



**Planning Department
Transportation Development Services**

November 20, 2014

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Applebee's- Montañó Plaza, 6200 Coors Blvd.
Certificate of Occupancy – Transportation Development**
Site Development Plan dated 06-02-14 (E12-D003A)
Certification dated 11-03-14

Dear Mr. Arfman,

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 11-10-14 and information received 11-18-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Applebee's -- Montano Plaza Building Permit #: _____ City Drainage #: E12/D003A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Parcels 1-A-1-A & 1-A-2-A, Lands of Joel P. Taylor
City Address: 6200 Coors Blvd. NW

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman
Address: 128 Monroe Street NE; Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com

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

Architect: Klover Architects Contact: Chad Renoux
Address: 10955 Lowell Avenue, Suite 700; Overland Park, KS 66210
Phone#: (913) 649-8181 Fax#: _____ E-mail: _____

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg
Address: 9384 Valley View Drive NW; Albuquerque, NM 87114
Phone#: (505) 897-3366 Fax#: _____ E-mail: hugg@swcp.com

Contractor: T.B.D. Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ DRAINAGE PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
- ☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: November 19, 2014

By: Fred C. Arfman

Isaacson & Arfman, P.A.

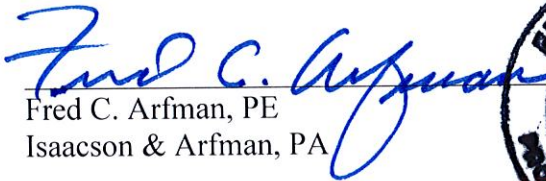
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

**TRAFFIC CERTIFICATION**

I, Fred C. Arfman, NMPE No. 7322, 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 DRB, AA OR TCL APPROVED PLAN DATED 10-01-2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Jacobo J. Pacheco, NMLS #17822. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON Nov. 10th & 14th, 2014 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 Permanent Certificate of Occupancy.

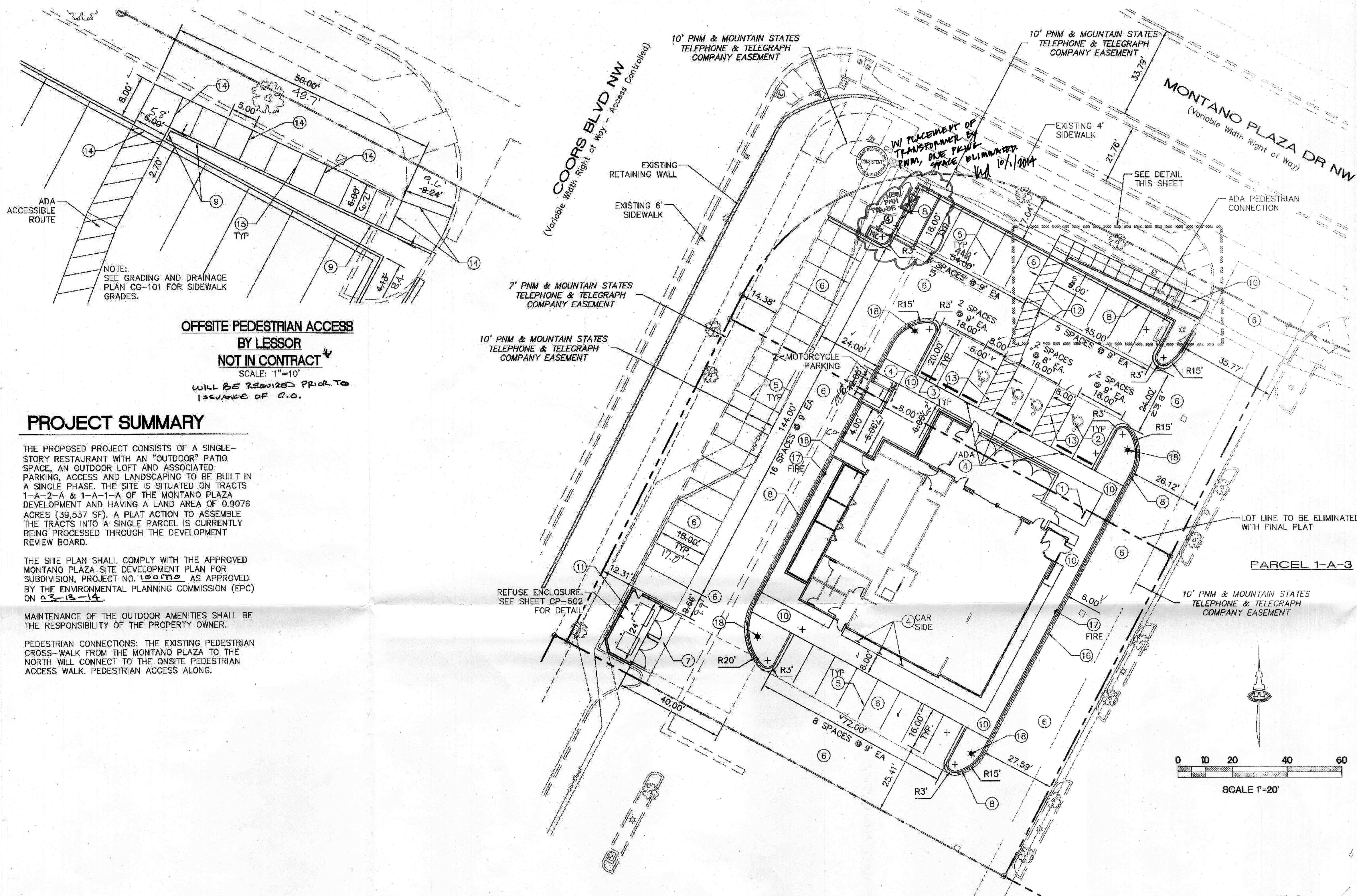
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Fred C. Arfman, PE
Isaacson & Arfman, PA



November 14, 2014

Date



**OFFSITE PEDESTRIAN ACCESS
BY LESSOR
NOT IN CONTRACT**
SCALE: 1"=10'
WILL BE REQUIRED PRIOR TO
ISSUANCE OF C.O.

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 TRACTS 1-A-2-A & 1-A-1-A OF THE MONTANO PLAZA DEVELOPMENT AND HAVING A LAND AREA OF 0.9078 ACRES (39,537 SF). A PLAT ACTION TO ASSEMBLE THE TRACTS INTO A SINGLE PARCEL IS CURRENTLY BEING PROCESSED THROUGH THE DEVELOPMENT REVIEW BOARD.

THE SITE PLAN SHALL COMPLY WITH THE APPROVED MONTANO PLAZA SITE DEVELOPMENT PLAN FOR SUBDIVISION, PROJECT NO. 1001770 AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 03-13-14.

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

PEDESTRIAN CONNECTIONS: THE EXISTING PEDESTRIAN CROSS-WALK FROM THE MONTANO PLAZA TO THE NORTH WILL CONNECT TO THE ONSITE PEDESTRIAN ACCESS WALK. PEDESTRIAN ACCESS ALONG.

GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION DESIGN STANDARDS FOR MONTANO PLAZA. ONE MONUMENT SIGN IS PROPOSED ALONG MONTANO PLAZA DR, FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL LIGHTING-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 DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S 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 NEW MEXICO ONE CALL SYSTEM (505-260-1990) 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.
- 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 RADIUS AT END OF ISLANDS ARE 3'R UNLESS OTHERWISE DIMENSIONED.

PROJECT NUMBER: 1001770
Application Number: 14 DRB-70151

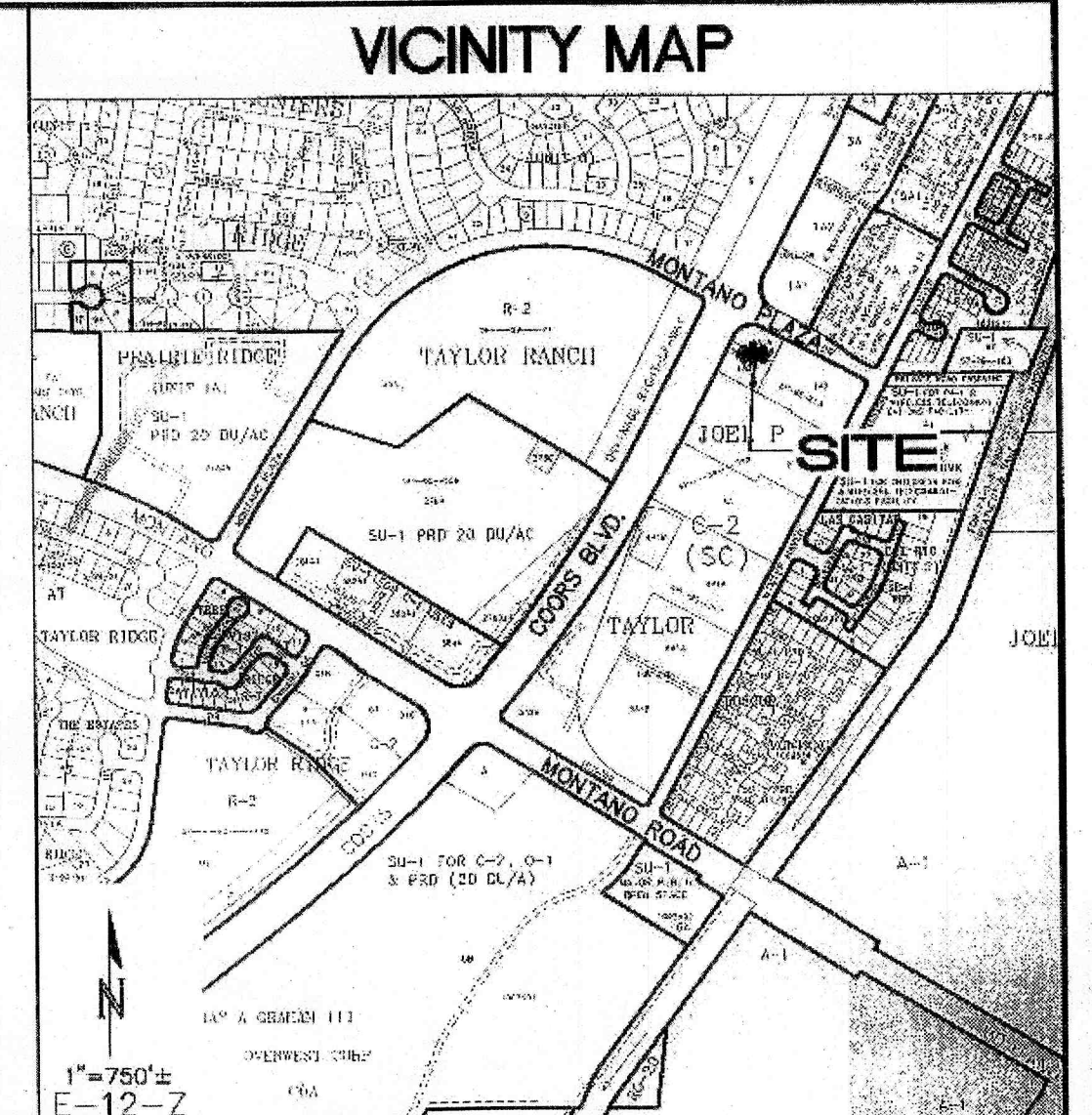
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for consideration of public improvements.

DRB SITE DEVELOPMENT PERMITS APPROVAL:

Public Engineering, Transportation Division	06-02-14
Public Engineering, Utilities Division	05-21-14
Public Engineering, Planning Department	05-21-14
Public Engineering, Planning Department	05-21-14
Public Engineering, Planning Department	05-21-14
Public Engineering, Planning Department	05-21-14
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PREPARED FOR: APPLE INVESTORS GROUP
917 RAVENWOOD WAY
CANTON, GA 30115

PREPARED BY: ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE, NM 87108



PROJECT DATA

LEGAL DESCRIPTION: PARCEL 1-A-1-A, 1-A-2-A, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, NM

ZONING: C-2(SC)

AREAS: TRACT AREA: 39,537 SF
BUILDING FOOTPRINT: 6,475 SF
F.A.R.: 0.164

PROPOSED USE: RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

TOTAL PARKING SPACES
REQUIRED = 297 OCCUPANCY/3 = 99 SPACES
PROVIDED = 432 SPACES SITE
845 SHARED SPACES PER MONTANO PLAZA SITE PLAN DATED 04/06/1988

ADA PARKING SPACES
REQUIRED = 4 SPACES
PROVIDED = 4 SPACES (INCLUDING 2 VAN ACCESSIBLE)

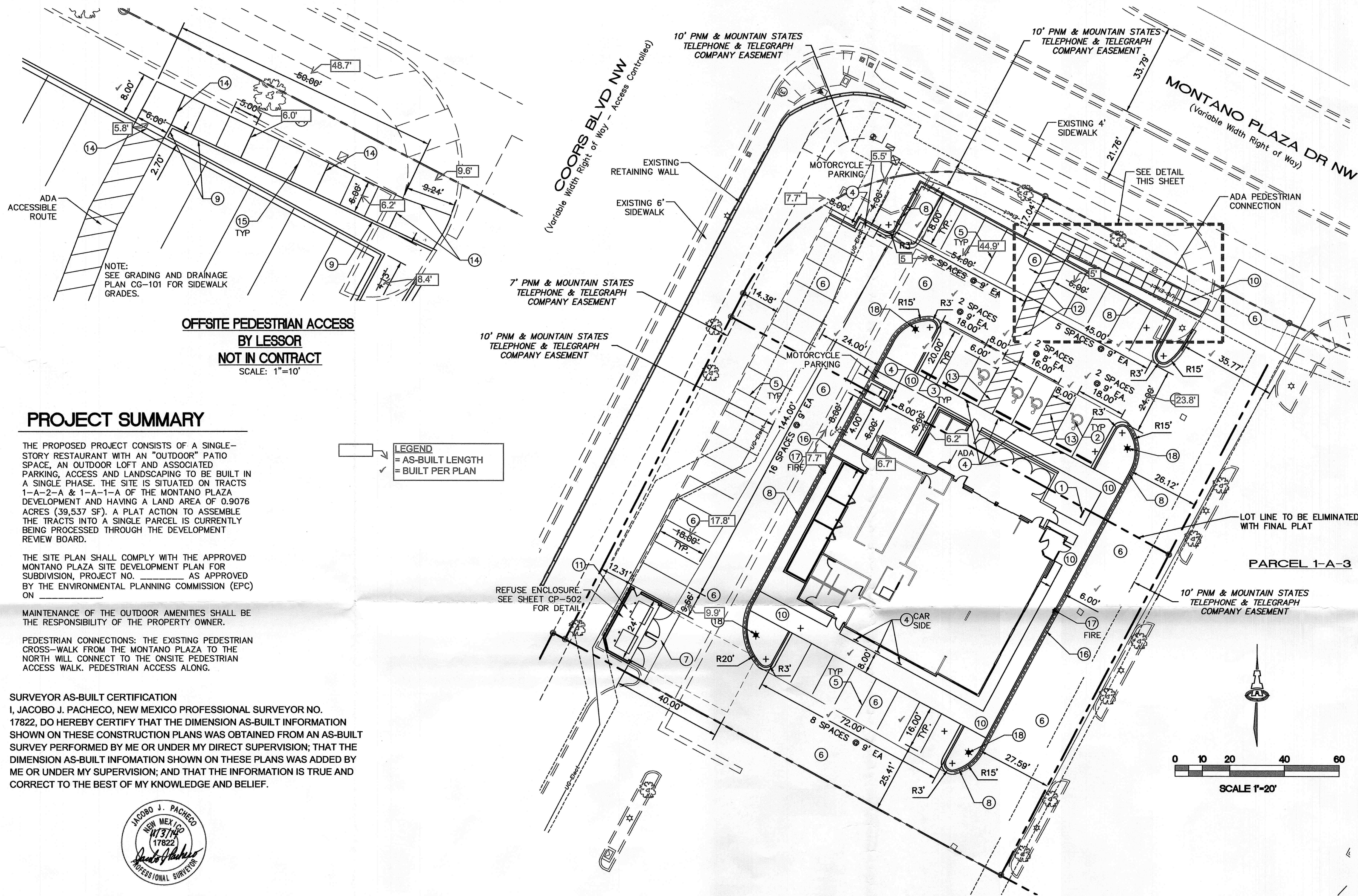
MOTOR CYCLE PARKING SPACES
REQUIRED = 3 SPACES
PROVIDED = 3 SPACES

BICYCLE PARKING
REQUIRED = 97/20 = 5 SPACES
PROVIDED = 5 SPACES

KEYED NOTES

- BIKE RACK. (MINIMUM 5 SPACES) SEE DETAIL SHEET CP-501.
- REFLECTORIZED PAVEMENT MARKING HANDICAP SYMBOL; SEE DETAIL SHEET CP-501.
- PCC WHEEL STOP; SEE DETAIL SHEET CP-501.
- PARKING SIGNS; SEE DETAIL SHEET CP-501.
- REFLECTORIZED PAVEMENT MARKING 4" SOLID WHITE STRIPE.
- ASPHALT PAVING; SEE DETAIL SHEET CP-501.
- CONCRETE PAVING; SEE DETAIL SHEET CP-501.
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- PCC HEADER CURB; SEE DETAIL SHEET CP-501.
- PCC SIDEWALK; SEE DETAIL SHEET CP-501.
- DUMPSTER PAD; SEE SHEET CP-502 FOR DETAILS.
- CROSS WALK TO HAVE DIAGONAL 4" WIDE STRIPES AT 4'-0" O.C.
- REFLECTORIZED PAVEMENT MARKING 4" WIDE SOLID BLUE STRIPES AT 4'-0" O.C.
- 1/2" EXPANSION JOINT.
- CONTRACTION JOINT.
- CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
- NO PARKING FIRE LANE SIGN.
- SITE LIGHT POLES AND FIXTURES, SEE SHEET CP-501 FOR DETAILS.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com
1984 CP-102.dwg May 05, 2014



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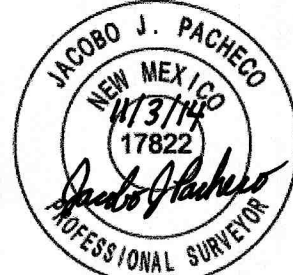
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SURVEYOR AS-BUILT CERTIFICATION

I, JACOBO J. PACHECO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 17822, DO HEREBY CERTIFY THAT THE DIMENSION AS-BUILT INFORMATION SHOWN ON THESE CONSTRUCTION PLANS WAS OBTAINED FROM AN AS-BUILT SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DIMENSION AS-BUILT INFORMATION SHOWN ON THESE PLANS WAS ADDED BY ME OR UNDER MY SUPERVISION; AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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PROJECT NUMBER: _____

Application Number: _____

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

DRG SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRG Chairperson, Planning Department	Date
Environmental Health, if necessary	Date

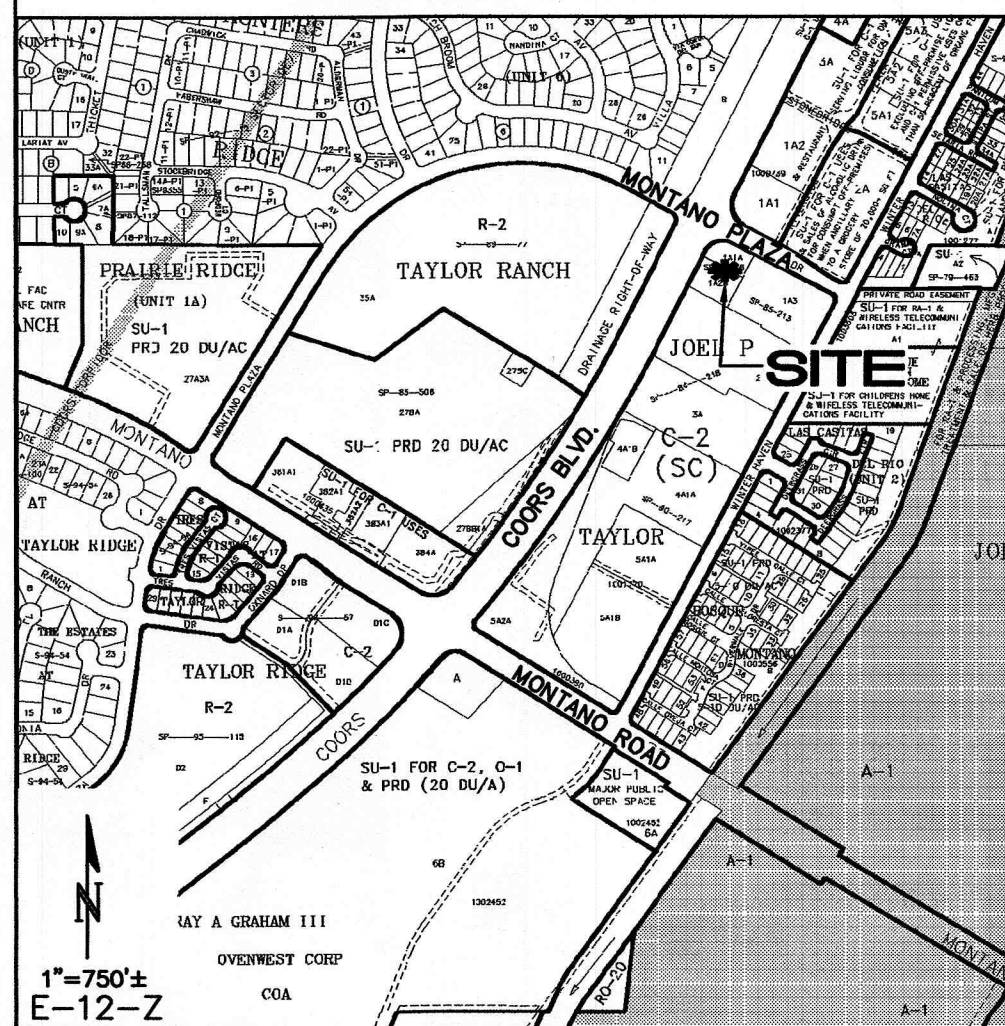
PREPARED FOR:

APPLE INVESTORS GROUP
917 RAVENWOOD WAY
CANTON, GA 30115

PREPARED BY:

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE, NM 87108

VICINITY MAP



PROJECT DATA

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PROPOSED USE:
RESTAURANT WITH PATIO DINING

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- NO PARKING FIRE LANE SIGN.
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10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
PH: 913.649.8161 • FX: 913.649.1275 • WWW.HCKLOVERARCHITECT.COM

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT, OR PREPARED UNDER HIS DIRECT SUPERVISION ON AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS, INCLUDING THE OVERALL LAYOUT, FORM, ORIENTATION, AND COMPOSITION OF SPACES AND DETAILS PERTAINING, CONSTITUTE THE ORIGINAL, UNREVISED WORK OF THE ARCHITECT. ANY REVISIONS, CORRECTIONS, OR CHANGES TO THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS EXPRESSLY PROHIBITED.

© 2013 H.C. KLOVER ARCHITECTS
THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THE MODIFYING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY DOCUMENTS, DRAWINGS OR OTHER MATERIALS USED FOR ANY PART OF THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S PROFESSIONAL LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT SHOWN. NO ASSUMPTION IS MADE BY THE ARCHITECT FOR THE ACCURACY OF ANY OTHER DATA. RELATED DOCUMENTS: This drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other documents may affect the Work described. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project. CONFLICT WITH: All laws, codes, ordinances and regulations with authority having jurisdiction and with requirements of the Landlord. It applies to all work under this contract and all permits and required approvals are obtained. VERY ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. Construction of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and acceptance of responsibility for satisfactory completion. DIMENSIONS SHOWN ON THIS DRAWING ARE TO FACE UNLESS OTHERWISE INDICATED. DIMENSIONS & MEASURE DIMENSIONS - DO NOT SCALE DRAWING UNLESS OTHERWISE INDICATED.

project title



South East Corner of Coors Blvd and Montano Plaza Dr.
ALBUQUERQUE, NEW MEXICO, 12345

project number
13024.016
drawing issuance
BID / PERMIT 05.31.2013
drawing revisions
No. Description Date

professional seal



site plan for building permit

cp-102