

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

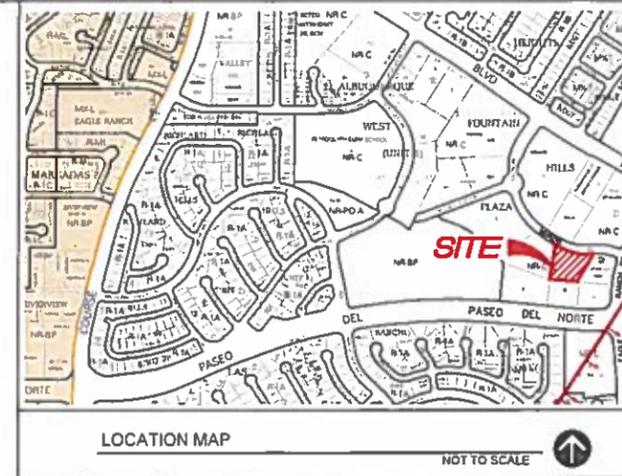
Sincerely,

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

C: CO Clerk, File

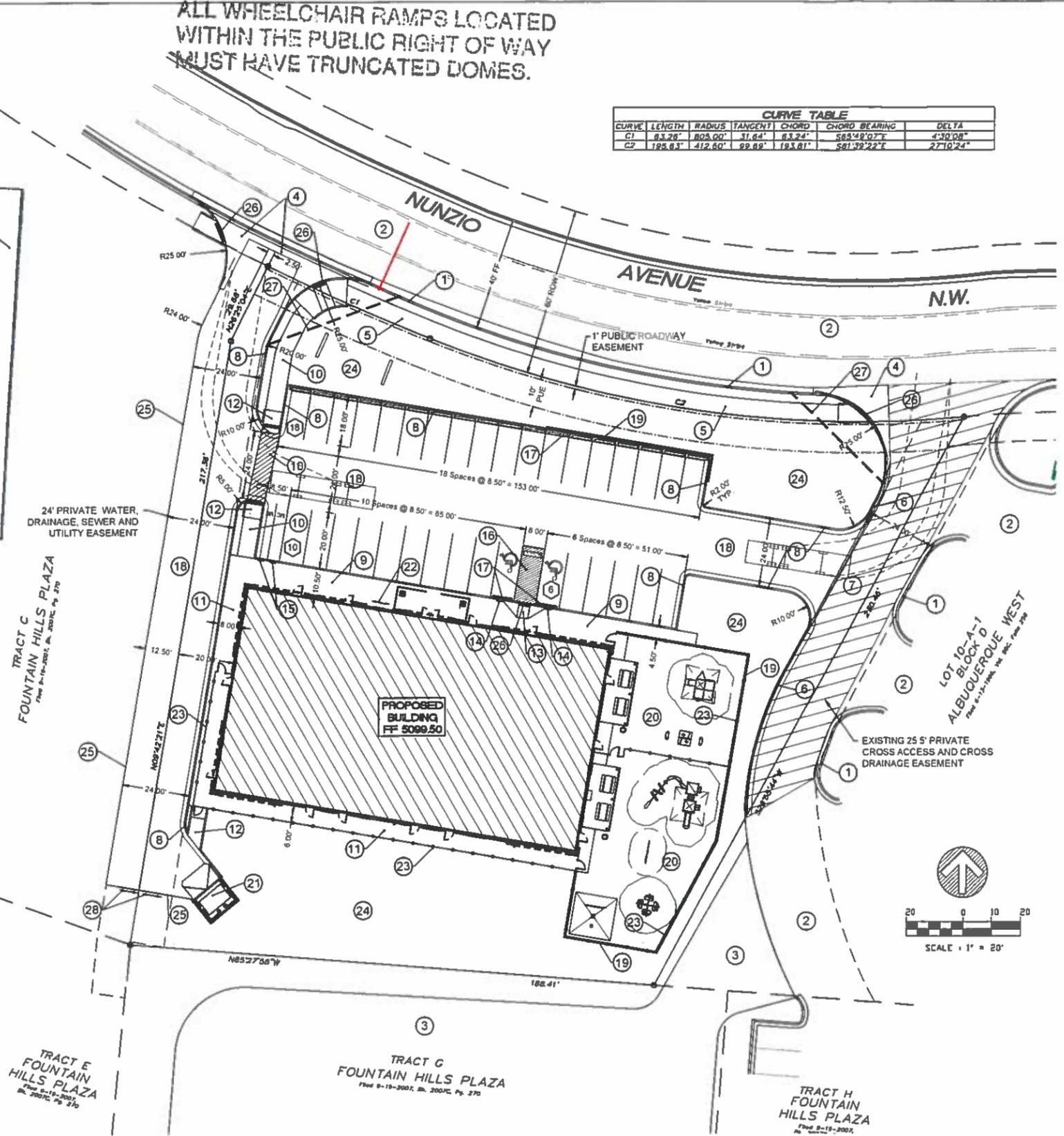
ALL WHEELCHAIR RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	83.28'	805.00'	31.64'	83.24'	S85°49'07"E	4°30'08"
C2	199.83'	412.60'	89.89'	193.81'	S81°32'22"E	27°10'24"



TRAFFIC CIRCULATION LAYOUT APPROVED
 Signed: [Signature]
 Date: 9/23/20

CONDITION OF FINAL C.O.D. APPROVAL:
 SOLID WASTE APPROVAL BE PROVIDED
 (NSF - 09/23/2020)



GENERAL NOTES

- 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.
- 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

KEYED NOTES

- EXISTING CONCRETE CURB AND GUTTER
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACING
- REMOVE & DISPOSE EXISTING CURB & GUTTER. CONSTRUCT CONCRETE VALLEY GUTTER WITH ACCESSIBLE RAMP. SEE COA STD DWGS 2420 & 2426
- CONSTRUCT 6" PUBLIC SIDEWALK. SEE COA STD DWG 2430
- REMOVE & DISPOSE EXISTING ASPHALT CURB TO LIMITS SHOWN. CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL BC004
- REMOVE & DISPOSE EXISTING ASPHALT PAVEMENT TO LIMITS SHOWN. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL AC004
- CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL BC004
- CONSTRUCT TURNDOWN SIDEWALK. SEE DETAIL CC004
- CONSTRUCT 6" CONCRETE PEDESTRIAN CONNECTION TO NUNZIO AVENUE
- CONSTRUCT CONCRETE SIDEWALK
- CONSTRUCT HANDICAP RAMP TYPE-1. SEE DETAIL DC004
- CONSTRUCT HANDICAP RAMP TYPE-2. SEE DETAIL EC004
- INSTALL HANDICAP PARKING SIGNAGE. SEE DETAIL FC004
- CONSTRUCT MOTOR CYCLE PARKING SIGN. SEE DETAIL GC004
- 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
- INSTALL CONCRETE TIRE STOPS
- CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL AC004
- CONSTRUCT RETAINING WALL. DETAIL BY OTHERS
- CHILD PLAY AREA
- CONSTRUCT NEW REFUSE ENCLOSURE
- INSTALL NEW BICYCLE RACK - 3 SPACES MINIMUM
- CONSTRUCT PVC FENCING AND GATES
- NEW LANDSCAPING. SEE LANDSCAPE PLAN
- EDGE OF PAVEMENT. NO CURB
- INSTALL 24" WIDE TRUNCATED DOMES AT ALL ACCESSIBLE RAMPS
- 35" x 35" CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE 1
- INSTALL 2 TYPE II BARRICADES PER COA STD DWG 2803 AT TERMINUS OF ACCESS DRIVE

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT	---	---
RETAINING WALL	---	---
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'



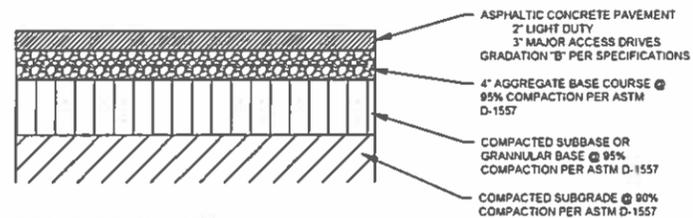
NUNZIO AVENUE
 ALBUQUERQUE, NM 87114

REVISIONS PER CITY TRAFFIC ENGINEER 9-17-2020

THE LEARNING EXPERIENCE
 SITE PLAN - TRAFFIC CIRCULATION PLAN

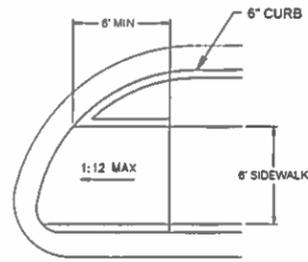
LORENZ
 2501 Rio Grande Blvd NE, Suite A
 Albuquerque, New Mexico 87104
 P.O. Box 988-8888
 505-243-8808

DRAWN BY: DAL DATE: June 2020
 CHECKED BY: DAL
 FILE: 20-003 S001

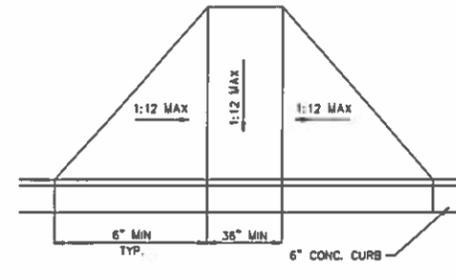


FOR PAVEMENT DESIGN SEE:
 GEOTECHNICAL EVALUATION REPORT FOR THE LEARNING CENTER
 WESTERN TECHNOLOGIES, INC
 MARCH 5, 2020

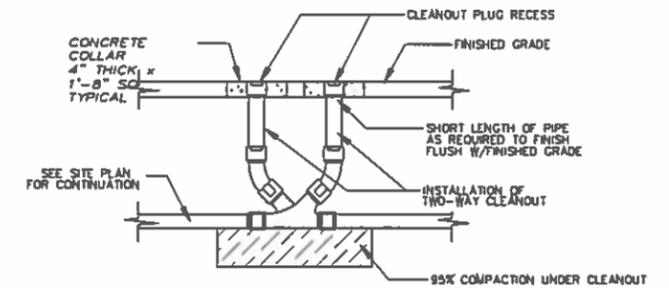
ASPHALT PAVEMENT SECTION
 NTS **A**
 C004



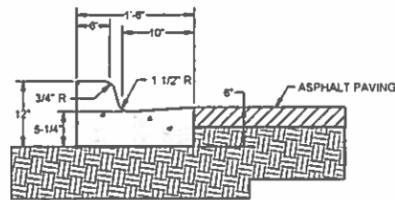
HANDICAP RAMP DETAIL - TYPE 1
 NTS **D**
 C004



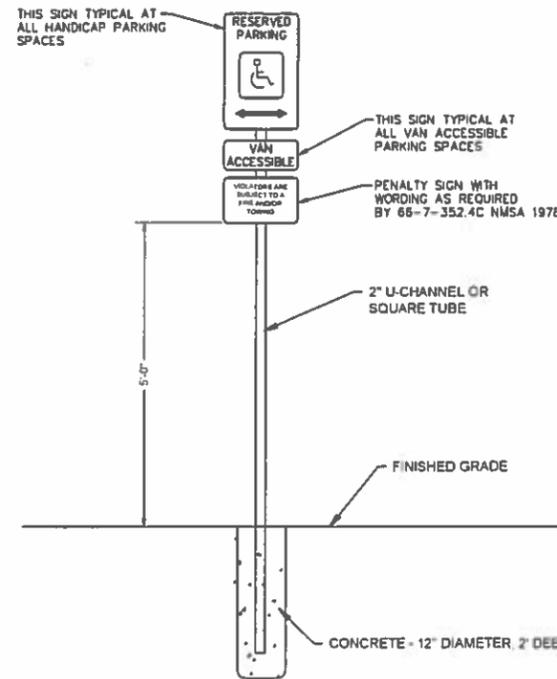
HANDICAP RAMP DETAIL - TYPE 2
 NTS **E**
 C004



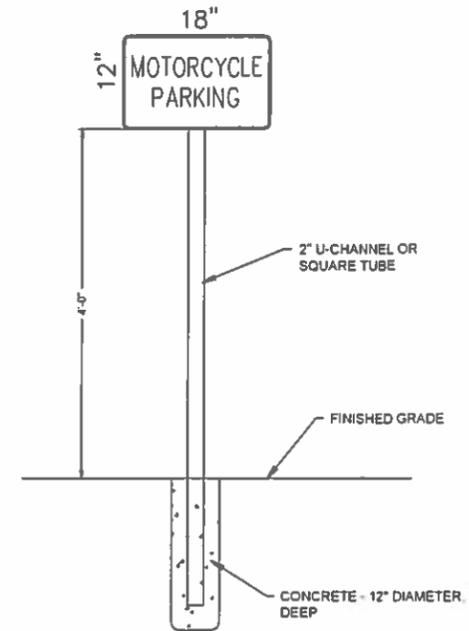
TYPICAL CLEANOUT
 NTS **H**
 C004



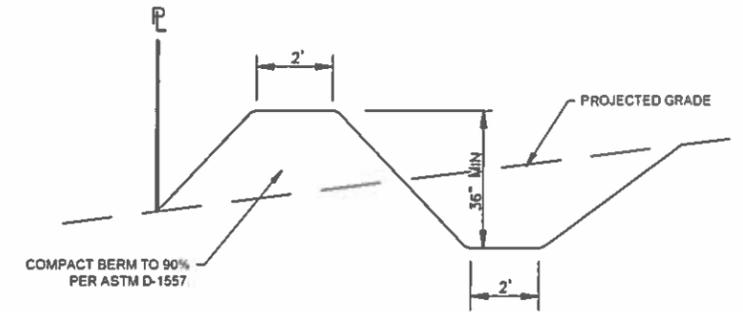
CONCRETE CURB AND GUTTER
 NTS **B**
 C004



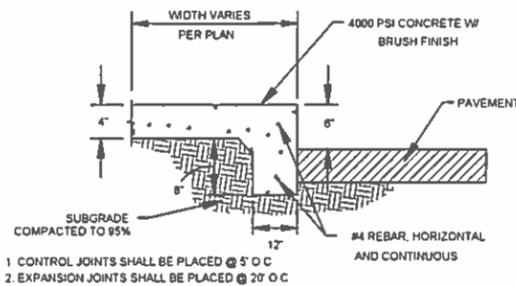
HC SIGN ASSEMBLY / BOLLARD DETAIL
 NTS **F**
 C004



MOTORCYCLE SIGN DETAIL
 NTS **G**
 C004



TEMPORARY BERM/SWALE SECTION
 NTS **J**
 C004



TURNDOWN SIDEWALK DETAIL
 NTS **C**
 C004

TRAFFIC CIRCULATION LAYOUT APPROVED
 9/23/20
 Date
 Signed

THE LEARNING EXPERIENCE
SITE DETAILS

LORENZ
 CONSULTING ENGINEERS
 2201 Ill. Grande Blvd. Suite A
 Alton, IL 62002
 Ph: 618-282-2000 Fax: 618-242-1600

DRAWN BY DAL	DATE: June 2020
CHECKED BY DAL	
FILE: 20-005	C004