

# CITY OF ALBUQUERQUE



September 23, 2020

Dennis Lorenz, PE  
Lorenz Design + Consulting  
2501 Rio Grande Blvd NW, Ste A  
Albuquerque, NM 87104

**Re: The Learning Experience (Academy of Early Education)  
4580 Nunzio Ave. NW  
Traffic Circulation Layout  
Engineer's Stamp 09-17-2020 (C12-D003C)**

Dear Mr. Lorenz,

The TCL submittal received 09-17-2020 is approved for Building Permit with. 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, 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,

Nilo Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

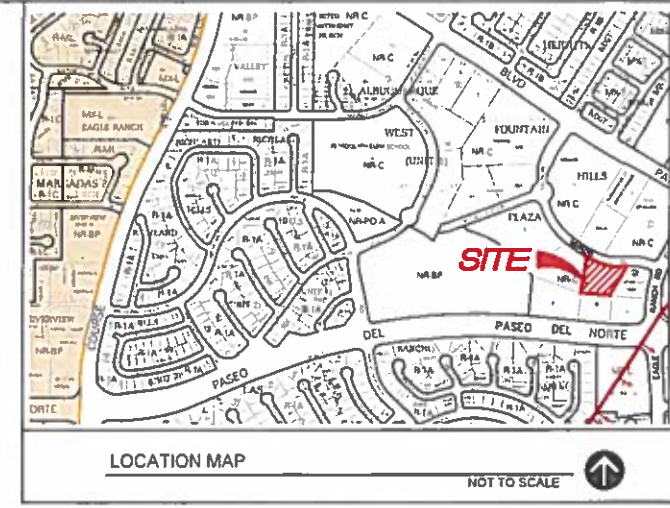
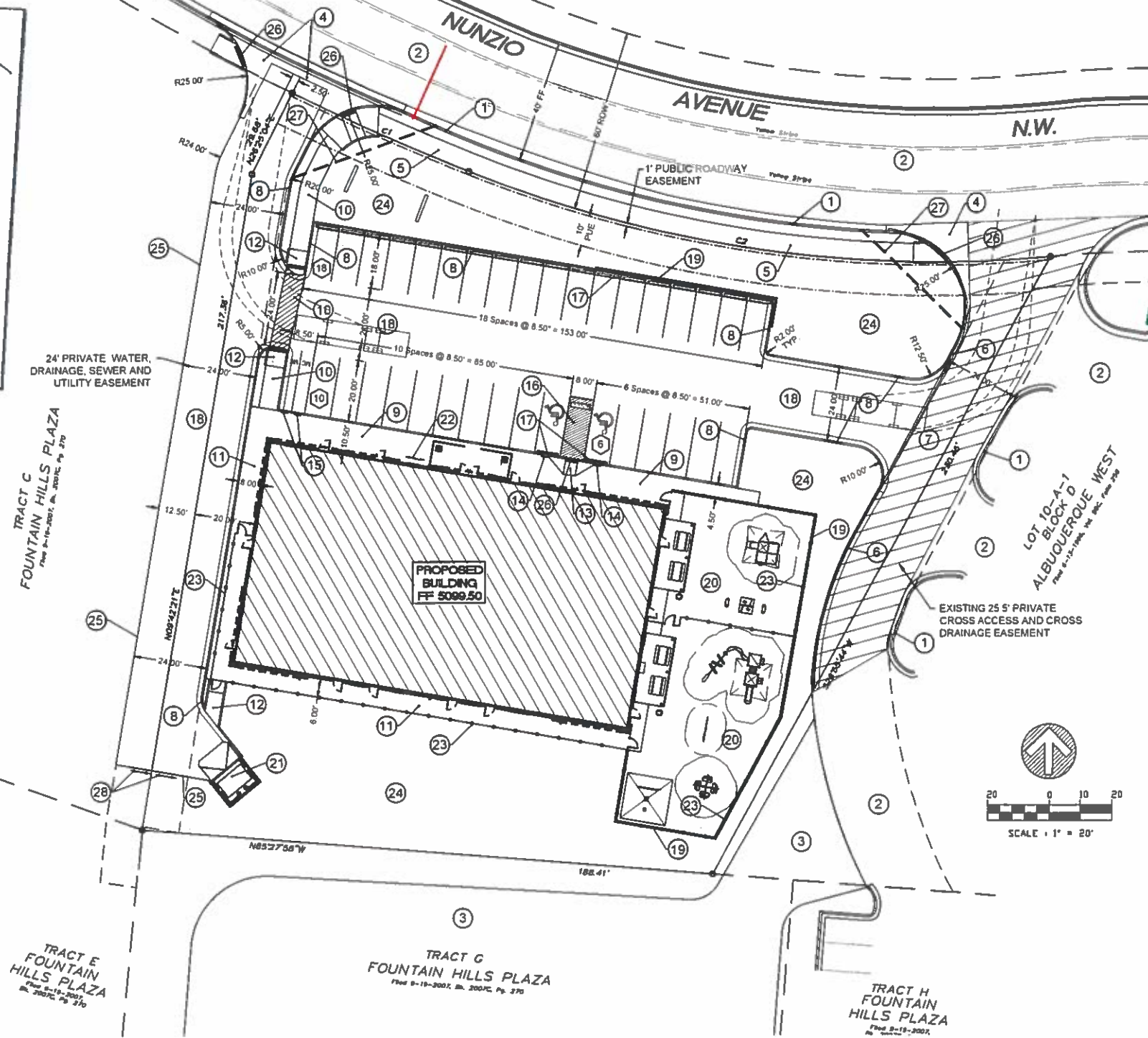
C: CO Clerk, File

CONDITION OF FINAL C.O.D. APPROVAL:  
SOLID WASTE APPROVAL BE PROVIDED  
(NSF - 09/23/2026)

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
9/23/20  
Signed \_\_\_\_\_  
Date \_\_\_\_\_

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	83.28'	805.00'	31.64'	83.24'	S85°49'07"E
C2	189.83'	412.60'	28.89'	193.81'	S81°22'22"E



GENERAL NOTES

- 1. 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 THE CLEAR SIGHT TRIANGLE.
- 2. ANY CURB AND GUTTER WITHIN THE PUBLIC RIGHT-OF-WAY BROKEN DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED PER COA STD DWG 2407 AND 2415A.

PARKING CALCULATIONS

OCCUPANCY TYPE	CHILD DAY CARE
BUILDING AREA	9,587 SF
PARKING SPACES REQUIRED	24
PARKING SPACES PROVIDED	34
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	2
ALL REGULAR SPACES ARE 8'5" X 18'	
MOTORCYCLE SPACES REQUIRED	1
MOTORCYCLE SPACES PROVIDED	2
BICYCLE SPACES REQUIRED	3
BICYCLE SPACES PROVIDED	3

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT	---	---
RETAINING WALL	R/R	---
CURB AND GUTTER	---	---
6" CONCRETE CURB	---	---
PARKING COUNT	---	11
CLEAR SIGHT TRIANGLE	---	---
PAVEMENT R/R	---	---

SITE INFORMATION

PROPERTY ADDRESS	4580 NUNZIO AVENUE NW ALBUQUERQUE, NEW MEXICO 87114
LEGAL DESCRIPTION	TRACT F, FOUNTAIN HILLS PLAZA SUBDIVISION
ZONING	NR-C
SITE AREA	1.1223 ACRES (48,887 SF)
BUILDING AREA	9,587 SF
LANDSCAPING RECOMMENDED	15% NET SITE AREA = (48,887 SF - 9,587 SF) X 0.15 = 5,953 SF
LANDSCAPING PROVIDED	14,810 SF
BUILDING SETBACKS	FRONT 5' REAR 0' SIDE 0'

KEYED NOTES

- 1. EXISTING CONCRETE CURB AND GUTTER
- 2. EXISTING ASPHALT PAVEMENT
- 3. EXISTING GRAVEL SURFACING
- 4. REMOVE & DISPOSE EXISTING CURB & GUTTER. CONSTRUCT CONCRETE VALLEY GUTTER WITH ACCESSIBLE RAMP. SEE COA STD DWGS 2420 & 2426
- 5. CONSTRUCT 6" PUBLIC SIDEWALK. SEE COA STD DWG 2430
- 6. REMOVE & DISPOSE EXISTING ASPHALT CURB TO LIMITS SHOWN. CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL BC004
- 7. REMOVE & DISPOSE EXISTING ASPHALT PAVEMENT TO LIMITS SHOWN. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL AC004
- 8. CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL BC004
- 9. CONSTRUCT TURNDOWN SIDEWALK. SEE DETAIL CC004
- 10. CONSTRUCT 6" CONCRETE PEDESTRIAN CONNECTION TO NUNZIO AVENUE
- 11. CONSTRUCT CONCRETE SIDEWALK
- 12. CONSTRUCT HANDICAP RAMP TYPE-1. SEE DETAIL DC004
- 13. CONSTRUCT HANDICAP RAMP TYPE-2. SEE DETAIL EC004
- 14. INSTALL HANDICAP PARKING SIGNAGE. SEE DETAIL FC004
- 15. CONSTRUCT MOTOR CYCLE PARKING SIGN. SEE DETAIL GC004
- 16. PROVIDE STRIPING AT ACCESSIBLE AREA PER CODE. PROVIDE THE WORDS "NO PARKING" IN CAPITAL LETTERS, 1" HIGH AND 2" WIDE AT THE REAR OF THE ACCESSIBLE SPACE
- 17. INSTALL CONCRETE TIRE STOPS
- 18. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL AC004
- 19. CONSTRUCT RETAINING WALL. DETAIL BY OTHERS
- 20. CHILD PLAY AREA
- 21. CONSTRUCT NEW REFUSE ENCLOSURE
- 22. INSTALL NEW BICYCLE RACK - 3 SPACES MINIMUM
- 23. CONSTRUCT PVC FENCING AND GATES
- 24. NEW LANDSCAPING. SEE LANDSCAPE PLAN
- 25. EDGE OF PAVEMENT. NO CURB
- 26. INSTALL 24" WIDE TRUNCATED DOMES AT ALL ACCESSIBLE RAMPS
- 27. 35' X 35' CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE 1
- 28. INSTALL 2 TYPE II BARRICADES PER COA STD DWG 2803 AT TERMINUS OF ACCESS DRIVE



NUNZIO AVENUE  
ALBUQUERQUE, NM 87114

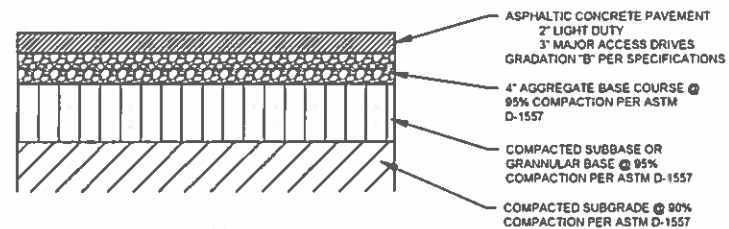
REVISIONS PER CITY TRAFFIC ENGINEER 9-17-2020

THE LEARNING EXPERIENCE  
SITE PLAN - TRAFFIC CIRCULATION PLAN



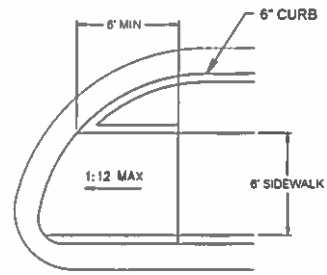
**LORENZ**  
2901 Rio Grande Blvd. Suite A  
Albuquerque, New Mexico 87104  
P: 505-489-0000 F: 505-243-8808

DRAWN BY: DAL	DATE: June 2020
CHECKED BY: DAL	
FILE: 20-005	S001

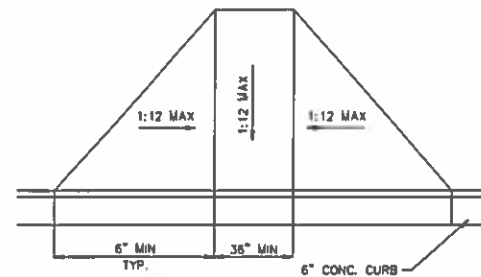


FOR PAVEMENT DESIGN SEE:  
GEOTECHNICAL EVALUATION REPORT FOR THE LEARNING CENTER  
WESTERN TECHNOLOGIES, INC  
MARCH 5, 2020

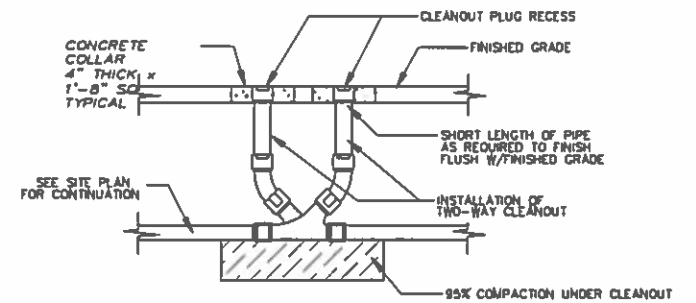
ASPHALT PAVEMENT SECTION  
NTS  
A  
C004



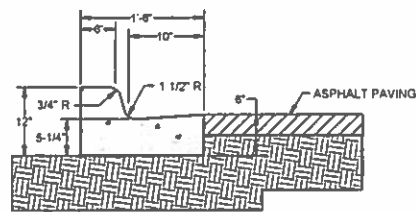
HANDICAP RAMP DETAIL - TYPE 1  
NTS  
D  
C004



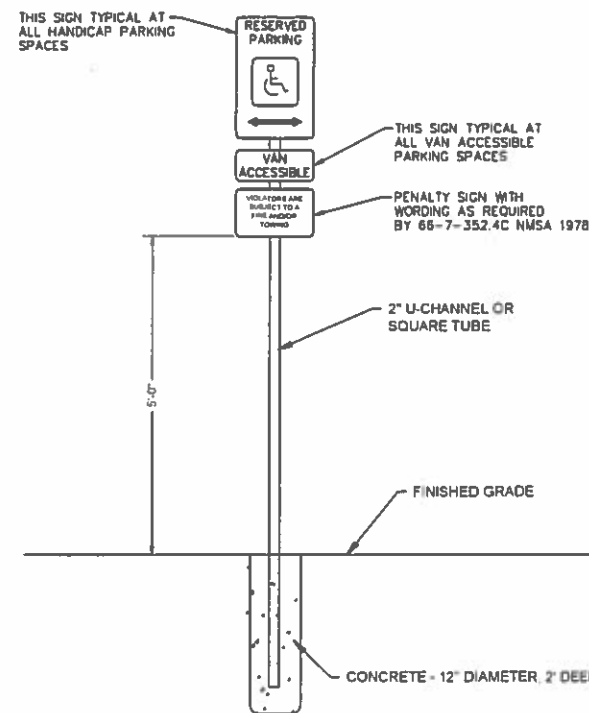
HANDICAP RAMP DETAIL - TYPE 2  
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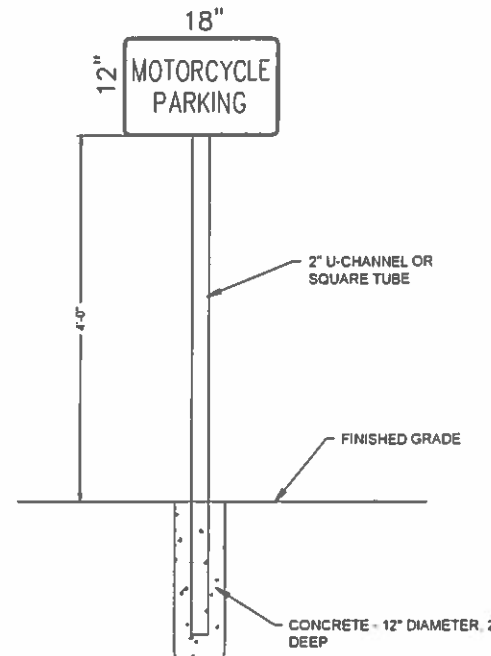
TYPICAL CLEANOUT  
NTS  
H  
C004



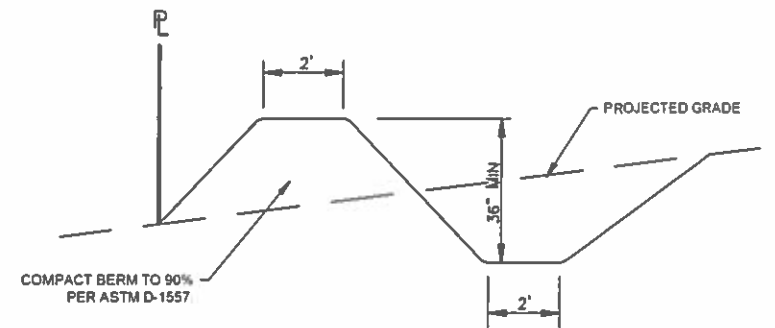
CONCRETE CURB AND GUTTER  
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C004



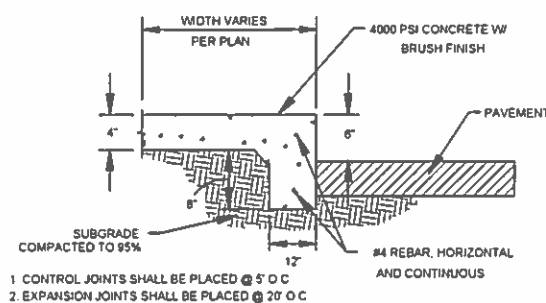
HC SIGN ASSEMBLY / BOLLARD DETAIL  
NTS  
F  
C004



MOTORCYCLE SIGN DETAIL  
NTS  
G  
C004



TEMPORARY BERM/SWALE SECTION  
NTS  
J  
C004



1. CONTROL JOINTS SHALL BE PLACED @ 5' O C  
2. EXPANSION JOINTS SHALL BE PLACED @ 20' O C

TURNDOWN SIDEWALK DETAIL  
NTS  
C  
C004

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
9/23/20  
Signed  
Date

THE LEARNING EXPERIENCE SITE DETAILS			
	DRAWN BY: DAL CHECKED BY: DAL FILE: 20-005	DATE: June 2020 <b>C004</b>	