



May 2, 2019

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

**Subject: Maverik Gas and Convenience Store Traffic Impact Study
Juan Tabo Blvd. and Copper Ave., North 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 Juan Tabo Blvd. and Copper Ave. north of I-40 dated April 3, 2019 has been reviewed.

The NMDOT has no objection to the partial Right-In ONLY access at Driveway "A" on Juan Tabo Blvd. located about 450-feet north of the I-40 westbound off-ramp at Juan Tabo. The proposed Maverik Store site plan is 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 proposed access break on the NMDOT's access control line on Juan Tabo Blvd. shall be approved by the State's Access Control Committee. The property owner shall follow the State's procedure for the official access break prior to construction of any work.
2. The property owner shall submit a Commercial Driveway Application for Driveway "A" as shown in Exhibit A.
3. The development shall install a northbound right turn deceleration lane on Juan Tabo Blvd. at Copper Ave. of about 640 feet in length.
4. The property owner shall dedicate any property along its frontage on Juan Tabo Blvd. for the installation of this lane plus sidewalk.
5. The development should restripe the westbound leg of Copper Ave. at Juan Tabo to create two westbound left turn lanes and a dual thru/right turn lane.
6. The development shall provide all signal equipment installed and signal timing recommendations based on the restriping at the intersection of Copper Ave. and Juan Tabo Blvd.
7. 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.

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

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Commissioner, Secretary
District 6


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.

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 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
- 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
- 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

If you have any questions, please feel free to call me at 505.206.1069 or email me at 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 ii and iii – Recommendations

*Maverik Gas and Convenience Store TIS
Juan Tabo Blvd. and Copper Ave.
(SE Quadrant)*

EXHIBIT A

*Maverik Gas and Convenience Store TIS
Juan Tabo Blvd. and Copper Ave.
(SE Quadrant)*

EXHIBIT B

Traffic Impact Analysis (Study) results by analysis year are included in the following tables:

Executive Summary Results Table						
Intersection No. / Name	Signalization	Case	2019 Conditions		2029 Conditions	
			AM Peak	PM Peak	AM Peak	PM Peak
1 - I-25 S. Ramp / Juan Tabo Blvd.	Signalized	NO BUILD	B - 15.3	C - 30.2	B - 17.3	D - 49.9
		BUILD	B - 15.6	C - 30.9	B - 17.7	D - 54.3
2 - I-25 N. Ramp / Juan Tabo Blvd.	Signalized	NO BUILD	F - 86.7	B - 18.4	F - 101.2	B - 18.2
		BUILD	F - 90.5	B - 19.1	F - 104.7	B - 19.3
3 - Copper Ave. / Juan Tabo Blvd.	Signalized	NO BUILD	D - 45.0	C - 30.7	D - 54.3	E - 64.3
		BUILD	D - 54.4	D - 43.0	E - 71.2	E - 79.4
		MIT BLD	D - 35.7	C - 30.0	D - 42.6	D - 39.3
4 - Lomas Blvd. / Juan Tabo Blvd.	Signalized	NO BUILD	D - 38.7	D - 38.8	D - 43.5	D - 43.1
		BUILD	D - 39.3	D - 39.9	D - 43.9	D - 46.2
5 - Copper Ave. / Paisano St.	Unsignalized	NO BUILD	C - 19.0	C - 19.4	C - 22.8	C - 22.3
		BUILD	C - 20.3	C - 20.7	C - 24.7	C - 24.2
6 - Copper Ave. / Driveway "A"	Unsignalized	NO BUILD	C - 15.7	B - 14.7	C - 18.9	C - 16.5
		BUILD	F - 78.8	F - 56.9	F - 165	F - 89.0
7 - Driveway "B" / Juan Tabo Blvd. (Right-in- ONLY)	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	A - 0.0	A - 0.0	A - 0.0	A - 1.1

Note: Unsignalized intersection levels-of-service reported are for the worst case turning movement only (usually the exiting left turn movement).

In summary, the proposed development does not have a significant adverse impact to the adjacent transportation system except at the intersection of Copper Ave. / Juan Tabo Blvd., 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. In summary, the recommendations of this study are:

Recommendations:

2019 (Implementation Year):

Copper Ave / Juan Tabo Blvd.:

- Construct a northbound right turn lane on Juan Tabo Blvd. at Copper Ave. The new northbound right turn lane should be designed and constructed to meet the standards of the New Mexico Department of Transportation's State Access Management Manual. Based on a posted speed limit of 40 MPH, the northbound right turn deceleration lane should be designed and constructed to a length of 641 feet long (516 feet of full width deceleration lane plus 125 feet transition taper).

- Re-stripe the east leg of Copper Ave. at Juan Tabo Blvd. to create dual westbound left turn lanes plus a thru / right turn lane. The dual westbound left turn lanes should be designed and constructed to a length of 150 feet, then transition to the existing center two-way left turn lane in Copper Ave. east of Paisano St. NE.

Access:

Driveway "A" is recommended as a full access unsignalized driveway located approximately 215 feet east of Juan Tabo Blvd. (centerline to centerline) as shown on the proposed site development plan on Page A-3 in the Appendix of this report. Driveway "A" should be designed and constructed with two exiting lanes (one for left turns and one for right turns) and one entering lane. Driveway lanes should be wide enough to accommodate design delivery vehicles.

Driveway "B" is recommended as a right-turn-in only driveway off of Juan Tabo Blvd. at the extreme southwest corner of the project. Design and construction of the proposed driveway shall meet the requirements of the New Mexico Department of Transportation.

Driveway "C" is recommended as a full access unsignalized driveway on Paisano St. located approximately 80 feet south of Copper Ave. (centerline to centerline).

Driveway "D" is recommended as a full access unsignalized driveway on Zia Rd. to serve for local access to the new facility.

2029 (Horizon Year):

Same recommendations as 2019 (Implementation Year).



SIGN-IN SHEET

New Mexico Department of Transportation - District Three

Project: Sierra Vista NM6

Date: 4/30/19

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NAME	ORGANIZATION	PHONE	EMAIL
Margaret Haynes	NM DOT D3	288 2086	Margaret.haynes@state.nm.us
Bob Precourt	Sierra Vista LLC	388-2502	precourt@swcp.com
Henny Smith	MSCT	228-4485	hsmith@msconstrutors.com
Mike Mechenberger	Sierra Vista	388 2902	
Michael Jaramillo	Village of Los Lunas	975-9131	jaramillomg@loslunasnm.gov
NANCY R. PEREA	NM DOT D3	200-1009	NANCY.PERE@STATE.NM.US
Terry Brown	tobe	883-8807	tobe@swcp.com
Eric Wragg	BHI	798-7859	ewragg@bhinc.com
Tim Cummings	RIO Real Estate	296-6388	Tim@RIO-RE.COM
Justin Simenson	Isaacson Artman	268-8828	thors@iacivil.com
FRED ARMAN	" "	"	FRSDA@IACIVIL.COM