

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 24, 2022

Tom Kruger
Sandia Peak Grid, LLC c/o Able Grid Energy Solutions
4845 Pearl East Circle, Ste 118 PMB 83662
Boulder, Colorado 80301-6112

Re: Sandia Peak Grid BESS Facility
7880 & 7850 Jacs Lane NE
Traffic Circulation Layout
Engineer's Stamp 03-07-2022 (D16-D002A9)

Dear Mr. Kruger,

Based upon the information provided in your submittal received 03-23-2022 and field inspection (03-23-2022), the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- WHAT IS THE STATUS FOR PARKING REQUIREMENTS? PLEADSE ELABORATE:**
Need to listed the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning (IF APPLICABLE).
- Maximum access width for arterial, collector, and **local streets(JACS LANE)** are as follows:

| | Arterial& Collector | Local Streets |
|-----------------------|------------------------|------------------|
| One-way Drive | 20'-25' | 12'-20' |
| Two-Lane Drive | 22'-30' | 22'-24' |
| Three-Lane Drive | 24'-35' | 22'-30' |
| Larger Vehicles | ≤50' | ≤30' |

- The minimum drive aisle dimensions are shown below **(YOU HAVE PROVIDED ONLY 20 FT WIDTH, PLEASE JUSTIFY).**

| | Minimum Drive Aisle Width |
|------------------------|---------------------------|
| Two Way Traffic | 22' |
| Main Circulation Road | 24' |
| Fire Lane | 20' |

- List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **Your are missing center line radius on all turns.**
- Provide a copy of refuse approval **(IF APPLICABLE).**

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6. Fire Department: An **approved** Fire 1 plan needs to be provided.
7. 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 drive aisles. **Please provide the pavement design to substantiate the required pavement surface.**

Other Notes

8. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement (**Reciprocal Easement DOC#2008003763**) with the adjacent property owner.
9. 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).
10. Please provide a letter of response for all comments given.
11. 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**).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

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C: CO Clerk, File

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