



April 9, 2019

Mr. Terry Brown  
P.O. Box 92051  
Albuquerque, New Mexico 87199

**Subject: Maverik Gas and Convenience Store Traffic Impact Study  
Unser and Los Volcanes, South of I-40  
Albuquerque, Bernalillo County, New Mexico**

Dear Mr. Brown:

This letter is to inform you that the **FINAL** Traffic Impact Study (TIS) for the proposed Maverik Store on the southeast quadrant of Unser Blvd. and Los Volcanes Rd. just south of I-40 dated March 3, 2019 has been reviewed.

The NMDOT has no objection to the Maverik Store as proposed on the site plan shown in Exhibit A. NMDOT gives final concurrence of this development given the conditions below are met. This TIS proposed the recommendations shown in Exhibit B.

1. The development shall extend the existing southbound left turn lane at Unser Blvd. and Los Volcanes Rd. from 100 feet to 400 feet.
2. The development shall convert the southbound left turn lanes at Unser Blvd. and Los Volcanes Rd. into protected movements only. All equipment shall be installed and the signal timing shall be provided to the NMDOT and City of Albuquerque Traffic Section for concurrence.
3. The development should dedicate property along Los Volcanes Rd. to provide an additional lane for the westbound approach. Final lanes should be dual left turn lanes, one dedicated through lane, and one dedicated right turn lane. See Exhibit C for proposed restriping recommendation.
4. The NMDOT shall provide final approval on the design for the offsite improvements. The developer shall agree to incorporate all the comments requested by the NMDOT.

In addition to the TIA, all improvements are based on other factors, including but not limited to, the State Access Management Manual (SAMM) design criteria, Pedestrian Right of Way Accessibility Guidelines (PROWAG), roadway design references and any local jurisdiction planning documents.

**Michelle Lujan  
Grisham**  
Governor

**Michael R. Sandoval**  
Cabinet Secretary

**Commissioners**

**Jennifer Sandoval**  
Commissioner  
District 1

**Bruce Ellis**  
Commissioner  
District 2

**Keith Mortensen**  
Commissioner  
District 3

**Walter G. Adams**  
Commissioner  
District 4

**Vacant**  
Commissioner  
District 5

**Charles Lundstrom**  
Commissioner  
District 6

The following information will be required in combination with the approval of the development:

- a. All geometric details associated with the proposed offsite improvements as shown in Exhibit B must be approved by the NMDOT. Any schematic layout(s) for the proposed improvements that is contained in the report is for informational purposes only and should not be considered as an approved final design. These proposed improvements may include, but are not limited to:
  - Acceleration/deceleration lanes
  - Roadway widening
  - Traffic signal
- b. Detailed construction plans, including traffic control plans, for the proposed roadway improvements shall be submitted to Margaret Haynes, P.E at [Margaret.Haynes@state.nm.us](mailto:Margaret.Haynes@state.nm.us) prior to any driveway application submittals. The roadway design shall be compliant with proposed right-of-way accessibility guidelines (PROWAG) for pedestrian facilities.
- c. Grading and drainage plans, shall be submitted with the driveway application for review and approval by Mr. Keith Thompson, PE District 3 Engineer. Mr. Thompson can be reached at [Keith.Thompson@state.nm.us](mailto:Keith.Thompson@state.nm.us)
- d. Cultural resource approval will need to be obtained from Ms. Kasey Flavin for disturbance to the state right-of-way. Ms. Flavin can be reached at [Kasey.Flavin@state.nm.us](mailto:Kasey.Flavin@state.nm.us)
- e. All utility and traffic control permits, within state right-of-way related to the proposed development shall be submitted to Mr. Peter Kubiak. Mr. Kubiak can be reached at [Peter.Kubiak@state.nm.us](mailto:Peter.Kubiak@state.nm.us)

If you have any questions, please feel free to call me at 505.206.1069 or email me at [Nancy.Perea@state.nm.us](mailto:Nancy.Perea@state.nm.us)

Sincerely,



Nancy R. Perea, P.E.  
District 3 Traffic Engineer

Copies:

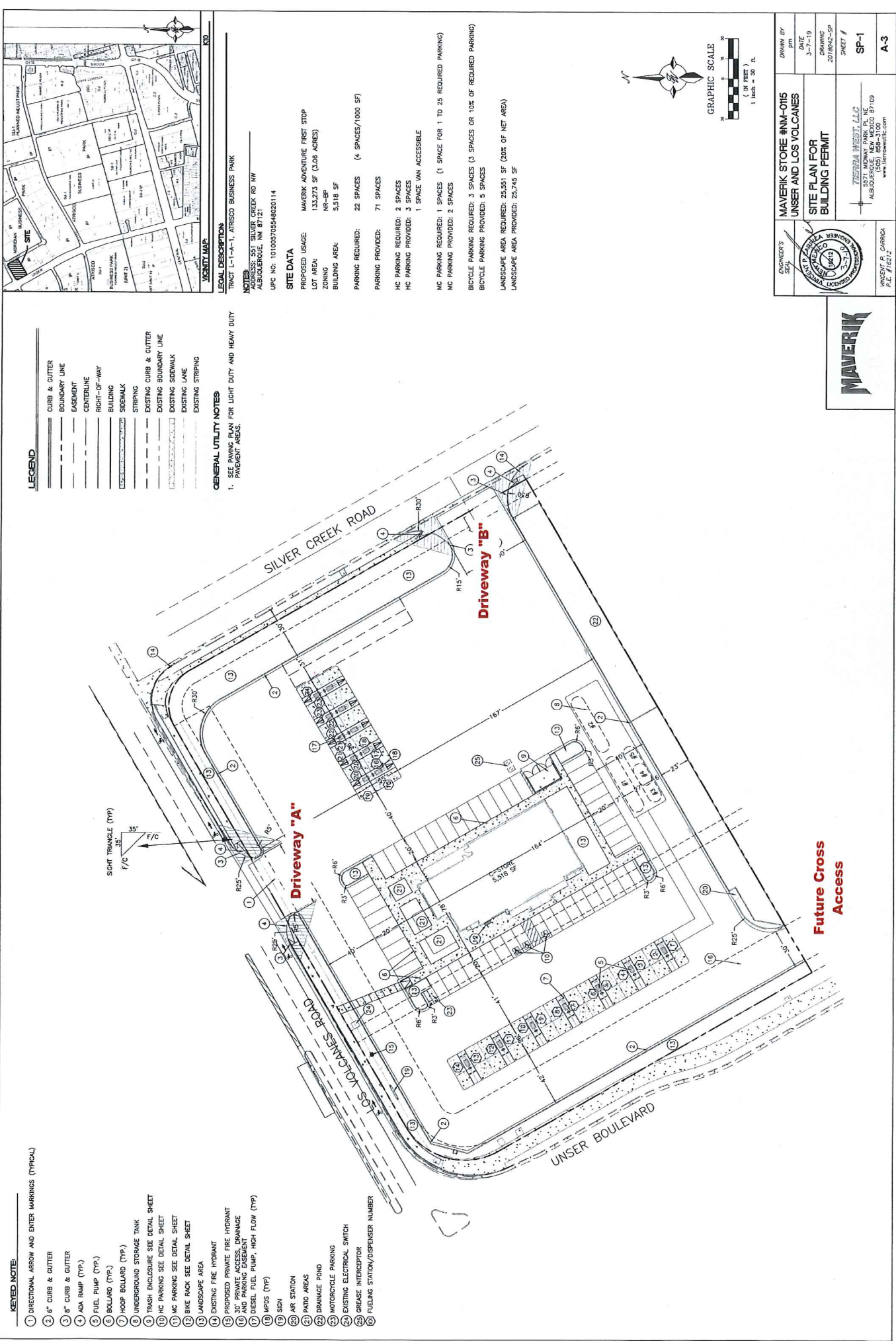
Jill Mosher, NMDOT D3 ADE  
Margaret Haynes, NMDOT D3 ADTE  
Kasey Flavin, NMDOT GO  
Racquel Michel, COA  
Ernest Armijo, COA  
Tim Brown, COA  
file

Attachments:

Exhibit A – Proposed Site Plan  
Exhibit B – TIS page 35 and 36 – Summary of Deficiencies, Anticipated Impacts  
and Recommendations and Executive Summary Page ii and iii  
Exhibit C – Proposed Los Volcanes Rd. configuration

## EXHIBIT A





- KEYED NOTE:**
- 1 DIRECTIONAL ARROW AND ENTER MARKINGS (TYPICAL)
  - 2 6" CURB & GUTTER
  - 3 8" CURB & GUTTER
  - 4 ADA RAMP (TYP.)
  - 5 FUEL PUMP (TYP.)
  - 6 BOLLARD (TYP.)
  - 7 HOOP BOLLARD (TYP.)
  - 8 UNDERGROUND STORAGE TANK
  - 9 TRASH ENCLOSURE SEE DETAIL SHEET
  - 10 HC PARKING SEE DETAIL SHEET
  - 11 MC PARKING SEE DETAIL SHEET
  - 12 BIKE RACK SEE DETAIL SHEET
  - 13 LANDSCAPE AREA
  - 14 EXISTING FIRE HYDRANT
  - 15 PROPOSED PRIVATE FIRE HYDRANT
  - 16 EXISTING ELECTRICAL MANHOLE
  - 17 DIESEL FUEL PUMP, HIGH FLOW (TYP)
  - 18 MPDS (TYP)
  - 19 SIGN
  - 20 AIR STATION
  - 21 PATIO AREAS
  - 22 DRAINAGE POND
  - 23 MOTORCYCLE PARKING
  - 24 EXISTING ELECTRICAL SWITCH
  - 25 GREASE INTERCEPTOR
  - 26 FUELING STATION/DISPENSER NUMBER

- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - STRIPING
  - EXISTING CURB & CUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING SIDEWALK
  - EXISTING JUNE
  - EXISTING STRIPING

**GENERAL UTILITY NOTES**

1. SEE PAVING PLAN FOR LIGHT DUTY AND HEAVY DUTY PAVEMENT AREAS.

**LEGAL DESCRIPTION**

TRACT L-1-A-1, ATRISCO BUSINESS PARK

NOTES:

ADDRESS: 557 SILVER CREEK RD NW  
ALBUQUERQUE, NM 87121

UPC NO: 10100570548020114

**SITE DATA**

PROPOSED USAGE: MAVERIK ADVENTURE FIRST STOP

LOT AREA: 133,273 SF (3.08 ACRES)

ZONING: NR-BP

BUILDING AREA: 5,519 SF

PARKING REQUIRED: 22 SPACES (4 SPACES/1000 SF)

PARKING PROVIDED: 71 SPACES

HC PARKING REQUIRED: 2 SPACES

HC PARKING PROVIDED: 3 SPACES

1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 1 SPACE (1 SPACE FOR 1 TO 25 REQUIRED PARKING)

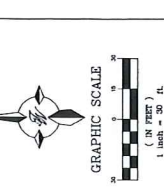
MC PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES OR 10% OF REQUIRED PARKING)

BICYCLE PARKING PROVIDED: 5 SPACES

LANDSCAPE AREA REQUIRED: 25,551 SF (20% OF NET AREA)

LANDSCAPE AREA PROVIDED: 25,745 SF



ENGINEER'S SEAL

MAVERIK STORE #NM-015

UNSER AND LOS VOLCANES

SITE PLAN FOR BUILDING PERMIT

DATE: 3-7-19

DRAWING: 2019042-SP

SHEET #

SP-1

A-3

MAVERIK

MAVERIK WEST, LLC

5571 MIDWAY PARK, P.O. BOX 871109

ALBUQUERQUE, NM 87109

(505) 858-3100

www.maverikwest.com



## EXHIBIT B

### ***Impact Assessment***

The proposed Maverik Store development will have minimal adverse impact on the adjacent transportation system except at the intersection of Los Volcanes Rd. / Unser Blvd. All the levels-of-service were determined to be acceptable for the overall intersections or, if the levels-of-service were deemed unacceptable, it was determined that the proposed Maverik Store had an insignificant impact on the intersection.

### ***Access Design Specifications***

Sight distances at proposed Driveways "A" and "B" are adequate. There are no vertical or horizontal curves along this portion of Los Volcanes Rd. nor Silver Creek Rd. and there are no structures that are blocking sight distance into and out of the driveway. Sufficient sight distances will be required to be maintained to meet the requirements of the City of Albuquerque.

All of the roadways in the vicinity of this project except Silver Creek Rd. are designated on the Futures 2040 Metropolitan Transportation Plan (2040 Long Range Bikeway System) as Existing or Proposed Bicycle Lanes (see Appendix Page A-5).

Two driveways are proposed for this project. Driveway "A" is a proposed full access unsignalized driveway on Los Volcanes Rd. and Driveway "B" is a proposed full access driveway on Silver Creek Rd. Both driveways should be designed with one entering lane minimum and one exiting lane minimum and should accommodate turning movements for the design vehicles.

### **Summary of Deficiencies, Anticipated Impacts, and Recommendations**

The existing 2020 analysis determined some deficiencies in the adjacent transportation system, most of them associated with both the NO BUILD and the BUILD condition. Additionally, it was demonstrated that the impact of the proposed Maverik Store was insignificant except at the intersection of Los Volcanes Rd. / Unser Blvd. Mitigation of that impact consists of constructing dual southbound left turn lanes on Unser Blvd. at Los Volcanes Rd. Implementation of dual southbound left turn lanes on Unser Blvd. at Los Volcanes Rd. will necessitate widening of Los Volcanes Rd. to provide two eastbound thru lanes from Unser Blvd. for at least 1,000 feet to the east (1,320 feet preferred). Once the dual southbound left turn lanes are implemented, then signal modifications will be required and signal timing will need to be re-programmed to allow for southbound left turn protected movements.

In summary, the impacts of the proposed Maverik Store can be mitigated provided that the following recommendations are implemented:

***Recommendations:***

**Recommendations:**

Recommendations of this study are listed at the end of the Executive Summary.

NOTE: The following pages summarize the Lanes / Volumes / LOS associated with each lane group of each intersection in this Study.



**Executive Summary Results Table**

Intersection No. / Name	Signalization	Case	2020 Conditions		2030 Conditions	
			AM Peak	PM Peak	AM Peak	PM Peak
1 - Los Volcanes Rd. / Coors Blvd.	Signalized	NO BUILD	A-7.5	A-9.1	A-7.6	B-10.1
		BUILD	A-8.1	A-9.6	A-8.2	B-10.1
2 - Central Ave. / Unser Blvd.	Signalized	NO BUILD	C-28.9	D-41.7	E-57.1	F-83.3
		BUILD	C-29.4	D-42.7	E-61.8	F-81.5
3 - Bluewater Rd. / Unser Blvd.	Signalized	NO BUILD	B-13.6	C-24.7	B-15.0	C-33
		BUILD	B-14.2	C-24.6	B-15.9	C-29.7
4 - Los Volcanes Rd. / Unser Blvd	Signalized	NO BUILD	D-47.8	C-21.7	F-82.0	C-24.0
		BUILD	E-67.0	B-19.3	F-108.1	C-20.9
		MIT BLD	C-24.7	C-22.7	C-33.4	C-23.4
5 - I-40 N. Ramp / Unser Blvd.	Signalized	NO BUILD	B-14.2	C-24.9	B-15.2	C-26.8
		BUILD	B-14.2	C-24.9	B-15.3	C-25.9
6 - I-40 S. Ramp / Unser Blvd.	Unsignalized	NO BUILD	D-33.2	F-999	E-43.5	F-999
		BUILD	E-38.3	F-999	E-47.0	F-999
7 - Los Volcanes Rd. / Silver Creek	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	C-19.0	C-17.1	C-21.2	C-19.0
8 - Los Volcanes Rd. / Driveway "A"	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	E-37.3	D-26.7	E-47.7	D-31.4
9 - Driveway "B" / Silver Creek Rd.	Signalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	A-9.2	A-9.1	A-9.2	A-9.2

Note: Mitigated BUILD Condition for Intersection #4 (Los Volcanes Rd. / Unser Blvd.) implements dual southbound left turn lanes on Unser Blvd. and dual eastbound receiving lanes on Los Volcanes Rd. No mitigation measure is recommended for Intersections 1, 2, 3, 5, 6, and 7.

In summary, the proposed development does not have a significant adverse impact to the adjacent transportation system and the minimal impact to the transportation system can be mitigated by the recommended measures described in this report and summarized in the table above. The impact of the proposed Maverik Store is minor on all of the intersections analyzed in this report except for the signalized intersection of Los Volcanes Rd. / Unser Blvd. The recommendations of this study are:

### **Recommendations:**

Design and construction of the proposed Maverik Store shall maintain adequate sight distances at proposed driveways and offsite modified intersections.

**Los Volcanes Rd. / Unser Blvd.** - Construct dual southbound left turn lanes on Unser Blvd. at Los Volcanes Rd. Dual southbound left turn lanes should be designed and constructed to a minimum length of 185 feet plus transition. Dual eastbound lanes on Los Volcanes will be required for at least 1,000 feet east of Unser Blvd. (1,320 feet preferred).

Proposed driveways associated with this project should be designed with one entering and one exiting lane minimum of sufficient width to accommodate the delivery vehicles' turning movements.

## EXHIBIT C

