

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 11, 2022

Scooter Haynes
Architectural Contractor, Inc.
PO Box 9043
Albuquerque, NM 87119

Re: The Learning Experience, 4580 Nunzio Ave. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 9-17-20(C12-D003C)
Certification dated 4-5-22

Dear Mr. Haynes,

Based upon the information provided in your submittal received 04-6-22, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Jeanne Wolfenbarger at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



April 5, 2022

Marwa Al-najjar
Development and Building Services
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: *THE LEARNING EXPERIENCE - C12-D003C*
Engineer's Certification of TCL for Permanent CO.

Dear Marwa:

Submitted herewith for review and approval is the Engineer's Certification of the approved TCL for Permanent Certificate of Occupancy. In accordance with your February 17, 2022 letter, the following items have been completed:

1. The public sidewalk has been constructed along Nunzio Avenue NW (see Photo 1).
2. The private sidewalk near the fire hydrant has been reconstructed removing the trip hazard (see Photo 2).
3. The west side access lane is dimensioned on the plan as 22 feet.

Thank you for your assistance. If you have any questions regarding this request, please call me.

Sincerely,

LORENZ DESIGN & CONSULTING, LLC

Dennis A. Lorenz, PE

P\20-005\MA04052022





**TRAFFIC CERTIFICATION
PERMANENT CERTIFICATE OF OCCUPANCY**

I, DENNIS A. LORENZ, NMPE, OF THE FIRM LORENZ DESIGN & CONSULTING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09-17-2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BREAKLINE ENGINEERING LLC, AND DENNIS A. LORENZ, NMPE, OF THE FIRM LORENZ DESIGN & CONSULTING, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 04-04-2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



DENNIS A. LORENZ, NMPE 9647

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	83.26'	803.00'	31.64'	83.24'	S83°49'07"E	4°30'08"
C2	125.83'	412.60'	22.89'	125.81'	S81°32'22"E	27°10'24"

TRAFFIC CIRCULATION LAYOUT
APPROVED

9/23/20

Signed

Date

24' PRIVATE WATER,
DRAINAGE, SEWER AND
UTILITY EASEMENT

TRACT C
FOUNTAIN HILLS PLAZA
Plan 8-19-2007, Sh. 2007C, Pg. 270

TRACT E
FOUNTAIN HILLS PLAZA
Plan 8-19-2007, Sh. 2007C, Pg. 270

TRACT G
FOUNTAIN HILLS PLAZA
Plan 8-19-2007, Sh. 2007C, Pg. 270

TRACT H
FOUNTAIN HILLS PLAZA
Plan 8-19-2007, Sh. 2007C, Pg. 270

NOTE:
ALL AS-BUILT CHANGES
ARE SHOWN IN RED

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	34-33
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 & 2428
- CONSTRUCT 6" PUBLIC SIDEWALK. SEE COA STD DWG 2430
- REMOVE & DISPOSE EXISTING ASPHALT CURB TO LIMITS SHOWN. CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL B/C004
- REMOVE & DISPOSE EXISTING ASPHALT PAVEMENT TO LIMITS SHOWN. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL A/C004
- CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL B/C004
- CONSTRUCT TURNDOWN SIDEWALK. SEE DETAIL C/C004
- CONSTRUCT 6" CONCRETE PEDESTRIAN CONNECTION TO NUNZIO AVENUE
- CONSTRUCT CONCRETE SIDEWALK
- CONSTRUCT HANDICAP RAMP TYPE-1. SEE DETAIL D/C004
- CONSTRUCT HANDICAP RAMP TYPE-2. SEE DETAIL E/C004
- INSTALL HANDICAP PARKING SIGNAGE. SEE DETAIL F/C004 (BUILDING MOUNTED)
- CONSTRUCT MOTOR CYCLE PARKING SIGN. SEE DETAIL G/C004 (BUILDING MOUNTED)
- 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 A/C004
- 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	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 X 0.15) = 7,333 SF
LANDSCAPING PROVIDED	14,810 SF
BUILDING SETBACKS	FRONT 5' REAR 0' SIDE 0'



THE LEARNING
EXPERIENCE
ACADEMY OF
EARLY EDUCATION

NUNZIO AVENUE
ALBUQUERQUE, NM 87114

1 REVISIONS PER CITY TRAFFIC ENGINEER 9-17-2020

THE LEARNING EXPERIENCE
SITE PLAN - TRAFFIC CIRCULATION PLAN



LORENZ

2501 Rio Grande Blvd NW, Suite A
Albuquerque, New Mexico 87104
PH: 505-840-0500 FAX: 505-243-9800

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