

**From:** [Wolfenbarger, Jeanne](#)  
**To:** "Ryan Mulhall"; [Regina Okoye](#); [Al-najjar, Marwa G.](#); [Rodenbeck, Jay B.](#)  
**Subject:** RE: Plat for Champion 4th Street / [PR-2021-006366] ready for DRB signatures  
**Date:** Friday, May 27, 2022 10:04:51 AM

---

Good morning, Ryan. The "lady inspector" was me. I happened to arrive there at the exact moment as Charlie. I am satisfied with what is out there.

For the future, the site plan should show all of the existing sidewalk dimensions along the frontage, and the site plan should also provide ADA-accessible drive entrances and close any existing driveways that will not be used. The yellow painting along the header curb at the back of the ramp can be refreshed at that time, and the detectable warning surface for that ramp should cover the entire width of the landing before crossing the street. (However, this can be a separate action as part of site plan approval.)

You may send the plat through for DRB signatures from Transportation's perspective. Thanks!



**JEANNE WOLFENBARGER, P.E.**

Transportation manager  
development review services

o 505.924.3991

e [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Ryan Mulhall <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Sent:** Friday, May 27, 2022 9:47 AM

**To:** Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>; Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>

**Subject:** Re: Plat for Champion 4th Street / [PR-2021-006366] ready for DRB signatures

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning Ms. Wolfenbarger, our runner was able to collect dimensions of the whole sidewalk widths. I've attached the photos in this email since thankfully they are much smaller in file size. The first photo is the 4th street sidewalk width at the hydrant, and you'll recognize the orange spotting paint should match the broader photos previously provided. The second photo is the width at the header curbing location, which you mentioned need to be painted yellow. The third photo is of the Douglas MacArthur sidewalk, near the driveway under the shade trees there. Charlie mentioned there was a lady inspector for the city there when he was taking his photos and she was satisfied with his photos and measurements.

Please let me know if you have any remaining questions or concerns,  
Ryan Mulhall

b42a2c49-6092-4a34-9dd9-a31d332dfd3b.jpg



image000002.jpg



image000001.jpg



On Thu, May 26, 2022 at 3:32 PM Ryan Mulhall <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)> wrote:

The pictures were taken by the paving company, and are showing the new addition of sidewalk only, so the 4 ft 11 inches foot additional sidewalk measurement confirmed the new pad widths, which were added to the existing 6.1 foot sidewalk to make the 10 foot along 4th street. There is one photo with some greenery and shade that should be the new Douglas MacArthur sidewalk shot, since there aren't trees along 4th. I realize we don't have a clear dimensioning photo along that portion, just the photo highly focused on a concrete pad.

I'm not sure if it is of benefit at all but we have the following comment from the paver "Please find attached photos of the new offsite concrete sidewalk panels. You have 62 (186') length panels measuring 71" wide and 57 (171') length panels measuring 58" wide. I hope this helps."

I'll have our runner Charlie swing by and get more targeted dimensioning photos showing total sidewalk widths to send to you tomorrow. I'll pass along the comment regarding painting the header curb near the wheelchair ramps yellow.

Thank you for your patience with this one,  
Ryan Mulhall

----- Forwarded message -----

From: **Wolfenbarger, Jeanne** <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>  
Date: Thu, May 26, 2022 at 2:59 PM  
Subject: RE: Plat for Champion 4th Street / [PR-2021-006366] ready for DRB signatures  
To: Ryan Mulhall <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>, Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
Cc: Al-najjar, Marwa G. <[malnajjar@cabq.gov](mailto:malnajjar@cabq.gov)>

Ryan, I have taken a look at the photographs and have a few questions:

- I don't have anything that shows the 10-foot measurement on the 4<sup>th</sup> Street sidewalk or the five-foot measurement on Douglas MacArthur. (You sent two photographs but I could not tell where exactly that was located.) It has to be proven that

the five-foot sidewalk and 10-foot sidewalk are in place prior to the signing of the plat. I just need some confirmation.

- Marwa Al-najjar is reviewing a site plan showing the sidewalk, and the correct dimensions should be shown on that plan as part of that action. One of the concerns I had was that the header curb at the back of the wheelchair ramp at Douglas MacArthur/4<sup>th</sup> Street should be painted yellow to prevent a tripping hazard.

cid:image002.jpg@01D6F3CC.36A8D300



**JEANNE WOLFENBARGER, P.E.**

Transportation manager  
development review services

o 505.924.3991

e [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Ryan Mulhall <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Sent:** Wednesday, May 25, 2022 11:52 AM

**To:** Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Subject:** Re: Plat for Champion 4th Street / [PR-2021-006366] ready for DRB signatures

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

I'll follow up with the client about pictures of the construction. It's my understanding they built the sidewalk instead of taking the IIA route and thought the "green tag" would be enough to confirm the construction.

Thank you,  
Ryan M



On Wed, May 25, 2022 at 11:48 AM Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)> wrote:

So do you have an IIA since you have an infrastructure list? Usually you need one or the other for my sign-off. If there is an IIA, I am okay with signing. If there is not an IIA but you have pictures of this, I will look at that.

**Error! Filename not specified.**

**JEANNE WOLFENBARGER, P.E.**

Transportation manager  
development review services

o 505.924.3991

e [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Ryan Mulhall <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Sent:** Wednesday, May 25, 2022 10:53 AM

**To:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>

**Subject:** Re: Plat for Champion 4th Street / [PR-2021-006366] ready for DRB signatures

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning Jay, I've attached the necessary proof of completion for the sidewalk of the plat to get our plat for Champion 4th Street / [PR-2021-006366] signed by Transportation. The other departments should have been able to sign already.

Please let me know if you have any questions or concerns!

Ryan M

**Error! Filename not specified.**

On Tue, Mar 8, 2022 at 3:43 PM Ryan Mulhall <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)> wrote:

Good afternoon Mr. Rodenbeck,

Attached is the fully signed plat for Champion 4th Street / [PR-2021-006366]. I believe it is ready to circulate for most signatures, though our client is in the middle of going through the IIA process for sidewalk (Transportation) and movement of a water meter (ABCWUA) on this project's infrastructure list.

Thank you,  
Ryan Mulhall

--

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

Email: [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)