

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 12, 2021

David McEachern
RBA Architect, PC
1104 Park Avenue SW
Albuquerque, NM

Re: Karsten Court (Kraemer Fields) (M14D012I)
Architect Stamp Date: 1-21-21

Dear Mr. McEachern:

Based upon the information provided in your submittal received on 2-10-2021, the above referenced plan cannot be approved for a construction permit until the following comments are addressed:

1. Provide a 6-foot wide ADA path to the public right-of-way from the on-site building. (Label sidewalk width along southern part of the property, and attempt to get a minimum 4-foot wide pathway at the northwest corner of the turf area where there is a pinch point. Include any additional curb ramps as needed.)
2. The current cul-de-sac diameter appears to be almost 100 feet and thereby is sufficient for a truck turn-around. Double-check the labeling of the right-of-way at the cul-de-sac.
3. In order to provide parking on a separate parking lot, a shared parking agreement shall be needed. Coordinate with Carl Garcia of Zoning to have a shared parking agreement in place.
4. It appears that the parking calculations need to be based on the sports fields instead of courts. Please clarify.
5. Coordinate with Matthew Grush in the Transportation Department on filling out a Traffic Scoping Form to determine any Traffic Impact Study requirements.
6. Show 5-foot sidewalk within the Karsten Court right-of-way, and provide ADA-compliant driveway details for the new accessways off of Karsten Court. Demonstrate that a minimum of 4-foot wide sidewalk can be provided around any obstacles such as the fire hydrant. Label tie-ins to existing sidewalk. Ensure sufficient right-of-way for the sidewalk.
7. Indicate 2% maximum cross-slope on the sidewalk detail.
8. Graphically show curb ramps on the Traffic Circulation Layout. On the curb ramp detail provided for the van accessible aisle, indicate width of ramp and a maximum 1:12 slope. (Be sure to include ramp details that match the condition for the ramp on the site plan drawing, and reference the ramp drawing that will be used within the keyed notes.)
9. For the gravel parking lot, provide all necessary dimensioning for the aisles and parking spaces. Provide parking bumpers to delineate the parking spaces. Clearly show all accessways and accessway widths.

PO Box 1293

Albuquerque

NM 87103

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Once corrections are complete resubmit the following for further evaluation by Transportation:

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.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

PO Box 1293

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

via: email
C: CO Clerk, File

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