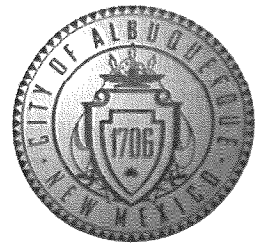


CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 20, 2022

Joel 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 06-30-22 (H15-D039)

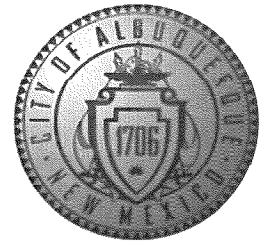
Dear Mr./Ms. Hays,

Based upon the information provided in your submittal received 09-13-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide NMDOT Approval for the proposed sidewalk and driveway access off Pan American Frontage Rd. N.
2. Provide shared access agreement, or approved plat action.
3. Identify the right of way width, medians, curb cuts, and street widths on Menaul Blvd, University Blvd, and on Pan American Frontage.
4. Clear sight triangle need to be provided at driveway access off University Blvd.
5. Show the bike Racks on the site plan.
6. Provide a copy of Solid Waste Approval and Fire Marshal Approval.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
8. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
9. ADA curb ramps must be updated to current standards and have truncated domes installed.
10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
11. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.

CITY OF ALBUQUERQUE

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- d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
- 12. Bicycle racks shall be sturdy and anchored to a concrete pad.
 - 13. A 1-foot clear zone around the bicycle parking stall shall be provided.
 - 14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
- 4. The \$75 re-submittal fee.

For log in and evaluation by Transportation.

PO Box 1293

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Albuquerque

NM 87103

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

www.cabq.gov

Ma via: email
C: CO Clerk, File

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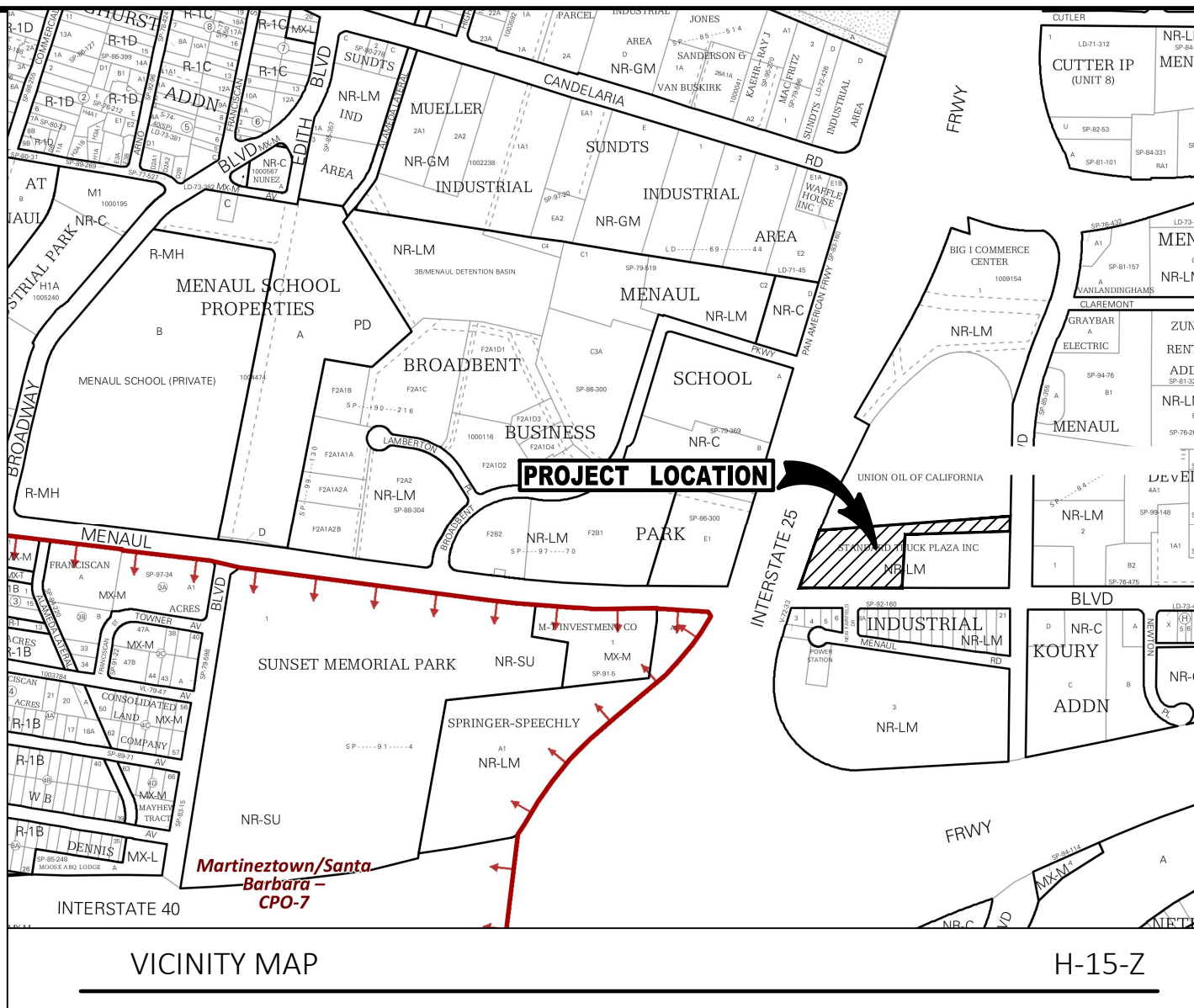
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VICINITY MAP

H-15-Z

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 BERNILLO 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 AND #2415A.

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-WAY 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 N 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
08B	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 TRUNK 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

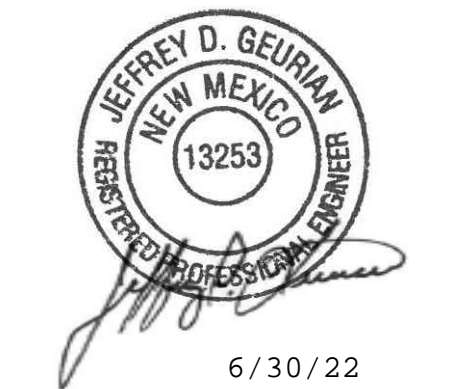
PAVING DETAILS	
03D	CONCRETE SIDEWALK
08A	STANDARD DUTY ASPHALT PAVING
08B	HEAVY DUTY ASPHALT PAVING
08C	HEAVY DUTY CONCRETE PAVING (REINFORCED)
08N	ASPHALT OVERLAY

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



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

RESTAURANT DEPOT
1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO



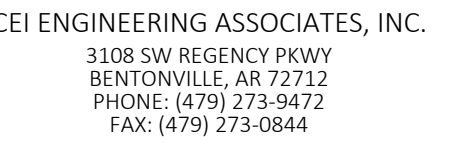
PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	MDT
CEI PROJECT NUMBER	32348
DATE	6/29/2022
REVISION	REV-1

TRAFFIC CIRCULATION
LAYOUT
SHEET TITLE
SHEET NUMBER

TCL-1

DRAWING LOCATION: P:\23000\32348\DRAWINGS\DESIGN\REV-1\2022-06-22 RESUBMITTAL\32348.TCL EXHIBIT DWG - SAVED BY: AYLON\MPSON

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6/30/22

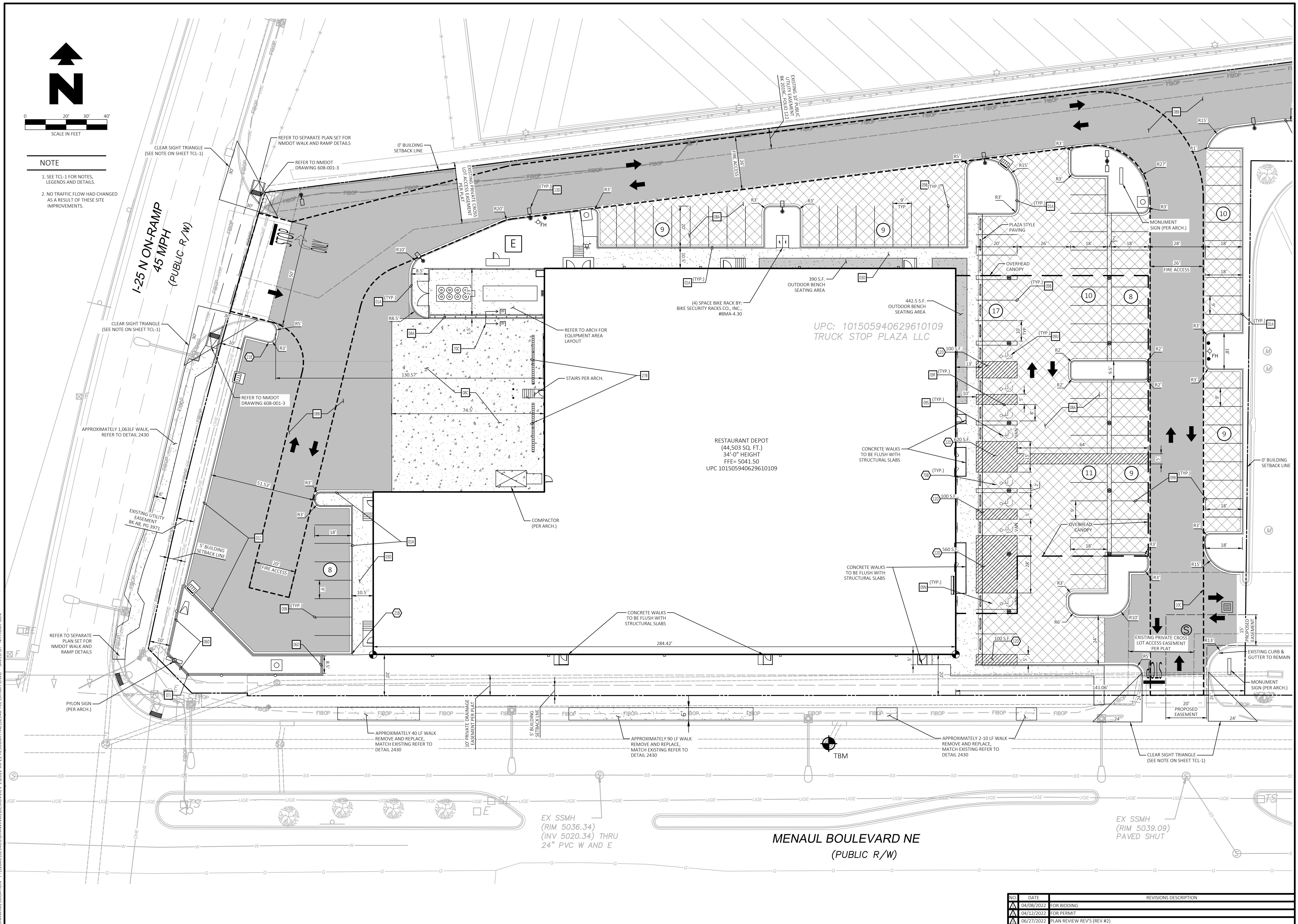
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REVISION	REV-1

TRAFFIC CIRCULATION
LAYOUT

SHEET TITLE

SHEET NUMBER

TCL-2



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