

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 16, 2024

Graham Cook
MatkinHoover Engineering
8 Spencer Rd. Suite 100
Boerne, TX 78006

Re: Quik Trip No. 7001
521 Unser Blvd. NW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (K10-D071)

Dear Mr. Cook,

Based upon the information provided in your submittal received 05-02-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

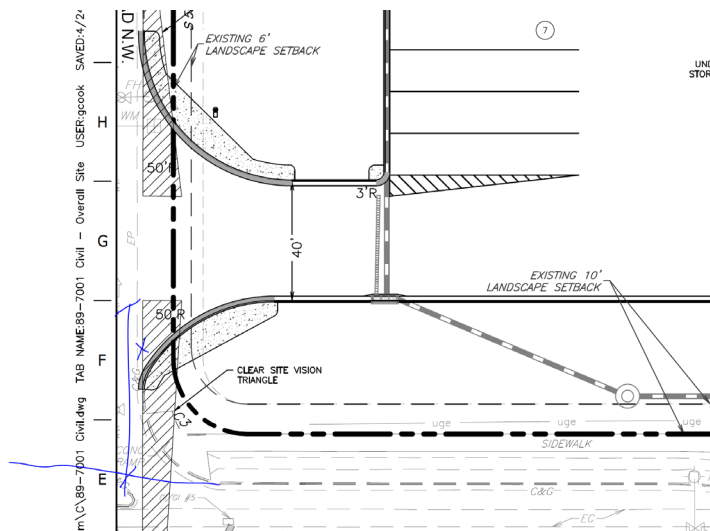
1. Please show a vicinity map on the site plan showing the location of the development in relation to streets and well-known landmarks.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
4. A minimum 6 ft. wide sidewalk must be developed off Los Volcanes Rd. please provide details and reference city standard drawing 2430. See attached for reference.
5. A minimum 5 ft. wide sidewalk must be developed off Saul Bell Rd. please provide details and reference city standard drawing 2430. See attached for reference.
6. The minimum distance from the intersection to site access off Saul Bell Rd. is 75 ft. please show this dimension on the site plan.

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7.

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8. ADA curb ramp at the corner of Unser Blvd and Saul Bell Rd. must be updated to current standards and have truncated domes installed.



9. ADA curb ramp at the corner of Unser Blvd and Los Volcanes Rd. must be updated to current standards and have truncated domes installed.



10. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

11. 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.
12. 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)

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13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
14. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
15. 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.
 - 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.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
20. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
21. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
22. Provide a copy of Fire Marshal and Solid Waste Approval.
23. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
24. Add the following note to the plan: "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.
25. Please specify the City Standard Drawing Number when applicable.
26. Work within the public right of way requires a work order with DRC approved plans.
27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

CITY OF ALBUQUERQUE

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28. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
29. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).
30. Please provide a letter of response for all comments given.

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.

PO Box 1293 for log in and evaluation by Transportation.

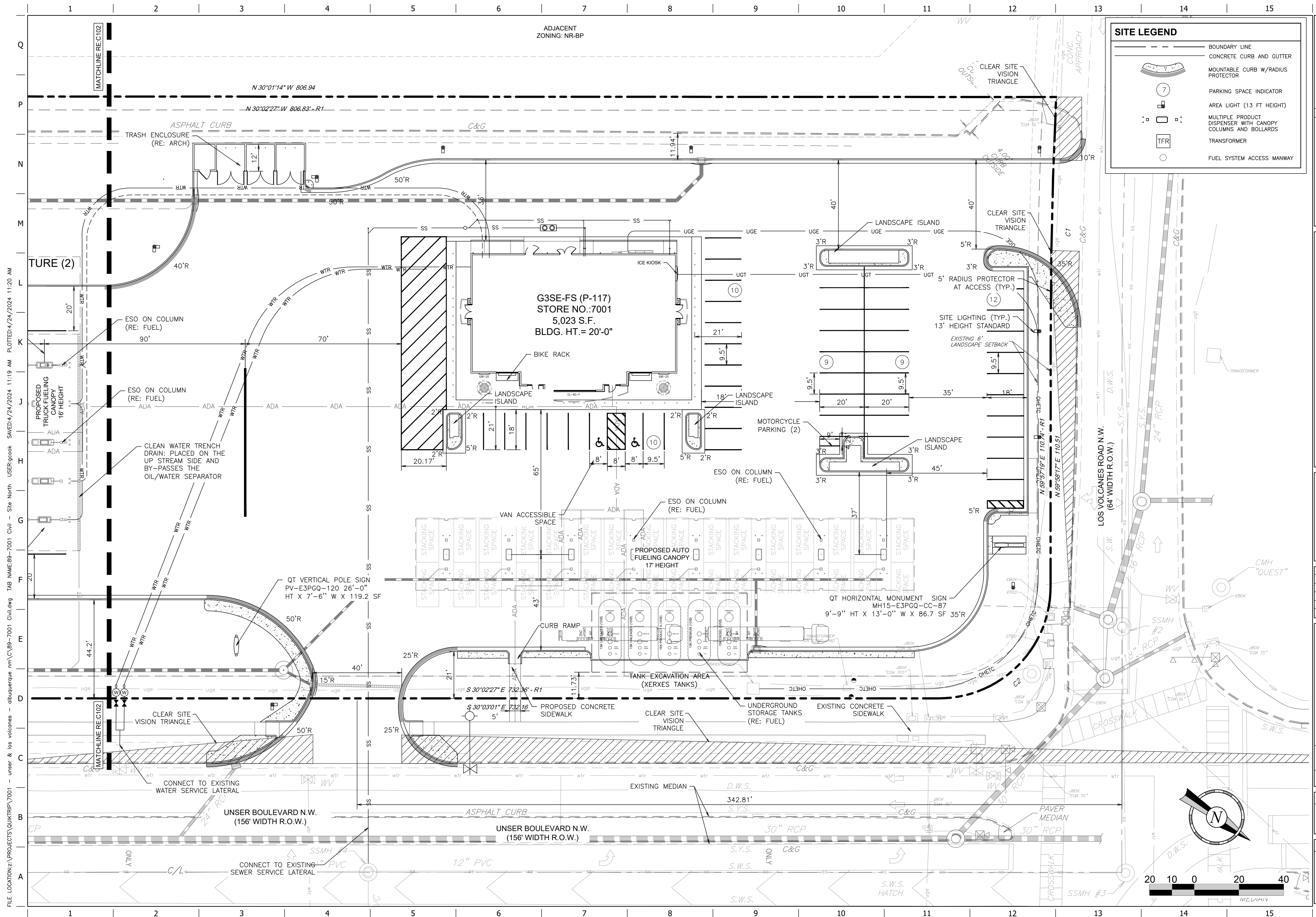
If you have any questions, please contact me at (505) 924-3675.

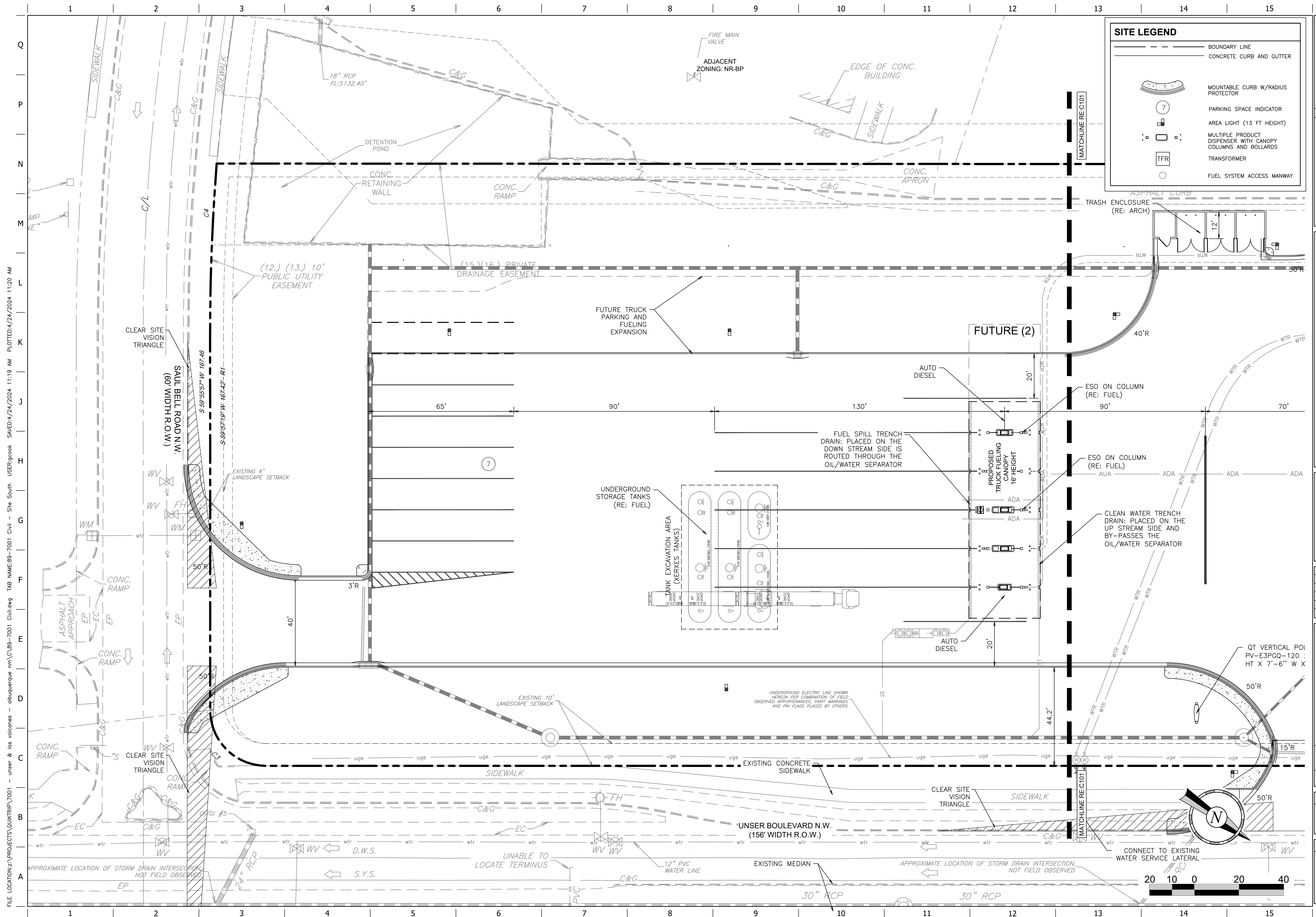
Albuquerque
Sincerely,

NM 87103 *Marwa Al-najjar*

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

ma via: email
C: CO Clerk, File





PRELIMINARY SET
NOT FOR CONSTRUCTION

PROJECT NO.: 7001.01

MATKIN
HOOVER
ENGINEERING
& SURVEYING

8 SPENGER ROAD, SUITE 100
BOERNE, TEXAS 78009
OFFICE: 830.249.0600
CONTACT@MATKINHOVER.COM

TEXAS REGISTERED ENGINEERING FIRM
F-004512 SURVEYING FIRM F-10024000

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



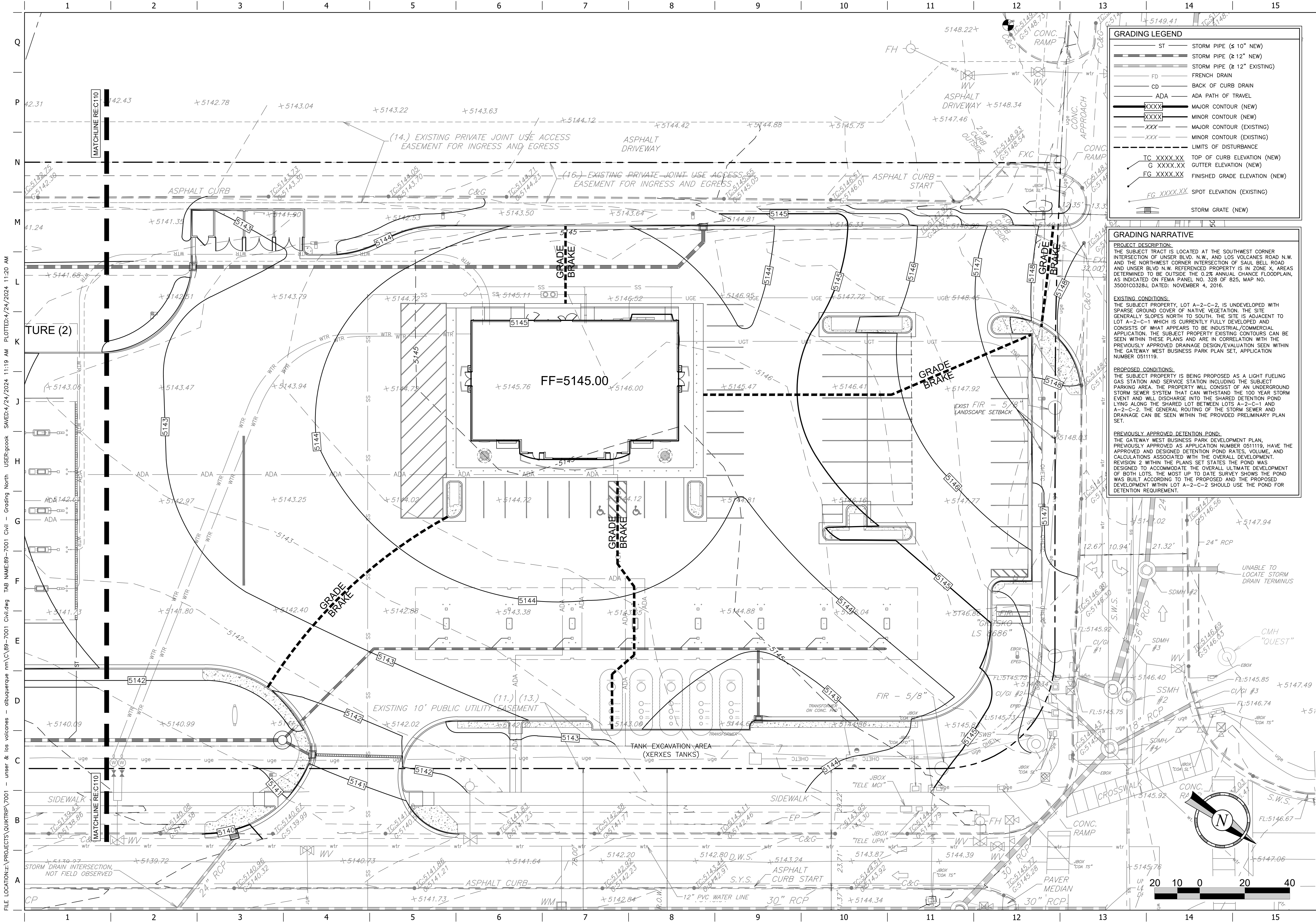
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PROTOTYPE: P-116 (12/01/23)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MJM
REVIEWED BY: CGW

[illegible]

SHEET TITLE:
SITE PLAN SOUTH

SHEET NUMBER:
C102
07 OF 20



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. 350010328J, 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.

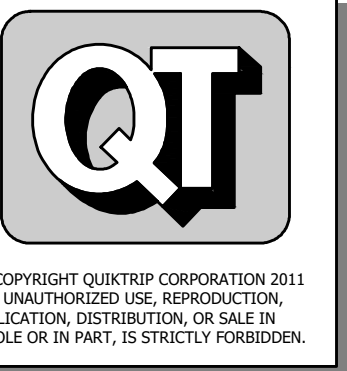
PROPOSED CONDITIONS:
THE SUBJECT PROPERTY IS BEING PROPOSED AS A LIGHT FUELING GAS STATION AND SERVICE STATION INCLUDING THE SUBJECT PARKING AREA. THE PROPERTY WILL CONSIST OF AN UNDERGROUND STORM SEWER SYSTEM THAT CAN WITHSTAND THE 100 YEAR STORM EVENT AND WILL DISCHARGE INTO THE SHARED DETENTION POND 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.

PRELIMINARY SET
NOT FOR CONSTRUCTION

PROJECT NO.: 7001.01
MATKINHOOPER
ENGINEERING
& SURVEYING
8 SPENCER ROAD SUITE 100
BRIEN, TEXAS 76806
CONTACT@MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM
F-004616 SURVEYING FIRM F-00369000

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



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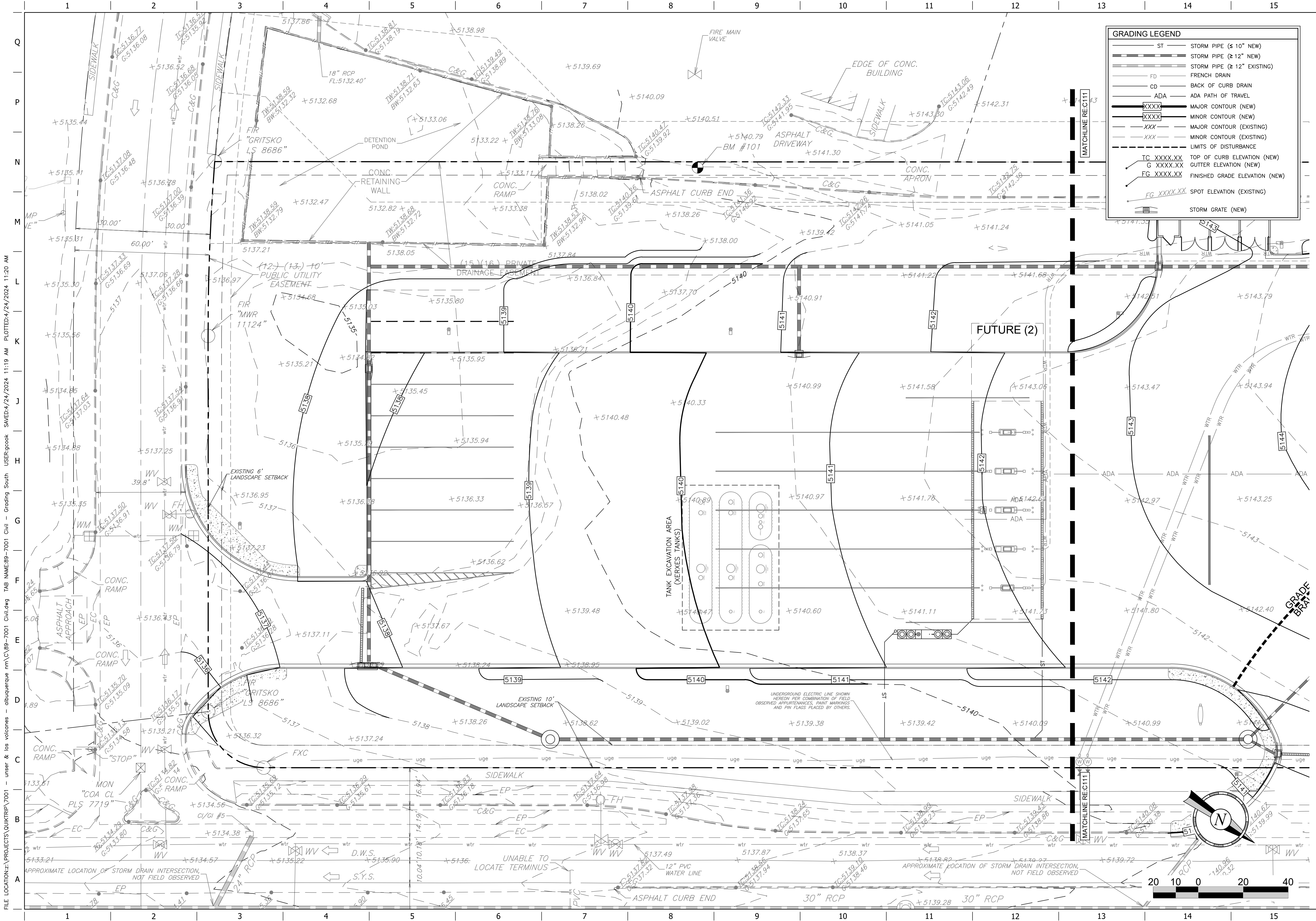
PROTOTYPE: P-116 (12/01/23)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MM
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

SHEET TITLE:
GRADING PLAN NORTH

SHEET NUMBER:
C110
10 OF 20

ORIGINAL ISSUE DATE: 04.19.24



FILE LOCATION: \\PROJECTS\QUICKTRIP\7001 - unser & los volcanes - albuquerque mm\C\89-7001 Civi.dwg TAB NAME: 89-7001 Civil - Grading South USER: gcook SAVED: 4/24/2024 11:20 AM PLOTTED: 4/24/2024 11:20 AM

PRELIMINARY SET
NOT FOR CONSTRUCTION

PROJECT NO.: 7001.01

MATKINHOOPER
ENGINEERING
& SURVEYING
8 SPENCER ROAD SUITE 100
BRIENNE, TEXAS 76006
CONTACT: MATKINHOOPER.COM

TEXAS REGISTERED ENGINEERING FIRM
P-004816 SURVEYING FIRM P-0084900

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

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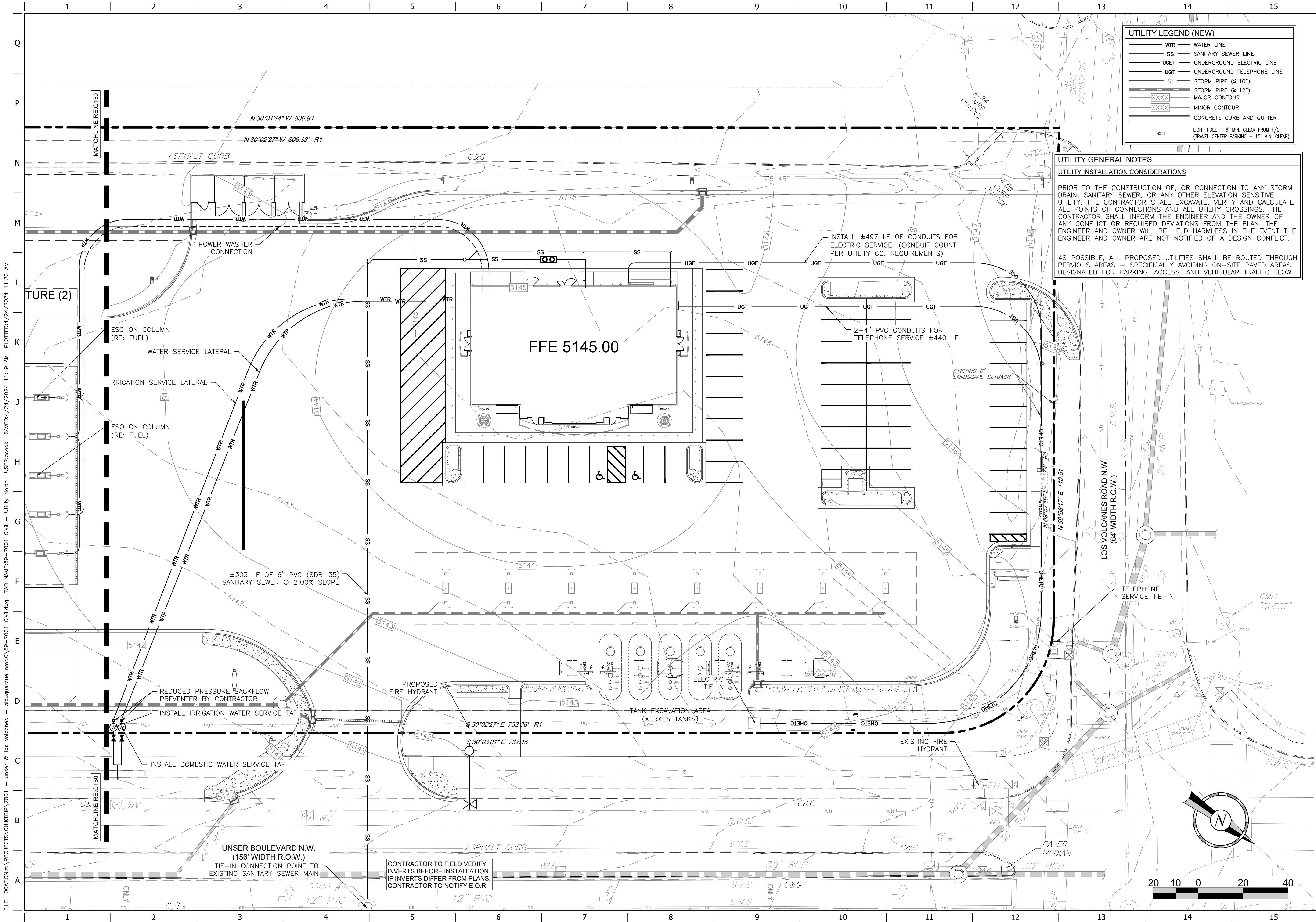
PROTOTYPE: P-116 (12/01/23)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MJM
REVIEWED BY: CGW

REV	DATE	DESCRIPTION

SHEET TITLE:
GRADING PLAN SOUTH

SHEET NUMBER:
C111
11 OF 20

ORIGINAL ISSUE DATE: 04.19.24



PRELIMINARY SET
NOT FOR CONSTRUCTION

PROJECT NO.: 7001.01

MATKINHOOPER
ENGINEERING
& SURVEYING
8 SPENCER ROAD, SUITE 105
BIRMINGHAM, TEXAS 76006
CONTACT@MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM
F-004612 SURVEYING FIRM F-0004900

QuikTrip No. 7001

521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO

QT

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

REV	DATE	DESCRIPTION

SHEET TITLE:
UTILITY PLAN NORTH

SHEET NUMBER:
C150
12 OF 20