

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

August 22, 2014

Genevieve Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Applebee's, 5916 Holly Ave NE
30-Day Temporary Certificate of Occupancy- Transportation Development
DRB Project Number 1004772 (C18-D073A)
Certification dated 08-22-14

Dear Ms. Donart,

Based upon the information provided in your submittal received 08-22-14, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. A digital copy must be included with each submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk
File

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Genevieve L. Donart, PE, NMPE 15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the site development plan for building permit dated 12/05/13. The record information edited onto the original design document has been obtained by Jacobo J. Pacheco, NMPS #15088, of the firm WH Pacific. I further certify that I have personally visited the project site on 08/20/14 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

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

Genevieve L. Donart
NMPE #15088
Date 08/22/14

INDEX TO DRAWINGS

SHEET NO.	TITLE
CP-001	SITE DEVELOPMENT PLAN
CP-501	PAVING DETAILS
CG-101	GRADING & DRAINAGE PLAN
CU-101	UTILITY PLAN
LS-101	LANDSCAPE PLAN
A-200	ELEVATIONS (FRONT & SIDE)
A-201	ELEVATIONS (REAR & SIDE)
A-202	ELEVATIONS (PATIO)

EASEMENT NOTES

- EXISTING PRIVATE CROSS-LOT ACCESS EASEMENT PER DOC# 20080818450 FILED 02/19/08).
- ACCESS TO HOLLY AVE. NE. VIA LOT 20 CROSS-EASEMENTS AGREEMENT RECORDED 02-19-2008, AS DOC# 2008018450 AND GRANT OF EASEMENT PER DOCUMENT RECORDED 05-18-2006 IN BOOK A117, PAGE 2751 AND NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT PER DOCUMENT RECORDED 06-15-2006, IN BOOK A124.
- BLANKET DRAINAGE AGREEMENT WITHIN THE COMMON AREAS OF TRACTS A, B, AND C, HOLLY PLACE AND LOTS 12, 13, 20 AND 21, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, FOR THE BENEFIT OF THE PREVIOUSLY DESCRIBED PARCELS GRANTED BY DOCUMENT FILED 02-19-2008 AS DOC# 2008018451, MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PREVIOUSLY DESCRIBED PARCELS.
- BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENTS WITHIN THE COMMON AREAS OF TRACTS A, B AND C, HOLLY PLACE, FOR THE BENEFIT OF THE PREVIOUSLY DESCRIBED PARCELS GRANTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND CROSS-EASEMENT AGREEMENT FILED 06-20-2007 AS DOC# 2007090250 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND CROSS-EASEMENT AGREEMENT FILED 06-19-2008 AS DOC# 2008099999, MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PREVIOUSLY DESCRIBED PARCELS.
- INGRESS, EGRESS AND PARKING EASEMENTS PER DOC# 201230258 FILED 12-10-2012.

GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH CITY DESIGN STANDARDS. ONE SHARED MONUMENT SIGN IS EXISTING ALONG PASEO DEL NORTE. FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL BUILDING-MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6% OF EACH BUILDING ELEVATION FACADE.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF SECTION 14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE MONTANO PLAZA SITE PLAN FOR SUBDIVISION DESIGN STANDARDS. MAXIMUM HEIGHT OF FIXTURES SHALL BE 20FT, EXCEPT 16FT WITHIN 100FT OF RESIDENTIAL DEVELOPMENT.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS)
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED WHERE PRACTICAL.
- RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES PER PNM DESIGN GUIDELINES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO NEW SERVICE DEPARTMENT TO COORDINATE ELECTRICAL SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRICAL SERVICE CONNECTION.
- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

PASEO DEL NORTE BOULEVARD NE.

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "OUTDOOR" PATIO SPACE, AN OUTDOOR LOFT, AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TRACT 8, HOLLY PLACE AND LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, HAVING A LAND AREA OF 1.5697 ACRES (68,377 SF). A PLAT WILL COMBINE THESE 2 LOTS INTO A SINGLE TRACT.

MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PEDESTRIAN CONNECTIONS:

- THE EXISTING PEDESTRIAN SIDEWALK FROM PASEO DEL NORTE TO THE SOUTH WILL CONNECT TO THE ONSITE PEDESTRIAN ACCESS WALK.
- AN EXISTING PEDESTRIAN PATH FROM THE DISCOUNT TIRE PARKING TO THE EAST WILL BE EXTENDED WEST TO THE BUILDING.
- AN EXISTING PEDESTRIAN PATH FROM THE NORTHEAST WILL BE EXTENDED SOUTH TO THE BUILDING.

- ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
- SEE CIVIL DETAIL SHEET, CP-501 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0", WITH 2' OVERHANG. 2' OVERHANG INTO LANDSCAPE AREA IS NOT PART OF LANDSCAPE CREDIT.
- ALL ACCESSIBLE PARKING SPACES AS DIMENSIONED AND 20'-0" DEEP.
- ALL MOTORCYCLE PARKING SPACES ARE 4'-0" WIDE BY 10'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- ALL ONSITE SIDEWALKS ARE 6' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.
- ALL CURB RADII AT END OF ISLANDS ARE 2'R UNLESS OTHERWISE DIMENSIONED.

PROJECT NUMBER: 1004772

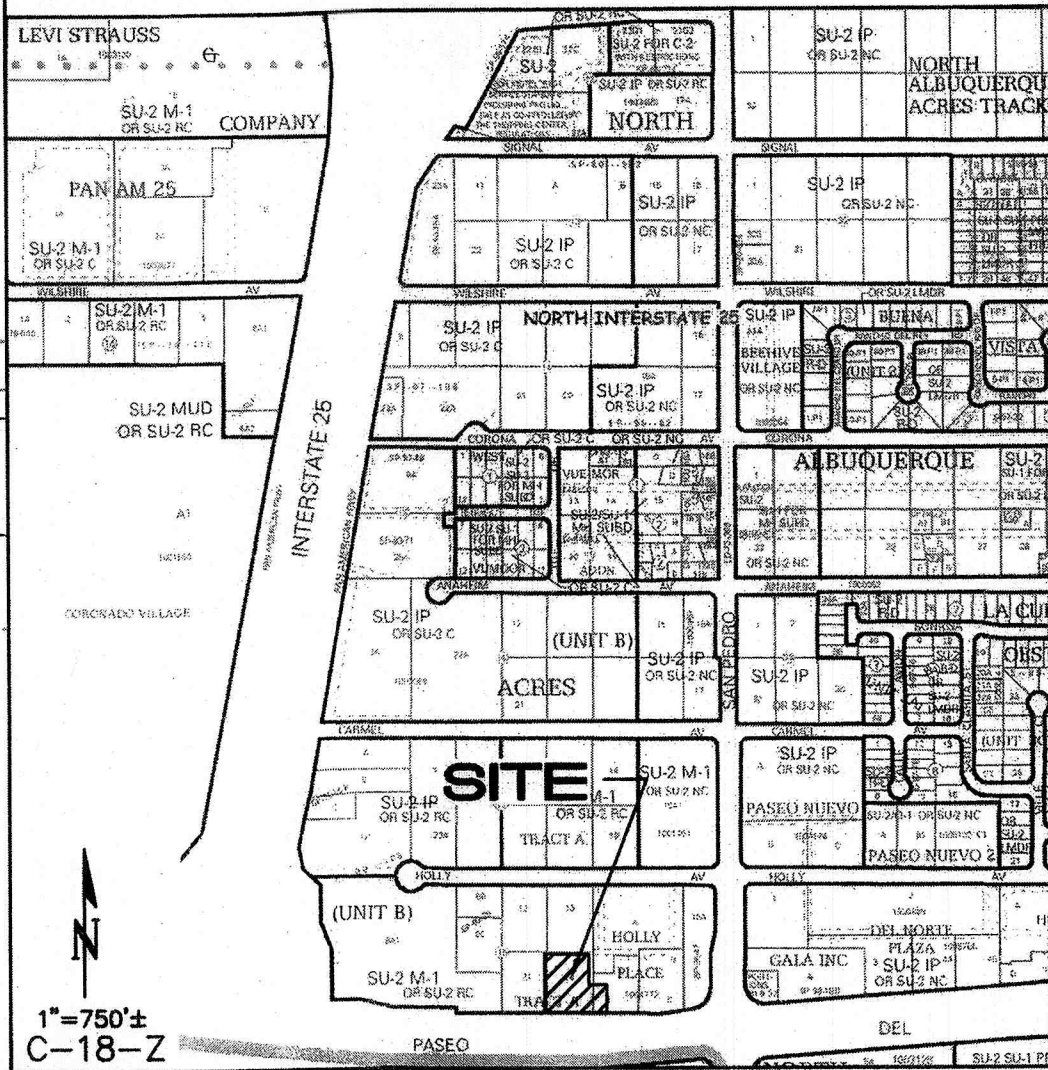
Application Number: 13DRB-70693

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

11/13/13
Traffic Engineering, Transportation Division
Date
11/13/13
Date
11-13-13
Date
11-13-13
Date
N/A
Date
Solid Waste Management
Date
12-4-13
Date
DRB Chairperson, Planning Department

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACT 8, HOLLY PLACE AND LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, NM

ZONING: SU-2 FOR M-1

AREAS:
TRACT AREA: 68,377 SF
BUILDING FOOTPRINT: 5,681 SF
PATIO AREA: 1,606 SF
F.A.R.: 0.083

PROPOSED USE:
RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

TOTAL PARKING SPACES
REQUIRED = 397 OCCUPANCY/3 = 99 SPACES
PROVIDED = 101 SPACES
ADA PARKING SPACES
REQUIRED = 4 SPACES
PROVIDED = 4 SPACES (INCLUDING 2 VAN ACCESSIBLE)
NON-ADA (NORMAL) PARKING SPACES
PROVIDED = 97 SPACES
MOTORCYCLE PARKING SPACES
REQUIRED = 3 SPACES
PROVIDED = 4 SPACES
BICYCLE PARKING
REQUIRED = 97/20 = 5 SPACES
PROVIDED = 5 SPACES

KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA ACCESSIBILITY RAMP, SEE DETAILS CP-501.
- ACCESSIBLE PARKING SIGN, SEE DETAIL CP-501.
- MOTORCYCLE PARKING SIGN, SEE DETAIL CP-501.
- ACCESSIBLE PARKING STALL, SEE DETAILS CP-501.
- GARBAGE ENCLOSURE (ROLL-OUT).
- PCC SIDEWALKS, SEE DETAIL SHEET CP-501.
- 3-BIKE RACKS, SEE DETAIL SHEET CP-501.
- VAN ACCESSIBLE PARKING SIGN, SEE DETAIL CP-501.
- EXISTING MONUMENT SIGN, SHARED PER MASTER AGREEMENT.
- GARBAGE/LOADING ACCESS.
- ADA PATH, STAMPED, COLORED CONCRETE.
- EXISTING PARKING SPACES TO BE REMOVED.
- EXISTING PARKING SPACES TO REMAIN.
- EXISTING TO REMAIN.

PREPARED FOR:

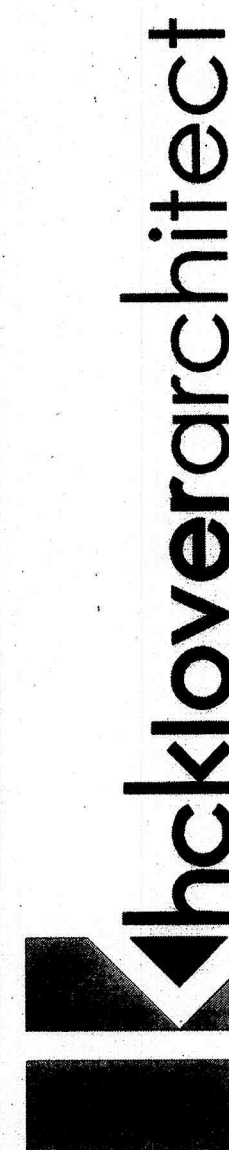
APPLE INVESTORS GROUP
917 RAVENWOOD WAY
CANTON, GA 30115

PREPARED BY:

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1985 CP-001.dwg Nov 06,2013



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DIMENSIONS SHOWN are to finish line of a material unless otherwise indicated. OCCUPY & MEASURE dimensions - IN NOT SCALE. Always place dimensions indicated.

project title

Applebee's
Lot 20 Holly Place
ALBUQUERQUE, NEW MEXICO, 12345

project number
13024016
drawing issuance
BID / PERMIT 09/23/2013
drawing revisions
No. Description Date

professional seal

drawing title
CP-001 SITE
DEVELOPMENT PLAN
FOR BUILDING PERMIT
drawing number