

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 12, 2022

Ruby James
Opal Fuels
10225 Philadelphia Ct
Cucamonga, CA 91730

Re: Bayotech Hydrogen Fueling Facility (BB0007-NMGC)
4405 Edith Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **NONE Provided** (G15-D030)

Dear Ms. James,

Based upon the information provided in your submittal received 03-11-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. You need to **List are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking** for this proposed TCL project. Coordinate/discuss with Zoning. **STATUS OF PARKING STALLS VERSUS IDO REQUIREMENTS**
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. Construction notes and details will need to be provided on any existing and/or proposed infrastructure within Edith frontage, development and parking lot that is applicable to transportation, pedestrian and traffic circulation impacts to site.
5. **Turning, Vehicle, Template Exhibit:**
 - The Truck template size needs to be provided.
 - Your turning truck movement is encroaching onto the adjacent property owner. This will not be allowed. Please adjust your turning template to avoid this encroaching or widen the Edith entrance to accommodate this turning movement.
6. How will patrons obtain access to existing parking lot from Edith. **Please provide route.**
7. **Edith Frontage:**
 - Existing entrance is not ADA current/update and will need to be replaced with new drive
 - Edith is classified as a Minor Arterial and as such will need its entrance drive to be curb return with radii's greater than 15 ft per DPM design requirements and new entrance will need to be located with its own property limits without encroaching on adjacent property frontage limits.

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- Public sidewalk is required on the whole segment of Edith frontage. Sidewalk is not completely shown on frontage.

Existing Conditions

- Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
- Identify all existing access easements and rights of way width dimensions.
- Identify the right of way width, medians, curb cuts, and street widths on Edith Blvd.
- Clarify existing property lines and proposed property lines.
- Maximum access width for arterial (**Edith**), collector, and local streets 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 parking stall dimensions are (**IF APPLICABLE**):

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

- Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
- The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
- 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.
- 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)
- Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.

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19. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
20. Bicycle racks shall be sturdy and anchored to a concrete pad.
21. A 1-foot clear zone around the bicycle parking stall shall be provided.
22. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Circulation

23. Show all drive aisle widths and radii. Some dimensions are not shown.
24. The minimum drive aisle dimensions are shown below

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

25. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
26. Per the DPM, 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.
27. 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.
28. 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.
29. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
30. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

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31. Provide a copy of refuse approval.
32. Fire Department: An approval Fire 1 plan needs to be provided.
33. 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.
34. Please provide a sight distance exhibit
35. Show the clear sight triangle and 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.

Other Notes

36. Please specify the City Standard Drawing Number when applicable.
37. 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 with the adjacent property owner.
38. 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).
39. Please provide a letter of response for all comments given.
40. 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**).

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Once corrections are complete resubmit

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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.

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Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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