

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.

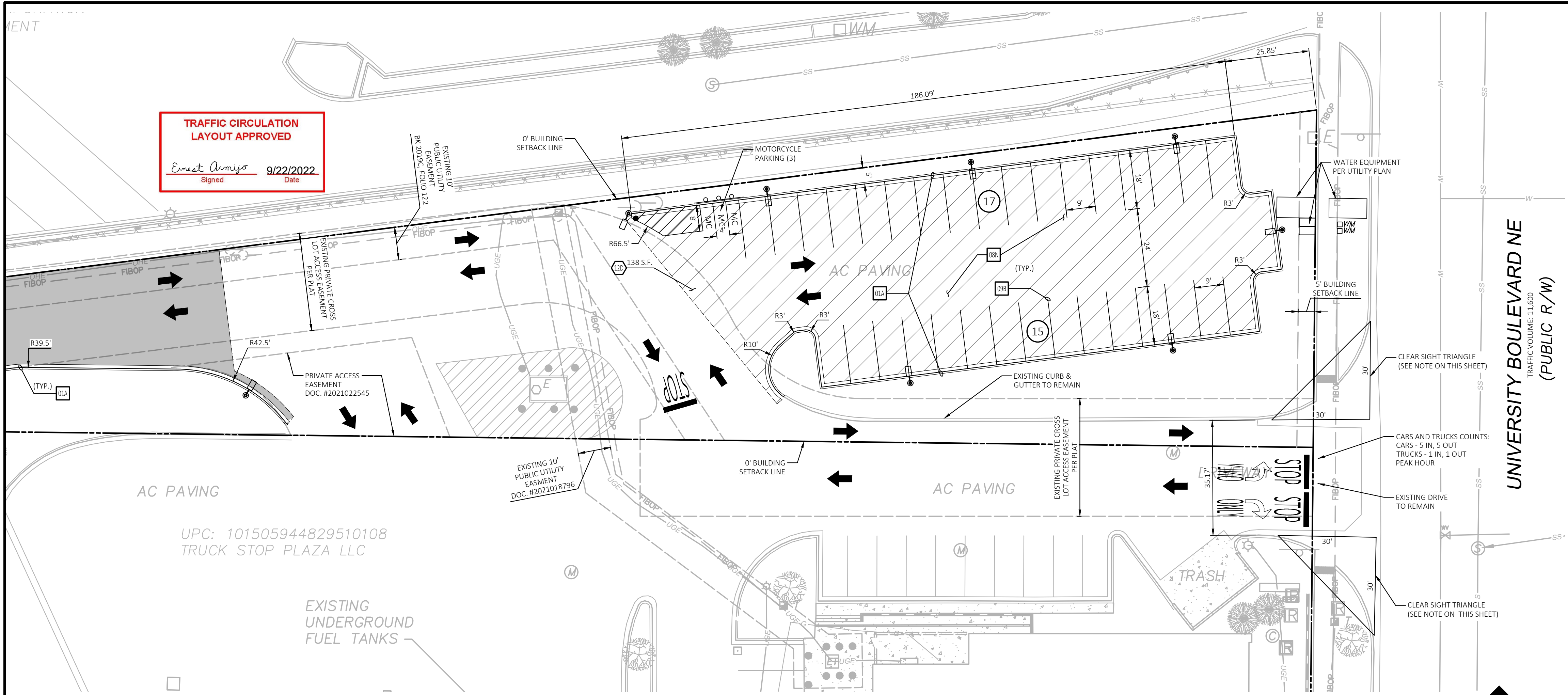
www.cabq.gov

Sincerely,

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

C: CO Clerk, File

DRAWING LOCATION: P:\202001\23248\DRAWINGS\DESIGN\REV-1\2022-06-22 RESUBMITTAL\23248.TCL EXHIBIT DWG - SAVED BY: AITHOMPCSON



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		PEDESTRIAN SIGNAL
	GAS LINE		TRAFFIC VAULT
	FIBER OPTIC LINE		TRAFFIC SIGNAL FLASHER
	CABLE TV LINE		TRAFFIC SIGNAL CABINET
	WATER LINE		TRAFFIC SIGNAL PULLBOX
	STORM DRAIN LINE		STREET LIGHT PULLBOX
	SANITARY SEWER LINE		STREET LIGHT
	WATER METER		STREET LIGHT VAULT
	WATER BOX		AREA LIGHT
	WATER MANHOLE		GROUND LIGHT
	WATER AIR RELEASE VALVE		NATURAL GAS VALVE
	IRRIGATION CONTROL BOX		NATURAL GAS METER ASSEMBLY
	FIRE HYDRANT		NATURAL GAS VAULT
	WATER VALVE		NATURAL GAS MANHOLE
	WATER BLOW-OFF		TELEPHONE PULLBOX
	FDC ON BLDG.		TELEPHONE VAULT
	REMOTE FDC		TELEPHONE MANHOLE
	STORM DRAIN MANHOLE		TELEPHONE PEDESTAL
	STORM DRAIN DROP INLET		FIBER OPTIC MANHOLE
	CATCH BASIN		FIBER OPTIC VAULT
	SIGN		FIBER OPTIC PEDESTAL
	BOLLARD POST		FIBER OPTIC PULLBOX
	GATE		SANITARY SEWER MANHOLE
	FLAG POLE		SANITARY SEWER CLEAN OUT
	TREES		SANITARY SEWER VAULT
	UTILITY VAULT - UNKNOWN		VAPOR TRAP/INTERCEPTOR MANHOLE
	UTILITY PULLBOX - UNKNOWN		VAPOR AND MONITORING WELLS (ABANDONED IN PLACE)
	UTILITY MANHOLE - UNKNOWN		
	ELECTRIC PEDESTAL		

PROPOSED LEGEND

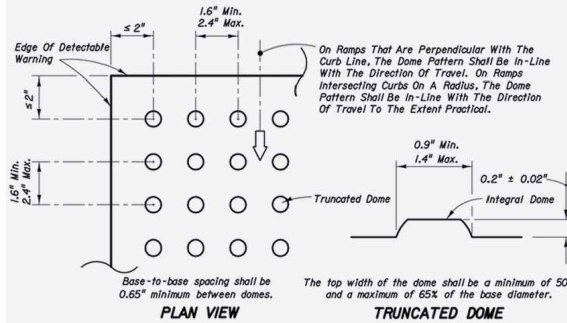
	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
	FIRE ACCESS
	SAWCUT
	FENCE
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS
	TRENCH DRAIN
	GRATE INLET
	CURB INLET
	FIRE HYDRANT
	FDC
	VALVE
	LIGHT POLE (PER MEP.)
	BOLLARD
	BOLLARD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

CLEAR SIGHT TRIANGLE NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFOR, SIGNS, WALLS, TREES, 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.



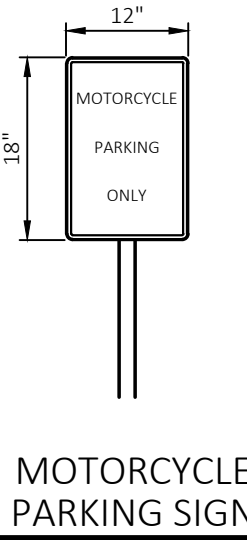
TRUNCATED DOME DETAIL

N.T.S.



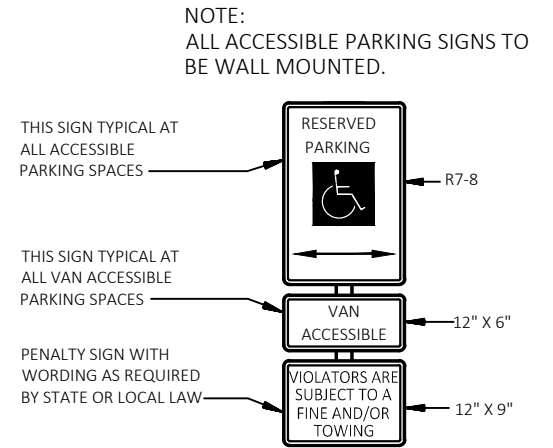
HOOP-STYLE PARKING STOP

N.T.S.



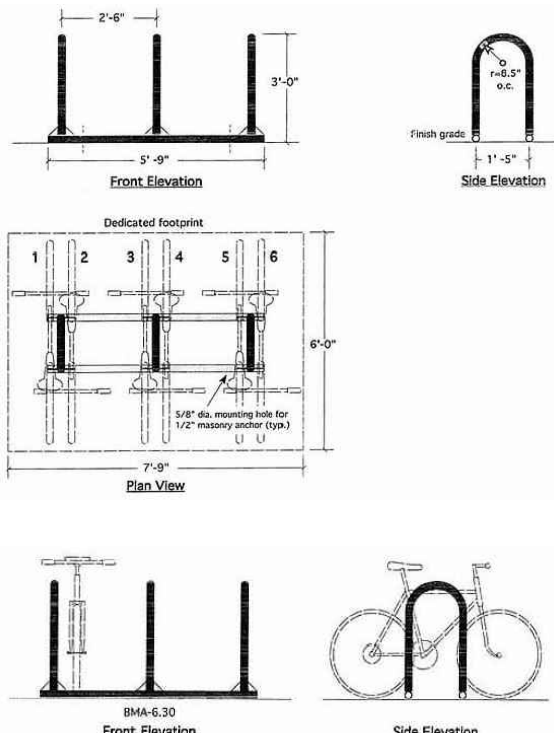
MOTORCYCLE PARKING SIGN

N.T.S.



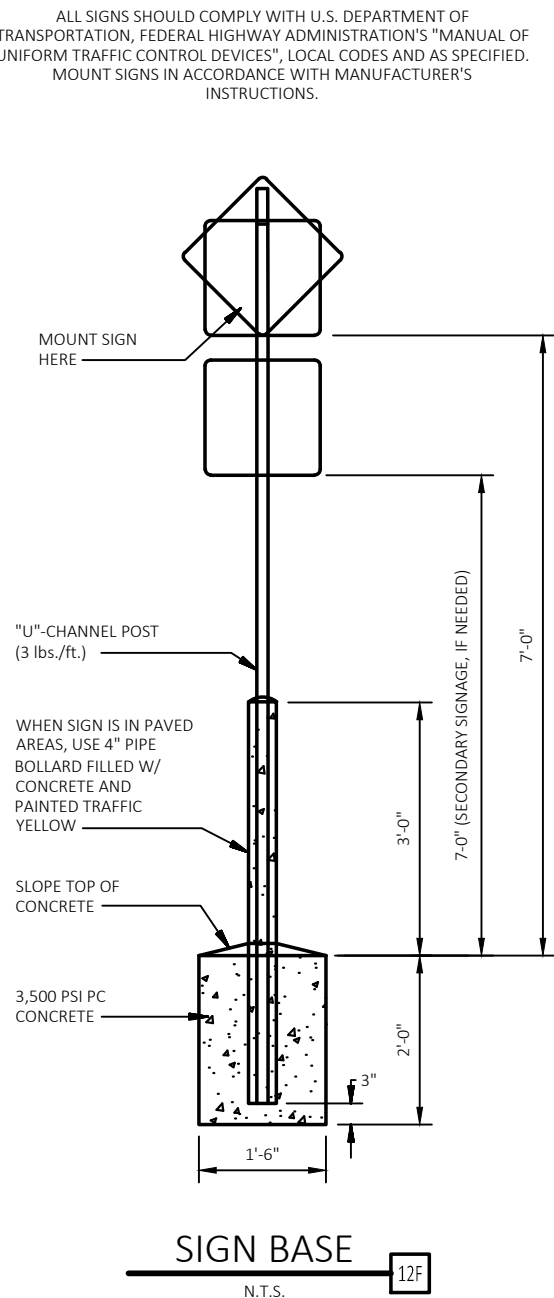
WALL MOUNTED PARKING SIGN

N.T.S.



BICYCLE RACK #BM-4.30 DETAIL

N.T.S.



SIGN BASE

N.T.S.

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.

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 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
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 38" 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 ACCESSIBLE PEDESTRIAN PATHWAY

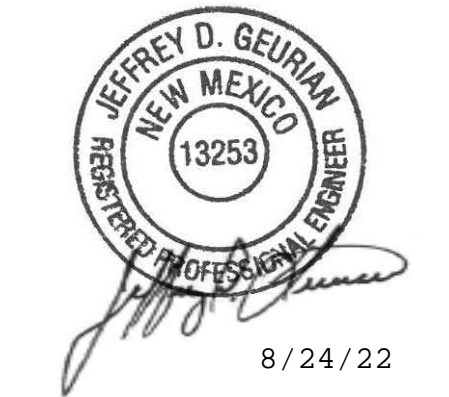
NO.	DATE	FOR BIDDING	REVISIONS DESCRIPTION
1	04/08/2022	FOR BIDDING	
2	04/12/2022	FOR PERMIT	
3	06/27/2022	PLAN REVIEW REV'S (REV #2)	
4	08/23/2022	TCL REVIEW REV'S	



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	8/23/2022
REVISION	REV-1

TRAFFIC CIRCULATION LAYOUT

SHEET TITLE
SHEET NUMBER

TCL-1

RESTAURANT DEPOT
1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO

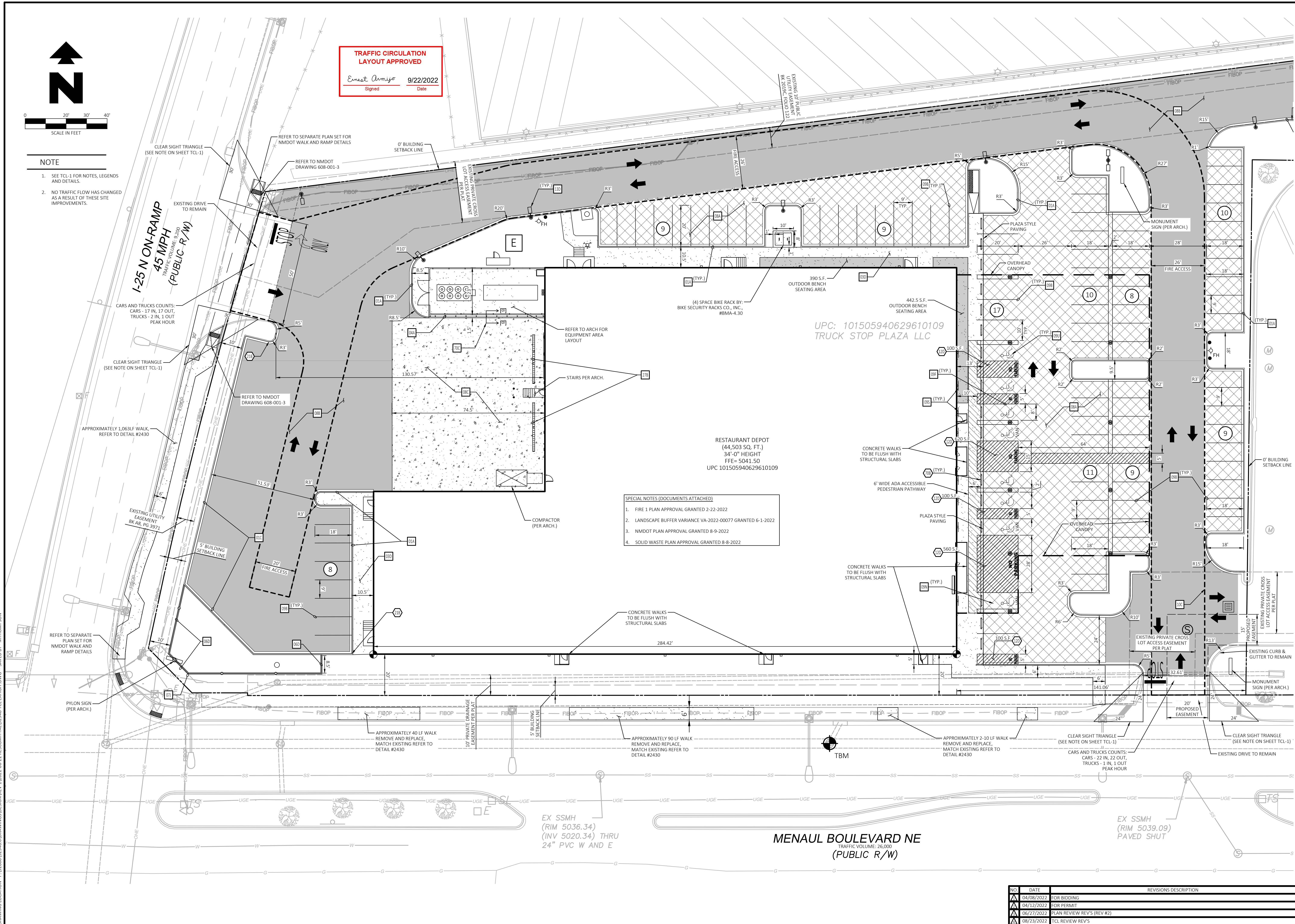


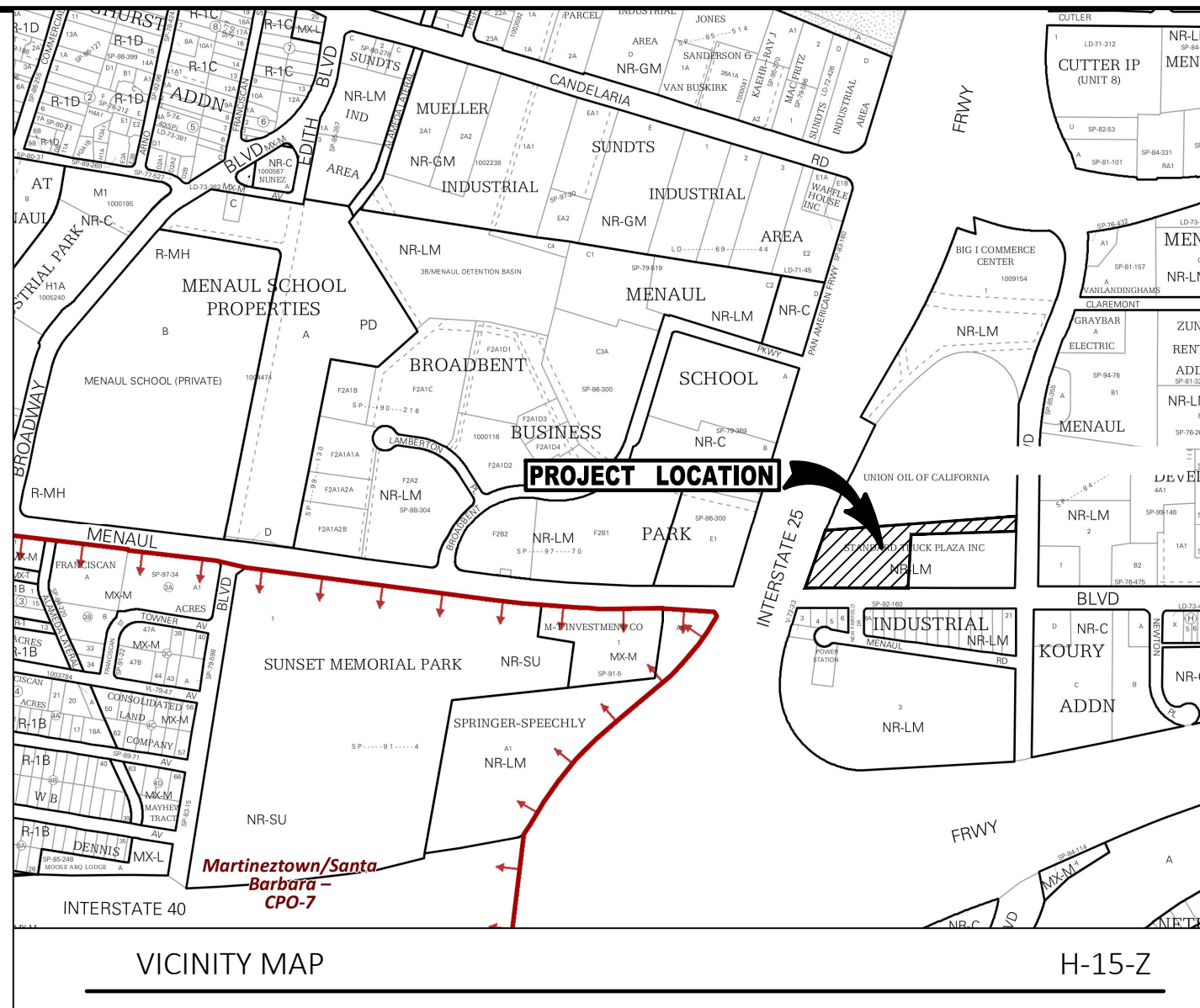
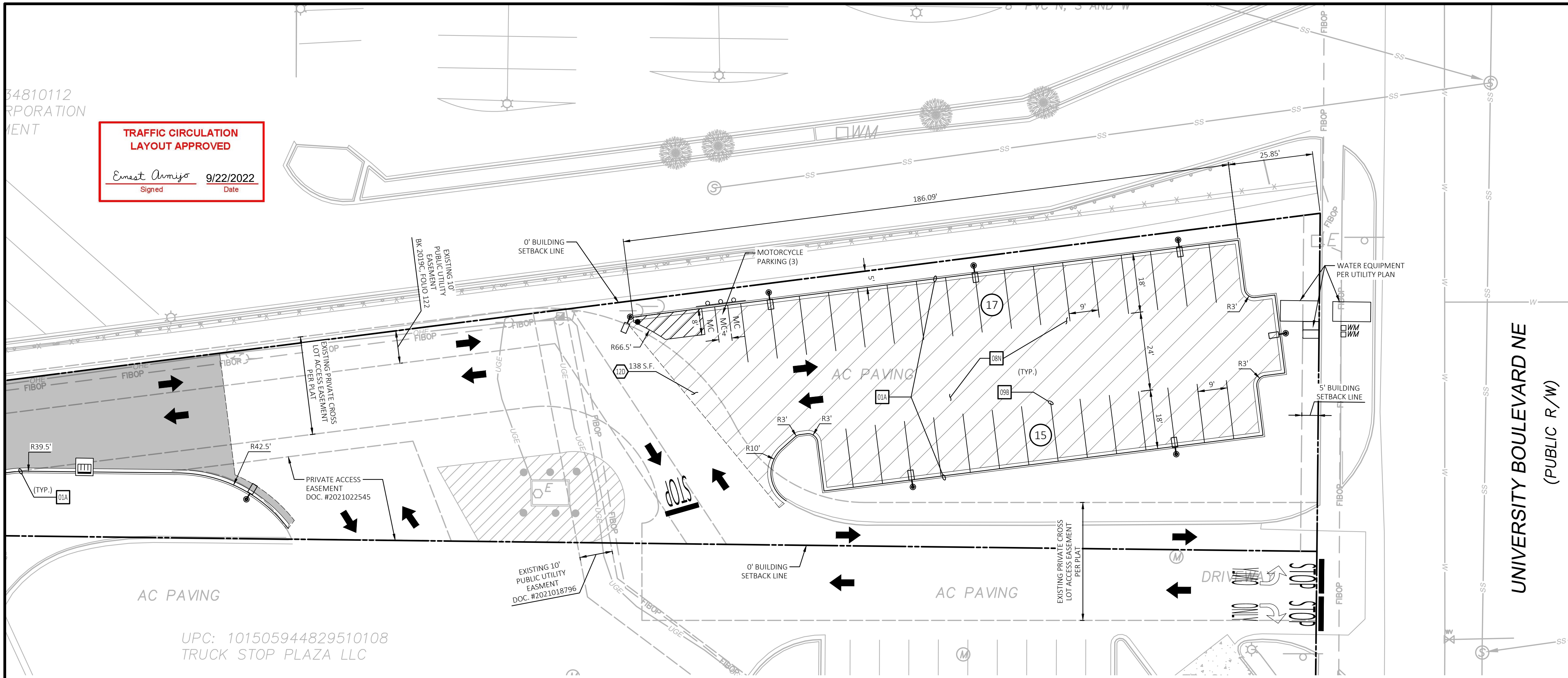
PROFESSIONAL OF RECORD JDC
PROJECT MANAGER JEH
DESIGNER MDT
CEI PROJECT NUMBER 32348
DATE 8/23/2022
REVISION REV-1

TRAFFIC CIRCULATION
LAYOUT

SHEET TITLE
SHEET NUMBER

TCL-2





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.

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- 03D CONCRETE SIDEWALK
- 04A GUIDE RAIL
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- 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 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).
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- 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)

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

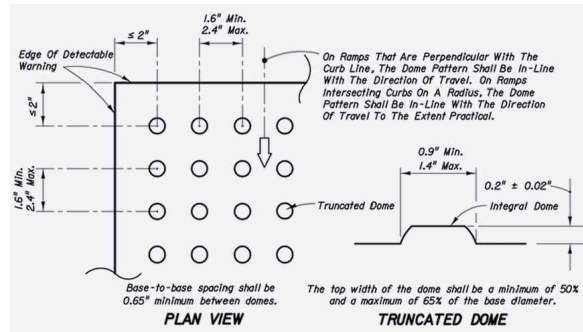
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NOTE

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MOTORCYCLE PARKING SIGN

N.T.S.

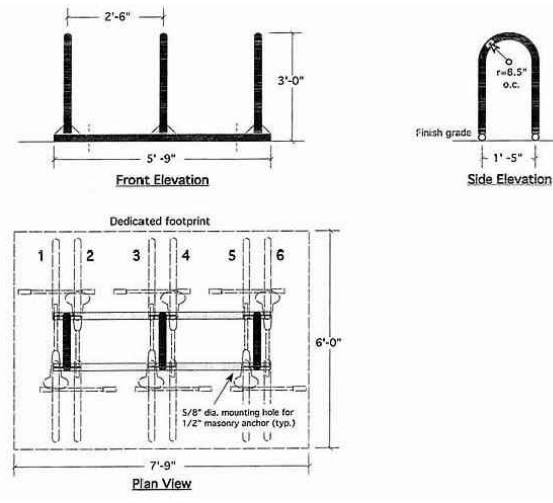


TRUNCATED DOME DETAIL

N.T.S.

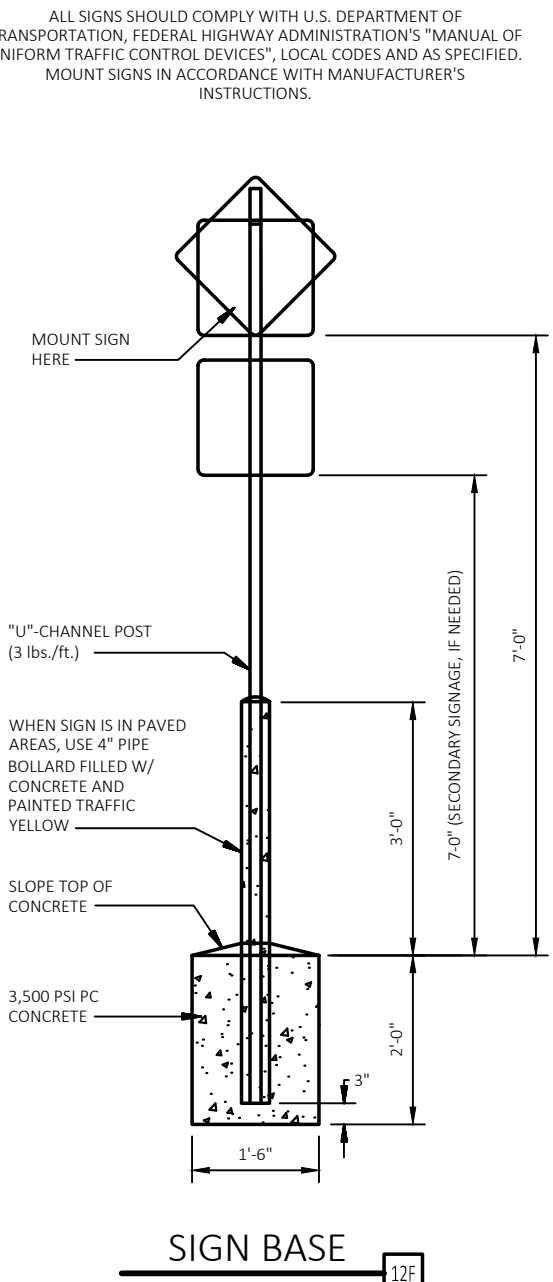
WALL MOUNTED PARKING SIGN

N.T.S.



BICYCLE RACK #BM-4.30 DETAIL

N.T.S.

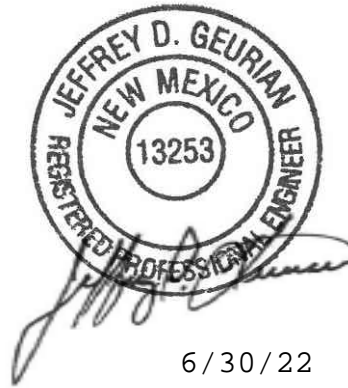


SIGN BASE

N.T.S.

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
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- SANITARY SEWER VAULT
- GREASE TRAP/INTERCEPTOR MANHOLE
- VAPOR AND MONITORING WELLS (ABANDONED IN PLACE)



6/30/22

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

