acre plat. The request does not involve the Black Angus Restaurant (Parcel 2), the Bank of Albuquerque (Parcel 3) or the Hoffmantown Body Shop (Parcel 6).
2. The subject site is zoned C-2 (SC). The C-2 zone is defined as a "community commercial" zone. The proposed uses are permissive under the current zoning. The SC (shopping center) designation requires that all of the parcels within the shopping center be considered when new development is proposed to ensure that the entire site functions as a whole. The C-2 zone and the SC designation do not establish maximum building sizes.

3. The property immediately north of the subject site, Block A, Snow Heights Subdivision, is designated SC (shopping center). This shopping center is separate from the subject shopping center since it is under different ownership and was developed separately. It is not required to be included in the subject request since it is a separate shopping center.
4. The subject site is developed as a shopping center and contains several retail buildings that are mostly vacant and no longer in use. The applicant proposes to demolish all of the buildings on the subject three parcels and to construct a new Super Wal-Mart Store (200,000+ sf), a Petsmart Store (20,000 sf), a Dollar Tree Store (14,500 sf) and a 12,000 sf multi-tenant retail building, and to relocate the existing Furr's Cafeteria along with other retail uses. The proposed center will contain approximately 14% less square footage than the existing center.
5. The subject request generally complies with the *Comprehensive Plan*, Established Urban goals and policies by proposing employment and service uses in a shopping center that is currently mostly vacant (Policy 5i). The vacant status of the shopping center presents a blighted situation that will be improved with the proposed development (policy 5o). The applicant has met with interested area residents on many occasions to address resident concerns regarding the project and has revised the site plans to try to accommodate these concerns. While there are many area residents who are opposed to the idea of a Wal-Mart in their neighborhood, the applicant has done his part in trying to respect neighborhood values and existing conditions (Policies 5d and 5k). In addition, the site plan for building permit generally complies with the design regulations as articulated in the Zoning Code to achieve quality design that is appropriate for the area (Policies 5l and 5m).
6. The subject site is within a designated Community Activity Center per the *Comprehensive Plan*. The subject request generally complies with the stated objectives for Community Activity Centers by providing a concentration of commercial goods and services that will serve the entire community, proposing development that is very accessible by both automobile and by transit, by accommodating the pedestrian both to the site and within the site, and by providing public outdoor spaces to promote social activities. The subject request does not meet one objective for Activity Centers and that is "the floor area of any single building should be limited". The intent of this objective is to limit the size of buildings to facilitate walking and social/economic activities. The term "limited" is not defined. Although the request does not technically meet the strict language of this objective, it does meet the intent of the language.
7. The City of Albuquerque does not have a "big box" ordinance that prescribes design requirements specific to big boxes. Since the adoption of the general design standards for non-residential development, Section 14-16-3-18 of the Zoning Code, big boxes have gotten bigger. It may be necessary for the City to adopt separate big box design requirements that go beyond what is currently required under Section 14-16-3-18.

8. The City of Albuquerque does not have general design standards for Activity Centers. The *Comprehensive Plan* specifies policy objectives for each type of Activity Center that are intended to serve as a guide for future development of the Centers (Table 10, Policy A). These policies are not prescriptive and are subject to interpretation. The proposed Wal-Mart store may be in conflict with the goals for Community Activity Centers because of the type of development it is. The design of the store does not offer much opportunity for "people" interaction. In order to promote community activity, the store should consider a different design.
9. A Traffic Impact Study (TIS) was submitted to the City Engineer that studied traffic impacts generated by proposed and existing development. The TIS finds that the intersections of Indian School/Wyoming and Menaul/Wyoming are both currently experiencing capacity shortfalls, which will be further affected by increased traffic from the proposed development. The applicant has agreed to contribute to the City, the proportional cost of the construction of roadway improvements at Wyoming/Indian School and Wyoming/Menaul, equal to the percentage of trips generated by the proposed development.
10. A Preliminary Air Quality Impact Analysis (AQIA) was not required of the applicant at the time of application. On April 11, 2005 the City Council expressed a need to continue monitoring the impact of certain development proposals and related traffic on air quality. On 4/18/05 the applicant submitted a Preliminary AQIA to the Environmental Health Department for review and comment. The DRB should not proceed with final sign-off of the site plan for subdivision until they have received written confirmation from the Environmental Health Department that the proposed project does not require a more detailed air quality impact study.
11. A concealed telecommunication tower exists at the eastern portion of the site. This tower will have to be relocated if the property owner plans to keep it on the site. The EPC has the authority to approve the new location and design of the telecommunication tower as part of the current submittal.
12. The submittal meets the minimum design regulations of the Zoning Code. Given the size and scale of the proposed Wal-Mart store, it may be necessary to impose additional design requirements to further the goals and policies for Community Activity Centers.
13. The submittal does not meet the City's Development Process Manual (DPM) recommendations regarding layout of large parking areas. The DPM is not a regulatory instrument; however the EPC has discretion in applying the recommended standards contained in this manual.
14. Many meetings have been held in the community regarding the request. However, even with all the meetings, no general consensus has been reached in the community regarding this project.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. All traffic improvements as described in the letter from Tierra West, LLC dated March 3, 2005, shall be in place prior to issuance of a Certificate of Occupancy.
3. Prepare a follow-up cut-through traffic study within one year after obtaining Certificate of Occupancy to determine if further traffic mitigation measures are needed.
4. Notes 6 and 7 on Sheet 2 are duplicates. One of these notes should be deleted.
5. Walls:
 - a. Label the screen walls with the Number 11 to match the Site Legend.
 - b. Provide a 4'-5' high solid wall around the perimeter of the employee patio to protect the employees from blowing debris and truck traffic.
 - c. Add a general note on the site plan indicating that all walls will be built in accordance with the Wall Design Regulations, Section 14-16-3-19 of the Zoning Code.
6. The site plan indicates that a refuse container is located on the Petsmart site but the arrow points to the building itself. This note needs to be corrected. The dumpster locations and design must comply with all Solid Waste Management Department ordinances and requirements.
7. Parking:
 - a. The site data table provided on Sheet 2 must be consistent with the site data table provided on Sheet 1.
 - b. Delete the "Parking Data" information from Sheet 2 except for the information regarding cart corrals.
 - c. Provide a note on the Site Plan that indicates a "smart" shopping cart system will be installed.
 - d. Add a note shall on the site plan indicating that "No RV or Semi Parking" will be allowed.
 - e. The parking along Northeastern Blvd. shall be screened in accordance with Section 14-16-3-1.E.4 of the Zoning Code.
 - f. Provide a minimum of three bicycle parking spaces adjacent to each of the four new smaller buildings and revise the site data table to reflect the correct number of bicycle spaces provided.
 - g. Revise Note 10.A on Sheet 2 to reflect the correct number of bicycle spaces provided (40).

OFFICIAL NOTICE OF DECISION

APRIL 21, 2005

PROJECT #1003747

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Marcia Swezy, 2121 Utah NE, Albuquerque, NM 87110
Kim Lansford, 1 Executive Center, 8500 Menaul Blvd. NE, Suite A-125, Albuquerque, NM 87112
Al Ovies, 2200 Lester Dr. NE, Albuquerque, NM 87112
Clarisse Anderson, 1833 Lester Dr. NE, Albuquerque, NM 87112
Cynthia Segura, 7910 Morrow NE, Albuquerque, NM 87110
Tony Rivera, 8591 Northeastern NE, Albuquerque, NM 87112
Rita Ortman, 1601
Myrtice Scabarozi, 2114 Utah NE, Albuquerque, NM 87110
Robert Chavez, 1836 Lester Dr. NE, Albuquerque, NM 87112
Phylliss Martinez, 1836 Lester Dr. NE, Albuquerque, NM 87112
Venus Weir, 1401 Marron Circle NE, Albuquerque, NM 87112
Ernest Holland, 2204 Lester Dr. NE, Apt. 286, Albuquerque, NM 87112
George Painter, 1844 Lester NE, Albuquerque, NM 87112
Joann Perry, 1844 Lester NE, Albuquerque, NM 87112
Jay Johnson, 1818 Somerrell NE, Albuquerque, NM 87112
Katherine Smith, 1930 Vermont NE, Albuquerque, NM 87110
Gordon & Glenna Jemeyson, 1837 Lester Dr. NE, Albuquerque, NM 87112
Denise Hamilton, 1900 Moon St. NE, Albuquerque, NM 87112
Karin Pitman, 9030 Woodland Ave. NE, Albuquerque, NM 87112
Nancy O'Neal, 1836 Luthy Dr. NE, Albuquerque, NM 87112
Ron Faich, 9400 Snow Heights, Albuquerque, NM 87112
Joann Haukereld, 8805 Snowheights NE, Albuquerque, NM 87112
Eveline Hirenbaugh, 1829 Lester NE, Albuquerque, NM 87112
Claire Anderson, 1833 Lester Dr. NE, Albuquerque, NM 87112
Barbara Free, 1818 Somervell Ne, Albuquerque, NM 87112
Barry Schwartz, 1818 Somervell NE, Albuquerque, NM 87112
Edward Glenn, 2048 Moon St. NE, Albuquerque, NM 87112
Mary Lombardo, 1820 Lester Dr. NE, Albuquerque, NM 87112
Laverne Rison, 6616 San Bernadino NE, Albuquerque, NM 87122
Charlotte Notlgass, 2227 Utah NE, Albuquerque, NM 87110
Don Hamilton, 1900 Moon St. NE, Albuquerque, NM 87112
Donna Yetter, 2111 Hoffman Dr. NE, Albuquerque, NM 87110
Cibert Cordova, 130 Alavarado DR, Albuquerque, NM 87108
Ruth Koury, 411 Maple NE, Albuquerque, NM 87106
Carol Skiba, 2019 Somervell NE, Albuquerque, NM 87112
Shelli Murrietta, 8904 Snowheights Blvd NE, Albuquerque, NM 87112
Michelle Campion, 1605 Inez Dr. NE, Albuquerque, NM 87110
Nancy Palladino, 7710 Cutler Ave. NE, Albuquerque, NM 87110
Johanna James, 1908 Muriel NE, Albuquerque, NM 87112
Cecilia Ann Baca-Trujillo, 7711 Euclid Ave. NE, Albuquerque, NM 87110
Marjorie Henry, 1832 Luthy Dr. NE, Albuquerque, NM 87112
JoAnn & Russell Hill, 2204 Lester Dr. NE, Albuquerque, NM 87112
Sherry Brake, 2204 Lester Dr. NE, Albuquerque, NM 87112
Mr. & Mrs. Basil Matteucci, 2204 Lester Dr. NE, Apt 204, Albuquerque, NM 87112

OFFICIAL NOTICE OF DECISION
APRIL 21, 2005
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PAGE 13 OF 13

Laura Brady, 2204 Lester Dr. NE, Apt 488, Albuquerque, NM 87112
Barbara Free, 1818 Somervell St. NE, Albuquerque, NM 87112
Paul Gammil, 2204 Lester Dr. NE, #207, Albuquerque, NM 87112
Bill Crain, 8905 Snowheights Blvd. NE, Albuquerque, NM 87112
Debra Caldwell, 1804 Saint NE, Albuquerque, NM 87112
Laura Gutman, 1804 Lester NE, Albuquerque, NM 87112
George Svetcoff, 1832 Childres NE, Albuquerque, NM 87112
Rachel Guasp, 1832 Lester NE, Albuquerque, NM 87112
Mary Ford, 1840 Lester NE, Albuquerque, NM 87112
Nikki McCarthy, 1843 Field NE, Albuquerque, NM 87112
Laura & Sam Sanchez, 1816 Lester Dr. NE, Albuquerque, NM 87112
Karen Webb, 2801 Vermont NE, Albuquerque, NM 87110
Glenna & Gordon Jemeyson, 1837 Lester Dr. NE, Albuquerque, NM 87112
Julius Harrington, 2044 Moon St. NE, Albuquerque, NM 87112
Loraine Sweeney, 2212 Lester NE, #152, Albuquerque, NM 87112

Notice of Decision
City Council
City of Albuquerque
September 19, 2005

2005 SEP 29 PM 3:09

RECEIVED
ALBUQUERQUE CITY CLERK

AC-05-7 George Painter & Edward Glenn Appeal the EPC's Approval of a Site Development Plan for Subdivision and Building Permit, Zoned C-2 (SC) - Located on Wyoming Blvd NE Between Menaul Blvd and Northeastern St NE

AC-05-9 Marcia L. Swezy Appeals the EPC's Approval of a Site Development Plan for Subdivision and Building Permit, Zoned C-2 (SC) - Located on Wyoming Blvd NE Between Menaul Blvd and Northeastern St NE

Decision

On September 19, 2005, a motion by the City Council to grant the appeal in AC-05-7 failed by a vote of 4 FOR and 4 AGAINST.

Yes: Gomez, Griego, Heinrich, O'Malley
No: Cadigan, Cummins, Loy, Winter
Abstain: Mayer

On September 19, 2005, a motion by the City Council to grant the appeal in AC-05-9 failed by a vote of 4 FOR and 4 AGAINST.

Yes: Gomez, Griego, Heinrich, O'Malley
No: Cadigan, Cummins, Loy, Winter
Abstain: Mayer

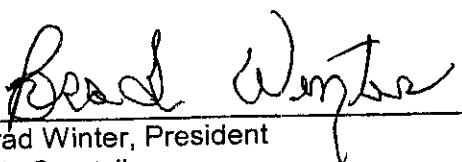
THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION APPROVING THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT REMAINS IN EFFECT PURSUANT TO SECTION 14-16-4-4(E)(5)(b) ROA 1994.

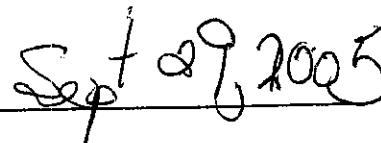
Attachments

1. Land Use Hearing Officer's Decision
2. Action Summary from the September 19, 2005 City Council meeting

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.


Brad Winter, President
City Council

Date: 
Sept 29, 2005

Received by: Marc Chay Date: 9/29/05
City Clerk's Office

X:\SHARE\Reports\LUPZ\DAC-05-7,9.mmh.doc

CURRENT ZONING

Please refer to IDO Section 14-16-2-4(C) for the MX-M Zone District

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Raising Cane's Restaurants, LLC		Phone: (972) 769-3364
Address: 6800 Bishop Road		Email: Cassie.Kussow@kimley-horn.com
City: Plano	State: TX	Zip: 75024
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT	

BRIEF DESCRIPTION OF REQUEST

Amend approved Site Plan for Subdivision to add in a new Raising Canes restaurant.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Parcel 5-A	Block:	Unit:
Subdivision/Addition: WYOMING MALL	MRGCD Map No.:	UPC Code: 102005901708131301
Zone Atlas Page(s): H-20-Z	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): +/- 2.0241

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2004 Wyoming Blvd	Between: Wyoming	and: NORTHEASTERN BLVD NE
--	------------------	---------------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1003747

Signature: Regina Okoye	Date: 3/10/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- ☐ SITE PLAN – EPC
☐ MASTER DEVELOPMENT PLAN
☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

☒ Signed Traffic Impact Study (TIS) Form

☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

☒ Completed neighborhood meeting request form(s)

N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes

☒ Sign Posting Agreement

☒ Required notices with content per IDO Section 14-16-6-4(K)(1)

☒ Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

☒ Completed Site Plan Checklist

☒ Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only)

Site Plan or Master Development Plan

☒ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

☒ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ **VARIANCE – EPC**

— In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: **Regina Okoye**

Date: **3/10/2022**

Printed Name: *Regina Okoye*

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email to efields@pmdginc.com)

Address: 2004 Wyoming Blvd

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Restaurant with drive thru

SITE INFORMATION:

Zone: MX-M

Size: 1.02 ac

Use: Commercial Retail

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: Hoffmantown/Activity

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: District 7 Coalition of NAs, North Eastern Association of Residents

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See Zoning Comments

Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email)

Address: 2004 Wyoming Blvd

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

1. Confirm Administrative Site Plan review or if EPC is required. a. Depending on this answer, define either Admin Process or EPC Process b. If Admin, can Site plan review be concurrent with Building permit submittal?
2. Confirm mural and dog banner are allowed. Are there any other signage restrictions?
3. Confirm if dumpster drain is allowed.
4. Is bypass lane required?
5. Are two motorcycle spaces required to be designated as such?
6. Is FDC preferred to be on building or remote?
7. Is detention required?
8. Are there any building material or articulation requirements?
9. What are the requirements for having a covered patio?

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email)

Address: 2004 Wyoming Blvd

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website: <https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

PROPERTY INFORMATION

- Address: 2004 WYOMING BLVD NE
- Lot: 5A Block: 0000
- Subdivision: WYOMING MALL
- Case Number: 1003747
- AA Case: Y
- DRB Case: Y
- EPC Case: Y
- Type: Activity
- Type: Change
- Calculated GIS Acres: 2.0235
- Old Zoning Designation: C-2
- Old Zoning Description: (SC)
- IDO Zoning: MX-M
- Amendments of Prior Approvals if > 10% process would be EPC

YOUR QUESTIONS

- EPC Amendment of Prior Approvals
- Per Decision Making Body (EPC)
- Solid Waste – Herman Gallegos
- Transportation
- Transportation
- Contact Fire Department

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email)

Address: 2004 Wyoming Blvd

- Refer to Site Development Plan
- Per EPC and Approved Site Plan

PROCESS

Abide as per Approved Site Development Plan – Project # 1003747

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

List of Project-Specific Comments

1. A Traffic Impact Study may be required. Fill out Traffic Scoping Form to determine potential requirements.
2. Motorcycle spaces shall be designated by signage and paint on pavement.
3. Conceptually, the parking layout provided looks acceptable with respect to the drive-thru lanes shown.

List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email)

Address: 2004 Wyoming Blvd

- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

4. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
5. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

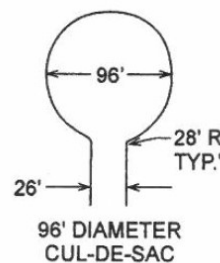
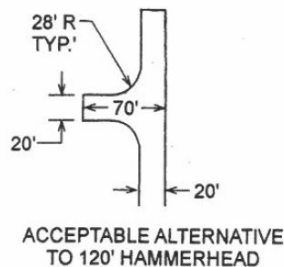
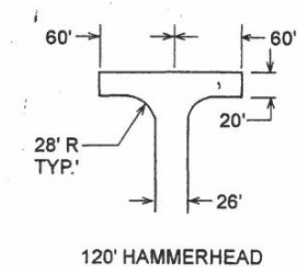
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-025 Date: 3/23/21 Time: N/A (sent via email)

Address: 2004 Wyoming Blvd

5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at lrumpf@cabq.gov



January 11, 2022

To Whom It May Concern:

Please let this letter serve as authorization, from Raising Cane's, as the developer, and WFC Wyoming NM LLC C/O Westwood Financial Corp Prop Mgmt, as the owner, for Modulus Architects and Land Use Planning, Inc to proceed with securing necessary entitlements and permits with the Authority Having Jurisdiction for the proposed Raising Cane's Chicken Finger Restaurant and Drive through located at 2004 Wyoming Blvd, Albuquerque, New Mexico.

Sincerely,

LuAron Foster

Digitally signed by LuAron Foster
DN: cn=LuAron Foster, o=Raising Cane's, ou,
email=lfoster@raisingcane.com, c=US
Date: 2022.01.21 08:55:19 -06'00'

LuAron Foster
Senior Property Development Manager
Raising Cane's Chicken Fingers
6800 Bishop Road
Plano, TX 75024
(972) 769-3364

Renaldo Gallagher

Renaldo Gallagher

Director of Construction & Tenant Coordination

WFC Wyoming NM LLC C/O Westwood Financial CORP PROP MGMT
11440 San Vicente Blvd
Suite 200
Los Angeles, CA 90049



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Raising Cane's Chicken Fingers (Store RC 0705) Wyoming & Northeastern

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

Development Street Address: 2004 Wyoming Blvd NE, Albuquerque, NM 87112

Applicant: Kimley Horn Contact: Cassie Kussow

Address: 1000 2nd Avenue, Suite 3900 Seattle, WA 98104

Phone#: (206) 970-1900 Fax#: _____

E-mail: cassie.kussow@kimley-horn.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M

Project Type: New: (X) Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: (X) Mixed-Use: ()

Describe development and Uses: Scope of work includes demolition of the existing Furr's restaurant building and construction of a new Raising Cane's Chicken Fingers Drive-Thru restaurant and associated site improvements.

Days and Hours of Operation (if known): Sun -Thurs 10:00am – 12:00am, Fri – Sat 10:00am –1:00am

Facility

Building Size (sq. ft.): 3,443 Gross Square Feet

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code Fast-Food Restaurant with Drive Thru

Expected Number of Daily Visitors/Patrons (if known):* 2000 Customers per Day

Expected Number of Employees (if known):* 85 Crew Members

Expected Number of Delivery Trucks/Buses per Day (if known):* 3-4 deliveries per week

Trip Generations during PM/AM Peak Hour (if known):* AM Peak – 126 Trips, PM Peak – 102 Trips

Driveway(s) Located on: Wyoming Blvd. NE & Northeastern Blvd. NE

Adjacent Roadway(s) Posted Speed: Wyoming Blvd. NE 40 MPH

Northeastern Blvd. NE 30 MPH

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Wyoming – Urban Principal Arterial

Comprehensive Plan Center Designation: Activity Center

Jurisdiction of roadway (NMDOT, City, County): _____ V/C PM Northbound 0.56

Adjacent Roadway(s) Traffic Volume: 35468 AWTa 2016 Volume-to-Capacity Ratio (v/c): 0.25-0.5 (AM)

Adjacent Transit Service(s): Bus Route (98 & 31) Nearest Transit Stop(s): SEC Wyoming & Northeastern

Is site within 660 feet of Premium Transit?: _____

Current/Proposed Bicycle Infrastructure: No existing or proposed bicycle infrastructure

Current/Proposed Sidewalk Infrastructure: Existing frontage sidewalk to remain

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes ☒ No ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:

A TIS is required for development in an Activity Center when >100 peak hour trips; with Existing V/C >0.5



5/11/2021

TRAFFIC ENGINEER

DATE

Submittal

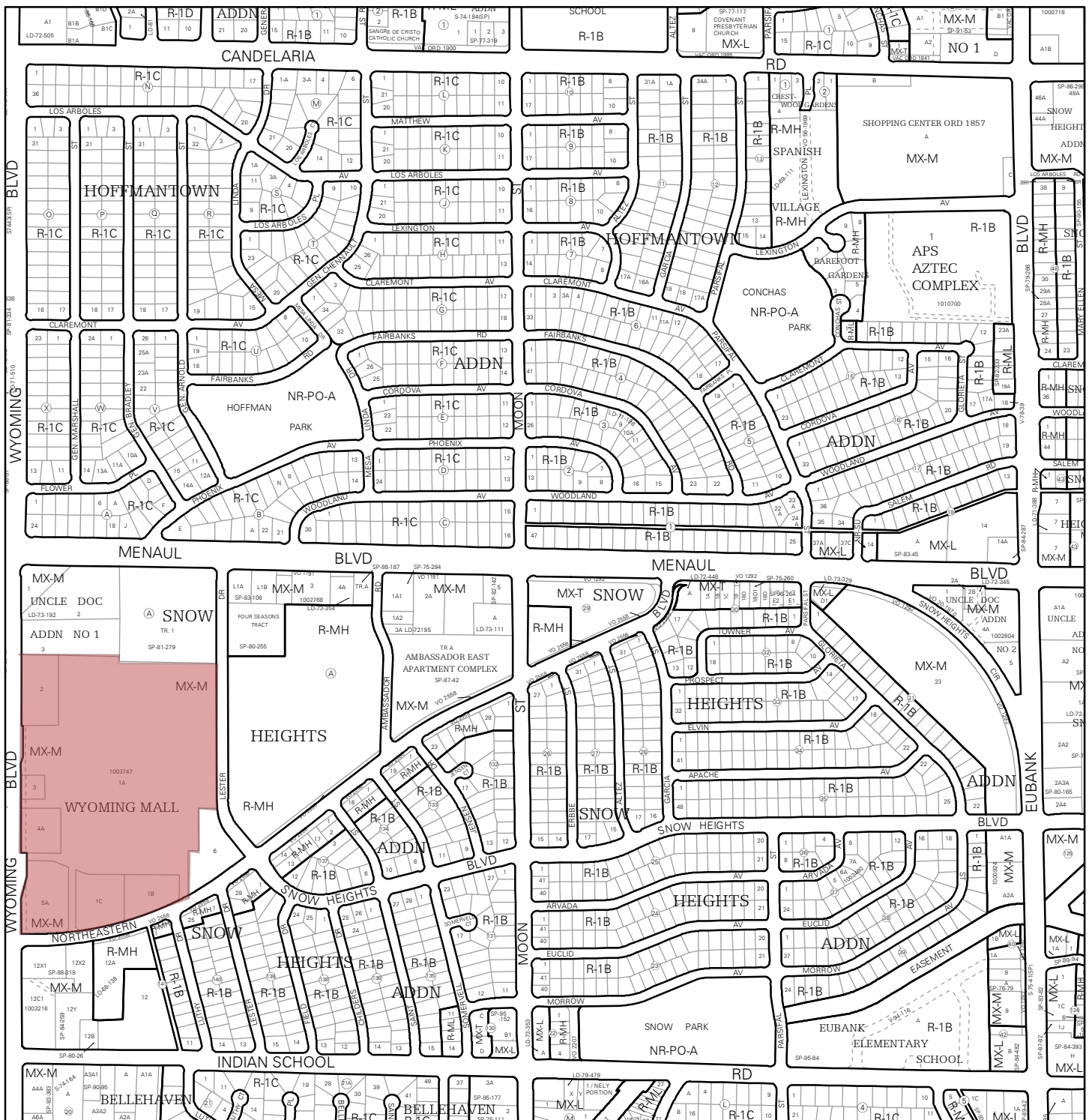
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

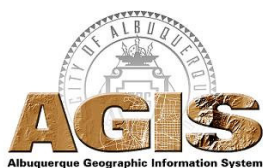
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

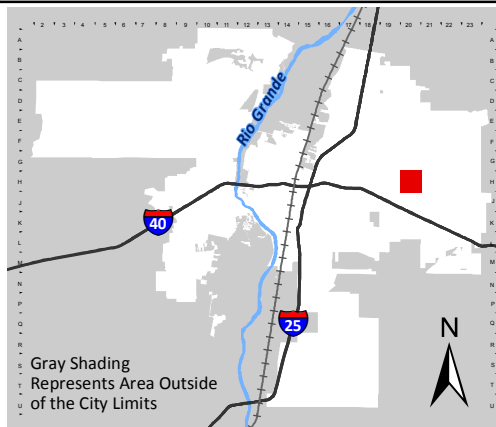


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-20-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

March 28, 2022

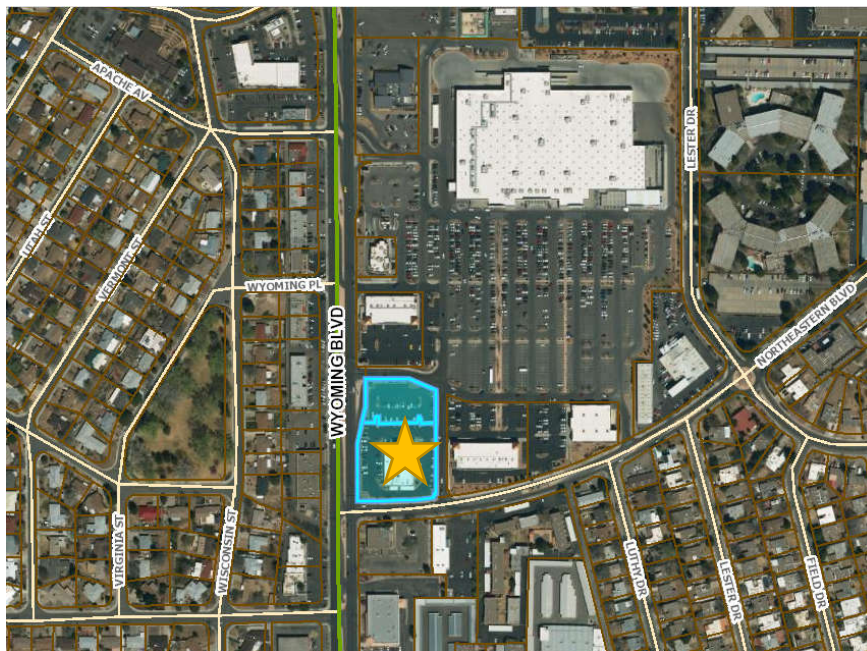
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

**RE: MAJOR AMENDMENT TO CONTROLLING SITE PLAN FOR SUBDIVISION,
EPC 6-4(Z) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1003747**

**PROJECT ADDRESS – 2004 WYOMING BLVD ALBUQUERQUE, NEW MEXICO
87112**

Dear Mr. Chairman,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Raising Cane’s Restaurants, LLC, hereafter referred to as “Applicant.” We, “Agent” are requesting approval for this submittal to amend the controlling Site Plan for Subdivision to add a new Raising Canes Restaurant. The site is located at 2004 Wyoming Blvd., Albuquerque, NM 87112. The parcel (the “subject site”) is approximately 2 acres in size, zoned MX-M and is located on the northeast corner of Wyoming & Northeastern Blvd. NE. Parcel 5-A is the subject site and is legally described as: PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-



100 Sun Avenue NE, Suite 600, Albuquerque, NM 87109

Phone: 505.338.1499 Fax: 505.338.1498

www.modulusarchitects.com

Inez NA, North Eastern Association of Residents and the District 7 Coalition of Neighborhood Associations were notified of this request, along with property owners, as required. The agent received a corresponding email from a member of the Inez NA stating: "The Inez Neighborhood Association (INA) has no objection to this proposed project". The agent also received a response from the president of the North Eastern Association of Residents stating she will try to attend the zoom meeting and that she does not believe they have any issues with this request. The Agent has not received any further calls or emails with regard to this application request. There was no request for a neighborhood meeting on behalf of the neighborhood associations.

PROPOSED AMENDMENT

The purpose of this Major Amendment to the Site Plan, is to amend the current controlling Site Plan for Subdivision. The subject site is currently developed as a Furr's Buffet. We are proposing to redevelop this site into a Raising Cane's restaurant. Raising Cane's is seeking to build a new drive-through restaurant at the Wyoming Mall in Albuquerque. The total lot area is approximately 2 acres, with the proposed building sitting at 3,443 SF. The project scope includes the demolition of the existing structure, Furr's AYCE Marketplace. The proposed building footprint will be less than the existing building structure. The project will include standard features of a Raising Cane's site, including a restaurant building with indoor ordering/seating, two drive-through lanes, mobile curbside pick-up stalls, and a patio for outdoor seating. The project will provide 42 total parking spaces including 3 ADA spaces. Many of the existing utilities and curbs will be preserved.

The controlling Site Plan for Subdivision for the Wyoming Mall was originally approved by the Environmental Planning Commission (EPC) and delegated to the DRB (Development Review Board). The project (1003747, 05DRB-01550) was approved and signed by the DRB in 2006. At this time, we are requesting a Major Amendment to the approved Site Development Plan to amend the existing restaurant from the Furr's to the Raising Cane's. This submittal addresses Lot 5-A only. We will not be changing any other lots in the approved Site Development Plan. The proposed changes to the site have been outlined in our plans. Our submittal includes the original approved EPC/DRB plans, the amended Site Plan for Subdivision, the amended Site Plan for Building Permit, the amended Landscape Plan, the amended G&D Plan, the amended Utility Plan, and the amended Elevation Plan. Changes to the overall Site Development Plan package are identified in the amended drawings via the bubbled areas.

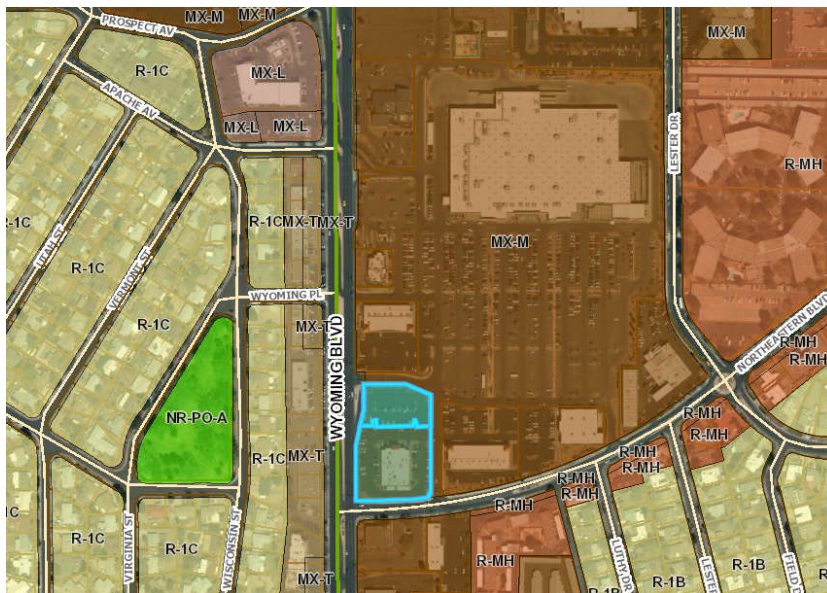
All changes meet the IDO and the DPM standards. This request includes the requirement to return to the Environmental Planning Commission (EPC) for site plan approval per IDO Section 14-16-6-4(Z)(1)(b). Pursuant to IDO, prior approvals remain valid. The request exceeds the thresholds for a Minor Amendment and therefore is being considered pursuant to Section 14-16-6-4(Z)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing Site Development Plan for Subdivision for the subject site prior to the effective date of the IDO.

This letter will provide background and justification of the review and decision criteria for the proposed Major Amendment. This improvement will help with redeveloping this existing vacant

commercial structure and will bring more convenient restaurant choices to the community, while responding to market demands.

ZONING

The subject site was formerly zoned C-2. When the IDO became effective in 2018, the subject site was then zoned MX-M (Mixed-Use Medium Intensity). Pursuant to IDO Table 2-2-1: Summary Table of Zone Districts, C-2 converted to MX-M on Albuquerque's East Side. The purpose of the MX-M zone district is "to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors". A restaurant is a permissive primary use and a drive through is a permissive accessory use under the MX-M zoning designation. The proposed uses will follow all the requirements of the IDO and the DPM. The amended site plan follows all the Use-Specific Standards for the proposed uses. There are no variances being requested at this time.



The site is located within the Wyoming Blvd. Multi-Modal Corridor, within an Area of Change and within the Hoffmantown Activity Center, as designated in the Albuquerque Comprehensive Plan. The site is also within the Mid Heights Community Planning Area. The subject site is along an Urban Principal Arterial (WYOMING BLVD. NE) and a Local Urban Street (NORTHEASTERN BLVD. NE). Multi-Modal Corridors are intended to encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multi-modal transportation options. The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance. The subject site is within a corridor and a center, the proposed amendment will be in line with the intent and definition of a multi-modal corridor and an activity center.

A traffic impact scoping form was submitted to the city's Traffic Engineer and it was deemed that a traffic study was required for this site. A study has been conducted and submitted to the City Transportation Division for a review and approval. The proposed traffic study indicated that no new driveways or infrastructure will be required for this development. The studies also stated that the drive-through will have enough space on site for circulation during typical and high traffic demands. As well as, all the queuing will be maintained on site. The approved Site Plans have a restaurant use previously approved so this request is not changing the historic approvals but simply changing the user. The traffic study has indicated the proposed uses will not significantly impact access and circulation patterns on the subject site.

6-6(J) SITE PLAN – EPC

6-6(J)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant Response:

The proposed Major Site Plan Amendment is consistent with the ABC Comp Plan, as amended. This is shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.

CHAPTER 4 – COMMUNITY IDENTITY

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: This request furthers Policy 4.1.2 because the proposed development will protect the identity and cohesiveness of the neighborhoods because this is an infill project. There is an existing restaurant use on site and with the approval of this request, a different restaurant user will be added to the site to include a drive-through. The proposed square footage is less than what was previously approved. The original square footage of the restaurant was 11,637 sf and the proposed restaurant is 3,443 sf. That being said, the uses remain the same but the development will only be decreasing the existing footprint, no new construction is being performed as the same structure will be reutilized/repurposed.

The subject site and the abutting properties are zoned MX-M so the development will be consistent with and will have the same scale of development as the surrounding area. The identity and cohesiveness of the neighborhood is not altering with the approval of this request because the proposed uses and densities are similar to what exists currently on the site. This development is subject to IDO requirements including the mixed-use zone district dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These requirements will add in additional layers of protection because the site and the proposed uses will be regulated in terms of parking/stacking, signage, landscaping, height, design, setbacks, screening, and buffers. The Use-Specific Standards for a drive-through to be specific, have to have additional screening, orientation layout and noise restrictions, maintaining the existing identity of the neighborhood. The proposed uses are in line with the historic approvals of this site, making the requested changes very minimal.

This request will protect the identity of the community as well because it will not cause an influx of drive-through restaurant uses in the area. There are only 3 other drive-through restaurant uses within 830 ft of the subject site. Those uses are Wendy's, Chick-Fil-A and Garcia's. The proposed uses will be complementary to the community while keeping the existing identity and cohesiveness of the surrounding area.

The subject site is regulated by the IDO and the development must comply with specific provisions for building height, screening and buffering, parking, drive-through, and loading areas to mitigate potential adverse impacts on the surrounding area. These standards would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

CHAPTER 5 – LAND USE

GOAL 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop and play together.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

Applicant Response: This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Major Site Plan amendment request would allow for the continuation of mixed uses within the community. This mixture will help create a healthy, sustainable and distinct community in an Area of Change. The mixture of uses in the area consists of residential, retail, offices/business, medical offices, a bank, drug store, grocery store, and restaurants. The request would expand the options in restaurant uses along Wyoming Blvd. with close proximity to the surrounding neighborhoods. There are multiple residential uses less than 300 ft away from the subject site. The closest residential use is approximately 148 ft, property line to property line. The residential, multi-family use will conveniently have access to the subject site from Northeastern Blvd. The site is conveniently accessible from other surrounding neighborhoods through a network of roadways. The roadways include Wyoming, Northeastern, Lester, and Menaul. This development will bring goods and services within walking and biking distance of neighborhoods. The site is developed with sidewalks and other public infrastructure. There is a proposed pathway from the right of way to the building. There are also ADA ramps, bike racks, and motorcycle parking to allow different methods of transportation and access the site, increasing convenience and accessibility to the site for the surrounding area and for the community. The location is within a Multi-modal Corridor and offers choice transportation to services and employment. This request furthers Goal 5.2 and Policy 5.2.1.

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response: This request furthers Policy 5.3.1 because the proposed Site Plan for Subdivision amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. The subject site has existing infrastructure that is currently providing adequate roadways and utilities to the site. There is existing electrical, water lines, sewage and storm inlets that will be preserved and used for the new proposed restaurant. Because the utilities already exist, it will decrease the burden of construction for the surrounding area. This will be demonstrated by not having to preform Major Public Infrastructure improvements and not having to tear up the roadways to get utilities to the subject site because they are already implemented. There are also existing streets and streetlights in the area that also help minimize the amount of infrastructure improvements needed. The subject site abuts Wyoming Blvd. and the

closest streetlight is at the intersection of Wyoming Blvd. and Northeastern Blvd. (approximately 40 ft away). This request furthers Policy 5.3.1.

GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense commercial uses to this corridor where change is encouraged and mixed uses are desired. The Major Site Plan for Subdivision amendment and the proposed permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide employment and additional commercial opportunities in the area. The characteristic of the community is a mixture of commercial and residential uses. This amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place by the IDO and the DPM. The IDO lists very stringent Use-Specific Standards and Design Standards for a drive-through and a restaurant. The standards create additional buffers, setbacks, parking, building height, signs, screening, noise mitigation, neighborhood protection and mitigates site circulation & accessibility. These standards will minimize potential negative impacts to the existing community. This request furthers Goal 5.6.

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

Applicant Response: This request furthers Policy 5.6.2 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. Developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed amendment will encourage growth and high-quality development in accordance with this policy in a Multi-modal Corridor in an area with adequate infrastructure. The existing restaurant is vacant and this site is being under-utilized. A large commercial site in a highly accessible area should be developed to its full potential. The ABC Comp Plan highlights will need to be changed in order to direct

growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this amendment, it will further the ABC Comp Plan's vision on changing and utilizing existing vacant sites. This site will benefit from infill and revitalization. By occupying this site, with a restaurant and an accessory drive-through, it will bring consumers to this corridor, center and the existing Wyoming Mall, it will help direct growth to the subject site and the surrounding commercial uses. Directing growth to Areas of Change is intended to reduce pressure on established neighborhoods and rural areas to absorb growth and infill at a scale and density that would not negatively affect their character.

Activity Centers are intended to provide convenient neighborhood scale services to the surrounding area within a 20-minute walk or short bike ride. The approval of this amendment will add to the day-to-day neighborhood scale uses. The subject site is within less than a 20-minute walk from the residential areas to the south and a short bike ride away from the other neighborhoods to the south, east and west. This request furthers Policy 5.6.2.

POLICY 5.6.2.h: Encourage development in areas with a highly connected street grid and frequent transit service.

Applicant Response: This request furthers Policy 5.6.2.h because the Major Site Plan for Subdivision amendment is in an area with a highly connected street grid with frequent transit services. The Comp Plan designates Wyoming Boulevard as a Multi-Modal Corridor, which, in part, is intended focus on providing safe, multi-modal transportation options. The site is served by ABQ Ride Route #31, and #98. Route #31 offers service Monday through Sunday with a peak frequency of 30 minutes during the weekdays. There is a bus stop directly adjacent to the front of the site on Wyoming Boulevard. The site is accessible by vehicle from Wyoming Blvd (Urban Principal Collector) and Northeastern Blvd (Local Urban Street). It is across from multiple Local Urban Streets, creating the grid system. This request furthers Policy 5.6.2.h.

CHAPTER 7: URBAN DESIGN

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]

Applicant Response: The request furthers Policy 7.3.4 because the MX-M zone permits an efficient development process for the proposed uses that are in line with the surrounding area. IDO regulations encourage development that enhances the built environment and is compatible with the character of the surrounding area and is similar in height mass and volume to adjacent development. The subject site and the abutting properties are zoned MX-M so the development will be consistent with and will have the same scale of development as the surrounding area. The identity and cohesiveness of the neighborhood is not altering with the approval of this request. It is also not altering because this is not a zone change request and the previous approved restaurant had the same zoning requirements. The new proposed uses will follow the same requirements allowing for a similar environment.

This amendment to the controlling Site Plan for Subdivision will be in line with the Mid Heights Community Planning Area (CPA). According to the ABC Comp Plan, this CPA is focused around regional, shopping mecca being the focal point as well as commercial strips bordering major streets. Although the Wyoming Shopping Center is not the major center in this area (Uptown is the major center per the ABC Comp), it is still in line with the vision of the CPA. This existing center is along a Major Street (Wyoming) where commercial development is encouraged. The request furthers Policy 7.3.4.

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1

Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: This request furthers Goal 8.1 because it will create a place where the Raising Cane's business and talent can stay and thrive. As well as, bring in additional development of the vacant portion of the subject site. The request furthers Goal 8.1.

POLICY 8.1.1 Diverse Places

Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels. [ABC]

Applicant Response: This request furthers Policy 8.1.1 because this request for an amendment to the controlling Site Plan for Subdivision will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to this area for an opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change. This community consists of a range of uses from commercial to residential. The site abuts commercial uses and is adjacent to residential uses. The variety of uses within this community allows for different development intensities, densities, uses, and building scale, encouraging further economic development opportunities. The proposed development will be to scale with the existing commercial environment because it is the same zoning as the abutting commercial sites (MX-M). This will allow for consistency within the Wyoming Shopping Center. The surrounding residential uses tie into the diversity of the development within the community.

The proposed commercial redevelopment will also be providing a wide range of employment opportunities from short term all the way to long term. The short term jobs consist of construction jobs (Project Managers, Super Intendents, Trade Workers, Subcontractors, etc.). The long term jobs would consist of sustainable employment opportunities from the restaurant use through various skill and salary levels (Cashiers, Crewmembers, Customer Service Associates, Cooks, Managers, etc.). Raising Cane’s has created over 10,000 jobs and they truly care about their employees and employee retention. According to Forbes, Raising Canes’ made the top 100 for American’s Best Employers for Women in 2021. They were ranked 77 to be exact. *“Forbes teamed up with market research company Statista to identify the companies liked most by female workers. The list was compiled by surveying 50,000 Americans, including 30,000 women, working for businesses with at least 1,000 employees.”* Raising Cane’s wants to come into the New Mexico market and spread their love for chicken while creating sustainable jobs and having a positive impact on the communities they join. Raising Cane’s is a big advocate of giving back to the communities they are located in. *“Raising Cane’s helps give back to the community when they work hard to make Raising Cane’s successful. That hard work generates income and resources that we use to give back to our communities. Raising Cane’s does not want to be just another restaurant chain in the community. We want to become an integral part in that community.”* The approval of this request will allow Raising

Cane's to spread their brand of good quality chicken, great crew, cool culture, and active community involvement. This request furthers Policy 8.1.1.

POLICY 8.1.2

Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

Applicant Response: This request furthers Policy 8.1.2 because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improves the life for new and existing residents in this community and contributes to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.

POLICY 8.1.2.c: Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Applicant Response: This request furthers Policy 8.1.2.c because the proposed amended Site Development Plan will strengthen the local economy and provide jobs for local residents. The Raising Cane's businesses will create employment for local residents. This request furthers Policy 8.1.2.c.

In Conclusion, a key component of the Comprehensive Plan relevant to this project is the Centers and Corridors aspect of the Vision. Wyoming Blvd is designated as a Multi-Modal Corridor. The Comprehensive Plan emphasizes that Multi-Modal Corridors should encourage mixed-use, pedestrian-friendly environments. The site is located within the Wyoming Mall and is in close proximity to several residential neighborhoods. These uses produce the opportunity for a large amount of foot traffic. The site provides a pedestrian path from the public right-of-way on Wyoming Blvd NE to the front entrance of the restaurant. Since the project site is located on the corner of the larger Wyoming Mall, this pedestrian access also aids in opening up overall pedestrian access to the entire site. The drive-through has two lanes, both can accommodate a minimum of six cars each to lessen the possibility of stacking into the

parking lot, thus improving pedestrian safety, which is a goal of the Comprehensive Plan.

As demonstrated in our policy narrative, the proposed Major Site Plan for Subdivision Amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development, land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Applicant Response: This site was previously zoned C-2. Since adoption of the IDO, the site is now zoned MX-M. Thus criterion is not applicable because the subject site does not have any terms, conditions, or development agreements related to the NR-SU or PD zoning.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: This area is fully developed. The amended Site Plans will be consistent with the City's goals and policies for development as per the IDO, DPM and all other adopted City regulations. This proposed development follows all standards of the IDO as adopted and amended as well any DPM standards of the property in a prior permit or approval affecting the property. The prior Site Plans approved a restaurant use for this tract. We are following the same approval history and changing the user of the vacant approved restaurant. We are not asking for any variances for this request. Below is how we comply with all the IDO regulations:

1. Dimensions (Table 2-4-5)

Locations	Required (Min.)	Provided
Front Setback (Wyoming)	5 ft.	37'

Street Side Setback (North & East internal drives)	5 ft.	34.5' North, 88.9' East
Rear Setback (South)	15 ft.	115.5'
Building Height	48 ft. (Max)	19'10"

2. Applicable Use-Specific Requirements: Restaurant (4-3(D)(8))

- These uses must comply with stormwater quality requirements found in the DPM.

The proposed uses will comply with the stormwater quality requirements and this is found in the G&D plan. This plan will go through a very thorough review process within the city's Hydrology Department. A final review and approval will be determined at the Development Review Board (DRB) level.

- A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.

The restaurant complies with the Solid Waste Collections requirement. The double trash enclosures proposed for this site have been approved for access only. An official approval will be obtained by the Solid Waste Department at the DRB level.

3. Applicable Use-Specific Requirements: Drive-Through Facility (4-3(F)(4))

- Each stacking lane is limited to a maximum order board area of 50 SF. The face of the order boards shall be oriented away from public streets to the maximum extent practicable.

The order boards are oriented away from public streets. The order board for each stacking lane is 28.63 SF. The pre-sell board for each stacking lane is 8.31 SF. The combined area is 36.94 SF, which is below the 50 SF maximum. According to 14-15-5-5 (1), Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM. The site was laid out to comply with this standard and that is why the order board is oriented the way that it is.

4. Access and Connectivity (5-3)

The sidewalks are being provided along the entire frontage of the subject site. A 4-foot-wide clear path is being maintained along the walkway. The on-site walkways are located in front of the building and have a clear path for ADA accessibility. Shade trees along required pedestrian walkways are being provided and shown on the Landscaping Plan. An on-site pedestrian walkway is being provided from the public right of way to the primary entrance of building.

5. Parking and Loading (5-5)

Use	Square footage	Required	Provided
Restaurant: 8 spaces/ 1000 SF	3,443 SF	27 spaces	39 spaces
outdoor dining area is 8 spaces/ 1000 SF of outdoor seating space.	428SF	3 spaces	3 spaces
Motorcycle: 26-50 required off=street spaces = 2 spaces		2 Spaces	3 spaces
2 ADA spaces are required per ADAAG		2 spaces	3 spaces
Bicycle parking requirements for non-residential unlisted uses: 3 spaces or 10% of required off-street parking spaces, whichever is greater.		3 spaces	4 spaces

Drive-through stacking – at least 12 cars measured from end of queuing lane to the pick-up window.		12 car stack	17 car stack
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The site plan shows that the stacking and parking requirements are being met per Table 5-5-1, Table 5-5-4 and Table 5-5-5 and Table 5-5-8. Wyoming Blvd. is being screened by landscape from the drive-through. The audible electronic devices will not be audible beyond the property line.

6. Landscaping, Buffering, and Screening (5-6)

A landscape plan is provided with this submittal. The minimum 15% landscape requirement is met per the landscape tabulation table on the landscape plan. 63% landscaping is being provided exceeding this requirement.

7. Signs (5-12)

A separate sign permit will be pursued for all applicable signs and will follow the sign requirements in IDO Section 14-16-5-12.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

Applicant Response: The city's existing infrastructure and public improvements have adequate capacity to serve the proposed development. The project will be located within an outdoor mall and will be replacing an existing restaurant, thus it should not impose a new burden on the system. According to the traffic study, no additional infrastructure is needed for this redevelopment.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: The proposed uses are permissive and fall in line with the historic approval tied to this site. The addition of a drive through will not cause any significant adverse impacts on the surrounding area, rather allow for more of a convenience and more of a variety to address the needs of the community. The drive-through use is still limited in that it will protect the community because the use is tied to design standards and use specific standards per the IDO and will not cause or allow excess noise, pollution, or hazardous conditions. The proposed uses comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties. The project intends to replace the existing restaurant with a new Raising Cane's restaurant, thus impacting the surrounding area and project site minimally. The minimal impact is also identified as such in the conducted traffic study.

The redevelopment of this site will bring positive effects to its commercial neighbors to the north, east, south and west; and residential neighbors on the southeast. Currently, the subject site is not abutting or adjacent to any residential neighborhoods but this area is surrounded by residential uses. With the future redevelopment of this site, the proposed uses will be attractive and bring more economic activity to the developed Wyoming Mall and will be complimentary to the commercial services and retail uses in the area.

6-6(H)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: The subject property is not located within an approved Master Development Plan.

6-6(H)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: This request does not require a cumulative impact analysis as the site is not within the Railroad and Spur Small Area.

CONCLUSION

The purpose of this Major Amendment to the Site Plan is to amend the current controlling Site Plan for Subdivision. The subject site is currently developed as a Furr's Buffet. We are proposing to redevelop this site into a Raising Cane's restaurant. Raising Cane's is seeking to build a new drive-through restaurant at the Wyoming Mall in Albuquerque. The request is addressing tract 5-A only.

A Site Plan – EPC shall be approved if it meets all of the criteria from 14-16-6-6(J)(3)(a)-(f). Our request meets all of the identified criterion. The proposed Major Site Plan for Subdivision Amendment is consistent with the ABC Comp Plan, as amended. This is shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan. This proposed development follows all standards of the IDO, as adopted and amended, as well any DPM standards. The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development, thus it should not impose a new burden on the system. This request is in line with the historic approvals for this site and will not cause any harmful effects on the community. The proposed uses are still limited in that they will protect the community because they are tied to the Design Standards and Use-Specific Standards per the IDO and will not cause or allow excess noise, pollution, or hazardous conditions. The proposed uses comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties. With the future redevelopment of this site, the proposed uses will be attractive and bring more economic activity to the developed Wyoming Mall and will be complimentary to the residential uses, commercial services and retail uses in the area.

We respectfully request the EPC's approval of this Major Amendment to the existing approved Site Development Plan for Subdivision and the Site Development Plan for Building Permit based on the approval criterion.

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

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STAFF INFORMATION

March 22, 2022

TO: Modulus Architects & Land Use Planning, Inc.
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2021-005461 SI-2022-00509, Raising Cane's Restaurants LLC Site Plan-EPC, Major Amendment

I am the Staff Planner reviewing your application for project #2021-005461, a major amendment for the subject site located on 2004 Wyoming Blvd. NE, between Wyoming Blvd. NE, and Northeastern Blvd. NE. The major amendment is to amend the approved site plan for subdivision and add in a new Raising Canes restaurant in lieu of the existing buildings.

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided along with changes or additions requested.

The response to some of the Goals and Policies need to be expanded/adjusted in order to justify the proposed Major Amendment while others listed do not further the Comprehensive Plan Goals and Policies.

Please provide the following:

⇒ A revised zone change justification letter pursuant to the major amendment criteria in the IDO (electronic copy) by:

12 pm on Monday March 28, 2022.

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. This is what I have for the legal description and request: Modulus Architects and Land Use Planning, Inc, agent for Raising Canes Restaurants LLC, requests a major amendment to the existing approved site plan for Parcel 5-A Plat of Parcels 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, located on Wyoming Blvd. NE, between Wyoming Blvd. NE, and Northeastern Blvd. NE, approximately 2.1-acres (H-20-Z). Is that correct?

2) Resources/Process:

- A. Note: The City has a publicly available GIS based map viewer that you can use to query a variety of land use and zoning topics:

<http://www.cabq.gov/gis/advanced-map-viewer>

- B. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- C. Timelines and EPC calendar: these are unclear as of this writing. The EPC public hearing for April is scheduled for the 21st. Final staff reports will be available one week prior to the hearing, on April 14th.
- D. Agency comments will be distributed as they come in. I will email you a copy of the comments (if any are provided) and will forward any late ones to you.

3) Notification and Neighborhood Issues:

Notification requirements for a major amendment are explained in section 14-16-6-4(K), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC and ii) a mailed letter (first class) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete. I found that each person on the ONC list received, via email: cover letter, required meeting request form, letter of explanation, and zone atlas page.
- B. I saw that the facilitated meeting notes, thank you for including those.
- C. Were the facilitated meeting notes/summary sent to property owners and NA representatives? IDO 6-4 (K)
- D. Other than the facilitated meeting notes, the notification to property owners also appears to be complete. Thank you for providing scans of the postage receipts.
- E. Please ensure that the sign is posted for the appropriate dates, 15 consecutive days before the EPC.
- F. Have you had any other neighborhood representatives or members of the public contact you so far?

4) Project Letter:

In general, I can follow the project letter. I have a few comments regarding the policy analysis in the next section.

5) Major Amendment (Site Plan)- Overview:

- A. The task in a major amendment justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: Responding to the major amendment criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form.

C. The submitted justification letter is a good start but a strengthened and expanded policy analysis is needed to fulfill Criterion A.

6) Major Amendment (site plan-EPC) – section by section:

Please address and incorporate the following to provide a strengthened response to the IDO major amendment criteria.

- Explain how the major amendment contributes to the goal or policy by specifically addressing the language found in the goals or policies.

Be sure to include a conclusory statement regarding the entirety of Criterion A.

A. Criterion A (refine): Please see comments listed under each Goal or policy as the arguments/response need to be strengthened in order to justify request.

Chapter 4 Community Identity:

Policy 4.1.2 Identity and Design: How does this major amendment specifically protect the identity; possible answers could mention infill and no new construction is being performed. Please elaborate on this response.

Chapter 5 Land Use:

Policy 5.1.6: Please elaborate a little more in the response, the new restaurant will provide a mixed-used of services and amenities. However, a fast food restaurant does not support a healthy lifestyle or explain how this restaurant will provide a healthy lifestyle.

Goal 5.2 & Policy 5.2.1: Be specific as to what neighborhoods you are referring to and include proximity measurements if applicable, is the proximity within a ½ mile radius or ¼ mile? Being detailed as possible strengthens your response.

Policy 5.3.1: Describe existing infrastructure and how minimizing from the original will satisfy and provide adequate infrastructure.

Policy 5.6: Mention how use-specific standards will mitigate any potential harmful impacts a drive-thru might have.

Policy 5.6.2: Elaborate how growth will occur- utilizing a vacant restaurant and converting it to a new one, creating growth within the site.

Chapter 6 Transportation:

Policy 6.1.3: Drive-throughs are auto-oriented, consider removing as they conflict with the policy and request.

Chapter 7 Urban Design:

Policy 7.3.4: Elaborate more in with the planning area mentioned and how it will specifically align with current site plan.

Chapter 8 Economic Development:

Goal 8.1.1: Explain how the additional development will be to scale with existing environment, and the type of development and employment this request will be providing. i.e. short term and long-term employment opportunities such as construction to restaurant operations that will lead to sustainable employment opportunities through various skill and salary levels.

B. Criterion B (sufficient): The response is sufficient.

C. Criterion C (sufficient): The response is sufficient.

D. Criterion D (sufficient): The response is sufficient.

E. Criterion E (good): The response is sufficient.

F. Criterion F (sufficient): The response is sufficient.

G. Criterion G (sufficient): The response is sufficient.

h. Criterion H (sufficient): The response is sufficient.

Conclusion: Please briefly tie everything back into conclusion and provide brief summaries for each criterion in order to strengthen your conclusion.

March 25, 2022

TO: Modulus Architects & Land Use Planning, Inc.
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2021-005461 SI-2022-00509, Raising Cane's Restaurants LLC Site Plan-EPC, Major Amendment

I've completed an initial review of the site plan drawings for the proposed major amendment to the existing site development plan. I may have additional comments as more information is provided.

Please provide the following:

⇒ Revised site plan drawings (electronic copy and hard copy) by:

12 pm on Thursday March 31, 2022.

Note: If you have difficulty with this deadline, please let me know.

1) Site plan overview:

- A. Please provide revised drawings by March 31st in both electronic and hard copy format for review.
- B. Update transportation comments.
- C. Submit detail sheet with the following: Bike rack, dumpster enclosure, light pole, irrigation emitters, and crosswalk.

2) Site plan for building permit-B:

- A. Label and date site plan.
- B. Include language about following IDO.

3) C5.0 Keynote plan:

- A. Label and date
- B. Dimension all setbacks
- C. Label bikeway access (5-3(C)(5))
- D. Label sidewalks and apply dimensions
- E. Label pedestrian connections
- F. Label and provide number of bike spaces
- G. Provide detail of walkway, i.e. materials and type
- H. Label Parking/ Site Data *Per IDO*

I. Show ground mounted equipment & screening (5-6(G)(2))

J. Provide and show lighting for parking lot (5-8(E)(3))

K. Provide light pole details

L. Provide signage details

4) Landscape Plan-B:

A. Label and show landscape calculations *Per IDO*

B. Provide irrigation emitter details

C. Dimension Tree spacing

NOTIFICATION

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, February 16, 2022 4:10 PM
To: Regina Okoye
Subject: Menaul Blvd NE and Wyoming Blvd NE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_H-20-Z.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	##		5E+09
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	##	5E+09	
North Eastern Association of Residents	Nancy	Pressley-Naimark	ndpressley@msn.com	9718 Apache Avenue NE	Albuquerque	NM	##	5E+09	
North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE	Albuquerque	NM	##	5E+09	
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	##	5E+09	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	##	5E+09	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Dalaina L. Carmona
Senior Administrative Assistant

Office of Neighborhood Coordination
Council Services Department
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Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, February 16, 2022 2:19 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Regina Okoye
Telephone Number
15052677686
Email Address
ROKOYE@MODULUSARCHITECTS.COM
Company Name
Modulus Architects
Company Address
100 Sun Ave NE Suite 600
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
Parcel 1-A
PARCEL 1-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 22.2060 AC +/-

Parcel 1-B
PARCEL 1-B PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 1.2641 AC +/-

Parcel 1-C
PARCEL 1-C PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 1.6071 AC +/-

Parcel 2
PARCEL 2 OF THE AMENDED SUMMARY PLAT OF THE WYOMING MALL PARCELS 1 THRU 6

Pacel 3
PARCEL 3 SUMMARY PLAT WYOMING MALL CONT 0.359 AC

Parcel 4-A
PARCEL 4-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 1.1219 AC +/-

Parcel 5 A
PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-

Physical address of subject site:
Multiple addresses for this site please see zone atlas map and legal description

Subject site cross streets:
Menaul Blvd NE and Wyoming Blvd NE

Other subject site identifiers:
Wyoming Mall

This site is located on the following zone atlas page:
H-20-Z

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/17/2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative*: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell
yemaya@swcp.com; donna.yetter3@gmail.com; ndpressley@msn.com;
Email Address* or Mailing Address* of NA Representative¹: matt.bohnhoff@gmail.com; tyler.richter@gmail.com; dmc793@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

All Neighborhood Associations have 15 calendar days from the date of this offer letter (02/17/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Multiple addresses for this site, please see zone atlas map.
Location Description Wyoming Blvd. and Northeastern Blvd. NE Corner
2. Property Owner* WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt
3. Agent/Applicant* [if applicable] Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

The purpose of this Major Site Plan Amendment is to propose a Raising Canes Chicken Fingers (Cane's) development located on the northeast corner of the intersection of Wyoming Blvd. and Northeastern Blvd. in Albuquerque, NM. The development will consist of a 3,443 sq. ft. quick-service restaurant with drive-thru.

5. This type of application will be decided by^{*}: ☐ City Staff

OR at a public meeting or hearing by:

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council

6. Where more information about the project can be found^{*4}:

Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} H-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] +/- 30
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] Wyoming Blvd. - Multi-Modal Corridor; Hoffmantown - Activity Center

2. Current Land Use(s) [vacant, if none] _____
Category 03 - Commercial Retail; Description 03 - Restaurant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Inez NA [Other Neighborhood Associations, if any]

North Eastern Assoc. of Residents

District 7 Coalition of NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Site Plan Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: Multiple addresses for this site, please see zone atlas map.

Name of property owner: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt

Name of applicant: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning, Inc.

Date, time, and place of public meeting or hearing, if applicable:

April 21, 2022 @8:40am, VIA Zoom

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye

(Applicant signature)

2/17/2022

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

☒ a. Location of proposed buildings and landscape areas.

☒ b. Access and circulation for vehicles and pedestrians.

☒ c. Maximum height of any proposed structures, with building elevations.

☐ d. For residential development: Maximum number of proposed dwelling units.

☒ e. For non-residential development:

☒ Total gross floor area of proposed project.

☒ Gross floor area for each proposed use.

Regina Okoye

From:

Sent:

To:

Cc:

Subject:

Attachments:

Regina Okoye

Thursday, February 17, 2022 11:27 AM

'Maya Sutton'; 'donna.yetter3@gmail.com'; 'ndpressley@msn.com'; 'matt.bohnhoff@gmail.com'; tyler.richter@gmail.com; dmc793@gmail.com

Angela Williamson

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

CABQ-Official_public_notice_form-2019.pdf; IDOZoneAtlasPage_H-20-Z.PDF; Plans.pdf

Tracking:

Recipient

Delivery

Read

'Maya Sutton'

'donna.yetter3@gmail.com'

'ndpressley@msn.com'

'matt.bohnhoff@gmail.com'

tyler.richter@gmail.com

dmc793@gmail.com

Angela Williamson

Delivered: 2/17/2022 11:27 AM

Read: 2/17/2022 1:34 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: February 17, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell

Email Address or Mailing Address of NA Representative: yemaya@swcp.com, donna.yetter3@gmail.com, ndpressley@msn.com, matt.bohnhoff@gmail.com, tyler.richter@gmail.com, dmc793@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (02/17/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (02/17/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1.

Subject Property Address:

Location Description:

Multiple addresses for this site, please see zone atlas map

Wyoming Blvd. and Northeastern Blvd. NE Corner
2.

Property Owner:

WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt

3. Agent/Applicant [if applicable]: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning Inc.

4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan

Subdivision Major: Preliminary Plat (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: _____

Summary of project/request:

The purpose of this Major Site Amendment is to propose a Raising Canes Chicken Fingers (Cane’s) development located on the northeast corner of the intersection of Wyoming Blvd. and Northeastern Blvd. in Albuquerque, NM. The development will consist of 3,443 sq. ft. quick-service restaurant with drive-thru.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found:

Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): H-20-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

5. For Site Plan Applications only, attach site plan showing, at a minimum:

a. Location of proposed buildings and landscape areas.

b. Access and circulation for vehicles and pedestrians.

c. Maximum height of any proposed structures, with building elevations.

d. For residential development"": Maximum number of proposed dwelling units.

e. For non-residential development

Total gross floor area of proposed project

Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:

a. Area of Property [typically in acres]: +/- 30 acres

b. IDO Zone District Planned development: MX-M

c. Overlay Zone(s): N/A

d. Center or Corridor Area: Wyoming Blvd. – Multi-Modal Corridor; Hoffmantown – Activity Center

2. Current Land Use(s) [vacant, if none]: Category 03 – Commercial Retail; Description 03 - Restaurant

Useful Links

Integrated Development Ordinance (IDO)

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

- cc: Inez NA
- North Eastern Assoc. of Residents
- District 7 Coalition of NA

1 Pursuant to IDO Subsection 14-16-6-4{K} {1} {a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information

4 Address (mailing or email), phone number, or website to be provided by the applicant

5 Available online here: <http://data.cabq.gov/business/zoneatlas/>

6 Available here: <https://tinurl.com/idozoningmap>

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



******PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109******

March 10, 2022

Environmental Planning Commission
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

**RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR SUBDIVISION, EPC
6-4(Z) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1003747**

**PROJECT ADDRESS – 2004 WYOMING BLVD ALBUQUERQUE, NEW MEXICO
87112**

Dear Mr. Chairman,

Inez NA, North Eastern Association of Residents and the District 7 Coalition of Neighborhood Associations were notified of this request, along with property owners, as required. The agent received a corresponding email from a member of the Inez NA stating: “The Inez Neighborhood Association (INA) has no objection to this proposed project”. The agent also received a response from the president of the North Eastern Association of Residents stating she will try to attend the zoom meeting and that she does not believe they have any issues with this request. The Agent has not received any further calls or emails with regard to this application request. There was no request for a neighborhood meeting on behalf of the neighborhood associations.

Best Regards,

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, March 1, 2022 2:50 PM
To: Regina Okoye
Subject: Menaul Blvd NE and Wyoming Blvd NE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_H-20-Z.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
North Eastern Association of Residents	Nancy	Pressley-Naimark	ndpressley@msn.com	9718 Apache Avenue NE	Albuquerque	NM	87112	5052288516	
North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335	
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	5052392903	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Dalaina L. Carmona

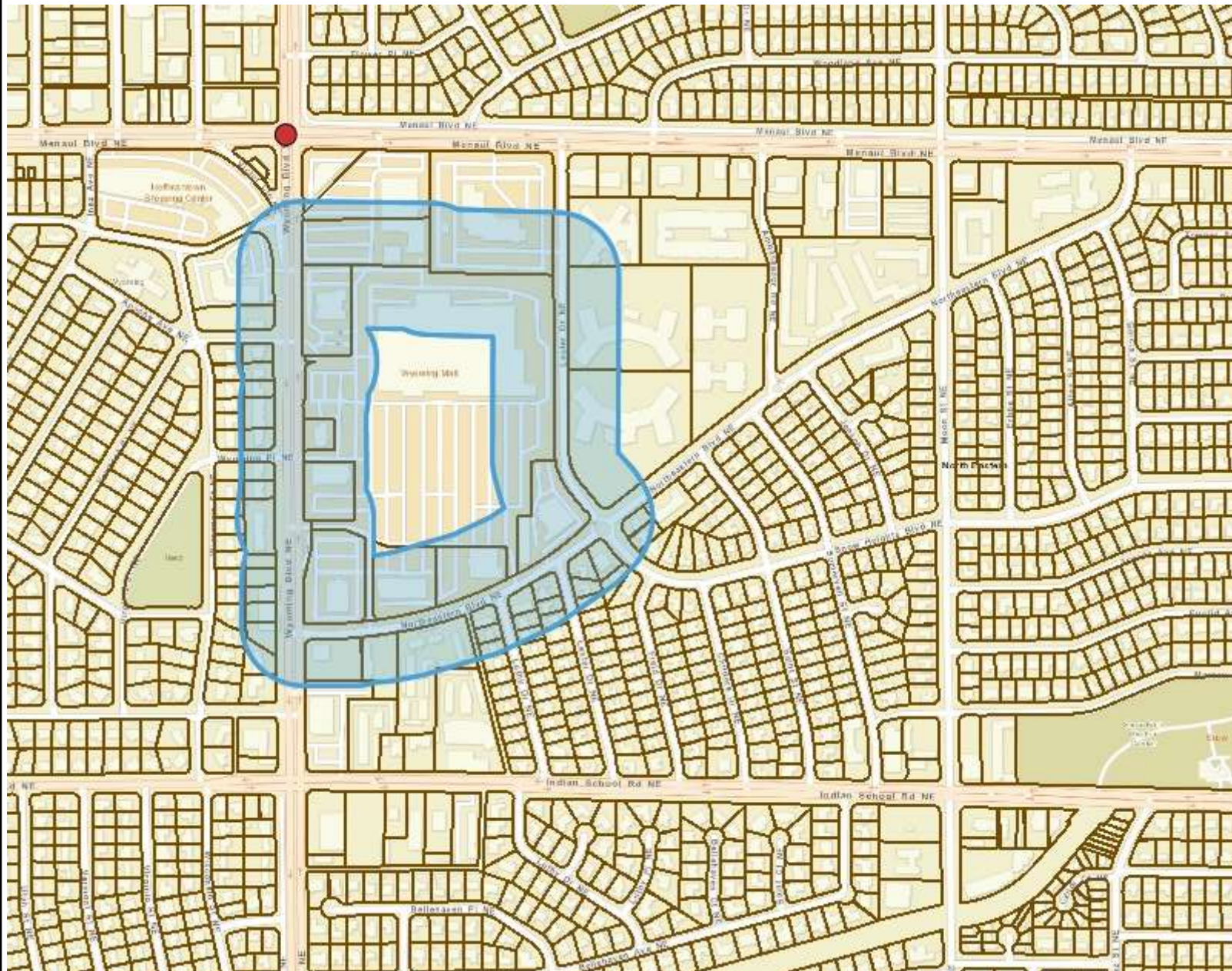


Wyoming and Menaul



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED



Notes

Buffer: 256ft.
ROW: Wyoming 156ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/1/2022 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

CLELAND KAREN S
2120 WISCONSIN NE
ALBUQUERQUE NM 87110

3 FOUNTAINS CASA LIMITED PARTNERSHIP
22982 MILL CREEK DR
LAGUNA HILLS CA 92653-1214

WENDYS PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN OH 43017

KANTOR ROBERT J & KATHRYN TRUSTEES
KANTOR RVT
PO BOX 10252
ALAMEDA NM 87184-0252

LENARD LIMITED PTNS C/O NORTHEASTERN
APARTMENTS LLC
8620 NORTHEASTERN BLVD NE
ALBUQUERQUE NM 87112

SQUARE ONE PARTNERS LLC
6121 INDIAN SCHOOL RD NE SUITE 218
ALBUQUERQUE NM 87110-3179

DURAN ARTHUR M & SANDRA J DURAN
FAMILY TRUST
2008 WISCONSIN ST NE
ALBUQUERQUE NM 87110

BETROCK LLC - C/O WALGREEN REAL ESTATE
TAX DEPT STORE 9213
PO BOX 1159
DEERFIELD IL 60015-6002

HAUKEREID MARK A
8805 SNOWHEIGHTS BLVD NE
ALBUQUERQUE NM 87112

NORDBERG DALE H
8804 SNOWHEIGHTS BLVD NE
ALBUQUERQUE NM 87112

J & C LTD CO
1705 PEDREGOSO PL SE
ALBUQUERQUE NM 87123

COLE WM ALBUQ NM LLC C/O WAL MART
STORES EAST LP PROP MGMT DEPT
PO BOX 8050
BENTONVILLE AR 72712-8055

DUGGAN LORI L
2032 WISCONSIN ST NE
ALBUQUERQUE NM 87110

WIESER TIM C
2102 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

KDT2 INVESTMENTS LLC
13412 PIEDRA GRANDE PL NE
ALBUQUERQUE NM 87111-9217

MORROW ROBERT P & FATEMEH D
224 DARTMOUTH DR SE
ALBUQUERQUE NM 87106

RODRIGUEZ MONICA
1852 LESTER DR NE
ALBUQUERQUE NM 87112-2847

ALBUQUERQUE REAL ESTATE INVESTMENTS INC
C/O RYAN TAX COMPLIANCE SERVICES LLC
PO BOX 56607
ATLANTA GA 30343-0607

GOODNIGHT JAMES D & DIANNE
1835 LUTHY DR NE
ALBUQUERQUE NM 87112-2848

WFC WYOMING NM LLC C/O WESTWOOD
FINANCIAL CORP PROP MGMT
11440 SAN VICENTE BLVD SUITE 200
LOS ANGELES CA 90049-6217

MORTENSEN JEFFREY C & CARRIE L
2132 WISCONSIN ST NE
ALBUQUERQUE NM 87110

JEMEYSON GORDON T & GLENNA C
1837 LESTER DR NE
ALBUQUERQUE NM 87112-2846

FROST W GREGORY SR & DEVON T
2051 WYOMING BLVD NE
ALBUQUERQUE NM 87112

THOMAS WALTER D & GERALDINE S
2020 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

FERNANDEZ JOHN M
2126 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

SHERWOOD DOROTHY L & CAROL LESLIE
1911 WYOMING BLVD NE
ALBUQUERQUE NM 87112-2865

HAY DONALD JR & DARLENA
1849 LESTER DR NE
ALBUQUERQUE NM 87112-2846

WATCHLIST ONE EXECUTIVE LLC ATTN:
AARON HAZELRIGG
5301 CENTRAL AVE NE SUITE 200
ALBUQUERQUE NM 87108-1514

HEL-MAR BUILDING LLC
200 W MARCY ST SUITE 129
SANTA FE NM 87501-2036

SQUARE ONE PARTNERS LTD
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3850

TRI-NORTH PROPERTY LLC
6120 DUNGAN ST NE
ALBUQUERQUE NM 87109-3650

SALAZAR JUSTIN
1920 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4850

2274 WYOMING BOULEVARD OWNER LLC
5200 BUFFINGTON RD
ATLANTA GA 30349-2945

PARSONS COREY
1836 LUTHY DR NE
ALBUQUERQUE NM 87112-2849

MORINIA LARRY & BRENDA J
6400 PRAIRIE DUNES ST NE
ALBUQUERQUE NM 87111-6535

TOBIAS MATTHEW J & CAROLYN J
1844 LESTER DR NE
ALBUQUERQUE NM 87112-2847

B R O MANAGEMENT LLC
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3850

WESTERN COMMERCE BANK
127 S CANYON PO DRAWER 1358 ST
CARLSBAD NM 88220-5732

FECHTER LEONARD A
1848 LESTER DR NE
ALBUQUERQUE NM 87112-2847

HOFFMANTOWN INC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

KROENING DON M
2014 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

RAIDERS STAR LLC
2033 WYOMING BLVD NE
ALBUQUERQUE NM 87112

ABILA SADA
2114 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

HEADSTART ENTERPRISES
600 MONTANO RD NE
ALBUQUERQUE NM 87107-4952

DUKE CITY BRIDGE CLUB INC
8616 NORTHEASTERN BLVD NE
ALBUQUERQUE NM 87112

A+ PROPERTIES LLC
1911 WYOMING NE
ALBUQUERQUE NM 87112

ANTILLON SERGIO
8800 SNOW HEIGHTS BLVD NE
ALBUQUERQUE NM 87112

BURKS TATIANA C
8809 SNOW HEIGHTS BLVD NE
ALBUQUERQUE NM 87112-2716

STEVENS BRENT & MARIA LEE SCHMIDT
TRUSTEES STEVENS RVT
2108 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

AGUSTIN VINCENT
2038 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

NGUYEN QUAN & HANH LE
8500 CENTRAL AVE SE
ALBUQUERQUE NM 87108-2502

LOVING WILLIAM B JR & JANICE K
8715 LA SALA GRANDE NE
ALBUQUERQUE NM 87111-4560

BRONSTEIN PAUL
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3850

VARNEY CHRISTOPHER DAVID & VARNEY
RACHEL JAMILLE MILSTEIN
2026 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

RODRIGUEZ-ORTEGA SONIA
1845 LESTER DR NE
ALBUQUERQUE NM 87112-2846

ALVARADO GLORIA
9534 ANNETTA AVE
SOUTH GATE CA 90280-5140

ANDERSON BETTY D RVT
2044 WISCONSIN ST NE
ALBUQUERQUE NM 87110

WEST ROBBIE & EVELYN
PO BOX 1611
MORIARTY NM 87035

JONES GARY P
2002 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

BRAZFIELD RICHARD ETAL
1840 LUTHY DR NE
ALBUQUERQUE NM 87112-2849

NORTHEASTERN GROUP LLC US-95
1012 MARQUEZ PL SUITE 106B
SANTA FE NM 87505-1833

INEZ NA
MAYA SUTTON
7718 CUTLER AVE NE
ALBUQUERQUE NM 87110

INEZ NA
DONNA YETTER
2111 HOFFMAN DR NE
ALBUQUERQUE NM 87110

NORTH EASTERN ASSOC. OF RESIDENTS
NANCY PRESSLEY-NAIMARK
9718 APACHE AVE NE
ALBUQUERQUE NM 87112

NORTH EASTERN ASSOC. OF RESIDENTS
MATT BOHNHOFF
9500 ARVADA AVE NE
ALBUQUERQUE NM 87112

DISTRICT 7 COALITION OF NA
DARCY BUSHNELL
2017 ALVARADE DR NE
ALBUQUERQUE NM 87110

DISTRICT 7 COALITION OF NA
TYLER RICHTER
801 MADISON NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VARNEY CHRISTOPHER DAVID & VARNEY
RACHEL JAMILLE MILSTEIN
2026 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ANTILLON SERGIO
8800 SNOW HEIGHTS BLVD NE
ALBUQUERQUE NM 87112

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DISTRICT 7 COALITION OF NA
TYLER RICHTER
801 MADISON NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BURKS TATIANA C
8809 SNOW HEIGHTS BLVD NE
ALBUQUERQUE NM 87112-2716

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



DISTRICT 7 COALITION OF NA
DARCY BUSHNELL
2017 ALVARADE DR NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BRONSTEIN PAUL
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3850

MODULUS ARCHITECTS INC.
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ALBUQUERQUE, NM 87109



NORTH EASTERN ASSOC. OF RESIDENTS
MATT BOHNHOFF
9500 ARVADA AVE NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LOVING WILLIAM B JR & JANICE K
8715 LA SALA GRANDE NE
ALBUQUERQUE NM 87111-4560

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



NORTH EASTERN ASSOC. OF RESIDENTS
NANCY PRESSLEY-NAIMARK
9718 APACHE AVE NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



NGUYEN QUAN & HANH LE
8500 CENTRAL AVE SE
ALBUQUERQUE NM 87108-2502

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



NORDBERG DALE H
8804 SNOWHEIGHTS BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



COLE WM ALBUQ NM LLC C/O WAL MART
STORES EAST LP PROP MGMT DEPT
PO BOX 8050
BENTONVILLE AR 72712-8055

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



J & C LTD CO
1705 PEDREGOSO PL SE
ALBUQUERQUE NM 87123

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



DUGGAN LORI L
2032 WISCONSIN ST NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WIESER TIM C
2102 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



HOFFMANTOWN INC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WESTERN COMMERCE BANK
127 S CANYON PO DRAWER 1358 ST
CARLSBAD NM 88220-5732

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



HEADSTART ENTERPRISES
600 MONTANO RD NE
ALBUQUERQUE NM 87107-4952

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



FECHTER LEONARD A
1848 LESTER DR NE
ALBUQUERQUE NM 87112-2847

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



B R O MANAGEMENT LLC
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3850

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SALAZAR JUSTIN
1920 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4850

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TRI-NORTH PROPERTY LLC
6120 DUNGAN ST NE
ALBUQUERQUE NM 87109-3650

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PARSONS COREY
1836 LUTHY DR NE
ALBUQUERQUE NM 87112-2849

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



2274 WYOMING BOULEVARD OWNER LLC
5200 BUFFINGTON RD
ATLANTA GA 30349-2945

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TOBIAS MATTHEW J & CAROLYN J
1844 LESTER DR NE
ALBUQUERQUE NM 87112-2847

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MORINIA LARRY & BRENDA J
6400 PRAIRIE DUNES ST NE
ALBUQUERQUE NM 87111-6535

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SQUARE ONE PARTNERS LTD
4663 E LAFAYETTE BLVD
PHOENIX AZ 85018-3850

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



A+ PROPERTIES LLC
1911 WYOMING NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BETROCK LLC - C/O WALGREEN REAL ESTATE
TAX DEPT STORE 9213
PO BOX 1159
DEERFIELD IL 60015-6002

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



HAUKEREID MARK A
8805 SNOWHEIGHTS BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WATCHLIST ONE EXECUTIVE LLC ATTN:
AARON HAZELRIGG
5301 CENTRAL AVE NE SUITE 200
ALBUQUERQUE NM 87108-1514

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ABILA SADA
2114 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



KROENING DON M
2014 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BRAZFIELD RICHARD ETAL
1840 LUTHY DR NE
ALBUQUERQUE NM 87112-2849

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LENARD LIMITED PTNS C/O NORTHEASTERN
APARTMENTS LLC
8620 NORTHEASTERN BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



KANTOR ROBERT J & KATHRYN TRUSTEES
KANTOR RVT
PO BOX 10252
ALAMEDA NM 87184-0252

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WENDYS PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN OH 43017

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



3 FOUNTAINS CASA LIMITED PARTNERSHIP
22982 MILL CREEK DR
LAGUNA HILLS CA 92653-1214

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



HAY DONALD JR & DARLENA
1849 LESTER DR NE
ALBUQUERQUE NM 87112-2846

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CLELAND KAREN S
2120 WISCONSIN NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MORTENSEN JEFFREY C & CARRIE L
2132 WISCONSIN ST NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



JEMEYSON GORDON T & GLENNA C
1837 LESTER DR NE
ALBUQUERQUE NM 87112-2846

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



FROST W GREGORY SR & DEVON T
2051 WYOMING BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



THOMAS WALTER D & GERALDINE S
2020 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4748

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



FERNANDEZ JOHN M
2126 WISCONSIN ST NE
ALBUQUERQUE NM 87110-4750

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SHERWOOD DOROTHY L & CAROL LESLIE
1911 WYOMING BLVD NE
ALBUQUERQUE NM 87112-2865

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GOODNIGHT JAMES D & DIANNE
1835 LUTHY DR NE
ALBUQUERQUE NM 87112-2848

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WFC WYOMING NM LLC C/O WESTWOOD
FINANCIAL CORP PROP MGMT
11440 SAN VICENTE BLVD SUITE 200
LOS ANGELES CA 90049-6217

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RAIDERS STAR LLC
2033 WYOMING BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



DUKE CITY BRIDGE CLUB INC
8616 NORTHEASTERN BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SQUARE ONE PARTNERS LLC
6121 INDIAN SCHOOL RD NE SUITE 218
ALBUQUERQUE NM 87110-3179

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



DURAN ARTHUR M & SANDRA J DURAN
FAMILY TRUST
2008 WISCONSIN ST NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RODRIGUEZ MONICA
1852 LESTER DR NE
ALBUQUERQUE NM 87112-2847

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

HEL-MAR BUILDING LLC
200 W MARCY ST SUITE 129
SANTA FE NM 87501-2036

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



KDT2 INVESTMENTS LLC
13412 PIEDRA GRANDE PL NE
ALBUQUERQUE NM 87111-9217

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MORROW ROBERT P & FATEMEH D
224 DARTMOUTH DR SE
ALBUQUERQUE NM 87106

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ALBUQUERQUE REAL ESTATE INVESTMENTS INC
C/O RYAN TAX COMPLIANCE SERVICES LLC
PO BOX 56607
ATLANTA GA 30343-0607





ACADEMY
6255 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87109-9998
(800)275-8777

03/04/2022

09:22 AM

Product	Qty	Unit Price	Price
U.S. Flags Coil	3	\$58.00	\$174.00

Grand Total: \$174.00

Credit Card Remitted \$174.00

Card Name: VISA

Account #: XXXXXXXXXX1521

Approval #: 06178G

Transaction #: 117

AID: A0000000031010

Chip

AL: VISA CREDIT

PIN: Not Required CAPITAL ONE VISA

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UFN: 340128-0109

Receipt #: 840-58700065-4-5893314-2

Clerk: 08

LETTERS

Duarte, Leroy D.

From: bmschwa <bmschwa@gmail.com>
Sent: Wednesday, April 13, 2022 1:52 PM
To: Duarte, Leroy D.
Subject: RE: Wyoming Raising Canes

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Leroy

That is so nice of you to get back to me. The north side for the window is good place for it for our neighborhood. There used to be a burger King in that location many years ago with the window on the south side, and we could hear it several nights a week, depending on the wind I would guess

Thanks again

Barry

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Duarte, Leroy D." <lduarte@cabq.gov>
Date: 4/13/22 12:05 PM (GMT-07:00)
To: bmschwa@gmail.com
Subject: Wyoming Raising Canes

Hi Barry,

I am the case planner for this case and received your email.

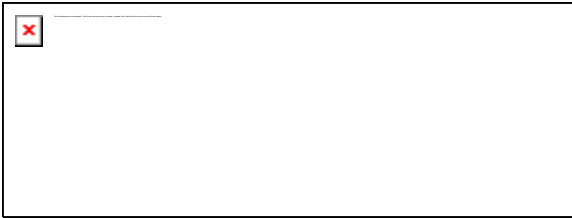
I would like to share that the proposed drive-through window placement is located on the north side of the site.

I am also including the link for the hearing on April 21,2022.

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

If you have any more question, feel free to contact me.

Thank you,



LEROY DUARTE

current planner

urban design & development

o 505.924.3452

e lduarte@cabq.gov

cabq.gov/planning

Duarte, Leroy D.

From: Lehner, Catalina L.
Sent: Tuesday, April 12, 2022 2:03 PM
To: Duarte, Leroy D.
Cc: Renz-Whitmore, Mikaela J.; Rodenbeck, Jay B.
Subject: Fw: Concern over Raising Can in the Wyoming Mall

Leroy- here's a comment for your case.

Thanks.

CL

From: Rodenbeck, Jay B.
Sent: Tuesday, April 12, 2022 1:58 PM
To: Renz-Whitmore, Mikaela J.
Cc: Lehner, Catalina L.
Subject: RE: Concern over Raising Can in the Wyoming Mall

Mikaela,

This inquiry is in regards to a proposed Raising Canes restaurant off of Wyoming that's going through a Site Plan Amendment – EPC.

I have copied Catalina in this message to ensure the comment from the concerned person below is directed to the EPC-Planner on the case.

Jay

From: Renz-Whitmore, Mikaela J. **On Behalf Of** Planning Dev Help
Sent: Tuesday, April 12, 2022 1:37 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: FW: Concern over Raising Can in the Wyoming Mall

I believe this is a comment for a DRB case?



MIKAELA RENZ-WHITMORE

(she/hers)

o 505.924.3932

e mrenz@cabq.gov

From: Barry Schwartz <bmschwa@gmail.com>
Sent: Monday, March 21, 2022 8:51 AM
To: Planning Dev Help <devhelp@cabq.gov>
Cc: Nancy Pressley-Naimark <ndpressley@msn.com>
Subject: Concern over Raising Can in the Wyoming Mall

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Please make sure any drive-up window is on the west side - facing Wyoming.

There was a Burger King many years ago with the drive-up window on the south side, and we could hear people talking at nighttime

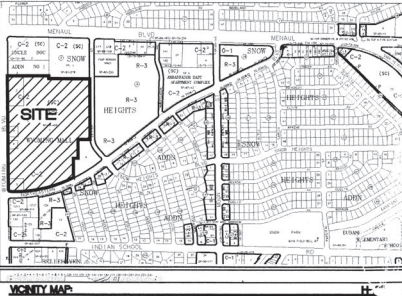
Thanks

Barry Schwartz
NEAR Resident

PS: I tried to find the zoom link to the meeting but could not find it

CONTROLLING SITE DEVELOPMENT PLAN

NOT A PART
EX. HOFFMANTOWN BODY SHOP



LEGAL DESCRIPTION

PARCELS 1, 4, AND 5 OF THE WYOMING MALL SUMMARY PLAT, BEING A PORTION OF BLOCK A, SNOW HEIGHT ADDITION

COMMON STORM DRAINAGE, PEDESTRIAN, PARKING, AND VEHICULAR ACCESS ACROSS ALL PARCELS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

INDEX TO DRAWINGS

1. SITE PLAN FOR SUBDIVISION
- 1A. EXISTING APPROVED SITE PLAN
2. SITE PLAN FOR BUILDING PERMIT - A
3. SITE PLAN FOR BUILDING PERMIT - B
4. LANDSCAPE PLAN - A
- 4A. LANDSCAPE PLAN - B
5. GRADING AND DRAINAGE PLAN - A
6. GRADING AND DRAINAGE PLAN - B
7. MASTER UTILITY PLAN - A
8. MASTER UTILITY PLAN - B
9. ELEVATIONS - FURRY'S
10. ELEVATIONS - PETSMAST
11. ELEVATIONS - DOLL TREE
12. ELEVATIONS - 12K BUILDING
- 12A. ELEVATIONS - WAL-MART
- 12B. ELEVATIONS - WAL-MART
- 12C. ELEVATIONS - WAL-MART
- 12D. ELEVATIONS - WAL-MART



PURPOSE STATEMENT:
THE PURPOSE IS TO REDEVELOP THE SHOPPING CENTER FROM 299,160 SF OF EXISTING STORES TO 288,547 SF OF NEW STORES. DEMOLISHING THOSE STORES AND CREATING NEW STORES WITH THE EXISTING RESTAURANT, AND BANK BUILDING TO REMAIN. USES WILL BE RESTAURANT AND RETAIL.

PROJECT NUMBER: 1603747
APPLICATION NUMBER: 25DRB-01550

This plan is consistent with the specific Site Development Plan approved by the Board of Supervisors, the Comprehensive DFO and the General Plan, and the Findings and Conditions in the Official Identification of Decision are satisfied.

DBS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>John D.</i>	<i>11/9/05</i>
Traffic Engineer, Transportation Division	Date
<i>William G. Miller</i>	<i>11/9/05</i>
Utilities Development	Date
<i>Christine Sander</i>	<i>11/9/05</i>
Parks & Recreation Department	Date
<i>Bradley S. Dingham</i>	<i>11/9/05</i>
City Engineer	Date
<i>N/A</i>	
Environmental Health Department (conditional)	Date
<i>N/A</i>	
Solid Waste Management	Date
<i>on: 11/05/05</i>	<i>11/9/05</i>
DRB Chairperson, Planning Department	Date

ENGINEER'S SEAL 	ALBUQUERQUE WAL-MART M/N: 5491-00	DRAWN BY: BOC DATE: 11/06/05
R. BOHANNAN P. 17668	SITE PLAN FOR SUBDIVISION  TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100	22X22 PDS.DWG SHEET # 1
R. BOHANNAN P. 17668		JOB # 24047

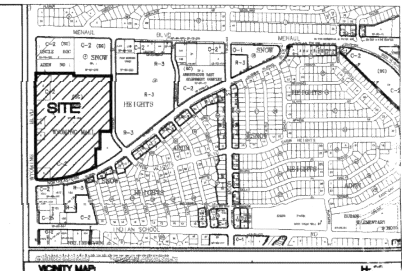
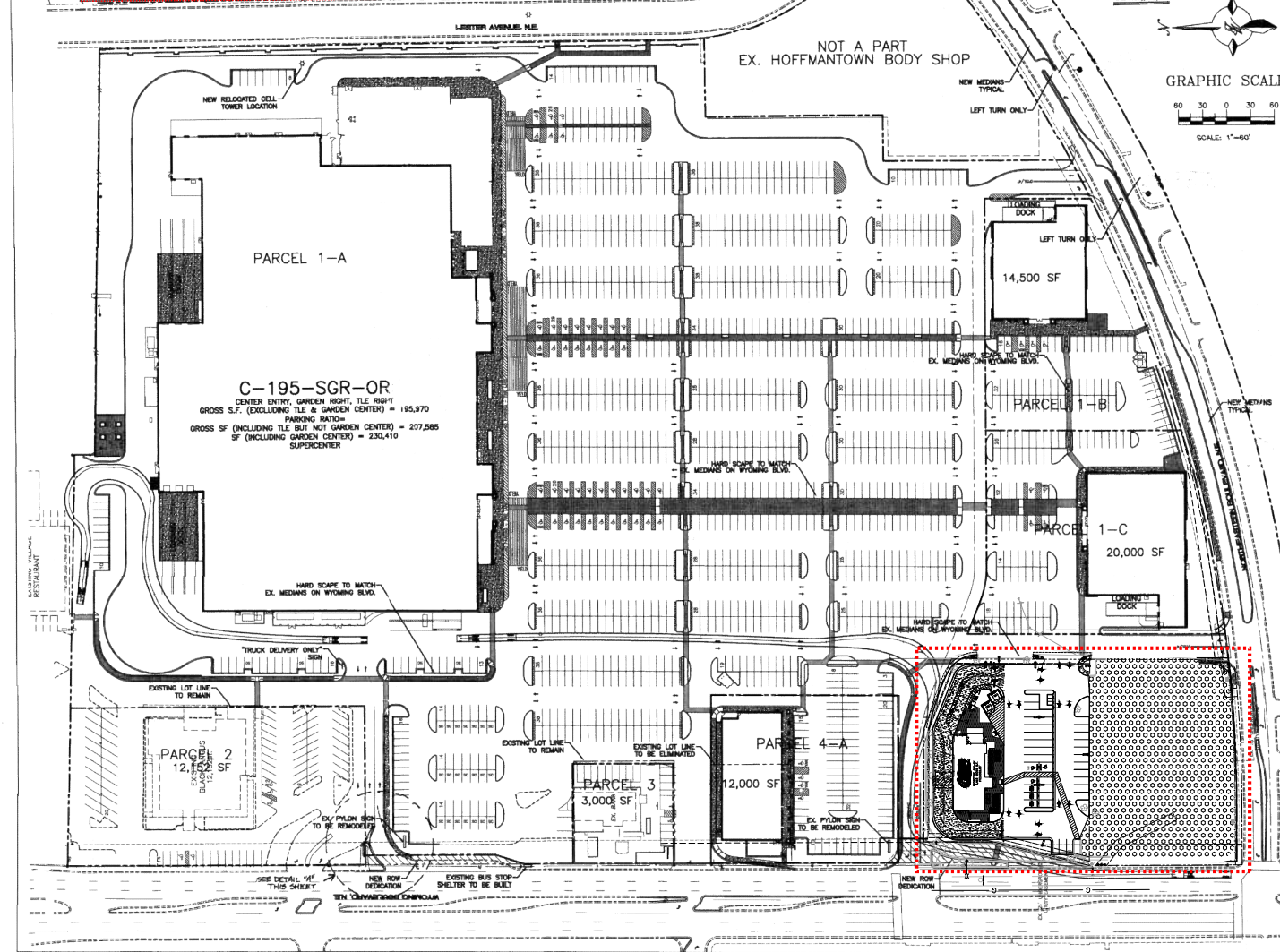
1003747

SITE PLAN REDUCTIONS

SITE PLAN MAJOR AMENDMENT - APRIL 2022

Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.

SITE DATA TABLE									
PROPOSED LEGAL DESC.	AREA (AC)	AREA (SQ. FT.)	USE	ZONING	SEAT CAP.	PROV. SEAT	PROV. CREDIT	TOTAL REQ.	PROV. REQ.
1-A	22.21	207,595	RETAIL	C-2	747	112	57	9	48
1-A	22.21	207,595	GARDEN CENTER	C-2	375	112	57	9	48
2	1.87	12,152	RESTAURANT	C-2	19	3	12	17	1
3	0.36	3,000	BANK	C-2	80	9	51	77	4
4-A	1.12	12,000	RETAIL	C-2	30	40	2	2	1
4-A	1.12	12,000	RETAIL	C-2	30	40	2	2	1
1-C	1.81	20,000	RETAIL	C-2	85	14	81	73	4
1-C	1.81	20,000	RETAIL	C-2	85	14	81	73	4
1-B	1.28	14,500	RETAIL	C-2	73	11	62	57	4
1-B	1.28	14,500	RETAIL	C-2	73	11	62	57	4
TOTAL	30.35	295,505			1,202	177	1,025	1,416	43



LEGAL DESCRIPTION
PARCELS 1, 4, AND 5 OF THE WYOMING MALL SUMMARY PLAT, BEING A PORTION OF BLOCK 4, SHOW HEIGHT ADDITION

COMMON STORM DRAINAGE, PEDESTRIAN, PARKING, AND VEHICULAR ACCESS ACROSS ALL PARCELS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE RE-PLAT.

- INDEX TO DRAWINGS**
1. SITE PLAN FOR SUBDIVISION
 - 1A. EXISTING APPROVED SITE PLAN
 2. SITE PLAN FOR BUILDING PERMIT - A
 3. SITE PLAN FOR BUILDING PERMIT - B
 4. LANDSCAPE PLAN - A
 - 4A. LANDSCAPE PLAN - B
 5. GRADING AND DRAINAGE PLAN - A
 6. GRADING AND DRAINAGE PLAN - B
 7. MASTER UTILITY PLAN - A
 8. MASTER UTILITY PLAN - B
 9. ELEVATIONS - FURRY'S
 10. ELEVATIONS - PETSMART
 11. ELEVATIONS - DOLLAR TREE
 12. ELEVATIONS - 12K BUILDING
 - 12A. ELEVATIONS - WAL-MART
 - 12B. ELEVATIONS - WAL-MART
 - 12C. ELEVATIONS - WAL-MART
 - 12D. ELEVATIONS - WAL-MART

PURPOSE STATEMENT:
THE PURPOSE IS TO REDEVELOP THE SHOPPING CENTER FROM 206,160 SF OF EXISTING STORES TO 280,547 SF OF NEW STORES, DEMOLISHING THOSE STORES AND CREATING NEW STORES WITH THE EXISTING RESTAURANT, AND BANK BUILDING TO REMAIN. USES WILL BE RESTAURANT AND RETAIL.

PROJECT NUMBER: 1003747
APPLICATION NUMBER: 25DRB-201550

This plan is consistent with the specific Site Development Plan approved by the Planning Department, and the Planning and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

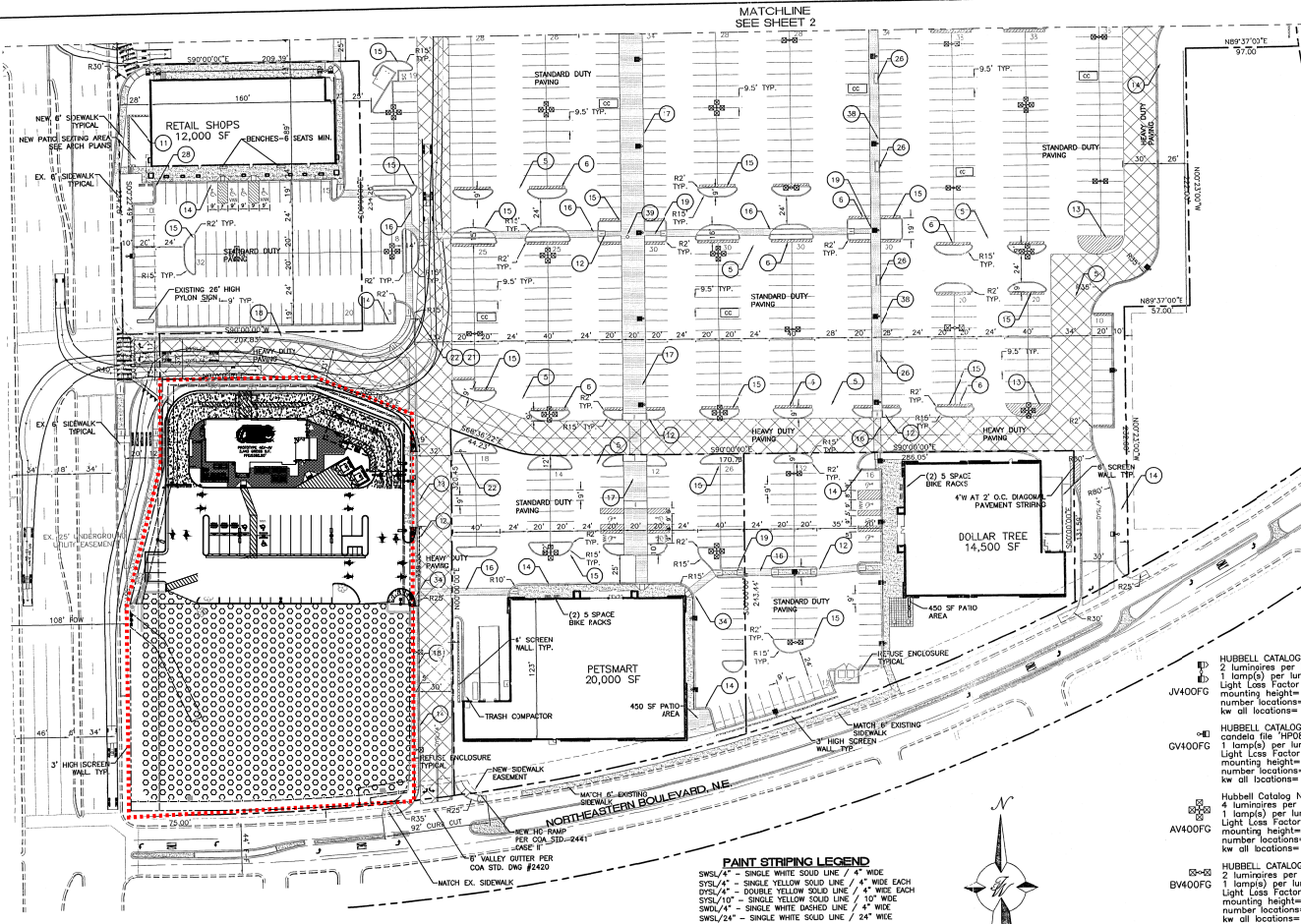
Traffic Engineer, Transportation Division	Date
City Engineer	Date
Public Works Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

	ALBUQUERQUE WAL-MART NM: 5491-00	DRAWN BY: BOG DATE: 11/08/08 25DRB201550.DWG
	SITE PLAN FOR SUBDIVISION	SHEET # 1
	THESSA WREST, LLC 8508 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)868-3100	JOB # 24047
	RONALD B. SHAWHAN P.E. #7888	

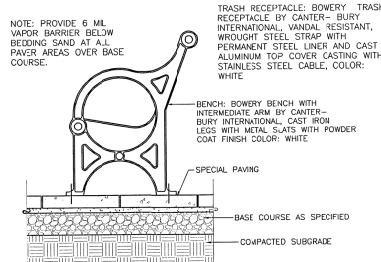
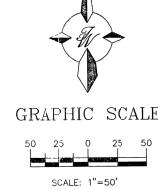
1003747

SITE PLAN MAJOR AMENDMENT - APRIL 2022

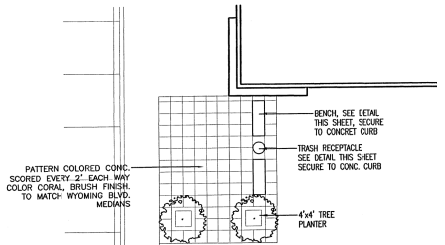
Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.



PAINT STRIPING LEGEND
 SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
 SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
 DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
 SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
 SWSL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
 SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE



BENCH AND RECEPTACLE CONC. CONNECTION



TYPICAL PATIO AREA DETAIL

SITE LEGEND

- 1 6" WIDE FIRE LANE WITH 6" WIDE PAINTED TRAFFIC RED STRIPING AT 45° TYPICAL CURB TO BE PAINTED TRAFFIC RED AT THESE LOCATIONS
- 2 NO PARKING-FIRE LANE PAINTED TRAFFIC YELLOW ON PAVEMENT AT 80° O.C. LETTERS TO BE A MINIMUM 2'-0" TALL
- 3 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL
- 4 PROVIDE (2) 4" WIDE YELLOW STRIPES @ 10' O.C. x 130' LONG CENTER ON DOCK DOORS
- 5 PAINTED DIRECTIONAL ARROW TYPICAL
- 6 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE
- 7 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JOB CRANE LOCATION. SEE ARCH. PLANS
- 8 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- 9 RAMPED PAVEMENT AT VESTIBULE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS
- 10 ROOF MOUNTED 10x19 COMPRESSOR UNITS. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE
- 11 4" HIGH SCREEN WALL PER ARCH. PLANS
- 12 UNIDIRECTIONAL HO. RAMP
- 13 PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE
- 14 6" CONCRETE CURB AND GUTTER TYPICAL
- 15 6" CONCRETE HEADER CURB TYPICAL
- 16 6" WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK (SHT 8)
- 17 6" WIDE RAISED TEXTURED COLORED CONCRETE SIDEWALK TYPICAL
- 18 6" TEXTURED COLORED CONCRETE SIDEWALK TYPICAL
- 19 4" TEXTURED COLORED CONCRETE SIDEWALK TYPICAL
- 20 AISLE INDICATOR SIGNS TYPICAL
- 21 "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION
- 22 "STOP" SIGN. SEE PLAN FOR LOCATION
- 23 4" STRIPS AT DRIVE THROUGH PHARMACY LANE. EXTEND 54" OUT FROM EDGE OF PHARMACY CONCRETE PAD
- 24 PEDESTRIAN CROSSING SIGN W8-2 AND W8-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS
- 25 6" DIA. PIPE BOLLARD TYPICAL
- 26 TREE PLANTER, SIZE VARIES
- 27 6x6" TREE PLANTER TYPICAL
- 28 (3) 5 SPACE BKE RACK TYPICAL
- 29 NOT USED
- 30 ZERO CURB PER ARCH. SECTIONS
- 31 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH
- 32 PROPOSED LIGHTING
- 33 CART CORNERS TYPICAL
- 34 PROPOSED HO RAMP
- 35 SMALL CAR MARKER, "COMPACT" PAINTED YELLOW ON PAVEMENT TYPICAL
- 36 WROUGHT IRON PARK BENCHES TYPICAL
- 37 RETAINING WALL TYPICAL
- 38 10' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK (SHT 8)
- 39 TRASH BIN

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED BOLLARD
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED CART CORNERS
- ASSOCIATE PARKING AREA
- BKE RACK
- BKE LOCKER

ENGINEER'S SEAL	ALBUQUERQUE WAL-MART NM: 5491-00	DRAWN BY BDG
DATE 11/08/05	SITE PLAN FOR BUILDING PERMIT - B	DATE 11/08/05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3	JOB # 220092

SITE PLAN MAJOR AMENDMENT - APRIL 2022

Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.



Restaurant Support Offices
4800 Second Street, N.E. #100
Tulsa, OK 74104
Tel: 918-772-1100 Fax: 918-772-1101

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

Graphic of Information

Kimley-Horn

© 2022 KIMLEY-HORN
AND ASSOCIATES, INC.
13455 N. Road
Two Colorado Office Towers
Suite 700
PO Box 18,750
Contact: LALAN NUFFER, P.E.
(972) 778-1300
LAUREN.NUFFER@KIMLEY-HORN.COM
JE.WILKINSON@KIMLEY-HORN.COM
12.WILKINSON@KIMLEY-HORN.COM

Project: 2004 WYOMING BLVD. NE.



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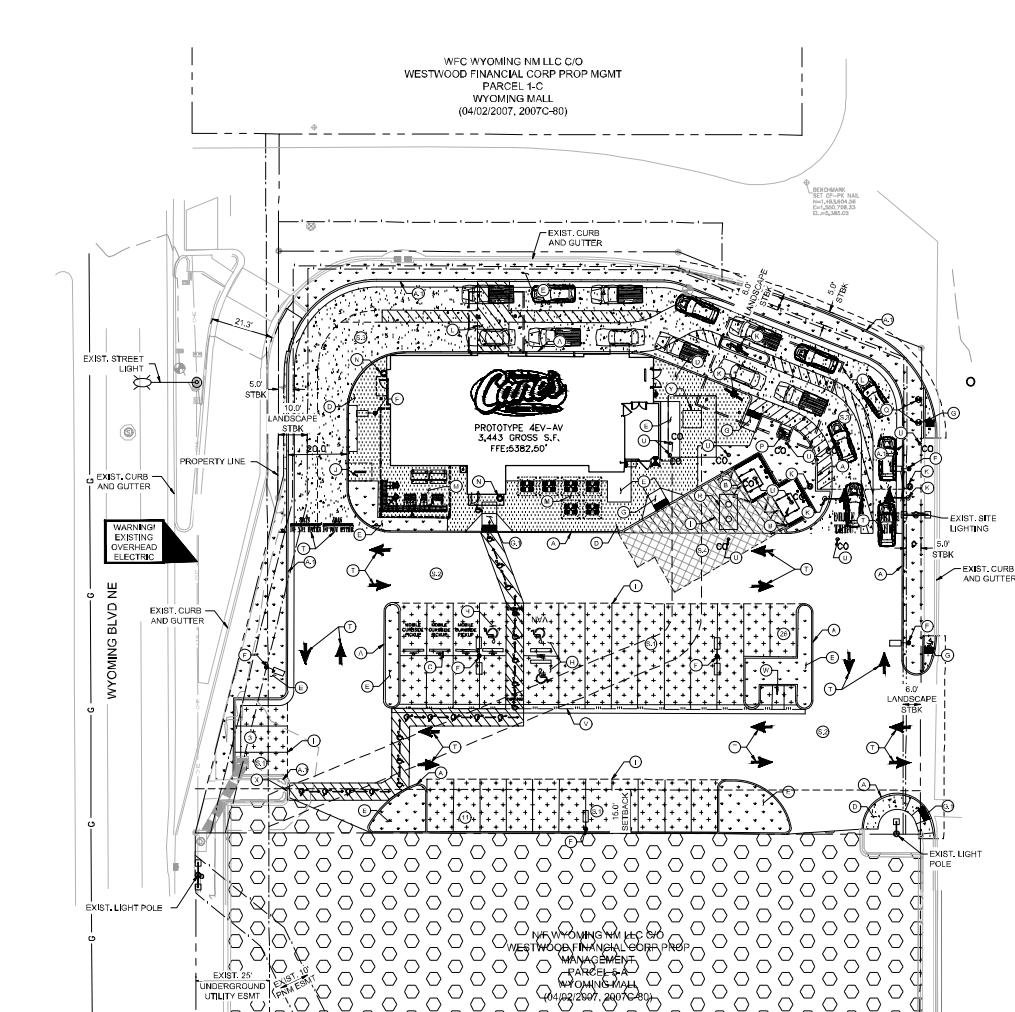
Project: 2004 WYOMING BLVD. NE.

Project: 2004 WYOMING BLVD. NE.

Project: 2004 WYOMING BLVD. NE.

Project: 2004 WYOMING BLVD. NE.

Project: 2004 WYOMING BLVD. NE.



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 ROW, AND EASEMENTS TO CONFORM TO CITY OF ALBUQUERQUE STANDARDS.
- PER FEMA MAP NUMBER 35001C035H DATED AUGUST 16, 2012, THIS SITE IS NOT WITHIN A FLOODPLAIN.
- BUILDING IS FIRE SPRINKLED.

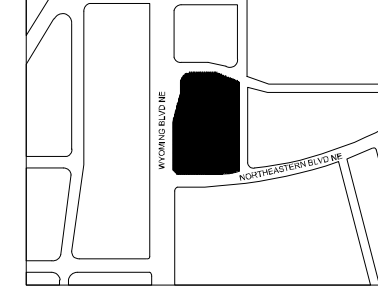
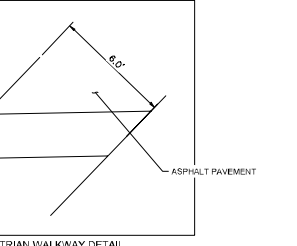
COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C
GRID: STANDARD
TYPE: NAD83
HORIZONTAL DATUM: NAVD83
VERTICAL DATUM: 0'00'00.00"
ROTATION ANGLE: 0.000000°
MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC
REFERENCE SYSTEM: ALBUQUERQUE GEODETIC
COMBINED SCALE FACTOR: 0.999951406
DISTANCE ANNOTATION: BEARING ANNOTATION
BASE POINT FOR SCALING AND/OR ROTATION: 0.000000°
ELEVATION TRANSLATION: ELEVATIONS VALID: YES

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT/SETBACK
 - PROPOSED SAWCUT
 - EXISTING CONCRETE CURB
 - PROPOSED CONCRETE CURB
 - PROPOSED PARKING COUNT
 - PROPOSED LANDSCAPE AREA
 - 3" STANDARD DUTY PAVEMENT REFERENCE PAVEMENT 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 (MIXAL)
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	43,785 SF / 1.00 AC
BUILDING AREA	3,440 SF
FINISHED FLOOR ELEVATION	5,382.5 FT
IMPERVIOUS AREA	30,365 SF
LOT COVERAGE	69.3%
TOTAL PARKING	30 SPACES / 40 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.



- KEYNOTE LEGEND**
- CONSTRUCT 6" TYPE 1 PINNED CURB, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C5.0
 - STANDARD CURB AND GUTTER, SEE DETAIL ON SHEET C5.0
 - RECYCLING TRASH DUMPSTER LOCATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
 - WHEEL STOPS, SEE DETAIL ON SHEET C5.0
 - PRIVATE CONCRETE SIDEWALK, SEE DETAIL ON SHEET C5.0
 - LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
 - SITE LIGHTING, REFER TO LIGHTING PLANS FOR DETAILS
 - BARRIER FREE RAMP, SEE DETAIL ON SHEET C5.0
 - SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM
 - ACCESSIBLE PARKING STALL
 - PAVEMENT STRIPING, REFER TO SHEET C5.2
 - BICYCLE RACK PARKING RACK, REFER TO LANDSCAPE PLANS FOR DETAILS
 - DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR, REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - PROPOSED PATIO, REFER TO ARCHITECTURAL PLANS FOR SETTING AND SPACING LAYOUT
 - PROPOSED TRASH CAN, REFER TO ARCHITECTURAL SITE DETAILS
 - BOLLARD IN CURB, REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - HAND WASH STATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - PROPOSED WATER METER/STRUCTURE, REFER TO SHEET C7.0
 - GREASE TRAP, REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS
 - 3" STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C5.0
 - 4" MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C5.0
 - INTEGRAL COLORED 6" GRAPHITE (IRON OXIDE) 6" STANDARD DUTY CONCRETE PAVEMENT AT DRIVE-THRU, SEE DETAIL ON SHEET C5.0
 - 6" HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C5.0
 - DIRECTIONAL PAVEMENT MARKING, REFER TO SHEET C5.2
 - ADJUST SEWER CLEANOUT TO GRADE
 - CONSTRUCT CONCRETE VALLEY GUTTER, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C5.0
 - MOTORCYCLE PARKING
 - BIKEWAY AND PEDESTRIAN ACCESS
 - PAD-MOUNTED TRANSFORMER

811
Know what's Below.
Call before you dig.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Sheet Number: C5.0



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

Engineer/Author:

Kimley-Horn

© 2022 KIMLEY-HORN
AND ASSOCIATES, INC.
13455 N. 10th
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Suite 700
P.O. Box 18,754
CONTACT: LAUREN HOFFER, P.E.
(505) 798-1300
LAUREN.HOFFER@KIMLEY-HORN.COM
JL.WILKINSON@KIMLEY-HORN.COM

Permitted / Record



Project:	P4E-V-AV 2021	LO: RELEASE
Package Issue Date:	05/07/2021	
Package Issue Date:	--	
Design Submittal Log:	--	
Drawn By:	8/4/21	Number:
Check By:	--	Number:

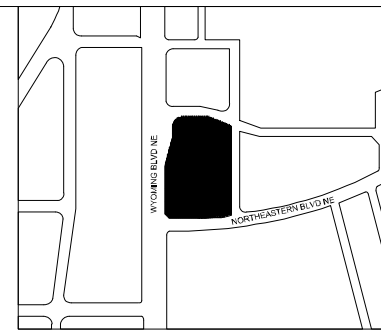
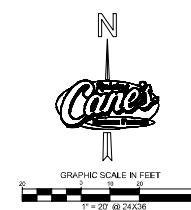
BID SET

REV	DATE	DESCRIPTION
1	04/14/2021	REV: KIMLEY-HORN CORP. REVIEW
2	05/07/2021	REV: KIMLEY-HORN CORP. REVIEW
3	07/17/2021	REV: KIMLEY-HORN CORP. REVIEW
4	08/02/2021	REV: KIMLEY-HORN CORP. REVIEW
5		
6		
7		
8		
9		

Sheet Title:
**DIMENSION
CONTROL PLAN**

Date: 03/08/2022
Project Number: 0007 3444
Drawn By: JHL/W

Sheet Number:
C5.1



LEGEND

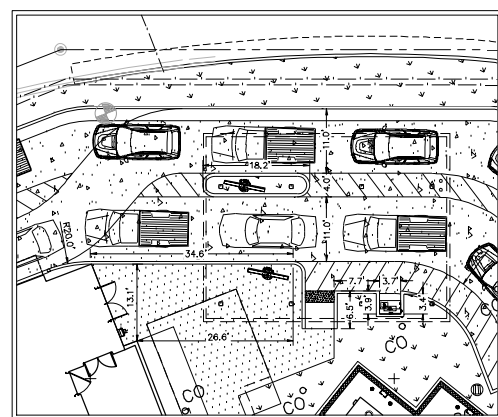
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- PROPOSED SAWCUT
- PROPOSED CONCRETE CURB
- EXISTING CURB
- PROPOSED LANDSCAPE AREA
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

GENERAL NOTES

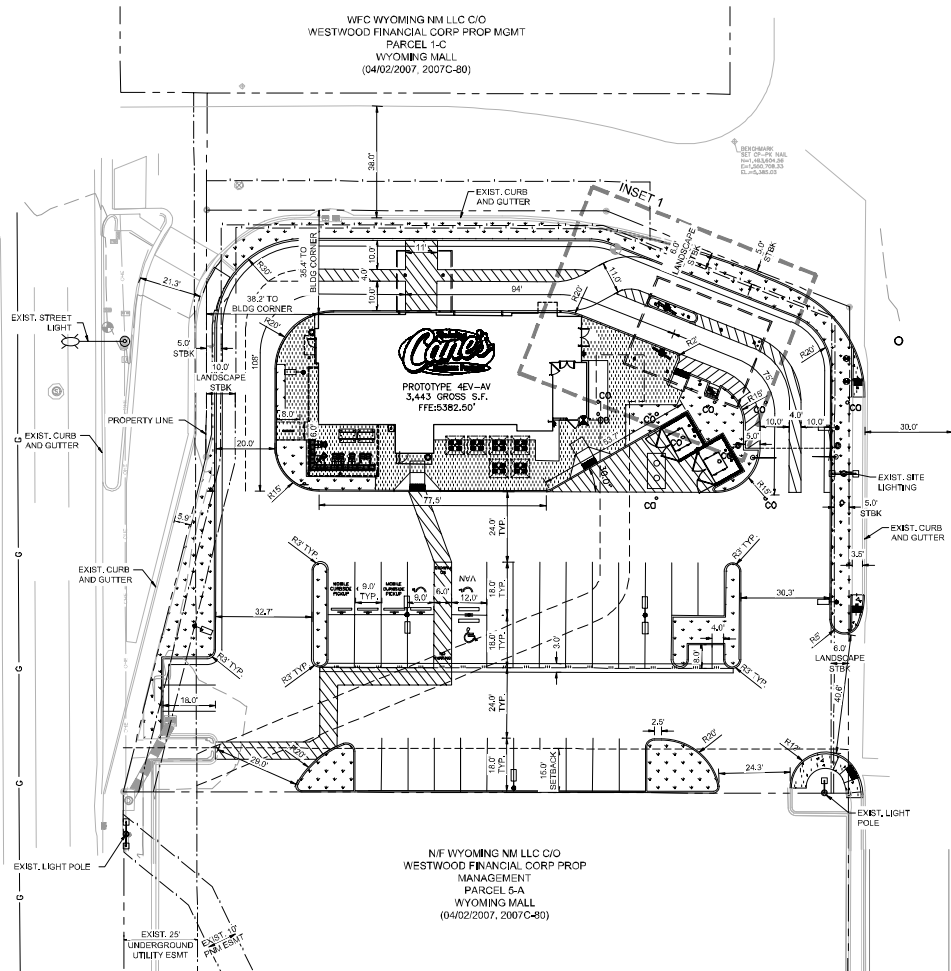
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RADI THAT ARE NOT SPECIFICALLY DIMENSIONED ARE 3'.

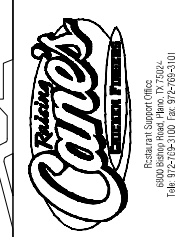
DIMENSION NOTES

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



INSET 1
SCALE: 1"=10'





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

Engineer/Author:
Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1345 N. 2nd St.
Two Colinas Office Tower
Suite 700
P.O. Box 18,750
CONTACT: LAUREN HOFFER, P.E.
(505) 778-1300
LAUREN.HOFFER@KIMLEY-HORN.COM
JL.WILSON@KIMLEY-HORN.COM
Prepared for: [Redacted]

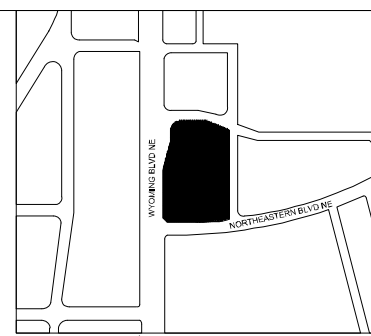


Project:	P4E-V-AV 2021	LOI RELEASE
Package Issue Date:	05/05/2021	
Revision Issue Date:		
Design Update Log:		
Date:	8/14/2021	
By:		
Check:		
Approved:		

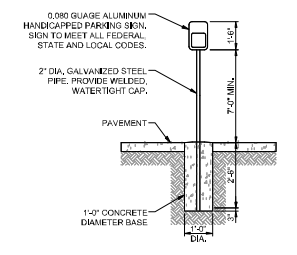
BID SET

NO.	DATE	DESCRIPTION
1	8/14/2021	DESIGN UPDATE
2	8/14/2021	DESIGN UPDATE
3	8/14/2021	DESIGN UPDATE
4	8/14/2021	DESIGN UPDATE
5		
6		
7		
8		
9		

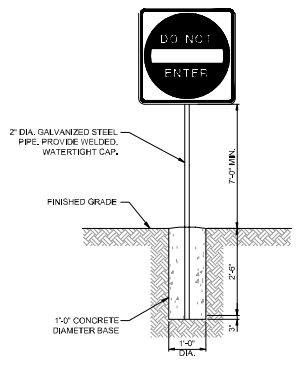
Sheet Title:
STRIPING AND SIGNAGE PLAN
Date: 03/08/2022
Project Number: 0087 3444
Drawn By: JHL/W
Sheet Number: C5.2



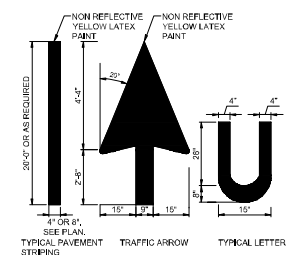
VICINITY MAP N.T.S.



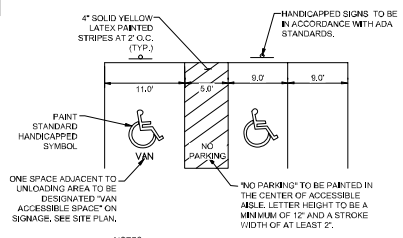
HANDICAPPED PARKING SIGN POST DETAIL
N.T.S.



SIGN POST DETAIL
N.T.S.

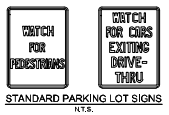


NOTE: PAINT SHALL BE APPLIED AT A THICKNESS OF 22 VET MILS AND 15 DRY MILS.
TYPICAL PAVEMENT MARKINGS
N.T.S.

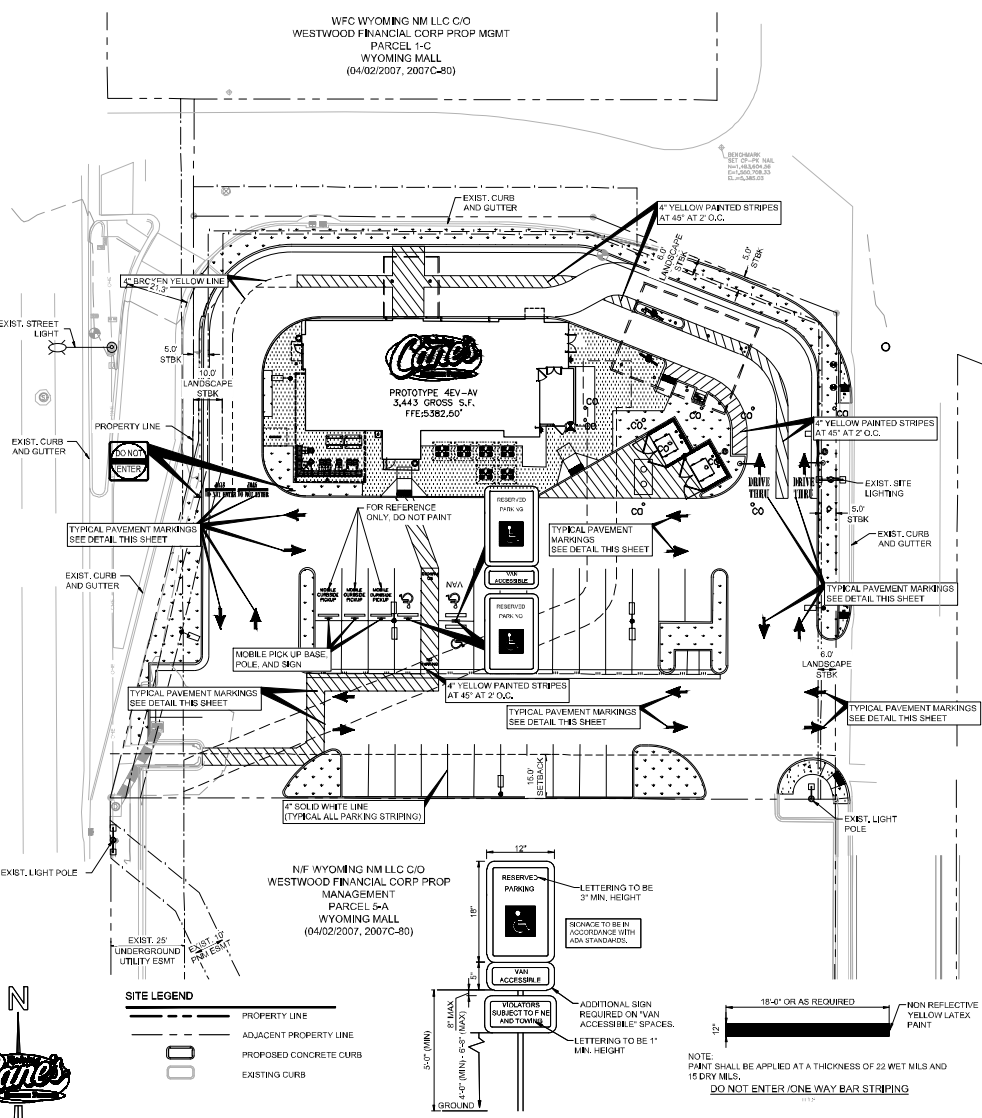


- NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

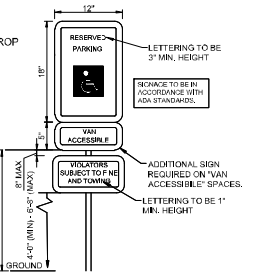
ACCESSIBLE PARKING DETAIL
N.T.S.



STANDARD PARKING LOT SIGNS
N.T.S.

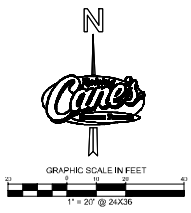


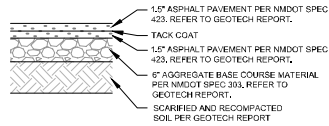
SITE LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED CONCRETE CURB
---	EXISTING CURB



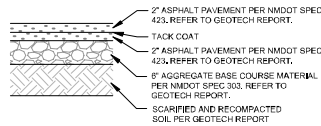
ADA SIGN DETAIL
N.T.S.

NOTE: PAINT SHALL BE APPLIED AT A THICKNESS OF 22 VET MILS AND 15 DRY MILS.
DO NOT ENTER/ONE WAY BAR STRIPING
N.T.S.

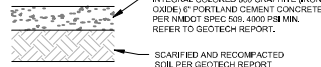




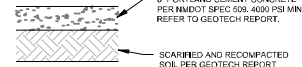
STANDARD DUTY ASPHALT PAVEMENT SECTION



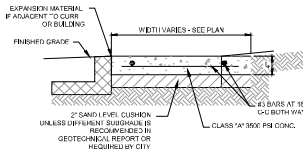
MEDIUM DUTY ASPHALT PAVEMENT SECTION



INTEGRAL COLORED
STANDARD DUTY CONCRETE PAVEMENT SECTION



HEAVY DUTY CONCRETE PAVEMENT SECTION

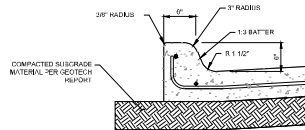


- NOTES:
1. PROVIDE WEAPONS EXPANSION MATERIAL WHERE WALK ARBUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 2. SPACES CONTROL JOINT UNIFORMLY AT INTERVALS EQUAL TO THE WALK WIDTH OR AS SHOWN ON ARCHITECTURAL PLANS.
 3. PLACE PREMOULDED EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES IN NEW WALK ALONGSIDE ALL ADJACENT BUILDINGS AND ABUTTING STRUCTURES TO THE NEW CONCRETE SIDEWALK.
 4. SEAL EXPANSION & CONTRACTION JOINTS WITH AN APPROVED TYPE SEALANT.
 5. SIDEWALK PAVEMENT WHERE "PATIO FURNITURES" TO BE PLACED MUST BE 4000 PSI.

CONCRETE SIDEWALK DETAIL

N.T.S.

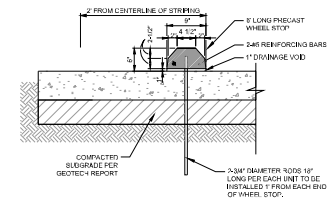
NOTE:
REFER TO GEOTECH REPORT FOR
FURTHER INFORMATION.



TYPE "A" INTEGRAL CURB DETAIL

N.T.S.

NOTE:
REFER TO GEOTECH REPORT FOR
FURTHER INFORMATION.



NOTE:
1. PRE-CAST CONCRETE OR PLASTIC WHEEL STOPS MAY BE USED WITH CANE'S
CONSTRUCTION MANAGER'S APPROVAL.

PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.



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

Drawings Information

Kimley-Horn

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AND ASSOCIATES, INC.

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CONTACT: LAUREN HORN, P.E.
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Project: 2004 Wyoming Blvd.



Project: P4E-V-AV 2021 10 RELEASE

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

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Project: 2004 Wyoming Blvd.

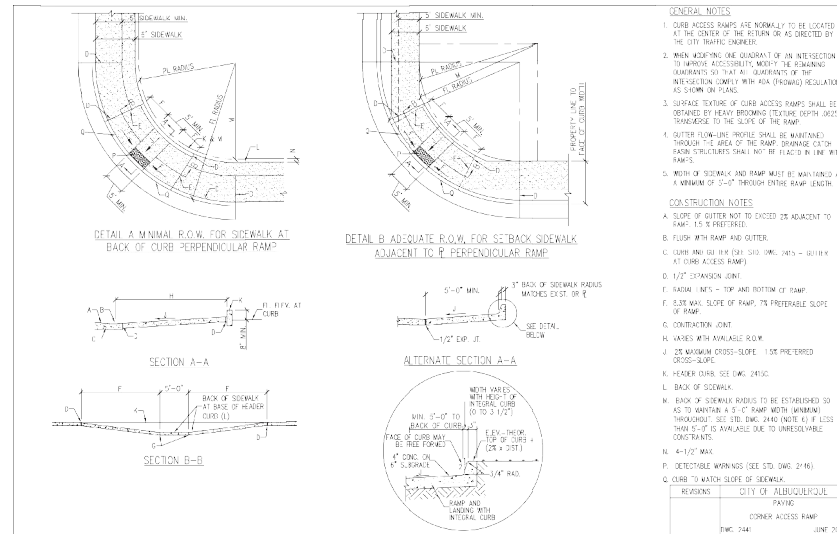
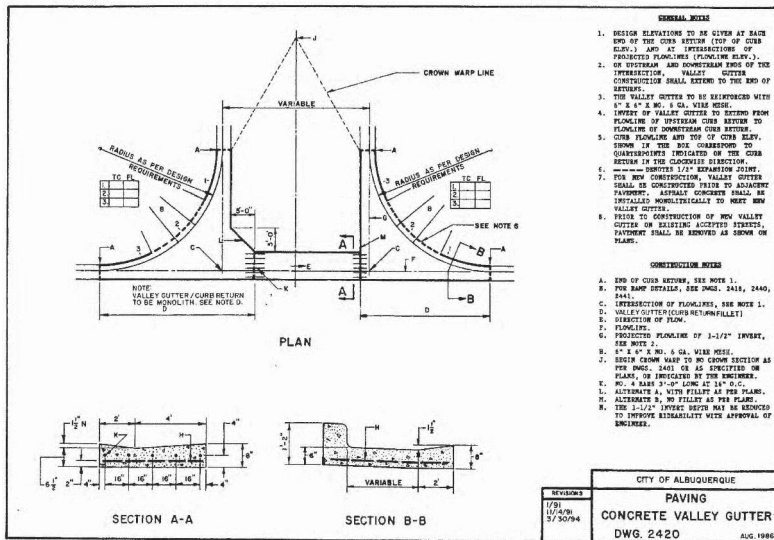
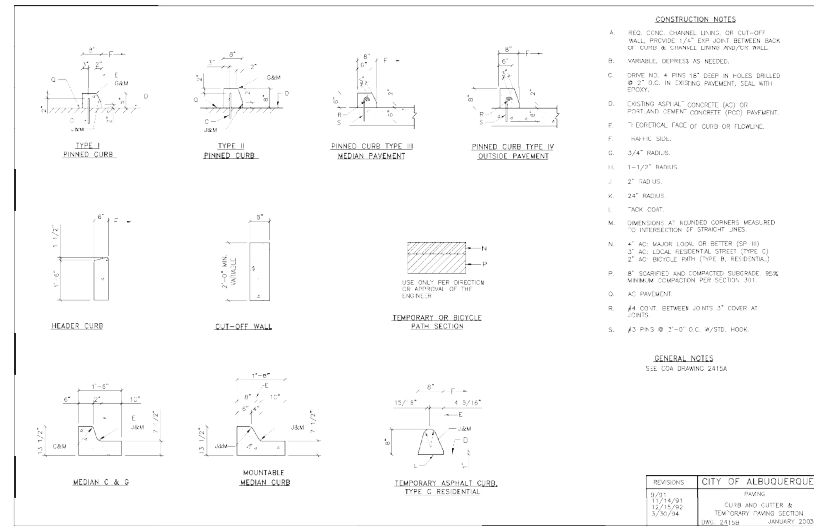
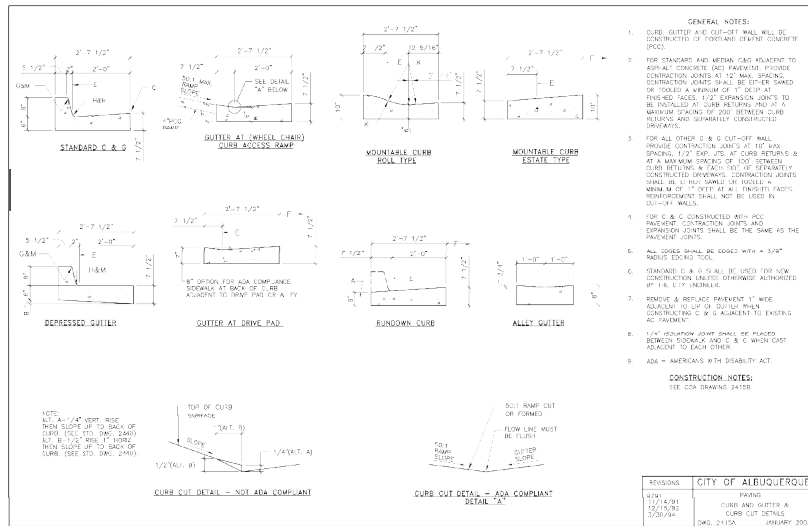
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Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.

Project: 2004 Wyoming Blvd.



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

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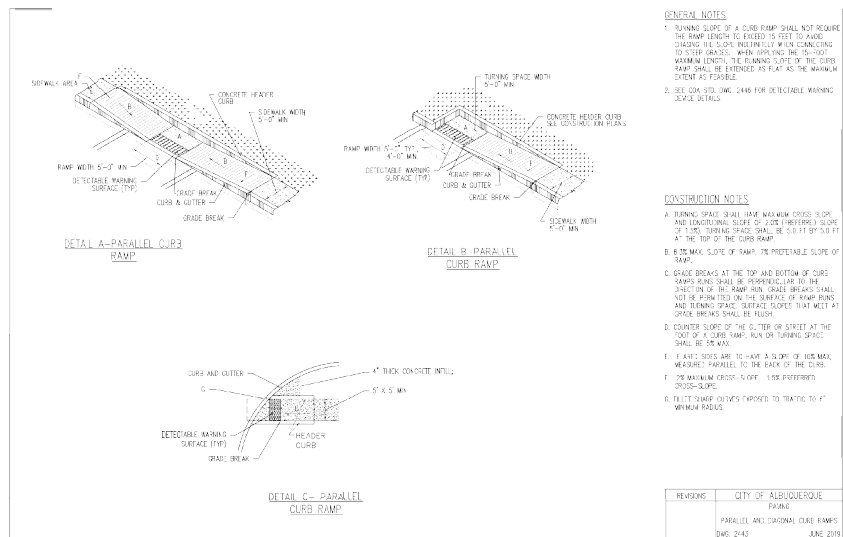
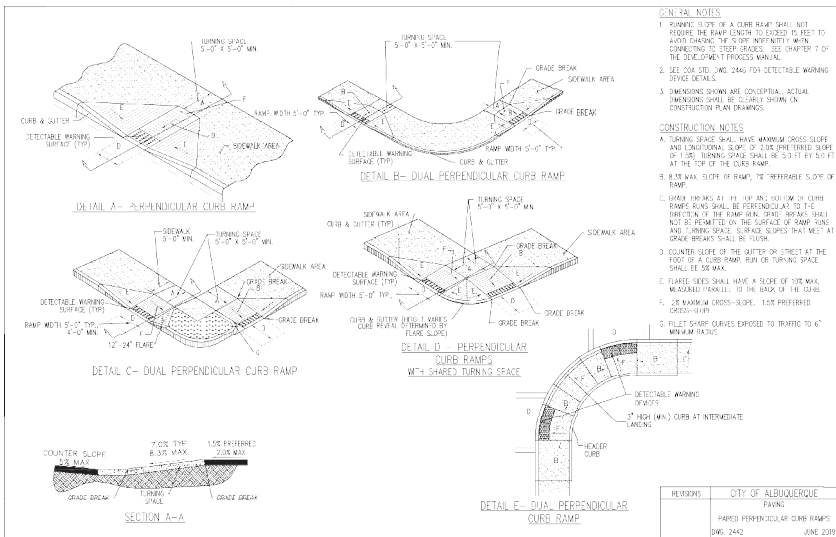


Project: PAVING
Issue Date: 05/07/2021
City: Albuquerque
Design: LAUREN HOFFER
Drawn: LAUREN HOFFER
Checked: LAUREN HOFFER
BID SET

REVISIONS	DATE	DESCRIPTION
1	10/14/2021	1ST SUBMITTAL
2	11/16/2021	2ND SUBMITTAL
3	11/17/2021	3RD SUBMITTAL
4	12/02/2021	4TH SUBMITTAL
5		
6		
7		
8		
9		

Sheet Title:
CITY CONSTRUCTION DETAILS
Date: 03/09/2022
Project Number: 008713444
Drawn By: JHLW

Sheet Number:
C9.0



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

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LJ.WILSON@KIMLEY-HORN.COM

Provisional / Revised



Project:	PRV-V-AV 2021	13 RELEASE
Change used:	05.07.2021	
Change Issue Date:	--	
Design Submittal Log:		
Drawn By:	Blair H. Hunter	
Check By:	--	

BID SET

REVISIONS		
1	10/14/2021	1365 HUNTER
2	11/02/2021	1365 HUNTER
3	11/17/2021	1365 HUNTER
4	12/02/2021	1365 HUNTER
5		
6		
7		
8		
9		

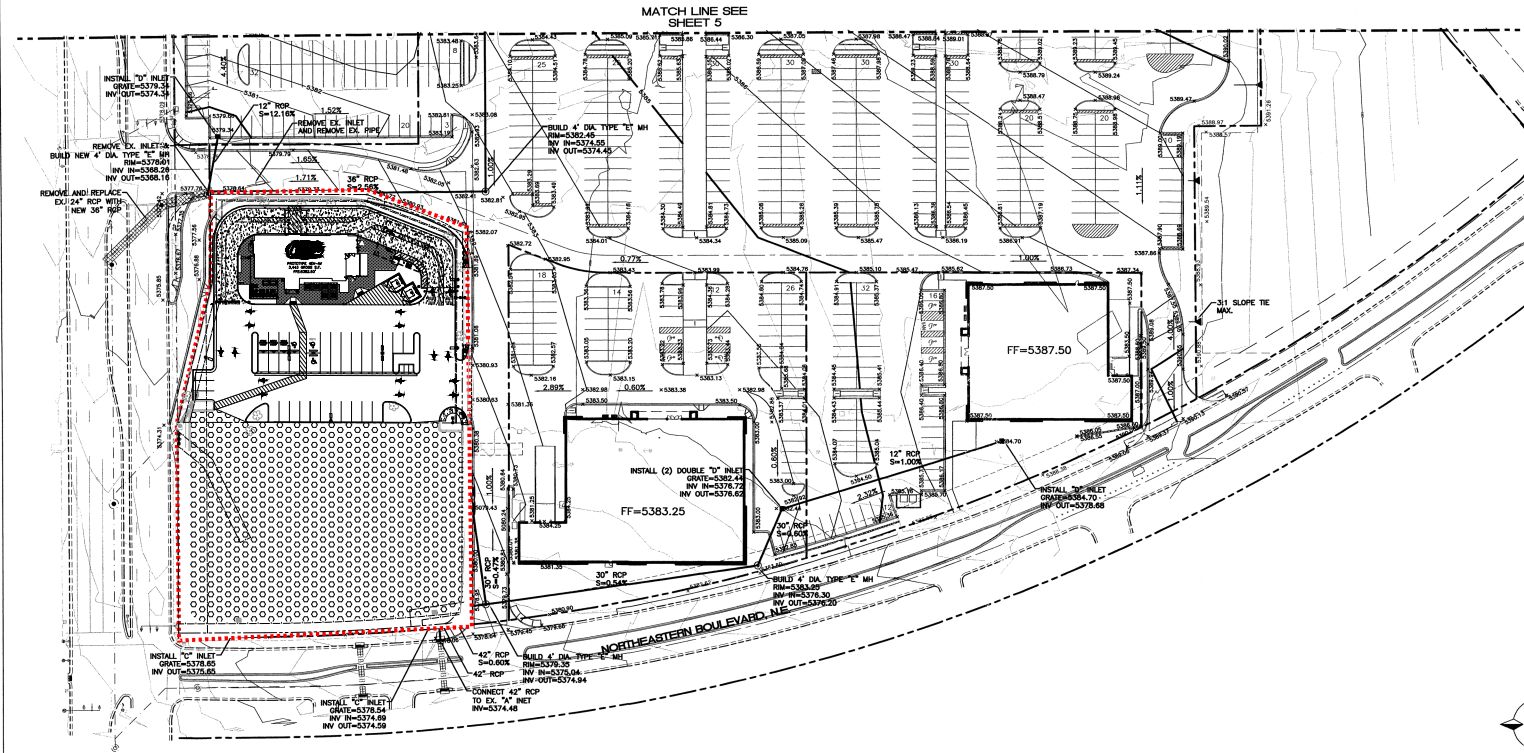
Sheet Title:

CITY CONSTRUCTION DETAILS

Date: 03/09/2022
Project Number: 030313444
Drawn By: JHLW








Sheet Number:

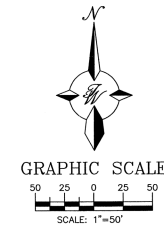
Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.






CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

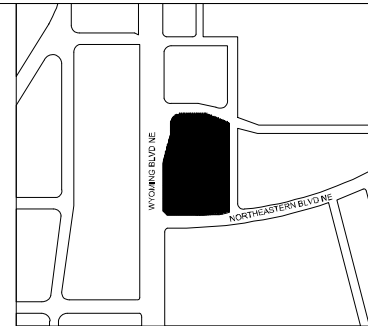
LEGEND

- | | |
|---|--------------------------|
|  | EXISTING CURB |
|  | FUTURE IMPROVEMENTS |
|  | EXISTING BUILDING |
|  | PROPOSED EXPANSION |
|  | PROPOSED CURB |
|  | BOUNDARY LINE |
|  | GRADE CHANGE |
| × 5257.73 | PROPOSED GRADE ELEVATION |
| × 5257.18 | EXISTING GRADE ELEVATION |



	ENGINEER'S SEAL	ALBUQUERQUE WAL-MART NM: 5491-00	DRAWN BY BDG
	GRADING AND DRAINAGE PLAN - B	DATE 9/08/05	229209E-2-15-05X
RONALD R. BOHANNAN P.E. #7868	 Therra West, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 6	JOB # 000092

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



Restaurant Support Offices
6800 Broadway Blvd, NW, TX 75204
Tel: 972-709-1100 Fax: 972-709-3101

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

Engineer/Architect

Kimley-Horn

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J.WILKINSON@KIMLEY-HORN.COM

Prepared or Revised



Project: P4E-V-AV 2021 10 RELEASE

Package Issue Date: 05/07/2021

Revision Issue Date: --

Design Update Log: --

Date Board: 05/07/2021

--

BID SET

REVISIONS

	DATE	DESCRIPTION
1	04/14/2021	REV. CLIMATE COORDINATION
2	05/07/2021	REV. COMMENTS & PROTOTYPE
3	07/17/2021	REV. COMMENTS & PROTOTYPE
4	09/02/2021	REV. COMMENTS
5		
6		
7		
8		
9		

Sheet Title:

GRADING PLAN

Date: 03/08/2022

Project Number: 0887 3444

Drawn By: JHL/W

Sheet Number:

C6.0

STORMWATER DISCHARGE SUMMARY TABLE

Existing Peak Discharge					
Land Condition	Land Treatment	Area [A] SF	Intensity [I] in/hr	Coefficient [C] CSF/Acre	Peak Discharge [Q] CFS
Pavement/Building (D)	98	39,167	0.90	4.96	0.91
Landscape (A)	77	4,558	0.10	4.96	0.37
		43,725	1.00		4.25
Post-Development Peak Discharge					
Land Condition	Land Treatment	Area [A] SF	Intensity [I] in/hr	Coefficient [C] CSF/Acre	Peak Discharge [Q] CFS
Pavement/Building (D)	98	38,543	0.88	4.96	0.91
Landscape (A)	77	5,212	0.12	4.96	0.37
		43,755	1.00		4.21

STORMWATER SUMMARY

IN EXISTING CONDITIONS, THE SITE IS FULLY DEVELOPED. THE PROPOSED IMPROVEMENTS ARE A REDEVELOPMENT OF THE SITE AND ARE PROPOSING TO LOWER THE IMPERVIOUS COVER ON-SITE, WHICH WILL LOWER THE PEAK DISCHARGE FROM THE SITE.

A SUMMARY OF THESE AREAS IS PROVIDED IN THE STORMWATER DISCHARGE SUMMARY TABLE ON THIS SHEET, AND MORE DETAILS ON THE STORMWATER ANALYSIS AND CALCULATIONS CAN BE FOUND IN THE DRAINAGE REPORT ASSOCIATED WITH THIS PROJECT.



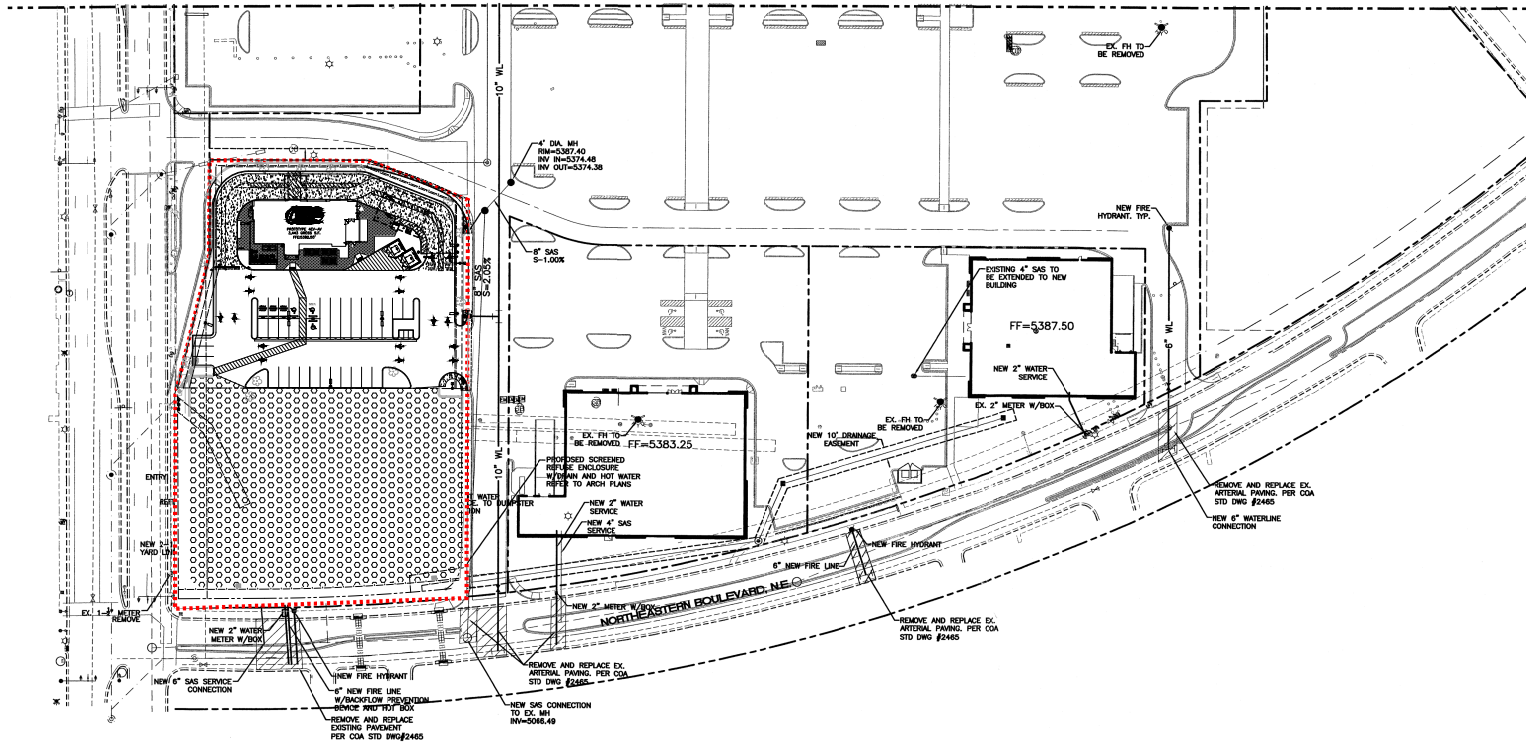
Know what's Below.
Call before you dig.



SITE PLAN MAJOR AMENDMENT - APRIL 2022

Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.

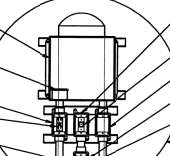
MATCH LINE SEE SHEET 7



LEGEND

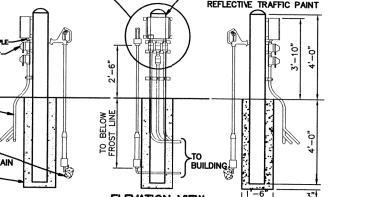
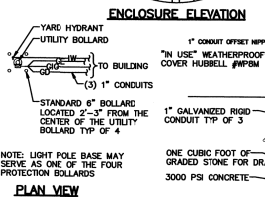
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING PEDESTAL
- EXISTING POWER POLE WITH FEED
- EXISTING POWER POLE
- EXISTING PULL BOX
- EXISTING GAS VALVE
- EXISTING BOLLARD
- EXISTING PARKING LOT LIGHT
- PROPOSED PARKING LOT LIGHT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- EXIST. ONE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXIST. 2" GAS
- EXIST. 8" GAS
- EXISTING SANITARY SEWER LINE
- EXIST. 10" W.
- EXIST. 16" RCP
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- 36" SD
- PROPOSED STORM SEWER LINE
- 8" SAS
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- BOUNDARY LINE
- EASEMENT

VOICE/DATA BOX
HOFFMAN #A18P14 MOUNTING PLATE
GFCI RECEPTACLE BOX
APPLETON #FD-1-100-A
20A 125V GFCI RECEPTACLE
NEMA 5-20R HUBBELL #QF3362
GFI RECEPTACLE BOX
APPLETON #FD-1-100-A
20A 125V GFCI RECEPTACLE
NEMA 5-20R HUBBELL #QF3362
NOTE: BOXES SHOWN WITHOUT
WEATHERPROOF COVERS TYP OF 4



10 RECEPTACLE BOX
APPLETON #FD-1-100-A
15A 125V IG RECEPTACLE
NEMA 15-15R HUBBELL #Q4710
VOICE/DATA BOX
APPLETON #FD-1-100-A
IN-LINE GFCI BOX
APPLETON #FD-1-100-A
20A 125V GFCI MODULE
HUBBELL #P4000

WOODFORD MODEL Y2
FREEZELESS YARD HYDRANT
WITH BACKFLOW PREVENTER
LENGTH AS REQUIRED BY
LOCAL FROST DEPTH CONDITIONS
CONCRETE FOUNDATION LIMITS
WELD UNISTRUT TO PIPE TYP OF 5
1 5/8" x 1 5/8" UNISTRUT TYP



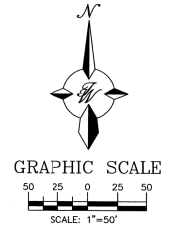
NOTE: LIGHT POLE BASE MAY
SERVE AS ONE OF THE FOUR
PROTECTION BOLLARDS

PLAN VIEW

ELEVATION VIEW

REMOTE GARDEN CENTER UTILITY BOLLARD

NIS



NO.	DATE	REVISIONS	BY
REVISIONS			
1		ALBUQUERQUE WAL-MART	
2		NM: 5491-00	
3		MASTER	
4		UTILITY PLAN - B	
TERRA WEST, LLC			22020408.DWG
8509 JEFFERSON NE			SHEET #
ALBUQUERQUE, NEW MEXICO 87113			8
(505)858-3100			JOB #
RONALD R. BOHANNAN			220092
P.E. #7668			



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

Kimley-Horn
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AND ASSOCIATES, INC.

2425 N. 7000
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LAUREN.HOFFER@KIMLEY-HORN.COM
JL.WILKINSON@KIMLEY-HORN.COM

Prepared by: [Name]
Reviewed by: [Name]



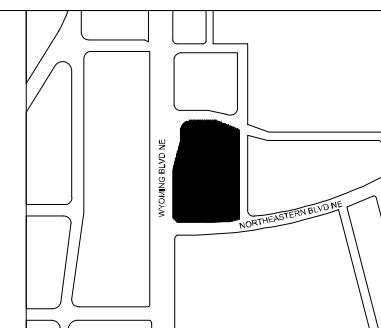
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2004 WYOMING BLVD. NE	P4E-V-AV	1.0	05/07/2021	LAUREN HOFFER
Project Name	2004 WYOMING BLVD. NE			
Design Title	UTILITY PLAN			
Date Issued	05/07/2021			
Drawn By	LAUREN HOFFER			
Checked By	JAMES A. WILKINSON			

BID SET

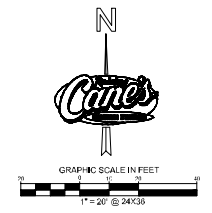
REV	DATE	DESCRIPTION
1	05/07/2021	PRELIMINARY DESIGN
2	05/07/2021	DESIGN DEVELOPMENT
3	05/07/2021	FINAL DESIGN
4	05/07/2021	CONSTRUCTION
5		
6		
7		
8		
9		

Sheet Title: UTILITY PLAN

Date	05/07/2021
Project Name	2004 WYOMING BLVD. NE
Drawn By	LAUREN HOFFER
Sheet Number	C7.0



VICINITY MAP N.T.S.



- 1" CONDUIT FOR CAT 5 CABLE TO INSTALL UP TO 2 POSSIBLE CAMERAS TO THE CANOPY. CONDUIT IS TO BE BY GC AND THE CAMERA INSTALL WILL BE COMPLETED BY RCIT. POWER COMPONENTS COULD CREATE INTERFERENCE. LOCATE CABLE WITHIN THE DATA COLUMN UP TO THE ROOF.
- 2" CONDUIT TO PROVIDE POWER AND DATA LINES FOR THE WIRELESS ACCESS POINTS TO BE INSTALLED TO EITHER THE CEILING OR EDGE OF THE DRIVE THRU CANOPY. CONDUITS TO BE BY THE GC AND THE WIRELESS COMPONENTS WILL BE COMPLETED BY RCIT. DATA AND POWER FOR THE COMPONENTS NEED TO BE SEPARATED TO PREVENT INTERFERENCE.
- 2" OR 1" CONDUIT FOR EACH FAN, MISTERS, HEATERS (200V), LIGHTS AND MENU BOARD. CANOPY INTERNAL DRAINS (2" PVC) TO STORM SEWER IF AVAILABLE FOR SPLASH TO GRADE.

UTILITY LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND TELEPHONE LINE
- PROPOSED STORM DRAINAGE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER CLEANOUT
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED SEWER CLEAN OUT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- THRUST BLOCK

UTILITY KEYNOTE LEGEND

- PROPOSED 4" SEWER SERVICE
- PROPOSED 6" SEWER SERVICE
- PROPOSED GREASE TRAP LOCATION
- PROPOSED SEWER CLEANOUT
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED 2" DOMESTIC WATER METER
- PROPOSED 6" FIRE LINE
- PROPOSED 2" COLD WATER LINES WITH FREEZE PROTECTION TO CREW AMENITY STATION
- PROPOSED 1" IRRIGATION SERVICE
- PROPOSED 1" IRRIGATION BFP
- PROPOSED 1" IRRIGATION METER
- BUILDING WATER CONNECTION, REFER TO MEP PLAN FOR CONTINUATION
- PROPOSED 2" EACH 1/2" WATER TO DUMPSTER WITH RPZ VALVE, REFER TO MEP PLANS
- CONNECT TO EXISTING SEWER MAIN
- INSTALL 6" PIP TAPPING SLEEVE AND VALVE WITH THRUST BLOCK
- WET UTILITY CROSSING, MAINTAIN 2" MINIMUM VERTICAL SEPARATION
- INSTALL 4" PVC DRAIN WITH ACCESS COVER, INVERT PER PLAN
- PROPOSED FIRE DEPARTMENT CONNECTION, REFER TO ARCH PLANS FOR CONTINUATION

WATER METER & SEWER SCHEDULE				
I.D.	TYPE	SIZE	NO.	SEWER
1	DOMESTIC	1.5"	1	8"
2	IRRIGATION	1"	1	

RESPONSIBILITY OF FRANCHISE UTILITY SERVICE		
	UTILITY COMPANY	GENERAL CONTRACTOR
ELECTRIC SERVICE		
PRIMARY CONDUIT TO TRANSFORMER	X	---
PRIMARY CONDUCTORS	X	---
TRANSFORMER PAD	X	---
TRANSFORMER ON POLE	X	---
SECONDARY CONDUIT TO METER	---	X
SECONDARY CONDUCTORS TO METER	---	X
SECONDARY CONDUIT FROM METER TO MAIN PANEL	---	X
EXISTING SECONDARY CONDUCTORS FROM METER TO MAIN PANEL	---	X
GAS SERVICE		
SERVICE FROM ROW TO BUILDING	X	---
CONDUIT FROM ROW TO BUILDING	X	---
INSTALL GAS METER	X	---
TELEPHONE SERVICE		
SERVICE FROM ROW TO BUILDING	X	---
CONDUIT FROM ROW TO BUILDING	---	X

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION IMMEDIATELY UPON START OF CONSTRUCTION.

UTILITY NOTES

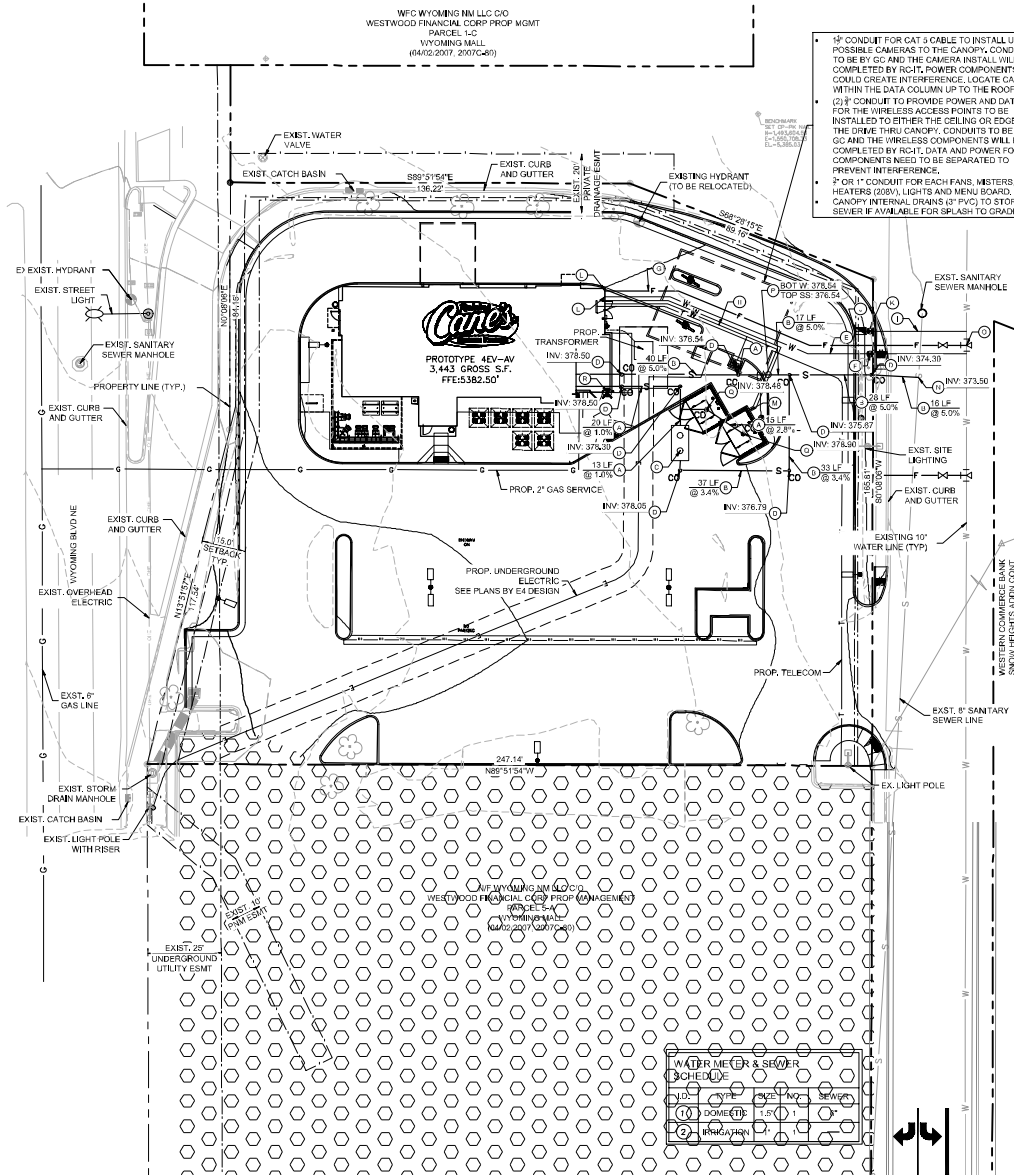
- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
- REFER TO CITY STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL AND TRENCH COMPACTION REQUIREMENTS.
- REFER TO ARCHITECTURAL PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PRIVATE: PVC SDR 35 PER ASTM D 3034
PUBLIC: PVC DR-18 (C-400) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON FITTINGS (CLASS 60)
PRIVATE (LARGER THAN 18 INCHES): PVC DR-18 (C-400) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON FITTINGS (CLASS 60)
PRIVATE (8 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88 OR PVC DR-18 (C-400) PER ASTM D 2241 OR ADS PORTABLE WATER SERVICE TUBING (POLYFLEX - CTS P410)
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE CITY WITH REGARD TO MATERIALS AND INSTALLATION OF UTILITIES AND WITH TCEQ GUIDELINES FOR UTILITY CROSSINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CITY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS.
- CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS PER CITY STANDARDS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET COVER ON ALL WATER LINES OR AS PER CITY REQUIREMENTS.
- POLYFLEX BY ADS TO BE USED IN PLACE OF COPPER WHERE ALLOWED BY CITY. CONTRACTOR TO VERIFY WITH CITY WHETHER IT CAN BE USED AND VERIFY WITH MEP REQUIRED INTERNAL DIAMETER FOR SUFFICIENT WATER FLOW TO BUILDING.



Know what's Below.
Call before you dig.

CAUTION!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



SCHEDULE OF EXTERIOR FINISHES

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EXTERIOR METALS					
(EN-1)	STANDING SEAM ROOF	BERRIDGE MANUFACTURING SYSTEM	TEE-LOCK PANEL	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
(EN-2)	METAL CAP FLASHING	BERRIDGE MANUFACTURING COMPANY		KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
(EN-3)	NOT ROLLED METAL	SHINGNE SUPPLIER		CHARCOAL	METAL ACCENT PANEL
(EN-4)	METAL ACCENT PANELS	SHINGNE SUPPLIER		DISTRESSED/ SALVAGED RED	ARCHITECTURAL ELEMENT TO BE APPLIED OVER STUCCO WALL ENF-5
EXTERIOR WALL FINISHES					
(EW-1)	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE IRONSPOT	1/2" RUNNING BOND. REFER TO DETAIL. MORTAR: SAKAMON COLORS, INC. 10X LIGHT BUFF. PROFILE: WEATHER-STRUCK JOINT ON EXTERIOR BRICK
(EW-2)	EXTERIOR WALL FINISHES	GRYVIT	SANDPEBBLE "E"	SW 7669 SUMMIT GRAY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS.
(EW-3)	CAST STONE	MARCRSTONE	6443 - ARCHITECT'S GREY	MORTAR: ARDOOS MAGNOLIA MASON'S MIX	MORTAR: ARDOOS MAGNOLIA MASON'S MIX
(EW-4)	BRICK VENEER	SONAL	QUEEN	ALAMO	MORTAR: LAFARGE IVORY BUFF. SACK RUB FINISH
(EW-5)	EXTERIOR WALL FINISHES	GRYVIT	SANDPEBBLE "E"	#132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO EXTERIOR WALL APPLIED OVER EPS AT ROOF SCREEN.
(EW-6)	EXTERIOR WALL FINISHES	GRYVIT	SANDPEBBLE "E"	1456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EXTERIOR WINDOW SYSTEMS					
(ENS-1)	EXTERIOR WINDOW SYSTEMS	QUICKSERVE	SCT 4868	REFER TO WINDOW SCHEDULE	
(ENS-2)	EXTERIOR WINDOW SYSTEMS	KAWNEER	TRF-FAB 451	REFER TO WINDOW SCHEDULE	
(ENS-3)	OPERABLE WINDOW	RENLITA	SOVEREIGN	REFER TO WINDOW SCHEDULE	
* AT ROOF MECHANICAL SCREEN EPS SHALL BE USED IN LIEU OF STUCCO. REFER TO DETAILS.					
PAINT					
(P-1)	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC (P24)	PANTO TO MATCH WALL MATERIAL & FINISHES	TWO COATS REQUIRED - EXTERIOR PIPE AND CONDUIT
(P-1B)	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC (P23)	BLACK - LOW LUSTRE	TWO COATS REQUIRED - PATIO STEEL
REFER TO SHEET A4.30 FOR ELEVATIONS AT FRONT ENTRY.					

KEYNOTES

- 1 SIGN BY OWNER. PROVIDE BLOCKING AS REQ'D (4"x4" x 8'-0"). JANCES SEPARATE PERMIT.
- 2 ADDRESS NUMBERS IN 8" CHARACTERS, SIZE AND LOCATION AS REQUIRED BY A.S.D.
- 3 WALL ART. BY OWNER
- 4 CONTROL JOINT
- 5 PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY. 2x10 BLOCKING REQUIRED IN WALL CAVITY.
- 6 8" STUCCO OR BRICK ACCENT BAND AS SHOWN
- 7 METAL GRITTER & DOWNSPOUT EN-2, RE. A4.10 FOR CONTINUATION
- 8 ROOF SCUPPER & DOWNSPOUT UNIT STUCCO BAND @ DOWNSPOUT EN-2, RE. 7/18/40. CONNECT TO STORM DRAIN SYSTEM, RE. CIVIL
- 9 CAST STONE SBL
- 10 4" BOLLARD W/ BLACK PLASTIC BLEEVE RE. S4S.20, T104.21
- 11 EXTERIOR SPEAKERS - MOUNTED AT 10'-0"
- 12 NOT USED
- 13 METAL OVERFLOW SCUPPER, EN-2
- 14 GASPIRO OUTLET AND SECURITY BOX
- 15 GAS METER & PIPING PAINT TO MATCH ADJACENT WALL FINISH
- 16 ELECTRICAL CABINET - PAINT TO MATCH ADJACENT CLADDING MATERIAL
- 17 PRE-FINISHED METAL PANELS BY OWNER.
- 18 BRASS METAL BETWEEN WINDOWS. PRE-FINISHED TO MATCH STONEPOINT
- 19 EXTERIOR LIGHTING. REFER TO ELECTRICAL DWGS.
- 20 STEEL CANOPY STRUCTURE/ COLUMNS FOR DRIVE-THRU CANOPY, RE. STRUCTURAL
- 21 EPS ROOF SCREEN TO CONCEAL ROOF TOP EQUIPMENT
- 22 PARAPET LIGHTING. PROVIDED BY OWNER & INSTALLED BY A.G.I. FINISH TO MATCH EN-2, RE. ELECTRICAL DWGS.
- 23 STEEL CANOPY STRUCTURE/ COLUMNS FOR OUTDOOR PATIO, RE. STRUCTURAL
- 24 KNOX BOX PER CITY FIRE DEPT. REQUIREMENTS
- 25 NOT USED
- 26 ROOF GUARD RAILING, PAINTING P-1B, RE. ROOF PLAN
- 27 SURFACE MOUNTED WALL UNIT TO BE MOUNTED @ 5'-0" A.F.F.
- 28 DRYA 4-DIGIT KEY STORAGE BOX.

GENERAL NOTES

- 1 SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL)
- 2 CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS, G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
- 3 CONFIRM OUTDOOR SPEAKER LOCATIONS WITH L.T.
- 4 LOGO SHOWN. PAINTED MURAL W/ SIGNAGE VENDOR.

SEALANT NOTES

- 1 PROVIDE SEALANT & BACKER RODS AT ALL DESIRABLE MATERIALS.
- 2 MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS. AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

LIGHT FIXTURE TYPE	
GG	B2 (FAN)
X	CC
R	



2804 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

Prepared or Recd NAME

Ken McCracken,
Architect

Architect - Project Manager - Sealing

1101 Central Expressway South
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Albuquerque, NM 87103
CONTACT: EV BRETT RELS
(405) 674-1144
EVBRETT@YIMING.COM



11/05/21

Permit No. P4E-V-AV 2021 - 10-10-2021

Permit Issue Date 05/07/2021

Design Submittal Log: --

Date Issued: 05/07/2021

Permit Set

REV	DATE	DESCRIPTION
1	11/05/2021	CITY RESPONSE & NOTIFICATION
2		
3		
4		
5		
6		
7		
8		
9		

Sheet Title:

EXTERIOR ELEVATIONS

Date: 11/05/2021

Project Number: PAC21010.0

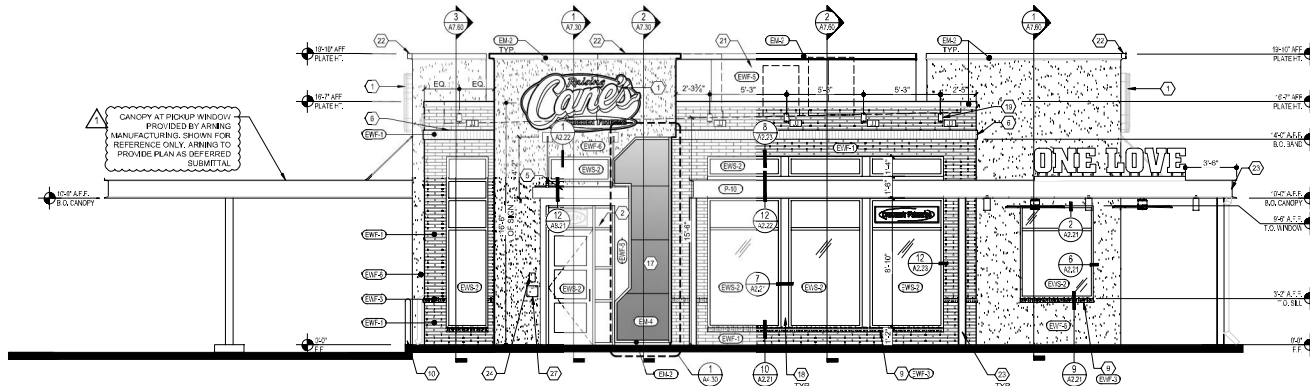
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A4.10

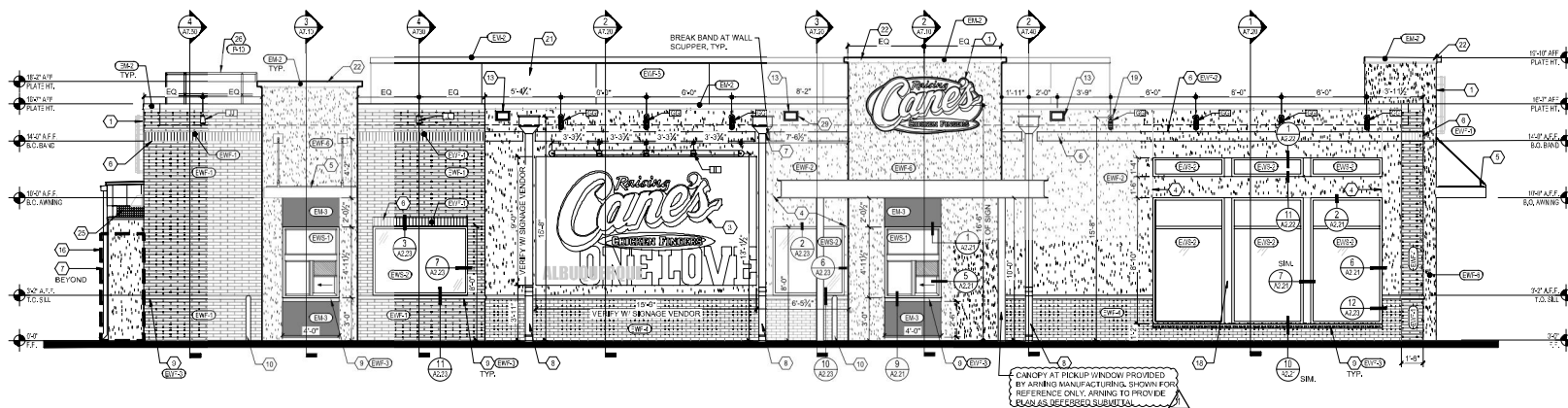
1 | ELEVATION (FRONT ENTRY)

SCALE: 1/4" = 1'-0"



2 | ELEVATION (DRIVE-THRU)

SCALE: 1/4" = 1'-0"



SCHEDULE OF EXTERIOR FINISHES

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EXTERIOR METALS					
(EN-1)	STANDING SEAM ROOF	BERRIDGE MANUFACTURING COMPANY	TEE-LOCK PANEL SYSTEM	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
(EN-2)	METAL CAP FLASHING	BERRIDGE MANUFACTURING COMPANY		KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
(EN-3)	NOT ROLLED METAL	SIGNAGE SUPPLIER		CHARCOAL	METAL ACCENT PANEL
(EN-4)	METAL ACCENT PANELS	SIGNAGE SUPPLIER		DISTRESSED/ SALVAGED RED	ARCHITECTURAL ELEMENT TO BE APPLIED OVER STUCCO WALL EWP-5
EXTERIOR WALL FINISHES					
(EWP-1)	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE BRICKSPOT	1/2" RUNNING BOND. REFER TO DETAIL. MORTAR: SOLIDUM COLORS, INC. 10X LIGHT BUFF. PROFILE: WEATHER-STRUCK JOINT ON EXTERIOR BRICK.
(EWP-2)	EXTERIOR WALL FINISHES	DRYVIT	SANDPEBBLE "E"	SW 7669 SUMMIT GRAY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS.
(EWP-3)	CAST STONE	MARCBSTONE	6443 - ARCHITECT'S GREY		MORTAR: ARIDOS MAGNOLIA MASON'S MIX
(EWP-4)	BRICK VENEER	SONAL	QUEEN	ALAMO	MORTAR: LA-CARGE IVORY BUFF. SACK RUB FINISH
(EWP-5)	EXTERIOR WALL FINISHES	DRYVIT	SANDPEBBLE "E"	#132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO EXTERIOR WALL APPLIED OVER EPS AT ROOF SCREEN.
(EWP-6)	EXTERIOR WALL FINISHES	DRYVIT	SANDPEBBLE "E"	4456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT CORRAL EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL

KEY	MATERIAL	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EXTERIOR WINDOW SYSTEMS					
(ENS-1)	EXTERIOR WINDOW SYSTEMS	QUICKSERVE	SCT 4860		REFER TO WINDOW SCHEDULE
(ENS-2)	EXTERIOR WINDOW SYSTEMS	KAWNEER	TR-FAB 451		REFER TO WINDOW SCHEDULE
(ENS-3)	OPERABLE WINDOW	RENLITA	SOVEREIGN		REFER TO WINDOW SCHEDULE
* AT ROOF MECHANICAL SCREEN EPS SHALL BE USED IN LIEU OF STUCCO. REFER TO DETAILS.					
PAINT					
(PA-1)	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC (P24)	PANTO TO MATCH WALL MATERIAL & BRINGLOSS	TWO COATS REQUIRED - EXTERIOR PIPE AND CONDUIT
(PA-2)	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC (P23)	BLACK - LOW LUSTRE	TWO COATS REQUIRED - PATIO STEEL
REFER TO SHEET A4.30 FOR ELEVATIONS AT FRONT ENTRY.					

KEYNOTES

- 1 SIGN BY OWNER. PROVIDE BLOCKING AS REQ'D (4"x4" x 8'-0"). JANCES SEPARATE PERMIT.
- 2 ADDRESS NUMBERS IN 8" CHARACTERS, SIZE AND LOCATION AS REQUIRED BY A.S.P.
- 3 WALL ART BY OWNER
- 4 CONTROL JOINT
- 5 PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY. (2x10 BLOCKING REQUIRED IN WALL CAVITY).
- 6 8" STUCCO OR BRICK ACCENT BAND AS SHOWN
- 7 METAL, GUTTER & DOWNSPOUT ENCL. RE. A4.10 FOR CONTINUATION
- 8 ROOF SCUPPER & DOWNSPOUT, OMIT STUCCO BAND @ DOWNSPOUT ENCL. RE. 7/18/46. CONNECT TO STORM DRAIN SYSTEM. RE. CIVIL
- 9 CAST STONE SILL
- 10 4" BOLLARD W/ BLACK PLASTIC BLEEVE RE. S4S.20, T140.21
- 11 EXTERIOR SPEAKERS - MOUNTED AT 10'-0"
- 12 NOT USED
- 13 METAL OVERFLOW SCUPPER, BIA-2
- 14 GASPRO OUTLET AND SECURITY BOX
- 15 GAS METER & PIPING. PAINT TO MATCH ADJACENT WALL FINISH
- 16 ELECTRICAL CABINET - PAINT TO MATCH ADJACENT CLADDING MATERIAL
- 17 PRE-FINISHED METAL PANELS BY OWNER.
- 18 BRAYE METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STONE/POINT
- 19 EXTERIOR LIGHTING. REFER TO ELECTRICAL DWGS.
- 20 STEEL CANOPY STRUCTURE/ COLUMNS FOR DRIVE-THRU CANOPY. RE. STRUCTURAL
- 21 EPS ROOF SCREEN TO CONCEAL ROOF TOP EQUIPMENT
- 22 PARAPET LIGHTING. PROVIDED BY OWNER & INSTALLED BY AGI. FINISH TO MATCH ENCL. RE. ELECTRICAL DWGS.
- 23 STEEL CANOPY STRUCTURE/ COLUMNS FOR OUTDOOR PATIO. RE. STRUCTURAL
- 24 KNOX BOX PER CITY FIRE DEPT. REQUIREMENTS
- 25 NOT USED
- 26 ROOF GUARD RAILING, PAINTING P110, RE. ROOF PLAN
- 27 SURFACE MOUNTED WALL UNIT T.O. UNLIMITED @ 50' A.S.P.
- 28 DRYA 4-DIGIT KEY STORAGE BOX.

GENERAL NOTES

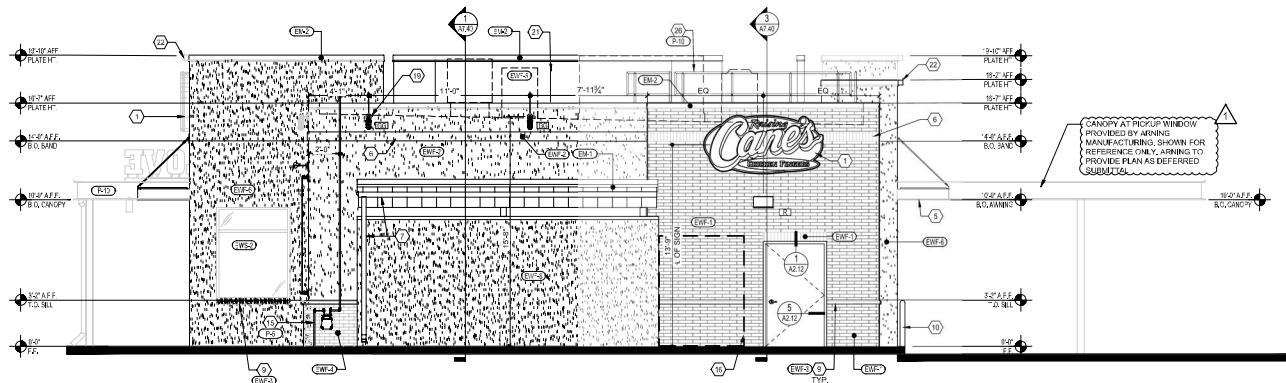
- 1 SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL)
- 2 CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS, G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
- 3 CONFIRM OUTDOOR SPEAKER LOCATIONS WITH L.T.
- 4 LOAD SIGN. PAINTED MURAL W/ SIGNAGE VENDOR.

SEALANT NOTES

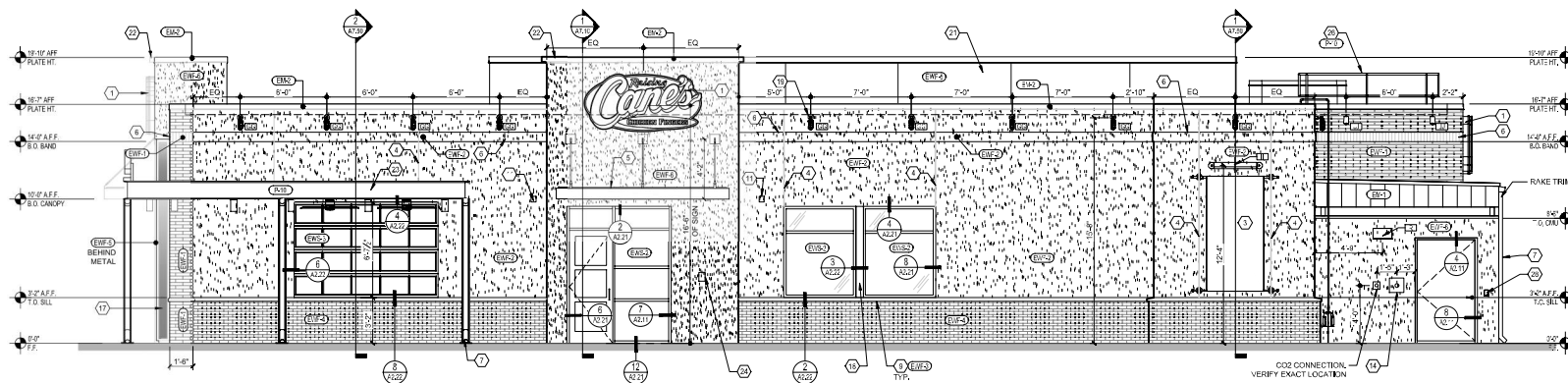
- 1 PROVIDE SEALANT & BACKER RODS AT ALL DISJUNCTURE MATERIALS.
- 2 MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS. MATCH DARKER MATERIAL.

LIGHT FIXTURE TYPE

□ JJ	□ B2 (FAN)
□ GG	□ CC
□ X	
□ R	



1 | ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

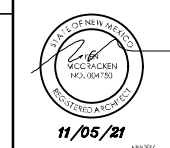


2 | ELEVATION (SIDE ENTRY)
SCALE: 1/4" = 1'-0"



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

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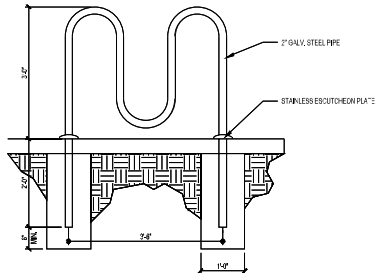


Permit Set
11/05/21

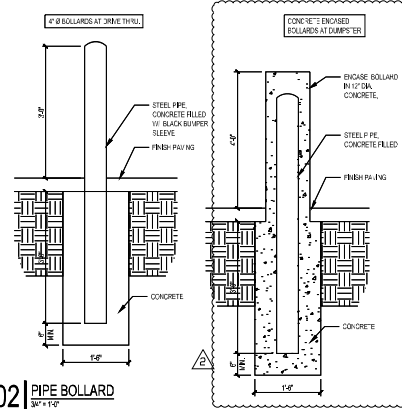
REV	DATE	DESCRIPTION
1	11/05/21	CITY RESPONSE & NOTATION
2		
3		
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Sheet Title:
EXTERIOR ELEVATIONS
Date: 11.05.2021
Project Number: PAC21010.0
Drawn By: CS

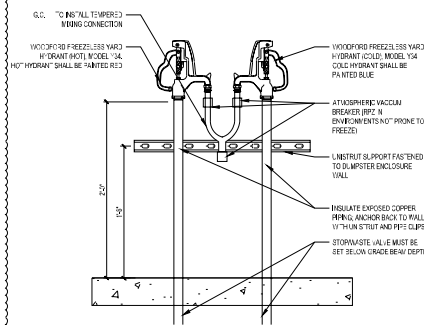
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A4.20



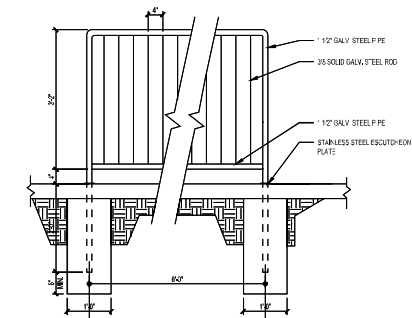
01 BIKE RACK
36" x 15"



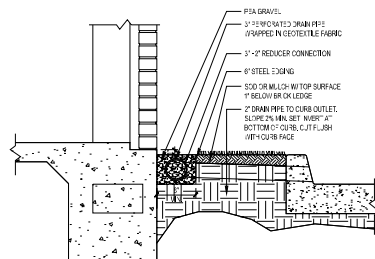
02 PIPE BOLLARD
36" x 15"



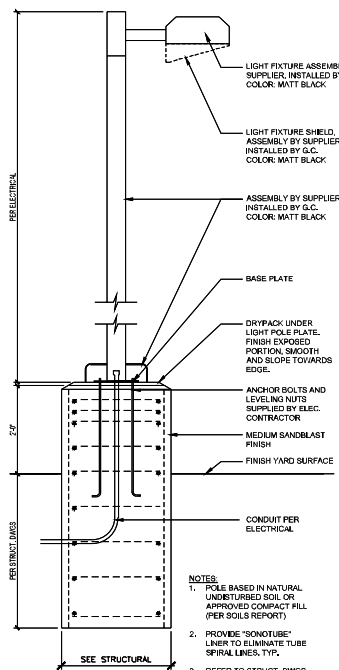
03 POST HYDRANT
152" x 15"



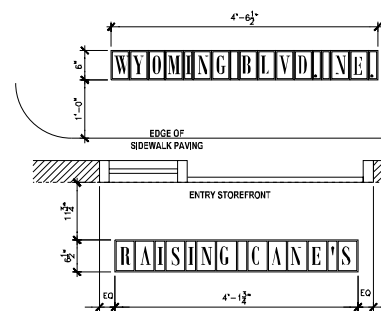
04 GUARD RAIL
36" x 15"



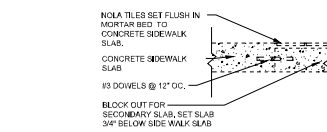
05 FRENCH DRAIN
15" x 15"



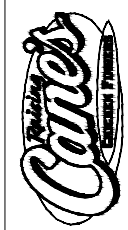
06 SITE LIGHTING
36" x 15"



7 NOLA TILES INSTALLATION
152" x 15"



8 TILE INSTALLATION DETAIL
152" x 15"

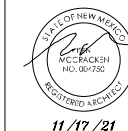


2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

Professional of Record: NAME

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PROJECT: P4E-V-AV 2021 - 2.0 R.1 EXH

DATE: 05.27.2021

DESIGN: EVERETT REEDS

DATE: 05.27.2021

REVISION: 05.27.2021

REVISION: 05.27.2021

REVISION: 05.27.2021

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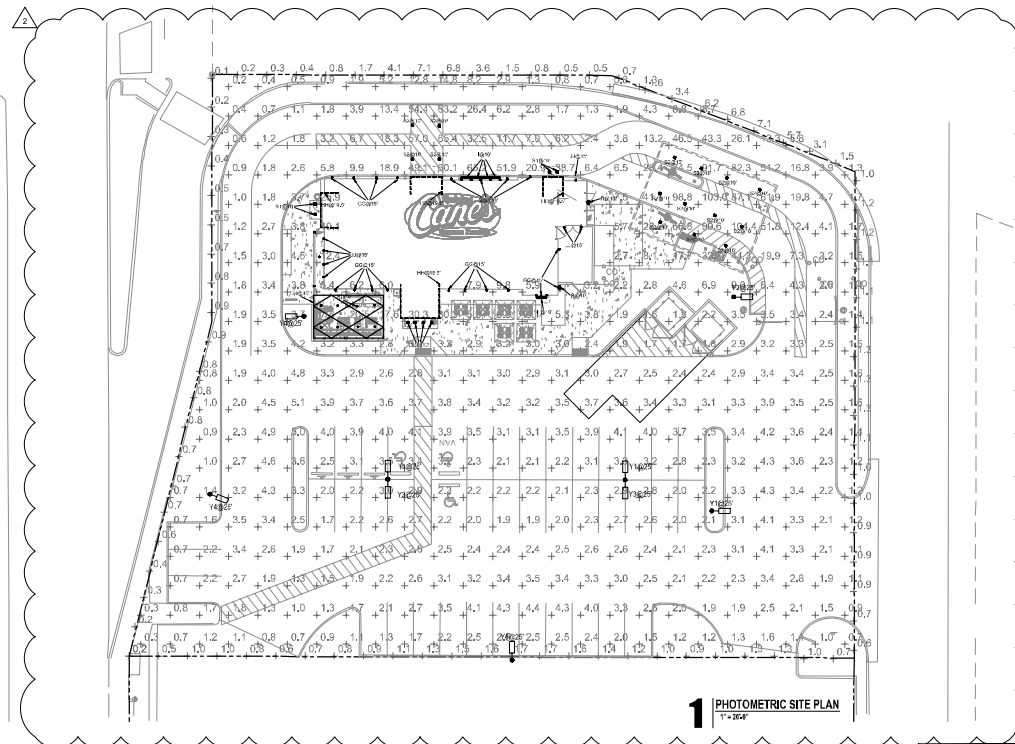
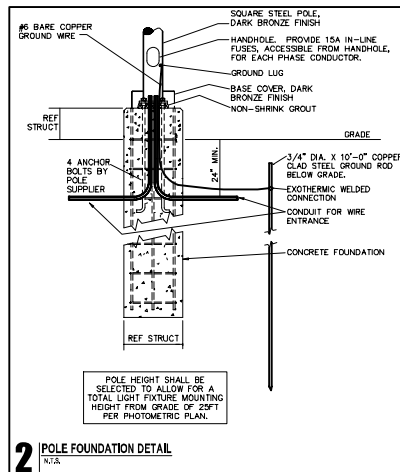
REVISION: 05.27.2021

POLE LUMINAIRE LOCATIONS												
No.	Label	X	Y	Z	Min	Orientation	HE	P	V	Z		
1	V1	1550702	1453542	25	25	90	0	1550702	1453542	0		
2	Y1	1550589	1453547	25	25	0	0	1550589	1453547	0		
3	Y1	1550689	1453547	25	25	0	0	1550689	1453547	0		
1	V2	1550708	1453525	25	25	90	0	1550708	1453525	0		
1	V3	1550588	1453540	25	25	180	0	1550588	1453540	0		
1	Y2	1550689	1453529	25	25	180	0	1550689	1453529	0		
1	Y2	1550633	1453585	25	25	0	0	1550633	1453585	0		
2	V2	1550595	1453562	25	25	270	0	1550595	1453562	0		
3	V2	1550532	1453537	25	25	108.48	0	1550532	1453537	0		

LIGHTING STATISTICS					
Location	Day	Nite	Min	Max	Avg
Landscaping and Perimeter	7.2-1	10.4-1	0.2-1	0.2-1	3.9-1
Property Line	1.2-5	7.1-9	0.1-1	7.1-1	1.4-1

POLE LUMINAIRE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	LAMP TYPE	WATTS	VOLTS	COMMENTS
Y1	LITHONIA	DSX1 LED P3 40K BLC MVOLT	LED	102	25-277	MOUNT FUTURE AT TOP OF POLE 25' FROM GRADE
Y2	LITHONIA	DSX1 LED P3 40K BLC MVOLT	LED	71	25-277	MOUNT FUTURE AT TOP OF POLE 25' FROM GRADE
Y3	LITHONIA	DSX1 LED P3 40K T4U MVOLT	LED	102	25-277	MOUNT FUTURE AT TOP OF POLE 25' FROM GRADE
Y4	LITHONIA	DSX1 LED P3 40K T1S MVOLT H5	LED	71	25-277	MOUNT FUTURE AT TOP OF POLE 25' FROM GRADE

CONFIRM ALL FINISHES WITH OWNER AND ARCHITECT.
REFER TO LIGHTING FIXTURE SCHEDULE (EXTERIOR) ON SHEET E1.16 FOR ALL OTHER EXTERIOR LIGHT FIXTURE INFORMATION.



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

Professional or Record NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Albany, TX 75213
CONTACT: EVAN@PMDESIGN.COM
(409) 619-1164
IF F1672@PMDESIGN.COM



Permit No.: P4E-V-AV 2021 - 1.05.2021
Permit Issue Date: 05.07.2021
Design Submittal Log:
Date Issued: 11/05/2021
Permit Set

REVISIONS	
1	11/04/2021 - CIVIL UTILITY COORDINATION
2	11/05/2021 - CIVIL UTILITY COORDINATION
3	11/05/2021 - CIVIL UTILITY COORDINATION
4	11/05/2021 - CIVIL UTILITY COORDINATION
5	11/05/2021 - CIVIL UTILITY COORDINATION
6	11/05/2021 - CIVIL UTILITY COORDINATION
7	11/05/2021 - CIVIL UTILITY COORDINATION
8	11/05/2021 - CIVIL UTILITY COORDINATION
9	11/05/2021 - CIVIL UTILITY COORDINATION

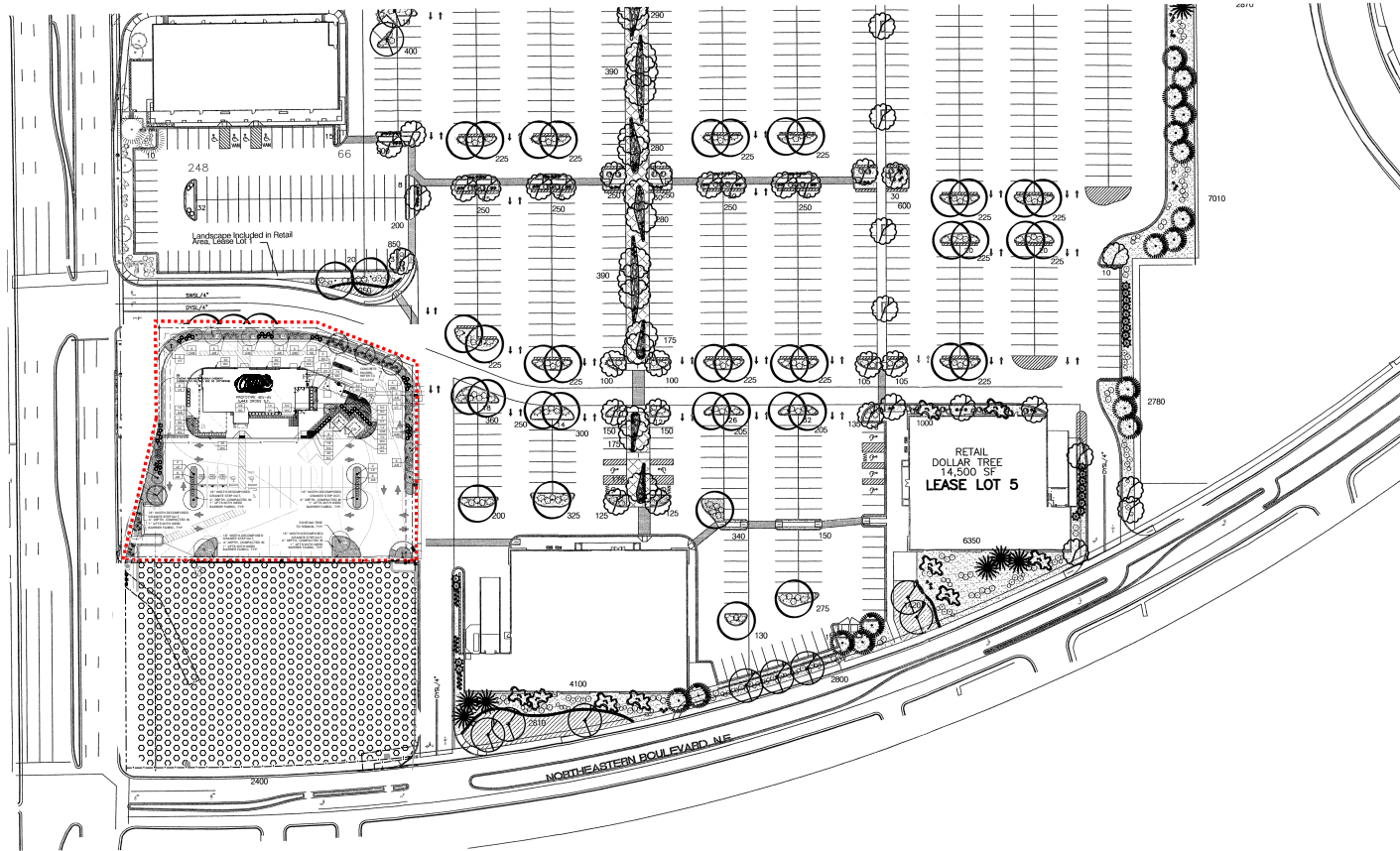
Sheet Title: PHOTOMETRIC SITE PLAN
Date: 1.05.2021
Project Name: P4E-V-AV SCHEME A
Drawn By: JFE
Sheet Number:

E1.1a

SITE PLAN MAJOR AMENDMENT - APRIL 2022

Site plan has been developed to follow the current Integrated Development Ordinance (IDO) Rules and Regulations.

MATCHLINE
SEE SHEET 2



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
27	2" cal	Ash	M+
		<i>Fraxinus pennsylvanica</i>	
70	2" cal	Honey Locust	M
		<i>Gleditsia triacanthos</i>	
Note: All site perimeter trees shall be 2" cal. minimum. Interior site trees shall be size as indicated in legend.			
39	6" E	Austrian Pine	M
		<i>Pinus nigra</i>	
18	6" E	Blue Spruce	M
		<i>Picea pungens</i>	
31	10-12"	Japanese Pagoda	M
		<i>Sophora japonica</i>	
113	10-12"	Chinese	M
		<i>Chilodaphne x lankianensis</i>	
9	4" E	Washington Hawthorne	M
		<i>Crataegus phaenopyrum</i>	
10	2" cal	Desert Willow	L
		<i>Chilopsis linearis</i>	
36	2" cal	Spartan Juniper (female species)	L
		<i>Juniperus chinensis "Spartan"</i>	
186	5 Gal	Wintergreen Barberry	M
		<i>Berberis julianae</i>	
118	5 Gal	Indian Hawthorne	M
		<i>Raphiolepis indica</i>	
175	5 Gal	Honey suckle	M
		<i>Lonicera japonica</i>	
79	5 Gal	Dwarf Butterfly Bush	M
		<i>Buddleia davidii nanthomensis</i>	
365	5 Gal	Dwarf Fuchsia	M
		<i>Pennstemon villosus</i>	
117	5 Gal	Cherry Sage	M
		<i>Salvia greggii</i>	
153	5 Gal	Rosemary	M
		<i>Rosemary officinalis</i>	
286	5 Gal	English Lavender	L
		<i>Lavandula angustifolia</i>	
95	5 Gal	Apache Plume	L
		<i>Falugia paradoxa</i>	

Stark's Fe Brown Crustacean Flies
Solid Lawn: Less than 20% of Provided Landscape Area
Commercial Grade Street Edging

LANDSCAPE NOTES

Owner is responsible for maintenance of Irrigation System, Landscape Plantings, and Landscape Mulch. Landscape Plant material which dies shall be replaced by the owner no later than 60 days after notification.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscape contractor shall submit an irrigation plan to the Landscape Architect, prior to construction for approval and prepared by a certified irrigation consultant or a Landscape Architect.

All landscape areas shall be covered in 2"-3" of landscape gravel, fines, bark mulch or other landscape mulch and commercial grade weed barrier fabric approved by the Landscape Architect.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Prior to Construction, Landscape Contractor shall verify location of all Utility Lines. In case of a discrepancy between utilities indicated on plan and actual field verification, contractor shall cease work and notify Landscape Architect immediately for directions on how to proceed.

Any damage to utility lines resulting from the negligence of the abutting landowner, his agents or employees in the installation and maintenance of the landscaped area in the public right-of-way shall be the responsibility of such landowner. Any damage to utility lines resulting from the growth of plant materials which have been approved by the applicable public utility as part of a plan for landscaping on the public right-of-way, shall be the responsibility of such public utility. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after utility work. If, nonetheless some plant materials die, it is the obligation of the abutting landowner to replace the plant materials.

Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

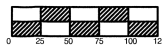
Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA 30.42 x 43560 = (sf)	1,325,095
TOTAL BUILDING AREA (sf)	306,693 309,476
NET LOT AREA (sf)	4,019,062 1,015,619
LANDSCAPE REQUIREMENT (%)	× .15
TOTAL LANDSCAPE REQUIRED (sf)	152,060 152,343
TOTAL SOD PROVIDED (sf) 8.3%	6865.00
TOTAL XERISCAPE PROVIDED (sf)	196305 137,346
TOTAL EXISTING LANDSCAPE TO REMAIN	19230
TOTAL LANDSCAPE PROVIDED (sf)	162,466 163,441



NORTH

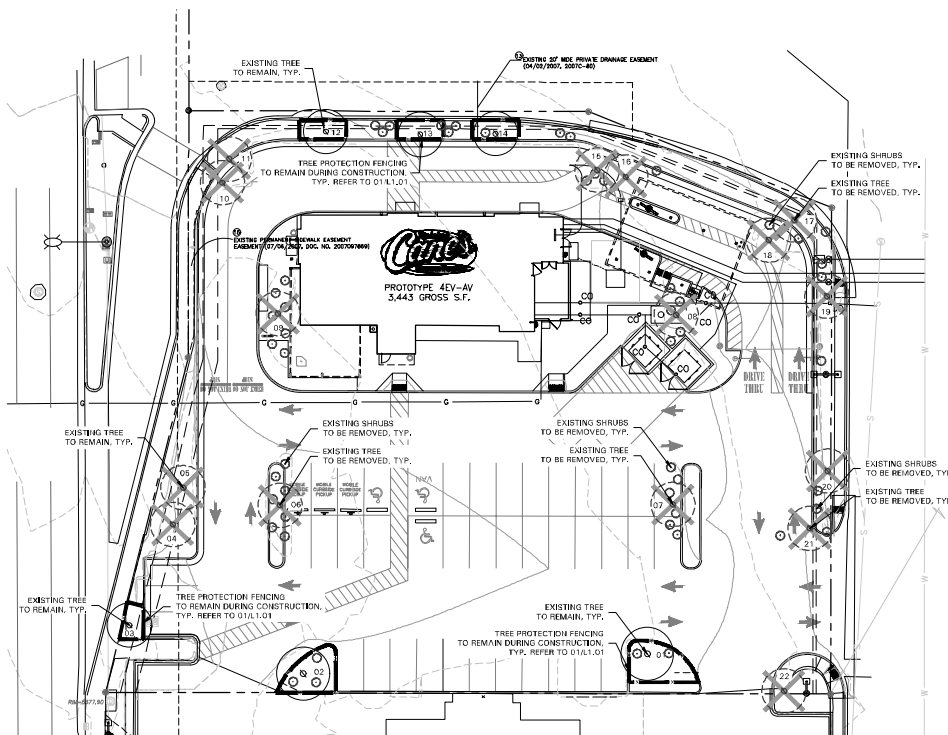


SCALE: 1" = 50'-0"

LANDSCAPE PLAN

Mitchell Associates, LLC
Landscape Architects
3300 Central NE Suite #124
Albuquerque, NM 87110
(505) 836-6096
danny@mitchellassociatesllc.com

LANDSCAPE ARCHITECT SEAL	ALBUQUERQUE WAL-MART NM: 5491-00	DRAWN BY DDM
STATE OF NEW MEXICO DANNY D. MITCHELL REGISTERED LANDSCAPE ARCHITECT 235	LANDSCAPE PLAN - B	DATE 10/18/2005
DANNY D. MITCHELL RLA #235	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100	2292LS-12-27-044 SHEET # 4A JOB # 220092



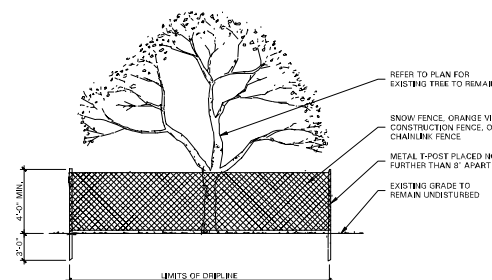
TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		TRCC	TO REMAIN	
2		TREE	TO REMAIN	
3		TREE	TO REMAIN	
4		TREE	TO BE REMOVED	
5		HLHL	TO BE REMOVED	
6		TREE	TO BE REMOVED	
7		TREE	TO BE REMOVED	
8		TREE	TO BE REMOVED	
9		TREE	TO BE REMOVED	
10		TREE	TO BE REMOVED	
11		TREE	TO BE REMOVED	
12		TREE	TO REMAIN	
13		TREE	TO REMAIN	
14		TRFF	TO REMAIN	
15		TRFF	TO BE REMOVED	
16		TRCC	TO BE REMOVED	
17		TREE	TO BE REMOVED	
18		TREE	TO BE REMOVED	
19		TRCC	TO BE REMOVED	
20		TREE	TO BE REMOVED	
21		TREE	TO BE REMOVED	
22		TREE	TO BE REMOVED	

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE CANOPY OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNERS / AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DIAMETER OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE. INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-SEVEN (47) INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITHIN 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING SHRUB TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



01 TREE PROTECTIVE FENCING

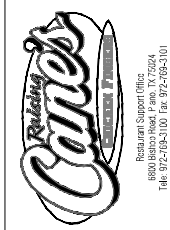
NOT TO SCALE



SCALE: 1" = 20'-0"



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Suite 801
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Shops
2040 WYOMING BLVD. NE.
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Restaurant #RC705
P4E-V-AV SCHEME A

Architectural or Record NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
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PMDESIGN@PMDESIGN.COM



Permit Set
Permit No. P4E-V-AV 2021 - L1.01-RECALL
Permit Issue Date 05.07.2021
Design Submittal Log
Date Issued: Submittal Number:
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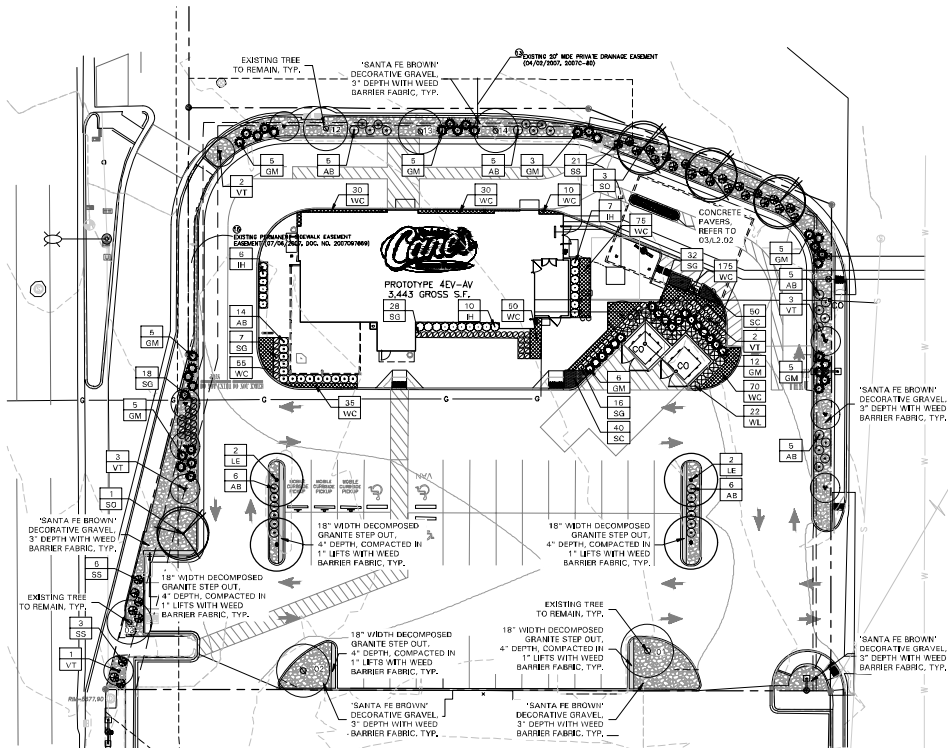
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Sheet Title:
TREE PRESERVATION PLAN
Date 09.20.202
Project Number P4C2-010.0
Drawn By TUM

Sheet Number:

L1.01

SUBMITTAL



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES					
1F	<i>Ulmus parvifolia</i> "Sanguinarius"	Landmark Elm	4	3" cal.	containing grown, 12' ht., 4" spread, 4" branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	4	3" cal.	containing grown, 12' ht., 4" spread, 4" branching ht., matching
VT	<i>Vibex agnus-castus</i>	Vibex	11	2" cal.	B&B or container grown, 8' ht., 4" spread, 3 trunk min.
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora</i> "Edward Goucher"	Dwarf Abelia	48	5 gal.	container full, 20" spread, 24" o.e.
GM	<i>Monotropa capillaris</i>	Gulf Muhly	51	5 gal.	container full, 35" o.e.
IM	<i>Indian Hawthorne</i> "Snow White"	Indian Hawthorne	23	5 gal.	container full, 20" spread, 24" o.e.
SC	<i>Raphiolepis indica</i> "Snow White"	Seasonal Color	90	4" pots	container full, 12" o.e., selection by Owner
SO	<i>Salvia greggii</i> "Red"	Salvia Greggii	101	5 gal.	container full, 20" spread, 24" o.e.
SS	<i>Artemisia filifolia</i>	Sand Sage	30	5 gal.	container full, 20" spread, 24" o.e.
WC	<i>Eurovinnus fortunei</i> "Cobaltus"	Wintercreeper	530	1" pots	container full, 12" numbers min., 12" o.e.
WL	<i>Ligustrum japonica</i>	Wax Leaf Ligustrum	22	3 gal.	container full, 20" spread, 30" o.e.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDER ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 12" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND S&B IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DRIFT CLODS, STICKS, CONCRETE SPILLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOVING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS. AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CONCRETE PAVER NOTES

- CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVEMENT INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
- CONCRETE PAVERS SHALL BE:
 - BELGARD LEGACY SERIES
 - MODEL: HOLLAND STONE
 - PATTERN: HERRINGBONE
 - COLOR: CHARCOAL
- CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
- THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
- CONCRETE PAVERS AVAILABLE FROM:
 - WWW.BELGARD.COM

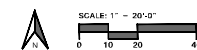
LANDSCAPE TABULATIONS PER IDO THE CITY OF ALBUQUERQUE, NEW MEXICO

1	The total landscaped area required for each project shall not be less than 15% of the net lot area.
2	The canopy and ground-level plants shall cover a minimum of 75% of the total landscaped area.
3	Of the required vegetative coverage, a minimum of 25% shall be provided as ground-level plants.

Required	1,675 s.f. (15%)	Provided	5,648 s.f. (50%)
Total Landscape Area	5,648 s.f.	Required	4,234 s.f. (75%)
Provided	11,000 s.f.	(a) small existing trees	300 s.f. = 1,890 s.f.
(b) trees	300 s.f. = 3,600 s.f.	(c) small trees	300 s.f. = 3,600 s.f.
(d) trees	300 s.f. = 3,600 s.f.	(e) trees	300 s.f. = 3,600 s.f.

STREET TREES	1. One (1) tree every 25 feet on center along street frontage.
YOWING BOULEVARD: NE 2011	Required: (a) trees, 2" cal. (b) trees, 2" cal.
PARKING LOT INTERIOR	1. One (1) tree is required per 10 parking spaces.
2. No parking spaces may be more than 100 feet in any direction from a tree trunk.	
3. At least 75% of the required parking area trees shall be deciduous canopy type; shrubs trees, capable of achieving a mature canopy diameter of at least 25 feet.	

Parking Spaces: 42	Required: (a) trees, 2" cal. (b) trees, 2" cal.
75% deciduous	Provided: (a) trees, 2" cal. (b) trees, 2" cal.
Project Name:	PA22 0100
Drawn By:	YIM



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Suite 801
Dallas, Texas 75204
214.885.7182 office



2004 WYOMING BLVD. NE
ALBUQUERQUE, NM 87121
Restaurant #RC705
PAE-V-AV SCHEME A



Permit No.	PAE-V-AV 2021 - L 011111
Permit Issue Date	05.07.2021
Design Submittal	
Issue Board	
Issue Number	

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Sheet Title:

LANDSCAPE PLAN

Date:	09.20.2021
Project Name:	PA22 0100
Drawn By:	YIM

Sheet Name:

L2.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

- Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedule for additional requirements.

1.2 DESCRIPTION OF WORK

- Work include: Furnish all supervision, labor, materials, services, equipment and supplies needed to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 - Planting trees, shrubs and grasses
 - Soil preparation and fertilization
 - Notification of sources
 - Water and maintenance until final acceptance
 - Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen, April 14, 2014 Edition, by American National Standards Institute, Inc. (ANSI) - plant material
- American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names
- New Mexico Association of Nurserymen, Grades and Standards
- Harris, Thorne, 1976, Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- Samples: Provide representative quantities of sandy loam soil, mulch, bark mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave clearing hole areas three (3) inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All bare areas to receive soil shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction details shall be removed prior to Landscape Contractor beginning any work.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, clearing up and all other work necessary of maintenance.
- A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or that show signs of stem or root damage, or which have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

C. Plants used for replacement shall be of the same size and kind as those originally specified and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bare areas, incurred as a result of making replacements shall be immediately repaired at no additional cost to the Owner. Plants damaged in transit or at job site shall be replaced.

D. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, the plants shall be removed from the landscape immediately.

E. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-specified for full compliance with the contract requirements. All replacements are to be indicated under "Notes" of this section.

F. The Owner agrees that for the guarantee to be effective, the will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

G. The above guarantee shall not apply when plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

H. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At the time of acceptance, the Owner will assume maintenance on the accepted work.

I. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to the Contractor, may provide materials and make such repairs at the expense to the Landscape Contractor.

J. Quality Assurance

- General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (mowing and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.

D. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

E. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

F. Measurements: Measure trees with branches and trunks or canopies in their normal position. Do not prune to obtain required sizes. Take color measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material at height and spread dimensions.

do not measure from branch or root tip to tip.

G. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar, size and quality.

H. Owner's Authorized Representative neither the right to remove any plant material upon arrival to the site and inspect for signs of insect damage, root rot, diseases, root systems, lesions, branching habits, injuries and latent defects.

I. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Shrub and Groundcover (S&G) Plants: Dig and prepare shrubs in a manner that will not damage roots, branches, shape and future development.

B. Container Grow Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

C. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless advance storage and watering facilities are available on site.
- Protect root balls by holding in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to roots, balls or dissection of leaves or stems. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust or plants, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Will conform to 1. grade or better nursery grown stock. Listed plant heights are from base of root ball to terminal top of plant. Plants spaced refer to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is as well to honor only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, leaf branched and well rooted. The plants shall be free from significant insects, diseases, injuries to the bark or roots, broken branches, objectionable deformities, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified on no additional cost to the Owner.

specified at no additional cost to the Owner.

E. Trees shall be healthy, full branched, well shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, root, evenly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter, measured at 18" inches above root ball. Shrinkage applies to the customary nursery usage. For clarification, the term "ball" means a plant having from 15 to 20 roots running from the root ball to the trunk.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Free of rocks, debris, roots, lumpy soil, fine of dry lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Daligass or loess shall be rejected.
- Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.

E. Organic Fertilizer: Fertilizer, Sulfate, or Green Sulfate or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UR) with a minimum 8% sulfur and 4% zinc, plus micronutrients.

G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 18" long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Buss Company and under the trade name DURADIGG Heavy Duty Steel.

B. Staking Material for Shade Trees: Refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Fiber Fabric: "Mafi Mosaic" by Mafi Construction Products or approved equal.

E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various sizes of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6) inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6) inches of compost and till into a depth of six (6) inches of the topsoil. Apply organic fertilizer such as Sulfate or Green Sulfate at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting areas shall receive a two (2") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on the site imported topsoil as needed free from large clumps, rocks, debris, caliche, subsoil, etc., placed in nine (9") inch layers and watered thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (interlocked joints) after firming the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently exposed, then watered thoroughly.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipment of nursery materials shall be thoroughly protected from the driving winds. All plants must be planted as soon as possible after delivery to the site, and will be protected against the possibility of drying wind and balls of earth of 8 to 9 plants shall be delivered with soil and other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excess plants with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to top surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough notch hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not drop within one hour, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in edit rock, topsoil from

the same area should not be used. Carefully scold by watering to prevent air pockets. Remove the burlap from the top of the ball, as well as all rubber, plastic strips and wire. Container trees usually be root banded. If so follow standard nursery practice of root watering.

J. Do not wrap trees.

K. Do not over prune.

L. Munch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area below the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be modified with a minimum settled thickness of two (2") inches over the entire hole or pit.

N. Obstructions below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') foot below grade and no less than six (6') inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General topping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after pruning operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the third pit.

4. Shrub Cutting Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and break of corners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.

5. Top of curbing shall be 2" maximum height above final finished grade.

6. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

7. Do not install steel edging along sidewalks or curbs.

8. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

B. END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.ansin.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE. A. NEST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP 1/2" RIMUP AND ANY OTHER FOREIGN OBJECT. CONTAINER GROWN STOCK TO BE INSPECTED FOR GROUND ROOTS.

D. ROOT FLARE: INSURE THAT ROOT FLARE IS EXPOSED. TRIM FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRASS. TREES SHALL BE PLANTED WHEN GROUNDING ROOTS ARE PRESENT AND ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

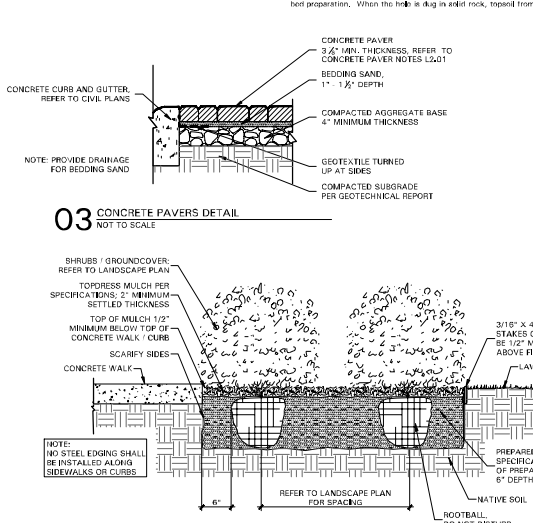
G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet. DRIVE NAIL STAKES FLUSH WITH POCKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, 2" MINIMUM SETTLED THICKNESS, WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND, STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES: AND ANY OTHER FOREIGN OBJECT. STAKE BELOW GROUND MODEL AVAILABLE FROM Tree Stake Solutions. ATTN: JIM Tuley. JET@treestakesolutions.com www.treestakesolutions.com

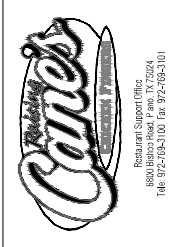
K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

4246 North Central Exp
Suite 100
Belle Fourche, SD 57505
314.885.7182 office

BELLE FIRMA



2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
PAE-V AV SCHEME A
Principal or Lead NAME

1101 Central Expressway South

Allen, TX 75013

CONTACT: (512) 367-1825

(409) 619-1134

HF10259@HKS.COM

09.20.21

PERMIT SET

Project: PAE-V AV 2021 - L10 - RELAX

Permit Issue Date: 05.07.2021

Design Submittal Log:

Date Issued: Revision Number:

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Sheet Title:

LANDSCAPE SPECIFICATIONS

Date: 09.20.2021

Project Name: PAE2 0100

Drawn By: TMM

Sheet Name:

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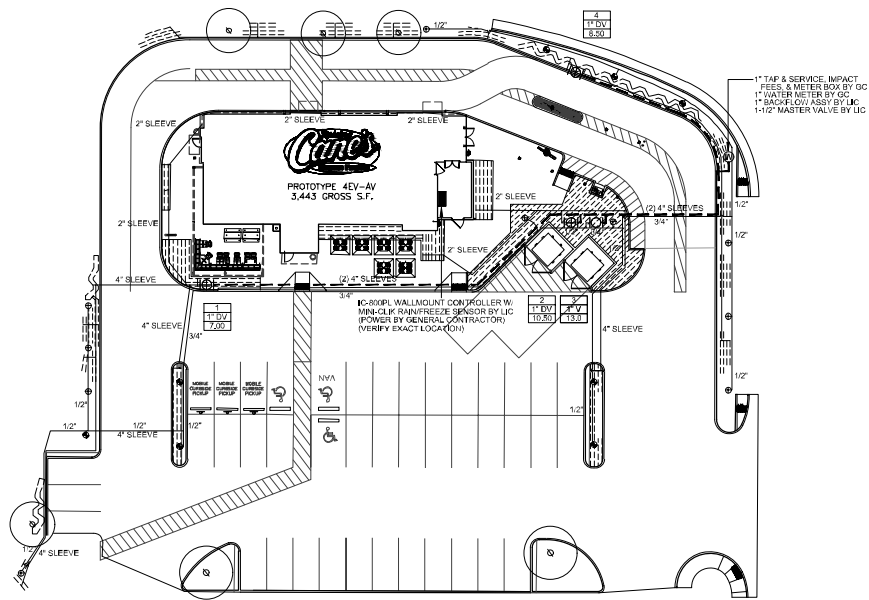
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IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
	BUBBLER HEAD	HUNTER (30 PSI)	PCB-50 PLASTIC BUBBLER NOZZLE ON HUNTER SJ SWING JOINT
	BUBBLER HEAD	HUNTER (30 PSI)	PCB-10 PLASTIC BUBBLER NOZZLE ON HUNTER SJ SWING JOINT
	QUICK COUPLING VALVE	HUNTER	HO-DNP WITH LASCO BALL VALVE. PURPLE LID READS "RECLAIMED WATER, DO NOT DRINK" IN ENGLISH AND "NO TOME" IN SPANISH.
	REMOTE CONTROL VALVE	HUNTER	ICV SERIES WITH ACCU-SYNC PRESSURE REGULATOR, REFER TO PLANS FOR SIZE
	CONTROLLER	HUNTER	IC-CORE WALLMOUNT WITH MINI-CLIK WIRELESS RAIN AND FREEZE SENSOR
	MAINLINE PIPING	REFER TO SPEC.	1-1/2" CLASS 200 PVC
	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
	REMOTE CONTROL DRIP VALVE	HUNTER	ICW-100 CONTROL ZONE KIT, REFER TO PLAN FOR SIZE
	DRIP HEADER PIPING	REFER TO SPEC.	CLASS 200 PVC UNLESS OTHERWISE NOTED
	PLANTING BED DRIPLINE TUBING	HUNTER	PLD-CV-06-18 AT 18" O.C. WITH PLD INSERT FITTINGS, 12 GA. GALVANIZED STAKES AND DRIP INDICATOR HEAD
	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
	PVB BACKFLOW PREVENTER	FEBCO	#765, REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	ICV, REFER TO PLAN FOR SIZE
	STATION NUMBER		
	VALVE SIZE		
	GPM (APPROX.)		

PIPE SIZE CHART

FLOW/GPM:	PIPE SIZE:
0 - 4.0	1/2"
4.1 - 9.5	3/4"
9.6 - 14.5	1"
14.6 - 27.0	1-1/4"
27.1 - 35.0	1-1/2"
35.1 - 55.0	2"



SCALE: 1" = 20'-0"

SETH HEIDMAN
DESIGN/CONSTRUCTION & CONSTRUCTION



4345 North Central Expy
Suite 801
Dallas, Texas 75205
214.855.7182 office



Restaurant Design Office
8880 US-90 ROAD, HOUSTON, TX 77064
Tel: 972-409-1100 Fax: 972-409-1101

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

Professional of Record NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Albuquerque, NM 87102
Contact: 505.867.1125
(405) 619-1164
info@pmdesign.com



Permit Set
Permit No. 1
Permit Date: 05/07/2021
Design Submittal Log: --
Date Issued: 05/07/2021
Date: --

REV	DESCRIPTION
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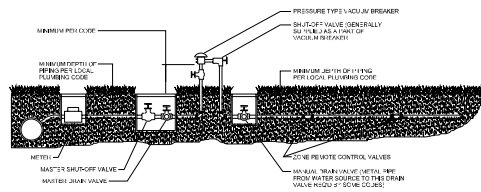
IRRIGATION PLAN

Date: 02.20.2022
Project Number: PAC21010.0
Drawn By: SAH

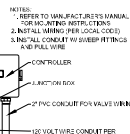
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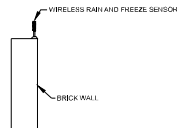
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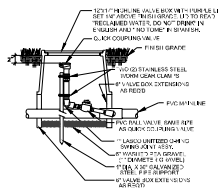
PRESSURE VACUUM BREAKER



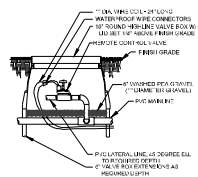
WALLMOUNT CONTROLLER



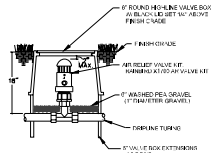
WALLMOUNT SENSOR



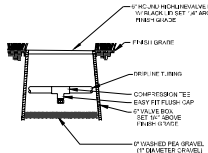
QUICK COUPLING VALVE W/ BALL VALVE



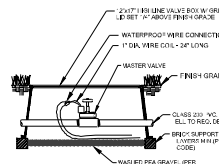
REMOTE CONTROL VALVE



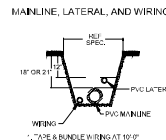
AIR RELIEF VALVE



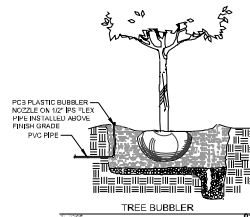
AUTOMATIC FLUSH VALVE



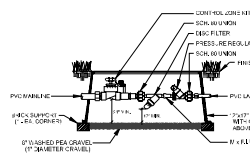
MASTER VALVE



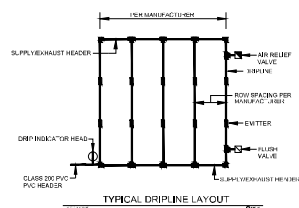
TRENCHING DETAIL



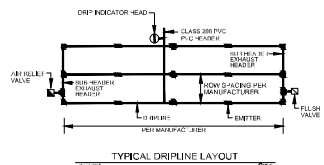
TREE BUBBLER



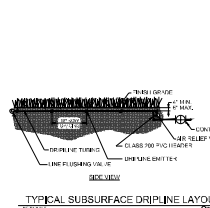
REMOTE CONTROL DRIP ZONE KIT



TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL SUBSURFACE DRIPLINE LAYOUT

NOTES:

- ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-D8Y PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-68 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
- SIZE ALL LATERAL PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE PIPE SIZE CHART.
- CONNECT TREE BUBBLER AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH HUNTER 1/2" SJ SWING JOINT.
- INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOX. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH HUNTER HSJ SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BBS EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE ID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 150'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITH FIVE (5) FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH HIGHLINE VALVE BOXES.
- INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
- ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90 DEGREE RADIUS SPRAY. THIS MAY REQUIRE ADJUSTABLE NOZZLES. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
- DESIGN PRESSURE IS 50 PSI. STATIC PRESSURE IS 85 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOXES.
- INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5-0" PS IN DRIPLINE.
- PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE BEDS. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT ALL HUNTER PLD BARBED FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL ONE DRIP INDICATOR HEAD FOR EACH DRIP ZONE. INDICATOR HEAD TO BE A HUNTER ECO INDICATOR HEAD.
- AIR/VACUUM RELIEF VALVE TO BE HUNTER PLD-ARV INSTALLED IN A SIX-INCH (6") HIGHLINE VALVE BOX WITH 6" OF GRAVEL SUMP. AUTOMATIC FLUSH VALVE TO BE HUNTER AFV INSTALLED IN A SIX-INCH (6") HIGHLINE VALVE BOX WITH 6" OF GRAVEL SUMP.
- ALL HUNTER PLD-CV DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MINIMUM OF 1'-0" AND MAXIMUM OF 1'-2" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- WHERE POSSIBLE LOCATE ALL MAINLINES, VALVES, OR CONTROL WIRES SHALL BE LOCATED AND INSTALLED OUTSIDE RIGHT-OF-WAY.
- ALL STATE OF NEW MEXICO LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT THEY ARE TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF NEW MEXICO OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.



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Sheet Title:

IRRIGATION SPECIFICATIONS

Date: 02.20.2022

Project Number: FAC21010.0

Drawn By: SAH

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