

January 23, 2025

City of Albuquerque  
 Planning Department  
 600 2nd St NW  
 Albuquerque, NM 87102

**Re: QuikTrip 7001, Albuquerque**  
**Matkin Hoover Job No. 7001.01**  
**DFT PRJ # PR-2024-011229**

**Dear Albuquerque Planning Department:**

This letter and its attachments serve as a response to comments received on Dec 16<sup>th</sup>, 2024, concerning the above reference project.

<b><u>Hydrology</u></b>
<p><b>Comment 1:</b>          Hydrology has an approved Conceptual Grading &amp; Drainage Plan with engineer’s stamp 05/31/24 (HT File: K10D071).</p>
<p><b>Response:</b>          Noted.</p>
<p><b>Comment 2:</b>          Hydrology needs to approve the Grading &amp; Drainage Plan prior to Building Permit.</p>
<p><b>Response:</b>          Noted.</p>
<b><u>Code Enforcement</u></b>
<p><b>Comment 3:</b>          Parking calculations: not sure how you arrived at 29 spaces required. Though you appear to have a lot more than is needed, please clarify how you calculated the parking spaces for each use and related square footage (ie: Light Vehicle Fueling station/Heavy Vehicle fueling/General Retail).</p>
<p><b>Response:</b></p>

**CITY OF ALBUQUERQUE CALCULATIONS**

(CH.14 – ZONING, PLANNING, AND BUILDING ARTICLE 16)

GOVERNING DEVICE: CODE OF ORDINANCES OF ALBUQUERQUE, NEW MEXICO

BUILDING GROSS FLOOR AREA (GFA): 5023 SQ-FT

PERMITTED USE [TABLE 5-5-1]: "MINIMUM OFF-STREET PARKING REQUIREMENT"

REQUIRED: 4 SPACES PER 1000 SQ-FT GAF

PARKING COUNT CALCULATIONS:

$([5023 \text{ SQ-FT FLOOR AREA} / 1000 \text{ SQ-FT}] * 4 \text{ SPACES}) = 20 \text{ SPACES}$

REQUIRED– 20 SPACES

PROVIDED– 60 SPACES

ACCESSIBLE PARKING

REQUIRED– 2 SPACES MIN, 1 MIN "VAN ACCESSIBLE" SPACE

PROVIDED– 2 SPACES, 1 "VAN ACCESSIBLE" SPACE

MOTORCYCLE PARKING

REQUIRED– 1 PER 25 SPACES

PROVIDED– 2 SPACES

BIKE PARKING

REQUIRED– 3 SPACES, CAN BE MET USING BIKE RACK

PROVIDED– BIKE RACKS

**Comment 4:**

Landscaping, Parking, and Building Design must follow requirements of the Clifford Park West Business Park Master Plan, and where silent, the IDO requirements. Please review and correct if needed, adding notes showing how you are meeting those requirements

**Response:**

Concur. Landscape Updated according to me requirements.

**Comment 5:**

Landscaping does not appear to be following CWBP requirements: Please add notes showing how you are meeting the applicable specific requirements (ie: landscape for front setback and side setback areas, minimum 18% net site area, 75% living vegetative material, 20% turf, etc.).

**Response:**

Concur. Landscape Updated according to me requirements.

**Comment 6:**

Parking Areas: CWBP requires parking areas fronting on Unser are screened with “a combination of plant materials and earthen berming...with a minimum berm height of 3 feet.” Please show how you are meeting the specific parking area requirements of CWBP related to the landscape and berm.

**Response:**

Concur. Landscape Updated according to me requirements.

**Water Utility Authority**

**Comment 7:**

Dimension the public water and public sewer easements on the utility plan.



**Response:**

Concur. Utility Easement Callouts added to both north and south utility plans.

**Comment 8:**

There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.

**Response:**

Concur. All trees, parallel fences, and structures removed from all related public water and public sewer easements onsite.

**Comment 9:**

Please add the following notes to the Master Utility Plan

- i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
- ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.

**Response:**

Concur. Notes added to master utility plan.

**Comment 10:**

Please contact the Cross Connection and Pre-Treatment groups to ensure this plan is in compliance with applicable ordinances.

**Response:**

Concur. Said departments will be contacted during the building permit stage of the development.

**Comment 11:**

Each service connection must have a separate connection perpendicular to the main domestic waterline. Manifolding of services is not permitted.

**Response:**

Concur. Service connections adjusted to be separate.

**Comment 12:**

Please show the metered services within public right-of-way.

**Response:**

Concur. Meters adjusted as requested.

**Comment 13:**

Please label everything public or private and note all proposed public infrastructure will be constructed with a Connection Permit or other if Work Order.

**Response:**

Concur. Service laterals designated as requested.

**Transportation**



**Comment 14:**

Transportation has an approved Conceptual TCL dated 6/24/2024. There is currently a TIS in review.

**Response:**

Noted.

**Comment 15:**

Unser is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. Los Volcanes is classified as a Major Collector and requires 6' sidewalk with a 5' to 6' landscape buffer. Saul Bell is classified as a local road and requires 5' sidewalks with 4' to 6' landscape buffer. Please dimension any existing and proposed sidewalk and landscape buffers on the plan. All work in the ROW will need to be placed on an infrastructure list and financial guaranteed. Work in the ROW needs to be done through City work order.

**Response:**

Concur. All landscape buffers and sidewalks adjusted to follow specifications. Callouts with dimensions added.

**Comment 16:**

Prior to site plan the TIS must be approved as the study may generate infrastructure list items. Prior to building permits an approved full TCL will be required.

**Response:**

Noted.

Should you or your staff have questions, comments, or require additional information, please feel free to contact our office.

Matkin Hoover Engineering & Surveying  
TBPE Firm Registration No. F-4512  
Graham Cook  
Team Lead

Attachments:

# SITE PLAN PACKET

# QUIKTRIP STORE #7001

## 521 UNSER BLVD. NW

## ALBUQUERQUE, NEW MEXICO

### GENERAL NOTES:

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
- ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
- THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
- TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

### WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

### WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

### NOTICE TO BIDDERS:

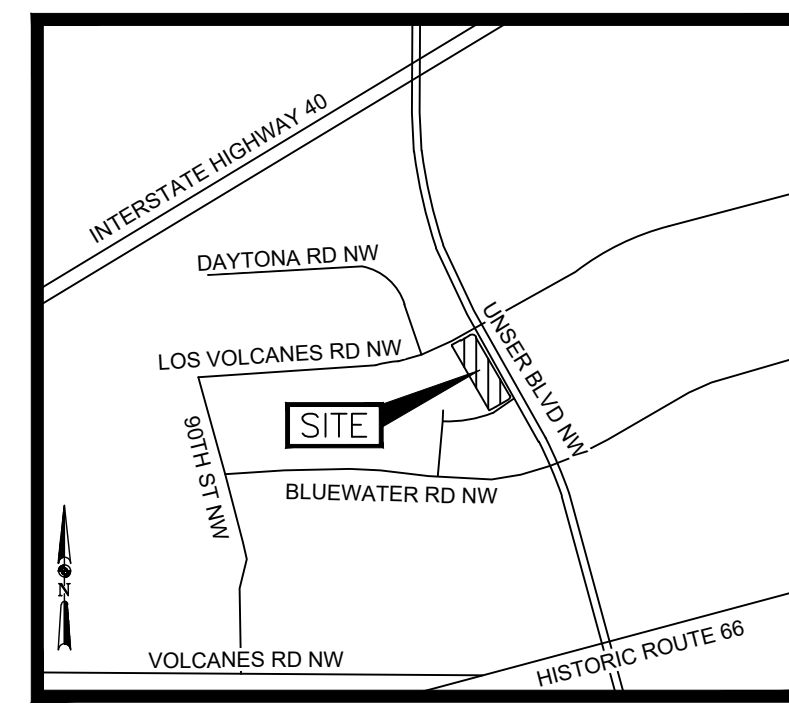
ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

### FLOOD CERTIFICATION:

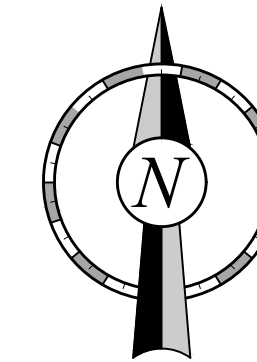
THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS INDICATED ON FEMA PANEL NO. 328 OF 825, MAP NUMBER 35001C0328J, DATED NOVEMBER 4, 2016.

### BENCHMARKS:

- BM#100 A SET MAGNAIL IN CONCRETE CURB BEARS, S39° 03' 20"W 65.54' FROM WEST PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION=531.87'
- BM#200 A SET MAGNAIL IN CONCRETE BEARS, N29° 19' 28"W 215.14' FROM THE SOUTH PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION=521.29'



**Vicinity Map**  
Not to Scale



### MUNICIPAL CONTACT LIST:

#### CITY OF ALBUQUERQUE

- |  |  |
|--|--|
| <b>PLANNING DEPARTMENT</b><br>600 2ND NW<br>ALBUQUERQUE, NM 87102<br>TEL: (505) 924-3860<br>FAX: (505) 924-3339<br>CONTACT: ALAN VARELA                      | <b>TRANSIT DEPARTMENT</b><br>100 1ST SW<br>ALBUQUERQUE, NM 87102<br>TEL: (505) 724-3100<br>FAX: (505) 724-3189<br>CONTACT: LESLIE KEENER         |
| <b>INSPECTOR GENERAL'S OFFICE</b><br>1 CIVIC PLZ NW<br>ALBUQUERQUE, NM 87102<br>TEL: (505) 768-3150<br>CONTACT: MELISSA R. SANTISTEVAN                       | <b>CITY OF ALBUQUERQUE WATER AUTHORITY</b><br>TEL: (505) 842-9287  |
| <b>FIRE RESCUE</b><br>11500 SUNSET GARDENS SW<br>ALBUQUERQUE, NM 87121<br>TEL: (505) 768-9300<br>FAX: (505) 768-9340<br>CONTACT: EMILY JARAMILLO (CHIEF)     | <b>PNM ELECTRIC SERVICE</b><br>TEL: (888) 342-7968   |
| <b>MUNICIPAL DEVELOPMENT DEPARTMENT</b><br>1 CIVIL PLZ NW<br>ALBUQUERQUE, NM 87102<br>TEL: (505) 768-3830<br>FAX: (505) 768-2310<br>CONTACT: PATRICK MONTOYA | <b>NEW MEXICO GAS COMPANY</b><br>TEL: (888) 664-2726   |
|  | <b>TELEPHONE COMPANY</b><br>US WEST: (505) 242-1044<br>UNITE NETWORKS: (505) 510-4955<br>MCI/VERIZON: (800) 880-1077<br>SWB/AT&T: (505) 830-2720 |

### PROJECT CONTACT LIST:

- |   |   |
|---|---|
| <b>SURVEYOR OF RECORD</b><br>OPEN RANGE FIELD SERVICES, LLC.<br>JANSEN M. ROBICHAUX<br>1503 S BARNES ST.<br>PAMPA, TX 79065<br>TEL: (806) 665-0770  | <b>QT REAL ESTATE PROJECT MANAGER</b><br>QUIKTRIP CORPORATION<br>DANIEL CHAMBERS<br>1116 EAST BROADWAY ROAD<br>TEMPE, AZ 85282<br>TEL: (480) 446-6321 |
| <b>ENGINEER OF RECORD</b><br>MATKINHOOPER ENGINEERING & SURVEYING<br>JOSHUA VALENTA, P.E.<br>8 SPENCER ROAD, SUITE 100<br>BOERNE, TEXAS 78006<br>TEL: (830) 249-0600<br>FAX: (830) 249-0099 | <b>QT CIVIL PROJECT MANAGER</b><br>QUIKTRIP CORPORATION<br>WADE RICHARDSON<br>4705 S. 129TH E. AVE.<br>TULSA, OK 74134<br>TEL: (918) 615-5116         |

### Sheet List Table

Page No.	Sheet Number	Sheet Title
1	C001	COVER SHEET
2	C020	SURVEY SHEET 1
3	C021	SURVEY SHEET 2
4	C022	SURVEY SHEET 3
5	C100	OVERALL SITE PLAN
6	C101	SITE PLAN
7	C102	SITE PLAN NORTH
8	C103	SITE PLAN SOUTH
9	C104	LANDSCAPE PLAN SHEET 1
10	C105	LANDSCAPE PLAN SHEET 2
11	C110	CONCEPTUAL GRADING OVERALL PLAN
12	C111	CONCEPTUAL GRADING PLAN NORTH
13	C112	CONCEPTUAL GRADING PLAN SOUTH
14	C113	ADA COMPLIANCE PLAN
15	C150	UTILITY PLAN NORTH
16	C151	UTILITY PLAN SOUTH
17	C160	SOLID WASTE MANAGEMENT PLAN - 1"=40' SCALE
18	C510	ADA DETAILS SHEET 1
19	C511	ADA DETAILS SHEET 2
20	A201	BUILDING ELEVATIONS - SHEET 1
21	A202	BUILDING ELEVATIONS - SHEET 2
22	N201	CANOPY ELEVATIONS
23	CT100	SIGN PACKAGE - SHEET 1
24	CT101	SIGN PACKAGE - SHEET 2
25	CT102	SIGN PACKAGE - SHEET 3
26	CT103	SIGN PACKAGE - SHEET 4

NOT FOR CONSTRUCTION

**QuikTrip No. 7001**  
521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MJM
REVIEWED BY: CGW

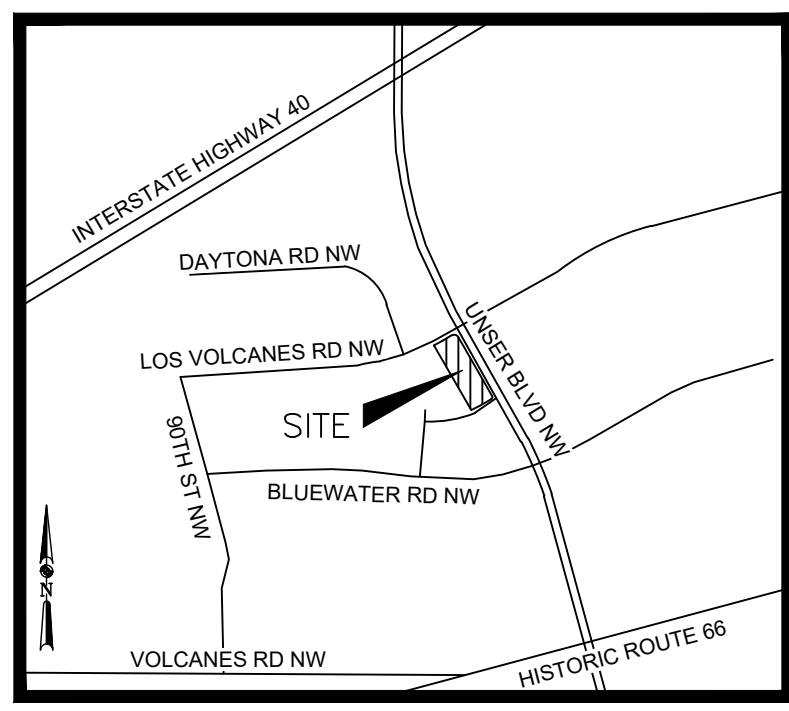
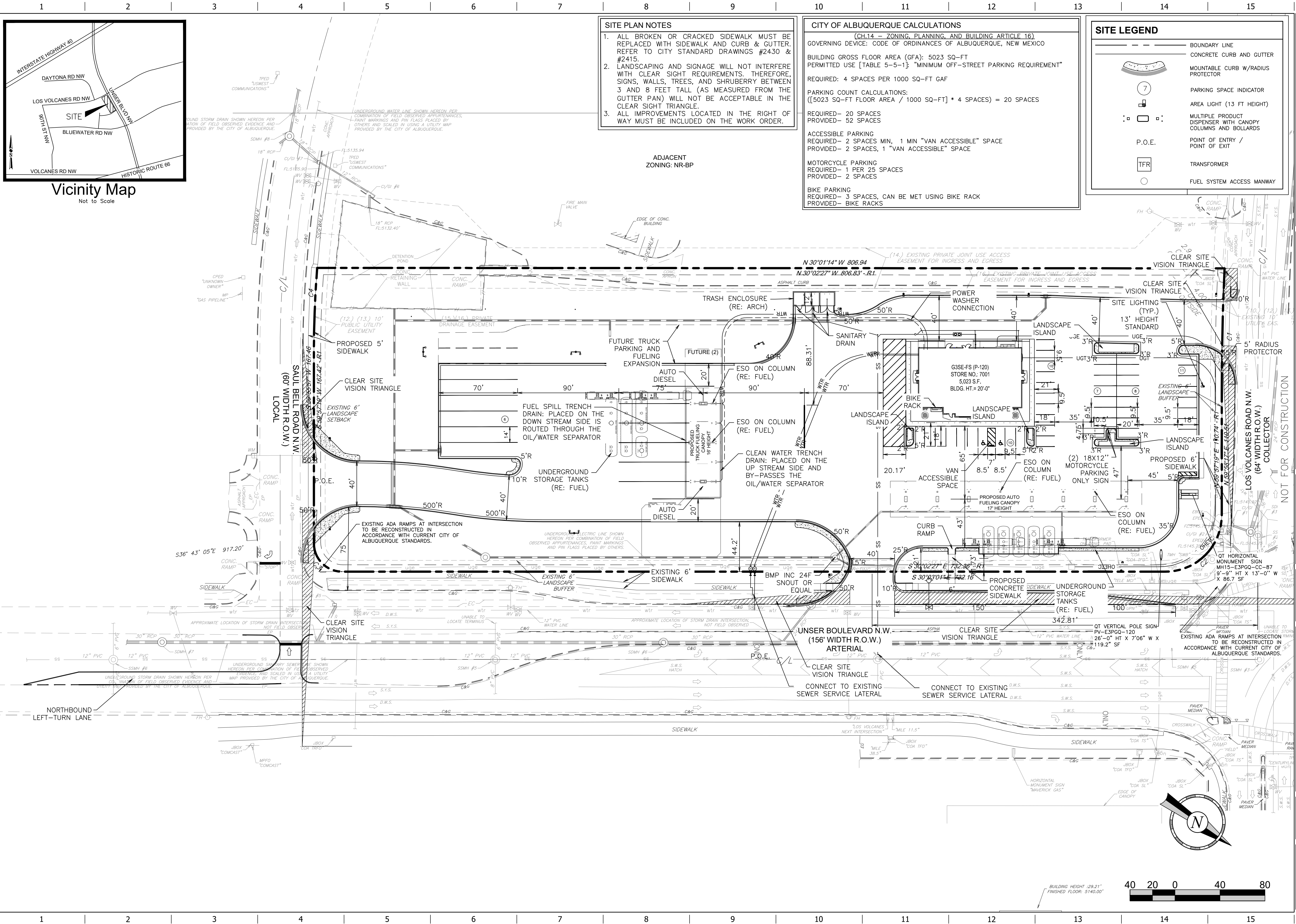
REV	DATE	DESCRIPTION

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
**C001**  
01 OF 26

ORIGINAL ISSUE DATE: 04.19.24

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\7001 - unsers & los volcanes - albuquerque mm\C001.dwg  
TAB NAME: E89-7001 Civil - Cover Sheet  
USER: gscok  
PLOTTED: 1/23/2025 10:12 AM



Vicinity Map  
Not to Scale

- SITE PLAN NOTES**
1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REFER TO CITY STANDARD DRAWINGS #2430 & #2415.
  2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, 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.
  3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE LOCATED ON THE WORK ORDER.

**CITY OF ALBUQUERQUE CALCULATIONS**  
(CH.14 - ZONING, PLANNING, AND BUILDING ARTICLE 16)  
GOVERNING DEVICE: CODE OF ORDINANCES OF ALBUQUERQUE, NEW MEXICO

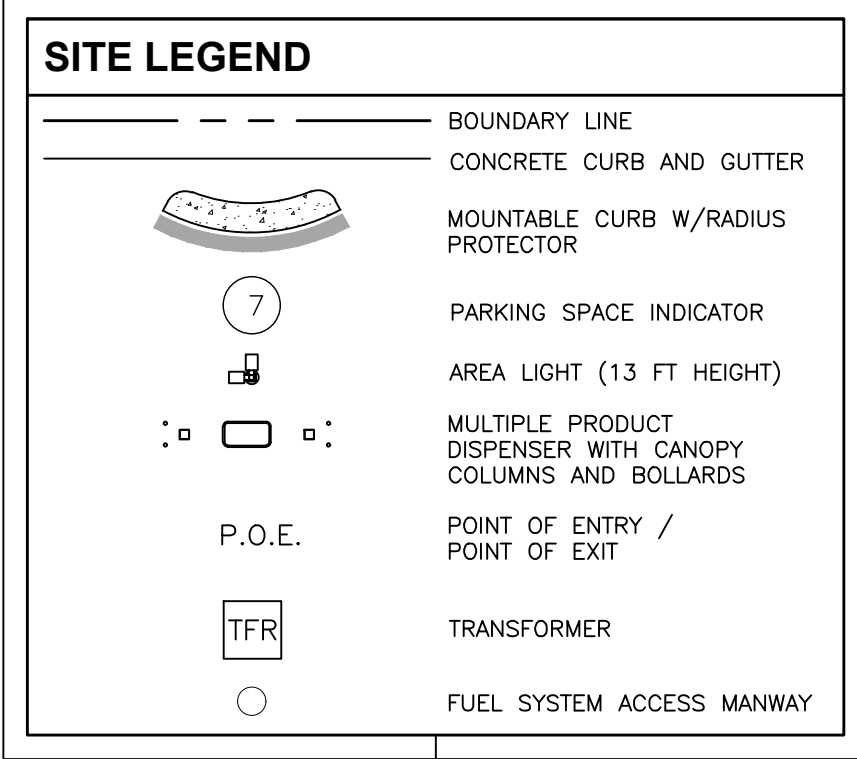
BUILDING GROSS FLOOR AREA (GFA): 5023 SQ-FT  
PERMITTED USE [TABLE 5-5-1] "MINIMUM OFF-STREET PARKING REQUIREMENT"  
REQUIRED: 4 SPACES PER 1000 SQ-FT GAF

PARKING COUNT CALCULATIONS:  
[(5023 SQ-FT FLOOR AREA / 1000 SQ-FT) \* 4 SPACES] = 20 SPACES  
REQUIRED - 20 SPACES  
PROVIDED - 52 SPACES

ACCESSIBLE PARKING  
REQUIRED - 2 SPACES MIN, 1 MIN "VAN ACCESSIBLE" SPACE  
PROVIDED - 2 SPACES, 1 "VAN ACCESSIBLE" SPACE

MOTORCYCLE PARKING  
REQUIRED - 1 PER 25 SPACES  
PROVIDED - 2 SPACES

BIKE PARKING  
REQUIRED - 3 SPACES, CAN BE MET USING BIKE RACK  
PROVIDED - BIKE RACKS



PROJECT NO.: 7001.01  
**MATKINHOOPER**  
ENGINEERING  
& SURVEYING  
8 SPENCER ROAD, SUITE 100  
BUENOS AIRES, TEXAS 76008  
CONTACT: (817) 251-1111  
WWW.MATKINHOOPER.COM  
STATE REGISTERED ENGINEERING FIRM  
P-004876 - SURVEYING FIRM P-004800

**QuikTrip No. 7001**  
521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
DIVISION:  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MIM  
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

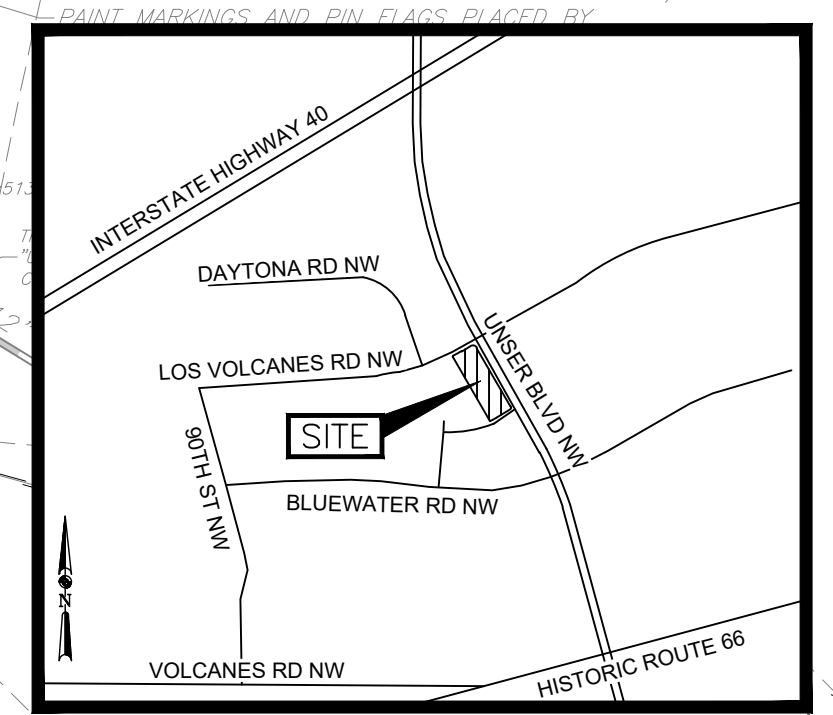
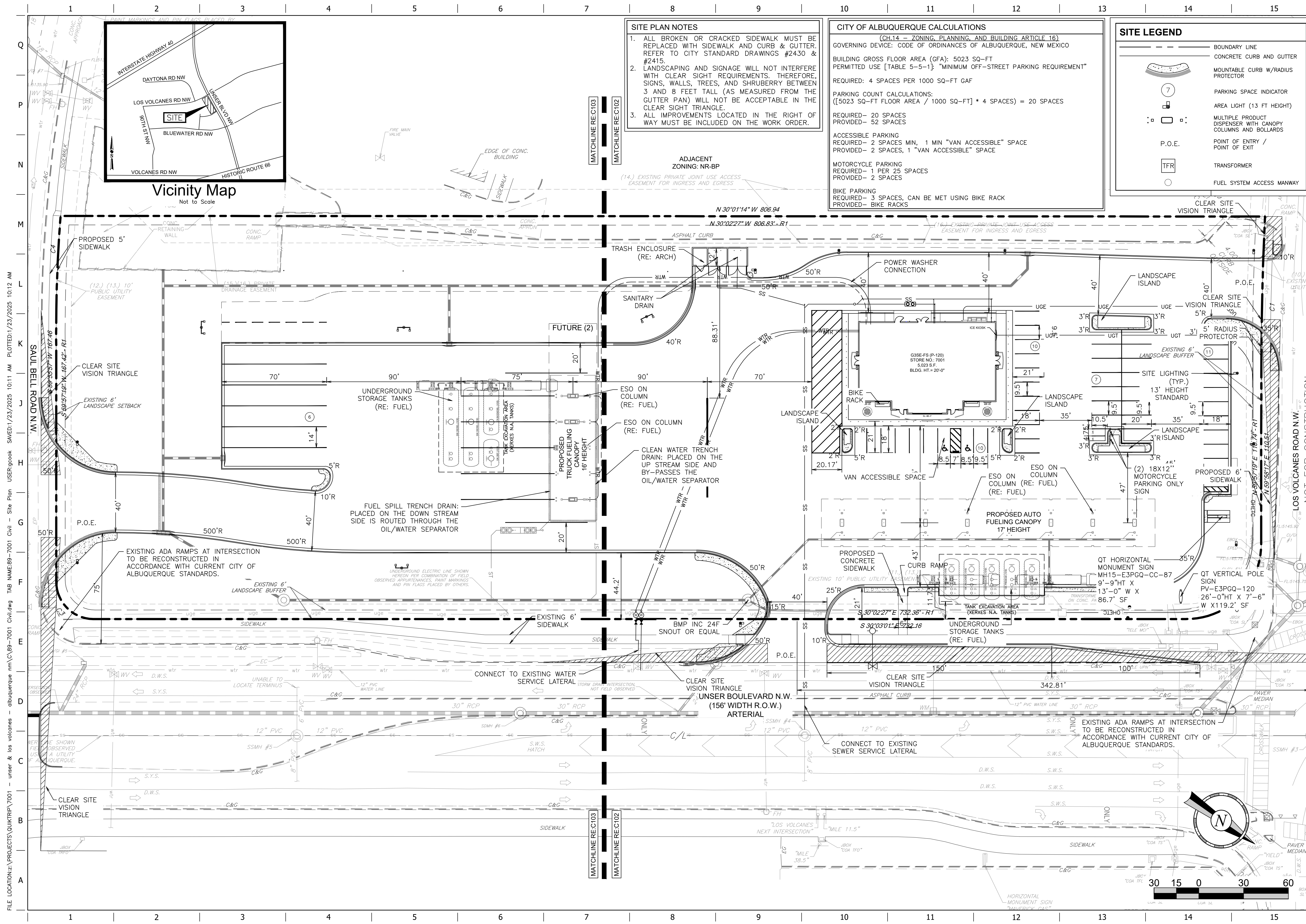
SHEET TITLE:  
OVERALL SITE PLAN

SHEET NUMBER:

**C100**  
05 OF 26

FILE LOCATION: z:\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\C100-7001 Civil - Overall Site Plan USER: gscok SW: 05/23/2025 10:11 AM PLOTTED: 5/23/2025 10:12 AM

ORIGINAL ISSUE DATE: 04.19.24



- SITE PLAN NOTES**
1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REFER TO CITY STANDARD DRAWINGS #2430 & #2415.
  2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PANT) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

**CITY OF ALBUQUERQUE CALCULATIONS**  
(CH.14 - ZONING, PLANNING, AND BUILDING ARTICLE 16)  
GOVERNING DEVICE: CODE OF ORDINANCES OF ALBUQUERQUE, NEW MEXICO

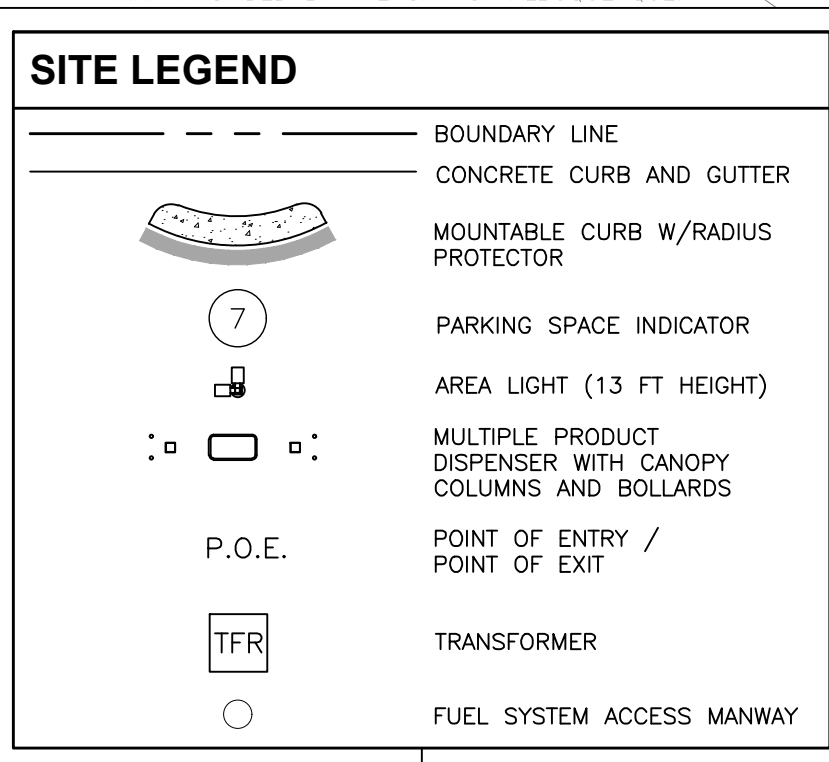
BUILDING GROSS FLOOR AREA (GFA): 5023 SQ-FT  
PERMITTED USE [TABLE 5-5-1]: "MINIMUM OFF-STREET PARKING REQUIREMENT"  
REQUIRED: 4 SPACES PER 1000 SQ-FT GAF

PARKING COUNT CALCULATIONS:  
[(5023 SQ-FT FLOOR AREA / 1000 SQ-FT) \* 4 SPACES] = 20 SPACES  
REQUIRED - 20 SPACES  
PROVIDED - 52 SPACES

ACCESSIBLE PARKING  
REQUIRED - 2 SPACES MIN, 1 MIN "VAN ACCESSIBLE" SPACE  
PROVIDED - 2 SPACES, 1 "VAN ACCESSIBLE" SPACE

MOTORCYCLE PARKING  
REQUIRED - 1 PER 25 SPACES  
PROVIDED - 2 SPACES

BIKE PARKING  
REQUIRED - 3 SPACES, CAN BE MET USING BIKE RACK  
PROVIDED - BIKE RACKS

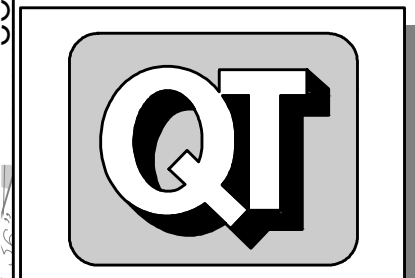


PROJECT NO.: 7001.01

**MATKINHOVER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD, SUITE 100  
BIRMINGHAM, TEXAS 76008  
CONTACT: (817) 438-1111  
CONTACT: (817) 438-1111  
CONTACT: (817) 438-1111

**QuikTrip No. 7001**  
521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
DIVISION:  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MIM  
REVIEWED BY: CGW

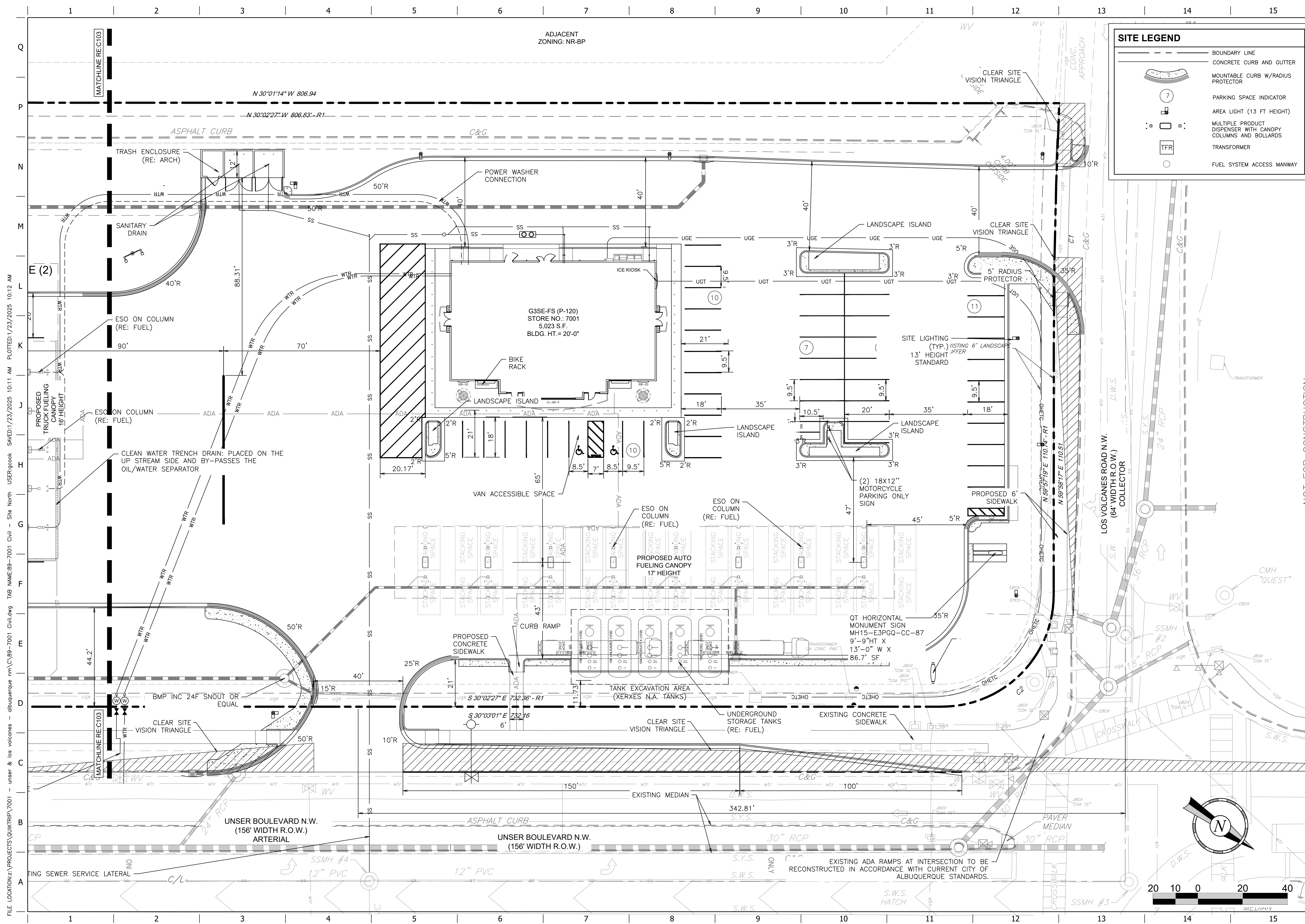
REV	DATE	DESCRIPTION

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
C101  
06 OF 26

FILE LOCATION: z:\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\C\89-7001 Civil - Site Plan USER: gcook SAVED: 1/23/2025 10:11 AM PLOTTED: 1/23/2025 10:12 AM

ORIGINAL ISSUE DATE: 04.19.24



**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT (13 FT HEIGHT)
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO. 7001.01  
**MATKINHOOPER**  
 ENGINEERING  
 8 SPRINGER ROAD, SUITE 100  
 BERNE, TEXAS 78008  
 CONTACT@MATKINHOOPER.COM  
 TEXAS REGISTERED PROFESSIONAL ENGINEERING  
 PROFESSIONAL ENGINEER NO. 14008000

**QuikTrip No. 7001**  
 521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
 DIVISION:  
 VERSION: 001  
 DESIGNED BY: GSC  
 DRAWN BY: MM  
 REVIEWED BY: CGW

REV	DATE	DESCRIPTION

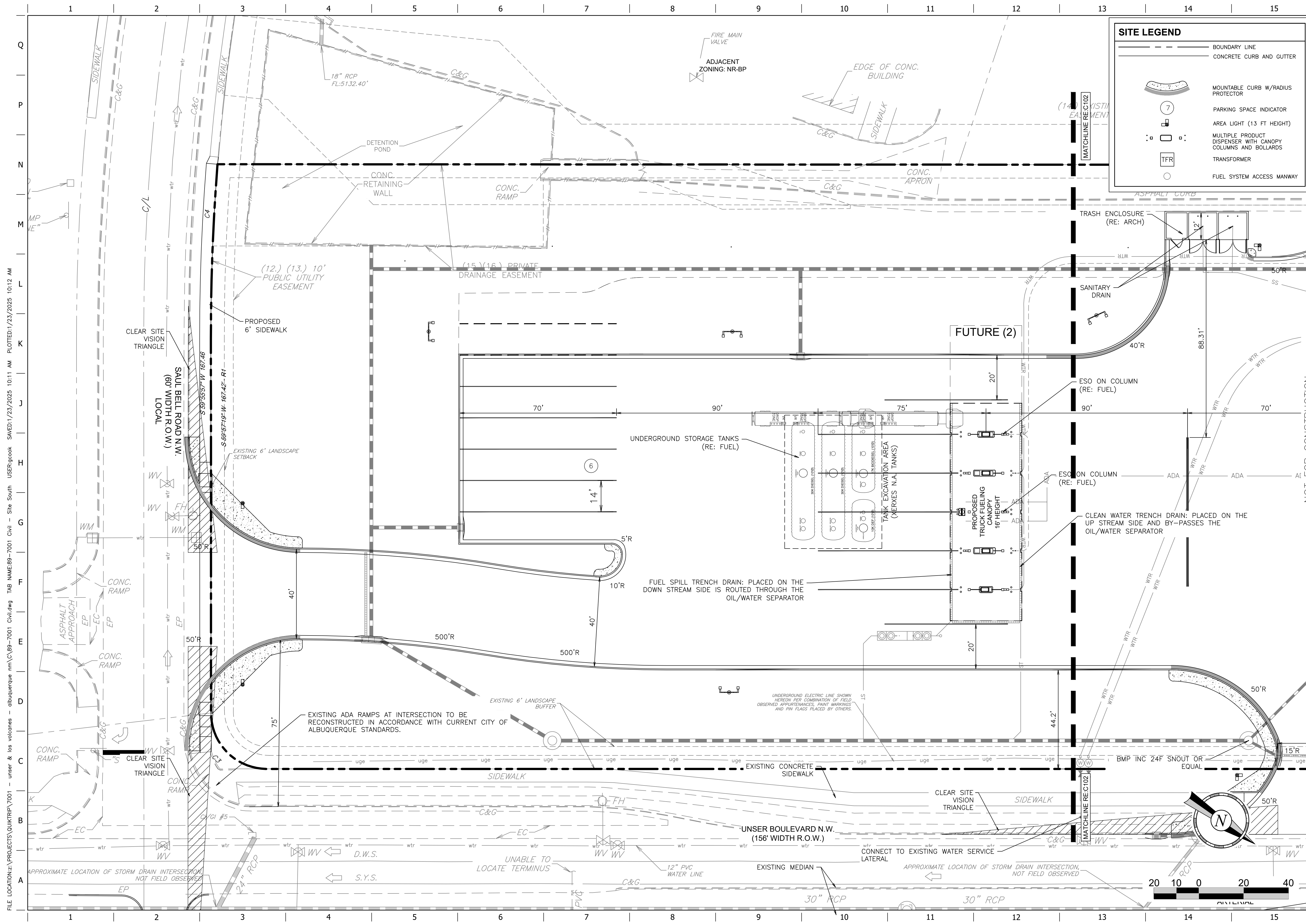
SHEET TITLE:  
 SITE PLAN NORTH

SHEET NUMBER:  
**C102**  
 07 OF 26

FILE LOCATION: \\PROJECTS\QUIKTRIP\7001 - unsers & los volcanes - albuquerque mm\C102.dwg TAB NAME: 89-7001 Civil - Site North USER: mm DATE: 11/23/2025 10:12 AM PLOTTED: 1/23/2025 10:12 AM

NOT FOR CONSTRUCTION





**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT (13 FT HEIGHT)
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

**MATKINHOOPER**  
 ENGINEERING  
 & SURVEYING

PROJECT NO.: 7001.01

8 SPENCER ROAD SUITE 100  
 BUREAU, TEXAS 76008  
 CONTACT: (817) 251-1100  
 FAX: (817) 251-1101  
 E-MAIL: INFO@MATKINHOOPER.COM  
 P: 004876 SURVEYING STATE PHOTOGRAPH

**QuikTrip No. 7001**  
 521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO

**QT**

© COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MJM
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

SHEET TITLE:  
 SITE PLAN SOUTH

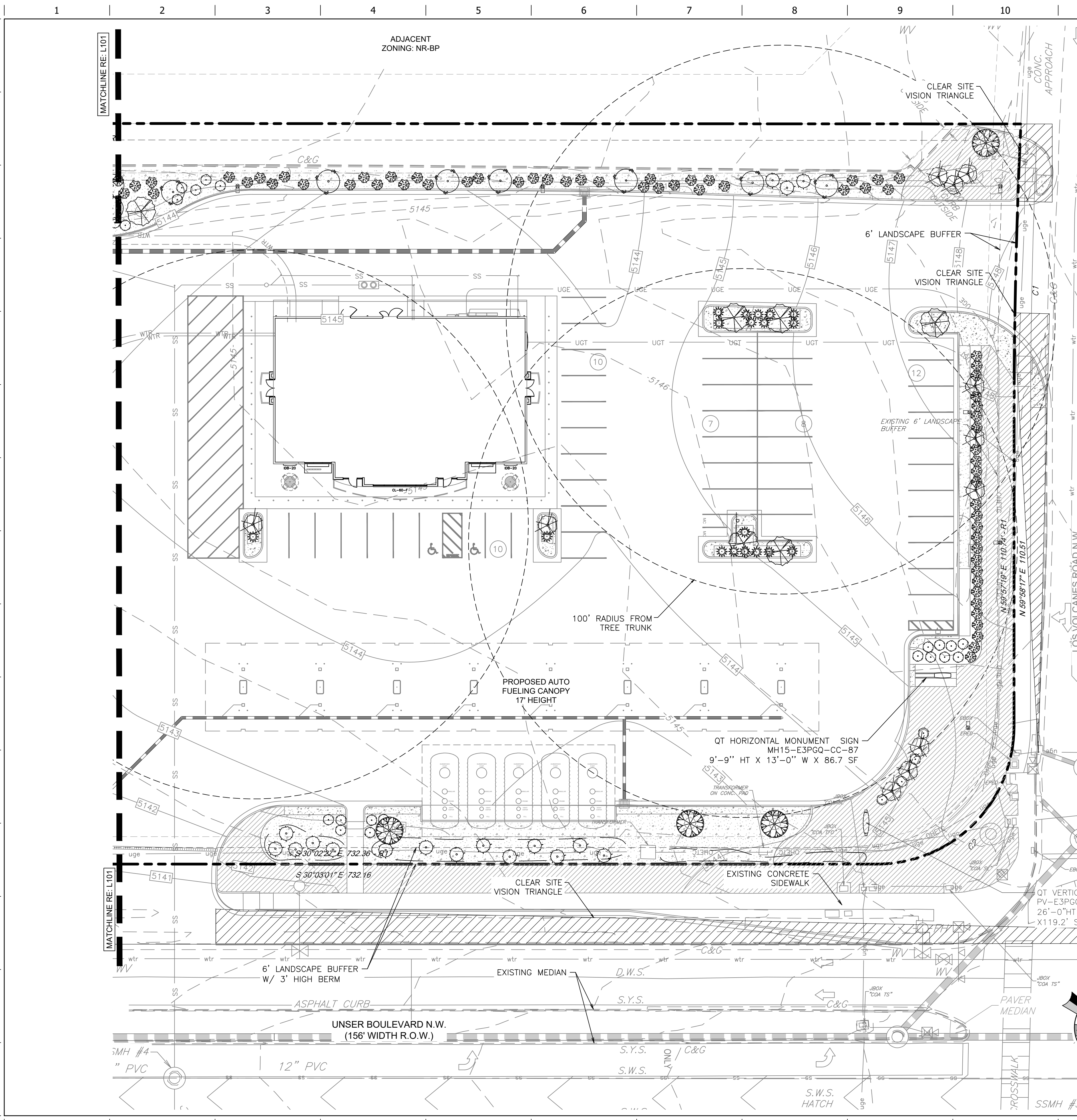
SHEET NUMBER:  
**C103**  
 08 OF 26

FILE LOCATION: \\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\C\89-7001 Civil.dwg TAB NAME: 89-7001 Civil - Site South USER: gcook SAVED: 1/23/2025 10:11 AM PLOTTED: 1/23/2025 10:12 AM

NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE: 04.19.24

FILE LOCATION: C:\Users\jorray\Documents\DBA\PROJECTS\2024\Matkin Hoover\QT 7001 - Unser - Albuquerque, NM\89-7001 Landscape\_2025-01-10.dwg USER: jorray DATE: 1/10/2025 6:16 PM PLOTTED: 1/10/2025 6:16 PM



Landscape Schedule						
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITY	WATER USE	COMMENTS
SHRUBS	○	BLACK DALEA <i>Dalea frutescens</i>	1 GALLON 10" HT X 15" MIN	52 EA.	LOW	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	○	SILVER SPOON <i>Dasylirion wheeleri</i>	HEIGHT/SPREAD RATIO = 3:2 18" HT X 24" MIN	52 EA.	LOW	
	○	RED YUCCA <i>Hesperaloe parviflora</i>	HEIGHT/SPREAD RATIO = 3:2 18" HT X 24" MIN	53 EA.	LOW	
	○	LYNN'S LEGACY TEXAS SAGE <i>Leucophyllum langmaniae</i>	HEIGHT/SPREAD RATIO = 3:2 18" HT X 24" MIN	191 EA.	LOW	
	○	EVERGREEN SUMAC <i>Rhus virens</i>	HEIGHT/SPREAD RATIO = 3:2 18" HT X 24" MIN	49 EA.	LOW	
TREES	○	LACEBARK ELM <i>Ulmus parvifolia</i>	2" CALIPER 10'-12' HT	18 EA.	MEDIUM	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION.
	○	SENSATION BOX ELDER <i>Acer negundo 'Sensation'</i>	2" CALIPER 10'-12' HT	23 EA.	MEDIUM	
	○	SWEET BUBBA SEEDLESS DESERT WILLOW <i>Chilopsis linearis 'Sweet Bubba Seedless'</i>	2" CALIPER 8'-10" HT	11 EA.	LOW-MED.	
	○	THORNLESS HONEY MESQUITE <i>Prosopis glandulosa 'Maverick'</i>	2" CALIPER 8'-10" HT	14 EA.	LOW	
MISC		TIF-TUF BERMUDA GRASS	SOD	15,595 SF	MEDIUM	
WASHED GRANITE GRAVEL, 1" MINUS, LOCALLY SOURCED, PLACE OVER PERMEABLE WEED BARRIER FABRIC, 3" DEEP				60,399 SF	N/A	

NOTE: ALL NEWLY PLANTED TREES AND SHRUBS, AND GROUND COVER WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
LANDSCAPE AREA A MIN. OF 18% OF THE NET LOT AREA SHALL CONTAIN LANDSCAPING GROSS AREA = 217,146.69 SF LESS EASEMENTS = 29,447.16 SF NET AREA = 187,699.53 SF LANDSCAPE AREA REQ. (18%) = 33,786 SF LIVING VEGETATIVE MATERIALS SHALL COVER 75% OF TOTAL LANDSCAPE AREA. 33,786 x 75% = 25,339 SF 20% OF PROVIDED LANDSCAPE AREA SHALL BE COVERED TURF GRASS, MAINLY ALONG STREETS & ENTRIES. 71,777 x 20% = 14,355 SF	TOTAL LANDSCAPE AREA = 71,777 SF TREE CANOPY W/ NEW TREES ACER 'SENSATION': 23x707 SF = 16,261 SF DESERT WILLOW: 11x490 SF = 5,390 SF MESQUITE: 14x707 SF = 9,898 SF LACEBARK ELM: 18 x 1257 SF = 22,626 SF TREE TOTAL (75%): 54,175 SF SHRUB CANOPY AREA (5%): 3,247 SF TOTAL TREE & SHRUB CANOPY: 57,422 SF TURF AREA (20%): 15,615 SF ON & OFF SITE
STREET FRONTAGE TREES ARE GENERALLY REQ. ALONG STREET FRONTAGE EVERY 25' O.C. & W/IN 20' OF BACK OF CURB LOS VOLCANES RD, NW = ±60.5 LF (NOT ENCUMBERED BY DRIVEWAYS) 60.5 LF / 25' = 2.4 (3) TREES 5'-6' LANDSCAPE BUFFER UNSER BLVD, NW = ±689 LF (NOT ENCUMBERED BY DRIVEWAYS) 689 LF / 25' = 27.5 (28) TREES 5'-6' LANDSCAPE BUFFER SAUL BELL RD, NW = ±97.4 LF (NOT ENCUMBERED BY DRIVEWAYS) 4'-6' LANDSCAPE BUFFER	97.4 LF / 25' = 3.8 (4) TREES TREES PROVIDED: 3 TREES ALONG THE FRONTAGE & OUTSIDE OF EASEMENTS 28 TREES ALONG THE FRONTAGE & OUTSIDE OF EASEMENTS 4 TREES ALONG THE FRONTAGE & OUTSIDE OF EASEMENTS
PARKING LOT LANDSCAPING NO PARKING ALLOWED W/IN REQ. LANDSCAPE BUFFER AREA. FRONT LOT EDGE PARKING W/IN 30' OF FRONT LOT LINE SHALL BE SCREENED FROM STREET BY A 10' WIDE LANDSCAPE BUFFER W/ 3' HIGH EVERGREEN SHRUBS SIDE & REAR LOT EDGES PARKING W/IN 20' OF LOT LINE SHALL BE SCREENED FROM STREET BY A 6' WIDE LANDSCAPE STRIP W/ A MIN. 2 TREES & 6 SHRUBS PER 25' OF PARKING LOT EDGE	UNSER BLVD NW 10' WIDE BUFFER W/ 3' HIGH BERM & SHRUBS LOS VOLCANES RD NW 6' WIDE LANDSCAPE BUFFER W/ 3' HIGH EVERGREEN SHRUBS SAUL BELL RD, NW 6' WIDE LANDSCAPE BUFFER W/ 3' HIGH EVERGREEN SHRUBS
PARKING LOT INTERIOR AT LEAST 15% OF THE PARKING LOT AREA CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED PARKING LOT AREA = 118,106 SF 118,106 x 15% = 17,716 SF LANDSCAPED AREA 1 TREE REQ. PER 10 PARKING SPACES 53 / 10 = 5.3 (5) TREES NO PARKING SPACE MAY BE MORE THAN 100' FROM A TREE TRUNK. 75% OF THE REQ. TREES SHALL BE DECIDUOUS CANOPY TYPE SHADE TREES MIN. SIZE OF TREE PLANTERS SHALL BE 60 SF PER TREE.	17,716 SF LANDSCAPING PROVIDED 6 TREES PROVIDED PROVIDED PROVIDED PROVIDED PER LIST
GENERAL TREE REQUIREMENTS TREES & SHRUBS MUST BE SELECTED FROM OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER, DROUGHT TOLERANT, OR XERIC SPECIES. A MIN. OF 5 SPECIES MUST BE USED IN THE LANDSCAPE AREAS SHADE TREES REQUIRED AT 25' O.C. ALONG PEDESTRIAN WALKWAYS ORGANIC MULCH (3"-4" DEEP) REQ. UNDER TREES W/IN A 5' RADIUS OF THE TREE TRUNK. WEED BARRIER FABRIC IS PROHIBITED IN THESE AREAS.	PROVIDED PROVIDED PROVIDED PROVIDED

**REGISTERED LANDSCAPE ARCHITECT**  
STATE OF NEW MEXICO  
NO. 23,497  
PROJECT NO.: 89-7001  
01/10/2025

**MATKIN HOOPER**  
ENGINEERING & ARCHITECTURE  
605 W. WELLS  
8 SPENCER ROAD SUITE 100  
BOULDER, TEXAS 76008  
CONTACT: @MATKINHOOPER.COM  
TELEPHONE: (817) 412-1111  
FAX: (817) 412-1112

**QuikTrip No. 7001**  
521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO

© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

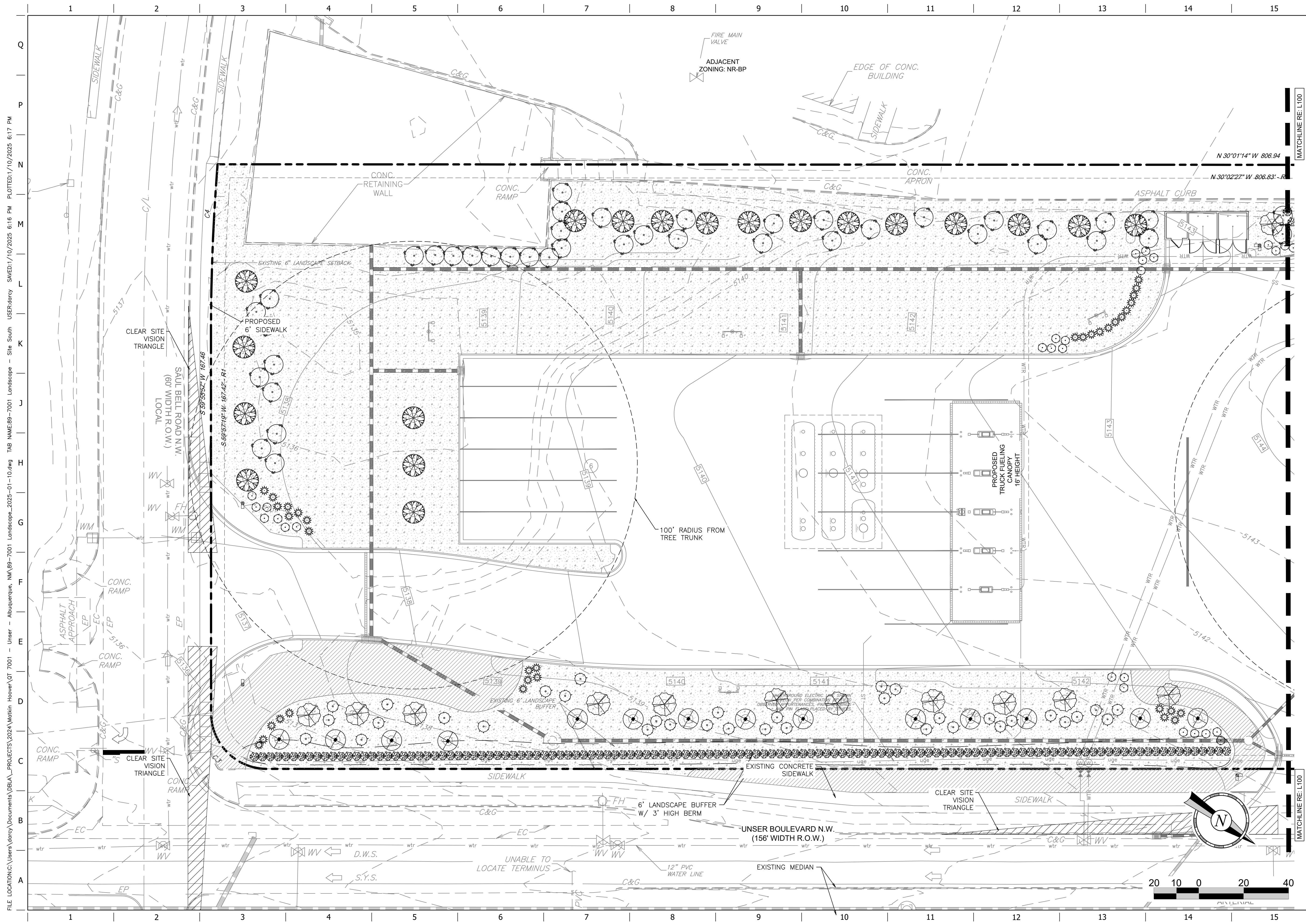
PROTOTYPE: P-116 (12/01/23)
DIVISION: UNIFORM
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MIM
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L100**



FILE LOCATION: C:\Users\joroy\Documents\DBLA\_PROJECTS\2024\Matkin Hoover\QT 7001 - Unser - Albuquerque, NM\69-7001 Landscape\_2025-01-10.dwg TAB NAME: 69-7001 Landscape - Site South USER: joroy DATE: 1/10/2025 6:17 PM

**REGISTERED LANDSCAPE ARCHITECT**  
 STATE OF NEW MEXICO  
 No. 23,897  
 01/10/2025  
 PROJECT NO.: 69-7001  
**MATKINHOOPER**  
 ENGINEERING  
 & SURVEYING  
 8 SPENCER ROAD, SUITE 100  
 BUREAU, TEXAS 76008  
 CONTACT: MATKINHOOPER.COM  
 TEXAS REGISTRATION: ENGINEERING FIRM  
 E-004819 SURVEYING FIRM F-0026000

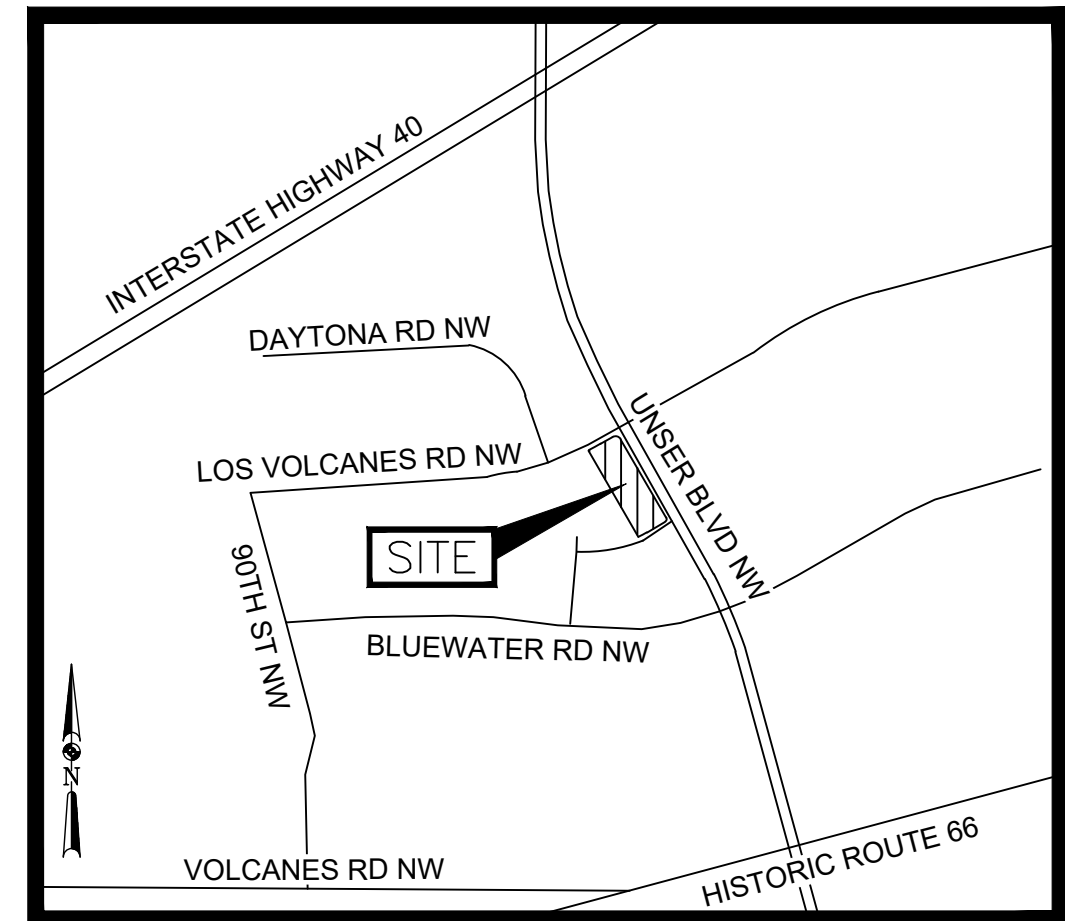
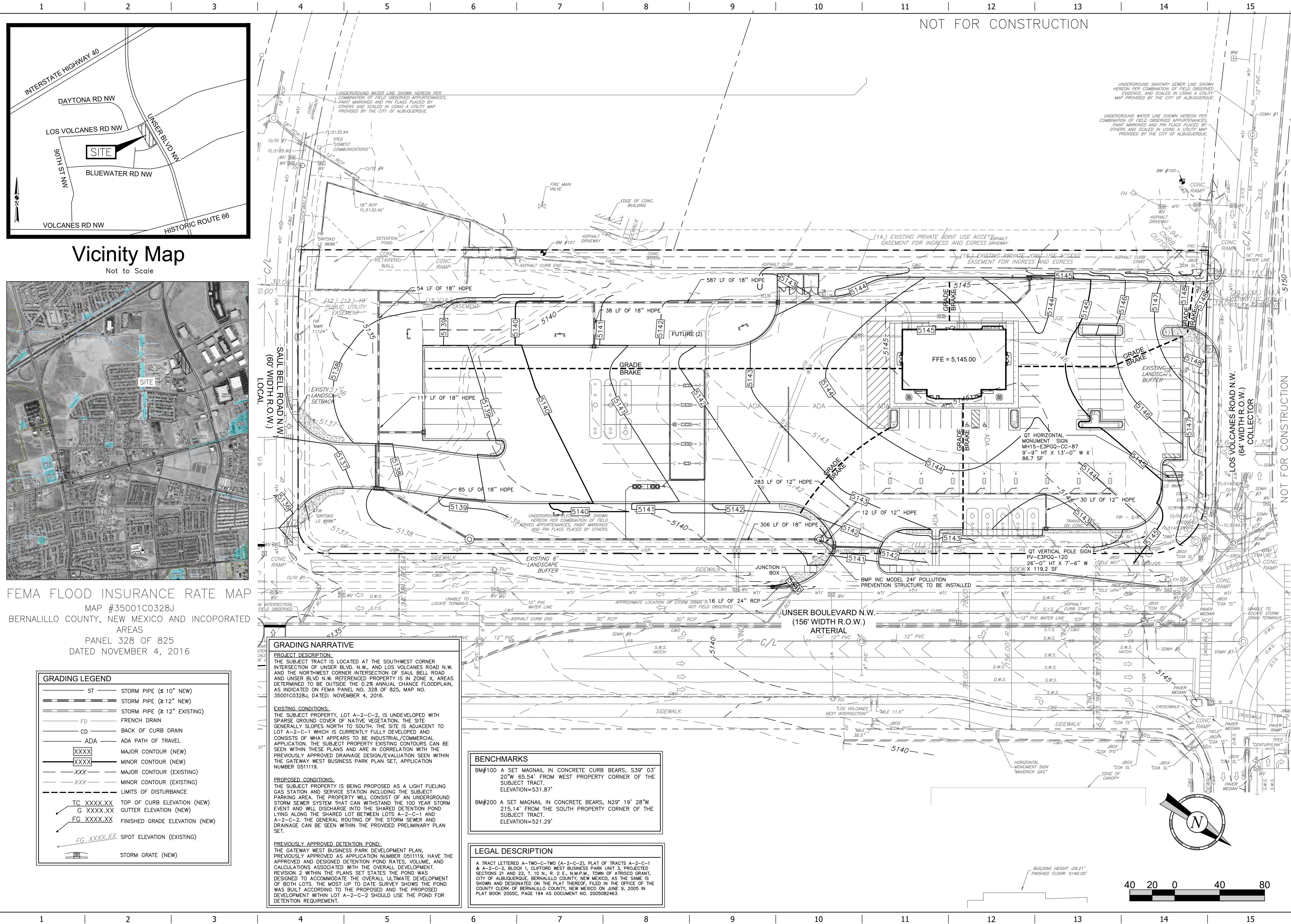
**QuikTrip No. 7001**  
 521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO

**QT**  
 © COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.  
 PROTOTYPE: P-116 (12/01/23)  
 DIVISION:  
 VERSION: 001  
 DESIGNED BY: GSC  
 DRAWN BY: MJM  
 REVIEWED BY: CGW

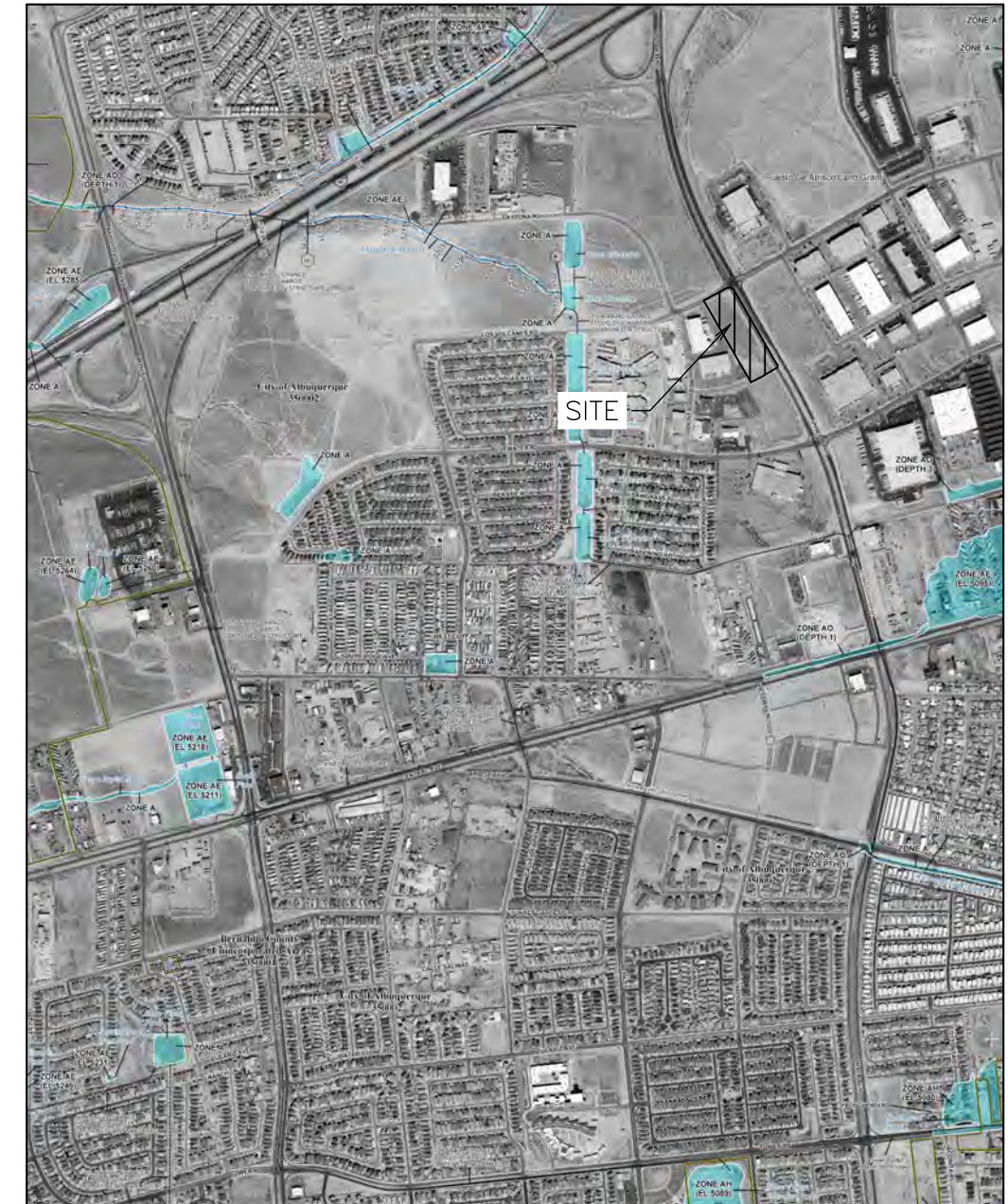
REV	DATE	DESCRIPTION

SHEET TITLE:  
 LANDSCAPE PLAN  
 SHEET NUMBER:  
**L101**

ORIGINAL ISSUE DATE:



**Vicinity Map**  
Not to Scale



**FEMA FLOOD INSURANCE RATE MAP**  
MAP #35001C0328J  
BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS  
PANEL 328 OF 825  
DATED NOVEMBER 4, 2016

GRADING LEGEND	
— ST —	STORM PIPE (≤ 10" NEW)
— ST —	STORM PIPE (≥ 12" NEW)
— ST —	STORM PIPE (≥ 12" EXISTING)
— FD —	FRENCH DRAIN
— CD —	BACK OF CURB DRAIN
— ADA —	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
—	STORM GRATE (NEW)

**GRADING NARRATIVE**

**PROJECT DESCRIPTION:**  
THE SUBJECT TRACT IS LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF UNSER BLVD. N.W. AND LOS VOLCANES ROAD N.W. AND THE NORTHWEST CORNER INTERSECTION OF SAUL BELL ROAD AND UNSER BLVD N.W. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA PANEL NO. 328 OF 825, MAP NO. 35001C0328J, DATED: NOVEMBER 4, 2016.

**EXISTING CONDITIONS:**  
THE SUBJECT PROPERTY, LOT A-2-C-2, IS UNDEVELOPED WITH SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES NORTH TO SOUTH. THE SITE IS ADJACENT TO LOT A-2-C-1 WHICH IS CURRENTLY FULLY DEVELOPED AND CONSISTS OF WHAT APPEARS TO BE INDUSTRIAL/COMMERCIAL APPLICATION. THE SUBJECT PROPERTY EXISTING CONTOURS CAN BE SEEN WITHIN THESE PLANS AND ARE IN CORRELATION WITH THE PREVIOUSLY APPROVED DRAINAGE DESIGN/EVALUATION SEEN WITHIN THE GATEWAY WEST BUSINESS PARK PLAN SET, APPLICATION NUMBER 0511119.

**PROPOSED CONDITIONS:**  
THE SUBJECT PROPERTY IS BEING PROPOSED AS A LIGHT FUELING GAS STATION AND SERVICE STATION INCLUDING THE SUBJECT PARKING AREA. THE PROPERTY WILL CONSIST OF AN UNDERGROUND STORM SEWER SYSTEM THAT CAN WITHSTAND THE 100 YEAR STORM EVENT AND WILL DISCHARGE INTO THE SHARED DETENTION POND LYING ALONG THE SHARED LOT BETWEEN LOTS A-2-C-1 AND A-2-C-2. THE GENERAL ROUTING OF THE STORM SEWER AND DRAINAGE CAN BE SEEN WITHIN THE PROVIDED PRELIMINARY PLAN SET.

**PREVIOUSLY APPROVED DETENTION POND:**  
THE GATEWAY WEST BUSINESS PARK DEVELOPMENT PLAN, PREVIOUSLY APPROVED AS APPLICATION NUMBER 0511119, HAVE THE APPROVED AND DESIGNED DETENTION POND RATES, VOLUME, AND CALCULATIONS ASSOCIATED WITH THE OVERALL DEVELOPMENT. REVISION 2 WITHIN THE PLANS SET STATES THE POND WAS DESIGNED TO ACCOMMODATE THE OVERALL ULTIMATE DEVELOPMENT OF BOTH LOTS. THE MOST UP TO DATE SURVEY SHOWS THE POND WAS BUILT ACCORDING TO THE PROPOSED AND THE PROPOSED DEVELOPMENT WITHIN LOT A-2-C-2 SHOULD USE THE POND FOR DETENTION REQUIREMENT.

**BENCHMARKS**

BM#100 A SET MAGNAIL IN CONCRETE CURB BEARS, S39° 03' 20"W 65.54' FROM WEST PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION=531.87'

BM#200 A SET MAGNAIL IN CONCRETE BEARS, N29° 19' 28"W 215.14' FROM THE SOUTH PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION=521.29'

**LEGAL DESCRIPTION**

A TRACT LETTERED A-TWO-C-TWO (A-2-C-2), PLAT OF TRACTS A-2-C-1 & A-2-C-2, BLOCK 1, CLIFFORD WEST BUSINESS PARK UNIT 3, PROJECTED SECTIONS 21 AND 22, T. 10 N., R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 2005 IN PLAT BOOK 2005C, PAGE 194 AS DOCUMENT NO. 2005082463.

PROJECT NO. 7001.01

**MATKINHOOPER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD SUITE 100  
BIENHE, TEXAS 76008  
CONTACT: MATKINHOOPER.COM

STATE OF TEXAS REGISTERED ENGINEERING FIRM  
P. 004816 SUBDIVISION FIRM P. 0004000

**QuikTrip No. 7001**

521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
DIVISION:  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MIM  
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

SHEET TITLE:  
CONCEPTUAL GRADING  
OVERALL PLAN

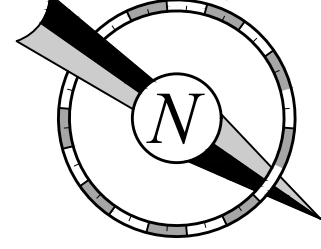
SHEET NUMBER:

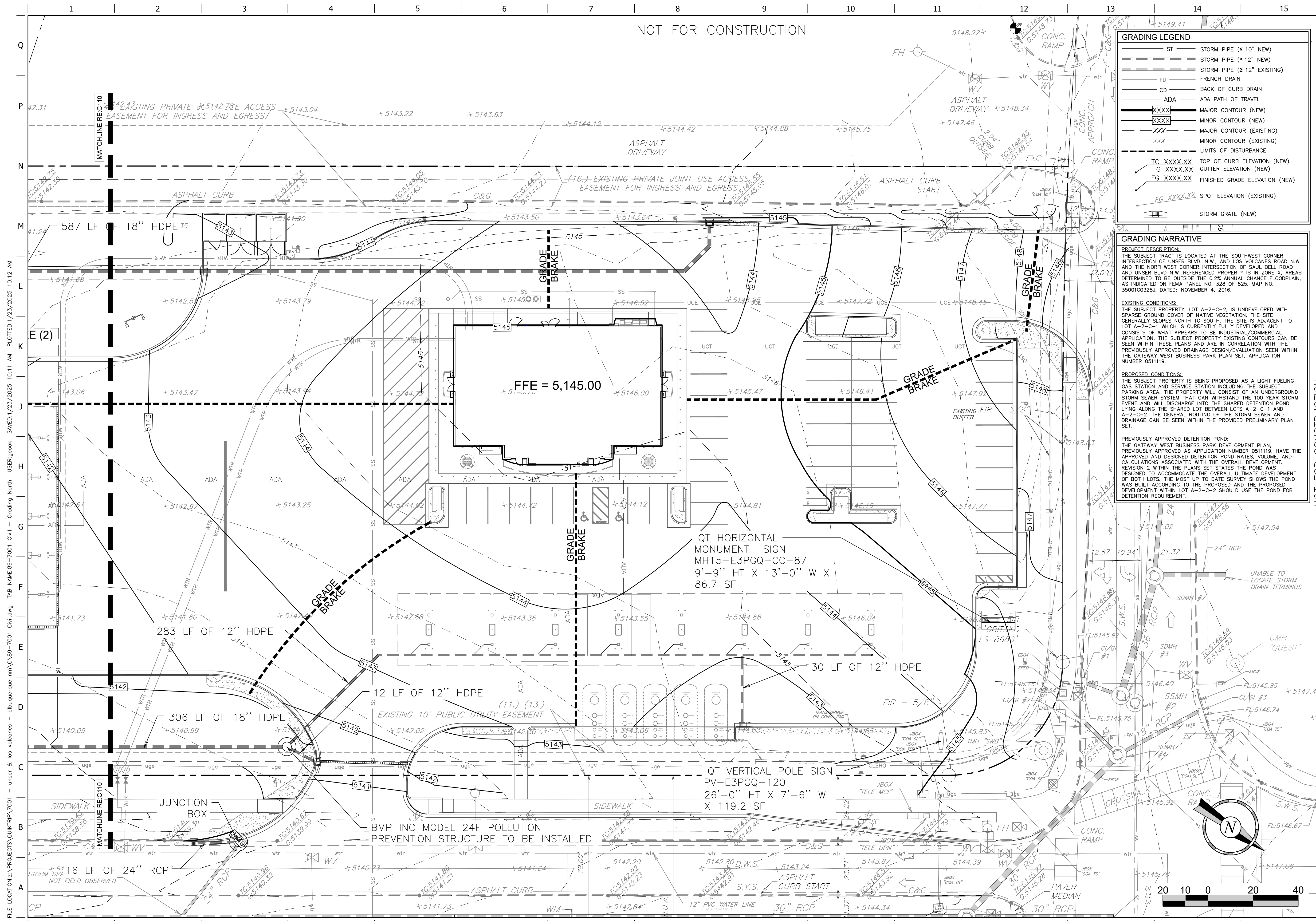
**C110**  
11 OF 26

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - grading USER: gcock SAVED: 1/23/2025 10:11 AM PLOTTED: 1/23/2025 10:12 AM

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

**GRADING NARRATIVE**

**PROJECT DESCRIPTION:**  
THE SUBJECT TRACT IS LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF UNSER BLVD. N.W. AND LOS VOLCANES ROAD N.W. AND THE NORTHWEST CORNER INTERSECTION OF SAUL BELL ROAD AND UNSER BLVD. N.W. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA PANEL NO. 328 OF 825, MAP NO. 35001C0328J, DATED: NOVEMBER 4, 2016.

**EXISTING CONDITIONS:**  
THE SUBJECT PROPERTY, LOT A-2-C-2, IS UNDEVELOPED WITH SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES NORTH TO SOUTH. THE SITE IS ADJACENT TO LOT A-2-C-1 WHICH IS CURRENTLY FULLY DEVELOPED AND CONSISTS OF WHAT APPEARS TO BE INDUSTRIAL/COMMERCIAL APPLICATION. THE SUBJECT PROPERTY EXISTING CONTOURS CAN BE SEEN WITHIN THESE PLANS AND ARE IN CORRELATION WITH THE PREVIOUSLY APPROVED DRAINAGE DESIGN/EVALUATION SEEN WITHIN THE GATEWAY WEST BUSINESS PARK PLAN SET, APPLICATION NUMBER 051119.

**PROPOSED CONDITIONS:**  
THE SUBJECT PROPERTY IS BEING PROPOSED AS A LIGHT FUELING GAS STATION AND SERVICE STATION INCLUDING THE SUBJECT PARKING AREA. THE PROPERTY WILL CONSIST OF AN UNDERGROUND STORM SEWER SYSTEM THAT CAN WITHSTAND THE 100 YEAR STORM EVENT AND WILL DISCHARGE INTO THE SHARED DETENTION POND LYING ALONG THE SHARED LOT BETWEEN LOTS A-2-C-1 AND A-2-C-2. THE GENERAL ROUTING OF THE STORM SEWER AND DRAINAGE CAN BE SEEN WITHIN THE PROVIDED PRELIMINARY PLAN SET.

**PREVIOUSLY APPROVED DETENTION POND:**  
THE GATEWAY WEST BUSINESS PARK DEVELOPMENT PLAN, PREVIOUSLY APPROVED AS APPLICATION NUMBER 051119, HAVE THE APPROVED AND DESIGNED DETENTION POND RATES, VOLUME, AND CALCULATIONS ASSOCIATED WITH THE OVERALL DEVELOPMENT. REVISION 2 WITHIN THE PLANS SET STATES THE POND WAS DESIGNED TO ACCOMMODATE THE OVERALL ULTIMATE DEVELOPMENT OF BOTH LOTS. THE MOST UP TO DATE SURVEY SHOWS THE POND WAS BUILT ACCORDING TO THE PROPOSED AND THE PROPOSED DEVELOPMENT WITHIN LOT A-2-C-2 SHOULD USE THE POND FOR DETENTION REQUIREMENT.

PROJECT NO.: 7001.01

**MATKINHOOPER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD SUITE 100  
BIENHE, TEXAS 76008  
CONTACT: MATKINHOOPER.COM

STATE OF TEXAS REGISTERED ENGINEERING FIRM  
P-C-046192 SURVEYING FIRM F-00604000

NOT FOR CONSTRUCTION

**QuikTrip No. 7001**

521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO

**QT**

©. COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
DIVISION: 001  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MIM  
REVIEWED BY: CGW

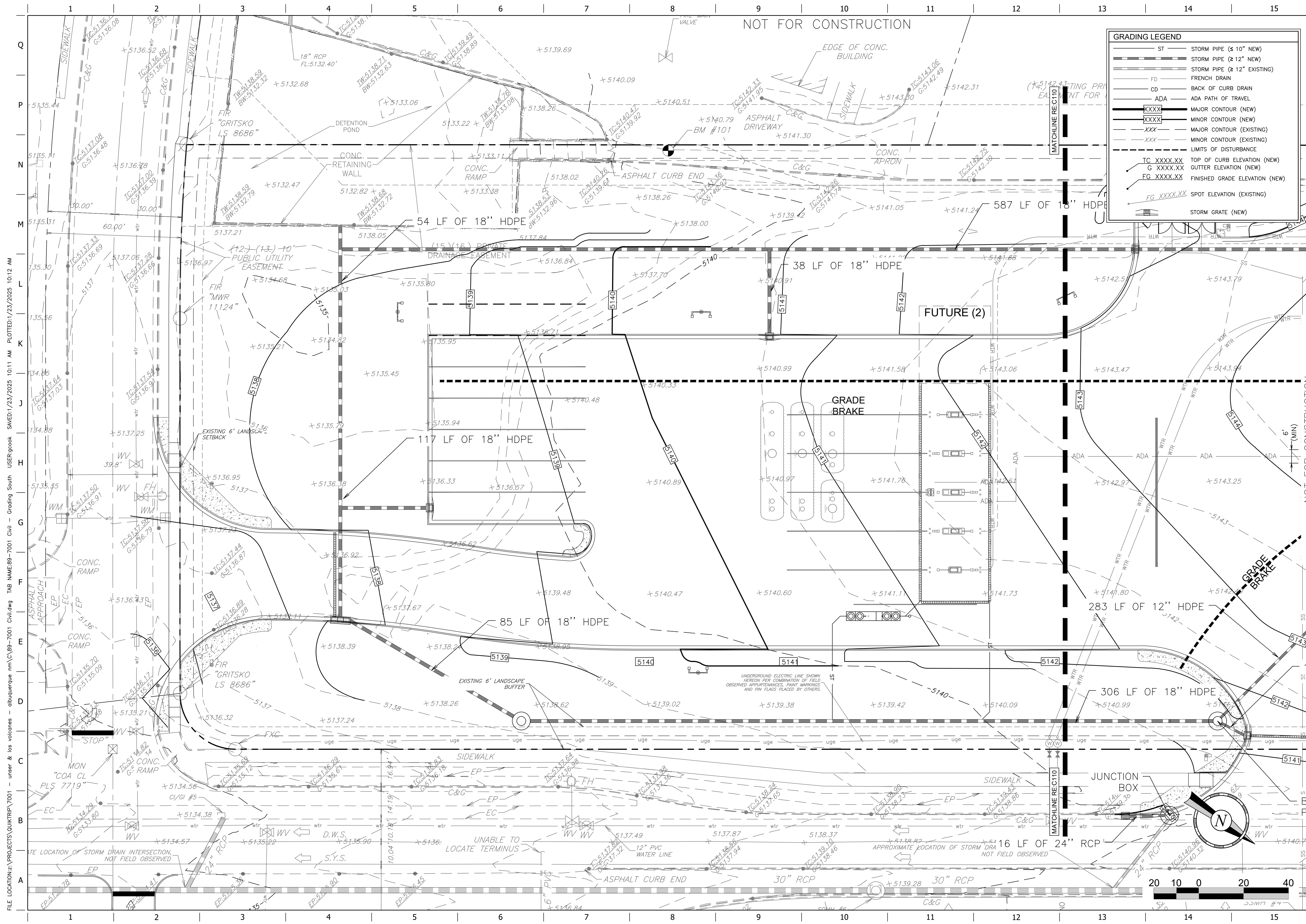
REV	DATE	DESCRIPTION

SHEET TITLE:  
CONCEPTUAL GRADING  
PLAN NORTH

SHEET NUMBER:  
**C111**  
12 OF 26

ORIGINAL ISSUE DATE: 04.19.24

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\CAD\89-7001 Civil - Grading North USER: gbook SAVES: 1/23/2025 10:12 AM PLOTTED: 1/23/2025 10:12 AM



GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
[Symbol]	STORM GRATE (NEW)

PROJECT NO. 7001.01  
**MATKINHOVER**  
 ENGINEERING & SURVEYING  
 8 SPENCER ROAD, SUITE 100  
 BUREAU, TEXAS 76008  
 PHONE: 817.424.3333  
 CONTACT: MATKINHOVER.COM  
 STATE LICENSE NO. 100000000  
 PROFESSIONAL SEAL

**QuikTrip No. 7001**  
 521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.  
 PROTOTYPE: P-120 (11/23/24)  
 DIVISION:  
 VERSION: 001  
 DESIGNED BY: GSC  
 DRAWN BY: MJM  
 REVIEWED BY: CGW

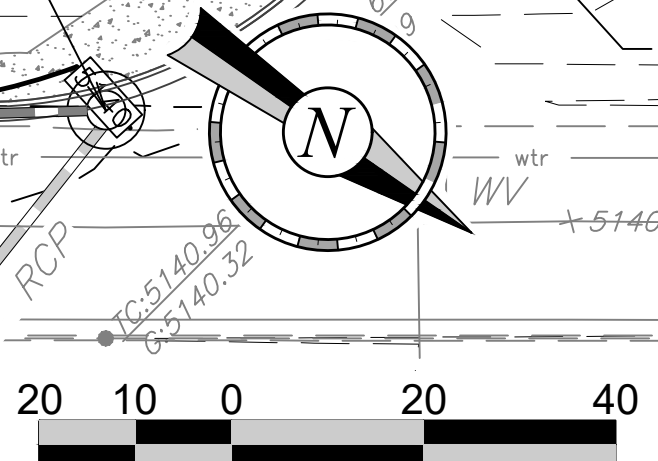
REV	DATE	DESCRIPTION

SHEET TITLE:  
 CONCEPTUAL GRADING  
 PLAN SOUTH

SHEET NUMBER:  
**C112**  
 13 OF 26

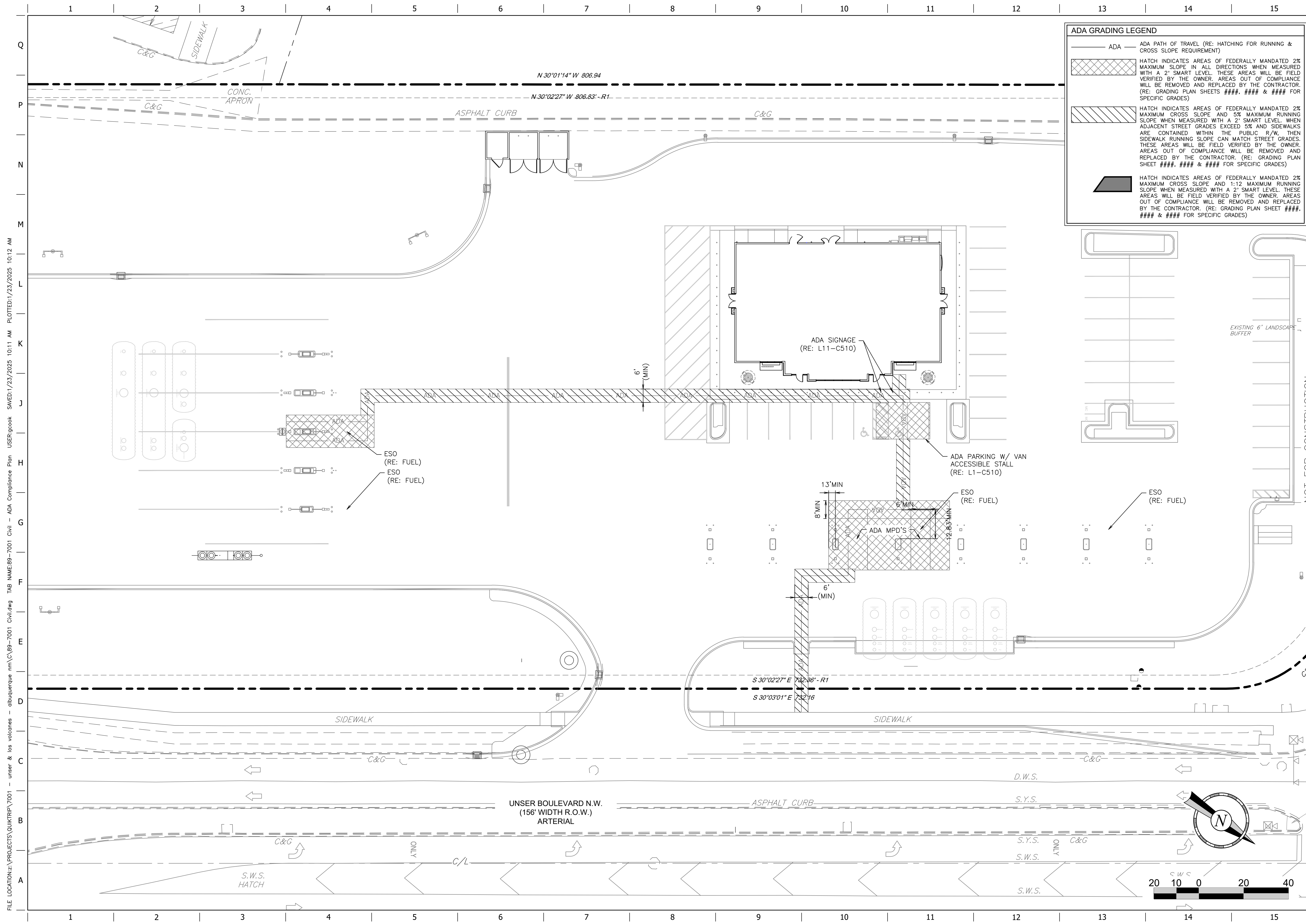
FILE LOCATION: \\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\C\89-7001 Civil - Grading South USER: gcook SAVED: 1/23/2025 10:12 AM PLOTTED: 1/23/2025 10:12 AM

ORIGINAL ISSUE DATE: 04.19.24



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



**ADA GRADING LEGEND**

- ADA — ADA PATH OF TRAVEL (RE: HATCHING FOR RUNNING & CROSS SLOPE REQUIREMENT)
- [Cross-hatch pattern] HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE IN ALL DIRECTIONS WHEN MEASURED WITH A 2' SMART LEVEL. THESE AREAS WILL BE FIELD VERIFIED BY THE OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR. (RE: GRADING PLAN SHEETS ##### & ##### FOR SPECIFIC GRADES)
- [Diagonal hatch pattern] HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUNNING SLOPE WHEN MEASURED WITH A 2' SMART LEVEL. WHEN ADJACENT STREET GRADES EXCEED 5% AND SIDEWALKS ARE CONTAINED WITHIN THE PUBLIC R/W, THEN SIDEWALK RUNNING SLOPE CAN MATCH STREET GRADES. THESE AREAS WILL BE FIELD VERIFIED BY THE OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR. (RE: GRADING PLAN SHEET #####, ##### & ##### FOR SPECIFIC GRADES)
- [Solid black fill] HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE AND 1:12 MAXIMUM RUNNING SLOPE WHEN MEASURED WITH A 2' SMART LEVEL. THESE AREAS WILL BE FIELD VERIFIED BY THE OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR. (RE: GRADING PLAN SHEET #####, ##### & ##### FOR SPECIFIC GRADES)

FILE LOCATION: z:\PROJECTS\QUIKTRIP\7001 - unsers & los volcanes - albuquerque mm\C\69-7001 Civil - ADA Compliance Plan USER: gpcokk SAVED: 1/23/2025 10:11 AM PLOTTED: 1/23/2025 10:12 AM

PROJECT NO.: 7001.01

**MATKINHOOPER**  
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
BUENOS AIRES, TEXAS 76008  
CONTACT: (817) 251-1100  
CONTACT: (817) 251-1100  
CONTACT: (817) 251-1100

**QuikTrip No. 7001**

521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO

**QT**

© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

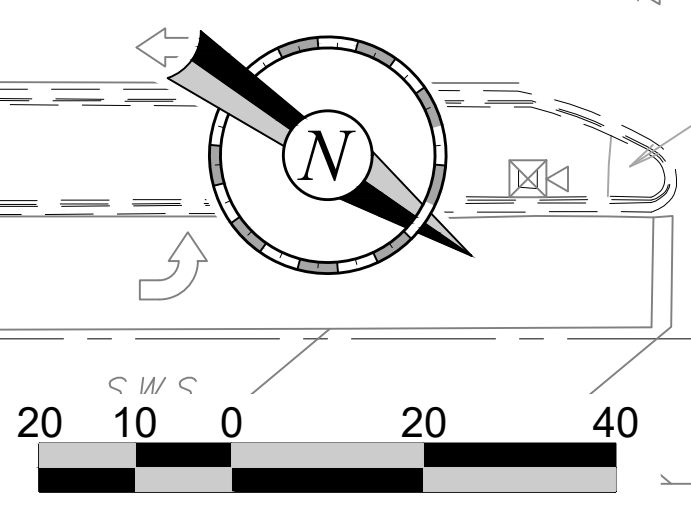
PROTOTYPE: P-120 (11/23/24)  
DIVISION:  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MJM  
REVIEWED BY: CGW

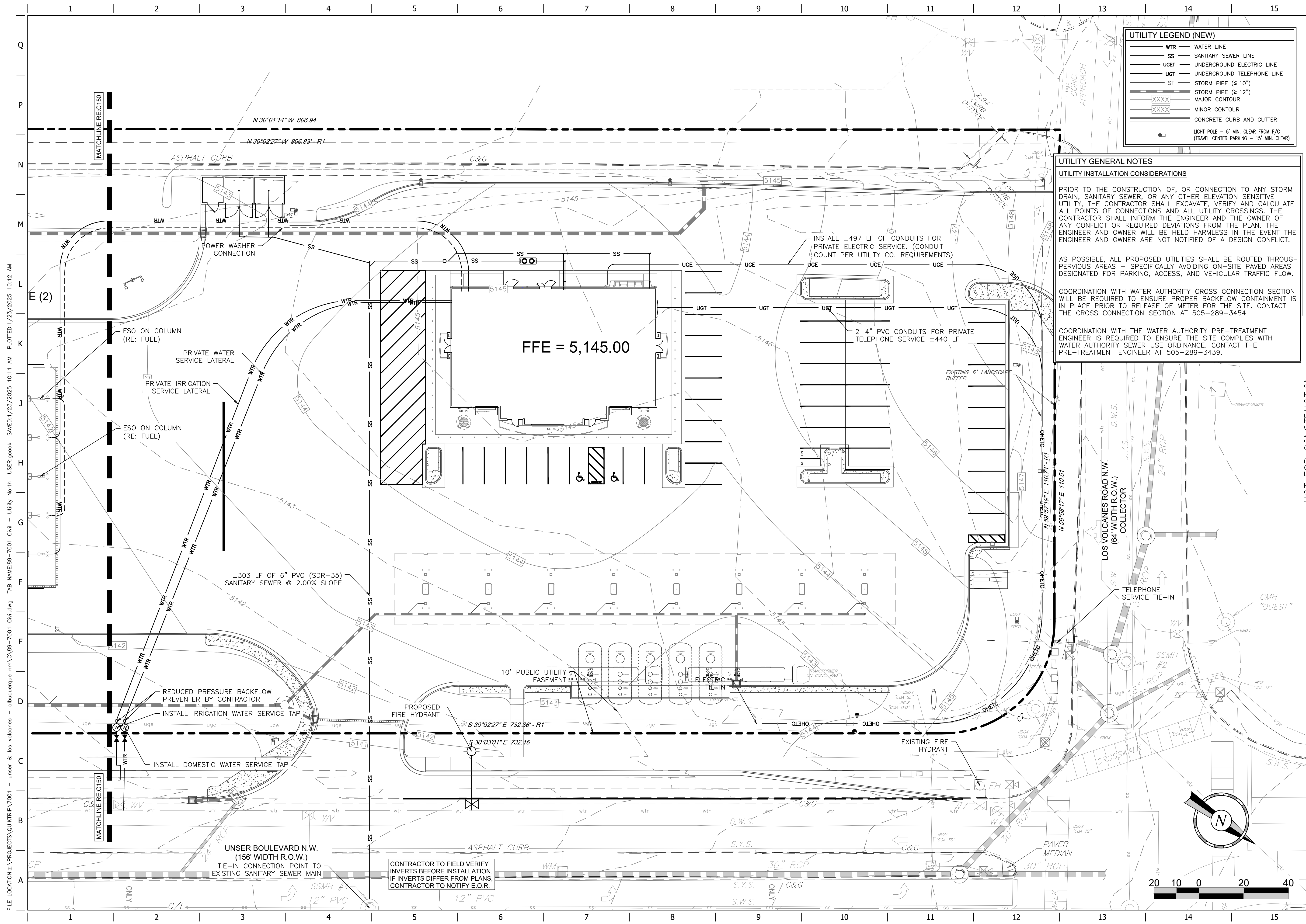
REV	DATE	DESCRIPTION

SHEET TITLE:  
**ADA COMPLIANCE PLAN**

SHEET NUMBER:  
**C113**  
14 OF 26

ORIGINAL ISSUE DATE: 04.19.24





**UTILITY LEGEND (NEW)**

- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- ST — STORM PIPE (≥ 12")
- XXXX — MAJOR CONTOUR
- XXXX — MINOR CONTOUR
- — CONCRETE CURB AND GUTTER
- — LIGHT POLE - 6" MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

**UTILITY GENERAL NOTES**  
**UTILITY INSTALLATION CONSIDERATIONS**

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

PROJECT NO.: 7001.01

**MATKINHOOPER**  
 ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100  
 BURENE, TEXAS 76008  
 CONTACT: (817) 251-1100  
 CONTACT: (817) 251-1100

**QuikTrip No. 7001**

521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-120 (11/23/24)
DIVISION:	
VERSION:	001
DESIGNED BY:	GSC
DRAWN BY:	MJM
REVIEWED BY:	CGW

REV	DATE	DESCRIPTION

SHEET TITLE:  
 UTILITY PLAN NORTH

SHEET NUMBER:  
**C150**  
 15 OF 26

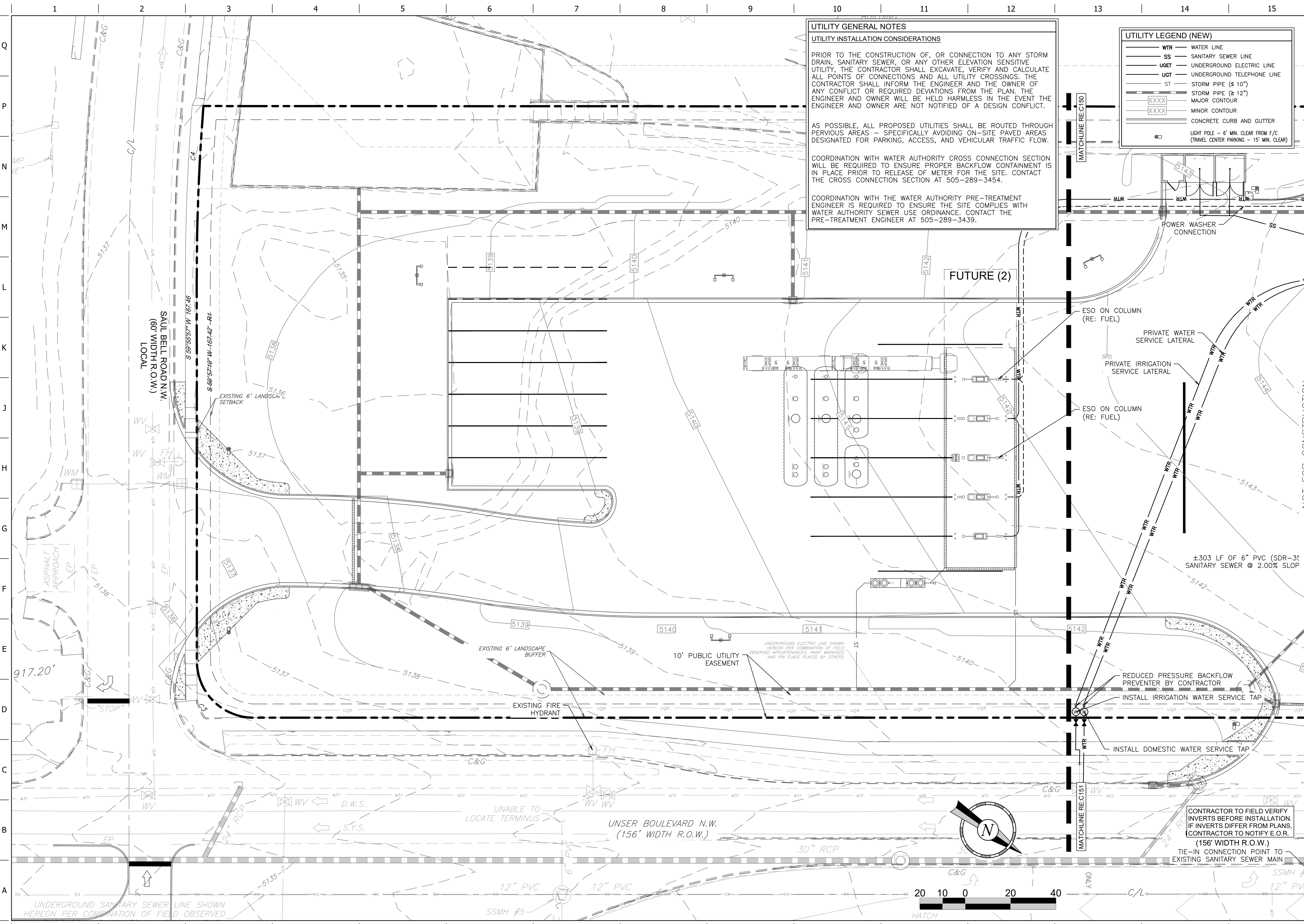
FILE LOCATION: \\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\C150-7001 Civil - Utility North USER: gcook SAVE: 1/23/2025 10:11 AM PLOTTED: 1/23/2025 10:12 AM

NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE: 04.19.24



FILE LOCATION: z:\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque mm\C089-7001 Civil.dwg TAB NAME: 89-7001 Civil - Utility South USER: gcook SAVED: 1/23/2025 10:11 AM PLOTTED: 1/23/2025 10:12 AM



**UTILITY GENERAL NOTES**  
**UTILITY INSTALLATION CONSIDERATIONS**  
 PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

**UTILITY LEGEND (NEW)**

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
	STORM PIPE (≥ 12")
XXXX	MAJOR CONTOUR
XXXX	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE - 6" MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

PROJECT NO.: 7001.01

**MATKINHOOPER**  
 ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100  
 BUREAU, TEXAS 76008  
 CONTACT: MATKINHOOPER.COM

STATE LICENSE NO. 1000000000  
 PROFESSIONAL ENGINEER  
 P-0004876 SURVEYING STATE P-0004900

**QuikTrip No. 7001**

521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO

**QT**

© COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-120 (11/23/24)
DIVISION:	
VERSION:	001
DESIGNED BY:	GSC
DRAWN BY:	MJM
REVIEWED BY:	CGW

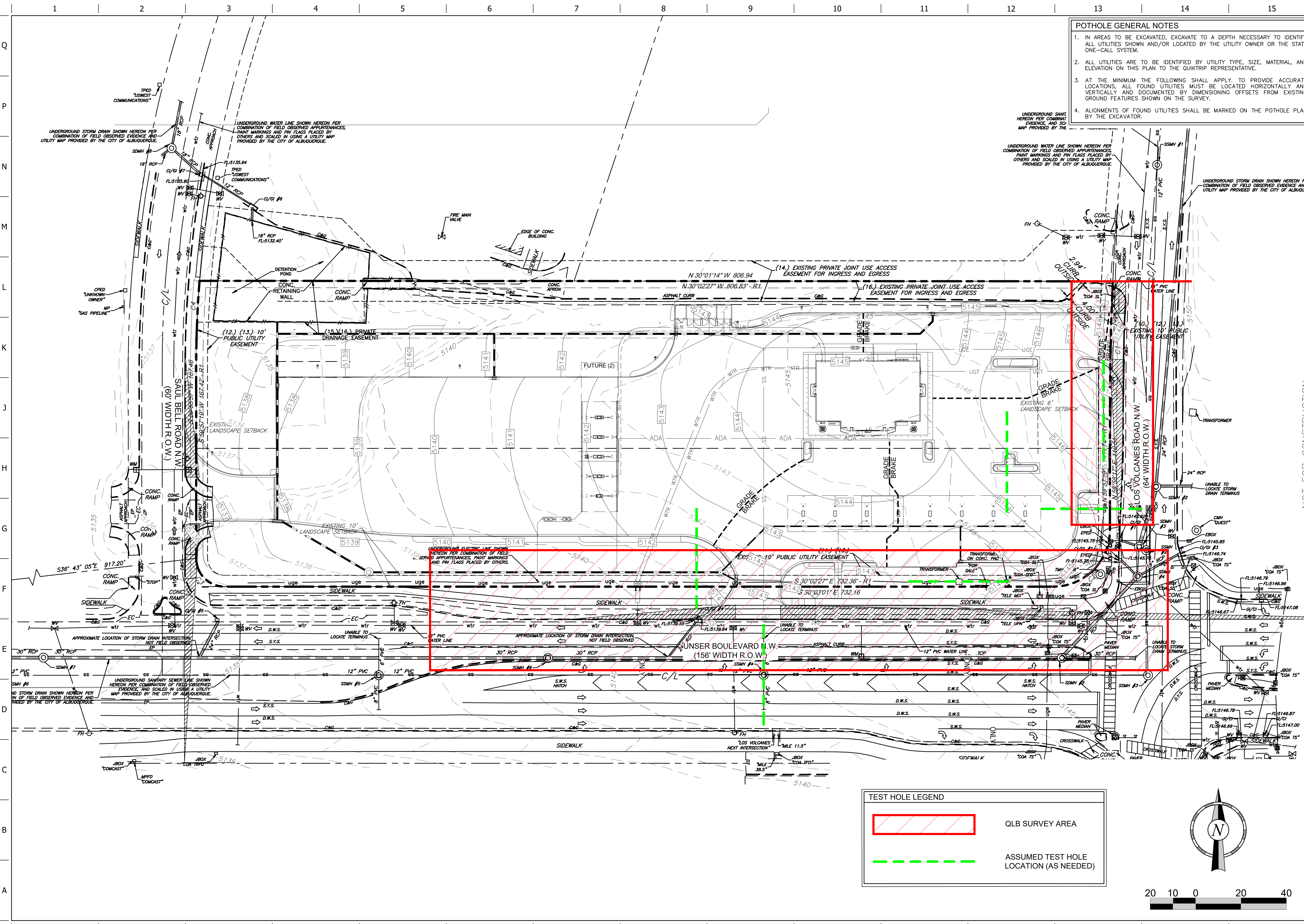
REV	DATE	DESCRIPTION

SHEET TITLE:  
 UTILITY PLAN SOUTH

SHEET NUMBER:  
**C151**  
 16 OF 26

ORIGINAL ISSUE DATE: 04.19.24

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\7001 - Unser & Los Volcanes - Albuquerque NM\C\09-7001 Cit.dwg TAB NAME: Utility Verification Plan USER: ribberrera SAVER: 10/13/2024 10:11 AM PLOTTED: 10/13/2024 10:11 AM



**POT HOLE GENERAL NOTES**

1. IN AREAS TO BE EXCAVATED, EXCAVATE TO A DEPTH NECESSARY TO IDENTIFY ALL UTILITIES SHOWN AND/OR LOCATED BY THE UTILITY OWNER OR THE STATE ONE-CALL SYSTEM.
2. ALL UTILITIES ARE TO BE IDENTIFIED BY UTILITY TYPE, SIZE, MATERIAL, AND ELEVATION ON THIS PLAN TO THE QUIKTRIP REPRESENTATIVE.
3. AT THE MINIMUM THE FOLLOWING SHALL APPLY. TO PROVIDE ACCURATE LOCATIONS, ALL FOUND UTILITIES MUST BE LOCATED HORIZONTALLY AND VERTICALLY AND DOCUMENTED BY DIMENSIONING OFFSETS FROM EXISTING GROUND FEATURES SHOWN ON THE SURVEY.
4. ALIGNMENTS OF FOUND UTILITIES SHALL BE MARKED ON THE POT HOLE PLAN BY THE EXCAVATOR.

PROJECT NO.: 7001.01

**MATKINHOOPER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD SUITE 100  
BIRENE, TEXAS 76008  
CONTACT: DMATKINHOOPER.COM  
TELEPHONE: 817.424.4444  
FAX: 817.424.4444

**QuikTrip No. 7001**

521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO

**QT**

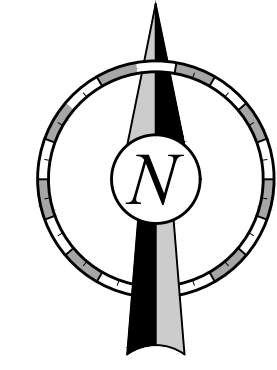
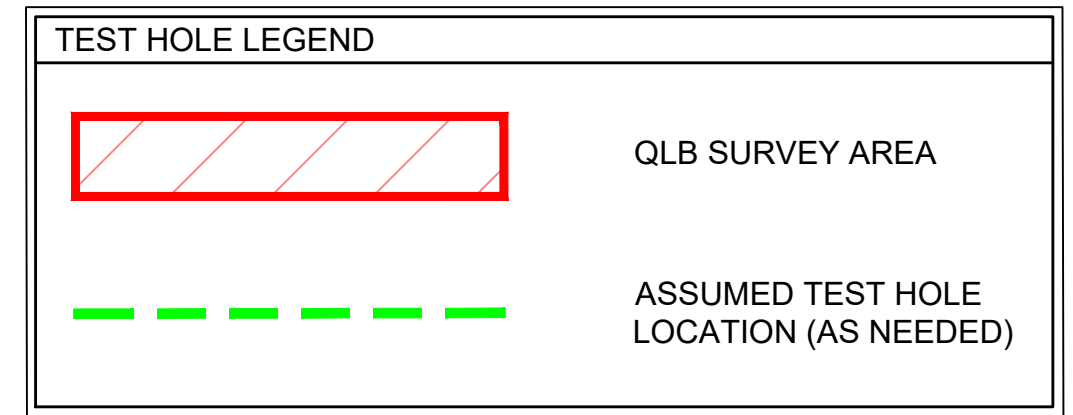
© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-116 (12/01/23)  
DIVISION:  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MJM  
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

SHEET TITLE:  
**POT HOLE RESULTS PLAN**

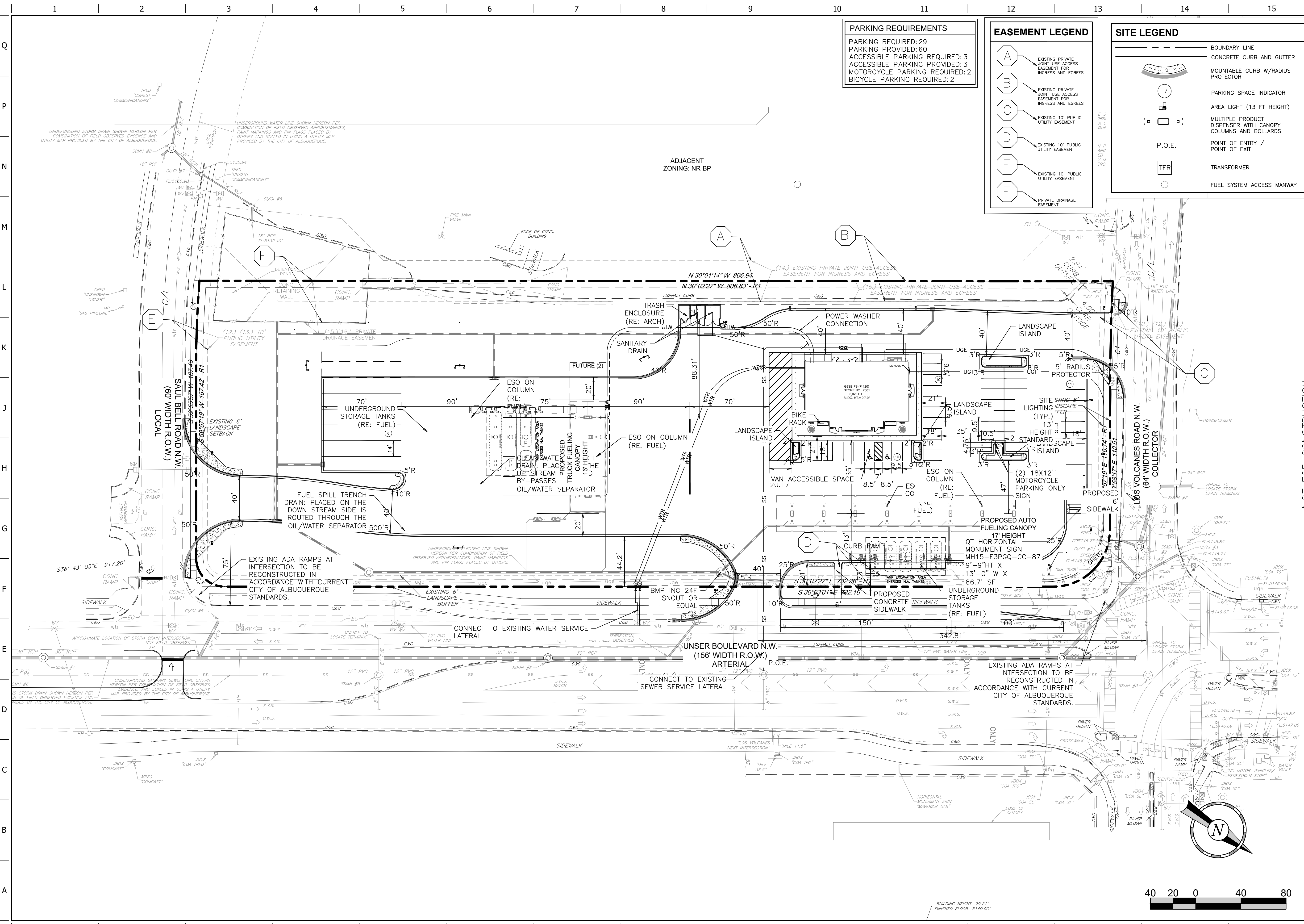
SHEET NUMBER:  
**C153**



NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE: 04.19.24

FILE LOCATION: z:\PROJECTS\QUICKTRIP\7001 - unser & los volcanes - Albuquerque nm\C089-7001 Civil - Solid Waste Management Plan USER:gscok SAVED: 1/23/2025 10:12 AM PLOTTED: 1/23/2025 10:12 AM



**PARKING REQUIREMENTS**  
 PARKING REQUIRED: 29  
 ACCESSIBLE PARKING REQUIRED: 3  
 MOTORCYCLE PARKING REQUIRED: 2  
 BICYCLE PARKING REQUIRED: 2

**EASEMENT LEGEND**

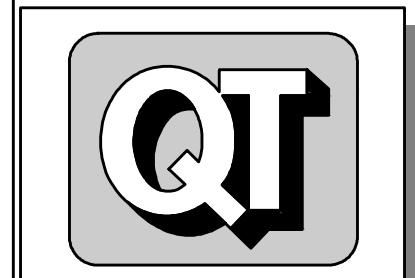
- A EXISTING PRIVATE JOINT USE ACCESS EASEMENT FOR INGRESS AND EGRESS
- B EXISTING PRIVATE JOINT USE ACCESS EASEMENT FOR INGRESS AND EGRESS
- C EXISTING 10' PUBLIC UTILITY EASEMENT
- D EXISTING 10' PUBLIC UTILITY EASEMENT
- E EXISTING 10' PUBLIC UTILITY EASEMENT
- F PRIVATE DRAINAGE EASEMENT

**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT (13 FT HEIGHT)
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- P.O.E. POINT OF ENTRY / POINT OF EXIT
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO. 7001.01  
**MATKINHOOPER**  
 ENGINEERING  
 8 SPENCER ROAD SUITE 100  
 BIRMGHAM, TEXAS 76007  
 CONTACT: (817) 438-1100  
 FAX: (817) 438-1101  
 EMAIL: INFO@MATKINHOOPER.COM

**QuickTrip No. 7001**  
 521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO



© COPYRIGHT QUICKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
 DIVISION:  
 VERSION: 001  
 DESIGNED BY: GSC  
 DRAWN BY: MJM  
 REVIEWED BY: CGW

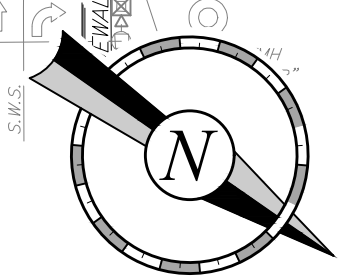
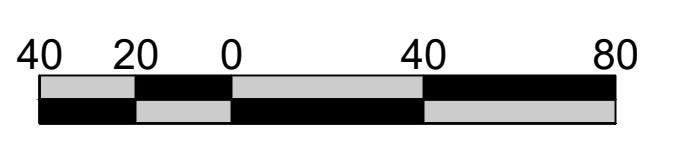
REV	DATE	DESCRIPTION

SHEET TITLE:  
 SOLID WASTE  
 MANAGEMENT PLAN -  
 1"=40' SCALE

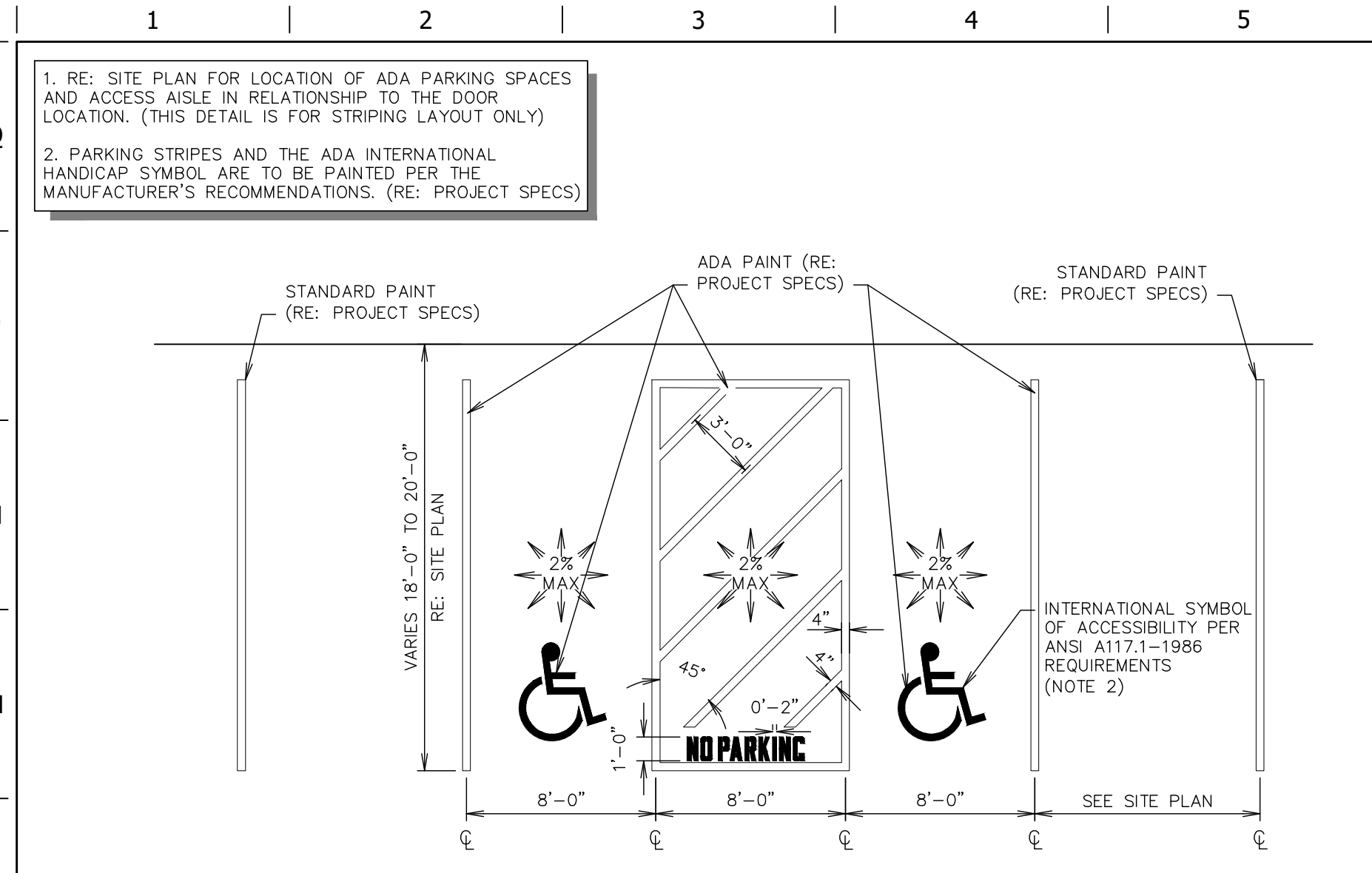
SHEET NUMBER:  
**C160**  
 17 OF 26

NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE: 04.19.24

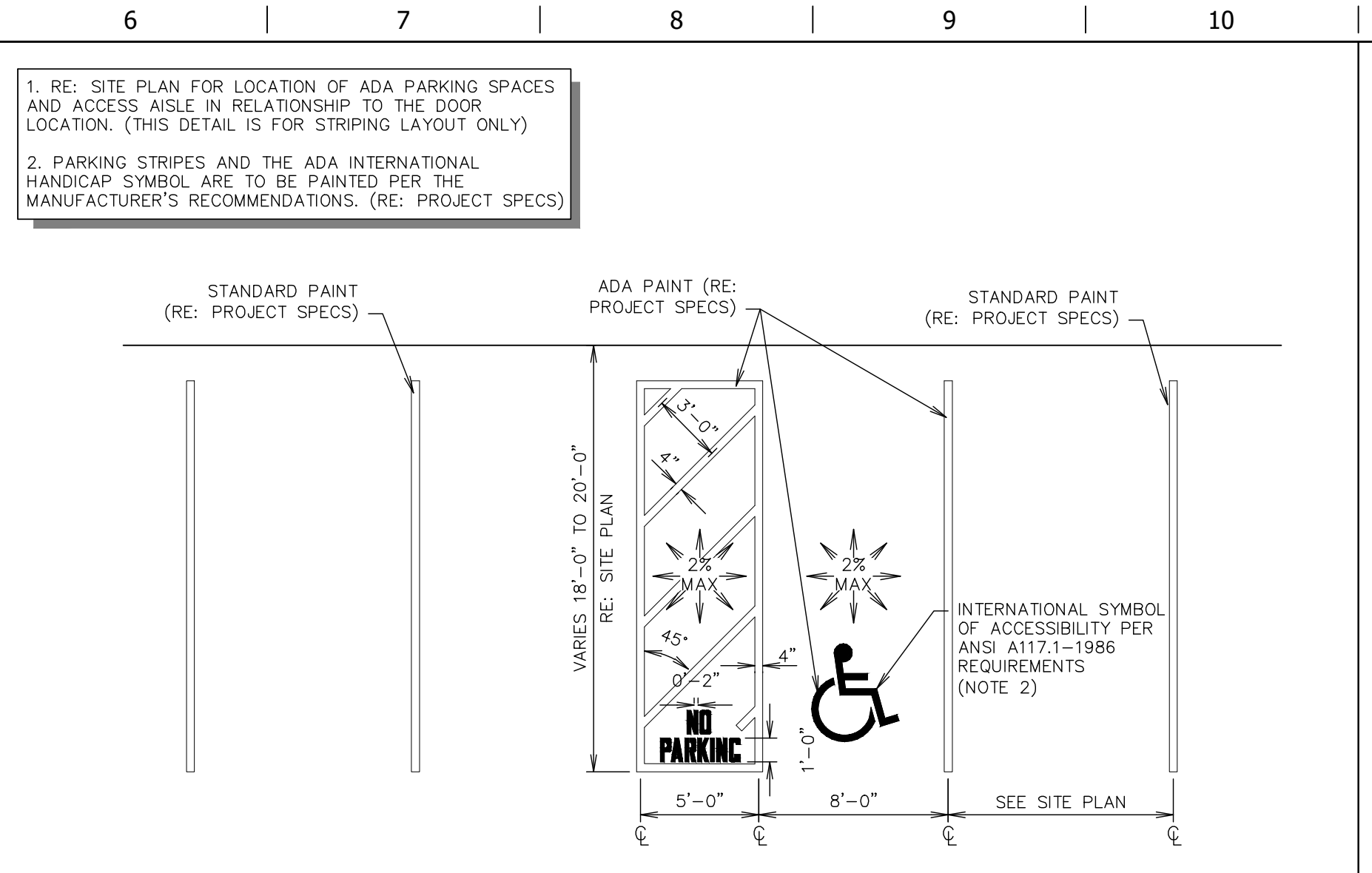


FILE LOCATION: z:\PROJECTS\QUIKTRIP\7001 - unsers & los volcomas - albuquerque nm\CDetails\DETAILS ADA.dwg  
 TAB NAME: ADA Detail Sheet 1  
 USER: jperrez  
 SAVED: 12/19/2024 3:34 PM  
 PLOTTED: 1/23/2025 10:13 AM



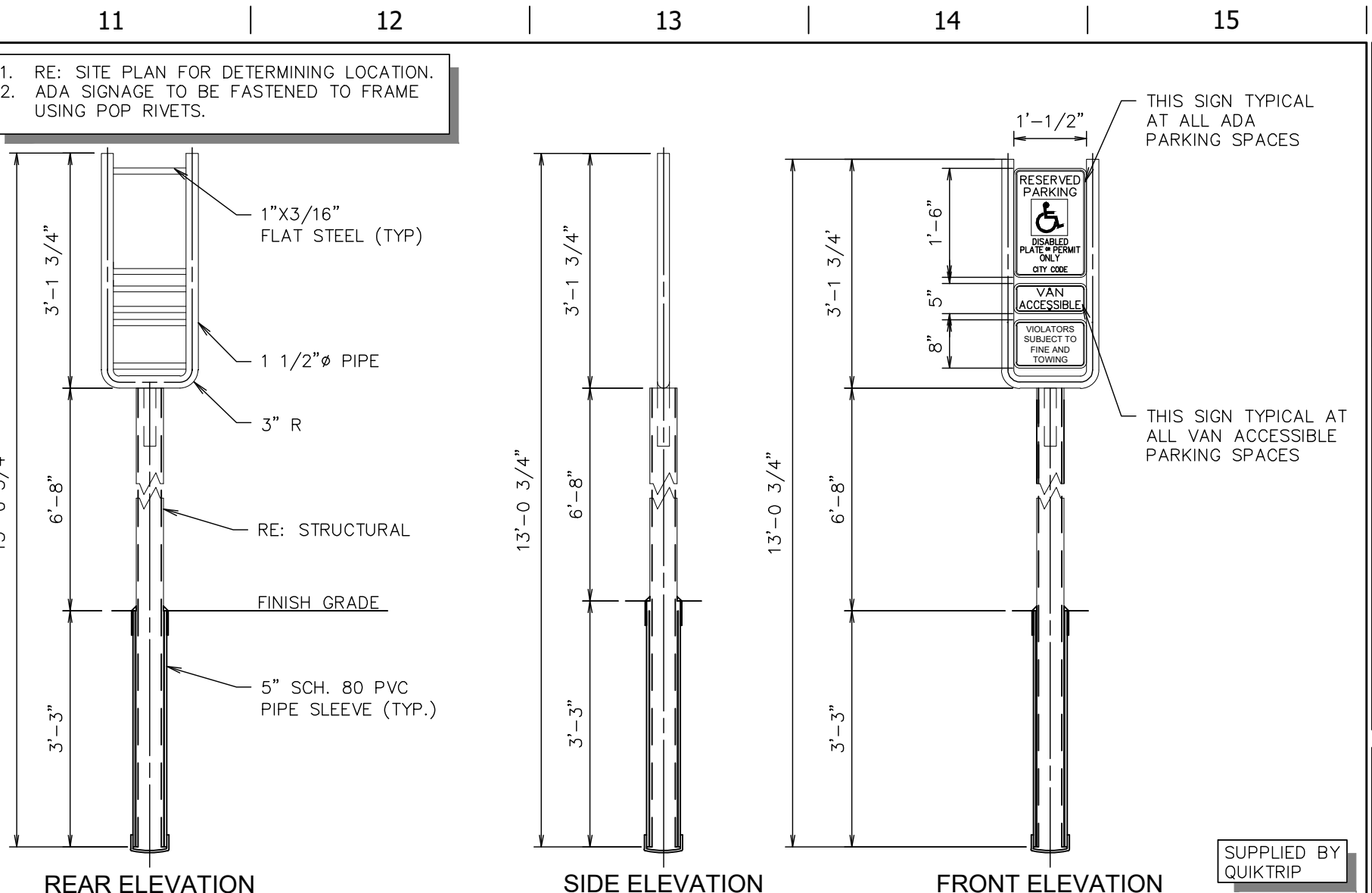
**L1** DOUBLE STALL ADA PARKING STRIPING DETAIL

NTS SN: AD001D009



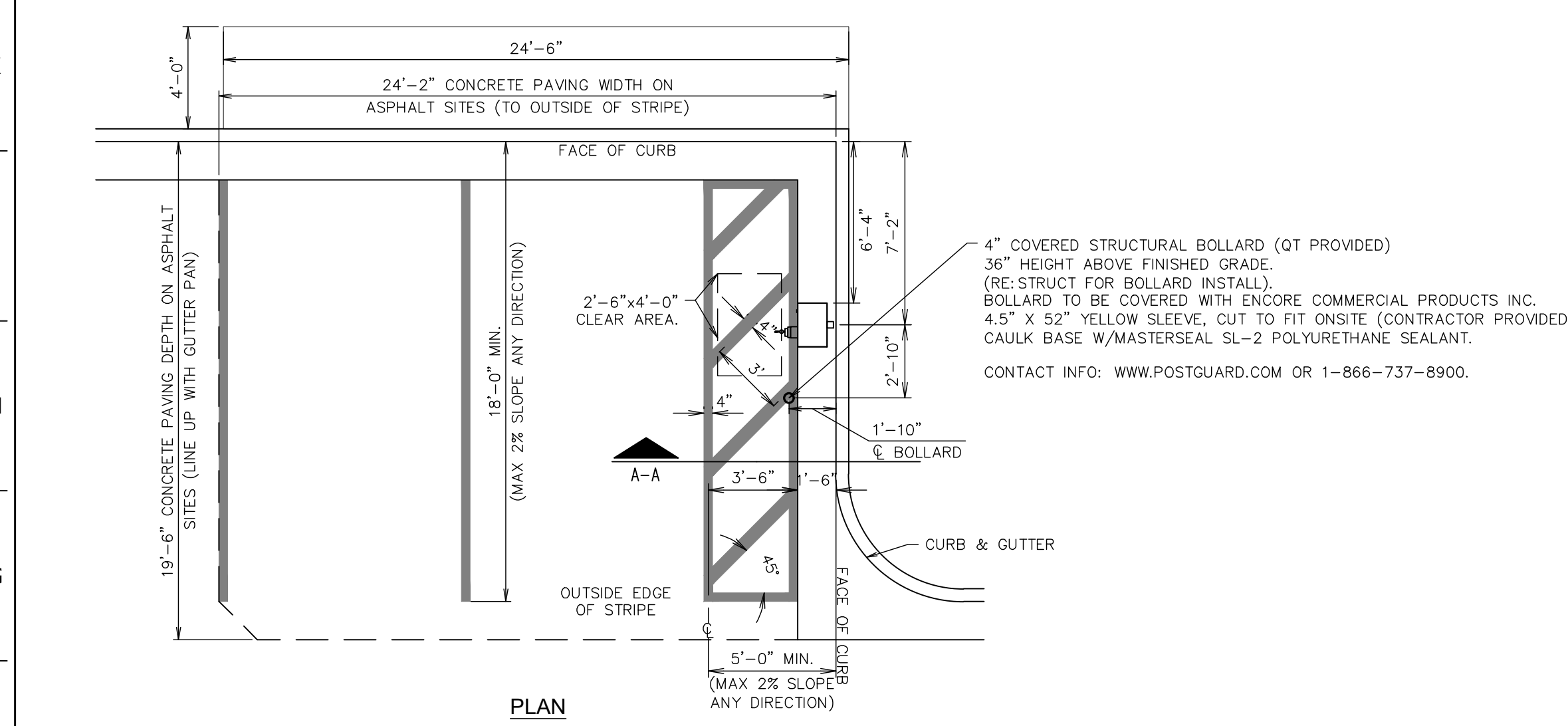
**L6** SINGLE STALL ADA PARKING STRIPING DETAIL

NTS SN: AD002D009



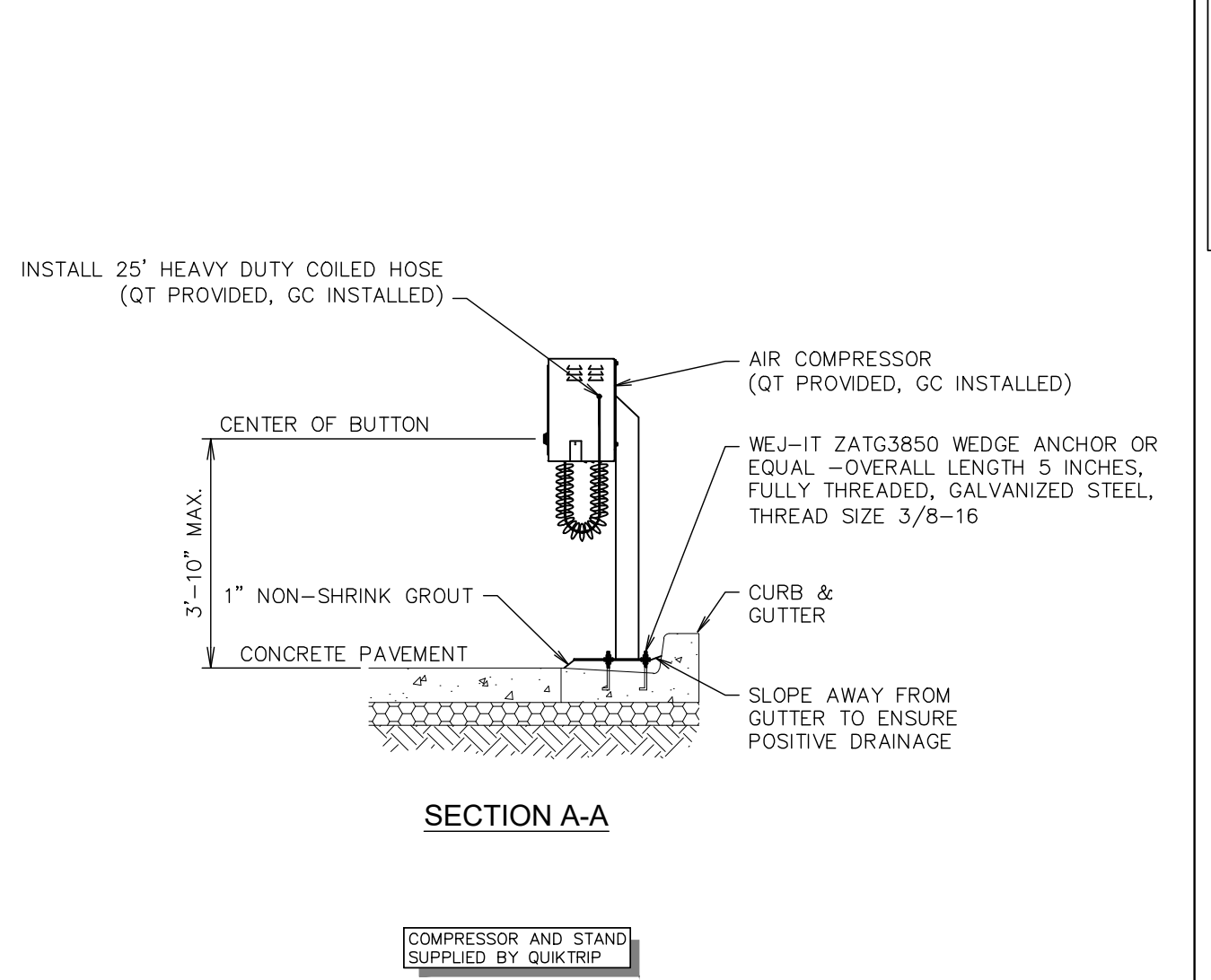
**L11** ADA SIGN IN BOLLARD

NTS SN: AD003D011



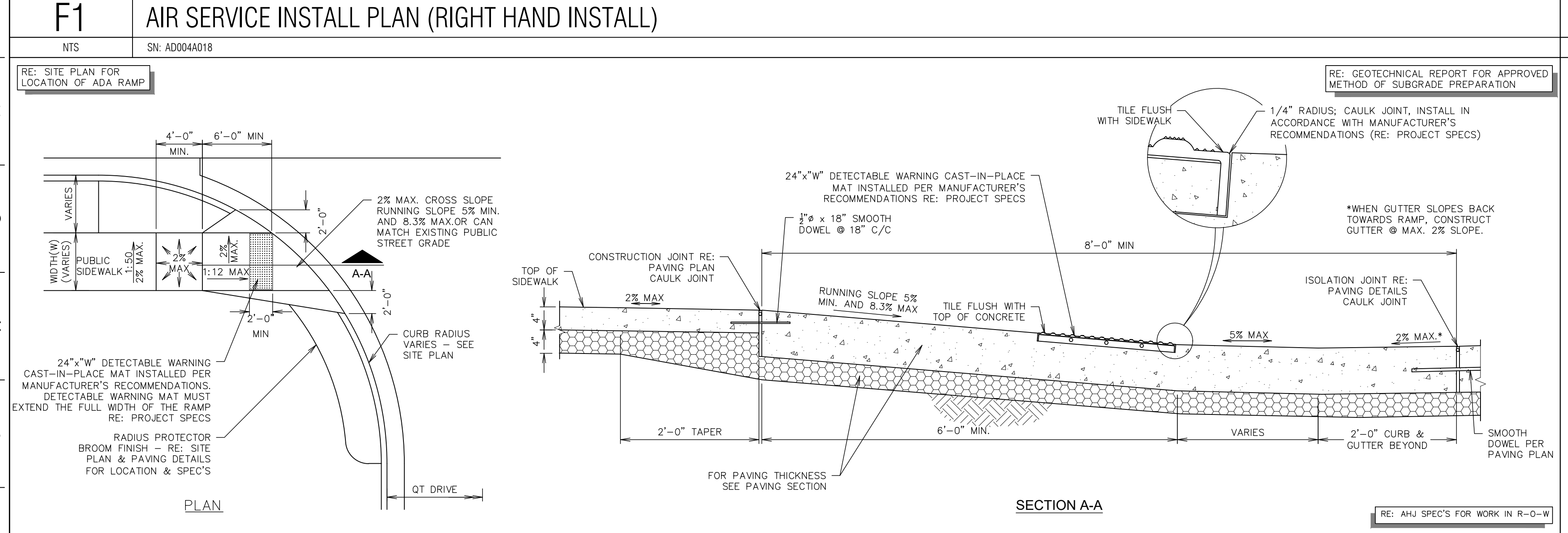
**F1** AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

NTS SN: AD004A018



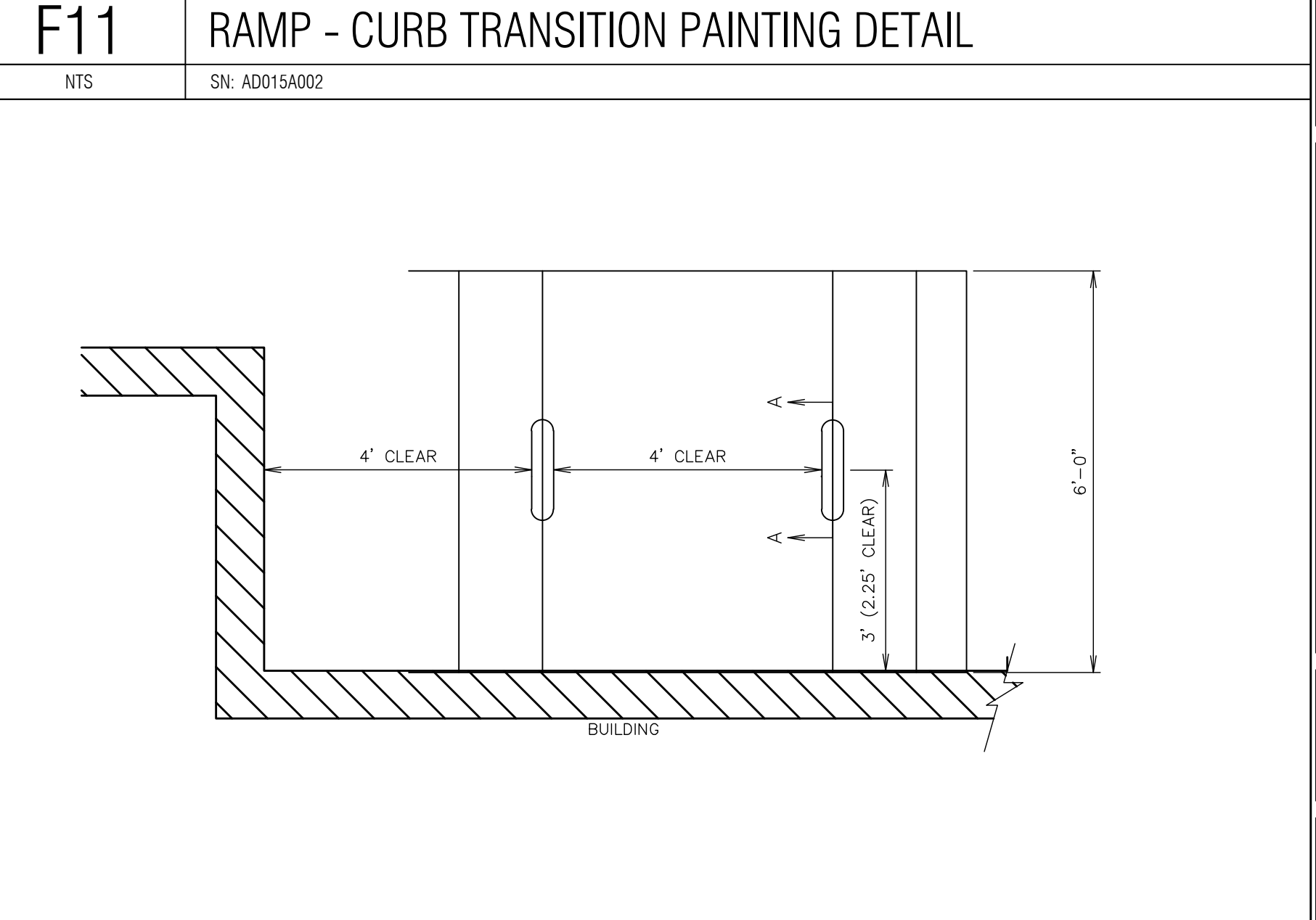
**F11** RAMP - CURB TRANSITION PAINTING DETAIL

NTS SN: AD015A002



**A1** ADA ACCESS RAMP AT DRIVE

NTS SN: AD006A014



**A11** BICYCLE PARKING RACK - PLAN

NTS SN:

**MATKINHOOPER**  
 ENGINEERING  
 & SURVEYING  
 8 SPENCER ROAD SUITE 103  
 EL PASO, TEXAS 79906  
 CONTACT: @MATKINHOOPER.COM  
 TEXAS REGISTERED ENGINEERING FIRM  
 LICENSE NO. 10669400

**QuikTrip No. 7001**  
 521 UNSER BLVD. NW  
 ALBUQUERQUE, NEW MEXICO

**QT**  
 © COPYRIGHT QUIKTRIP CORPORATION 2011  
 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MJM
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

SHEET TITLE:  
**ADA DETAILS SHEET 1**

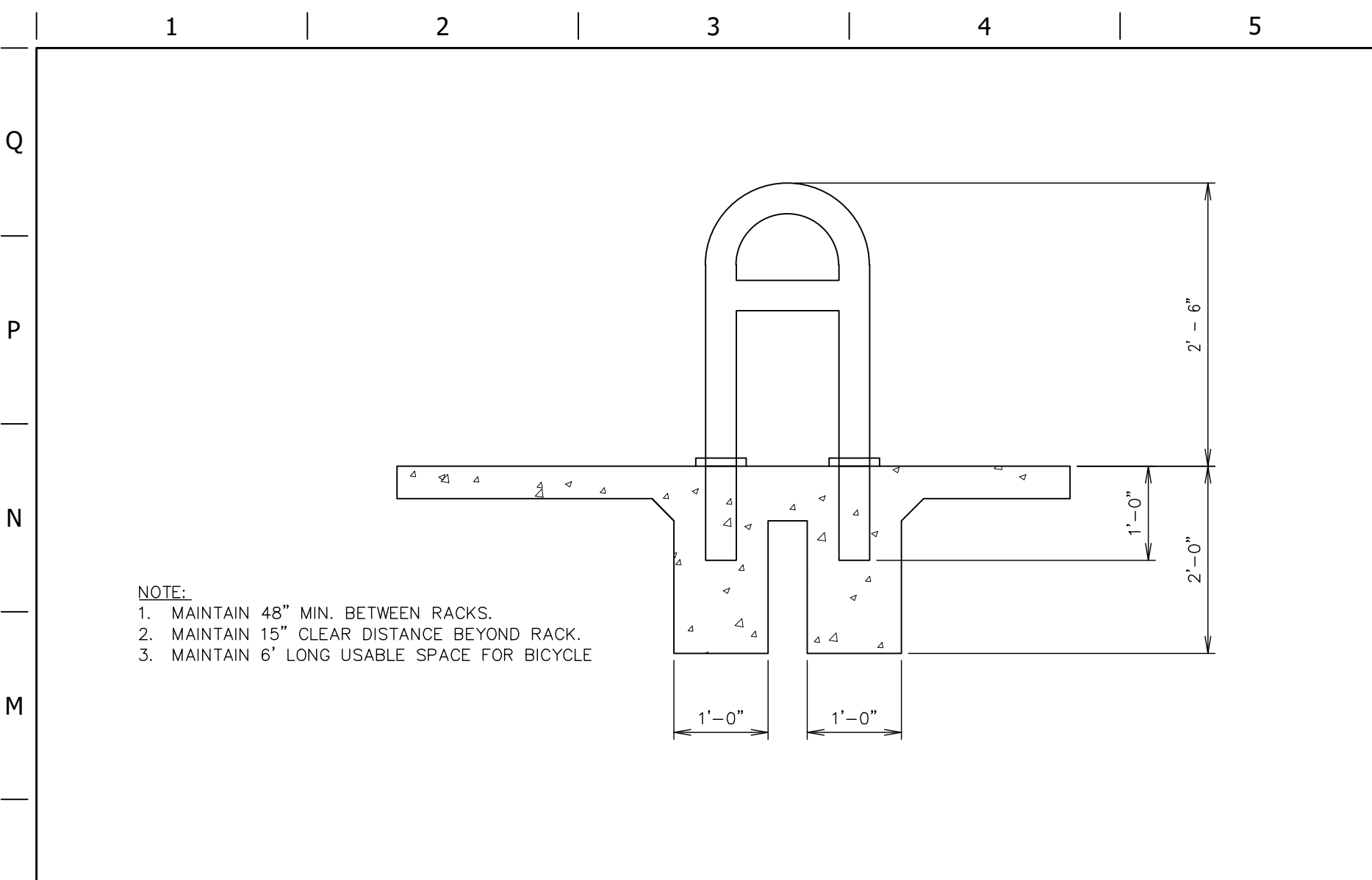
SHEET NUMBER:  
**C510**

18 OF 26

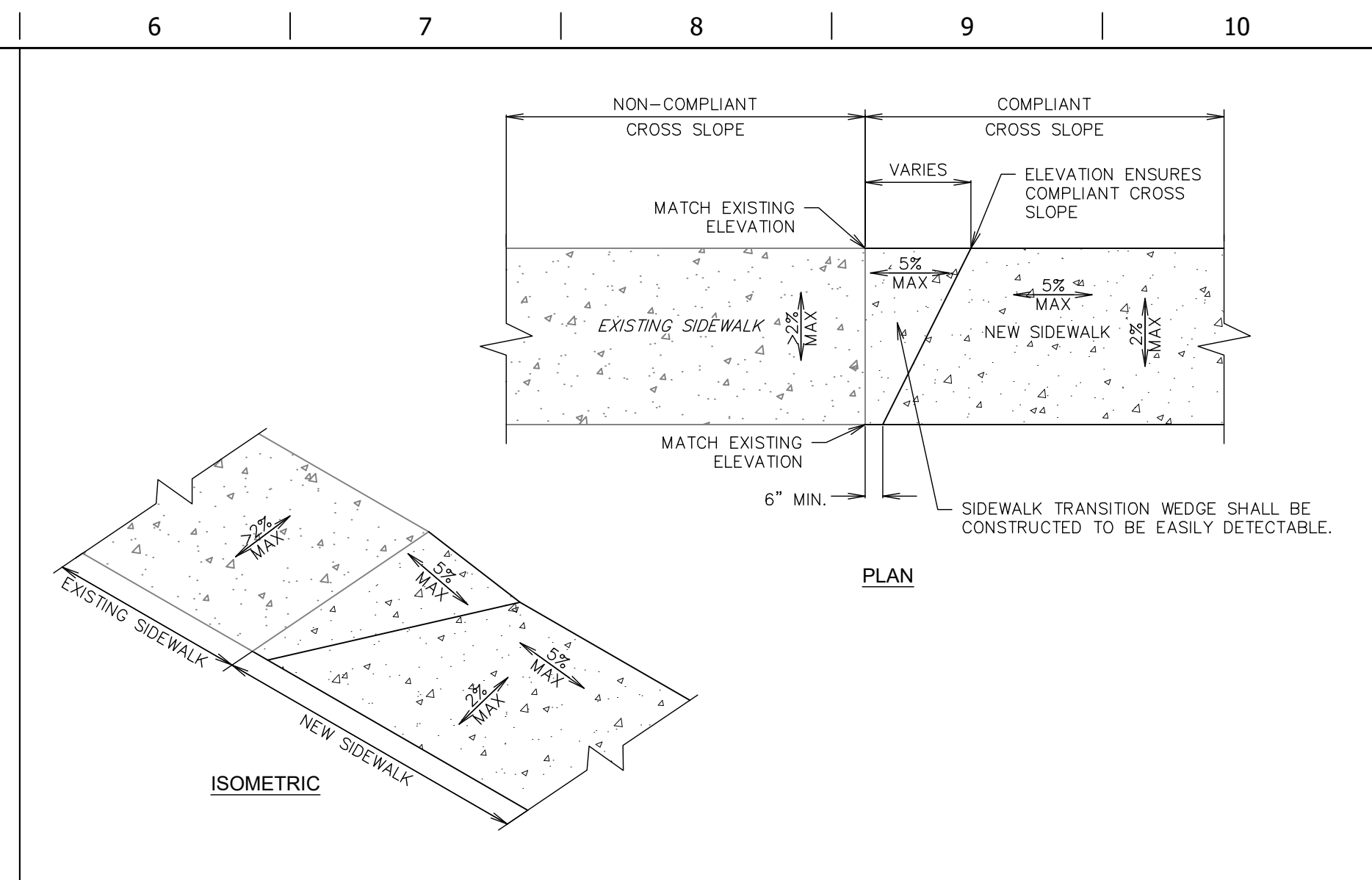
ORIGINAL ISSUE DATE: 04.19.24

NOT FOR CONSTRUCTION

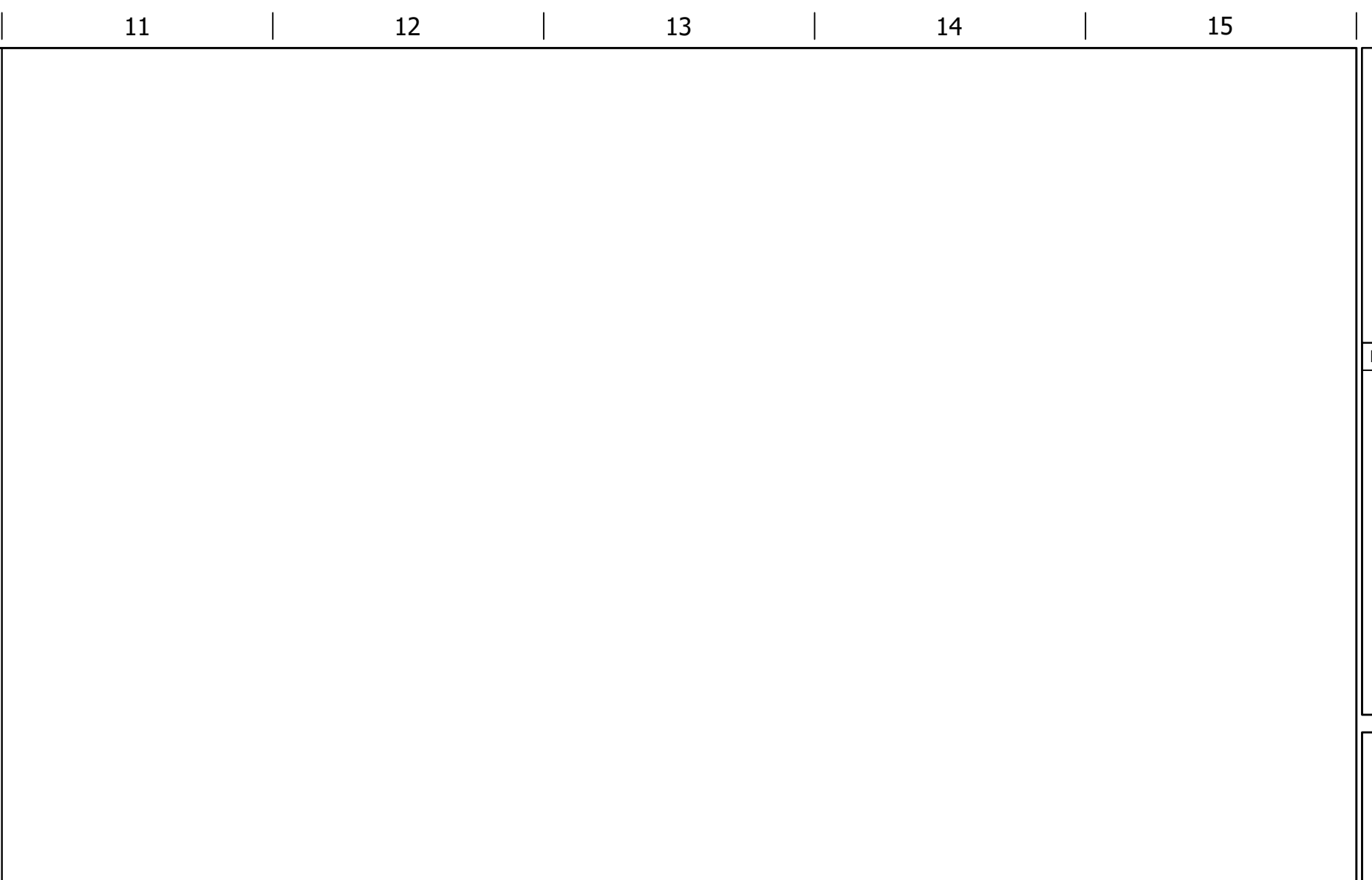
FILE LOCATION: z:\PROJECTS\QUIKTRIP\7001 - unser & los volcanes - albuquerque nm\CDetails\DETAILS ADA.dwg TAB NAME: ADA Detail Sheet 2 USER: j.perez SAVED: 12/19/2024 3:34 PM PLOTTED: 1/23/2025 10:13 AM



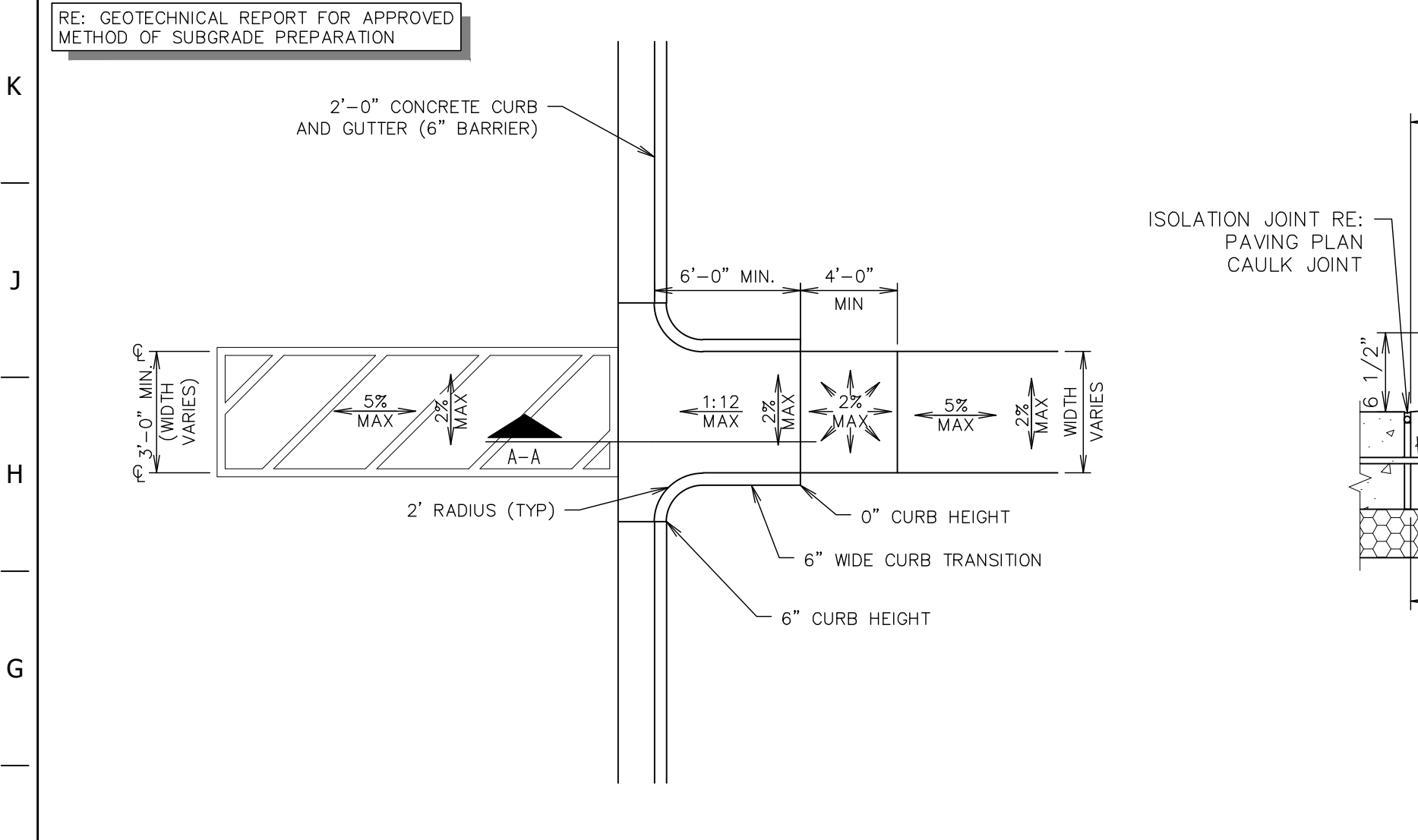
**L1** BICYCLE PARKING RACK - SECTION A-A  
NTS SN:



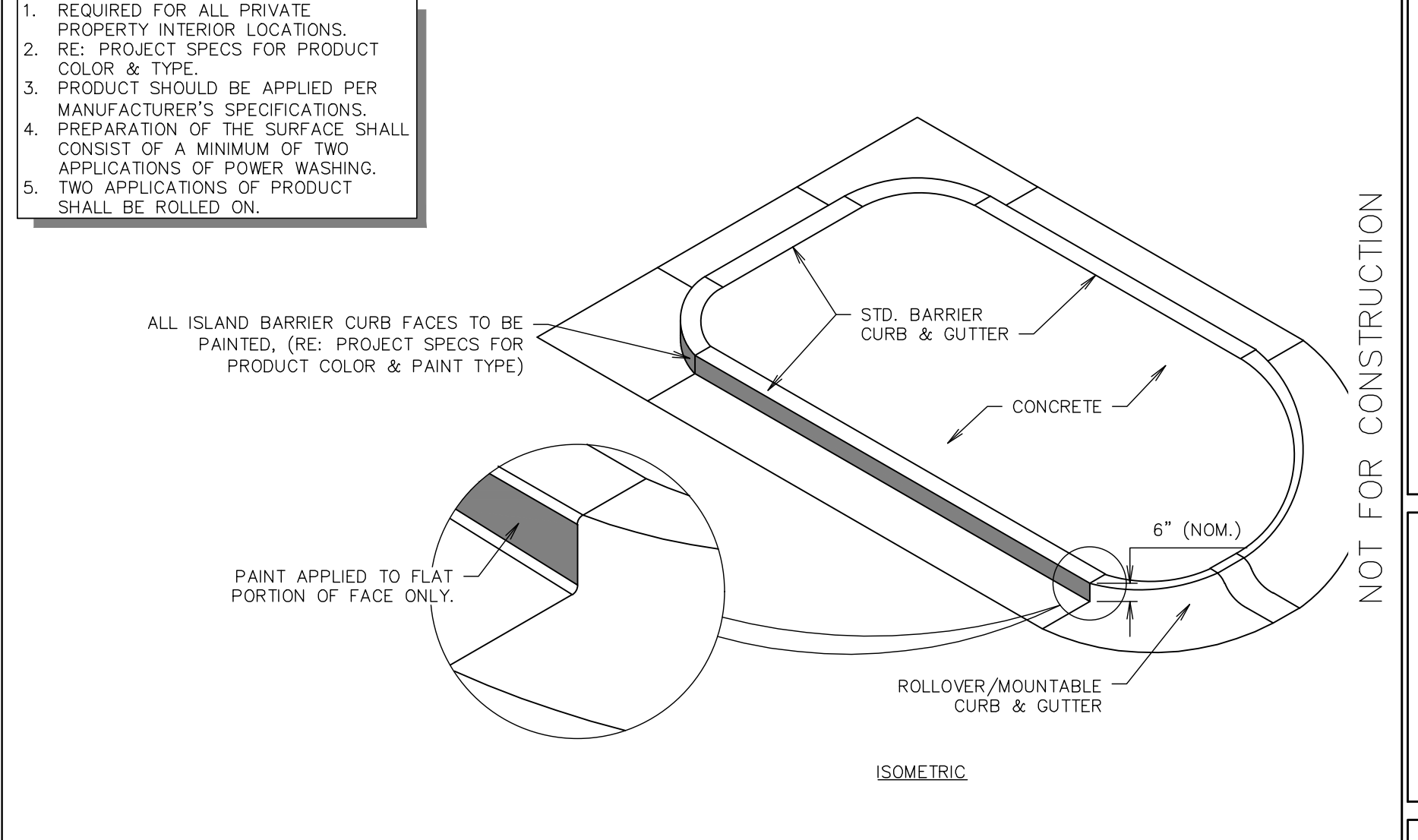
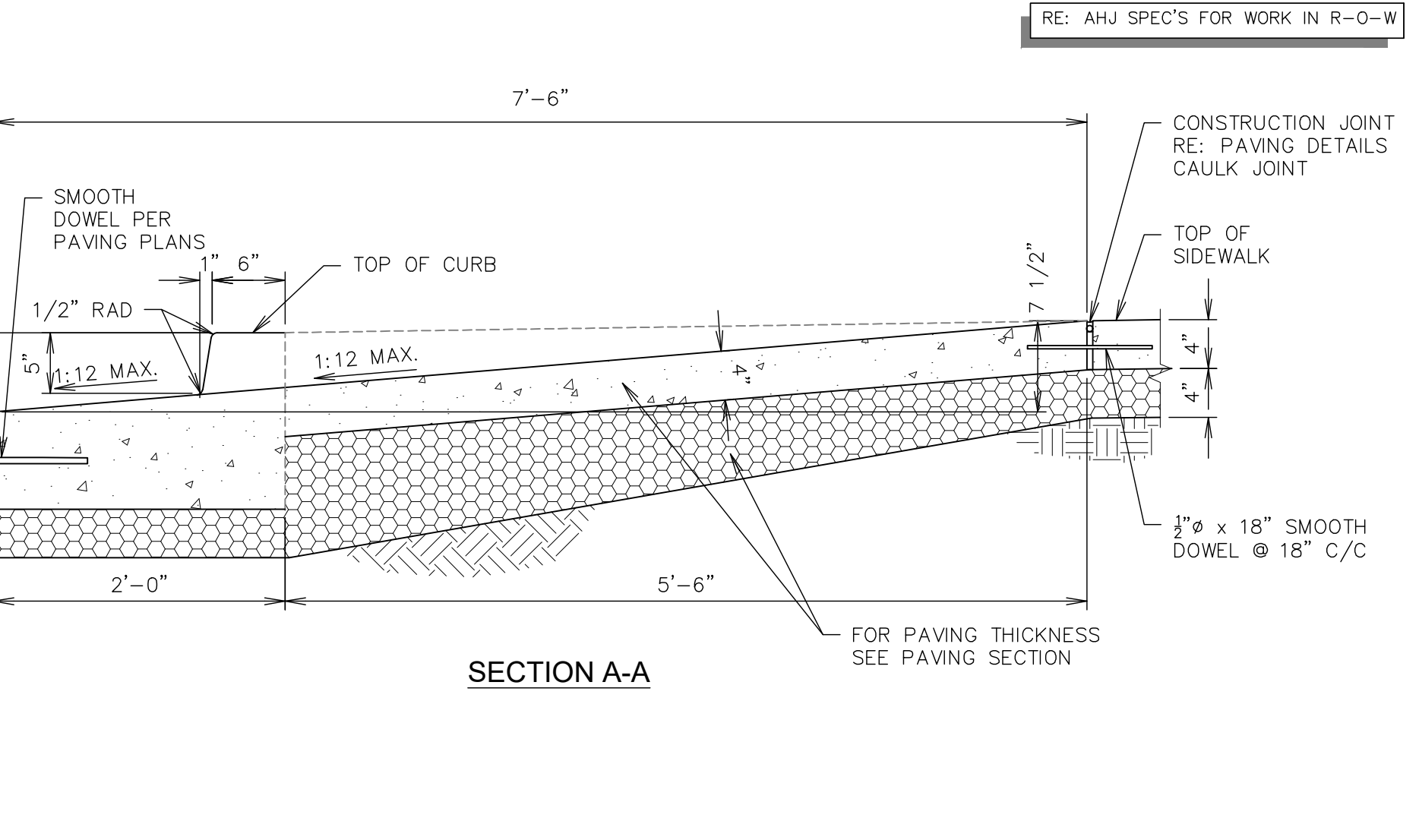
**L6** SIDEWALK TRANSITION WEDGE DETAIL  
NTS SN: AD013A002



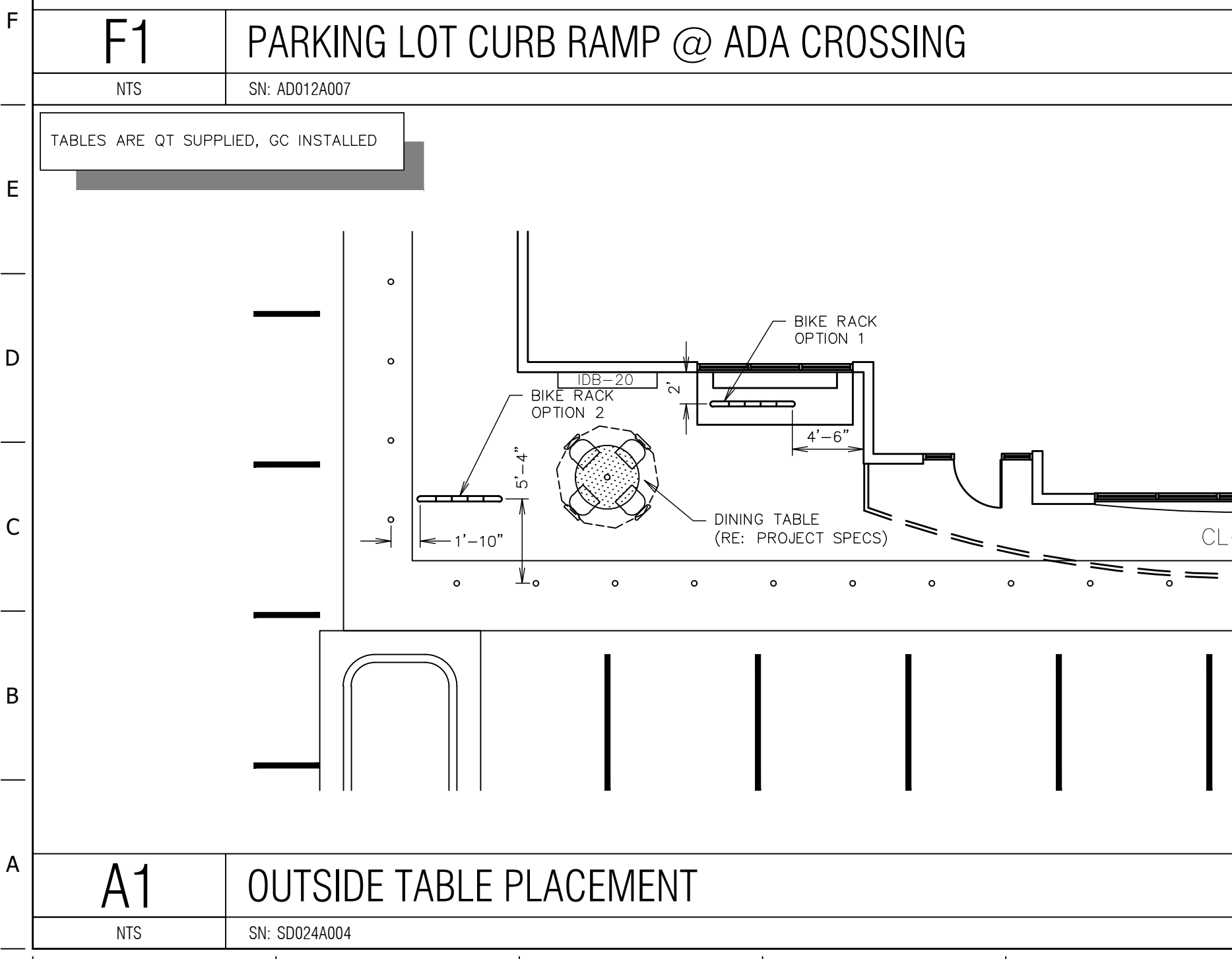
**L11** NOT USED  
NTS SN:



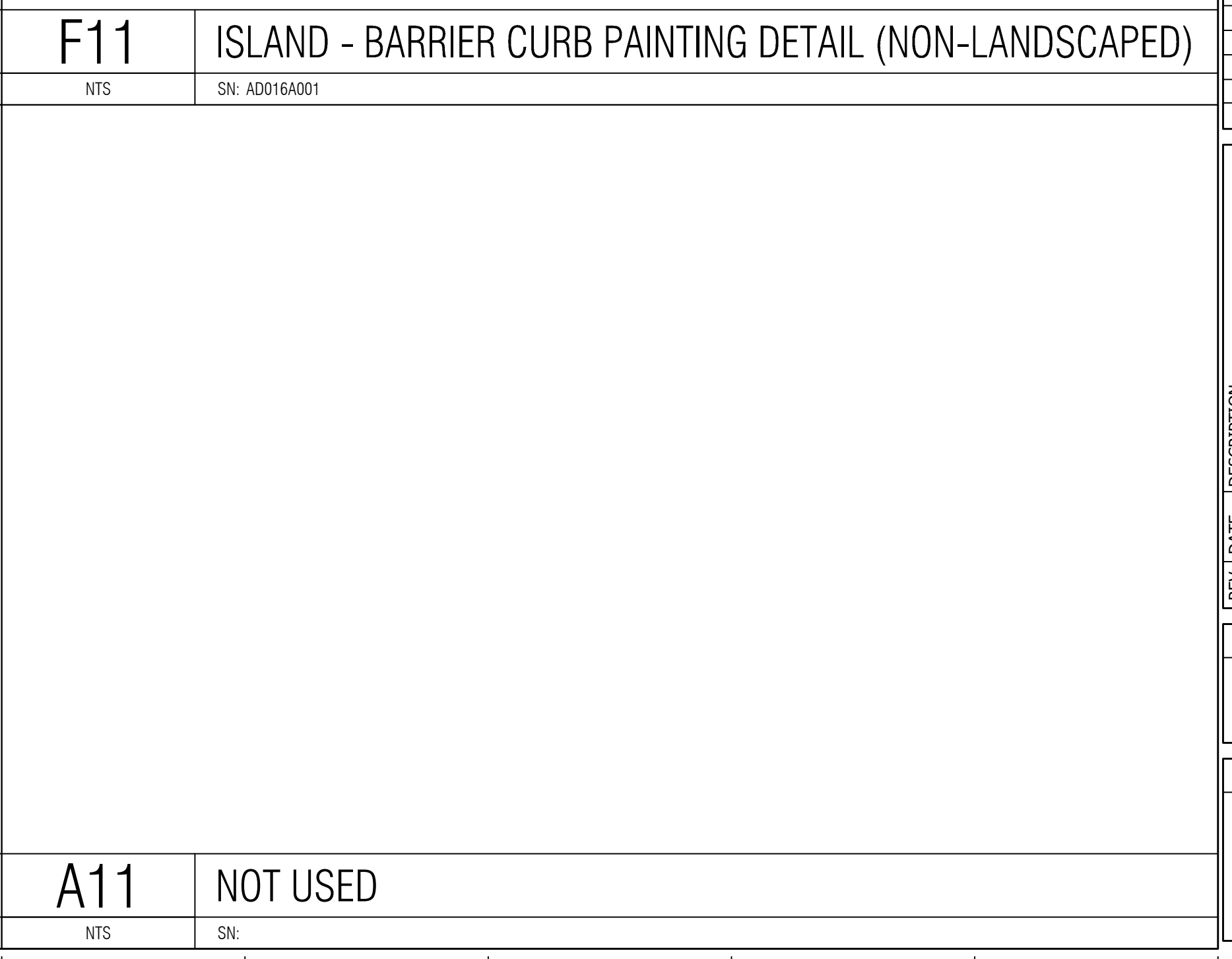
**F1** PARKING LOT CURB RAMP @ ADA CROSSING  
NTS SN: AD012A007



**F11** ISLAND - BARRIER CURB PAINTING DETAIL (NON-LANDSCAPED)  
NTS SN: AD016A001



**A1** OUTSIDE TABLE PLACEMENT  
NTS SN: SD024A004



**A11** NOT USED  
NTS SN:

PROJECT NO.: 7001.01

**MATKINHOOPER**  
ENGINEERING & SURVEYING  
8 SPENCER ROAD, SUITE 103  
BUBINE, TEXAS 76006  
CONTACT: @MATKINHOOPER.COM  
TEXAS REGISTERED ENGINEERING FIRM  
LICENSE NO. 154842 SURVEYING FIRM # 10026400

**QuikTrip No. 7001**  
521 UNSER BLVD. NW  
ALBUQUERQUE, NEW MEXICO

**QT**

© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-120 (11/23/24)  
DIVISION:  
VERSION: 001  
DESIGNED BY: GSC  
DRAWN BY: MJM  
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04.19.24

SHEET TITLE:  
ADA DETAILS SHEET 2

SHEET NUMBER:  
**C511**  
19 OF 26

COLOR SCHEDULE	
①	STRUCTURAL BRICK-FIELD ATLAS BRICK - INTERSTATE BRICK "BRONZESTONE"
②	NOT USED
③	CANOPY FASCIA REYNOBOND "BRUSHED ALUMINUM"
④	NOT USED
⑤	ILLUMINATED BAND RED POLYCARBONATE
⑥	CANOPY COLUMN & DOOR PAINT "GT BROWN"
⑦	TRASH ENCLOSURE GATES POLYPRO 45 MESH "BLACK"
⑧	NOT USED

PRELIMINARY  
NOT FOR CONSTRUCTION

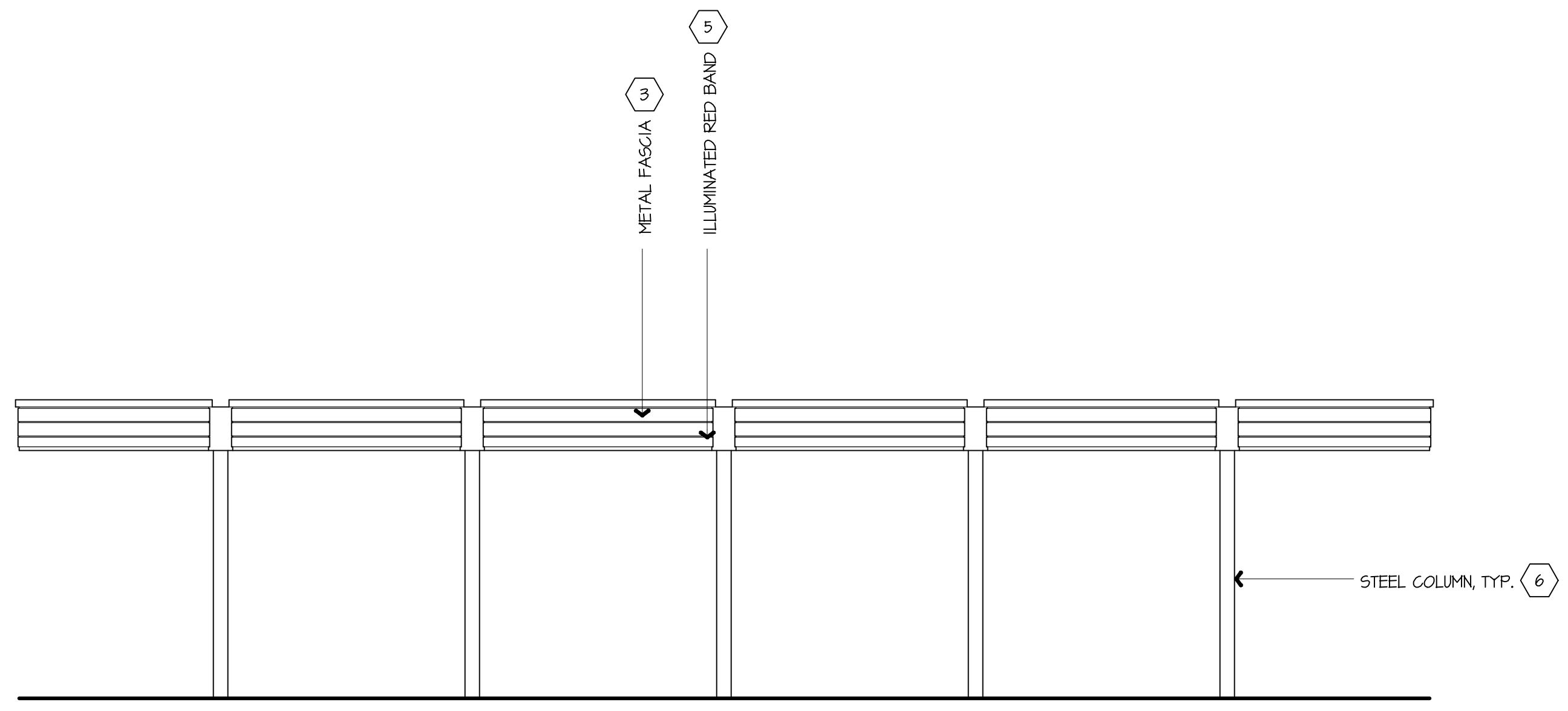
DDF JOB #: 24.0011

Registered Architect in:  
AZ, CO, FL, IL, MO, MT, NV, NM, OK, OR,  
TX, UT, WA, WI, WY

Daniel D. Fluk, Architect  
1747 E. Moren Avenue, Suite 111  
Phoenix, Arizona, 85020  
O: 602-234-1868 / F: 602-234-1413

TOP OF CANOPY  
EL: 19'-6" MIN. / 24'-6" MAX.

CANOPY CLEARANCE  
EL: 16'-0" MIN. / 21'-0" MAX.

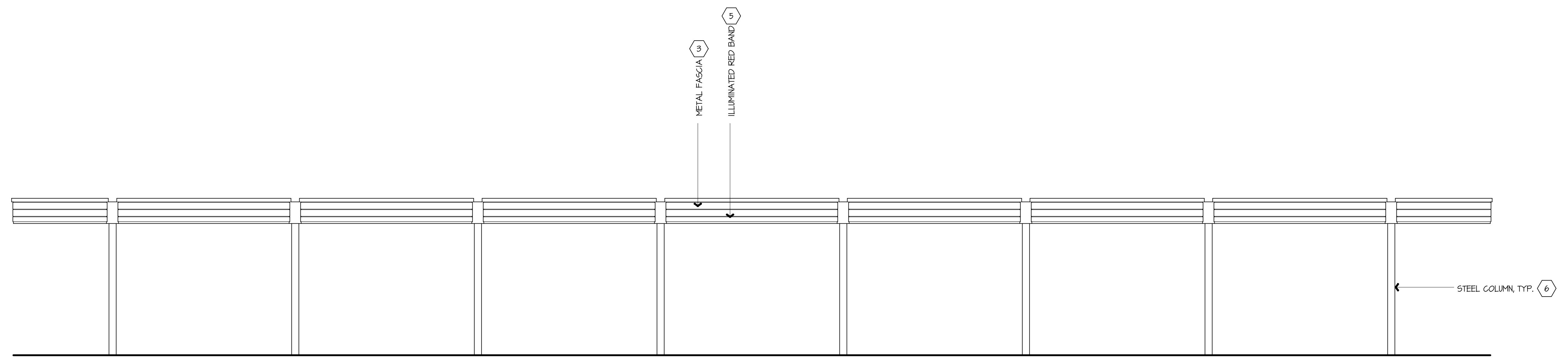


**K1** 4 BAY DIESEL CANOPY ELEVATION - NORTHWEST ELEVATION

1/8" = 1'-0"

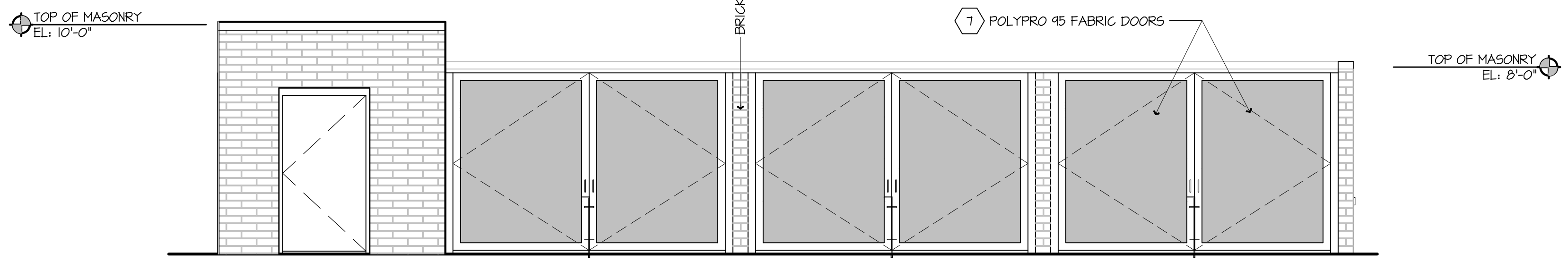
TOP OF CANOPY  
EL: 20'-6" MIN. / 22'-6" MAX.

CANOPY CLEARANCE  
EL: 17'-0" MIN. / 19'-0" MAX.



**E1** VERTICAL 8 GAS CANOPY ELEVATION - NORTHEAST ELEVATION - UNSER BLVD

1/8" = 1'-0"



**A1** TRASH ENCLOSURE ELEVATION - NORTHEAST ELEVATION

1/8" = 1'-0"

**QuikTrip No. 7001**  
521 UNSER BLVD NW  
ALBUQUERQUE, NM

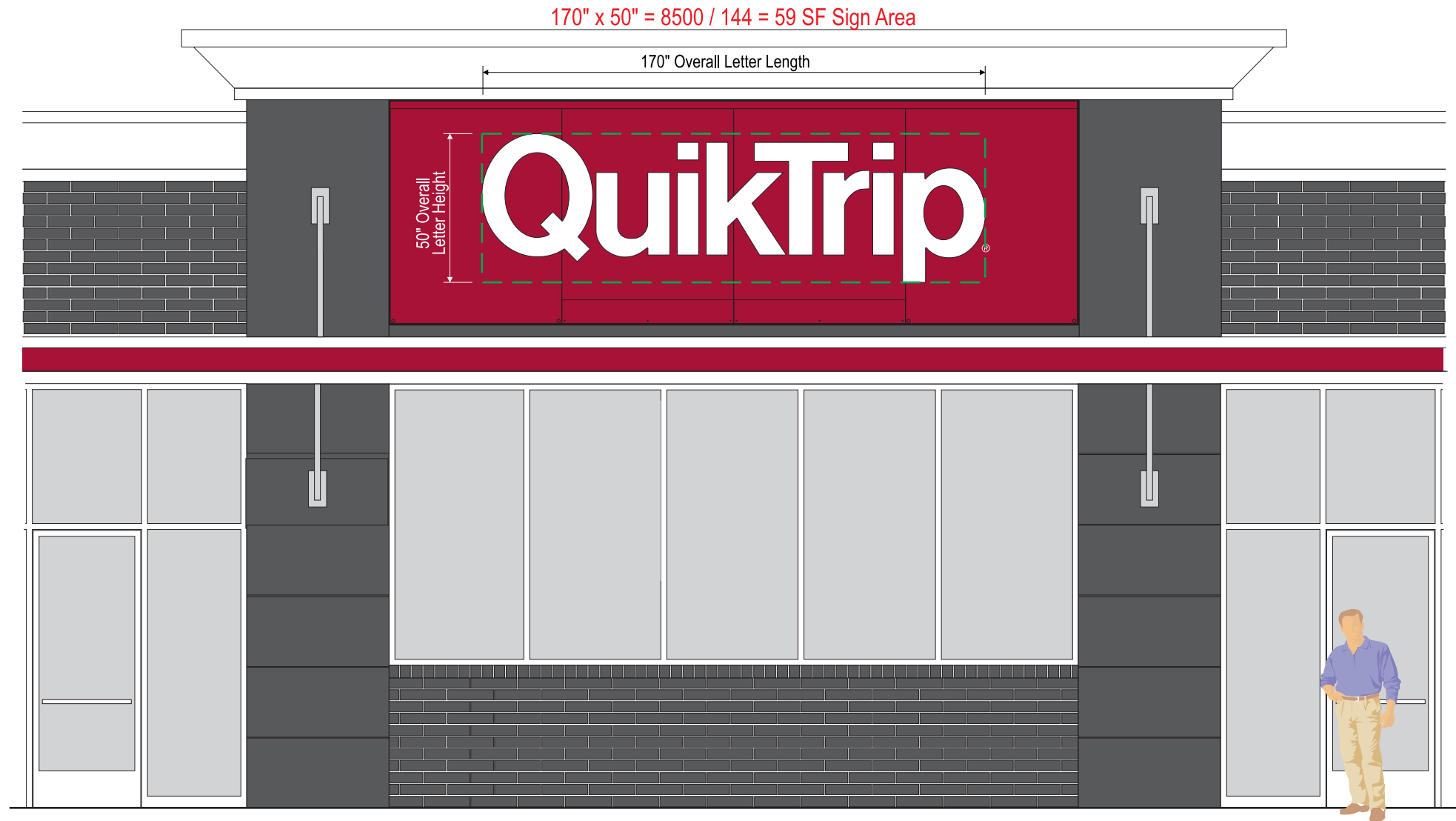


PROTOTYPE	P-116
DIVISION	Division
VERSION	G3SE - F5
DATE	11-01-2023

REV	DATE	DESCRIPTION

SHEET TITLE:  
GAS CANOPY  
COORDINATION  
ELEVATIONS

SHEET NUMBER:  
**N201**



**Front View - Sign Type CL-60F-LD - Flat Front Aluminum Wall Sign**  
**Projected Channel Letters with White LED Illuminated LD Poly Faces & Red LED Halo**  
 Scale 1/4" = 1'-0"



**Client Review Status**

Allen Industries, Inc. requires that an  **Approved** drawing be obtained from the client prior to any production release or production release revision.  
 **Approved**    **Approved as Noted**    **Revise & Resubmit**

Name \_\_\_\_\_  
 Title \_\_\_\_\_ Date \_\_\_\_\_

**Declaration**

The Drawing / Design illustrated is the property of **QuikTrip Corporation and Allen Industries, Inc.** The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

**Date / Description**

03/18/19 Issue Date  
 03/19/19 Rev. 1

**Project Information**

Client **QuikTrip Corporation - Gen III Exterior Sign Program**  
 Item **QT-CL60F-LD**

File **QT CL-60R-LD**  
 Sales **Tom Allen** Design **CT** PM **James Gentry**



Corporate Signage Division  
 6434 Burnt Poplar Road, Greensboro, NC 27409  
 Phone 800-967-2553 Fax 336-668-7875  
*Because Image Is Everything™*

**IDB-20  
20 SF Building ID Sign**

- Flat Bowed Face Panel and 3/4" Wide Face Retainers
- 19.42 Square Feet Sign Area



Item #QT-IDB-20

**Project Information**

Client: **QuikTrip**  
Location: **Various**

File: **QT-IDB-20\_100**

Sales: **House** Design: **CT** Project Manager: **James Gentry**

**Date / Description**

Date	Description	Initial
04/07/20	Issue Date	
1		
2		
3		
4		
5		
6		
7		
8		
9		

**Notes**

Notes section with multiple blank lines for recording changes or comments.

**Client Review Status**

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved  Approved as Noted  Revise & Resubmit

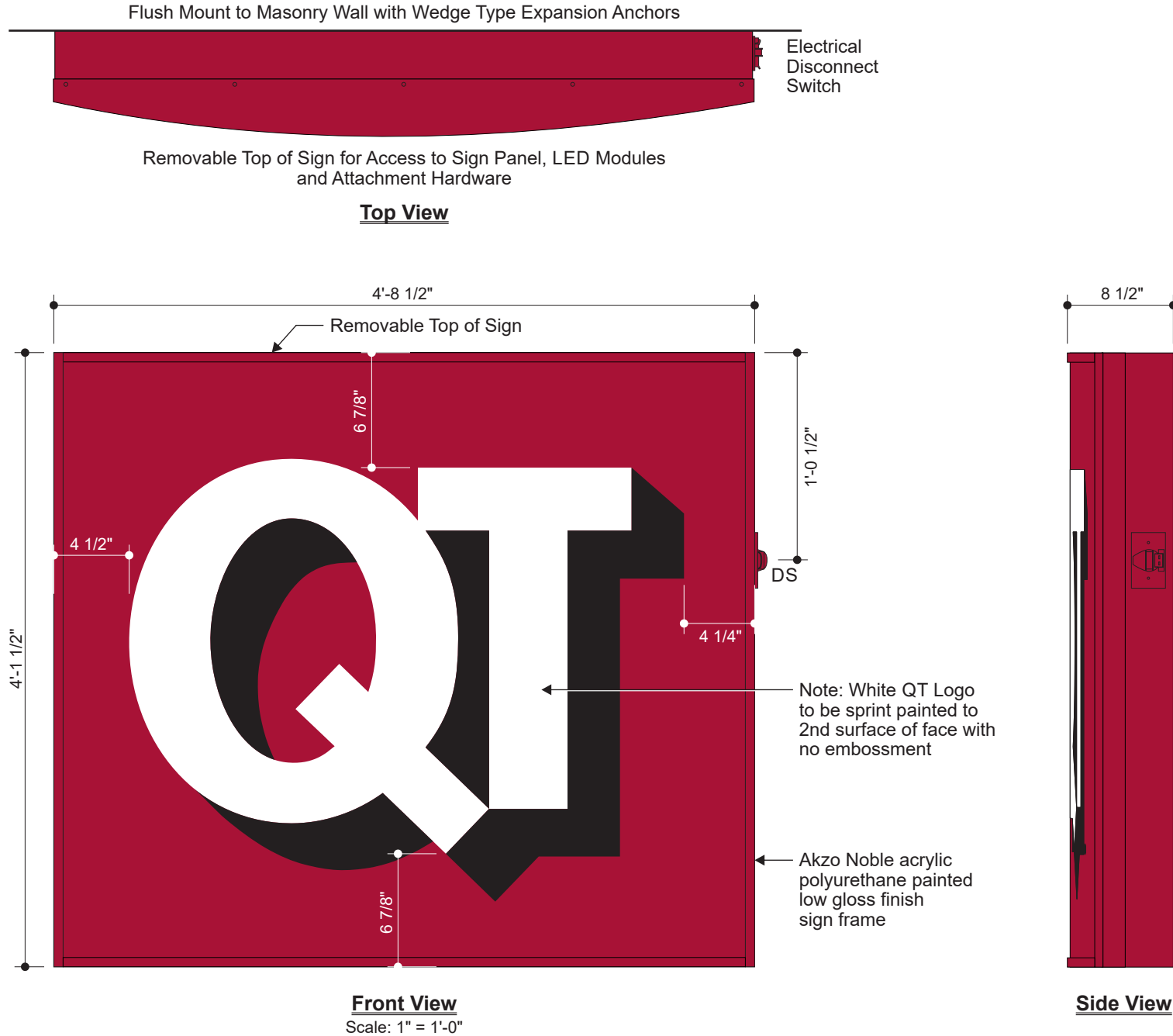
Name \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

**Declaration**

**Copyright © 2020 Allen Industries, Inc.**  
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

**Allen Industries**  
YOUR BRAND AT ITS BEST™  
**1-800-967-2553**  
**www.allenindustries.com**



**Color Specifications**

- All Paint Finishes to be Akzo Nobel
- Opaque Silver
  - Translucent White
  - Black - Low Gloss
  - Matte White (Interior of Sign)
  - Match 3M Cardinal Red #3632-53
  - Match PMS 349C

- Regarding Fabrication Fit & Finish of All QT Signs:**
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
  - Any visible fasteners are to be countersunk and have painted heads.
  - Face retainers must fit flush and have even, minimal seams.
  - Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

**Allen Industries** FILE NUMBER: E212503  
Listed Electric Sign Complies with UL48 CSA C22.2 No. 207 A11 017510  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.  
**GROUNDING ELECTRICAL CONNECTIONS**



## Construction Details



Item #QT-IDB-20

### Project Information

Client  
**QuikTrip**

Location  
**Various**

File  
**QT-IDB-20\_100**

Sales	Design	Project Manager
<b>House</b>	<b>CT</b>	<b>James Gentry</b>

### Date / Description

Date	Description	Initial
04/07/20	Issue Date	
1		
2		
3		
4		
5		
6		
7		
8		
9		

### Notes

### Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved  Approved as Noted  Revise & Resubmit

Name \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

### Declaration

Copyright © 2020 Allen Industries, Inc.

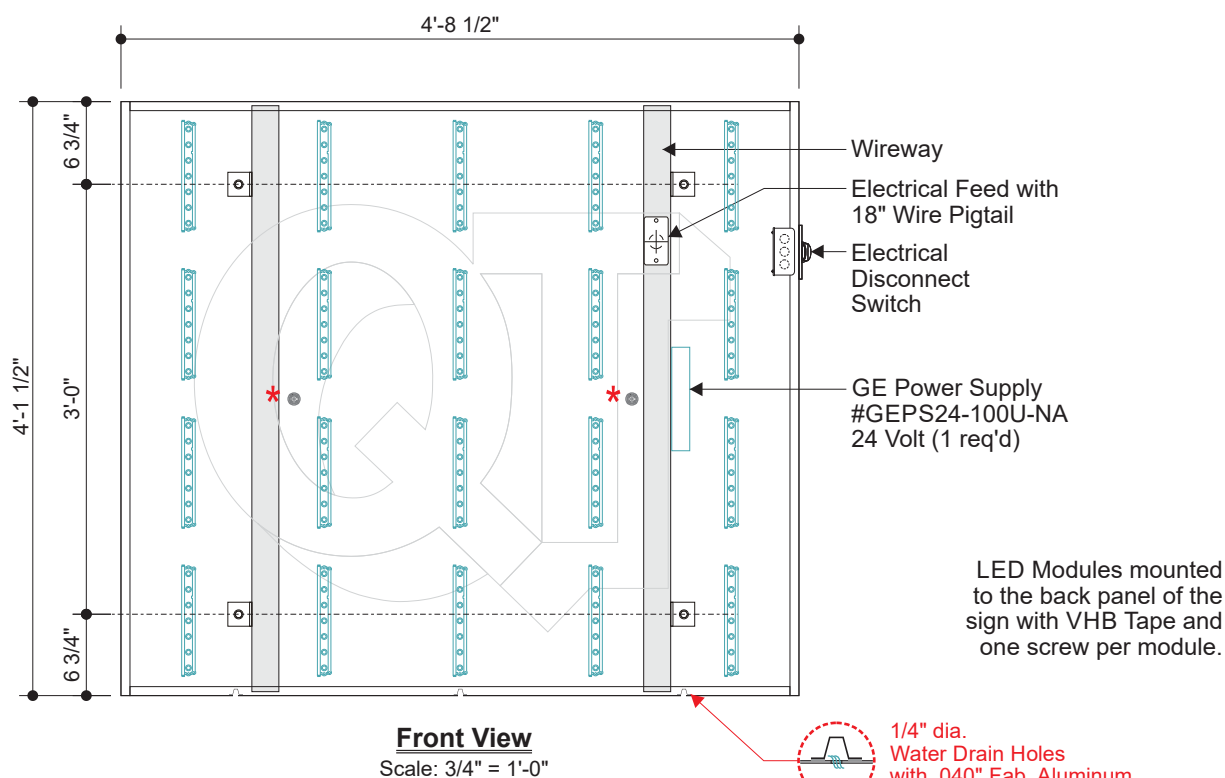
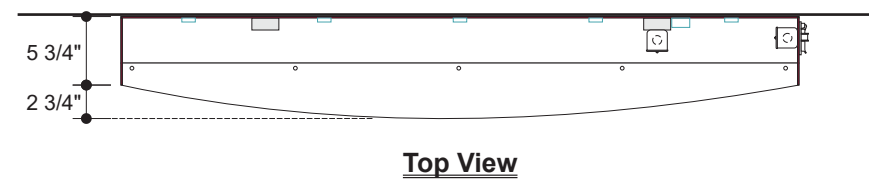
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

## LED Specification

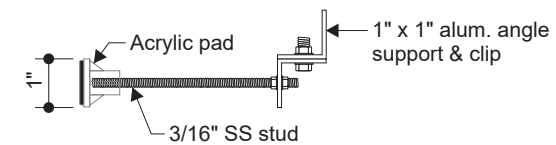
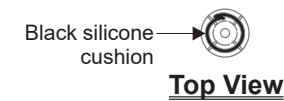
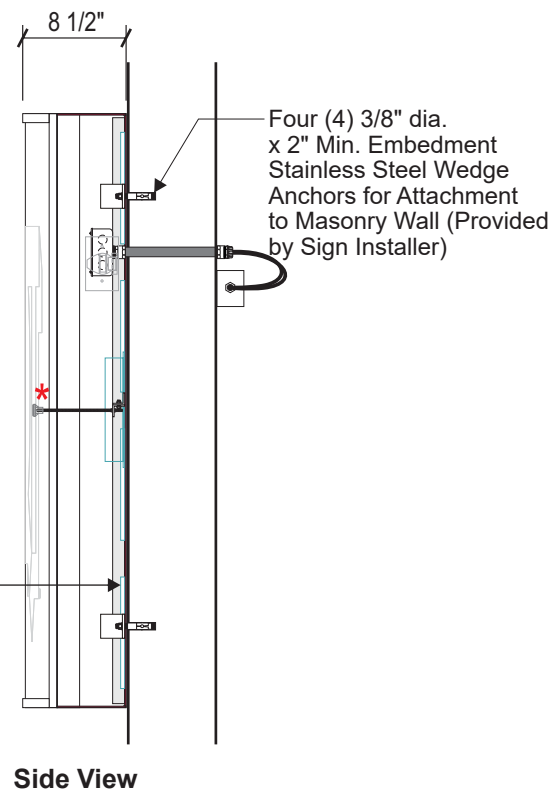
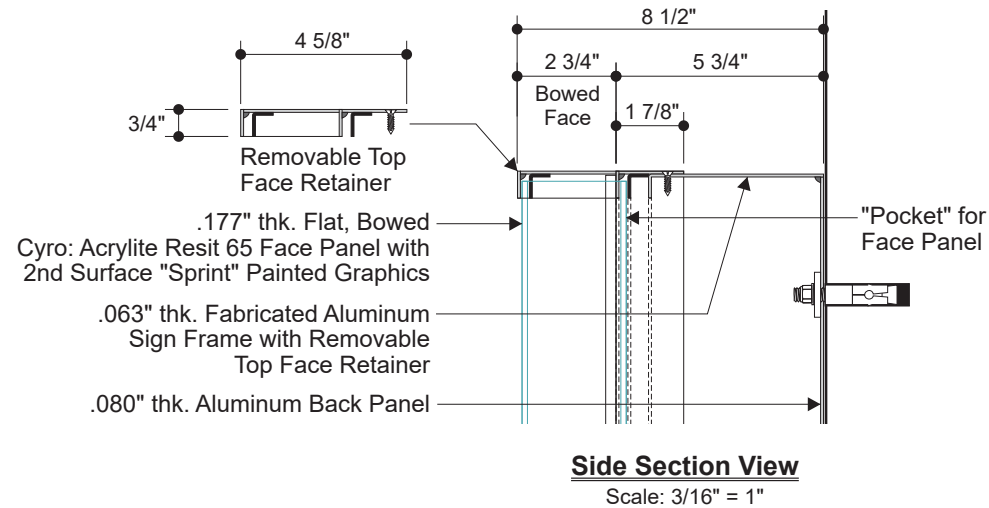
- E** 20 ea. GESS2471-2
- 1 ea. GEPS24-100U-NA
- Total Electrical Amp Load = 1.1 Amps
- One (1) 120 Volt - 20 Amp
- Circuit Breaker Required for Sign



**LED DETAIL**  
#GESS2471-2 24 VOLT SINGLE SIDED  
LED Internal Illumination powered by  
GE Power Supply #GEPS24-100U-NA  
120-277 VAC 50/60 HZ  
Input Current 1.1 Amp  
Output Current 4.0 Amps Single Output  
*Note: 36 Module Max. Load per Power Supply*



1/4" dia. Water Drain Holes with .040" Fab. Aluminum Light Baffle



### \* Face Support Bumpers

Scale: NTS

1" dia. perforated acrylic pad with applied black silicone adhesive cushion and 3/16" dia. SS stud, attached to vertical rails

Acrylic face bumpers to be installed in the Black drop shadow area of the QT Logo.

### Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

<b>Allen Industries</b>	Listed Electric Sign Complies with UL48 CSA C22.2 No. 207 E212503 A11 017510	
FILE NUMBER: E212503		
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.		

**Allen Industries**  
YOUR BRAND AT ITS BEST™

**1-800-967-2553**  
[www.allenindustries.com](http://www.allenindustries.com)

## Installation Detail



Item #QT-IDB-20

### Project Information

Client  
**QuikTrip**

Location  
**Various**

File  
**QT-IDB-20\_100**

Sales <b>House</b>	Design <b>CT</b>	Project Manager <b>James Gentry</b>
-----------------------	---------------------	--

### Date / Description

Date	Issue Date	Initial
04/07/20		
1		
2		
3		
4		
5		
6		
7		
8		
9		

### Notes

### Client Review Status

Allen Industries, Inc. requires that an  "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved
  Approved as Noted
  Revise & Resubmit

Name \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

### Declaration

**Copyright © 2020 Allen Industries, Inc.**

This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.



**Building Elevation**  
Scale: NTS

#### Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

<b>Allen Industries</b> FILE NUMBER: E212503	Listed Electric Sign Complies with UL48 CSA C22.2 No. 207 A11 017510 E212503	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.		

**Allen Industries**  
YOUR BRAND AT ITS BEST™

**1-800-967-2553**  
[www.allenindustries.com](http://www.allenindustries.com)