

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 2, 2026

Allison Bronchik
CESO Inc
2800 Corporate Exchange Dr. Suite 400
Columbus, OH 43231

allison.bronchik@cesoinc.com

Re: Cracker Barrel Old Country Store
5700 REDLANDS NW 87120
Traffic Circulation Layout
Engineer's Stamp 3-2-26 (G11D063B)-TRANS-2026-00054

Dear Bronchik,

The TCL resubmittal received 3-2-26 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, and the TCL to the [ABQ-PLAN](#) 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,

Sertil A. Kanbar

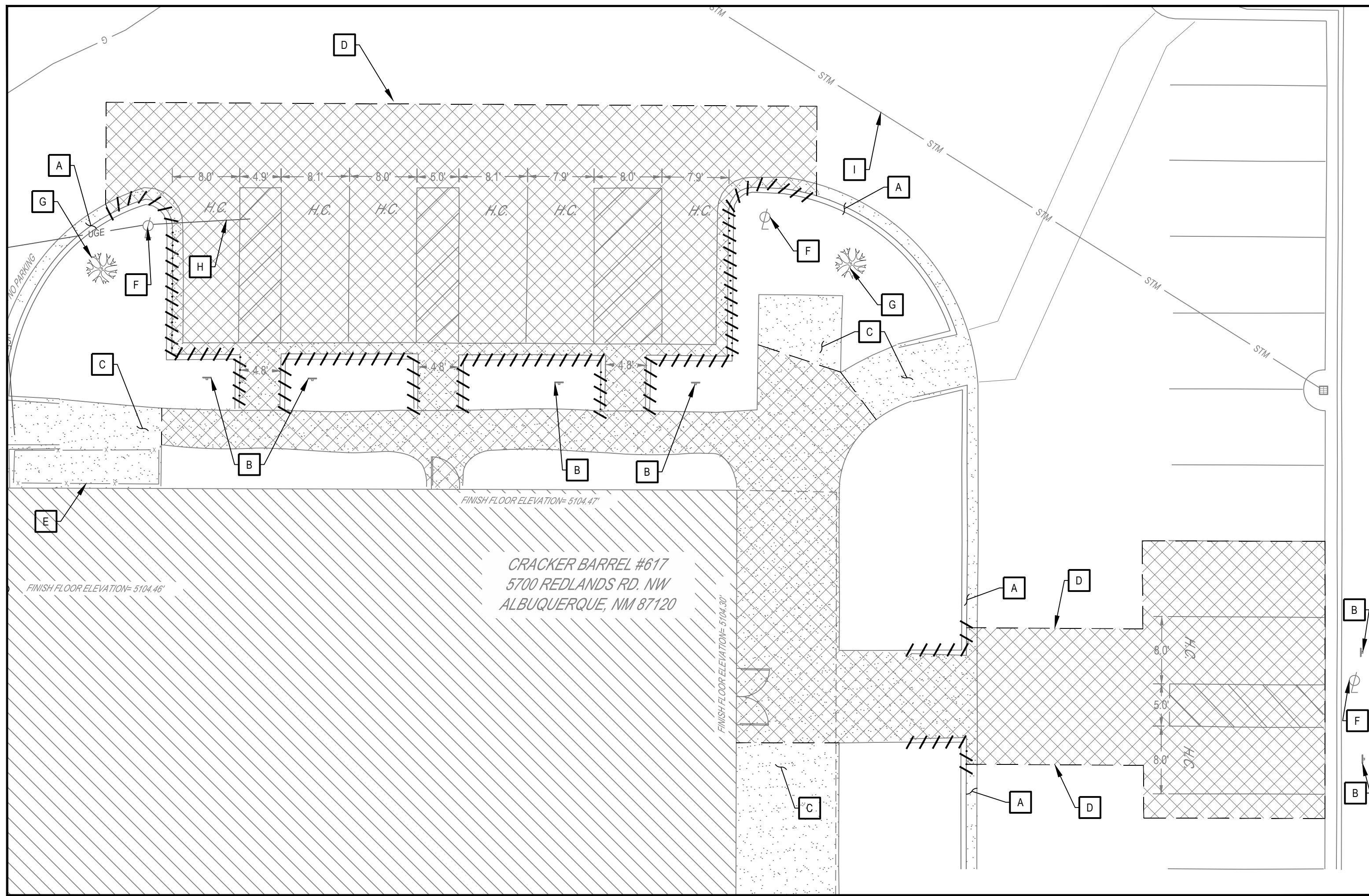
Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

PO Box 1293

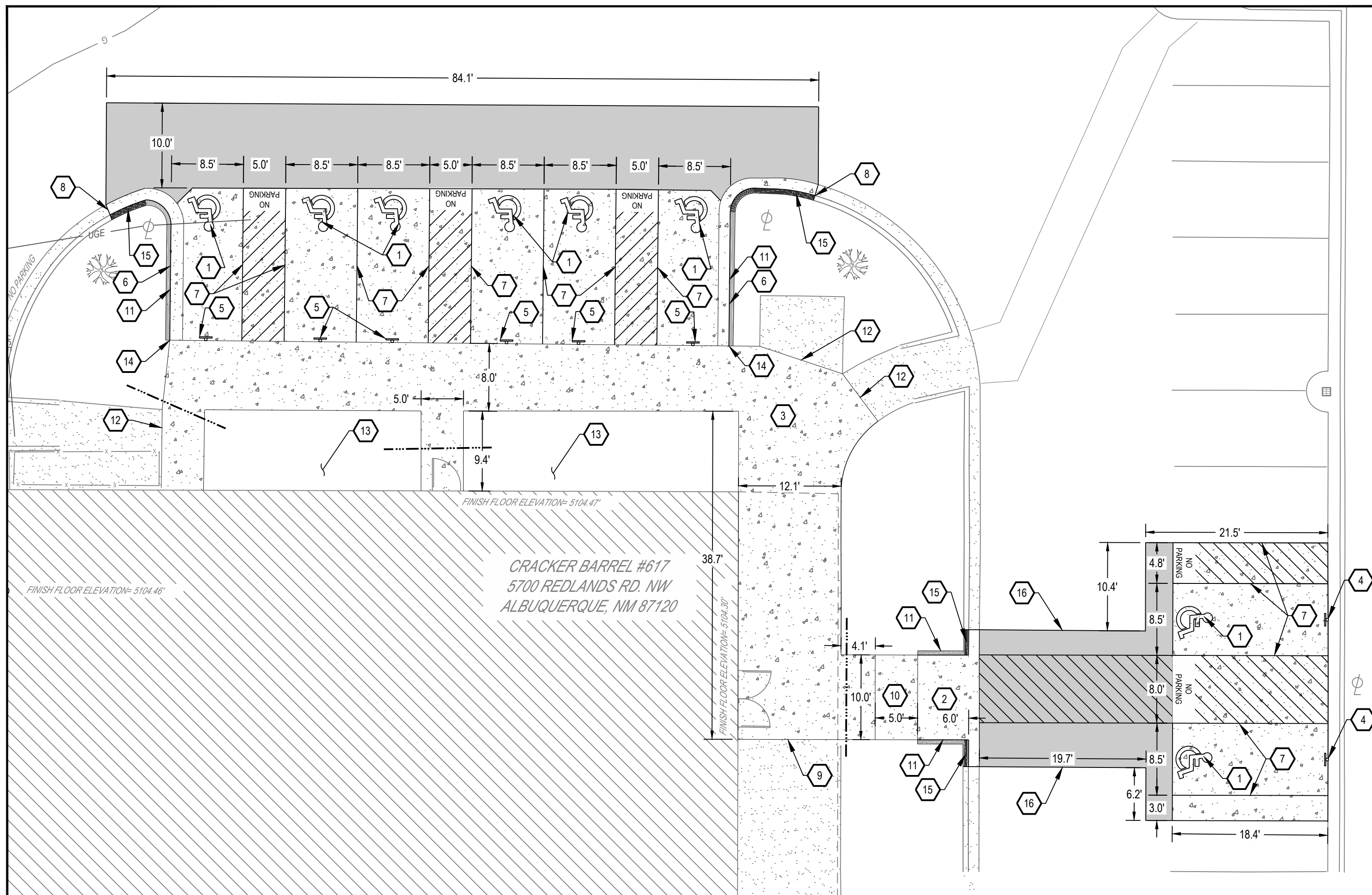
Albuquerque

NM 87103

www.cabq.gov



EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1" = 10'



PROPOSED SITE PLAN
SCALE: 1" = 10'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1	SITE IMPROVEMENT PLAN
C-2	SITE IMPROVEMENT PLAN
C-3	SITE DETAILS
C-4	SITE DETAILS

THE UTILITIES SHOWN (OR NOT SHOWN) ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN (OR NOT SHOWN) AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO CONTACT OWNER AND ENGINEER PRIOR TO STARTING CONSTRUCTION TO CONFIRM THEY HAVE THE CURRENT PLANS AND THAT PERMITS HAVE BEEN OBTAINED.

OWNER
CRACKER BARREL OLD COUNTRY STORE, INC.
HARTMANN DRIVE
P.O. BOX 787
LEBANON, TN 37087

CONTACT: TERRY RICHARDSON
PH: (304) 610-4010
EMAIL: WILLIAMTERRY.RICHARDSON@CRACKERBARREL.COM

ENGINEER
CESO, INC.
2800 CORPORATE EXCHANGE DR
SUITE 400
COLUMBUS, OHIO 43231

CONTACT: JEANNIE RICCA, P.E.
PH: (614) 942-3011
EMAIL: JEANNIE.RICCA@CESOINC.COM

PARKING SUMMARY:

EXISTING*	PROPOSED
166 CAR PARKING SPACES	166 CAR PARKING SPACES
8 ACCESSIBLE PARKING SPACES (1 VAN)	8 ACCESSIBLE PARKING SPACES (2 VAN)
174 TOTAL PARKING SPACES	174 TOTAL PARKING SPACES

*PARKING COUNT BASED ON INFORMATION PROVIDED IN ADA STUDY REFERENCED IN GENERAL NOTE #2.

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY ON 08/28/2025 BY: GROMATICUS GEOMATICS, 3801 BASSWOOD DRIVE, ALAMOGORDO, NM 88310
- AREAS DESIGNATED FOR REMEDIATION ARE BASED ON ADA STUDY BY BUREAU VERITAS AND LCM ARCHITECTS. IMPROVEMENTS, REMEDIATION, AND/OR CREATION OF AN ACCESSIBLE ROUTE TO THE PUBLIC RIGHT-OF-WAY IS OUTSIDE THE SCOPE OF WORK.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
- PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- UNLESS NOTED OTHERWISE, CURB RADII ARE 5'-0".
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING SPOT ELEVATIONS AND GRADES SHOWN ON THIS PLAN BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL SUBMIT WITH FINAL PAYMENT A LETTER FROM A SURVEYOR OR ENGINEER LICENSED IN THE STATE WHERE THE WORK IS BEING PERFORMED CONFIRMING THAT THE SLOPES, ELEVATIONS AND DIMENSIONS OF THE CONCRETE RAMPS, WALKS AND PAVING WITHIN THE ACCESSIBLE PARKING AREA ARE IN COMPLIANCE WITH THOSE INDICATED ON THE DRAWINGS. THE LETTER SHALL HAVE THE SURVEYOR'S OR ENGINEER'S STAMP AFFIXED TO THE LETTER.
- EXISTING LANDSCAPING TO REMAIN. CONTRACTOR TO PROTECT EXISTING LANDSCAPING DURING ENTIRETY OF CONSTRUCTION. CONTRACTOR SHALL REPLACE ANY LANDSCAPING DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- ALL UNSURFACED AREAS, DISTURBED BY GRADING, SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL SEED DISTURBED AREAS PER LOCAL AND/OR STATE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- CONTRACTOR SHALL VERIFY THE SLOPE OF THE PAVEMENT OUTSIDE THE ACCESSIBLE PARKING AREAS DOES NOT EXCEED 5% IN ANY DIRECTION UNLESS OTHERWISE NOTED. NO NEW PAVEMENT TO BE INSTALLED STEEPER THAN 5% IN ANY AREA. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- ALL ADA ACCESSIBLE ROUTES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE "PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES" AND ANY APPLICABLE LOCAL OR STATE REQUIREMENTS. THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- ALL ADA ACCESSIBLE ROUTES, INCLUDING SIGNAGE AND STRIPING WITHIN THE PROJECT LIMITS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE "ADA STANDARDS FOR ACCESSIBLE DESIGN" AND ANY LOCAL OR STATE REQUIREMENTS. THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INQUIRE AND OBTAIN ALL LICENSES, PERMITS, AND LOCAL INSPECTIONS IF REQUIRED FOR WORK ON SITE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
- CONTRACTOR TO REFER TO SITE SPECIFIC PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND ADDITIONAL INFORMATION.
- PROPOSED CURBING WITHIN ADA PARKING STALLS BAY, INCLUDING AT THE RAMP(S), TO BE PAINTED SAFETY YELLOW ON BOTH FACE AND TOP OF CURB.

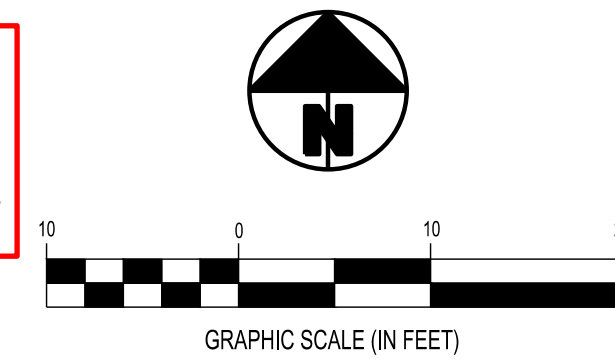
DEMOLITION CODED NOTES:

- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING ACCESSIBLE SIGNAGE TO BE REMOVED.
- APPROXIMATE LOCATION OF EXISTING CONCRETE SIDEWALK TO REMAIN.
- SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH. CONTRACTOR TO REPLACE ASPHALT DAMAGED DURING PAVEMENT REMOVAL, IN KIND, WITHOUT ADDITIONAL EXPENSE TO OWNER.
- PROTECT EXISTING SITE FIXTURE DURING CONSTRUCTION.
- PROTECT EXISTING LIGHT POLE DURING DEMOLITION AND CONSTRUCTION.
- PROTECT EXISTING TREE DURING DEMOLITION AND CONSTRUCTION.
- PROTECT EXISTING UTILITY LINE DURING DEMOLITION AND CONSTRUCTION.

PROPOSED CODED NOTES:

- PROPOSED ACCESSIBLE SYMBOL (8 TOTAL).
- PROPOSED ACCESSIBLE RAMP WITH HEAVY BROOM FINISH. NO SCORING.
- PROPOSED SIDEWALK. MAXIMUM RUNNING SLOPE 5%. MAXIMUM CROSS SLOPE 2%.
- PROPOSED ACCESSIBLE PARKING SIGN "VAN ACCESSIBLE" (2 TOTAL).
- PROPOSED ACCESSIBLE PARKING SIGN (4 TOTAL).
- PROPOSED CURB & GUTTER.
- PROPOSED STRIPING.
- MATCH EXISTING CURB & GUTTER (TYP.). MATCH EXISTING CURB & GUTTER, ELEVATION, AND FLOW-LINE PROFILE.
- TIE INTO EXISTING PORCH PER DETAIL (TYP.). MATCH EXISTING ELEVATION AT TIE IN.
- PROPOSED SIDEWALK LANDING AREA. MAXIMUM SLOPE IN ANY DIRECTION 2% (TYP.).
- PROPOSED CURB ALONG RAMP AND LANDING TO BE PAINTED SAFETY YELLOW.
- MATCH EXISTING SIDEWALK IN MATERIAL AND FINISH.
- FILL WITH LANDSCAPE TO BE FLUSH WITH SIDEWALK.
- PROPOSED CURB TAPER.
- CURB TO BE PAINTED RED TO MATCH EXISTING FIRE LANE.
- PROPOSED PAVEMENT BUTT JOINT.

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 3/2/2026
Signed Date



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW MEXICO UTILITIES PROTECTION SERVICE AT 811 OR 800-321-2537 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

EXISTING		PROPOSED	
---	CONTOUR	---	CONTOUR
XXXXX	SPOT ELEVATION	XXXXX	SPOT ELEVATION
N/A	MATCH EXISTING STOP ELEVATION	XXX.XXX ME	MATCH EXISTING STOP ELEVATION
N/A	TOP OF CURB / BOTTOM OF CURB	XXXXX / XXXXX	TOP OF CURB / BOTTOM OF CURB
[Pattern]	EDGE OF PAVEMENT / SIDEWALK	[Pattern]	EDGE OF PAVEMENT / SIDEWALK
[Pattern]	SIDEWALK / CONCRETE PAVEMENT	[Pattern]	SIDEWALK / CONCRETE PAVEMENT
[Pattern]	SIDEWALK / PAVEMENT TO BE REMOVED	N/A	SIDEWALK / PAVEMENT TO BE REMOVED
N/A	CURB TO BE REMOVED	N/A	CURB TO BE REMOVED
N/A	PAINT FACE AND TOP OF CURB SAFETY YELLOW	N/A	PAINT FACE AND TOP OF CURB SAFETY YELLOW
N/A	SAWCUT PAVEMENT CONCRETE	N/A	SAWCUT PAVEMENT CONCRETE
N/A	TRENCH FOR IRRIGATION SLEEVING PER DETAIL	N/A	TRENCH FOR IRRIGATION SLEEVING PER DETAIL
N/A	LIMITS OF DISTURBANCE	LOD	LIMITS OF DISTURBANCE
N/A	BASE BID: CONCRETE PAVEMENT	[Pattern]	BASE BID: CONCRETE PAVEMENT
N/A	BID ALTERNATE: ASPHALT PAVEMENT PER DETAIL	[Pattern]	BID ALTERNATE: ASPHALT PAVEMENT PER DETAIL
N/A	SIGN WITH BOLLARD	[Symbol]	SIGN WITH BOLLARD

REFER TO CONSTRUCTION DETAILS SHEET



3601 Rigby Rd., Suite 300
Mansfield, OH 44942
Phone: 937.435.8584 Fax: 888.208.4826



03/02/2026



CRACKER BARREL OLD COUNTRY STORE

STORE #617
5700 REDLANDS RD. NW
ALBUQUERQUE, NM 87120

Revisions / Submissions		
ID	Description	Date
1		

Project Number: 766850
Scale: 1" = 10'
Drawn By: OA
Checked By: CG
Date: 01/13/2026
Issue: PERMIT

Drawing Title:
SITE IMPROVEMENT PLAN

C-1

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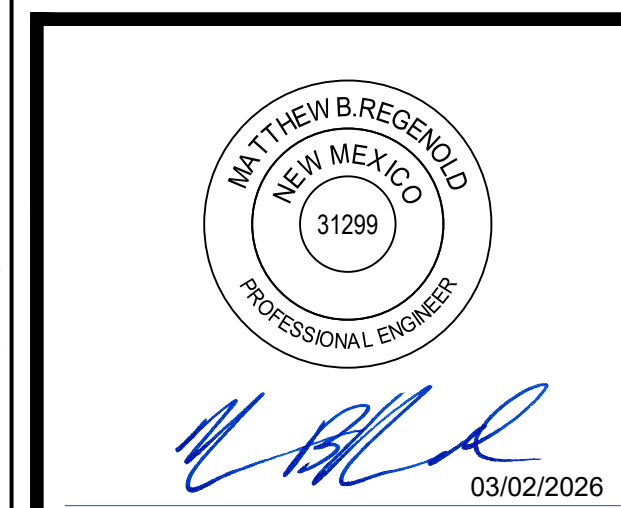
SHEET LIST TABLE	
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LEGEND		
EXISTING		PROPOSED
---	CONTOUR	---
XXXXX	SPOT ELEVATION	XXXXX
N/A	MATCH EXISTING STOP ELEVATION	XXX.XX ME
N/A	TOP OF CURB BOTTOM OF CURB	XXXXX XXXXX
	EDGE OF PAVEMENT / SIDEWALK	
	SIDEWALK / CONCRETE PAVEMENT	
	SIDEWALK / PAVEMENT TO BE REMOVED	N/A
////	CURB TO BE REMOVED	N/A
N/A	PAINT FACE AND TOP OF CURB SAFETY YELLOW	N/A
N/A	SAWCUT PAVEMENT CONCRETE	N/A
N/A	TRENCH FOR IRRIGATION SLEEVING PER DETAIL	
N/A	LIMITS OF DISTURBANCE	LOD
N/A	BASE BID: CONCRETE PAVEMENT BID ALTERNATE: ASPHALT PAVEMENT PER DETAIL	
N/A	SIGN WITH BOLLARD	

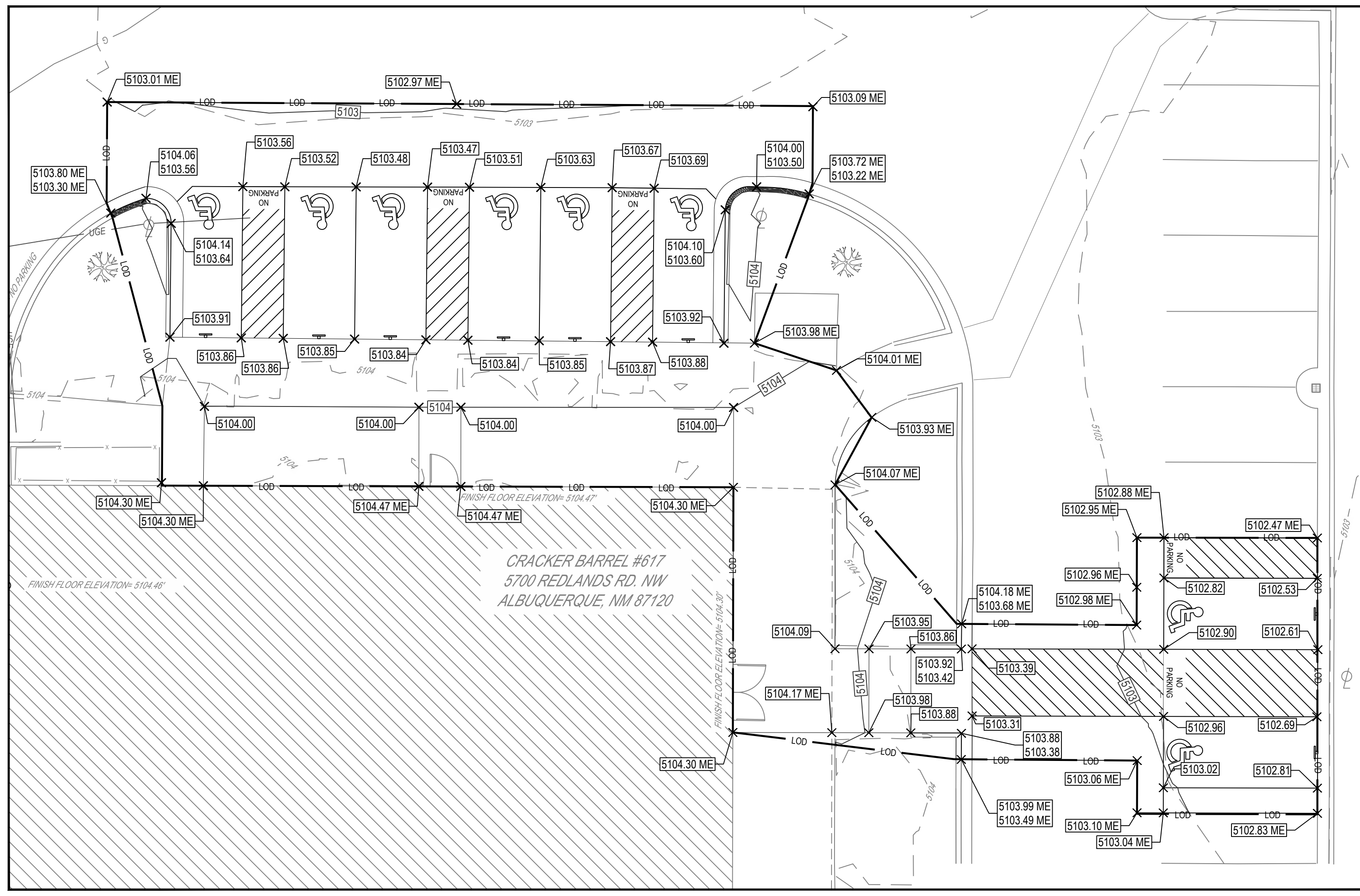
REFER TO CONSTRUCTION DETAILS SHEET



CRACKER BARREL OLD COUNTRY STORE

STORE #617
 5700 REDLANDS RD. NW
 ALBUQUERQUE, NM 87120

TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 3/2/2026
 Signed Date



PROPOSED GRADING PLAN
SCALE: 1" = 10'

Revisions / Submissions		
ID	Description	Date
1		

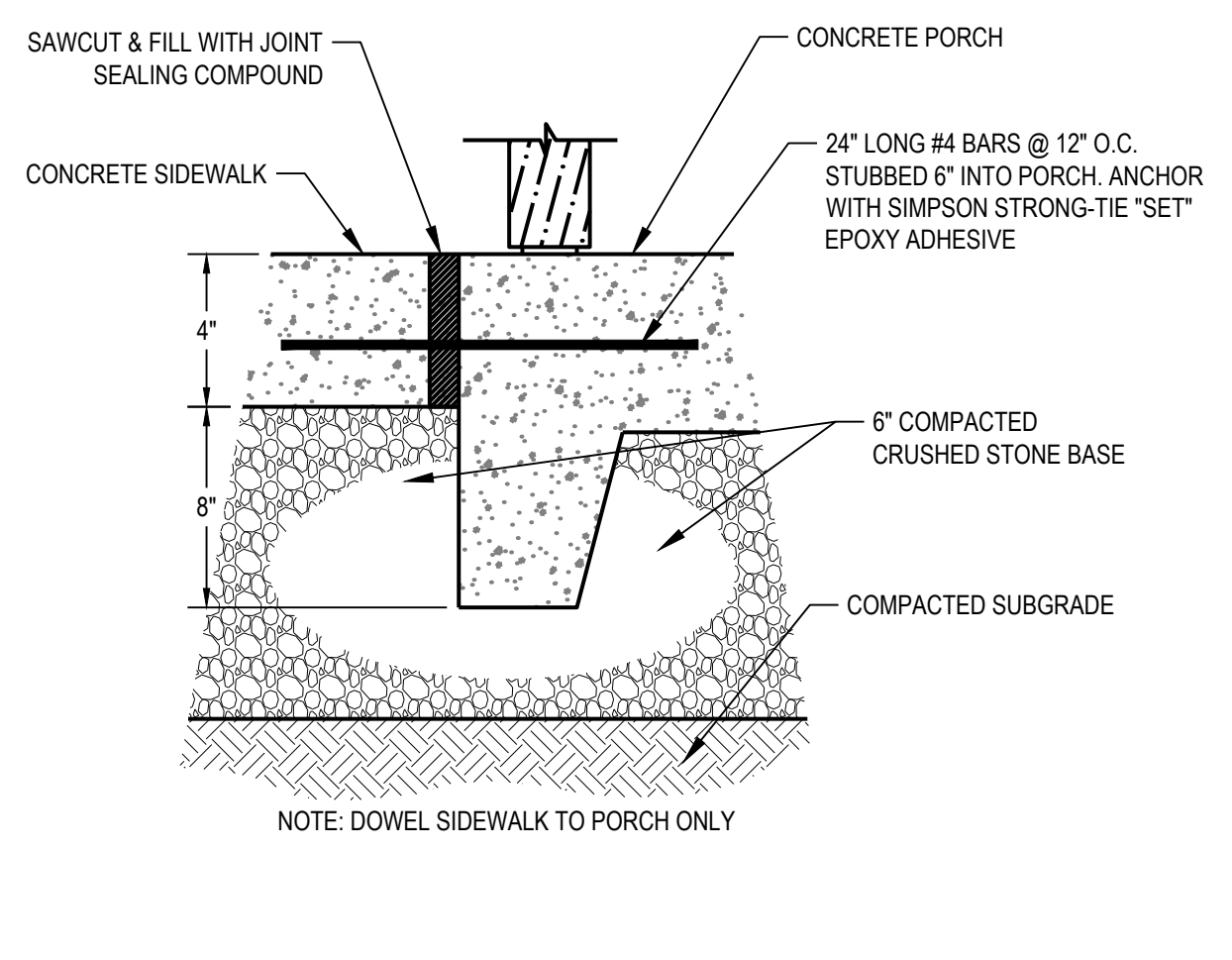
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SITE IMPROVEMENT PLAN

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 Project Number: 766850
 Scale: 1" = 10'
 Drawn By: OA
 Checked By: CG
 Date: 01/13/2026
 Issue: PERMIT
C-2

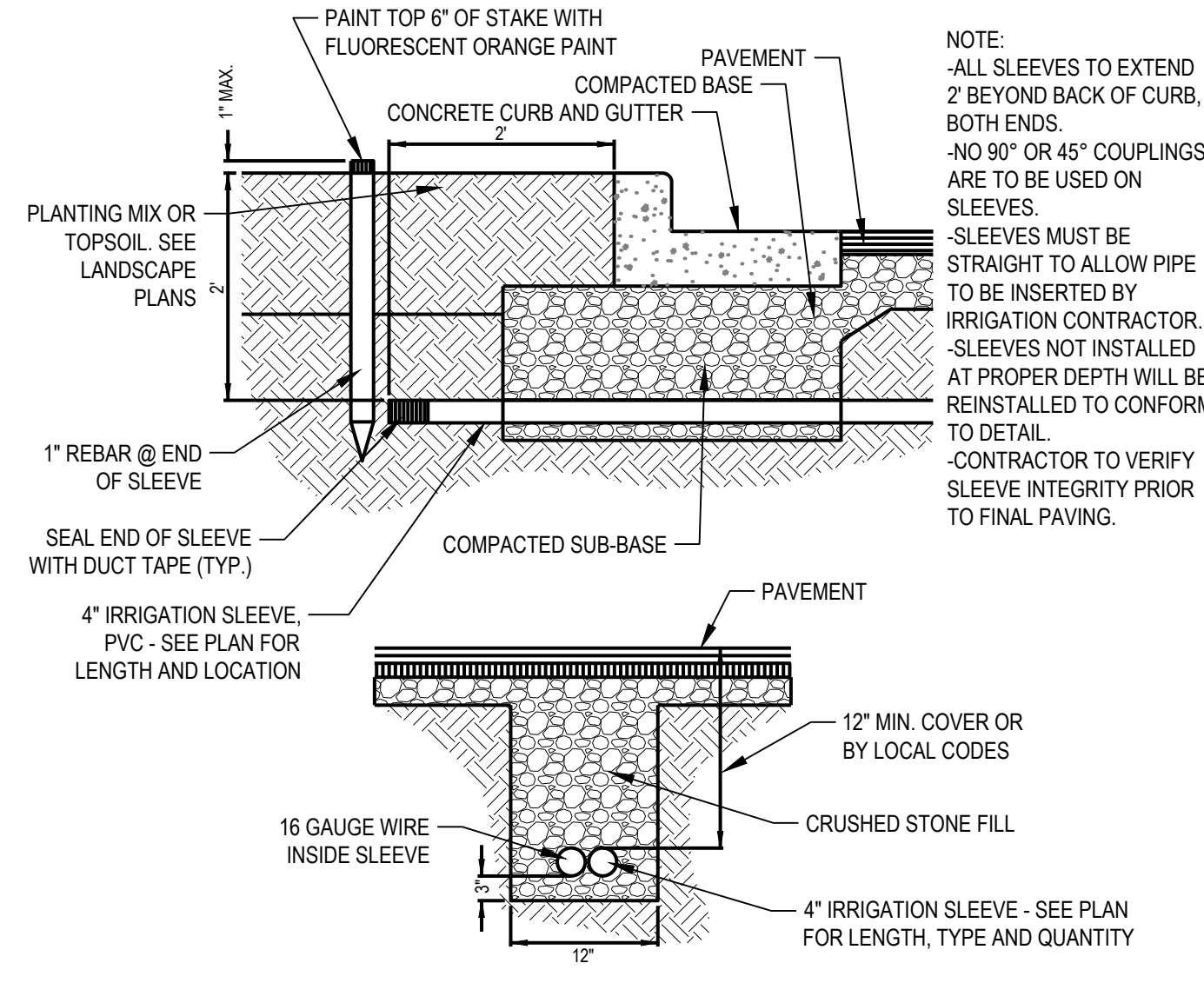
Revisions / Submissions		
ID	Description	Date
1		

Project Number:	766850
Scale:	1" = 10'
Drawn By:	OA
Checked By:	CG
Date:	01/13/2026
Issue:	PERMIT

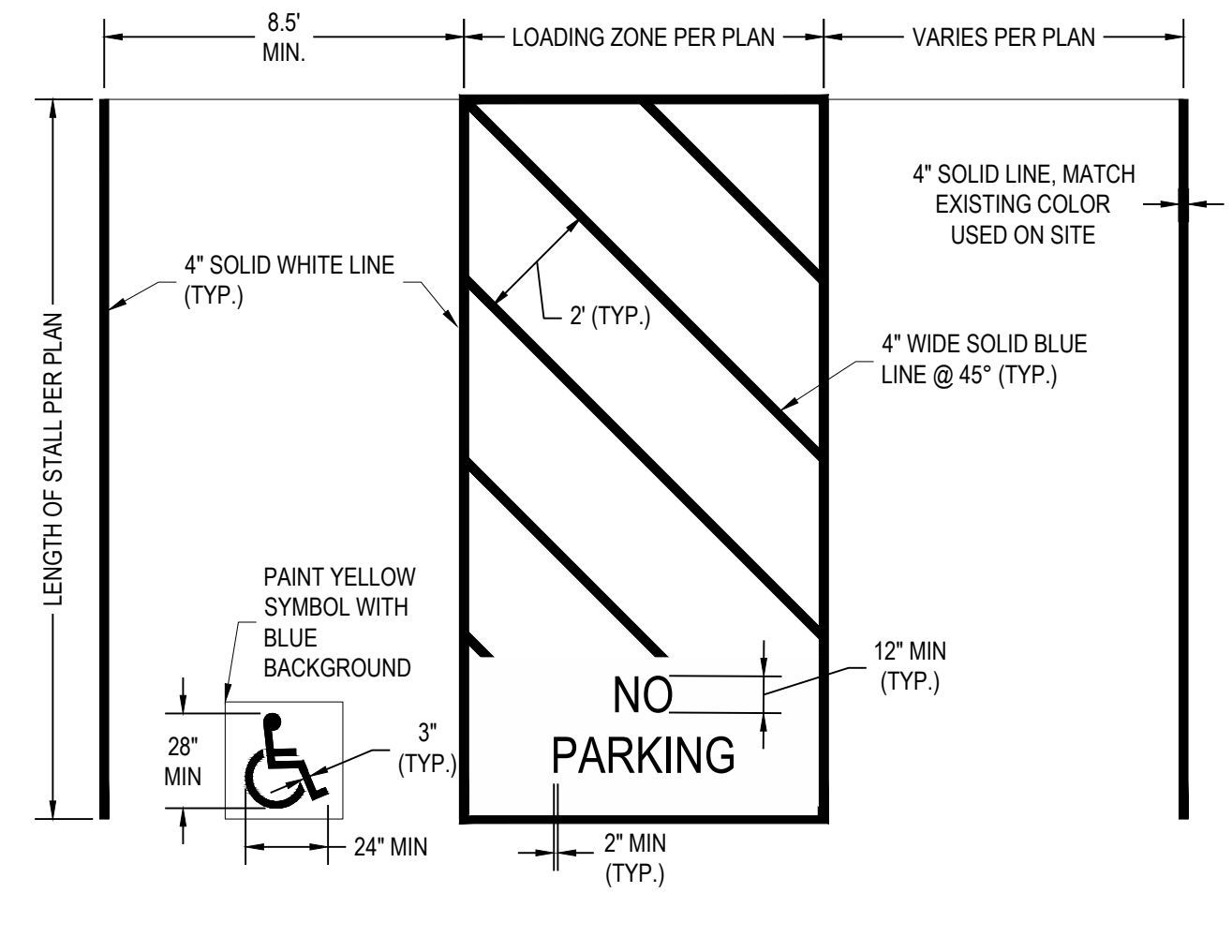
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SITE DETAILS



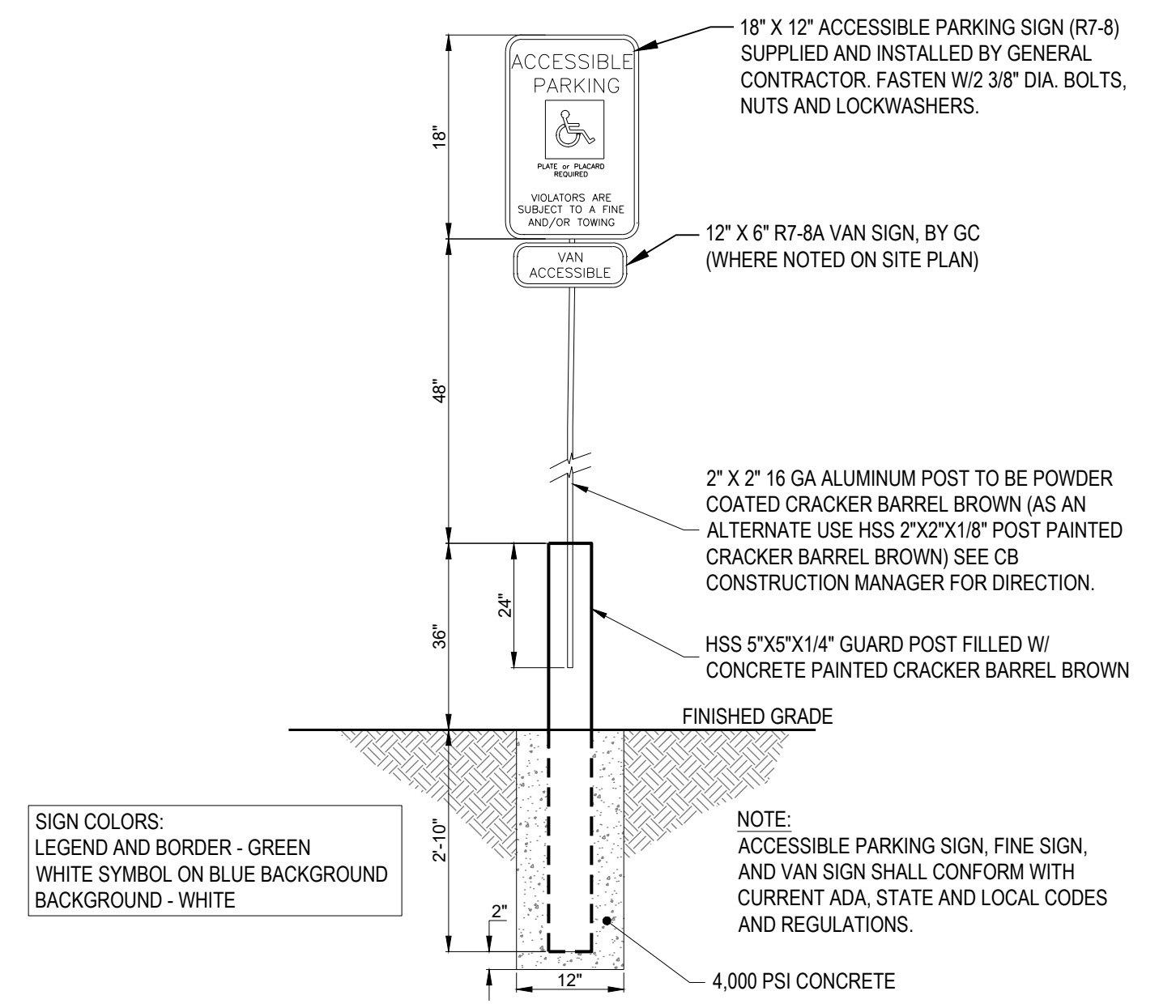
SIDEWALK/PORCH TIE-IN CONSTRUCTION JOINT DETAIL
NTS



IRRIGATION TRENCH/SLEEVE
NTS

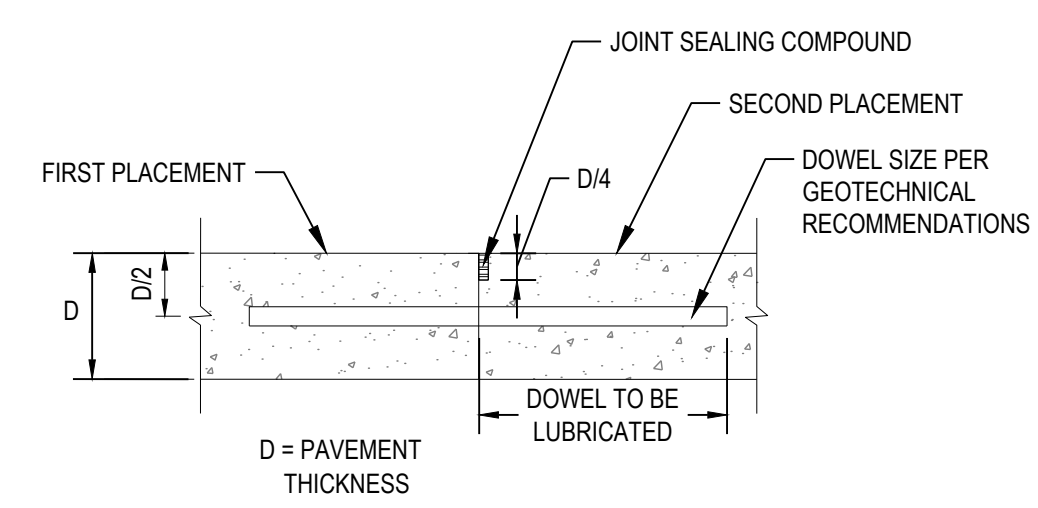


ACCESSIBLE PARKING SPACE STRIPING
NTS



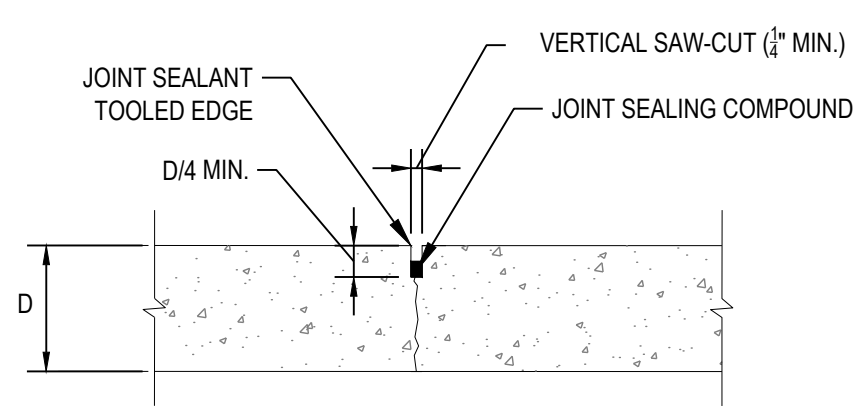
ACCESSIBLE PARKING SIGN
NTS

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 3/2/2026
Signed Date



- NOTES:
- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
 - ALL DOWELS AND BASKETS SHALL BE EPOXY COATED.
 - DOWELED CONTRACTION JOINTS ARE REQUIRED WHERE PAVEMENT DEPTH IS 7" OR GREATER.
 - DOWELS SHALL BE SMOOTH BARS AND SHALL BE PROVIDED A COATING OF GREASE, AS A BOND-BREAKING MATERIAL, IMMEDIATELY PRIOR TO PLACING THE CONCRETE.

DOWELED CONTRACTION JOINT
NTS



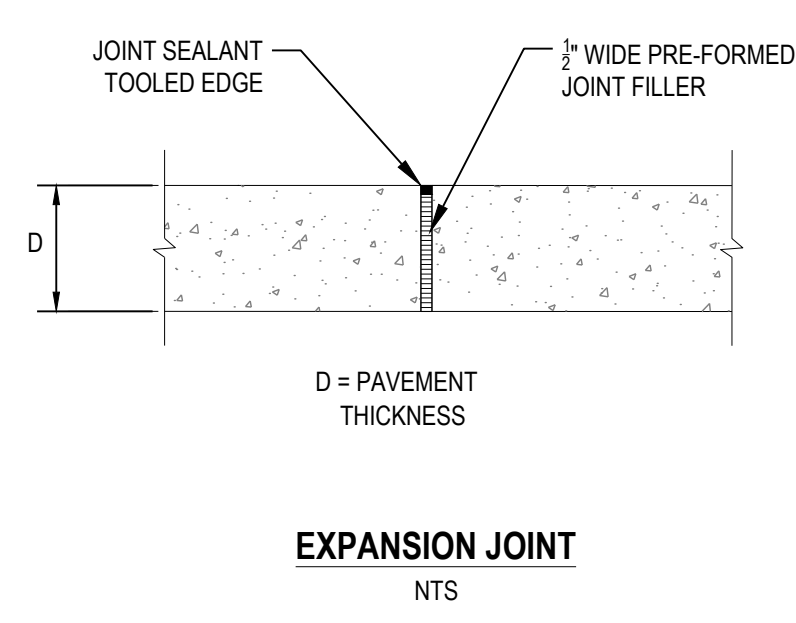
- NOTES:
- MAXIMUM CONTRACTION JOINT SPACING IS DEPENDENT UPON THE PAVEMENT THICKNESS. REFER TO TABLE BELOW FOR SPACING REQUIREMENTS.
 - ENSURE CONTRACTION JOINT PATTERNS DIVIDE PAVEMENT INTO PANELS AS CLOSE TO SQUARE AS POSSIBLE.

CONTRACTION JOINT
NTS

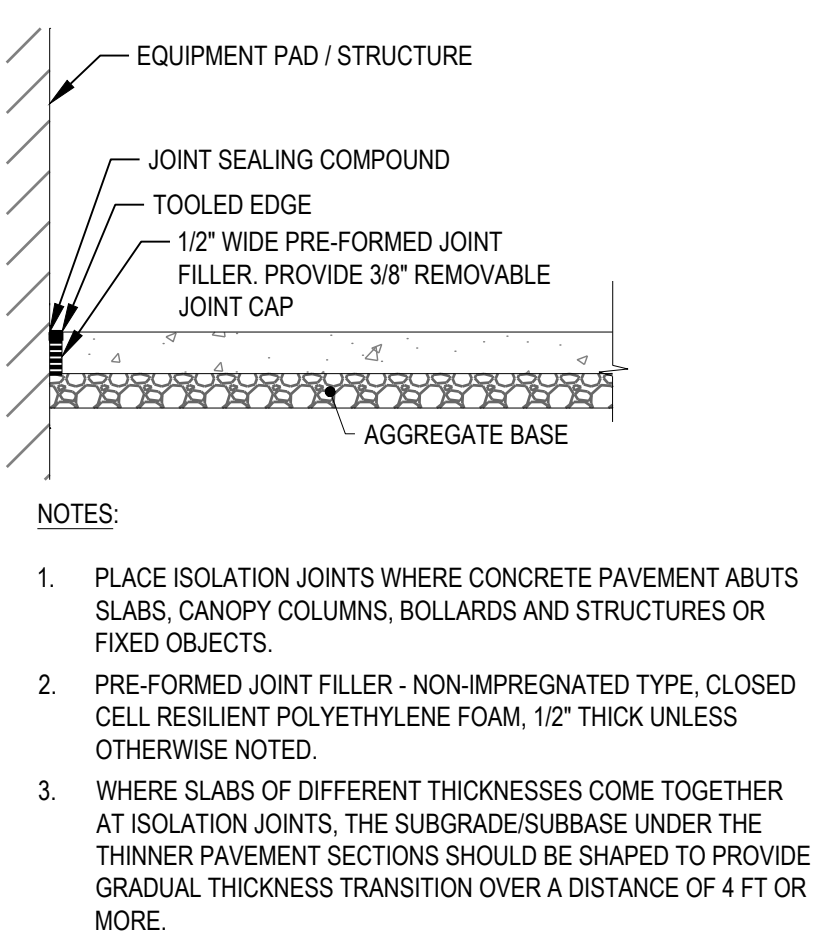
- GENERAL JOINTING NOTES:**
- NOTES AND DETAILS BASED ON ACI 330.2R-17 AND 330.R-8 GUIDELINES. ALL RECOMMENDATIONS SHOULD BE CONFIRMED ON A PROJECT BY PROJECT BASIS WITH THE CIVIL AND/OR GEOTECHNICAL ENGINEER. IF THE DETAILS AND RECOMMENDATIONS PROVIDED DO NOT COMPLY WITH THE LATEST INDUSTRY STANDARDS, OR THE STANDARDS ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION, THIS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
 - CONSTRUCTION AND TRANSVERSE JOINTS SHALL BE RE-SAWN AND ALL SAW LAITANCE VACUUMED FROM THE JOINT ONCE BOTH SIDES ARE Poured.
 - PAVEMENT JOINTS OF ANY TYPE SHOULD EXTEND THROUGH ANY CURB AND GUTTER.
 - CONCRETE CONTRACTOR SHALL SUBMIT THE CONCRETE MIX TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL.
 - A SCALED DRAWING OF THE JOINTING PLAN FOR THE PAVEMENTS AND CURBS SHOULD BE SUBMITTED BY THE CONTRACTOR FOR REVIEW BY THE CIVIL AND GEOTECHNICAL ENGINEERS.

JOINT SPACING FOR UNREINFORCED CONCRETE
(FROM ACI 330.2R-17 TABLE 4.4.4 & ACI 330.R-8 TABLE 3.5)

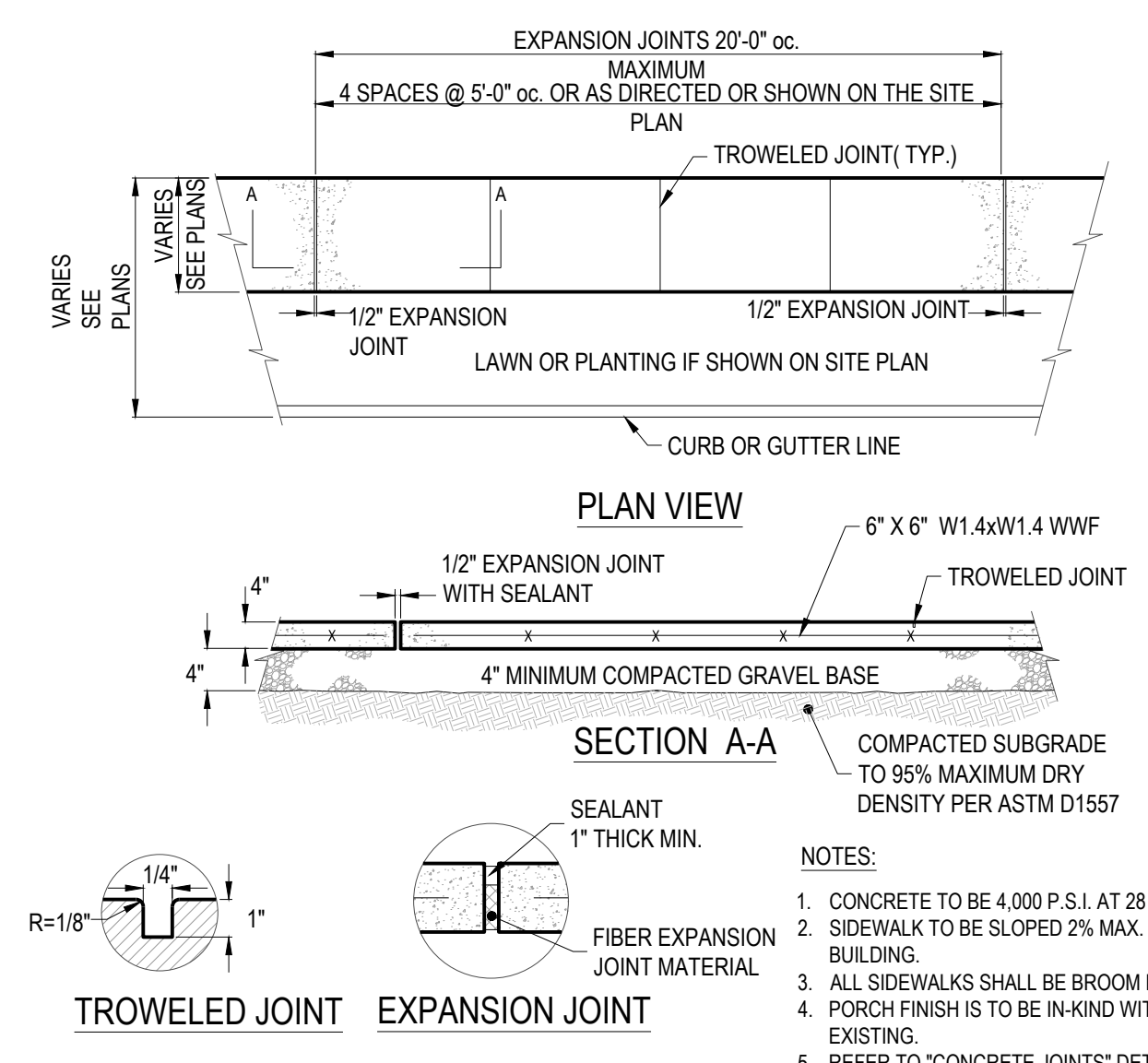
PAVEMENT THICKNESS (IN)	MAXIMUM SPACING (FT)
4 - 4.5	10
5 - 5.5	12.50
6 OR GREATER	15



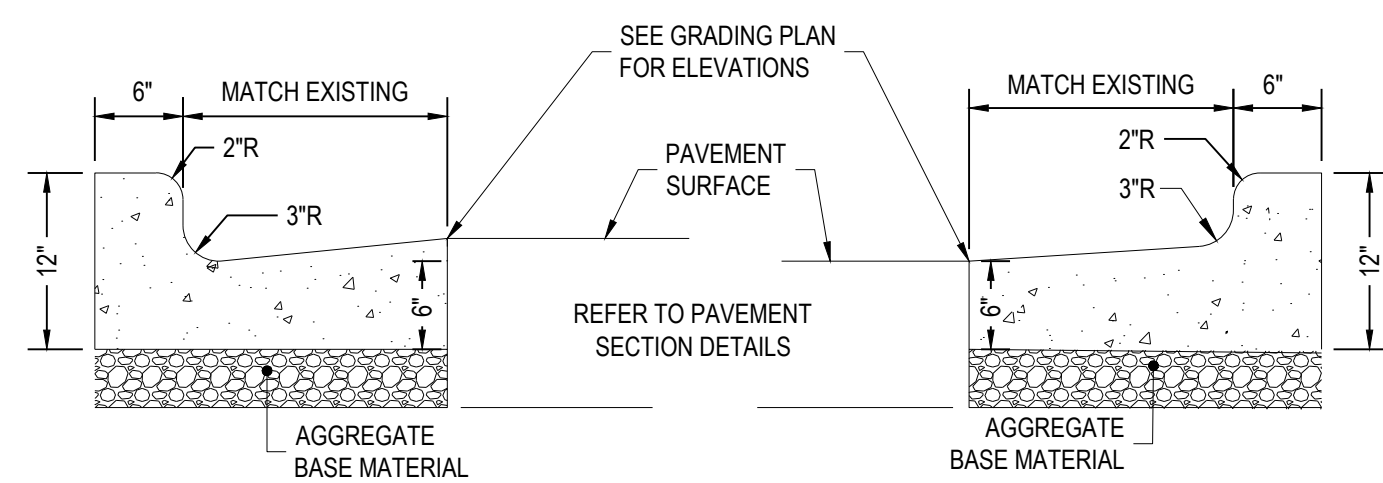
EXPANSION JOINT
NTS



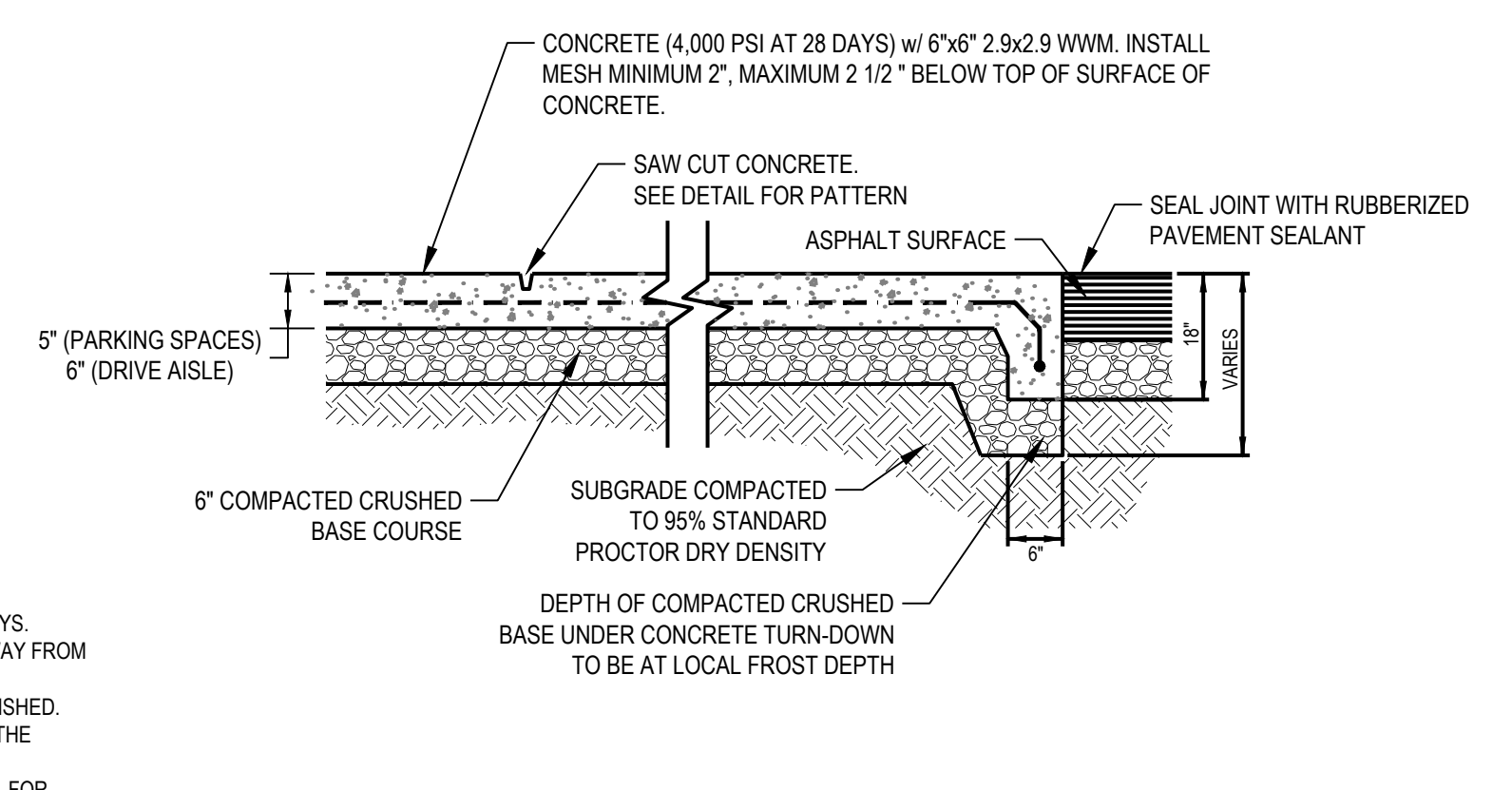
ISOLATION JOINT
NTS



CONCRETE SIDEWALK
NTS

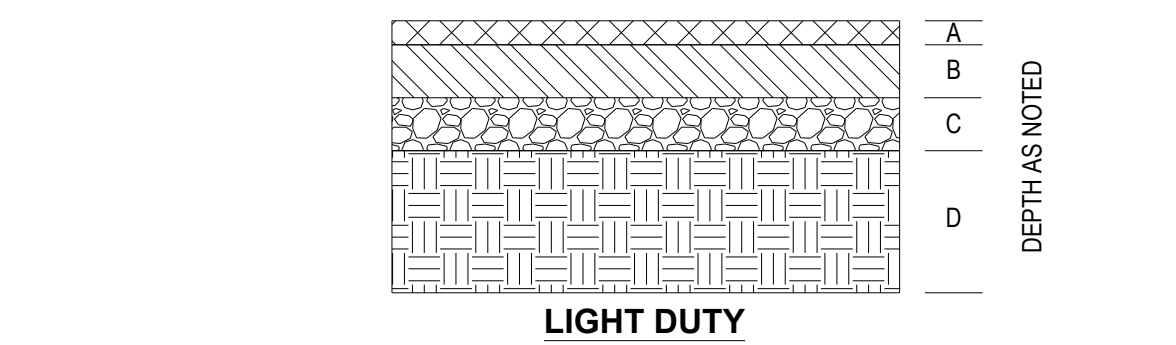


CONCRETE CURB AND GUTTER
NTS



CONCRETE PAVEMENT
NTS

- NOTES:
- CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS.
 - TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
 - EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.
 - REFER TO SITE PLAN AND GENERAL NOTES FOR LIMITS OF PAINTED CURB.



ASPHALTIC PAVEMENT
NTS

- NOTE: ASPHALT PAVEMENT SECTION PROVIDED IS A MINIMUM THICKNESS. IF EXISTING SECTION IS GREATER THAN THE SECTION ABOVE, PROPOSED ASPHALT SHOULD MATCH EXISTING.
- 1 1/2" ASPHALTIC CONCRETE SURFACE
 - 2.5" ASPHALTIC CONCRETE BASE
 - 6" AGGREGATE BASE COURSE (COMPACTED TO 95% STANDARD PROCTOR TEST (ASTM D 698))
 - SUBGRADE BENEATH PAVEMENT (COMPACTED TO 95% STANDARD PROCTOR TEST (ASTM D 698))

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CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mansfield, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826



M. Regenold
03/02/2026



CRACKER BARREL OLD COUNTRY STORE

STORE #617
5700 REDLANDS RD. NW
ALBUQUERQUE, NM 87120

Revisions / Submissions

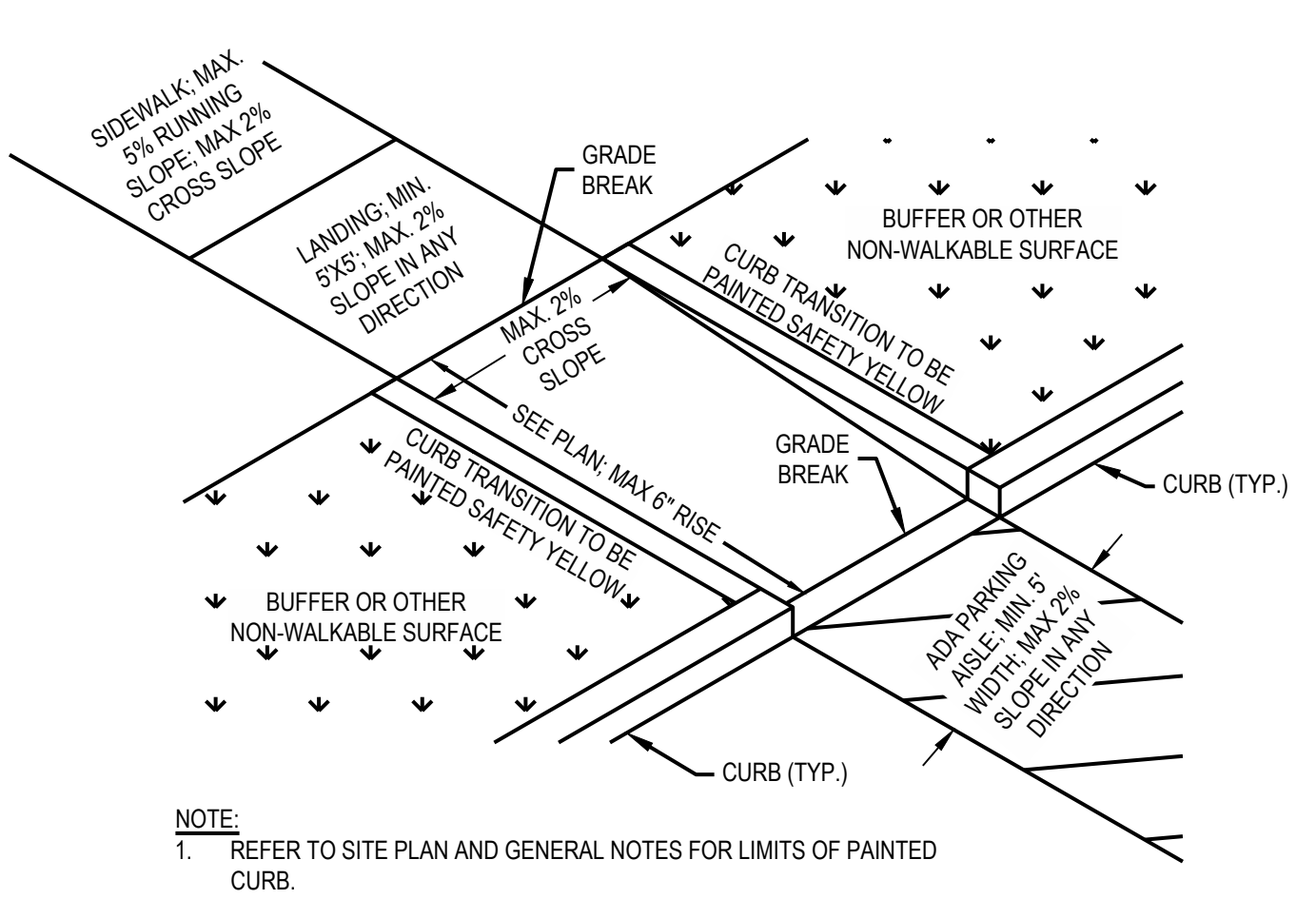
ID	Description	Date
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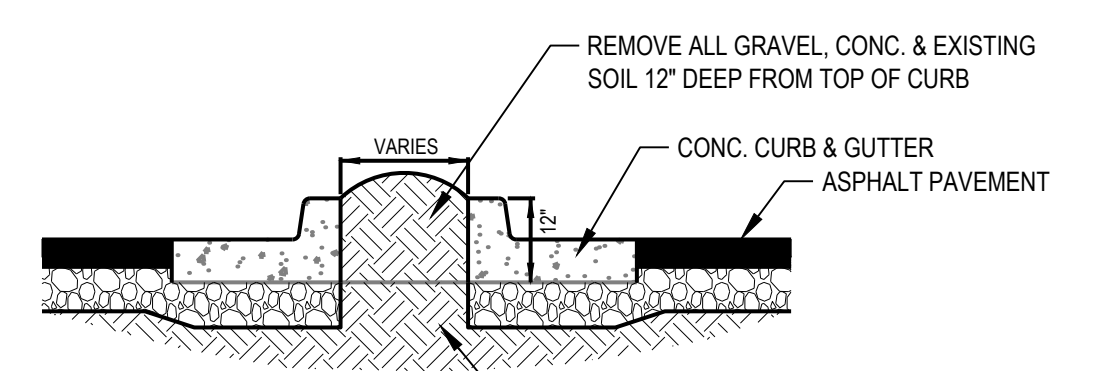
Drawing Title:
SITE DETAILS

C-4

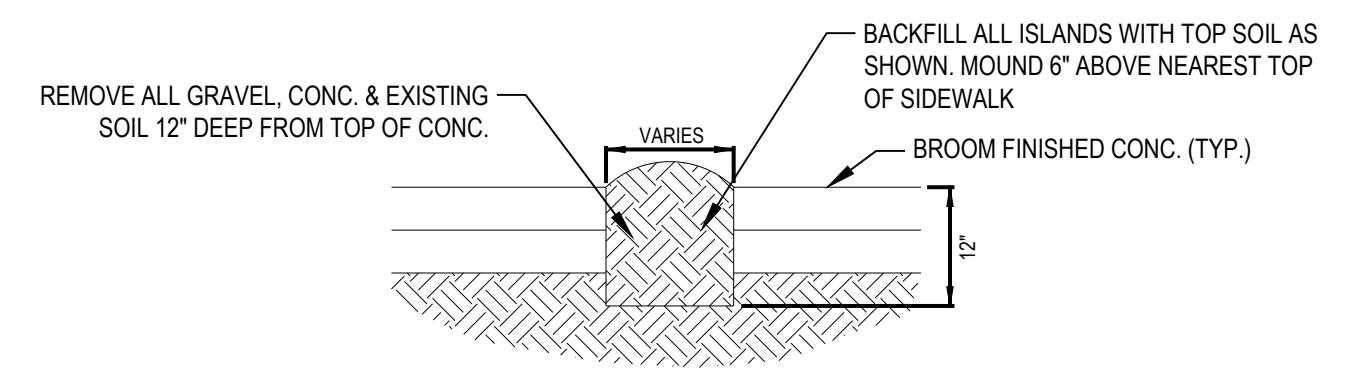


TYPICAL CURB RAMP
NTS

NOTE:
1. REFER TO SITE PLAN AND GENERAL NOTES FOR LIMITS OF PAINTED CURB.

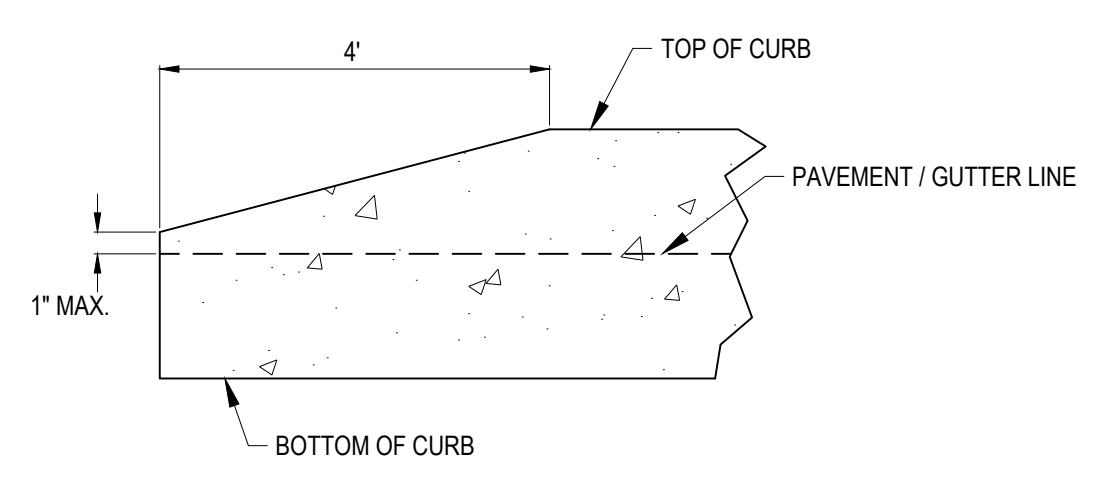


TYPICAL AT CURBS



TYPICAL AT SIDEWALKS

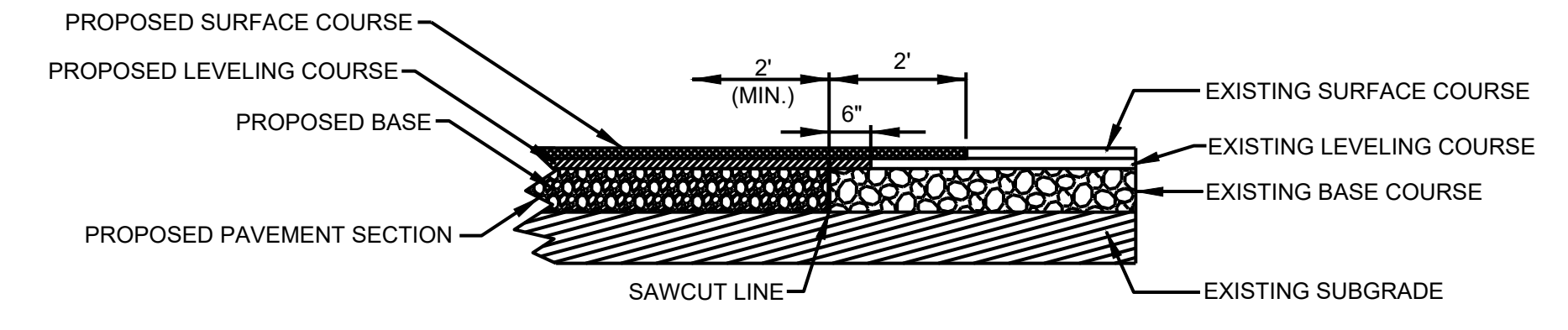
LANDSCAPED AREA DETAIL
NTS



CURB TAPER
NTS

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 3/2/2026
Signed Date



TYPICAL PAVEMENT BUTT JOINT DETAIL
NTS

C:\D\CAC\Des\CESO\CBDCS Albuquerque NM 617\Project Files\CESO03-CIVIL\PLAN_SITE IMPROVEMENT PLAN.dwg - 2/27/2026 - Ota Alyafi