

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 20, 2025

Kelly Klein, PE  
BOHANNAN HUSTON  
7500 JEFFERSON ST NE Unit: CY2  
Albuquerque, NM 87109

[kklein@bhinc.com](mailto:kklein@bhinc.com)

**Re: CARLISLE AND MENAUL COMMERCIAL CENTER**  
**3535 MENAUL BLVD NE 87107**  
**Traffic Circulation Layout**  
Engineer's Stamp 1/9/26 (H16D083F)-TRANS-2026-00008

Dear Ms.Kelly,

The TCL resubmittal received 1-19-26 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.

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 the [ABQ-PLAN](#) for log in and evaluation by Transportation.

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.

Sincerely,

*Sertil A. Kanbar*

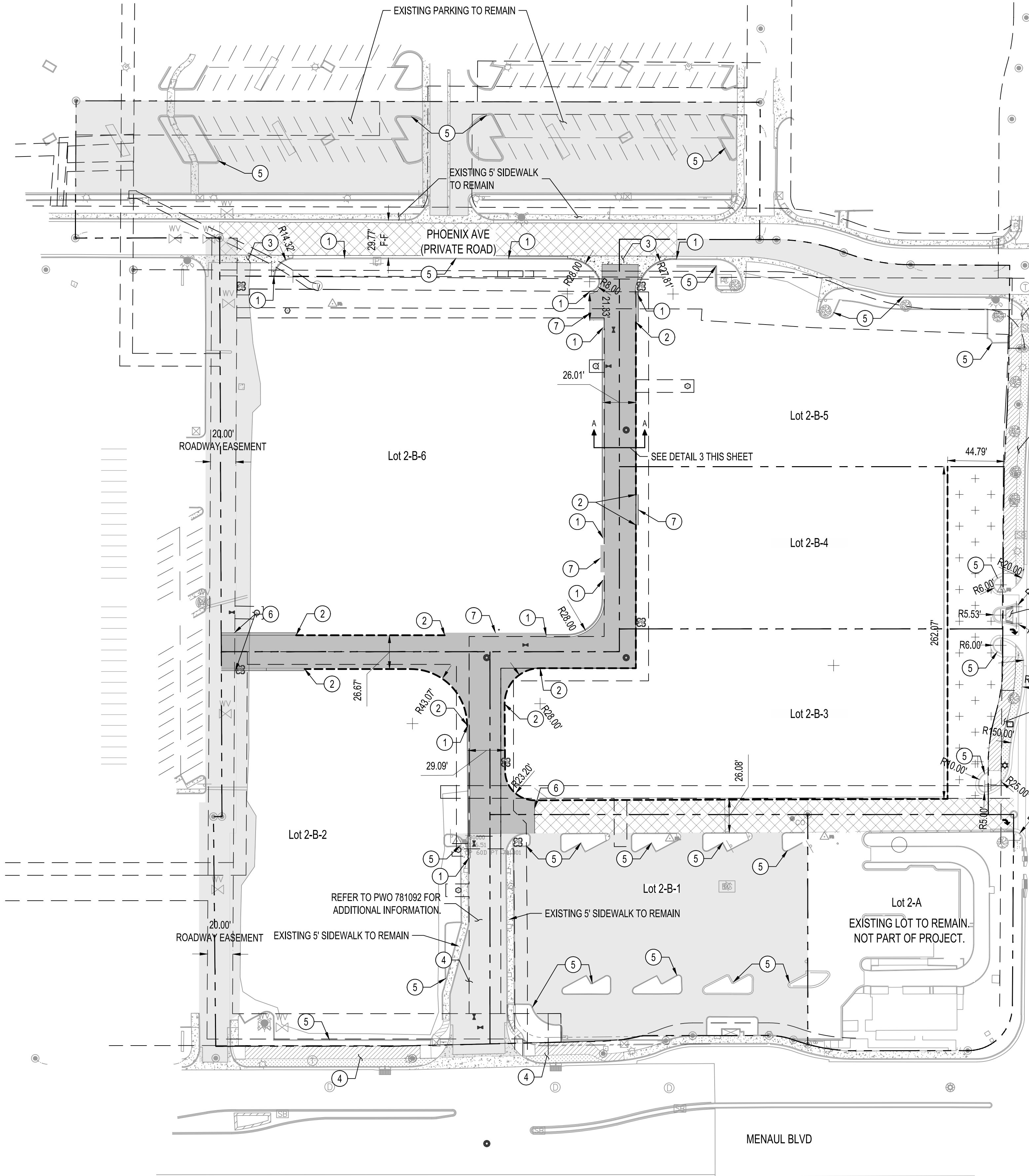
Sertil Kanbar, PhD,PE,CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 1/20/2026  
Signed Date

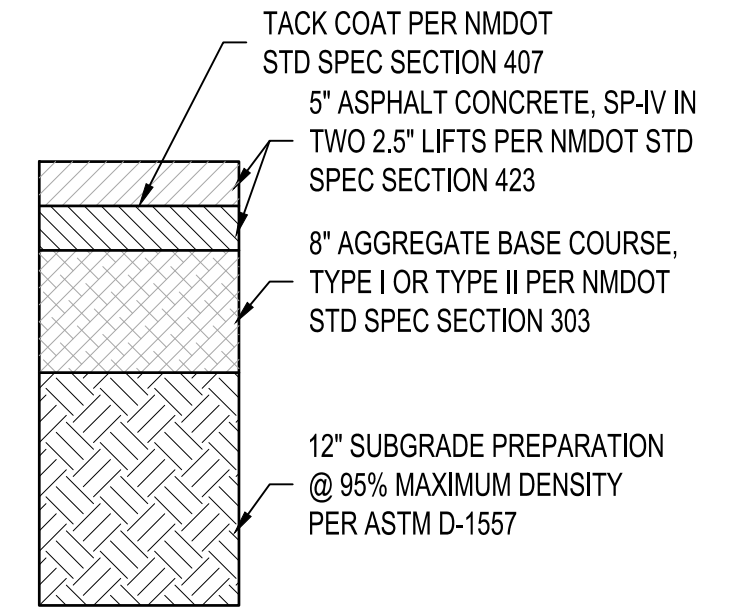
**ZONING**  
MX-M

**LEGAL DESCRIPTION**  
2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE)

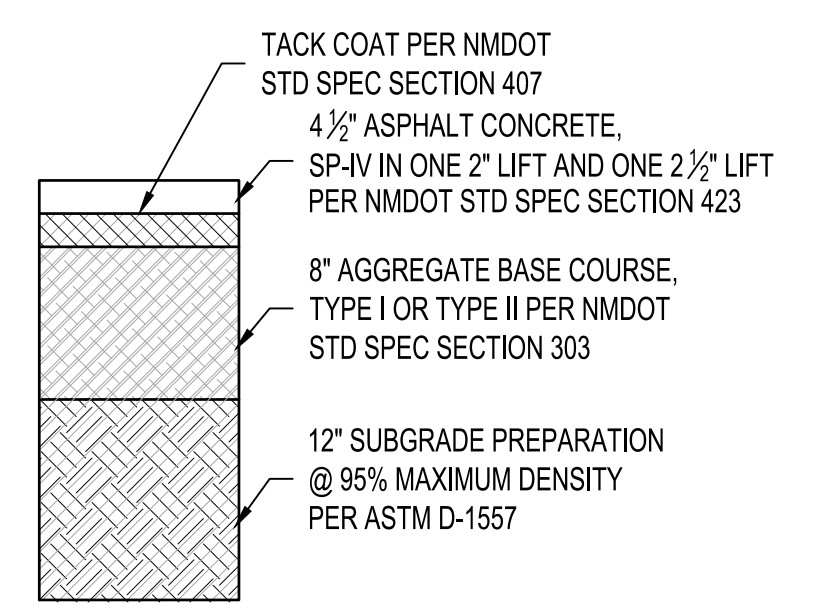
**SITE AREA**  
TOTAL SITE AREA = 9.63 +/- acres

NOTE:  
TCL PROVIDED HEREIN IS FOR THE BACKBONE INFRASTRUCTURE PLAN ONLY. EACH LOT SHALL PROVIDE SEPARATE TCL PLAN FOR THEIR SITE SPECIFIC PLAN AT TIME OF DEVELOPMENT. ALL PARKING AND SETBACK REQUIREMENTS FOR THE LOTS TO BE PROVIDED AT THAT TIME.

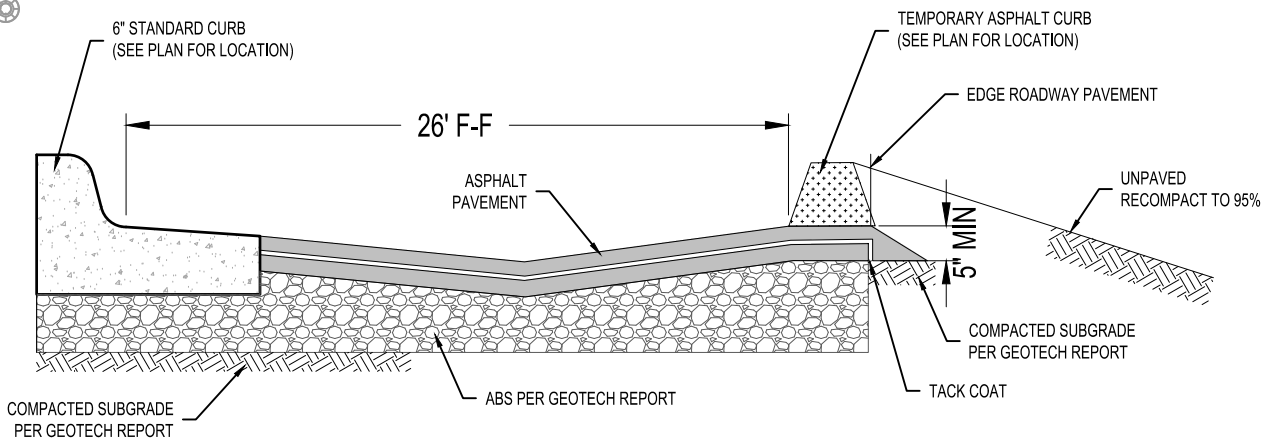
NOTE:  
THERE IS AN EXISTING PRIVATE CROSS LOT ACCESS, PARKING EASEMENT, AND AN EXISTING ACCESS EASEMENT FOR ALL ACCESS POINTS, DRIVEWAYS, AND VEHICULAR TRAFFIC PARKING AREAS OVER ALL LOTS.



**1 HEAVY DUTY PAVEMENT SECTION**  
NTS



**2 LIGHT DUTY PAVEMENT SECTION**  
NTS



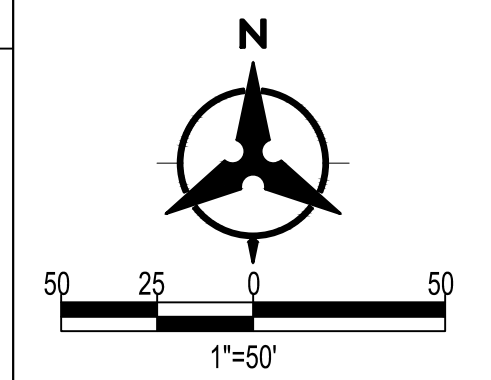
**3 TYPICAL SECTION A-A (BACKBONE ASPHALT ROAD)**  
NTS

**PAVING KEYED NOTES**

1. INSTALL 8" CURB AND GUTTER PER COA STD DWG 2415A.
2. INSTALL TEMPORARY ASPHALT CURB, TYPE C RESIDENTIAL, PER COA STD DWG 2415C.
3. INSTALL VALLEY GUTTER PER COA STD DWG 2420.
4. WORK BY OTHERS. SEE CPN 781092 FOR WORK WITHIN PUBLIC RIGHT OF WAY.
5. EXISTING CURB TO REMAIN, PROTECT IN PLACE.
6. NEAT CUT EXISTING ASPHALT. MATCH PAVING.
7. EXTEND ASPHALT 2' BEYOND CURB LIMITS PER PLAN.

**GENERAL NOTES**

1. ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE COA STANDARD DRAWINGS AND ADA STANDARDS.
2. CLEAR SITE DISTANCE: 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 THIS AREA. SITE TRIANGLE IS BASED OFF FIGURE 7.4.94 IN THE DPM.
3. STREET LIGHTING WILL COMPLY WITH CPO REQUIREMENTS AND NIGHT SKY LIGHTING. STREET LIGHTS WILL BE DEFINED WITH A SEPARATE SUBMITTAL.



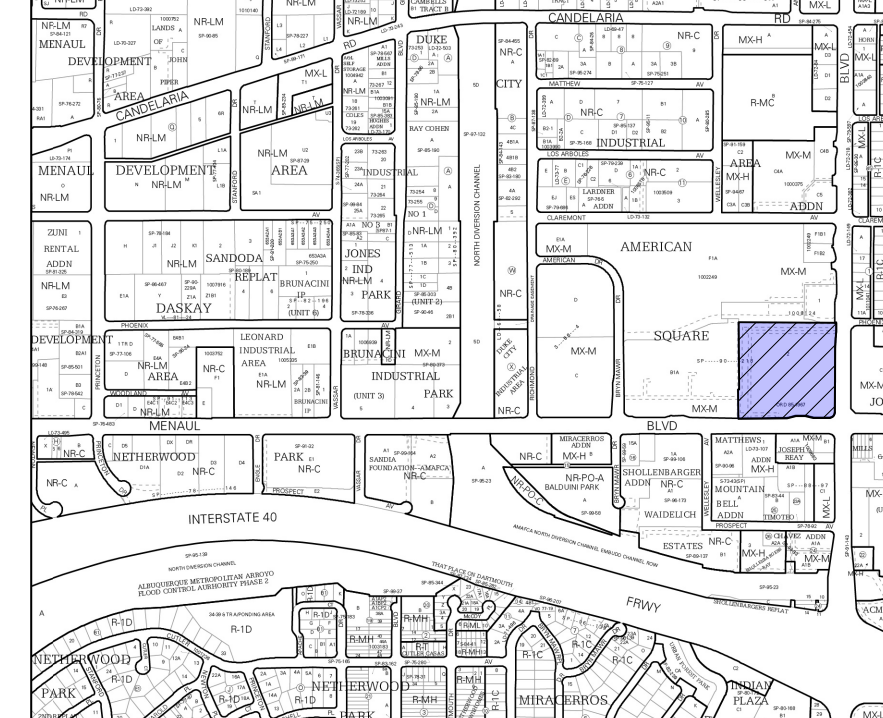
**BENCH MARKS**

ACS MONUMENT 140.12'  
NAD 1983 CENTRAL ZONE  
X = 1432017.843  
Y = 1485236.843  
Z = 6117.289' (NAVD 1988)  
G-G = 0.999672575  
MAPPING ANGLE = 0°12'30.45"  
US SURVEY FEET



**AS-BUILT INFORMATION**

CONTRACTOR	DATE	WORK STAMPED BY	DATE	INSPECTORS ACCEPTANCE BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE



**VICINITY MAP**  
ZONE ATLAS PAGE: H-16-Z

**LEGEND**

- INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 1, THIS SHEET.
- INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 2, THIS SHEET.
- CONCRETE SIDEWALK REFER TO CPN 781092
- LANDSCAPE BUFFER. REFER TO CPN 781092
- EXISTING ASPHALT TO REMAIN
- 2" MILL AND OVERLAY EXISTING ASPHALT. MAINTAIN EXISTING GRADES.
- EXISTING CONCRETE SIDEWALK. PROTECT IN PLACE
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- TEMPORARY ASPHALT CURB
- EASEMENT LINE

**REVISIONS**

NO.	DATE	BY

**DESIGN**

DESIGNED BY	CHECKED BY	DRAWN BY
KK	KK	LS



**CARLISLE AND MENAUL COMMERCIAL CENTER TRAFFIC CIRCULATION LAYOUT**

BHI PROJECT NO.	20240281	DWG NO.	C-200	SHEET	5	OF	XXXX
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