

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 15, 2025

John Everard
Manhard Consulting
One Overlook Point Suite 290
Licolnshire, IL 60069

Re: St. Anthony Plaza Apartments – Renovation
1750 INDIAN SCHOOL RD NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 04-02-25 (H13D124)

Dear Mr. Everard,

The TCL submittal received 04-02-2025 is approved for Building Permit by transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL, to [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

Diagram illustrating the layout and dimensions of accessible parking stalls, including the International Symbol of Accessibility (12 in. x 18 in.).

The diagram shows four types of stalls and their dimensions:

- Other access aisles 5 ft.**: A standard stall with a 5 ft. access aisle. Dimensions: 8.5 ft. wide, 8.5 ft. deep.
- Van access aisles 8 ft.**: A stall with a 5 ft. access aisle and a 3 ft. van access aisle. Dimensions: 8.5 ft. wide, 8.5 ft. deep.
- Standard Parking Stall 18 ft.**: A standard stall with a 5 ft. access aisle. Dimensions: 8.5 ft. wide, 18 ft. deep.
- Accessible route**: Indicated by arrows showing the path from the parking area to the building entrance.

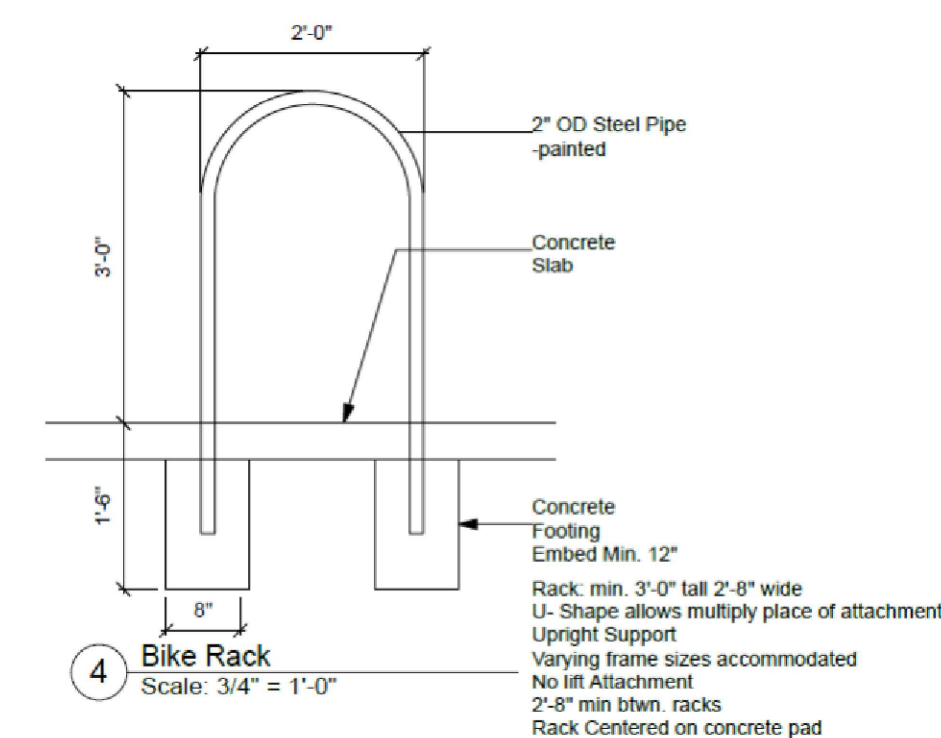
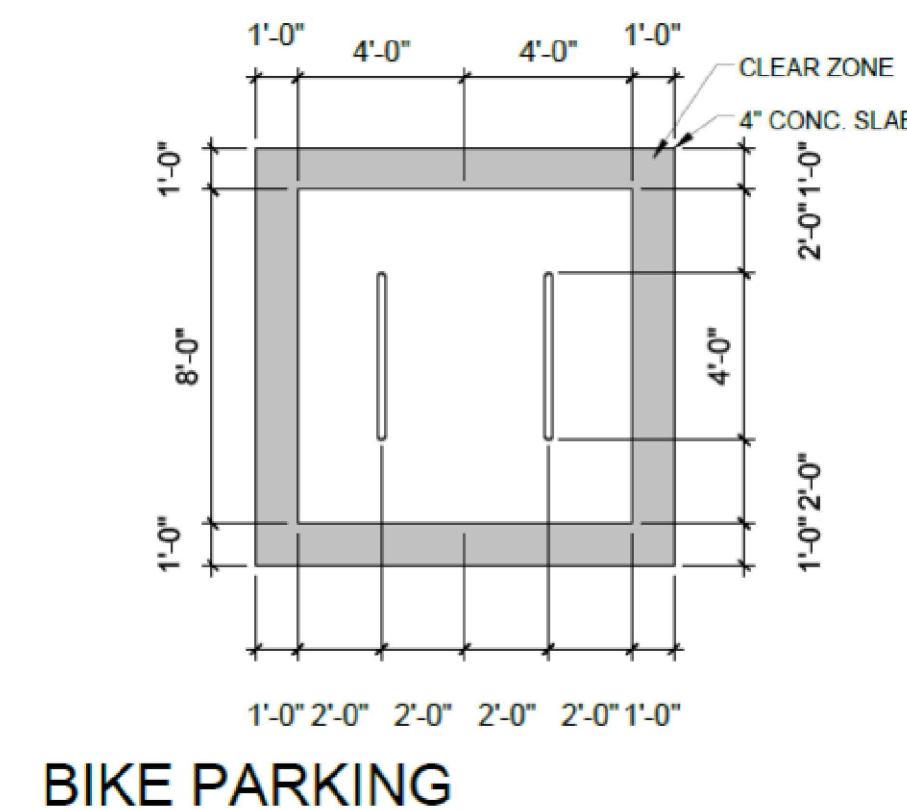
2015 NM Accessible Parking Checklist

Revised October 2018 by GCF

Page 7 of 12

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 4/16/2025
Signed Date



ST ANTHONY PLAZA APARTMENTS
ALBUQUERQUE, NEW MEXICO
TRAFFIC CIRCULATION LAYOUT DETAILS

PROJ. MGR.:	JSE
PROJ. ASSOC.:	GW
DRAWN BY:	GAW
DATE:	04/08/25
SCALE:	1"=50'

SHEET
TCL-2
CPHAQNM.01

CITY ENGINEER APPROVAL _____

SEAI



© 2006 MARILLARD, COMPTON, TUNG, AND BOUTIN

[illegible]

Manhard
CONSULTING

One Oriental Plaza, Suite 2600, Lincolnshire, IL 60069
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers

ph 847.634.1550 fax 847.634.0056
manhard.com

April 8, 2025 -- 16:56 Dwg Name: P:\Cpharm01\dwg\Eng\Final Drawings\Exhibits Eng\Traffic Circulation Exhibit.dwg Updated By: jeverard

April 8nd, 2025

Muhammad Saeed Zafar
City of Albuquerque
Engineering Assistant , Planning Department
1 Civic Plz NW #7057,
Albuquerque, NM 87103

Re: St. Anthony Plaza Apartments – Renovation
1750 INDIAN SCHOOL RD NW
TRAFFIC CIRCULATION LAYOUT

Dear Mr. Zafar,

In response to the comment letter dated April 2th, 2025, we offer the following responses in purple, to the outstanding comments:

1. There is not enough information on this to approve.

Noted, additional callouts and dimensions have been added to the plan.

2. Sidewalk widths are not called out everywhere. What dimensions are called out vary so they cannot be typical.

Dimensions have been added throughout the site. Typical has been removed from the callouts as the existing site varies in dimensions in areas.

3. No sidewalk widths are called out along entrance road.

Sidewalk widths on the entrance road have been added.

4. No typical parking stall dimensions called out.

Dimensions have been added everywhere including typical dimensions.

5. The HC parking widths and access aisles vary so it conflicts with using a standard detail with widths listed.

Dimensions and handicap spaces have been restriped to be uniform. A note has been added to the typical detail to see plan for final dimensions.

6. They do not call out where van accessible spaces and signs are.

Callouts have been added for the two van parking as well as callouts for the standard detail for the signs.

7. They do not call out how many bike racks there are at each area indicated for bike racks.

Callouts have been added for how many bike racks at each area.

8. Drive aisle widths appear to vary but they call out a typical width.

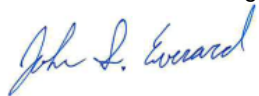
Typical has been removed from the plans and additional dimensions have been included throughout the site.

9. Remove non-transportation related information such as the flood zone line and flow arrows.

Arrows included depict access routes and are included in the legend. Floodplain line has been removed.

REMARKS: Please do not hesitate to contact me at 847-325-7215 or via email at jeverard@manhard.com with any questions.

Sincerely,
Manhard Consulting, Ltd.



John S. Everard, P.E.
Project Manager