

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 1, 2022

Scharles T. Wilder
Wilder Design LLC
405 Laguna Blvd. SW
Albuquerque, NM 87104

Re: Leaf & Flower
11719 Menaul Blvd. NE
Traffic Circulation Layout
Architect's Stamp 06-15-22 (H22-D051)

Dear Mr. Wilder,

The TCL submittal received 10-26-2022 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

NM 87103

www.cabq.gov

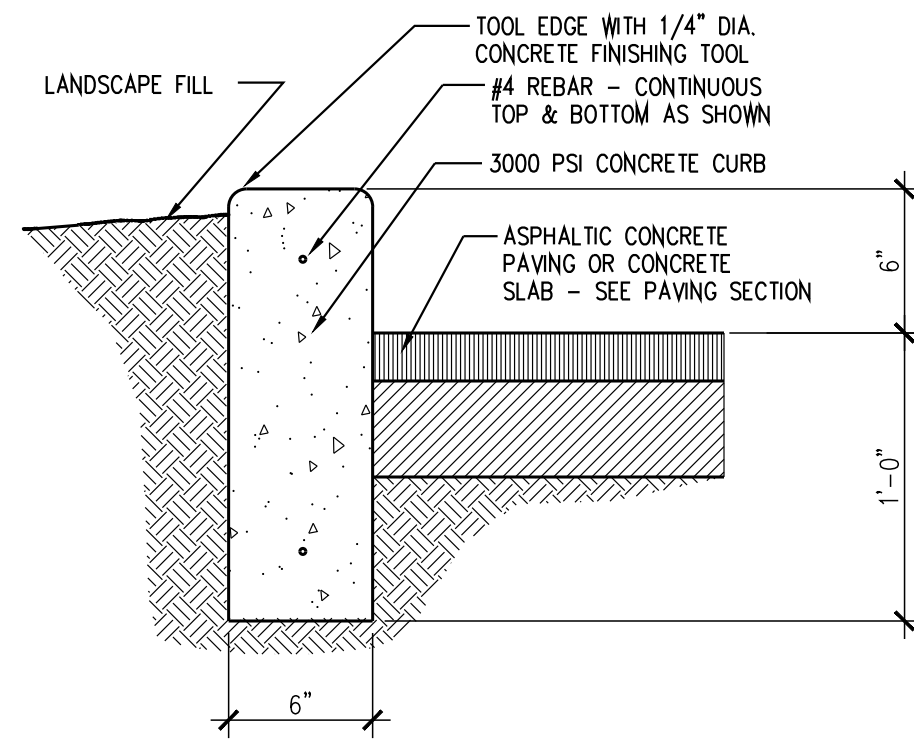
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel 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.

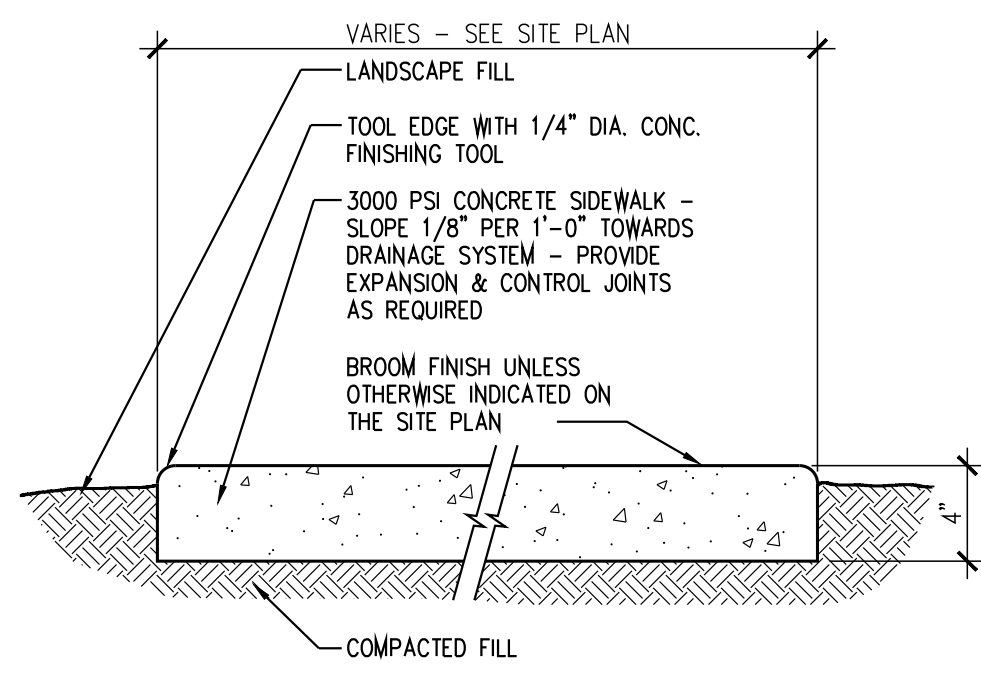
Sincerely,

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

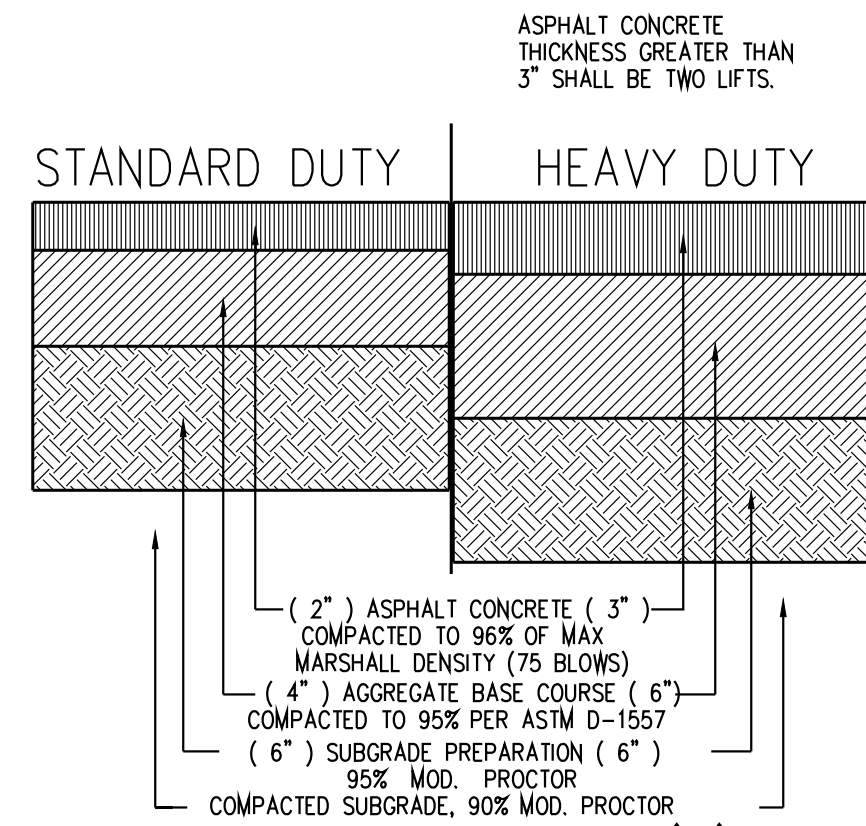
C: CO Clerk, File



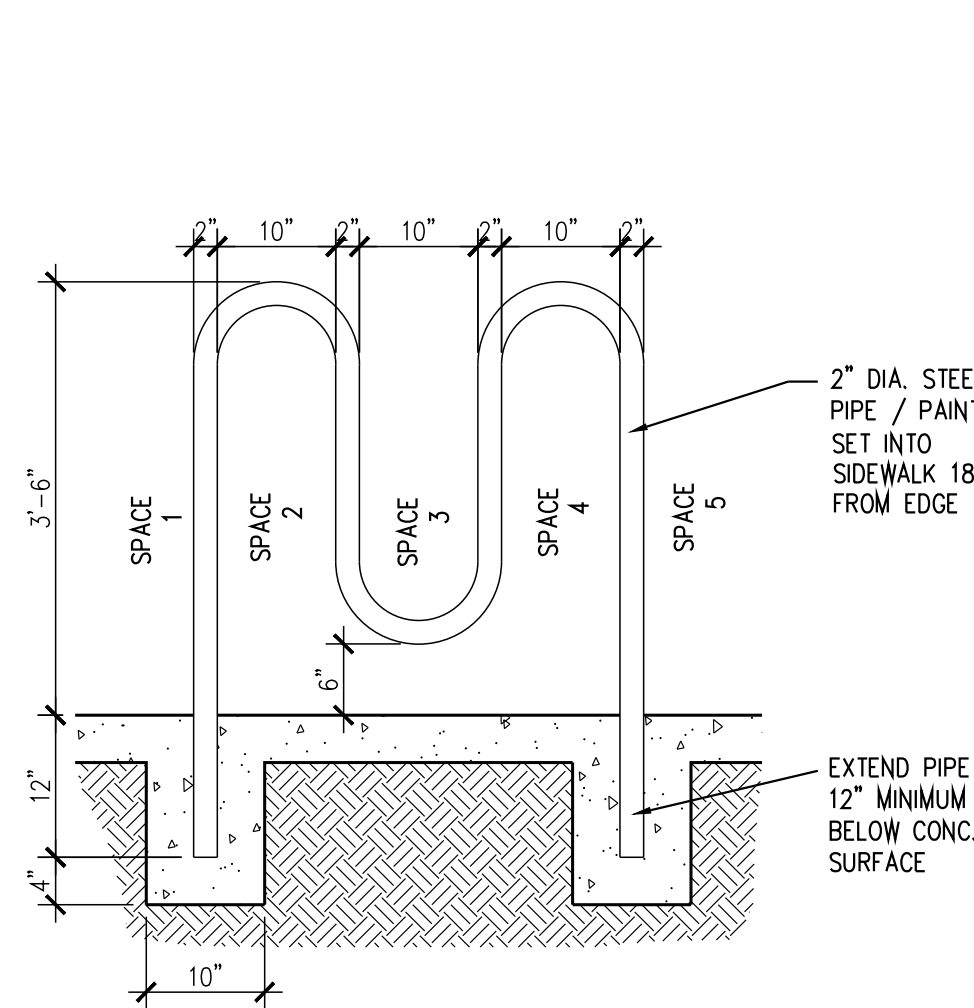
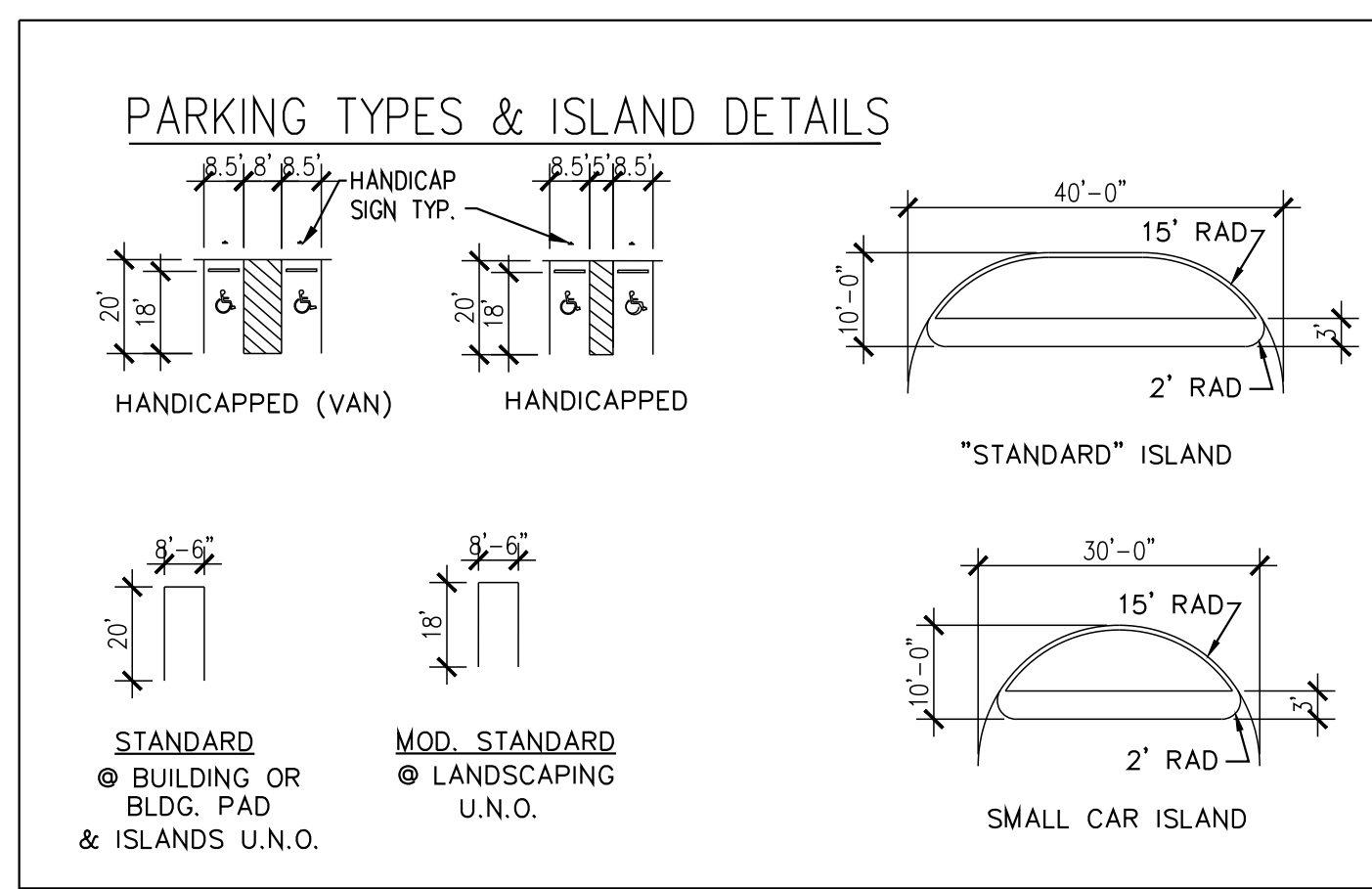
7 STAND-UP CURB - TYPICAL
SCALE: 1 1/2"=1'-0"



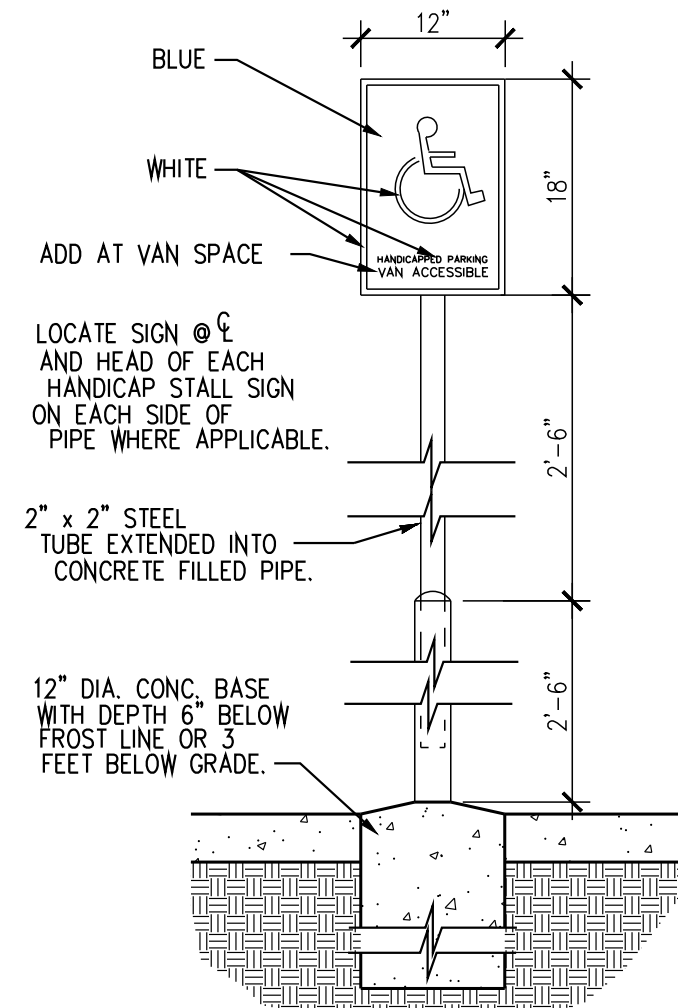
8 SIDEWALK
SCALE: 1 1/2"=1'-0"



9 ASPHALT PAVING SECTION - 'A'
SCALE: 1 1/2"=1'-0"

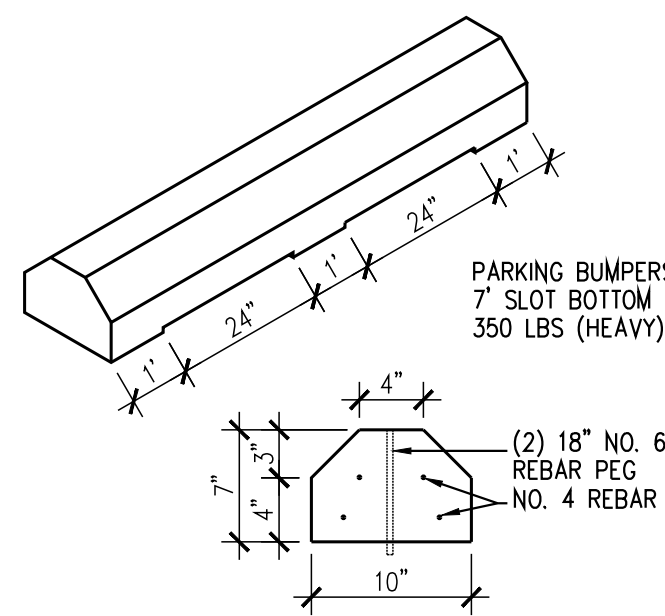


5 BICYCLE RACK
SCALE: 3/4"=1'-0"

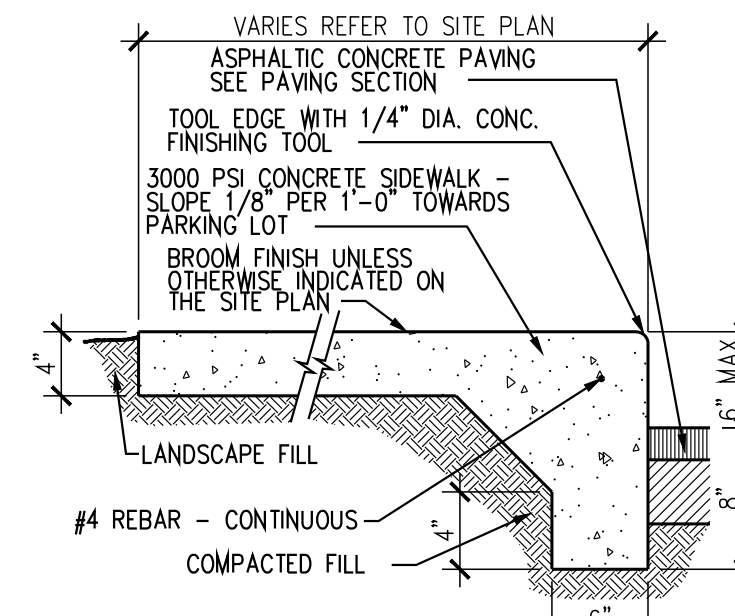


6 HANDICAP PARKING SIGN
SCALE: 3/4"=1'-0"

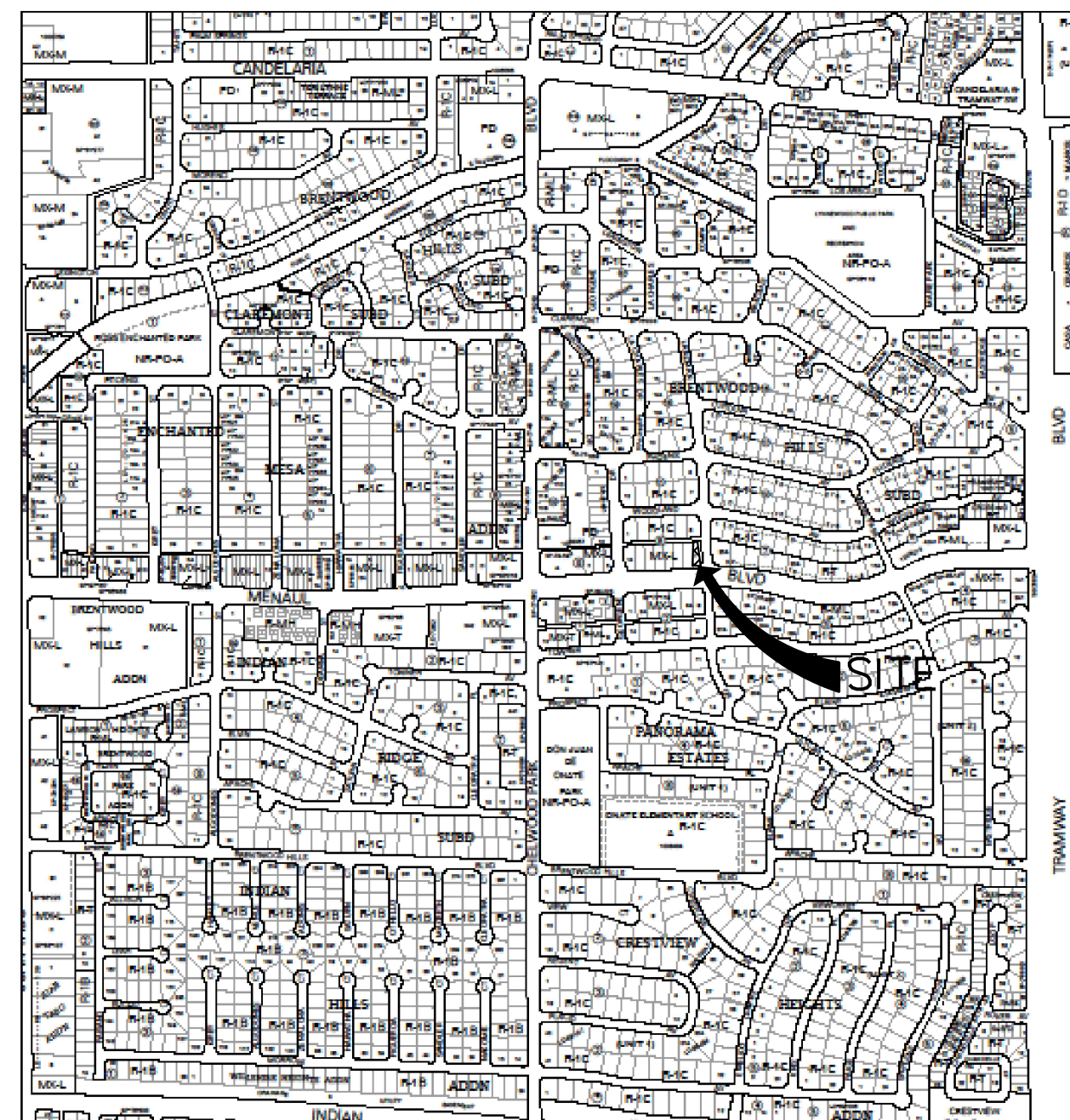
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Amigo 12/1/2022
Signed Date



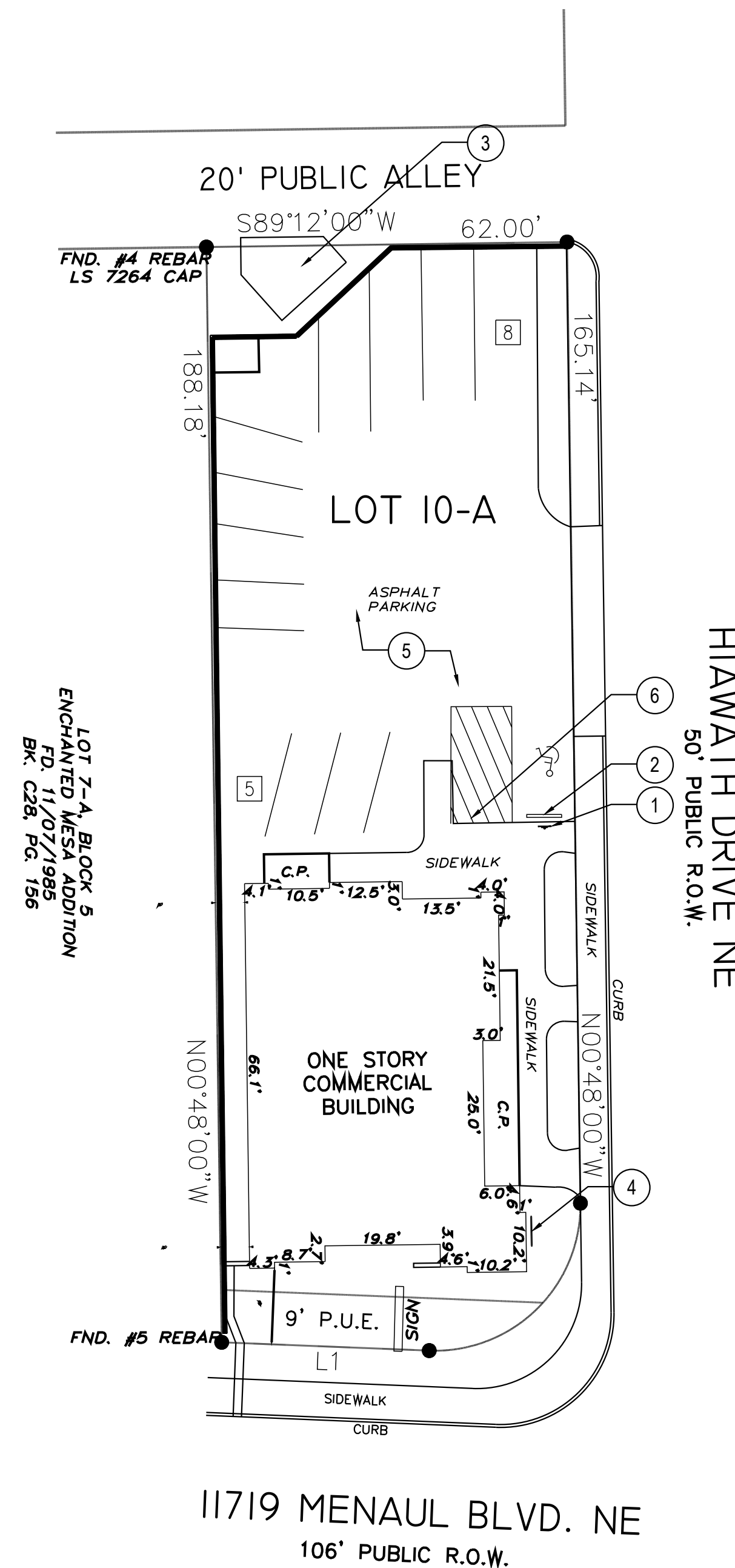
3 PARKING BUMPER
NOT TO SCALE



4 TURN-DOWN SIDEWALK - TYP.
SCALE: 1"=1'-0"



VICINITY MAP:



SITE PLAN
SCALE: 1"=20'-0"

OKEYED NOTES

- EXISTING HANDICAP SIGN - 1 REQUIRED. SIGN SHALL READ "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
- EXISTING PARKING BUMPER - 1 REQUIRED - SEE DETAIL 4/C1.
- EXISTING REFUSE CONTAINER BY OWNER
- NEW RIBBON STYLE BIKE RACK 5 SPACES
- HEAVY DUTY ASPHALT PAVING TYPICAL, SEE PAVING SECTION.
- HANDICAP RAMPS TO SLOPE UP 1:12 IN DIRECTION SHOWN. CONSTRUCT RAMP PER COA DETAIL 2426 @ PUBLIC SIDEWALK.

PARKING PROVIDED:

REQUIRED SPACES:
2,562 SF (RETAIL) 1 PER 200 = 13 SPACES
1 ACCESSIBLE INCLUDED
TOTAL REQUIRED 13
TOTAL PROVIDED SPACES 13

RADIUS LEGEND

- | | |
|--------------|--------------|
| ① 2' RADIUS | ⑥ 15' RADIUS |
| ② 3' RADIUS | ⑦ 20' RADIUS |
| ③ 4' RADIUS | ⑧ 25' RADIUS |
| ④ 5' RADIUS | ⑨ 35' RADIUS |
| ⑤ 10' RADIUS | ⑩ 50' RADIUS |



WILDER DESIGN
architecture.planning.sustainable design consulting

LEAF & FLOWER
11719 MENAUL BLVD
ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

JOB #	22019
DATE	07.10.22
DRAWN BY:	STW
PROJECT MANAGER	STW

TCL

NOTE: THESE ARE EXISTING CONDITIONS UNDER PREVIOUS PERMIT AND BUILT. THE PARKING REQUIREMENT IS LESS