CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

July 6, 2023

Brandon Goldberg
Greenberg Farrow
8600 W Bryn Mawr Ave. Ste. 800N
Chicago, IL 60631

Re: **Texas Roadhouse Cooler Room Expansion**
10300 Coors Bypass NW
Traffic Circulation Layout
Engineer's Stamp 3/20/2023 (B13D014)

Dear Mr. Goldberg,

The TCL submittal received 6/20/2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

City of Albuquerque

Planning Department
Development & Building Services Division
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ Building Permit #:_____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Applicant: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT:_____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:
____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

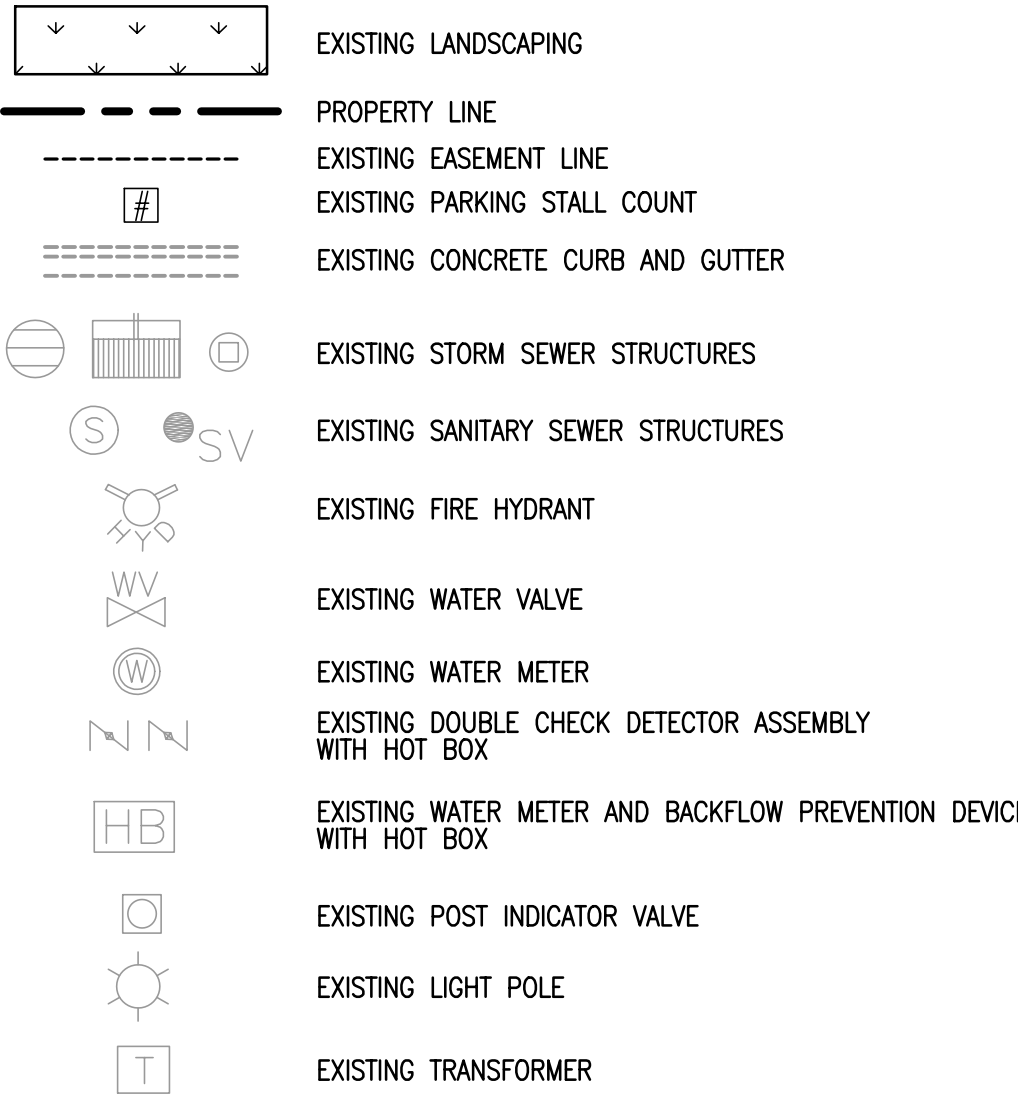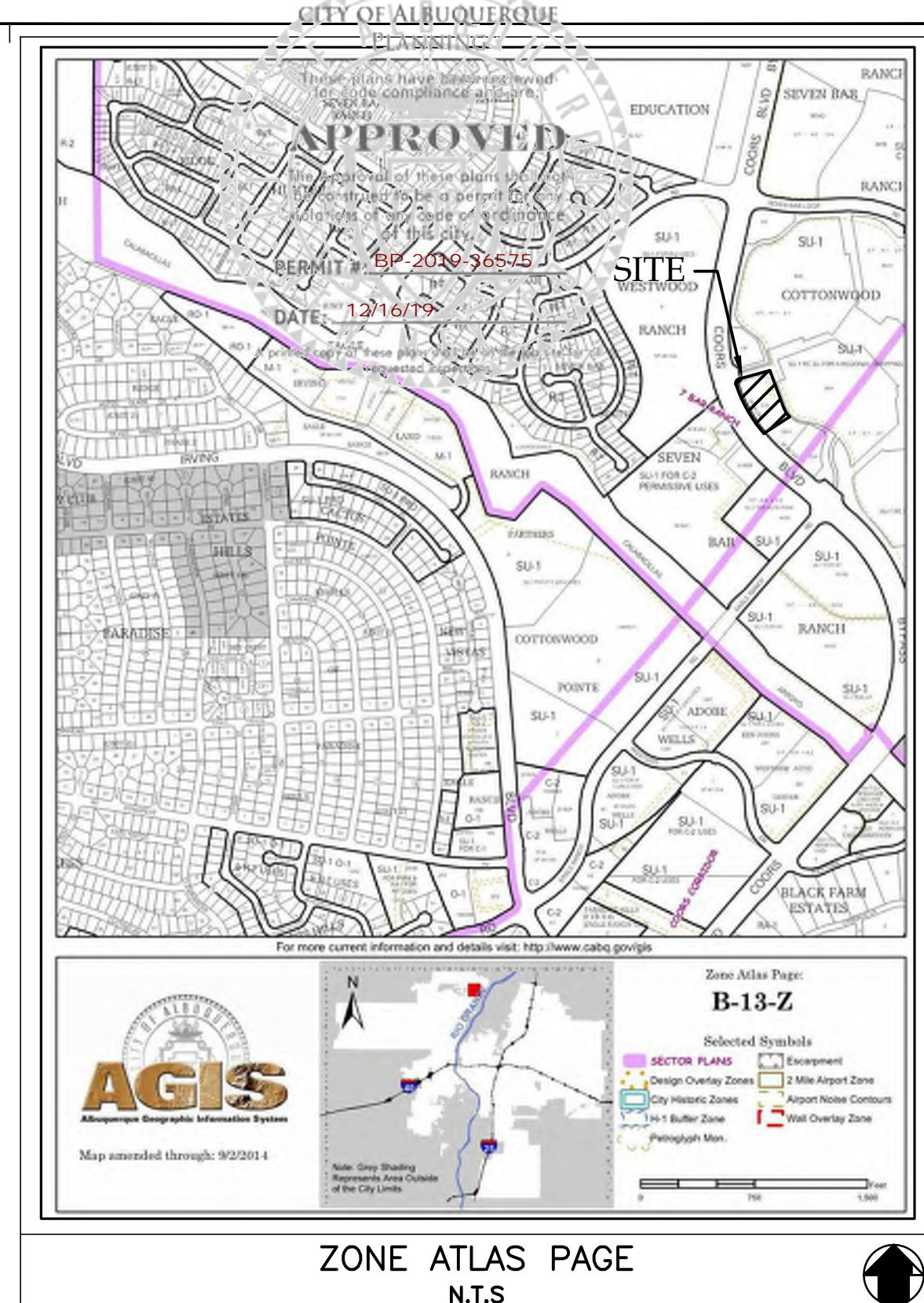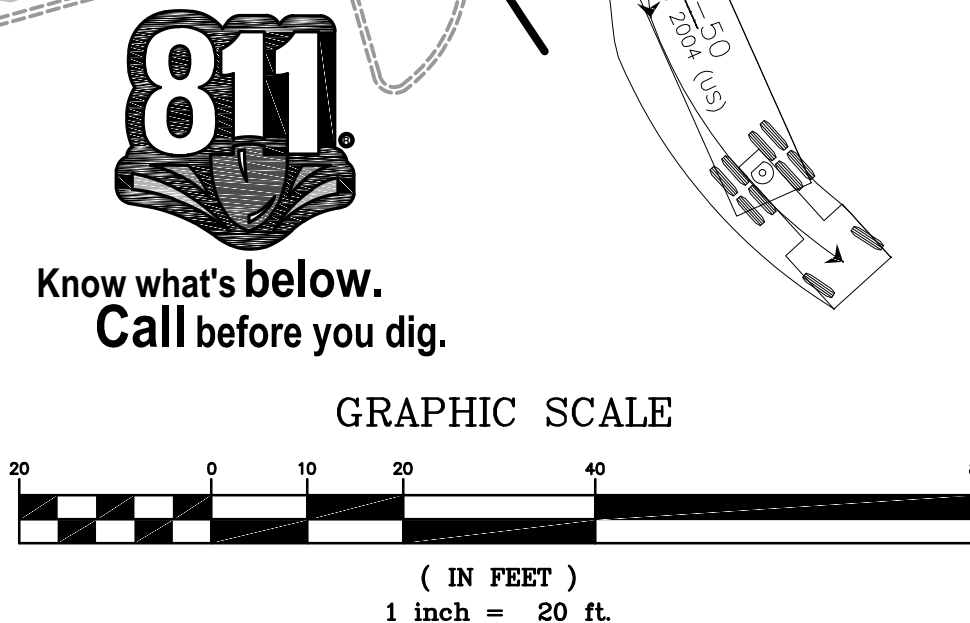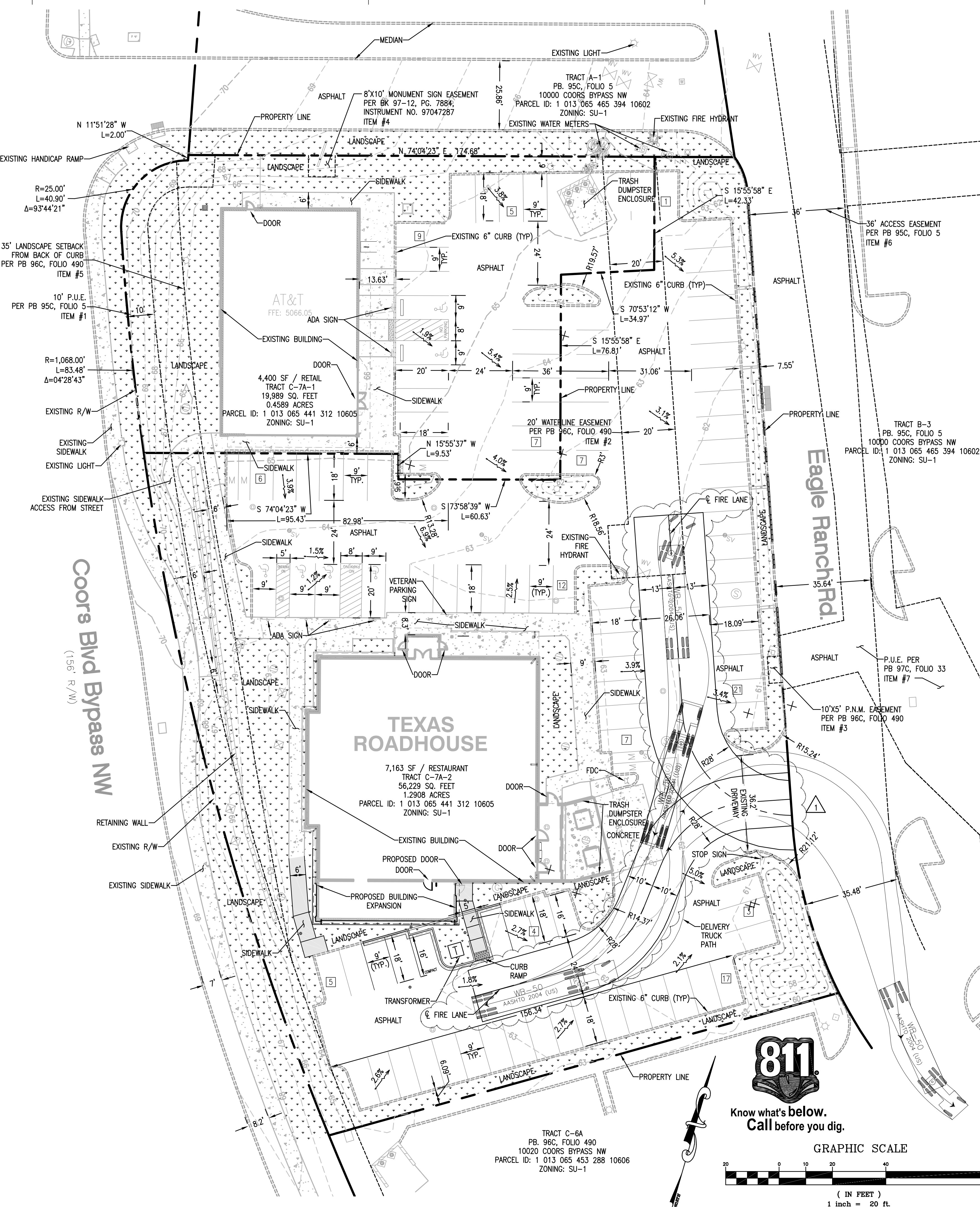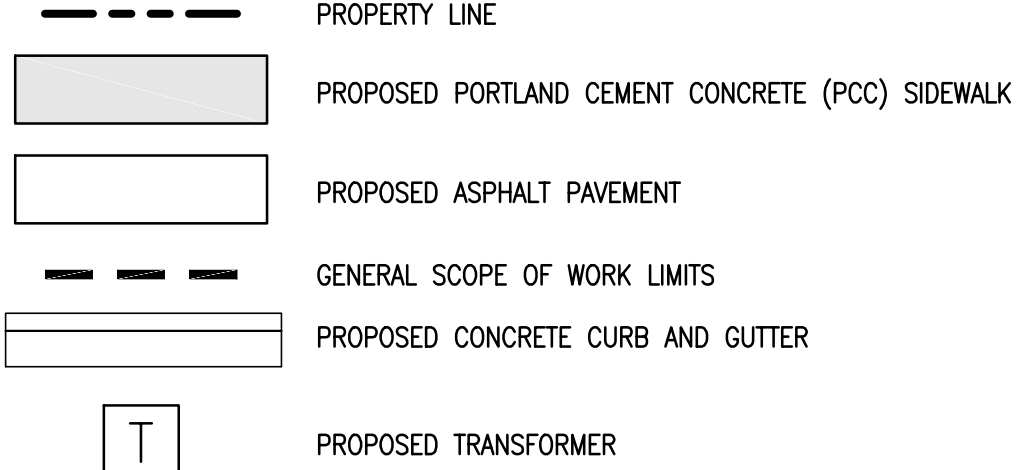FEE PAID:_____

LEGAL DESCRIPTION:

TRACT C-7A-2, COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR TRACTS C-7A-1 AND C-7A-2, COTTONWOOD MALL (BEING COMPRISED OF TRACT C-7A, COTTONWOOD MALL) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 27, 2016, IN BOOK 2016C, PAGE 47.

EXISTING LEGEND:

- ˅ ˅ ˅ EXISTING LANDSCAPING
- ———— PROPERTY LINE
- — — — EXISTING EASEMENT LINE
- [#] EXISTING PARKING STALL COUNT
- EXISTING CONCRETE CURB AND GUTTER
- ⊖ ▥ ⊙ EXISTING STORM SEWER STRUCTURES
- Ⓢ ●SV EXISTING SANITARY SEWER STRUCTURES
- ⋈ EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- Ⓦ EXISTING WATER METER
- ⋈ ⋈ EXISTING DOUBLE CHECK DETECTOR ASSEMBLY WITH HOT BOX
- HB EXISTING WATER METER AND BACKFLOW PREVENTION DEVICE WITH HOT BOX
- ◎ EXISTING POST INDICATOR VALVE
- ☼ EXISTING LIGHT POLE
- ⊡ EXISTING TRANSFORMER

PROPOSED LEGEND:

- — — PROPERTY LINE
- ▨ PROPOSED PORTLAND CEMENT CONCRETE (PCC) SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- — — — GENERAL SCOPE OF WORK LIMITS
- ▭▭ PROPOSED CONCRETE CURB AND GUTTER
- T PROPOSED TRANSFORMER

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 7/6/2023
Signed Date

Site labels (selected)

AT&T
FFE: 5066.05
4,400 SF / RETAIL
TRACT C-7A-1
19,989 SQ. FEET
0.4589 ACRES
Parcel ID: 1 013 065 441 312 10605
ZONING: SU-1

TEXAS ROADHOUSE
7,163 SF / RESTAURANT
TRACT C-7A-2
56,229 SQ. FEET
1.2908 ACRES
Parcel ID: 1 013 065 441 312 10605
ZONING: SU-1

Coors Blvd Bypass NW
(156' R/W)

Eagle Ranch Rd.

GRAPHIC SCALE
20   0   20   40   80
(IN FEET)
1 inch = 20 ft.

GENERAL INFORMATION:

A. PLANNING HISTORY:
ADMINISTRATIVE AMENDMENT FILE #16AA10021 PROJECT #101064
DATE: 3/25/2016
DESCRIPTION: THIS PROJECT WILL INCLUDE THE THIRD SITE PLAN AMENDMENT FOR THE SITE. THE FIRST WAS FOR CONSTRUCTION OF THE TEXAS ROADHOUSE RESTAURANT. THE SECOND WAS FOR CONSTRUCTION OF THE AT&T BUILDING. THIS PROJECT IS FOR THE EXPANSION OF THE TEXAS ROADHOUSE BUILDING.

B. DESCRIPTION:
1. VICINITY MAP: SEE UPPER RIGHT
2. ADDRESS: 10030 COORS BOULEVARD BYPASS NW, ALBUQUERQUE, NM 87104. SEE BELOW FOR PROJECT LEGAL DESCRIPTION OF THE PROJECT.
3. THIS PROJECT DOES NOT REQUEST VARIANCES FROM POLICIES, ORDINANCES, OR RESOLUTIONS.
4. TYPE OF DEVELOPMENT: RESTAURANT
5. SIZE OF DEVELOPMENT:
BUILDING WITH EXPANSION=7906 SF
TEXAS ROADHOUSE LOT SIZE=1.2908 ACRES
6. PARKING SPACES REQUIRED BY ZONING CODE:
7906 SF RESTAURANT
8 SPACES PER 1000 SF = 7906/1000*8 = 64 SPACES
51-100 SPACES = 4 HANDICAP SPACES (1 VAN)
51-100 SPACES = 3 MOTORCYCLE
1:20 AUTOMOBILE (85/20) = 5 BICYCLE
PROVIDED SPACES:
85 PARKING SPACES
4 HANDICAP SPACES (1 VAN)
4 MOTORCYCLE SPACES
5 BICYCLE SPACES
7. EXECUTIVE SUMMARY:
A. GENERAL PROJECT LOCATION:
THE PROJECT IS LOCATED AT 10030 COORS BOULEVARD BYPASS NW WITHIN THE COTTONWOOD MALL SHOPPING AREA.
B. DEVELOPMENT CONCEPT:
THE PROJECT WILL INCLUDE AN EXPANSION OF THE EXISTING 7,163 SF TEXAS ROADHOUSE RESTAURANT BY 743 SF FOR A TOTAL BUILDING SIZE OF 7906 SF. MINOR ADJUSTMENTS TO THE PARKING AREA SOUTH OF THE BUILDING AND UTILITIES IN THE SAME AREA WILL NEED TO BE MADE TO INCORPORATE THE EXPANDED BUILDING SIZE.
C. TRAFFIC CIRCULATION CONCEPT FOR THE SITE:
THE PROPOSED PROJECT WILL MAINTAIN THE EXISTING TRAFFIC CIRCULATION PATTERNS FOR THE OVERALL SITE THAT WERE PREVIOUSLY APPROVED ADMINISTRATIVE AMENDMENT FILE #16AA10021 PROJECT #101064. EXISTING CIRCULATION PATTERNS TO BE MAINTAINED INCLUDE DELIVERY VEHICLES, FIRE ACCESS AND CUSTOMER ACCESS.
D. IMPACT ON THE ADJACENT SITES:
THE PROPOSE PROJECT SHOULD NOT HAVE AN IMPACT ON ADJACENT SITES.
E. REFERENCE ANY APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS:
THE TEXAS ROADHOUSE ORIGINAL BUILDING PROJECT AND AT&T PROJECT WERE APPROVED UNDER ADMINISTRATIVE AMENDMENT FILE #16AA10021 PROJECT #101064
F. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES:
NO VARIANCES ARE REQUESTED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES.

LEGAL DESCRIPTION:

TRACT C-7A-2, COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR TRACTS C-7A-1 AND C-7A-2, COTTONWOOD MALL (BEING COMPRISED OF TRACT C-7A, COTTONWOOD MALL) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 27, 2016, IN BOOK 2016C, PAGE 47.

ZONE ATLAS PAGE
N.T.S
B-13-Z
CITY OF ALBUQUERQUE
APPROVED

AGIS
Albuquerque Geographic Information System