

June 5, 2024

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

Re: QuikTrip 7001, Albuquerque
Matkin Hoover Job No. 7001.01

TCL No. K10D070

Dear Albuquerque Planning Department:

This letter and its attachments serve as a response to comments received on May 16th, 2024, concerning the above referenced project.

Comment 1:

Please show a vicinity map on the site plan showing the location of the development in relation to streets and well-known landmarks.

Response:

Vicinity map added to Site Plan.

Comment 2:

The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

Response:

Concur. Registered New Mexico Engineer's Stamp added to all sheets.

Comment 3:

List the number of Motorcycle and Bicycle parking spaces required by the IDO.

Response:

Concur. Minimum motorcycle and bicycle requirement added to parking requirements on sheet C100 according to City of Albuquerque Part 3: General Regulations Section 14-16-3-1: Off-Street Parking Regulations.

Comment 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

Response:

Sidewalk per Albuquerque city standards drawing #2430 added to curb line along Los Volcanes Road.

Comment 5:

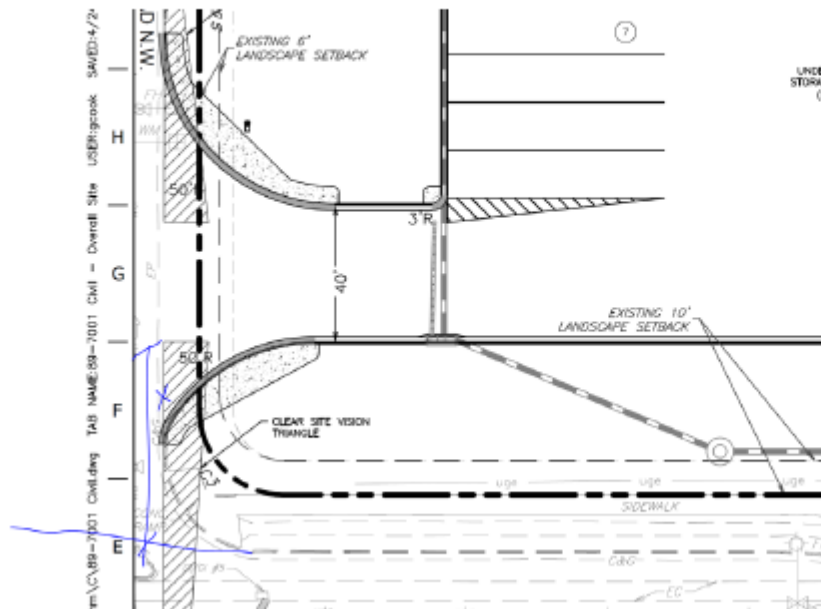
A minimum 5 ft. wide sidewalk must be developed off Saul Bell Rd. Please provide details and reference city standard drawing 2430. See attached for reference.

Response:

Sidewalk per Albuquerque city standards drawing #2430 added to curb line along Saul Bell Road.

Comment 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.



Response:

Concur. Requested Driveway shifted plan north to accommodate 75ft clearance.

Comment 7:

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



Response:

Callout of “EXISTING ADA RAMPS AT INTERSECTION TO BE RECONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF ALBUQUERQUE STANDARDS” to all relevant sheets.

Comment 8:

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



Response:

Callout of “EXISTING ADA RAMPS AT INTERSECTION TO BE RECONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF ALBUQUERQUE STANDARDS” to all relevant sheets.

Comment 9:

The minimum parking stall dimensions are:

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

Response:

Concur. Revised store front ADA parking to 8.5' width. All other parking across the site meets the above minimum standards.

Comment 10:

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.

Response:

ADA Sign Stating “Violations Are Subject to a Fine and/or Towing” sign added to ADA Access Plan. Detail of sign has been included on Sheet C510, Detail L11.

Comment 11:

Concur. 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)

Response:

Concur. “NO PARKING” added to ADA access aisles using double stall ADA Parking Striping Detail, found on sheet C511, Detail L11.

Comment 12:

Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.

Response:

Callout added to site plan implementing a 18x12” motorcycle parking only sign.

Comment 13:

The pavement marking “MC” should be shown in the opposite direction for motorcycles entering the parking space.

Response:

Pavement marking “MC” added to plans in motorcycle parking area.

Comment 14:

- All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum of 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places.
Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.

Response:

Concur. Bike rack has been revised to meet the above requirements. Details for said bike rack can be found on Sheet C511, detail L1.

Comment 15:

Bicycle racks shall be sturdy and anchored to a concrete pad.

Response:

Concur. Bike rack has been revised to meet the above requirements. Details for said bike rack can be found on Sheet C511, detail L1.

Comment 16:

A 1-foot clear zone around the bicycle parking stall shall be provided.

Response:

Concur. Please refer to Sheet C510, Detail A11 and Sheet C510, Detail A1 for bike rack layout details highlighting the clear zones and space measurements.

Comment 17:

Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Response:

Concur. Please refer to Sheet C510, Detail A11 and Sheet C510, Detail A1 for bike rack layout details highlighting the clear zones and space measurements.

Comment 18:

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.

Response:

Concur. A 6' ADA pathway has been designed to fulfill the requirements listed. ADA Compliance Plan sheet added to plan set for reference, containing full ADA path.

Comment 19:

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.

Response:

Concur. A 6' ADA pathway has been designed to fulfill the requirements listed. ADA Compliance Plan sheet added to plan set for reference, containing full ADA path.

Comment 20:

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.

Response:

Concur. A 6' ADA pathway has been designed to fulfill the requirements listed. ADA Compliance Plan sheet added to plan set for reference, containing full ADA path.

Comment 21:

Provide a copy of Fire Marshal and Solid Waste Approval.

Response:

Concur. Fire Marshal and Solid Waste Approvals included with this resubmittal package.

Comment 22:

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.

Response:

Site paving proposed is both asphaltic and concrete pavement within all major parking areas and drive aisles. Proposed Pavement Sections will be provided at the time of Construction Plan Submittal.

Comment 23:

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.

Response:

Note added to Overall Site Plan as requested.

Comment 24:

Please specify the City Standard Drawing Number when applicable.

Response:

Concur. Standard City Drawing numbers added to all relevant callouts across all sheets.

Comment 25:

Work within the public right of way requires a work order with DRC approved plans.

Response:

Concur. Coordination will be done with the DRC at time of Building Plan and Construction Plan submittal.

Comment 26:

Please add a note on the plan stating “All improvements located in the Right of Way must be included on the work order.”

Response:

Note added to Site Plan under “Site Plan Notes”

Comment 27:

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 (2430, 2415A and 2415B).

Response:

Concur. Note added to Site Plan Notes referencing City Standard Details #2430, 2415A and 2415B.

Comment 28:

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).



Response:

Concur. A TIS has been generated and submitted to the City of Albuquerque for review as of 6.5.24.

Comment 29:

Please provide a letter of response for all comments given.

Response:

Concur. Please consider this Comment Response Letter to meet the above requirement.

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: