

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 24, 2024

Graham Cook
MatkinHoover Engineering
8 Spencer Rd.
Boerne, Texas 78006

**Re: Quik Trip Store # 7001
521 Unser Blvd. NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 05-31-24 (K10-D071)**

Dear Mr. Cook,

The conceptual TCL submittal received 06-06-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, provide the following:**

1. **An approved TIS must be provided.**
2. **Sheet C100: ADA parking aisle width should be minimum 8 ft.**
3. **Sheet details C510: ADA parking spaces width should be minimum 8.5 ft.**
4. **The minimum ADA pathway from the ADA parking aisle to the building entrance should be 6 ft. please show this dimension on the site plan.**

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.

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

Sincerely,

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

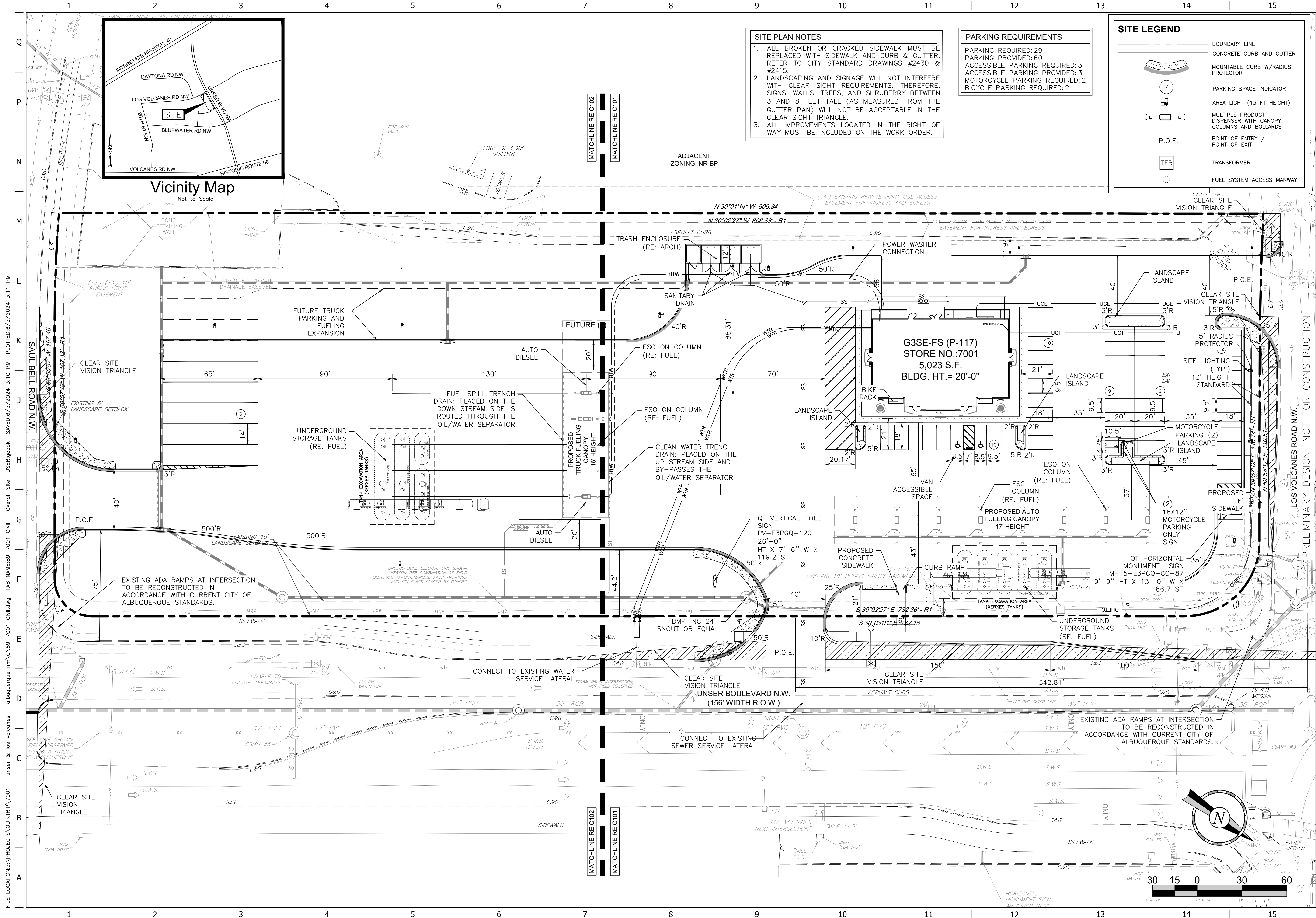
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

FILE LOCATION: z:\PROJECTS\QUICKTRIP\7001 - unser & los volcanes - albuquerque mm\C\89-7001 Civi.dwg TAB NAME: 89-7001 Civil - Overall Site USER: gcook SAVED: 5/5/2024 3:10 PM PLOTTED: 5/5/2024 3:11 PM



- 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 INCLUDED ON THE WORK ORDER.

PARKING REQUIREMENTS

PARKING REQUIRED: 29
PARKING PROVIDED: 60
ACCESSIBLE PARKING REQUIRED: 3
ACCESSIBLE PARKING PROVIDED: 3
MOTORCYCLE PARKING REQUIRED: 2
BICYCLE PARKING REQUIRED: 2

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
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

JOHN MARK MATIN
NEW MEXICO
21937
PROFESSIONAL ENGINEER

PROJECT NO.: 7001.01

MATKINHOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BUEEN, TEXAS 75008
CONTACT: MATKINHOVER.COM

TEXAS REGISTERED ENGINEERING FIRM
P-004612 SURVEYING FIRM P-0084900

QuikTrip No. 7001

521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO

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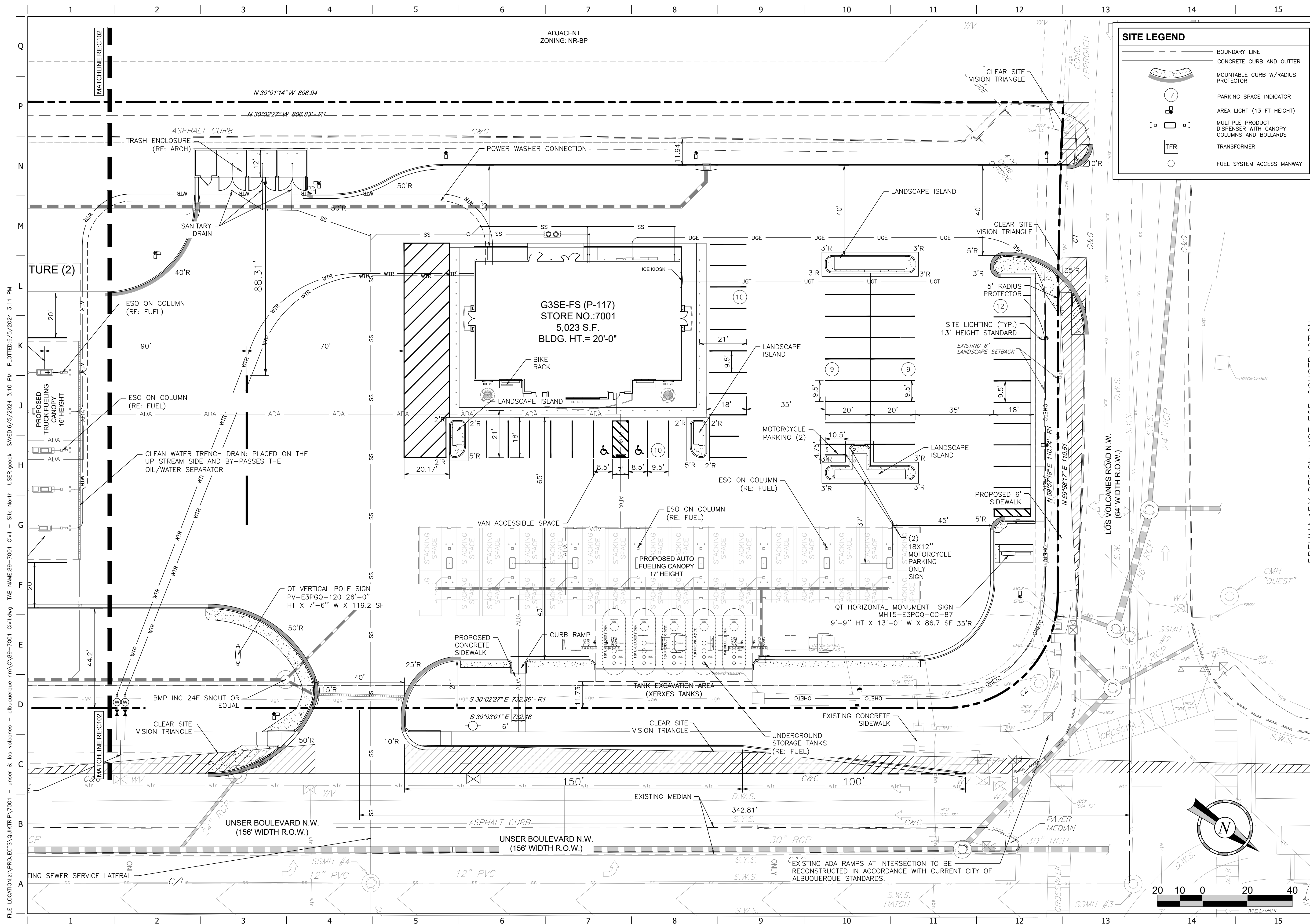
PROTOTYPE: P-116 (12/01/23)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MM
REVIEWED BY: CGW

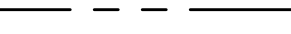
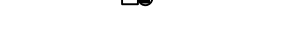
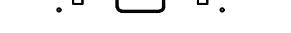
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100
05 OF 25

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

JOHN MARK MATKIN
NEW MEXICO
21937
PROFESSIONAL ENGINEER

John Mark Matkin
5/31/24

PROJECT NO.: 7001.001

MATKIN COVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD, SUITE 100
DALLAS, TEXAS 75246
PHONE: 850.249.8200
OFFICE: 850.249.8200
CONTACT@MATKINCOVER.COM

TEAMS REGISTERED ENGINEERING FIRM
F-204512 SURVEYING FIRM F-1024800

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



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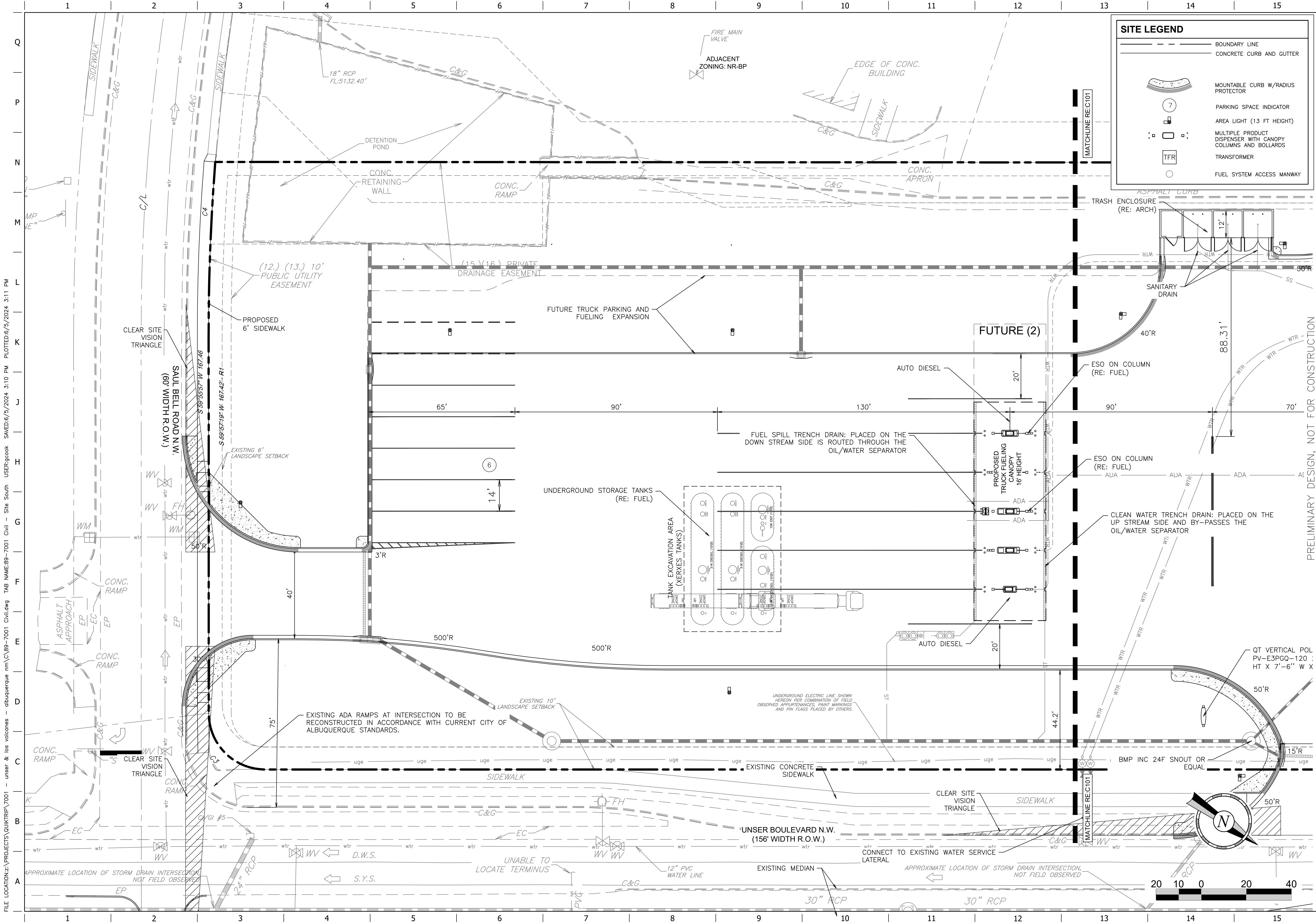
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SITE PLAN NORTH

SHEET NUMBER:

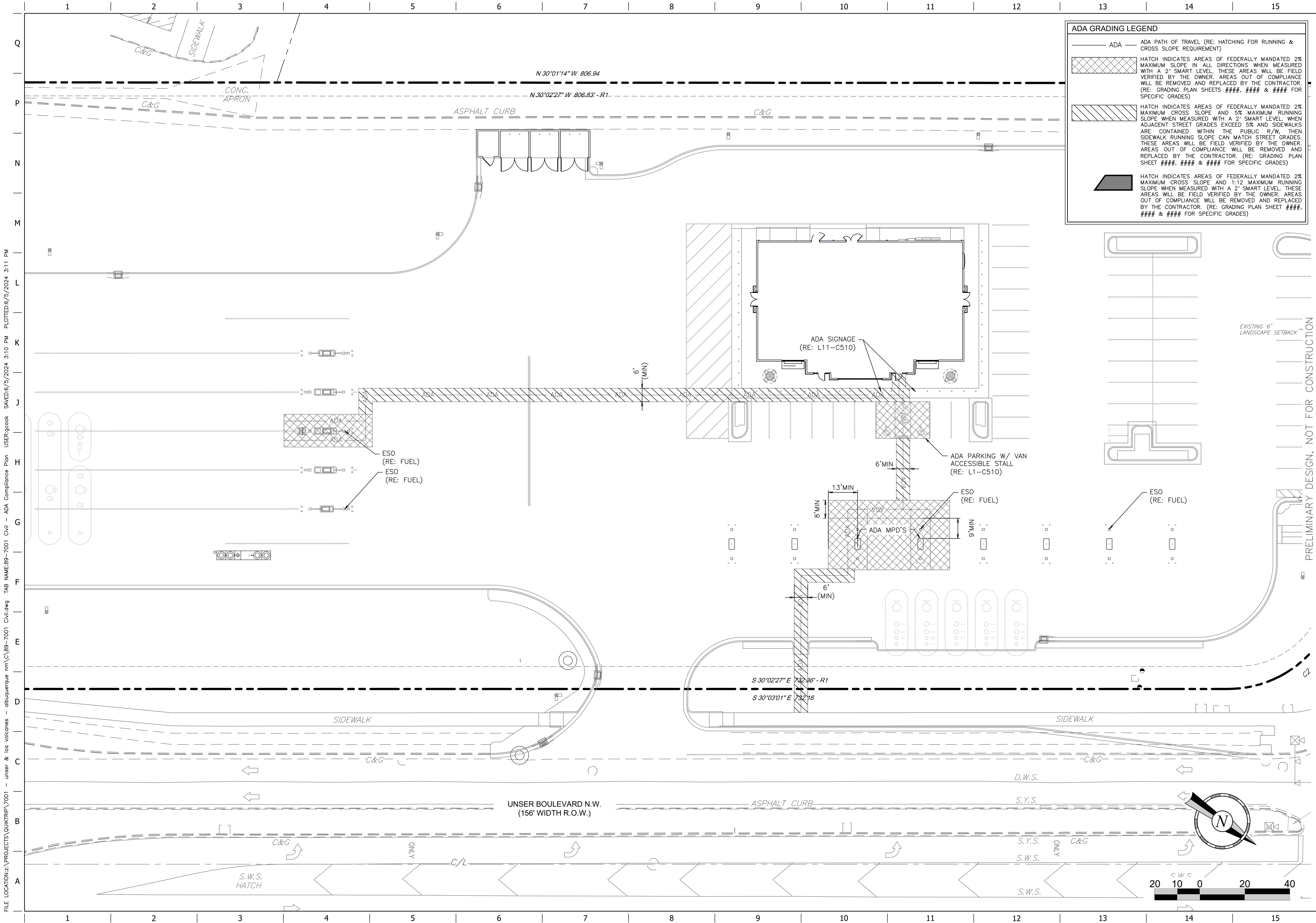
C101

06 OF 25



FILE LOCATION: z:\PROJECTS\QUICKTRIP\7001 - Unser & los volcanes - albuquerque mm\039-7001 Civi.dwg TAB NAME: 89-7001 Civil - Site South USER: gcook SAVED: 5/5/2024 3:10 PM PLOTTED: 5/5/2024 3:11 PM

FILE LOCATION: z:\PROJECTS\QUICKTRIP\7001 - unsers & los volcanes - albuquerque mm\c\59-7001 Civi.dwg TAB NAME: 59-7001 Civil - ADA Compliance Plan USER: gcook SAVED: 6/5/2024 3:10 PM PLOTTED: 6/5/2024 3:11 PM



ADA GRADING LEGEND

— ADA — ADA PATH OF TRAVEL (RE: HATCHING FOR RUNNING & CROSS SLOPE REQUIREMENT)

[Hatched Box] HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE AND 5% 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 SHEETS ####, #### & #### FOR SPECIFIC GRADES)

[Hatched Box] 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)

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5/31/24

PROJECT NO.: 7001.01

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SHEET TITLE:
ADA COMPLIANCE PLAN

SHEET NUMBER:
C113
13 OF 25

ORIGINAL ISSUE DATE: 04.19.24

