

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 22, 2022

Joe Hays
CEI Engineering Associates, INC.
3108 SW Regency Pkwy
Bentonville, AR 72712

**Re: Restaurant Depot
1901 Menaul Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 08-24-2022 (H15-D039)**

Dear Mr. Hays,

The TCL submittal received 08-18-2022 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.

PO Box 1293

Albuquerque

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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

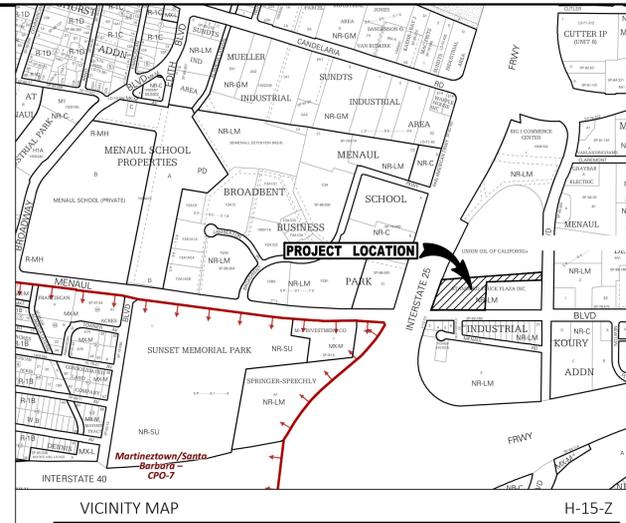
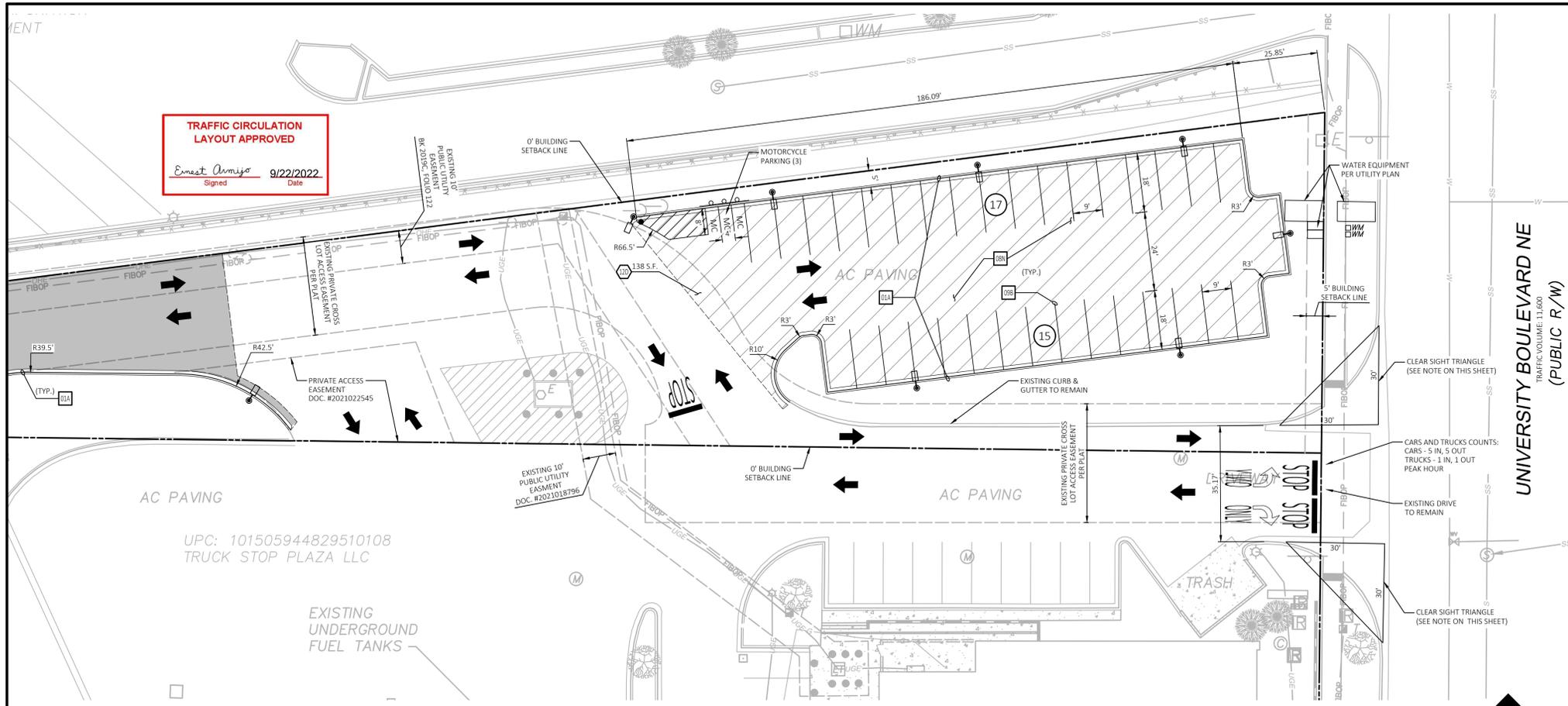
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

C: CO Clerk, File



LEGAL DESCRIPTION
TRACT A-1 OF PLAT OF TRACTS A 1 & B-1, TRUCK STOP PLAZA, TOWN OF ALBUQUERQUE GRANT, SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 6, 2019 IN MAP BOOK 2019C, FOLIO 122.

SITE DATA

PROPOSED USAGE:	RESTAURANT DEPOT WHOLESALE DISTRIBUTION
DDO CLASSIFICATION:	NON-RESIDENTIAL - LIGHT MANUFACTURING (NR-LM)
LOT AREA:	172,000 S.F. (3.94 AC)
ADDRESS:	1901 MENAUL BLVD NE
BUILDING AREA:	44,503 S.F.
PARKING REQUIRED:	23 SPACES (1 SPACE PER 2,000 S.F.)
PARKING PROVIDED:	123 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	8 SPACES (3 VAN ACCESSIBLE)
MC PARKING REQUIRED:	1 SPACE
MC PARKING PROVIDED:	3 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES

SIDEWALK NOTE
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430.

PUBLIC WORKS NOTE
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE A WORK ORDER WITH DR APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WA MUST BE INCLUDED ON THE WORK ORDER.

VARIANCE: VA-2022-00077
VARIANCE OF 25 FT TO THE REQUIRED 25 FT LANDSCAPE BUFFER.
APPROVED: MAY 17, 2022
(AFFECTS THE WEST PROPERTY LINE ALONG I-25 ON-RAMP)

SITE DETAILS

01A	TYPE A CONCRETE CURB AND GUTTER
01C	TYPE C CONCRETE RAISED CURB AND GUTTER
03D	CONCRETE SIDEWALK
04A	GUIDE RAIL
06D	RETAINING WALL
07J	CHAIN LINK FENCE ON RETAINING WALL
09B	NINETY DEGREE PARKING SPACE STRIPING
09F	90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09N	90 DEGREE PARKING
09S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U	ACCESSIBLE PARKING SYMBOL
10C	FIRE LANE MARKING
13D	TYPICAL 3" LIGHTING POLE BASE
47C	COMMON TRENCH DETAIL ELECTRIC TELEPHONE FIRE ALARM CABLE
70C	SECTION B-B

SITE NOTES

12D	4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
21B	TAPER CURB FROM 12" TO 6" OVER 12"
70B	HOOP-STYLE PARKING STOP

PAVING DETAILS

03D	CONCRETE SIDEWALK
08A	STANDARD DUTY ASPHALT PAVING
08B	HEAVY DUTY ASPHALT PAVING
08C	HEAVY DUTY CONCRETE PAVING (REINFORCED)
08N	ASPHALT OVERLAY
ADA	ADA ACCESSIBLE PEDESTRIAN PATHWAY

NO.	DATE	REVISIONS DESCRIPTION
1	04/08/2022	FOR BIDDING
2	04/12/2022	FOR PERMIT
3	06/27/2022	PLAN REVIEW REV'S (REV #2)
4	08/23/2022	TCL REVIEW REV'S

EXISTING LEGEND

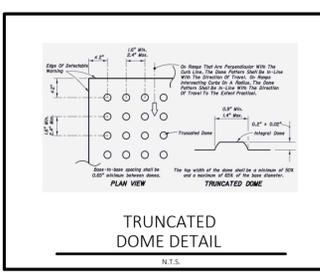
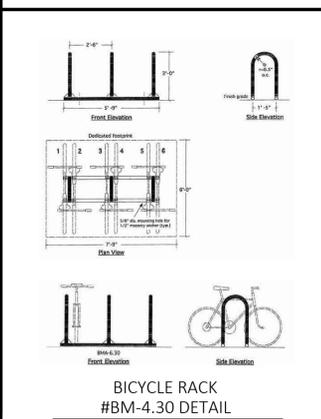
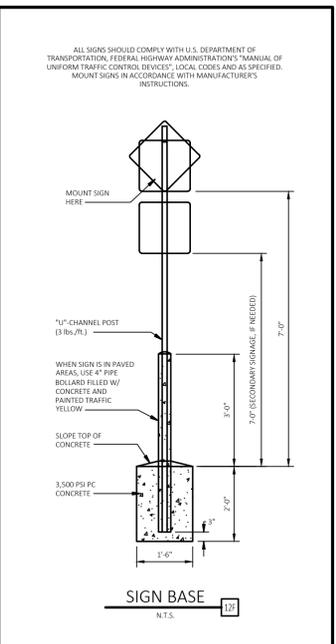
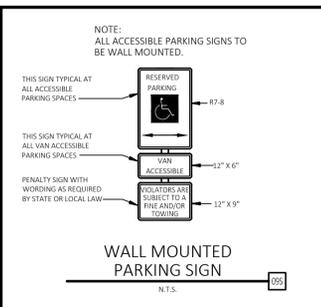
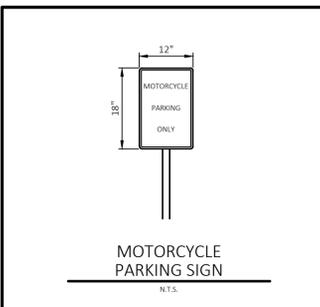
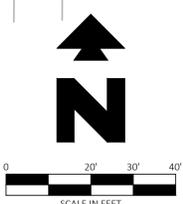
Centerline	Utility Pole
Subject Property	Guy Wire Anchor
Right-of-Way Line	PVC RISER, NUMBER & SIZE AS SHOWN
Adjoining Property	Electrical Meter
Easement Line	Electrical Vault
Building Setback Line	Electrical Manhole
Concrete Hatch	Electrical Pullbox
Concrete Sidewalk	Electrical Box
Chain Link Fence	Electrical Transformer
Screen Wall	Cable Television Pedestal
Retaining Wall	Cable Television Pullbox
Overhead Electrical	Cable Television Vault
Underground Electrical	Traffic Signal Light
Gas Line	Traffic Signal Flasher
Fiber Optic Line	Pedestrian Signal
Cable TV Line	Traffic Vault
Water Line	Traffic Signal Cabinet
Storm Drain Line	Traffic Signal Pullbox
Sanitary Sewer Line	Street Light Pullbox
Water Meter	Street Light
Water Box	Street Light Vault
Water Manhole	Area Light
Water Air Release Valve	Ground Light
Irrigation Control Box	Natural Gas Valve
Fire Hydrant	Natural Gas Meter Assembly
Water Valve	Natural Gas Vault
Water Blow-Off	Natural Gas Manhole
FDC ON BLDG.	Telephone Pullbox
Remote FDC	Telephone Vault
Storm Drain Manhole	Telephone Manhole
Storm Drain Drop Inlet	Telephone Pedestal
Catch Basin	Fiber Optic Manhole
Sign	Fiber Optic Vault
Bollard Post	Fiber Optic Pedestal
Gate	Fiber Optic Pullbox
Flag Pole	Sanitary Sewer Manhole
Trees	Sanitary Sewer Clean Out
Utility Vault - Unknown	Sanitary Sewer Vault
Utility Pullbox - Unknown	Grease Trap/Interceptor Manhole
Utility Manhole - Unknown	Vapor and Monitoring Wells (Abandoned in Place)
Electric Pedestal	

PROPOSED LEGEND

Property Line/Right of Way Line	Proposed Parking Spaces
Concrete Curb and Gutter. See Detail 01A/01B.	Limits of Sidewalks and Concrete Aprons
Fire Access	Trench Drain
Sawcut	Grate Inlet
Fence	Curb Inlet
Building Control Point	Fire Hydrant
Proposed Access Easement	FDC
	Valve
	Light Pole (Per MEP.)
	Bollard
	Bollard Guard
	Sign
	Canopy Columns

CLEAR SIGHT TRIANGLE NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFOR, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NOTE
NO TRAFFIC FLOW HAS CHANGED AS A RESULT OF THESE SITE IMPROVEMENTS.



RESTAURANT DEPOT
1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO



8/24/22
PROFESSIONAL OF RECORD: JDG
PROJECT MANAGER: JEH
DESIGNER: MDT
CEI PROJECT NUMBER: 32348
DATE: 8/23/2022
REVISION: REV-1

TRAFFIC CIRCULATION LAYOUT
SHEET TITLE
SHEET NUMBER

TCL-1

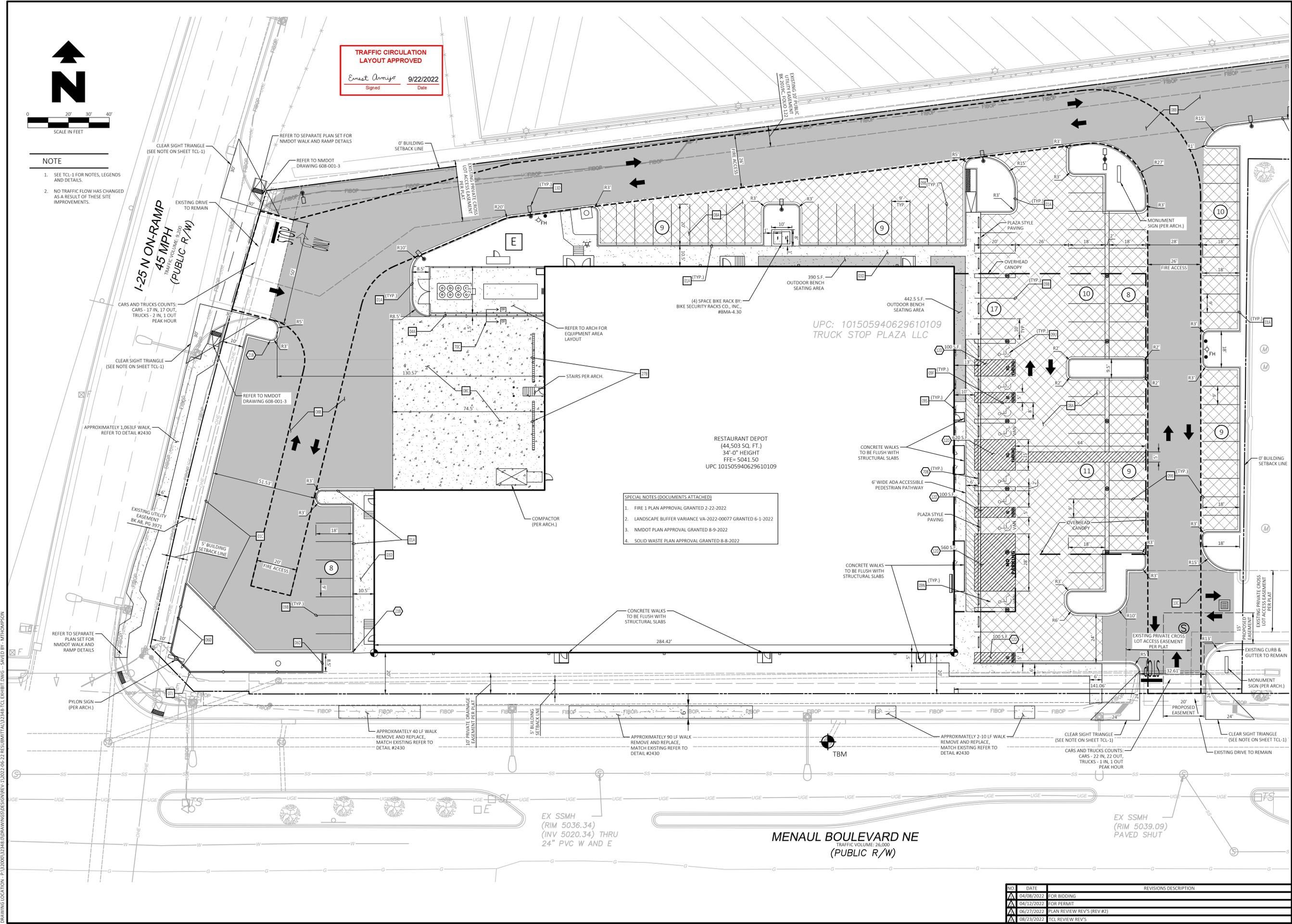
RESTAURANT DEPOT
1901 MENAUL BLVD NE
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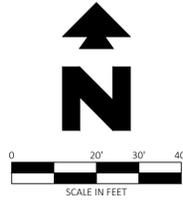
PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	MDT
CEI PROJECT NUMBER	32348
DATE	8/23/2022
REVISION	REV-1

TRAFFIC CIRCULATION LAYOUT
SHEET TITLE
SHEET NUMBER

TCL-2



TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 9/22/2022
Signed Date

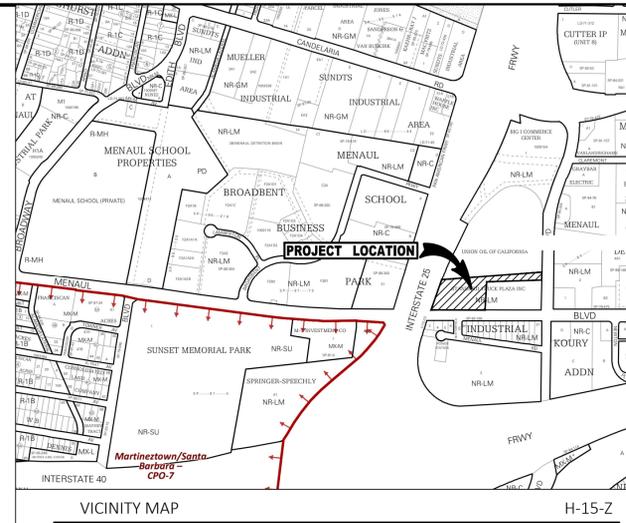
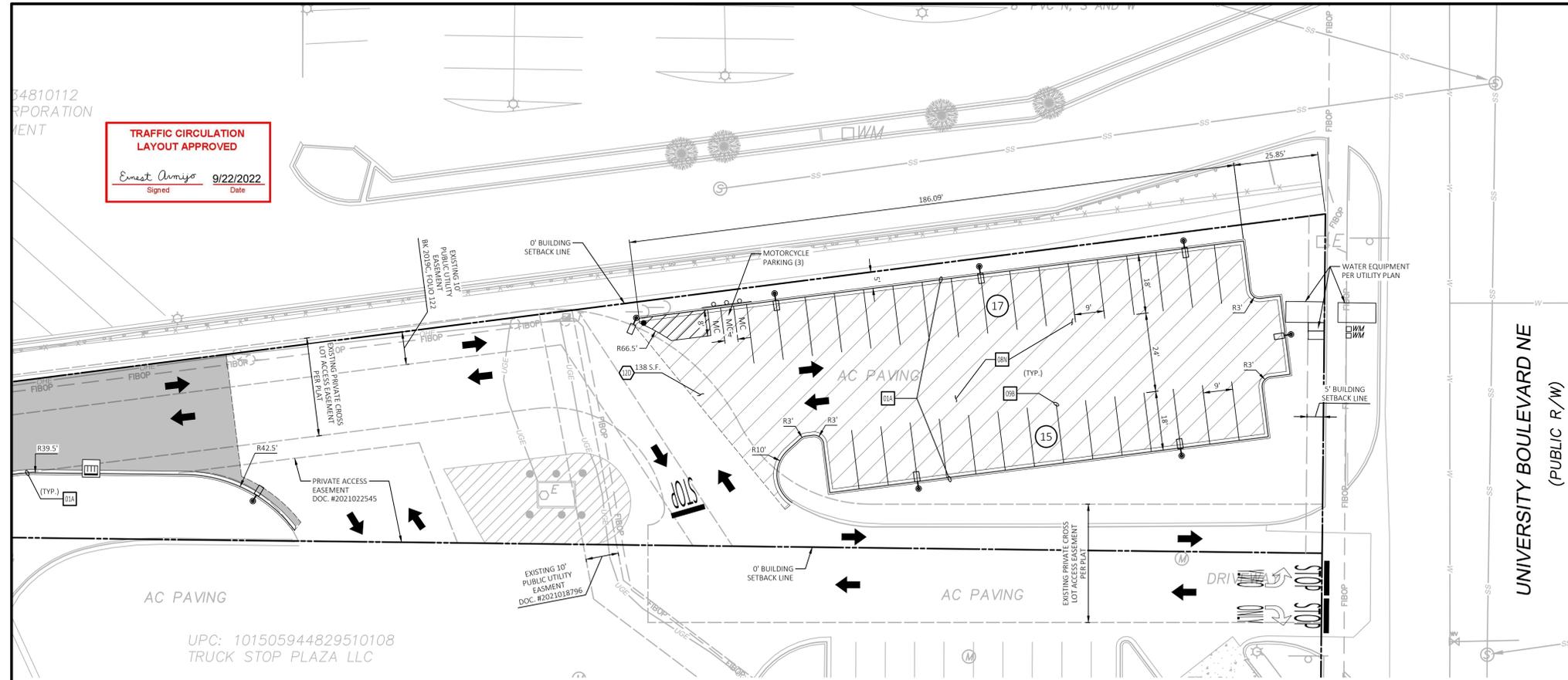


- NOTE**
- SEE TCL-1 FOR NOTES, LEGENDS AND DETAILS.
 - NO TRAFFIC FLOW HAS CHANGED AS A RESULT OF THESE SITE IMPROVEMENTS.

- SPECIAL NOTES (DOCUMENTS ATTACHED)**
- FIRE 1 PLAN APPROVAL GRANTED 2-22-2022
 - LANDSCAPE BUFFER VARIANCE VA-2022-00077 GRANTED 6-1-2022
 - NMDOT PLAN APPROVAL GRANTED 8-9-2022
 - SOLID WASTE PLAN APPROVAL GRANTED 8-8-2022

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DRAWING LOCATION: P:\230001\32348\DRAWINGS\DESIGN\REV-1\2022_08_22_RESUBMITTAL\32348_TCL_EXHIBIT.DWG - SAVED BY: MTK\MPSON



LEGAL DESCRIPTION

TRACT A-1 OF PLAT OF TRACTS A-1 & B-1, TRUCK STOP PLAZA, TOWN OF ALBUQUERQUE GRANT, SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 6, 2019 IN MAP BOOK 2019C, FOLIO 122.

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SIDEWALK NOTE

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430 AND #2415A.

PUBLIC WORKS NOTE

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- 01C TYPE C CONCRETE RAISED CURB AND GUTTER
- 03D CONCRETE SIDEWALK
- 04A GUIDE RAIL
- 05D RETAINING WALL
- 07J CHAIN LINK FENCE ON RETAINING WALL
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09N 90 DEGREE PARKING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 10C FIRE LANE MARKING
- 13D TYPICAL 39' LIGHTING POLE BASE
- 47C COMMON TRENCH DETAIL ELECTRIC TELEPHONE FIRE ALARM CABLE
- 70C SECTION B-B

SITE NOTES

- 12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 21B TAPER CURB FROM 12" TO 6" OVER 12'
- 70B PARKING BOLLARD

PAVING DETAILS

- 03D CONCRETE SIDEWALK
- 08A STANDARD DUTY ASPHALT PAVING
- 08B HEAVY DUTY ASPHALT PAVING
- 08C HEAVY DUTY CONCRETE PAVING (REINFORCED)
- 08N ASPHALT OVERLAY

NO.	DATE	REVISIONS DESCRIPTION
1	04/08/2022	FOR BIDDING
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3	06/27/2022	PLAN REVIEW REV'S (REV #2)

EXISTING LEGEND	
—	CENTERLINE
—	SUBJECT PROPERTY
—	RIGHT-OF-WAY LINE
—	ADJOINING PROPERTY
—	EASEMENT LINE
—	BUILDING SETBACK LINE
—	CONCRETE HATCH
—	CONCRETE SIDEWALK
—	CHAIN LINK FENCE
—	SCREEN WALL
—	RETAINING WALL
—	OVERHEAD ELECTRICAL
—	UNDERGROUND ELECTRICAL
—	GAS LINE
—	FIBER OPTIC LINE
—	CABLE TV LINE
—	WATER LINE
—	STORM DRAIN LINE
—	SANITARY SEWER LINE
—	WATER METER
—	WATER BOX
—	WATER MANHOLE
—	WATER AIR RELEASE VALVE
—	IRRIGATION CONTROL BOX
—	FIRE HYDRANT
—	WATER VALVE
—	WATER BLOW-OFF
—	FDC ON BLDG.
—	REMOTE FDC
—	STORM DRAIN MANHOLE
—	STORM DRAIN DROP INLET
—	CATCH BASIN
—	SIGN
—	BOLLARD POST
—	GATE
—	FLAG POLE
—	TREES
—	UTILITY VAULT - UNKNOWN
—	UTILITY PULLBOX - UNKNOWN
—	UTILITY MANHOLE - UNKNOWN
—	ELECTRIC PEDESTAL
—	UTILITY POLE
—	GUY WIRE ANCHOR
—	PVC RISER, NUMBER & SIZE AS SHOWN
—	ELECTRICAL METER
—	ELECTRICAL VAULT
—	ELECTRICAL MANHOLE
—	ELECTRICAL PULLBOX
—	ELECTRICAL BOX
—	ELECTRICAL TRANSFORMER
—	CABLE TELEVISION PEDESTAL
—	CABLE TELEVISION PULLBOX
—	CABLE TELEVISION VAULT
—	TRAFFIC SIGNAL LIGHT
—	TRAFFIC SIGNAL FLASHER
—	PEDESTRIAN SIGNAL
—	TRAFFIC VAULT
—	TRAFFIC SIGNAL CABINET
—	TRAFFIC SIGNAL PULLBOX
—	STREET LIGHT PULLBOX
—	STREET LIGHT
—	STREET LIGHT VAULT
—	AREA LIGHT
—	GROUND LIGHT
—	NATURAL GAS VALVE
—	NATURAL GAS METER ASSEMBLY
—	NATURAL GAS VAULT
—	NATURAL GAS MANHOLE
—	TELEPHONE PULLBOX
—	TELEPHONE VAULT
—	TELEPHONE MANHOLE
—	TELEPHONE PEDESTAL
—	FIBER OPTIC MANHOLE
—	FIBER OPTIC VAULT
—	FIBER OPTIC PEDESTAL
—	FIBER OPTIC PULLBOX
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER CLEAN OUT
—	SANITARY SEWER VAULT
—	GREASE TRAP/INTERCEPTOR MANHOLE
—	VAPOR AND MONITORING WELLS (ABANDONED IN PLACE)

PROPOSED LEGEND

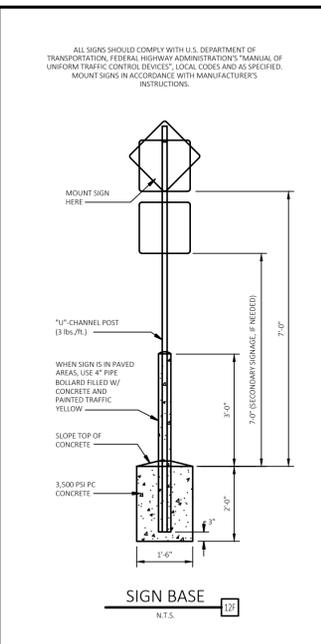
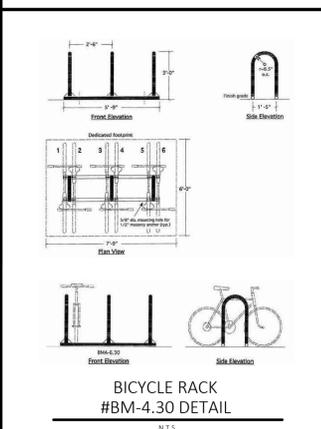
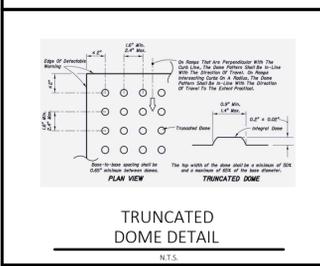
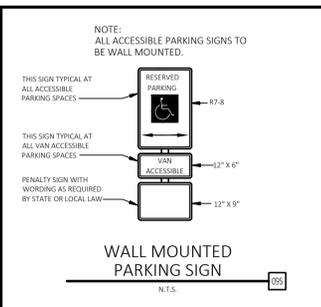
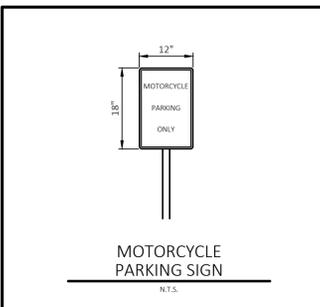
—	PROPERTY LINE/RIGHT OF WAY LINE
—	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
—	FIRE ACCESS
—	SAWCUT
—	FENCE
—	BUILDING CONTROL POINT
—	PROPOSED PARKING SPACES
—	LIMITS OF SIDEWALKS AND CONCRETE APRONS
—	TRENCH DRAIN
—	GRATE INLET
—	CURB INLET
—	FIRE HYDRANT
—	FDC
—	VALVE
—	LIGHT POLE (PER MEP.)
—	BOLLARD
—	BOLLARD GUARD
—	SIGN
—	CANOPY COLUMNS

CLEAR SIGHT TRIANGLE NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFOR, SIGNS, WALLS, TREES, A ND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NOTE

NO TRAFFIC FLOW HAS CHANGED AS A RESULT OF THESE SITE IMPROVEMENTS.



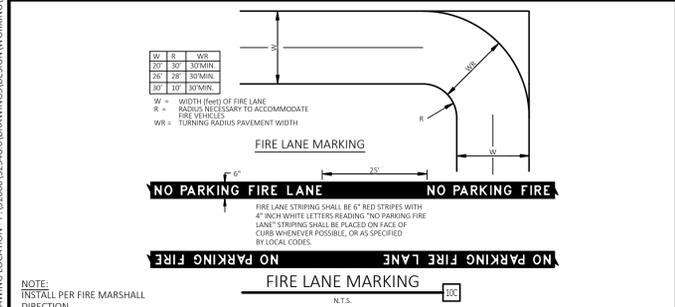
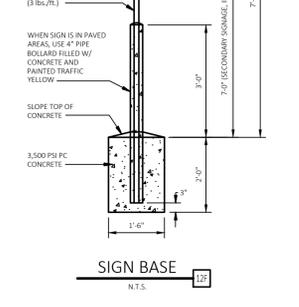
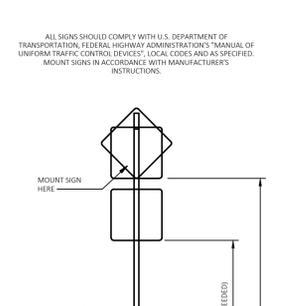
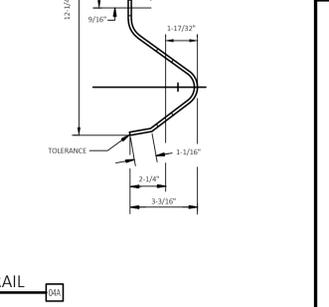
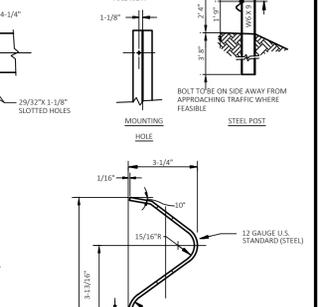
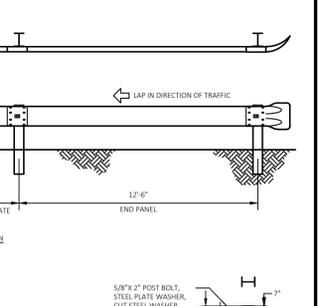
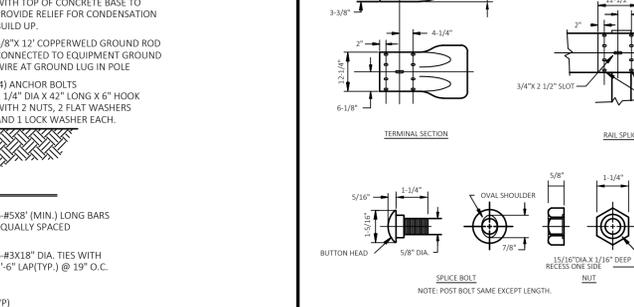
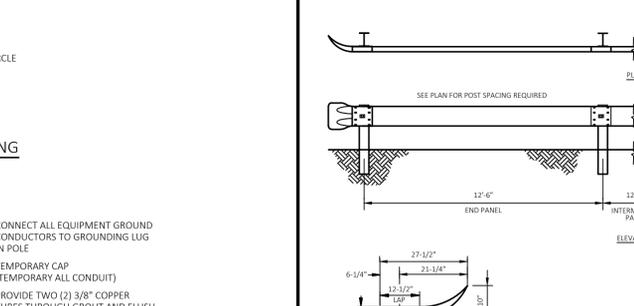
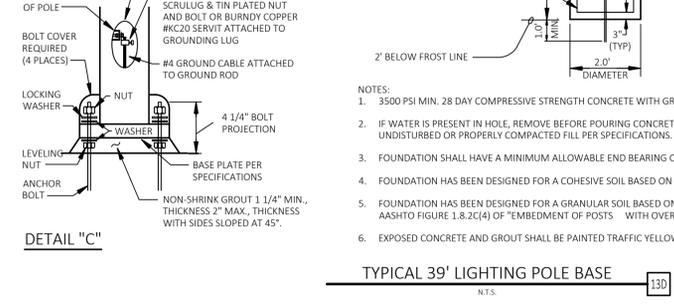
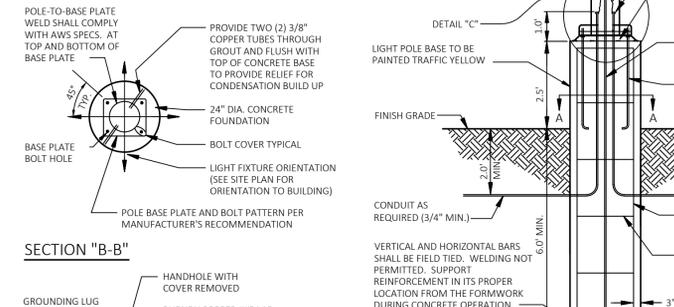
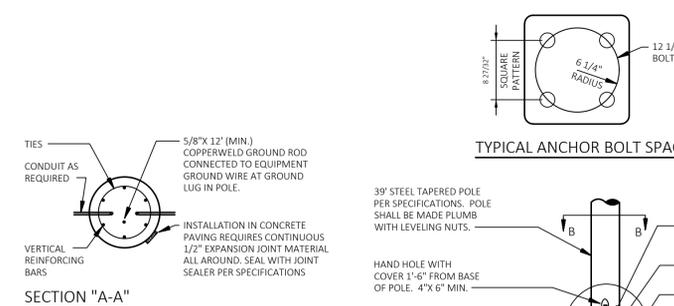
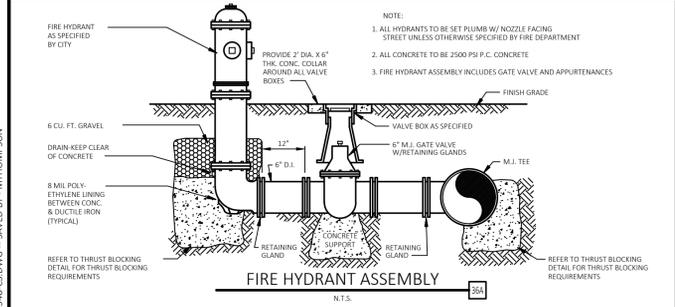
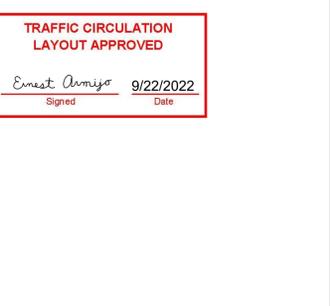
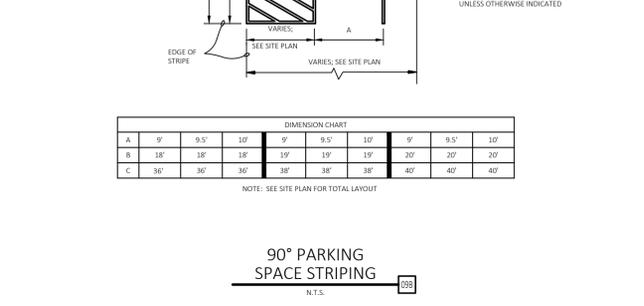
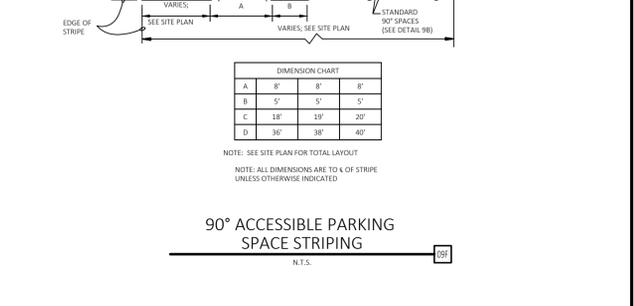
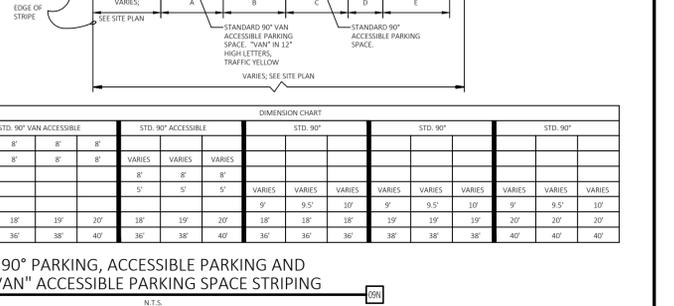
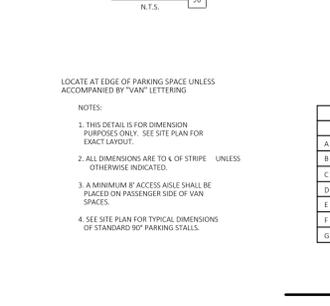
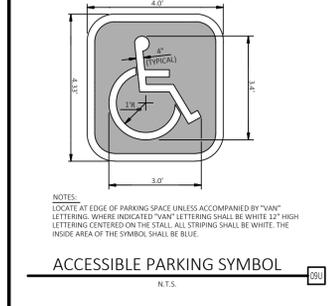
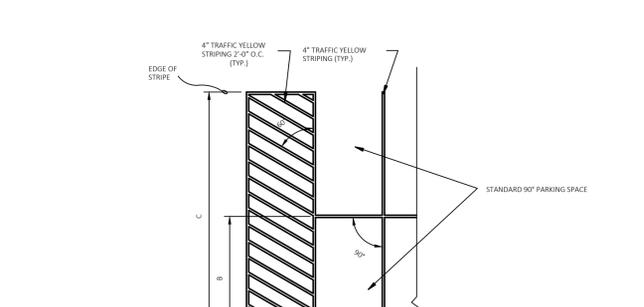
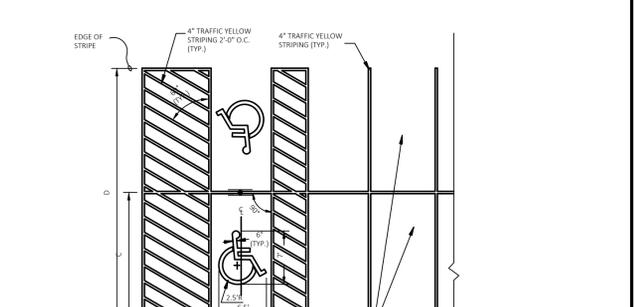
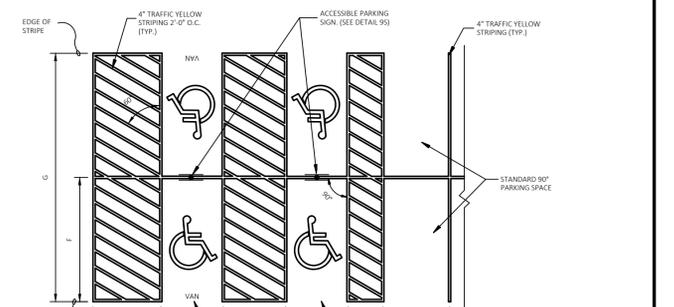
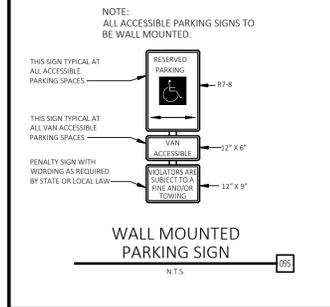
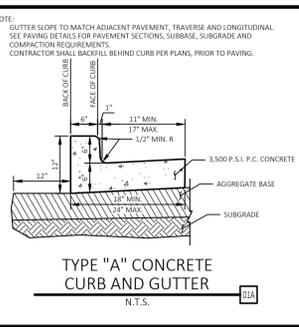
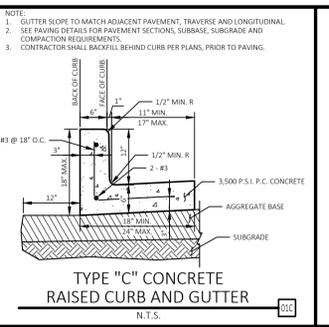
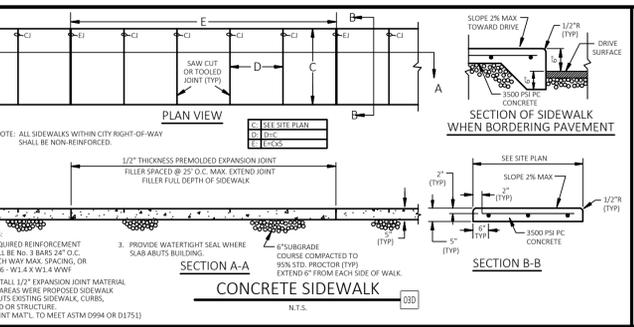
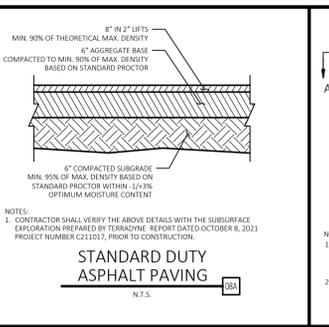
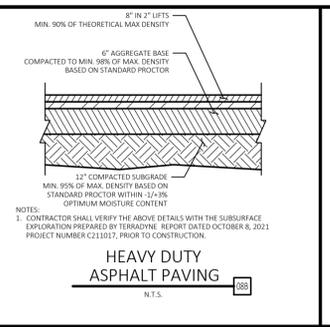
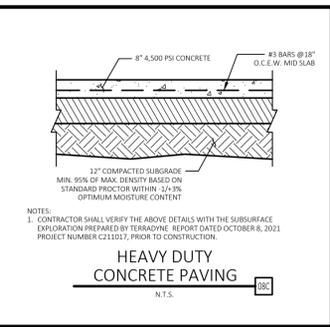
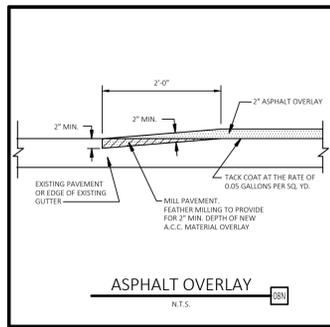
RESTAURANT DEPOT
1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO



PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	MDT
CEI PROJECT NUMBER	32348
DATE	6/29/2022
REVISION	REV-1

SOLID WASTE SITE PLAN
SHEET TITLE
SHEET NUMBER

SW-1



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