

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 1, 2025

Zachary Michels, P.E.
Green Berg Farrow
8600 W Bryn Mawr Ave.
Chicago, IL 60631

Re: Bubba's 33/ 10000 Coors Bypass NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 07-24-24 (B14-D004H)
Certification dated 07-11-25

Dear Mr . Michels,

Based upon the information provided in your submittal received 07-14-25, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\EA via: email
C: CO Clerk, File



8600 W Bryn Mawr Avenue
Suite 800N
Chicago, IL 60631
847.788.9200
www.greenbergfarrow.com
Designing Solutions Together

TRAFFIC CERTIFICATION

I, ZACHARY MICHELS, NMPE OR NMRA NUMBER 28488, OF THE FIRM GREENBERGFARROW, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/29/24. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ZACHARY MICHELS OF THE FIRM GREENBERGFARROW. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/11/25 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.

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.

Signature of Engineer or Architect

7/11/25
Date

GENERAL SITE NOTES:

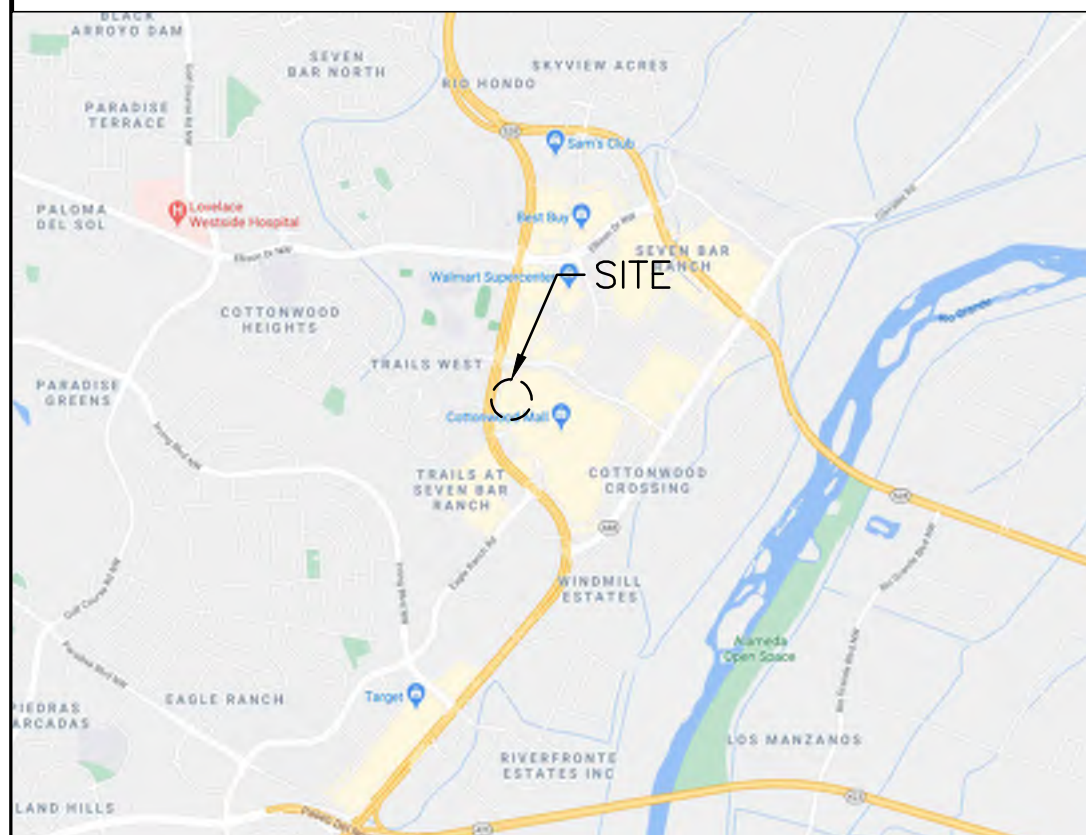
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

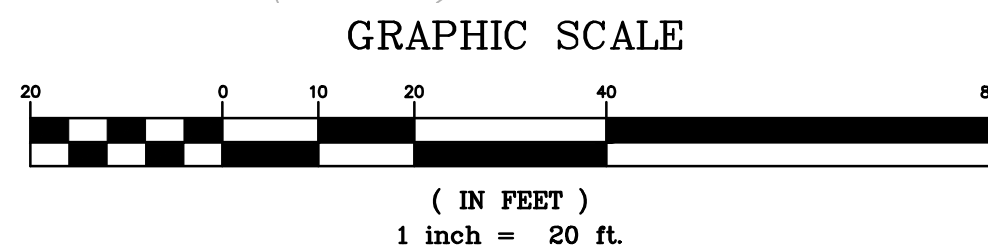
- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED FEBRUARY 17TH, 2020 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 66145007).
- SEE CONSTRUCTION DETAILS SHEET C7.0 FOR PAVEMENT SECTION DETAILS.
- SEE GENERAL NOTES SHEET C1.0 FOR EXISTING LEGEND.

PAVEMENT HATCH LEGEND:

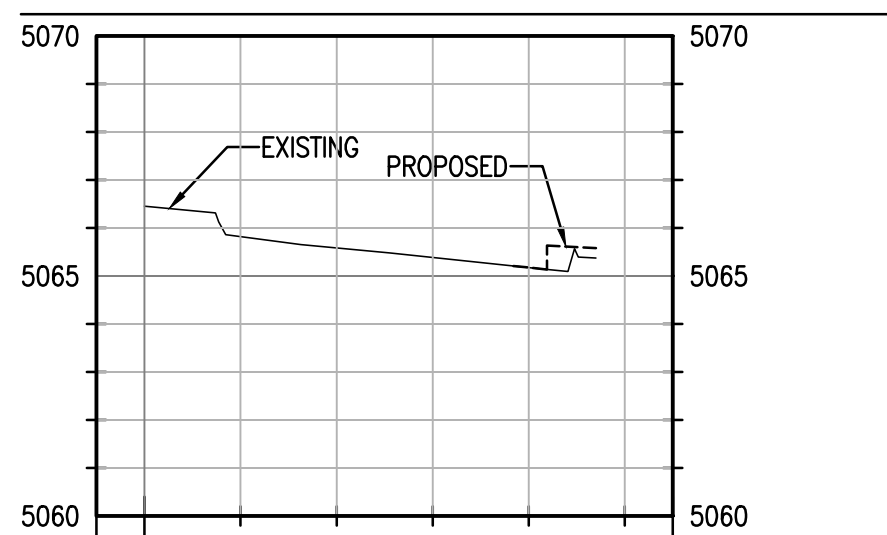
- S6A** PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- S6B** PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- S7A** PROPOSED CONCRETE LANDING
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S7B** PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S8** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S9** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB
5.5" PORTLAND CEMENT CONCRETE
5.5" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S10** PROPOSED ASPHALT PAVEMENT
2" ASPHALT SURFACE COURSE
3.5" ASPHALT BINDER COURSE
6" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S11** PROPOSED HEAVY DUTY ASPHALT PAVEMENT
3" ASPHALT SURFACE COURSE
4.5" ASPHALT BINDER COURSE
6" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S13** PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



VICINITY MAP
N.T.S.



COTTONWOOD LOOP CROSS SECTION:



PROFILE SCALE
1" = 10' H
1" = 2' V

SITE DISTANCE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

UTILITY RIM NOTE:

- UTILITY RIM CONCRETE COLLAR NOTES:
- MANHOLES, CATCH BASINS AND OTHER LARGE STRUCTURES
a. IF GRATE IS 2-FT ROUND, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
b. IF THE GRATE IS 2-FT SQUARE, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
 - CLEAN OUTS
a. ALL CLEAN OUTS SHALL HAVE A 2-FT WIDE CONCRETE COLLAR

UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.

UTILITY RIM NOTE:

- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6'x6" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3'x3" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT

PROJECT INFORMATION:

SITE AREA:	±1.03 ACRES
ZONED:	MX-M - MIXED-USE-MODERATE INTENSITY
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	25'-6"
PARKING REQUIRED:	61 STALLS (1 STALL PER 1,000 SF TIMES 8, 7,575/1000*8 = 60.6)
PARKING PROVIDED:	53 STALLS ON SITE (INCLUDING 6 ADA STALLS)
BICYCLE PARKING REQUIRED:	7 STALLS (10% OF REQUIRED OFF-STREET PARKING SPACES = 0.1*61 = 6.1 => 7)
BICYCLE PARKING PROVIDED:	7 STALLS
MOTORCYCLE PARKING REQUIRED:	3 (SITES THAT ARE REQUIRED TO PROVIDE BETWEEN 51-100 PARKING SPACES WILL BE REQUIRED TO PROVIDE 3-MOTORCYCLE, MOPED, OR SCOOTER PARKING SPACES)
MOTORCYCLE PARKING PROVIDED:	3

BLACK CONCRETE COLOR NOTE:
DAVIS COLOR 8084 GRAPHITE. 170# PER 10 YARDS

DAVIS COLORS
3700 EAST OLYMPIC BLVD. LOS ANGELES, CA 90023
800-356-4848

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo
Signed
8/2/2024
Date

PROPOSED LEGEND:

- PROPERTY LINE
- ===== PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FLUSH CURB
- (7) PROPOSED PARKING STALL COUNT
- ===== PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER SERVICE TAP
- PROPOSED TRANSFORMER PAD AND STEEL BOLLARDS
- GM PROPOSED GAS METER
- EM 71 E PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

SITE KEY NOTES:

- PROPOSED BUBBA'S 33 BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED CONCRETE CURB AND GUTTER (SEE DETAIL ON SHEET C7.0)
- PROPOSED 1.5" WIDE CONCRETE SWALE (SEE DETAIL ON SHEET C7.1)
- PROPOSED CURB TO EYEBROW AROUND EXISTING UTILITY STRUCTURE
- PROPOSED CONCRETE BARRIER CURB (SEE DETAIL ON SHEET C7.0)
- PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL ON C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL ON SHEET C7.0)
- PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK (SEE DETAIL ON SHEET C7.0)
- PROPOSED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE (SEE THE STRUCTURAL SB DUMPSTER ENCLOSURE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- PROPOSED ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- PROPOSED FIRE LANE STRIPING PER LOCAL CODE
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED STRIPED ISLAND PER LOCAL CODE
- PROPOSED CONCRETE BOLLARD AT FLUSH CURB (TYP. OF 6, SEE DETAIL ON SHEET C7.1)
- PROPOSED 4" WHITE PAVEMENT STRIPING PER LOCAL CODE
- PROPOSED DIRECTIONAL TRAFFIC ARROW (SEE DETAIL ON SHEET C7.0)
- PROPOSED 30" R5-1 "DO NOT ENTER" SIGN (SEE DETAILS ON SHEET C7.2)
- PROPOSED 24"x36" R6-2L "ONE WAY" SIGN (SEE DETAILS ON SHEET C7.2)
- PROPOSED 24"x36" R6-2R "ONE WAY" SIGN (SEE DETAILS ON SHEET C7.2)
- PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE, 66-7-352.4C NMSA 1978 (TYP. OF 6, SEE DETAIL ON SHEET C7.0)
- PROPOSED BLUE HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE, 66-1-4.1.B NMSA 1978 (TYP., SEE DETAIL ON SHEET C7.0)
- PROPOSED PAVEMENT TO FLUSH WITH PROPOSED SIDEWALK PER ADA REQUIREMENTS
- PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- PROPOSED 4"x8" CONCRETE PAD WITH 1 PERCENT MAX. CROSS SLOPE
- PROPOSED MAGLIN MRR501 BIKE RACKS WITH BLACK POWDER COATED FINISH (TOTAL OF 5 BIKE RACKS PROVIDING 10 BICYCLE PARKING SPACES - SEE DETAIL ON SHEET C7.2)
- PROPOSED MOTORCYCLE PARKING SIGN PER THE CITY OF ALBUQUERQUE ZONING CODE (TYP. OF 3, SEE DETAIL ON SHEET C7.2)
- PROPOSED MOTORCYCLE PARKING STALLS TO HAVE "MC" PAINTED IN WHITE AT THE REAR OF THE PARKING STALLS PER THE CITY OF ALBUQUERQUE ZONING CODE (TYP. OF 3).
- CURB TRANSITION FOR 0" TO 6" IN HEIGHT
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE TO REMAIN
- EXISTING PAVEMENT STRIPING TO REMAIN
- THE SLOPE IS GREATER THAN 1/8" PER FOOT ON THE APPROACH MEASURING 37 TO THE FACE OF TRASH ENCLOSURE. SINCE SLOPE IS GREATER THAN 1/8" PER FOOT, SHIMS SHALL BE PUT ON THE BOTTOM OF THE DUMPSTERS

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZACH MICHELS
PROFESSIONAL ENGINEER
LICENSE NO. 28488

PROJECT MANAGER
EDWARD GOSS

QUALITY CONTROL
EDWARD GOSS

DRAWN BY
EC

PROJECT NAME

BUBBA'S 33

**ALBUQUERQUE
NEW MEXICO**

**10000 COORS BYPASS NW
ALBUQUERQUE, NM 87114**



PROJECT NUMBER
20182050.0

SHEET TITLE

**SITE
PLAN**

SHEET NUMBER

C3.0