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.

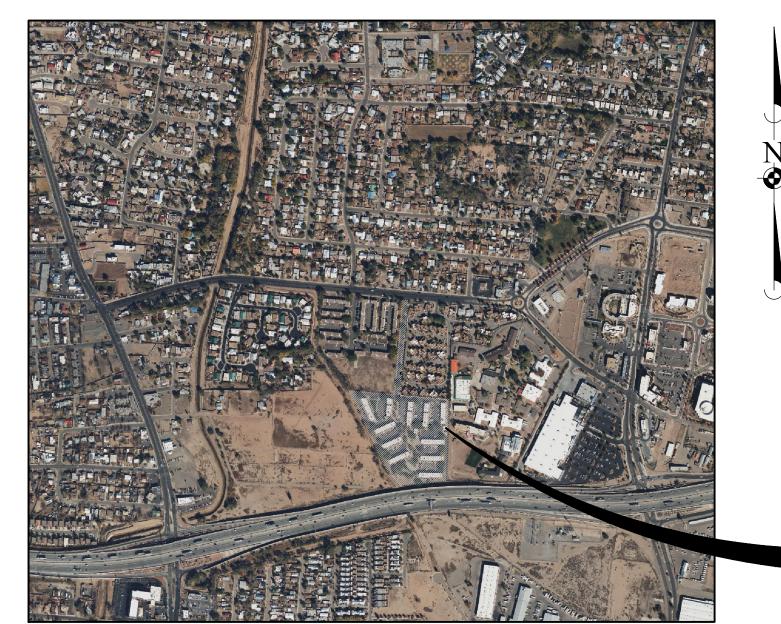
- PO Box 1293 When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, 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 <u>ABQ-PLAN</u> 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: emailC: CO Clerk, File





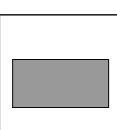
PROVIDED: 0

MOTORCYCLE PARKING: REQUIRED: 0

BICICLYE PARKING: REQUIRED: NM MFA: 0.25 / DWELLING UNIT = 40 PROVIDED: 42

PROJECT LOCATION

LOCATION MAP N.T.S.



LEGEND MILL AND OVERLAY

2" BITUMINOUS SURFACE COURSE MILL 2" BITUMINOUS SURFACE COURSE, HMA NMDOT TYPE SP-III

PROPOSED ADA CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE PAVEMENT 4" COMPACTED AGGREGATE BASE

<u>DA ROUTE</u> ALL SIDEWALK ALONG ROUTE TO BE ADA <u>COMPLIANT</u>

DIRECTION OF EXITING TRAFFIC

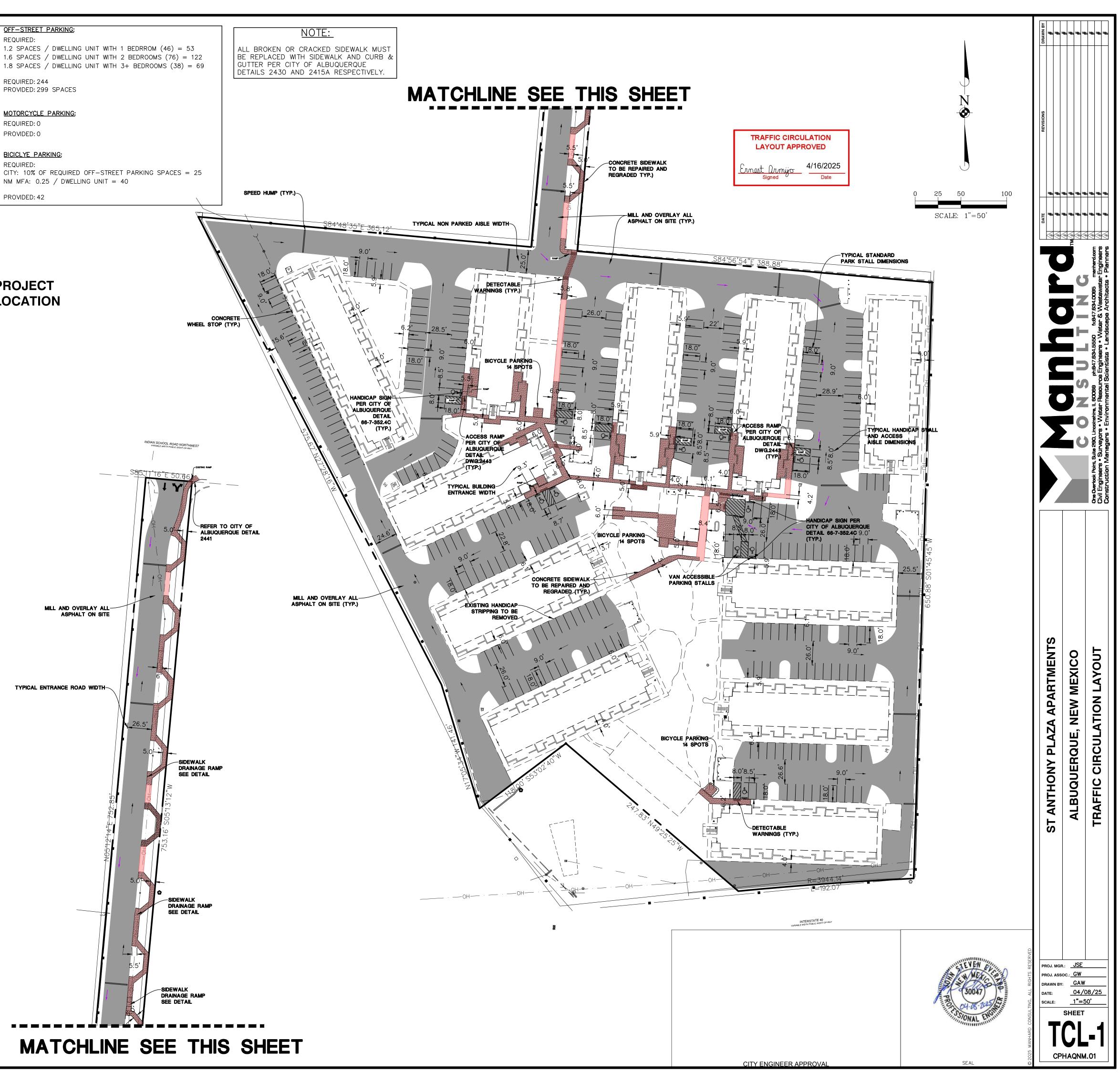
DESIGN DELIVERY VEHICLE ROUTE

EXECUTIVE SUMMARY:

- GENERAL PROJECT LOCATION: 1750 INDIAN SCHOOL ROAD. NORTH OF CORONADO FREEWAY (INTERSTATE 40), WEST OF LOWES HARDWARE STORE
- DEVELOPMENT CONCEPT FOR THE SITE: THE SITE IS AN EXISTING 9.86 AC MULTI-FAMILY HOUSING COMPLEX. THE PROJECT WILL CONSIST OF REMOVING AND REPLACING SIDEWALK TO PROVIDE ADA COMPLIANCE ON WALKWAYS. THE EXISTING PAVEMENT WILL BE A MILLED AND OVERLAYED, FIXING STRUCTURAL DAMAGE AND BRINGING ADA PARKING STALLS INTO COMPLIANCE.
- TRAFFIC CIRCULATION CONCEPT FOR THE SITE: TRAFFIC WILL EXIT LEFT OR RIGHT ONTO INDIAN SCHOOL ROAD. THE EXISTING TRAFFIC CIRCULATION WILL BE MAINTAINED AND NOT IMPACTED BY THE PROPOSED IMPROVEMENTS
- IMPACT ON THE ADJACENT SITES: NO IMPACT WILL OCCUR TO ADJACENT SITES
- REFERENCE ANY APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED: N/A, NO CHANGE IN USE OR TRAFFIC VOLUME IS ANTICIPATED
- . VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES: NONE

TYPICAL ENTRANCE ROAD WIDTH

TITLE DESCRIPTION: A PORTION OF ST. ANTHONY'S ORPHANAGE - TRACT B A CERTAIN TRACT OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A PORTION OF ST. ANTHONY'S ORPHANAGE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 1, 1950, AND AS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 23, 1973, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 6 OF ST. ANTHONY'S ORPHANAGE AND FROM SAID BEGINNING POINT RUNNING THENCE, S. 85° 11' 50" E., 365.16 FEET TO A POINT; THENCE N. 04" 48' 10" E., 752.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD N.W.; THENCE S. 85° 11' 50" E., 50.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE S. 04° 48' 10" W., 752.69 FEET TO A POINT; THENCE S 85° 11' 50" E., 388.88 FEET TO A POINT; THENCE S. 01° 24' 10" W., 650.88 FEET TO THE SOUTHEAST CORNER, A POINT ON A CURVE ON THE NORTHERLY RIGHT- OF-WAY LINE OF INTERSTATE NO. 40, N.M.P. NO. I-040-3 (27) 155; THENCE, 191.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3944.14 FEET AND A CHORD BEARING S. 85° 32' 12" W., 191.90 FEET TO A POINT ON THE CURVE; THENCE N. 49° 31' W., 247.83 FEET TO CORNER NO. 3 OF ST. ANTHONY'S ORPHANAGE; THENCE S. 52° 52' W., 118.00 FEET TO CORNER NO. 4 OF ST. ANTHONY'S ORPHANAGE; THENCE N. 16° 50' W., 141.49 FEET TO THE CORNER NO. 5 OF ST. ANTHONY'S ORPHANAGE; THENCE N. 28° 02 W., 575.35 FEET TO THE POINT AND PLACE OF BEGINNING. THE LAND SURVEYED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SP000168858, WITH AN EFFECTIVE DATE OF JULY 30, 2024



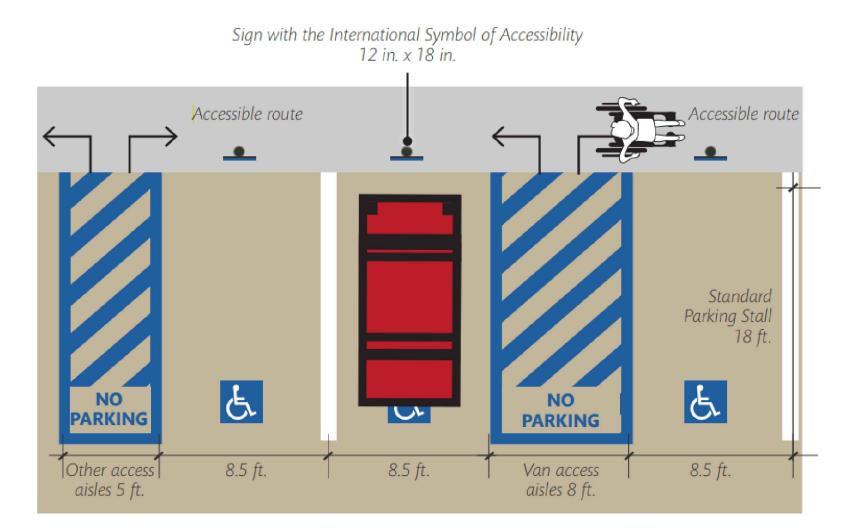
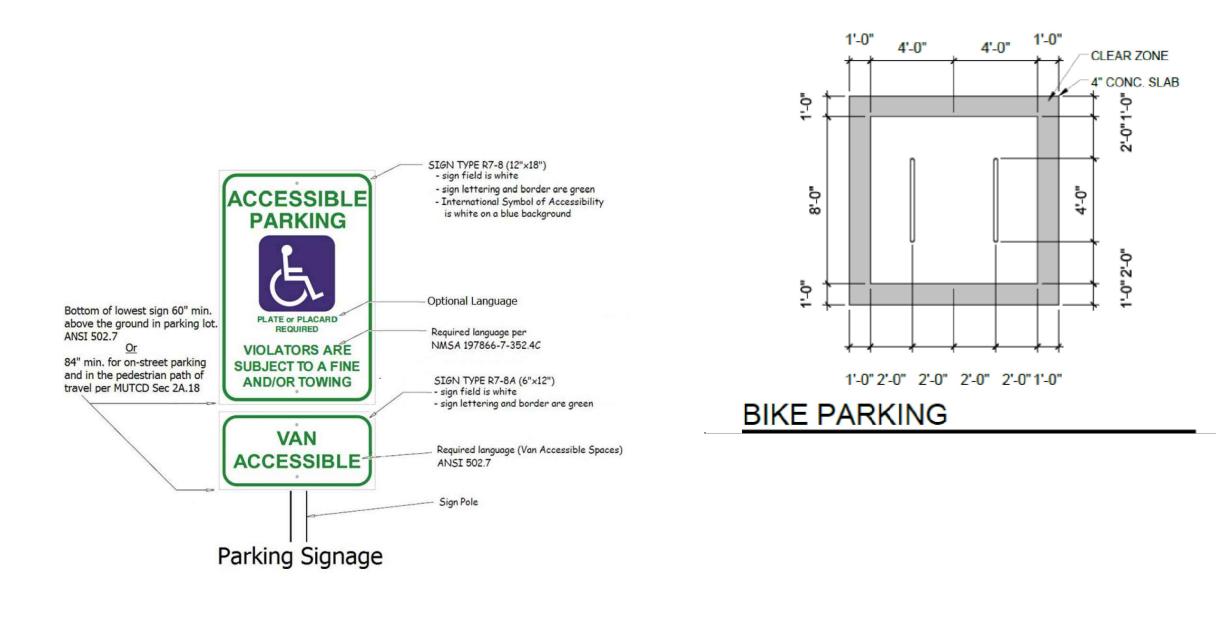


FIGURE 7.4.117 ADA Accessible Parking Stall and Access Aisle Dimensions

NOTE: SEE SITE PLAN FOR FINAL STALL DIMENSIONS

TRAFFIC CIRCULATION LAYOUT APPROVED Ernest Armijo 4/16/2025 Signed Date

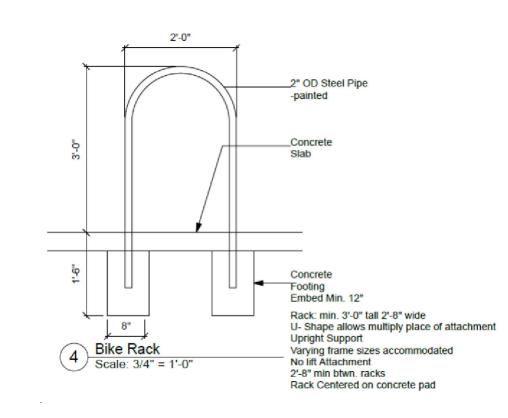


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2015 NM Accessible Parking Checklist

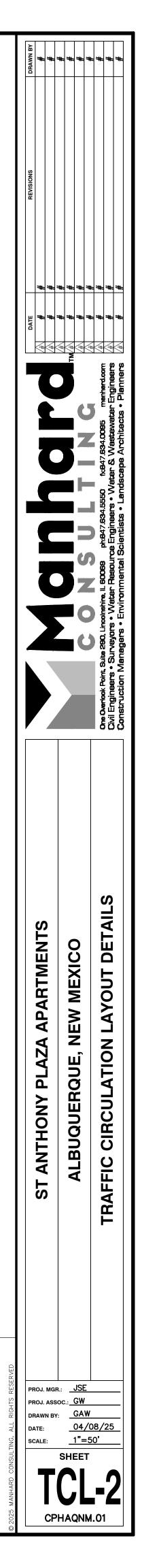
Revised October 2018 by GCD





CITY ENGINEER APPROVAL	

SEAL





Civil Engineering Surveying Water Resources Management Construction Management Landscape Architecture Land Planning

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 & Everand

John S. Everard, P.E. Project Manager