

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2023

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

**Re: Raising Cane's
4800 Montgomery Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's Stamp dated 07-07-22 (G17-D011)
Certification dated 03-14-23

Dear Mrs. Okoye,

Based upon the information provided in your submittal received 03-08-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Key note G.2: Per City standard the dimensions for the ADA ramp's turning space should be minimum 5'X5'. But per site visit the length is exactly 4'. Please re-build this ramp per COA std dwg 2442 as referenced on the approved site plan. See attached photo.
- Please provide Motorcycle parking posted upright sign, either free-standing or wall mounted per the zoning code.

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

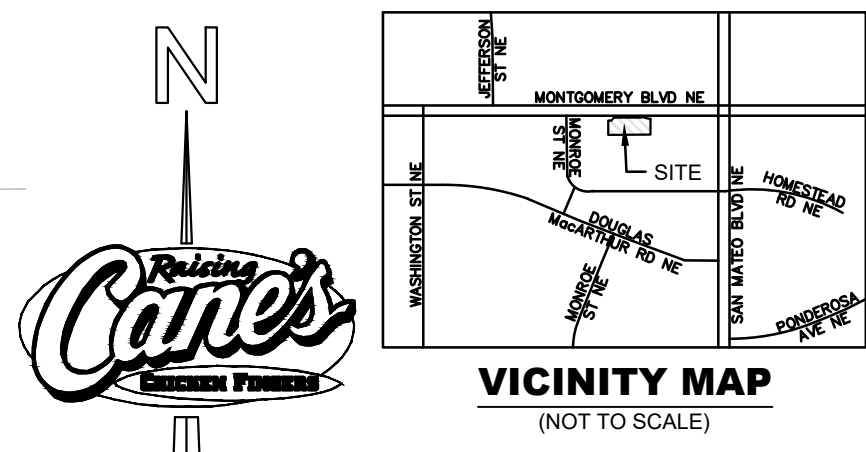
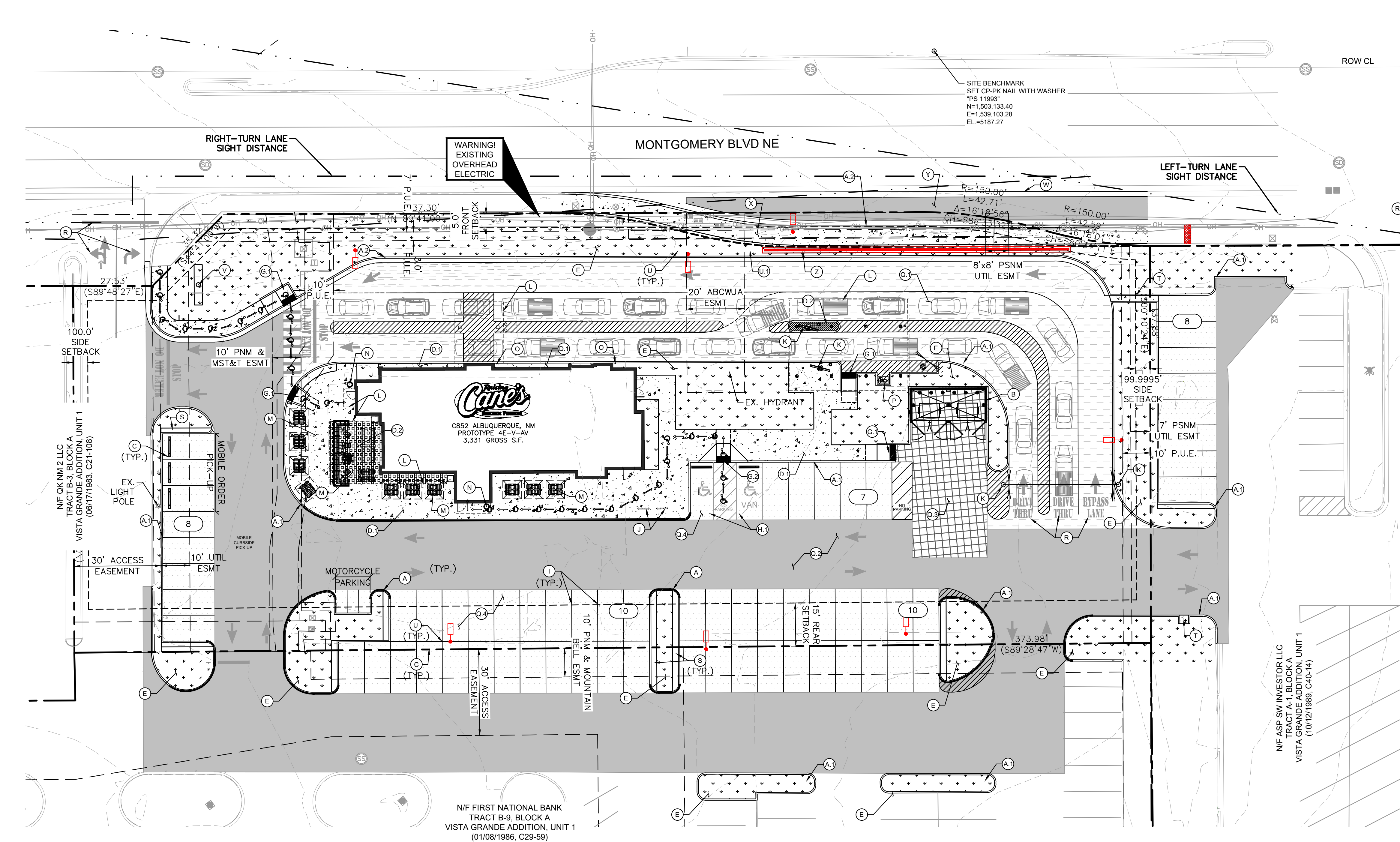
If you have any questions, please contact me at (505) 924-3

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File



TRAFFIC CERTIFICATION

I, LAUREN A. NUFFER, NMPE 24254, OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 05/18/2022. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 02/09/2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS WITH MINOR MODIFICATION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY (FINAL C.O.).

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

LAUREN A. NUFFER, NMPE 24254



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- PROPOSED SAWCUT
- PROPOSED CONCRETE CURB
- EXISTING CURB
- PROPOSED PARKING COUNT
- PROPOSED LANDSCAPE AREA
- CONCRETE SIDEWALK
- COVERED PATIO INTEGRAL COLOR SMOKESTACK 102 - 5LB
- PAVERS AT CENTER MENU ISLAND UNDER CANOPY BELGARD HOLLAND STONE, LEGACY PAVERS IN HERRINGBONE/BASKETWEAVE PATTERN CHARCOAL OR SIMILAR GRAY COLOR SEE DETAIL SHEET C9.0
- LIGHT DUTY ASPHALT PAVEMENT
- MEDIUM DUTY ASPHALT PAVEMENT
- INTEGRAL COLORED 860 GRAPHITE (IRON OXIDE) STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

PARKING / SITE DATA PER IDO		
TRACT B-1		
VISTA GRANDE SUBDIVISION		
EXISTING ZONING	MIXED USE (MX-M)	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LOT AREA	55,027 SF / 1.26 AC	
BUILDING AREA	3,331 SF	
FINISHED FLOOR ELEVATION	5,187.71 FT	
IMPERVIOUS AREA	44,679 SF	
LOT COVERAGE	81.2%	
TOTAL PARKING	34 SPACES	35 SPACES
ACCESSIBLE	2 SPACES	2 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 3 SPACES / 1,000 SF OF OUTDOOR SPACE.		

KEYNOTE LEGEND	
A	CONSTRUCT 6" TYPE 1 PINNED CURB, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C10.0
A2	CONSTRUCT 6" STANDARD CURB & GUTTER, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C10.0
B	RECYCLING/TRASH DUMPSTER LOCATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
C	WHEEL STOPS, SEE DETAIL ON SHEET C9.0
C1	PRIVATE CONCRETE SIDEWALK, SEE DETAIL ON SHEET C9.0
C2	COVERED PATIO INTEGRAL COLOR SMOKESTACK 102 - 5LB
C3	PAVERS IN MENU ISLAND: BELGARD HOLLAND STONE, LEGACY PAVERS IN HERRINGBONE/BASKETWEAVE PATTERN CHARCOAL OR SIMILAR GRAY COLOR SEE LANDSCAPE FOR INSTALLATION DETAIL
E	LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
E1	BARRIER FREE RAMP, SEE DETAIL ON SHEET C9.0
E2	SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER CITY OF ALBUQUERQUE STANDARD DWG 2442 (DETAIL A)
H	ACCESSIBLE PARKING STALL
I	PAVEMENT STRIPING, REFER TO SHEET C5.2
J	BICYCLE RACK PARKING RACK, REFER TO ARCHITECTURAL PLANS FOR DETAILS
K	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR, REFER TO ARCHITECTURAL PLANS FOR DETAILS
L	CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS
M	PROPOSED PATIO, REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT

N	PROPOSED TRASH CAN, REFER TO ARCHITECTURAL SITE DETAILS
O	BOLLARD IN CURB, REFER TO ARCHITECTURAL PLANS FOR DETAILS
P	HAND WASH STATION, REFER TO ARCHITECTURAL PLANS FOR DETAIL
C3	INTEGRAL COLORED 860 GRAPHITE (IRON OXIDE) STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C9.0
C2	MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C9.0
C3	HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C9.0
C4	LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C9.0
R	DIRECTIONAL PAVEMENT MARKING, REFER TO SHEET C5.2
S	CONCRETE SIDEWALK, 2.5' WIDTH ADJACENT TO PARKING SPACES
T	CONCRETE FLUME
U	PROPOSED SITE LIGHTING, REFER TO ELECTRICAL PLANS FOR DETAIL
U1	RELOCATED STREET LIGHTING
V	RAISING CANE'S PYLON SIGN TO BE DESIGNED BY OTHERS
W	EXTEND EXISTING VALLEY GUTTER PER CITY OF ALBUQUERQUE STANDARD DWG 2420
X	PUBLIC CONCRETE CURB TYPE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DWG 2430
Y	ASPHALT PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DWG 2405B
Z	SCREEN WALL, SEE ARCH. FOR DETAILS

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC. DATED FEBRUARY 2021.
- ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY OF ALBUQUERQUE STANDARDS.
- PER FEMA MAP NUMBER 35001C0139G DATED SEPTEMBER 26, 2008, THIS SITE IS NOT WITHIN A FLOODPLAIN, BUT IS ADJACENT TO FLOOD ZONE AO
- BUILDING IS FIRE SPRINKLED.
- CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT IS NOT TO BE HELD LIABLE FOR ANY DAMAGE TO THE ASPHALT PAVEMENT.
- LANDSCAPE BUFFER WAIVER VA-2001-00134 PROPOSING A REDUCED BUFFER WIDTH HAS BEEN APPROVED.
- ALL IMPROVEMENTS IN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY PER WORK ORDER DRAWING #642183 SHALL BE BUILT.

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C
GRID/GROUND COORDINATES: STANDARD
TYPE: NAD83
HORIZONTAL DATUM: NAVD88
VERTICAL DATUM: 0'00'00.00"
ROTATION ANGLE: YES
MATCHES DRAWING UNITS: ALBUQUERQUE GEODETIC
CONTROL USED: REFERENCE SYSTEM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000348716
GROUND TO GRID: 0.999651406
DISTANCE ANNOTATION: GRID
BEARING ANNOTATION: N=0
BASE POINT FOR SCALING AND/OR ROTATION: E=0
ELEVATION TRANSLATION: ±0.00'
ELEVATIONS VALID: YES

PROJECT NAME
RAISING CANES
MONTGOMERY BLVD.

PROJECT NUMBER:

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.

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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

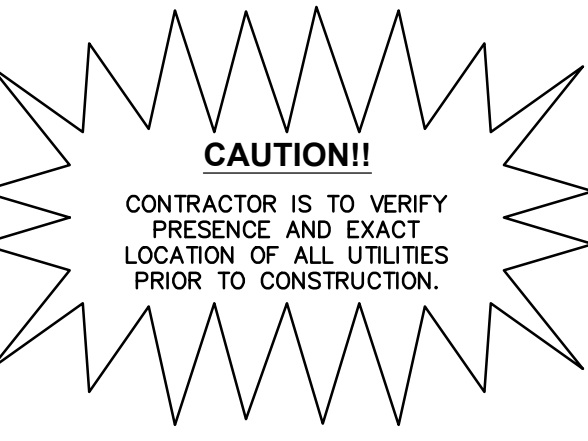
*Environmental Health, if necessary

2/16/18

PROJECT NUMBER
642183

PROJECT LIMITS
MONTGOMERY BLVD.

SUBMITTAL NUMBER
PR-2021-005467



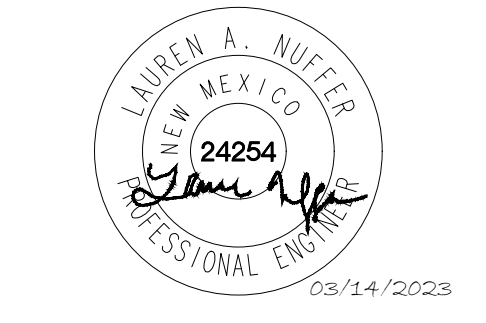
Store:
Montgomery & San Mateo
ALBUQUERQUE, NM 87112
Restaurant #RC852
P4E-V-AV SCHEME A

Engineer's Information:

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, TX 75240
CONTACT: LAUREN NUFFER, P.E.
(972) 770-1300
LAUREN.NUFFER@KIMLEY-HORN.COM
LIZ.WILLMOT@KIMLEY-HORN.COM

Professional of Record:



Prototype : P4E-V-AV 2021 - 2.0 RELEASE

Prototype Issue Date: 10.04.2021

Kitchen Issue Date: 08.02.2021

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

FOR CONSTRUCTION

REVISIONS:		
	11/12/2021	80% REVIEW SET
	11/30/2021	1ST BLDG SUBMITTAL
1	12/27/2021	1ST BLDG RESUBMITTAL
2	01/17/2022	2ND BLDG RESUBMITTAL
	05/03/2022	DRB SUBMITTAL
3	05/31/2022	3RD BLDG RESUBMITTAL
4	08/03/2022	RTU UPDATE
	09/07/2022	CONSTRUCTION SET
5	09/27/2022	DUMPSTER UPDATE
6		
7		

Sheet Title:

SITE KEYNOTE PLAN

Date: 09.07.2022

Project Number: 090042000

Drawn By: LW/LN

Sheet Number:

C5.0(R)

