



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Maverik - Comanche Princeton **Building Permit #:** _____ **Hydrology File #:** G16D029

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: *0007 Unit 6 Subdivision of POR CUTTER INDUSTRIAL PARK

City Address: 3737 PRINCETON DR, NE 87107

Applicant: Maverik. INC. **Contact:** Kara Knighton

Address: 185 S State St, Suite 800, SLC UT 84111

Phone#: 801 335 3851 **Fax#:** _____ **E-mail:** kara.knighton@maverik.com

Other Contact: Tierra West, LLC **Contact:** Ron Bohannon

Address: 5571 Midway Park Pl NE, Albuquerque NM 87109

Phone#: 505-858-3100 **Fax#:** _____ **E-mail:** rrb@tierrawestllc.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/29/2018 **By:** Richard Stevenson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TIERRA WEST, LLC

October 29, 2018

Mr. Logan Patz
Transportation Development Section Manager
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: TRAFFIC CIRCULATION LAYOUT
MAVERIK INC. C-STORE & FUEL STATION
3737 PRINCETON DR, NE 87107**

Dear Mr. Patz:

Tierra West LLC, on behalf of Maverik INC., is submitting a Traffic Circulation Layout sheet for the subject property. The subject site is located on the southwest corner of Princeton Drive and Comanche Boulevard and will replace the existing Rock Gap engineering commercial building. The site's legal description is *0007 Unit 6 Subdivision of POR CUTTER INDUSTRIAL PARK and consists of 1.62 acres of land. Access to the site is proposed to be from two new commercial driveways from Princeton Drive.

The development of the site will consist of a 4,300 square-foot building utilized for the commercial sales of food and beverages to support the gas sales, and will follow the Integrated Development Ordinance requirements through the Site Plan – Administrative Approval. The site work for the development consists of new parking, drive-aisle circulation, landscaping, and on-site drainage management. Pedestrian access will be provided from Princeton Drive and designed to meet ADA standards. The required parking count for commercial square footage and ADA spaces were exceeded with the current site plan design.

The concept of traffic circulation and fire access was accounted for in the design of the site layout for vehicle to be able to travel completely around the proposed fueling canopy and access the commercial store. The drive aisles and turning radii were designed to account for the minimum standards for emergency fire access. The site was reviewed by the City Fire Marshal's office where a Fire One plan was approved on 07/31/2018. The site grading and configuration of the parking and drive aisles were also checked to assure that they comply with what is required in the COA Traffic Circulation Layout Checklist per the COA DPM Chapter 23. The COA Hydrology approved the Grading and Drainage submittal on 10/17/2018.

A truck turn movement exhibit is also being provided with this submittal to show the circulation movement of a WB-50, which is equivalent in size to the typical fueling delivery trucks that will be servicing the fuel station. All incoming and outgoing traffic will enter and exit through either the northern or southern driveway connections at Princeton Drive both driveways will not require any major infrastructure to Princeton Drive or have adverse impact to the adjacent properties from a traffic point-of-view.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

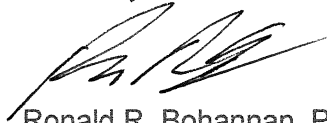
A traffic impact study was performed for the site and approved by COA Transportation on 10/08/2018. The study requires NM DOT approval and we are still waiting to receive comments/approval from the DOT.

Under Section 4-3 of the Use Specific Standards detailed by the IDO there are a number of standards that apply to the Light Vehicle Fueling Station (4-3(D)(17)). There are two standards that need to be discussed. Firstly, the application to re-designate Princeton Drive from a local roadway to a major local roadway to meet the condition of 4-3(D)(17)(c) was previously made to the COA based on the recorded traffic counts.

The second condition to be addressed is 4-3(D)(17)(d): each street that provides access to the lot shall have either 2 travel lanes in each direction or a center turn lane with access to the site. This was discussed briefly in the scoping meeting with the COA / DOT and we requested direction from the COA of the restriping extent in order to meet this criterion. If restriping is required, can you advise on the extent to be completed and can this work be detailed with the Site Plan for Building Permit being submitted to COA?

If you have any questions or need additional information regarding this submittal of Traffic Circulation Layout for Building Permit approval, please do not hesitate to contact me.

Sincerely,

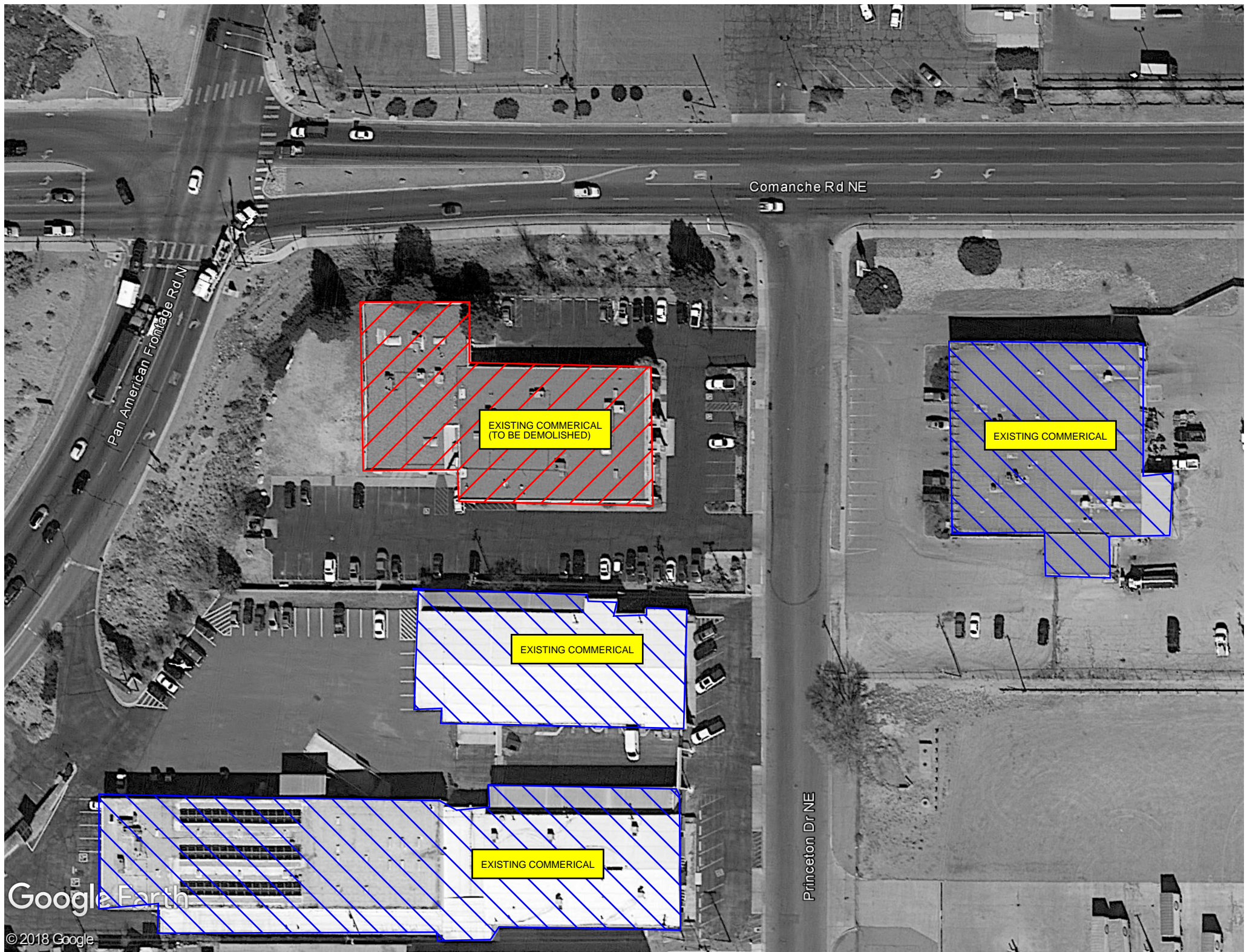
A handwritten signature in black ink, appearing to read 'R. Bohannon', is written over a horizontal line.

Ronald R. Bohannon, P.E.

cc: Kara Knighton

Enclosure/s

JN: 2018039
RRB/rs



Comanche Rd NE

Pan American Frontage Rd N

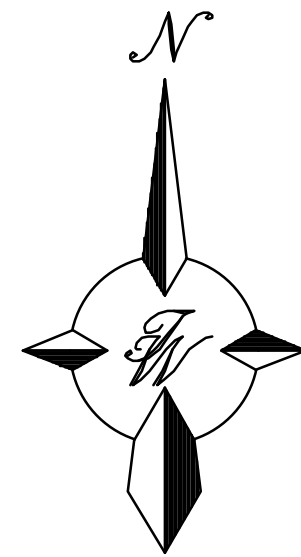
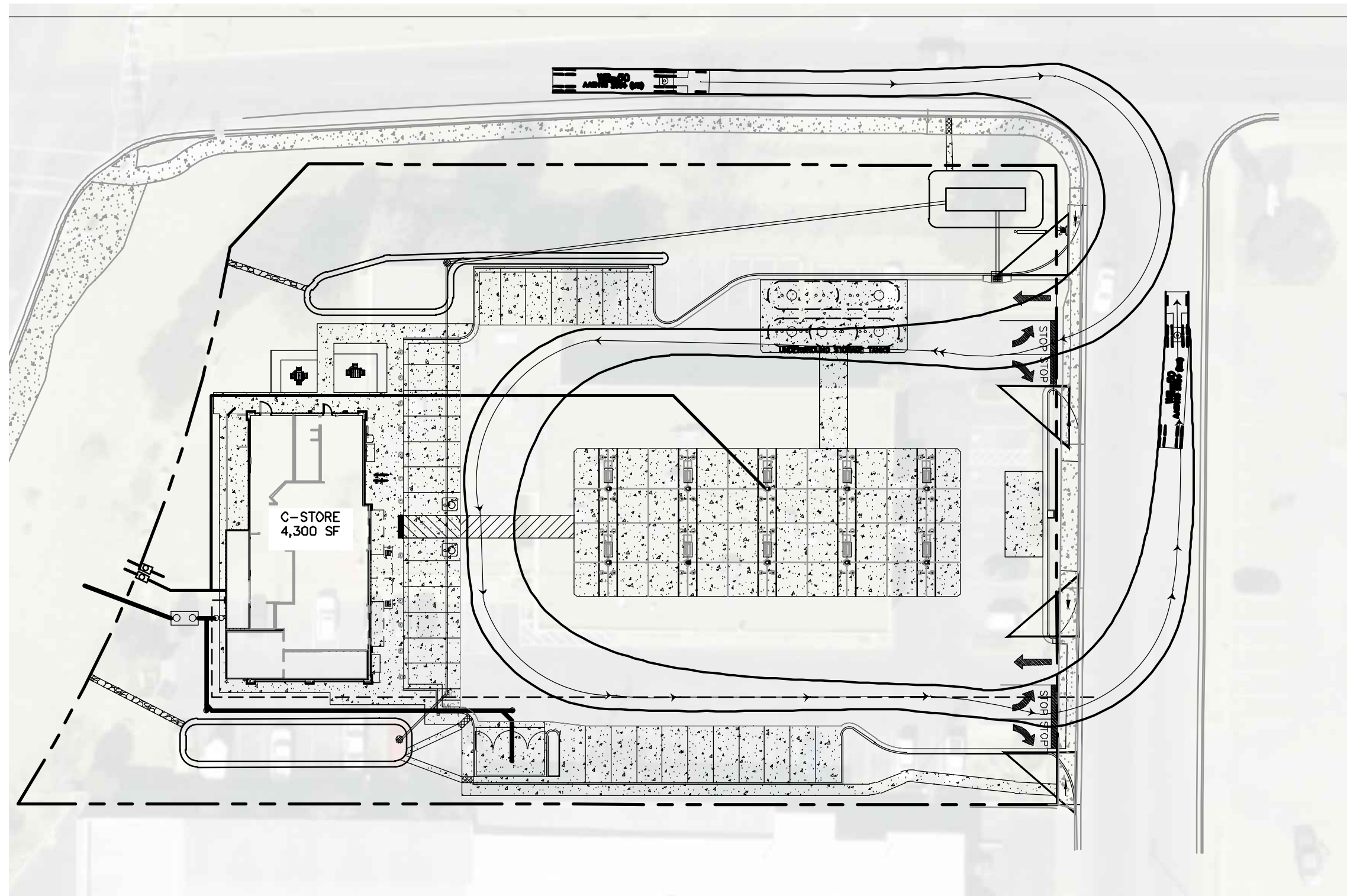
EXISTING COMMERCIAL
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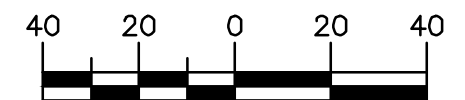
EXISTING COMMERCIAL

EXISTING COMMERCIAL

Princeton Dr NE



GRAPHIC SCALE



SCALE: 1"=40'

TRUCK MOVEMENT EXHIBIT

TIERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE



October 8, 2018

Terry Brown, P.E.
P.O. Box 92051
Albuquerque, NM 87199

Re: Maverik Store
SW Corner of Comanche Rd. and Princeton Dr.
Traffic Impact Study
Engineer's Stamp dated 9-17-18 (G16-D029)

Dear Mr. Brown

The subject Traffic Impact Study received on September 17, 2018 has been reviewed and approved by the Transportation Development Section. There are a few minor comments that should be addressed along with any comments NMDOT may have.

1. Page 9 – Last sentence of last paragraph shows trip distribution sheets are on pages A-9 thru A-16. These should be listed as A-12 thru A-20.
2. Pages 10 – Shows percentage trip assignment for commercial trips to be on pages A-15 thru A-16. These should be listed as A-18 thru A-20.
3. After Page 31 in the Appendix – There are two LOS Volume Analysis Maps that are not listed or numbered in the appendix table of contents.

Once this change and any required by NMDOT are complete please submit an electronic copy of the final Traffic Impact Study for our records. The final Traffic Impact Study shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate these changes.

If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,

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

CITY OF ALBUQUERQUE



C: via: email
 Applicant, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Maverik Store Building Permit #: _____ City Drainage #: 5160029

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: SW Corner of Comanche Rd. / Princeton Dr.

Engineering Firm: Tierra West, LLC Contact: Ronald R. Bohannon, P.E.

Address: 5571 Midway Park Pl. NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: rrb@tierrawestllc.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Terry O. Brown, P.E. Contact: Terry Brown

Address: P. O. Box 92051, Albuquerque, NM 87199

Phone#: 505-883-8807 Fax#: N/A E-mail: tobe@swcp.com

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
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☐ PRE-DESIGN MEETING
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☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

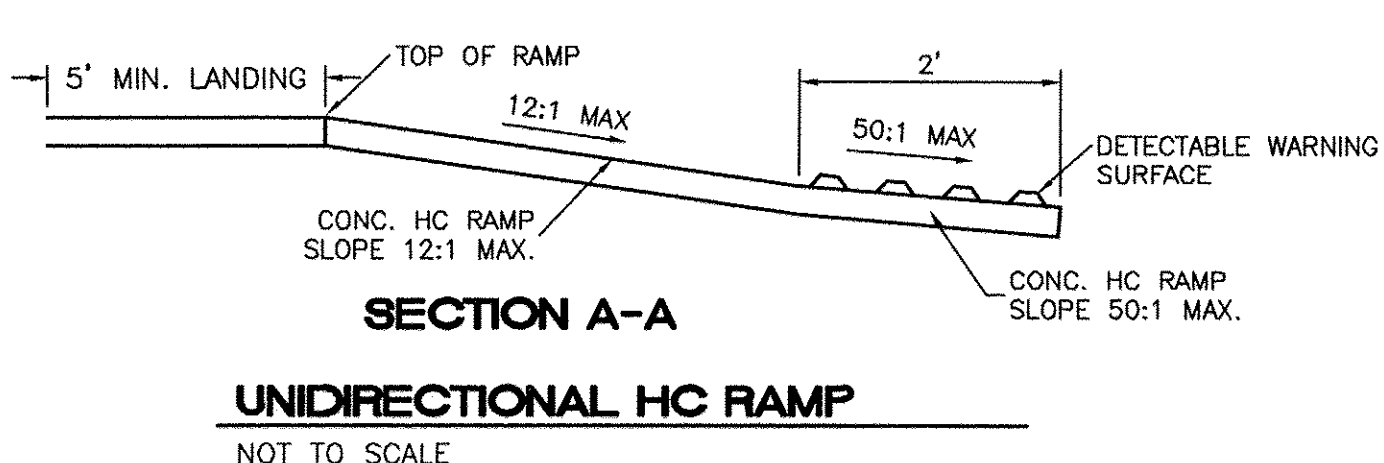
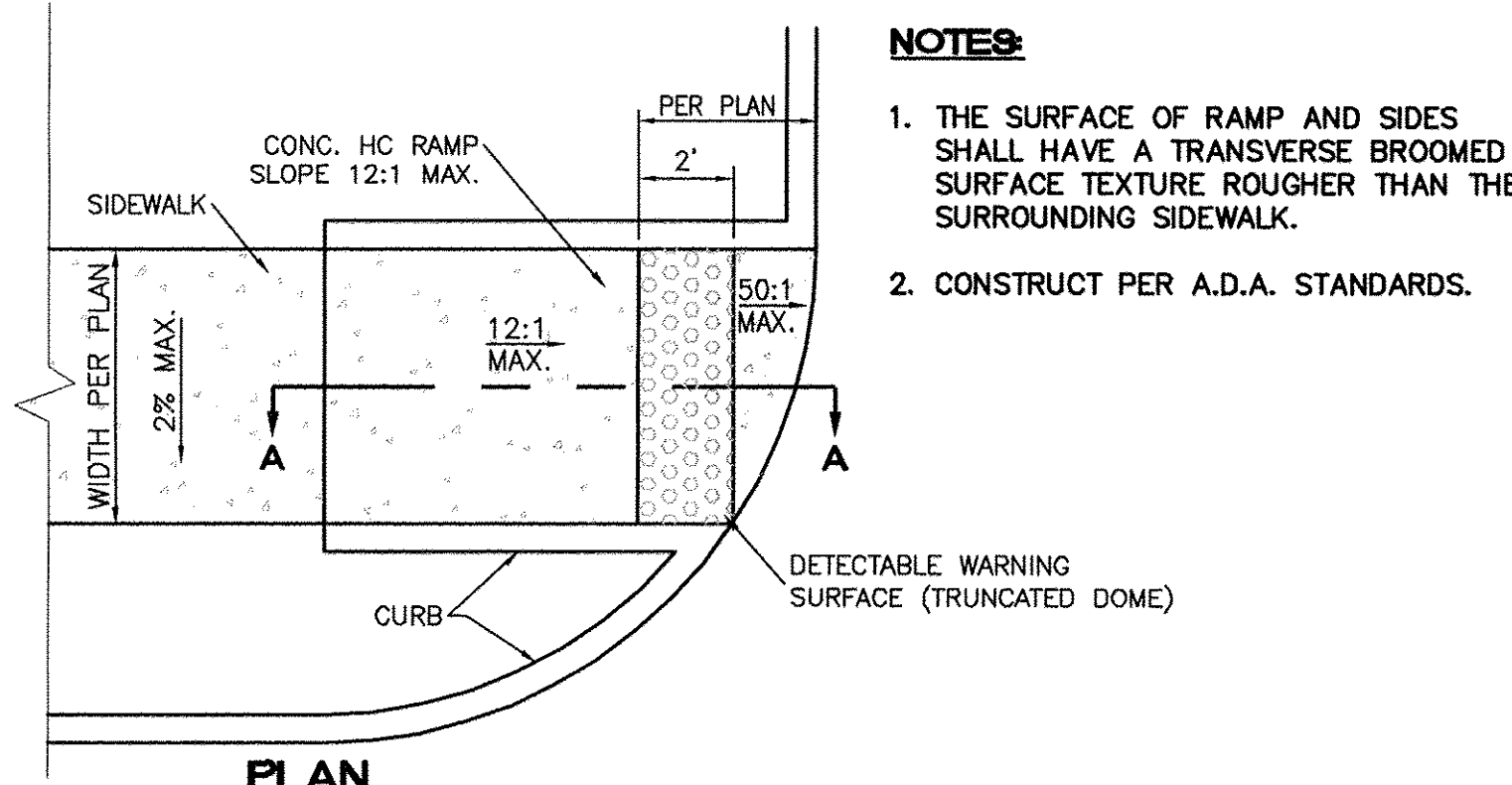
☐ OTHER (SPECIFY) _____



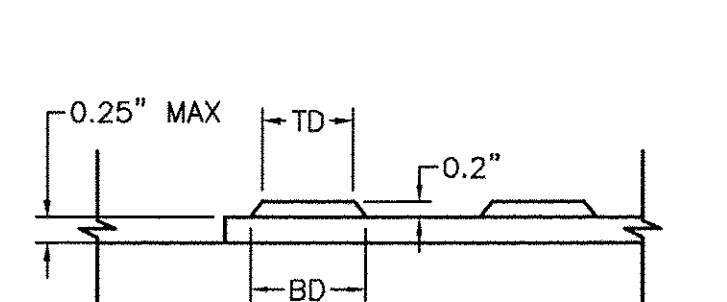
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 09/17/2018 By: Terry O. Brown

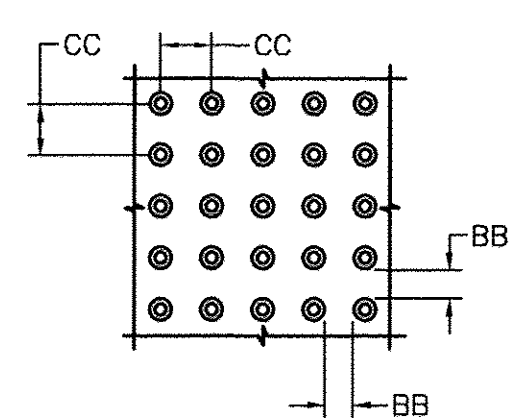
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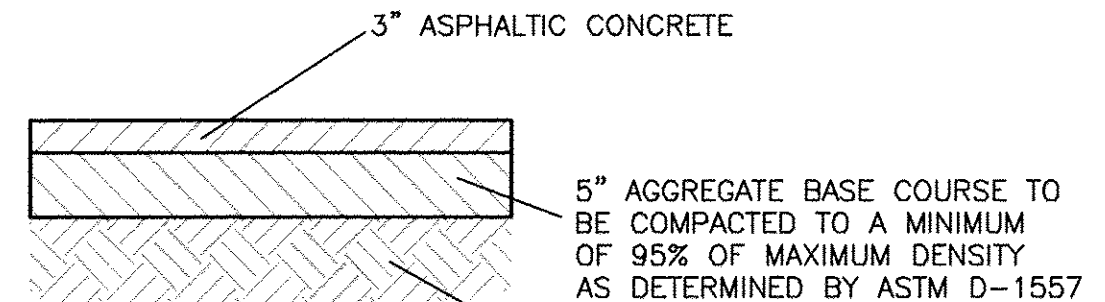
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



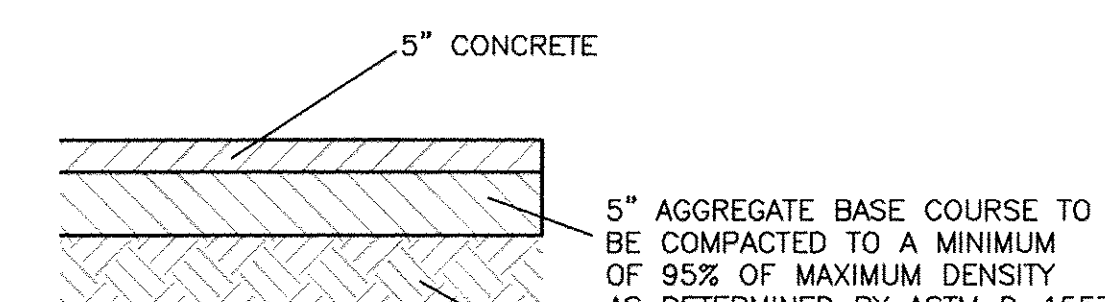
DOME SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



PAVING SECTION - MAIN DRIVE AISLES
NTS



PAVING SECTION - PARKING AREAS
NTS

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - EXISTING STREET LIGHTS
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - CONCRETE PAVERS

