

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 16, 2022

Dennis A. Lorenz, P.E.
Lorenz Design 7 Consulting, LLC
2501 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re: The Learning Experience/ 4131 Coors Blvd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-20-2020 (G11-D069E)
Certification dated 8-01-22

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 08-09-22, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\xxx via: email
C: CO Clerk, File

**TRAFFIC CERTIFICATION
PERMANENT CERTIFICATE OF OCCUPANCY**

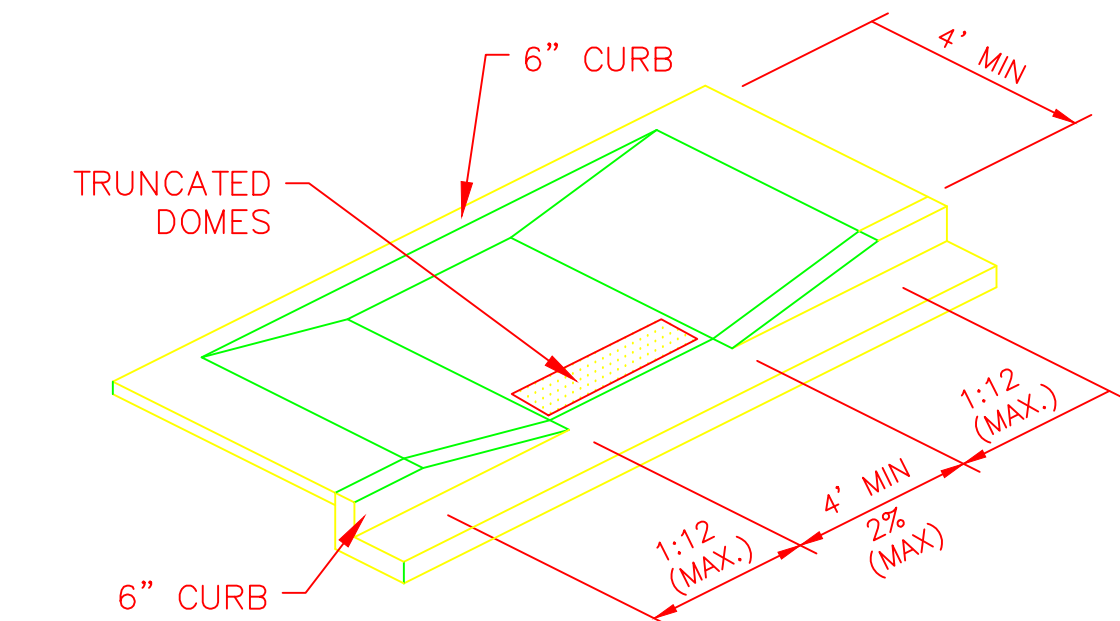
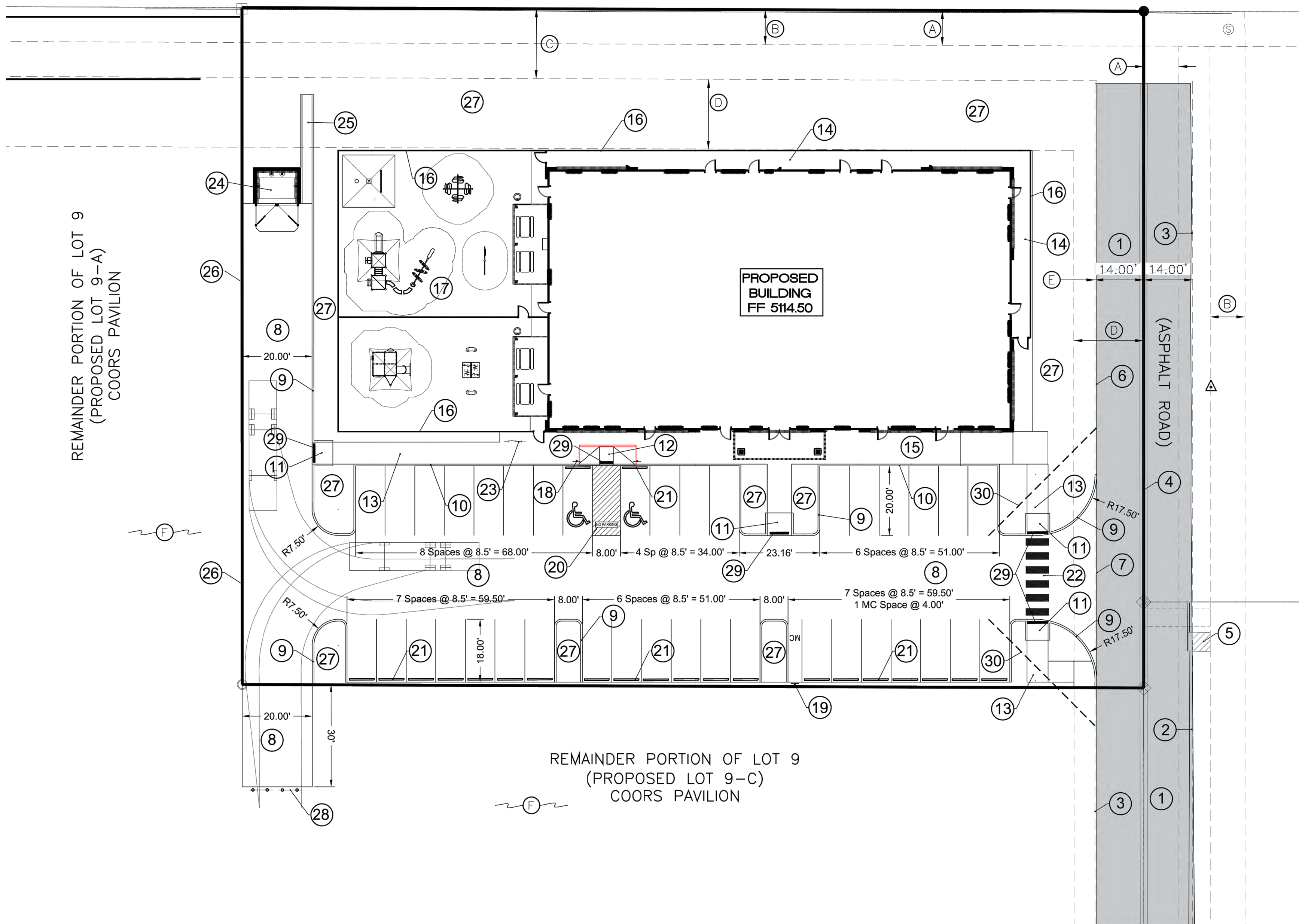
I, DENNIS A. LORENZ, NMPE, OF THE FIRM LORENZ DESIGN & CONSULTING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-20-2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER A. MEDINA, NMPLS, AND DENNIS A. LORENZ, NMPE, OF THE FIRM LORENZ DESIGN & CONSULTING, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07-29-2022 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

TRACT 4-B
RANCHO ENCANTADO DEL SUR
09/02/2003
BK. 2003C, PG. 269
DOC.# 2003155835



HANDICAP RAMP DETAIL - TYPE 2
NTS
A
S001

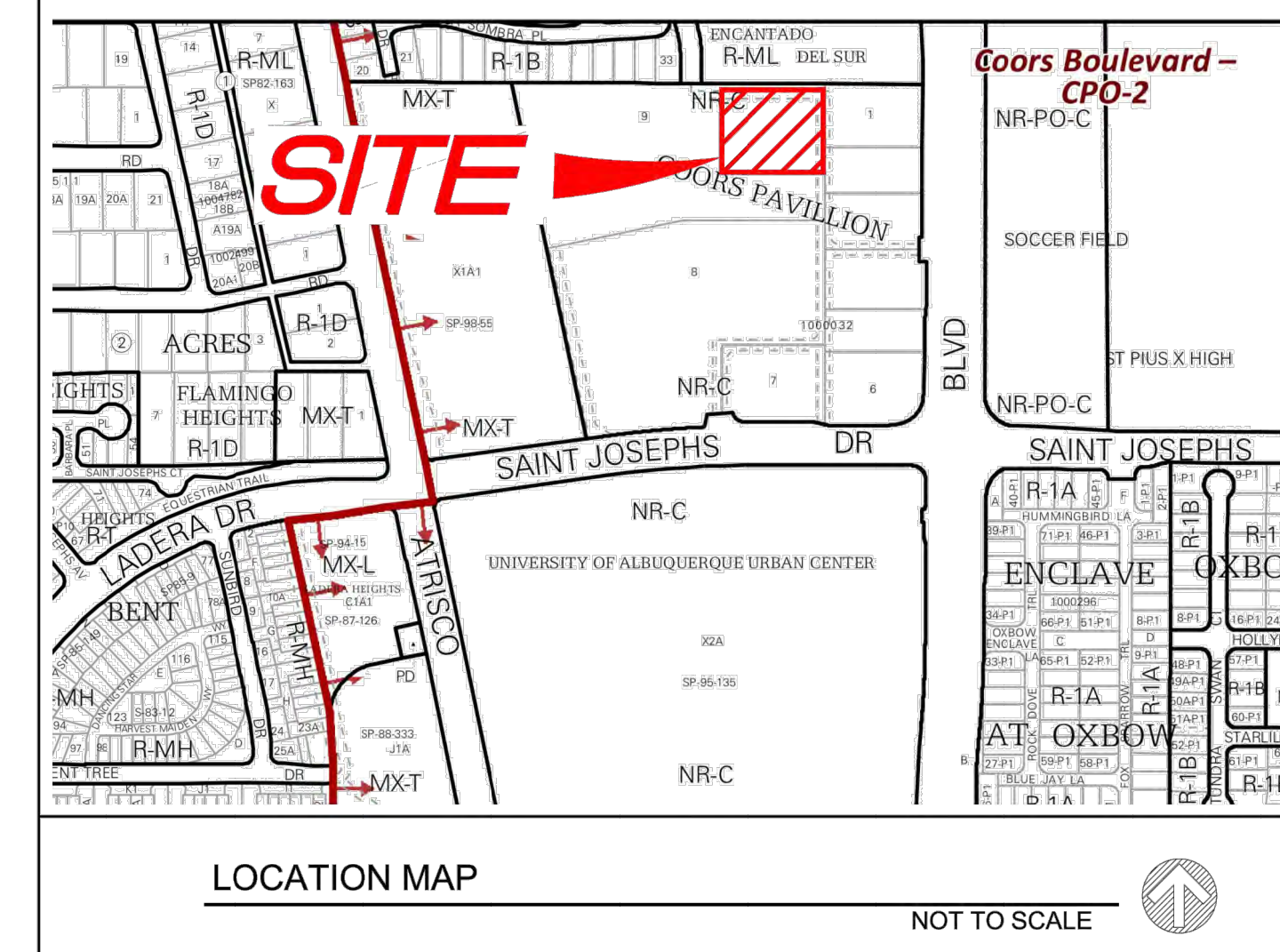
EASEMENT NOTES:

- (A) 10.0' P.U.E.
(B) 10.0' PRIVATE SANITARY SEWER EASEMENT
(C) 20.0' PRIVATE DRAINAGE EASEMENT
(D) 20.0' PRIVATE WATER EASEMENT
(E) 20.0' PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT
(F) PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOT 9 FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS 1 THRU 9, COORS PAVILION.

TRAFFIC CIRCULATION LAYOUT
APPROVED

M. P. E.

12/3/2020



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:	38
HANDICAP SPACES REQUIRED:	2
HANDICAP SPACES PROVIDED:	2
ALL REGULAR SPACES ARE 8.5' X 18'	
MOTORCYCLE SPACES REQUIRED:	1
MOTORCYCLE SPACES PROVIDED:	1
BICYCLE SPACES REQUIRED:	3
BICYCLE SPACES PROVIDED:	3

KEYED NOTES

- EXISTING ASPHALT PAVEMENT.
- EXISTING CONCRETE CURB AND GUTTER.
- EXISTING ASPHALT CURB.
- EXISTING CONCRETE VALLEY GUTTER.
- EXISTING SIDEWALK CULVERT.
- REMOVE & DISPOSE EXISTING ASPHALT CURB. CONSTRUCT DEPRESSED MEDIAN CURB & GUTTER. SEE COA STD DWG 2415B.
- REMOVE & DISPOSE EXISTING ASPHALT CURB.
- CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL A/C004.
- CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL B/C004.
- CONSTRUCT TURNDOWN SIDEWALK. SEE DETAIL C/C004.
- CONSTRUCT HANDICAP RAMP TYPE-1. SEE DETAIL D/C004.
- CONSTRUCT HANDICAP RAMP TYPE-2. SEE DETAIL E/C004. A/S001.
- CONSTRUCT 6\"/>

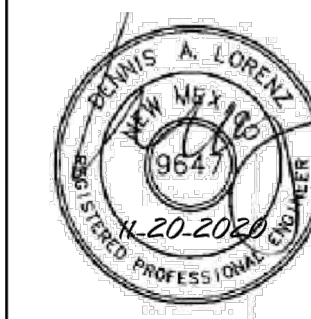
LEGEND		
ITEM	EXISTING	PROPOSED
PROPERTY LINE	-----	-----
EASEMENT	-----	-----
RETAINING WALL	R/R	-----
CURB AND GUTTER	=====	=====
6\"/>	=====	=====
PARKING COUNT		11
CLEAR SIGHT TRIANGLE		-----
PAVEMENT R&R		=====

SITE INFORMATION

PROPERTY ADDRESS:	4131 COORS BLVD NW ALBUQUERQUE, NEW MEXICO 87120
LEGAL DESCRIPTION:	LOT 9-B, COORS PAVILION
ZONING:	NR-C
SITE AREA:	1.1513 ACRES (50,151 SF)
BUILDING AREA:	9,587 SF
LANDSCAPING RECOMMENDED:	15% NET SITE AREA = (50,151 SF - 9,587 SF) X 0.15 = 6,085 SF
LANDSCAPING PROVIDED:	14,810 SF
BUILDING SETBACKS:	FRONT 5' REAR 0' SIDE 0'

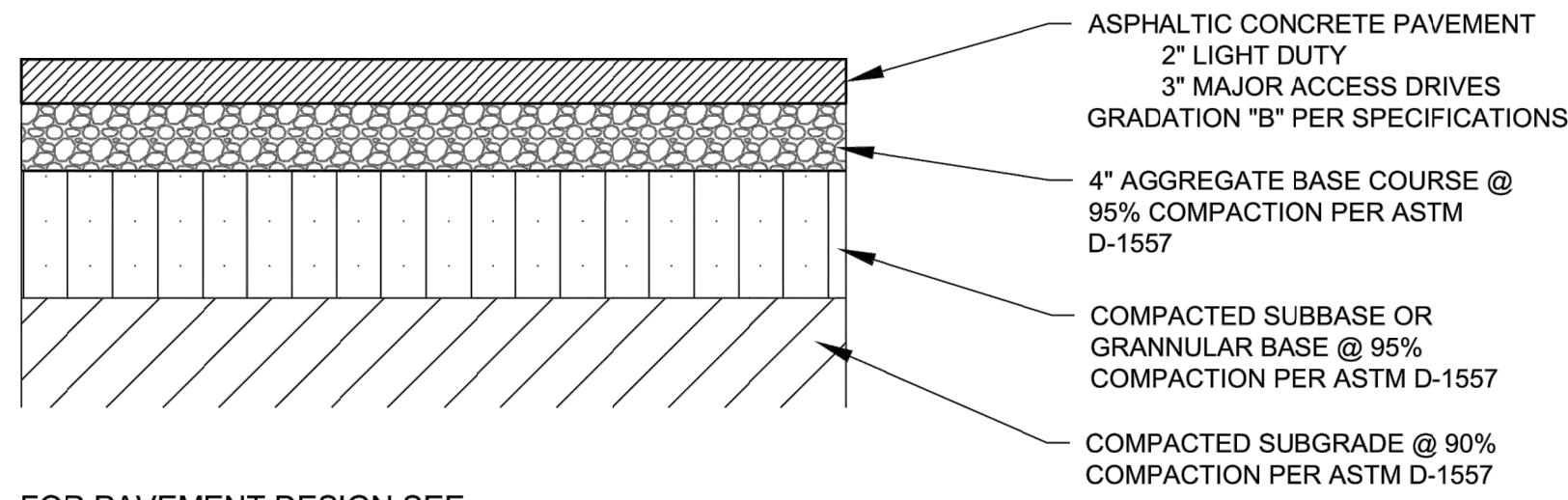


THE LEARNING EXPERIENCE
SITE PLAN - TRAFFIC CIRCULATION PLAN



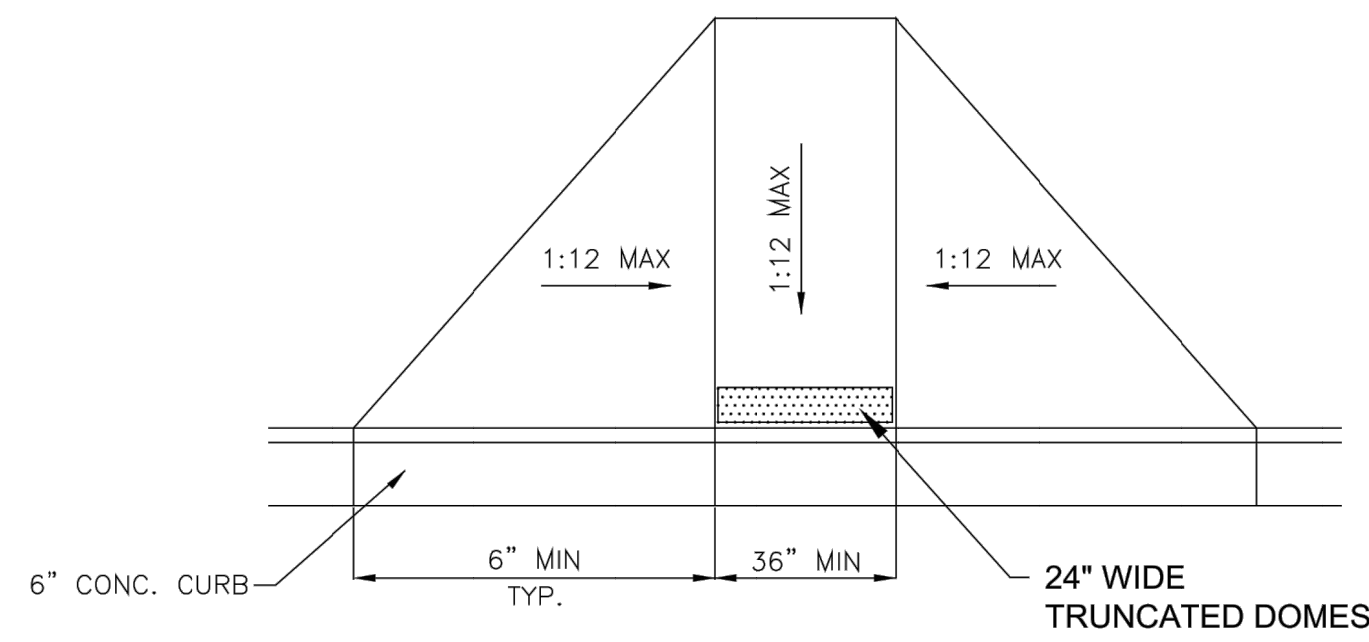
LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management
2501 Rio Grande Blvd NW, Suite A
Albuquerque, New Mexico 87104
Ph: 505-368-6088 Fax: 505-242-6655

DRAWN BY: DAL	DATE: November 2020
CHECKED BY: DAL	S001
FILE: 20-015	

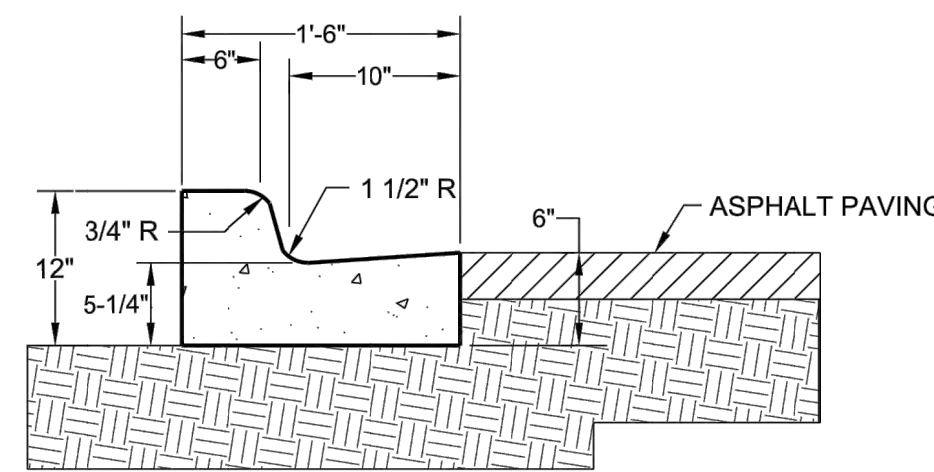


FOR PAVEMENT DESIGN SEE:
GEOTECHNICAL EVALUATION REPORT FOR THE LEARNING CENTER
WESTERN TECHNOLOGIES, INC
MARCH 5, 2020

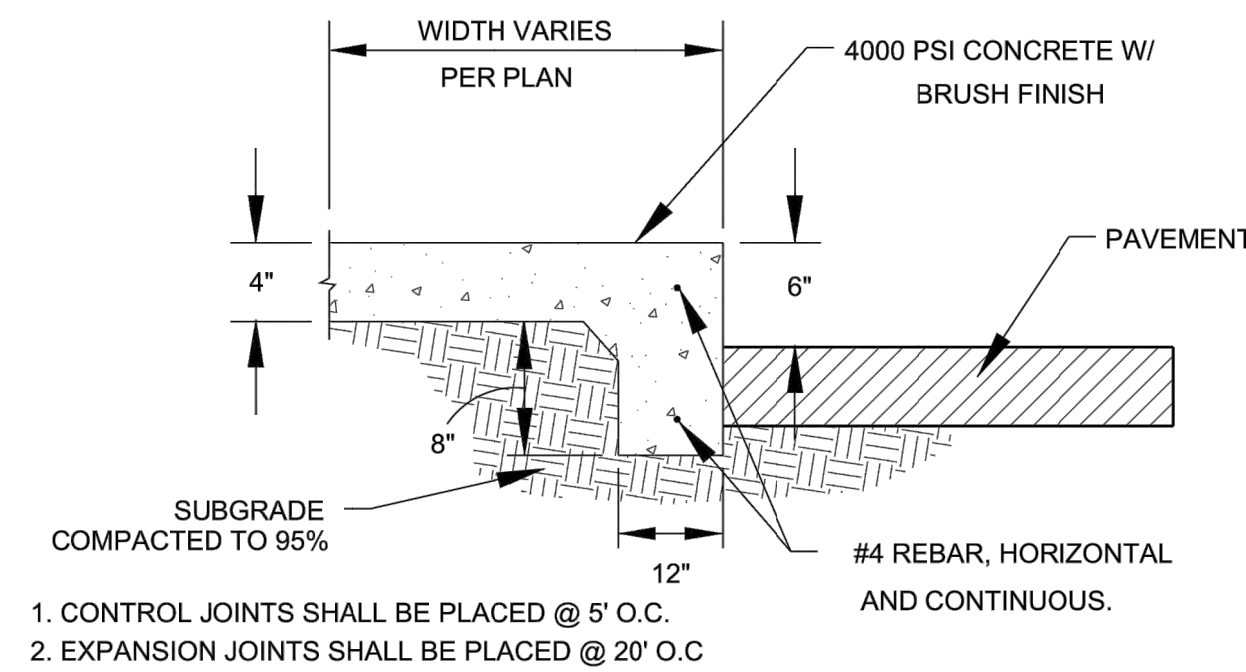
ASPHALT PAVEMENT SECTION
NTS
A
C004



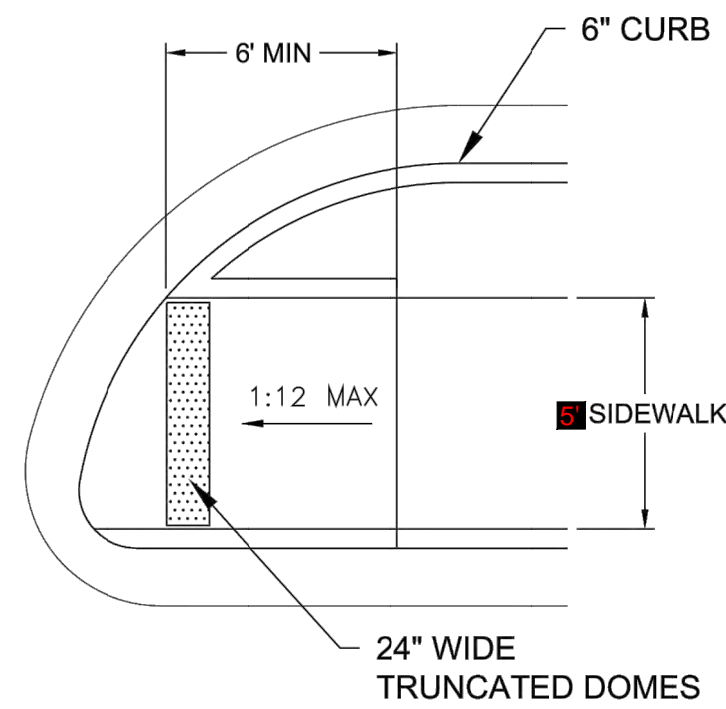
HANDICAP RAMP DETAIL - TYPE 2
NTS
E
C004
NOT USED



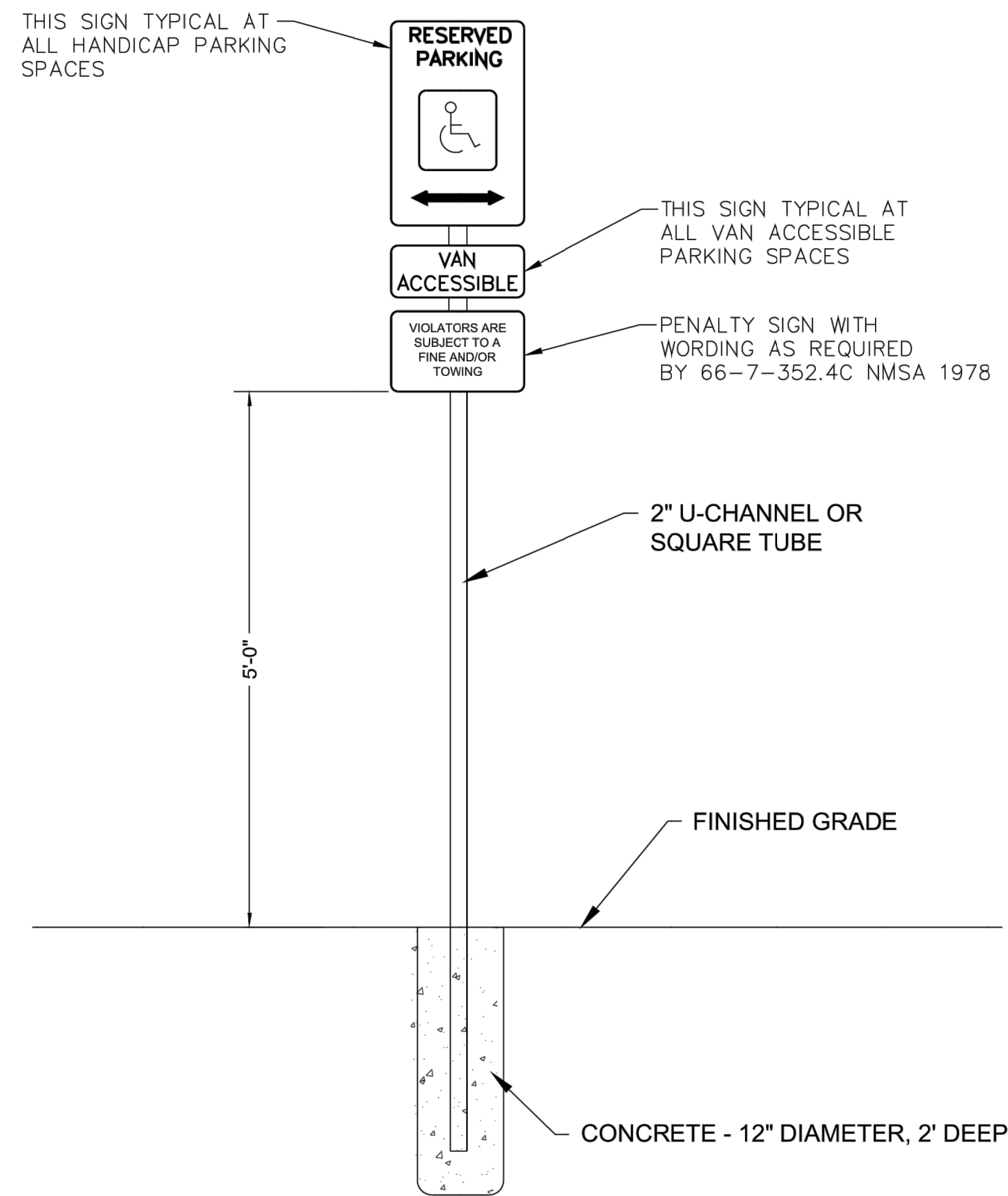
CONCRETE CURB AND GUTTER
NTS
B
C004



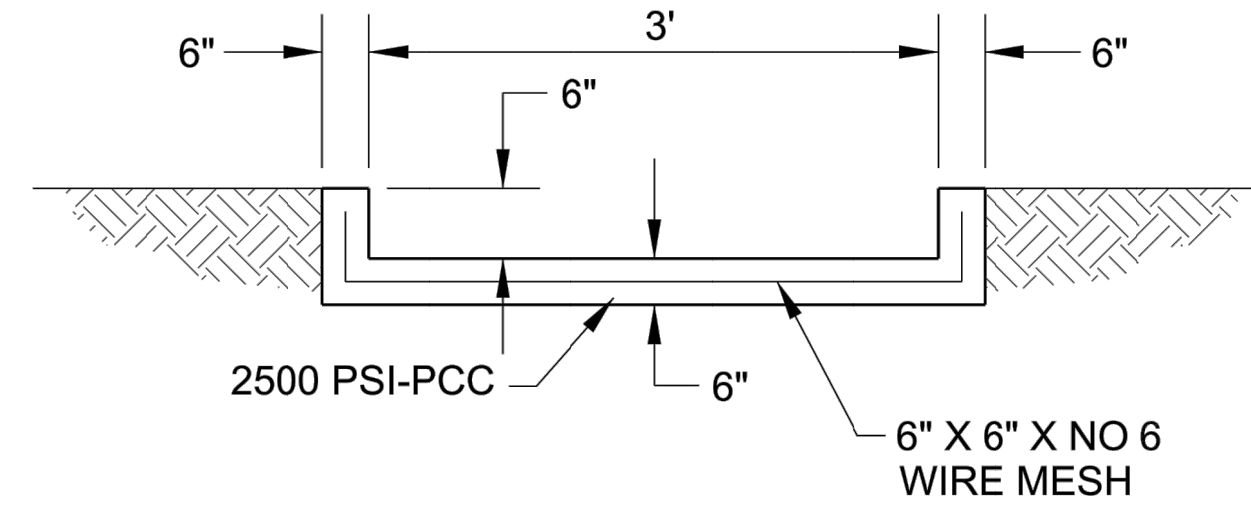
TURNDOWN SIDEWALK DETAIL
NTS
C
C004



HANDICAP RAMP DETAIL - TYPE 1
NTS
D
C004

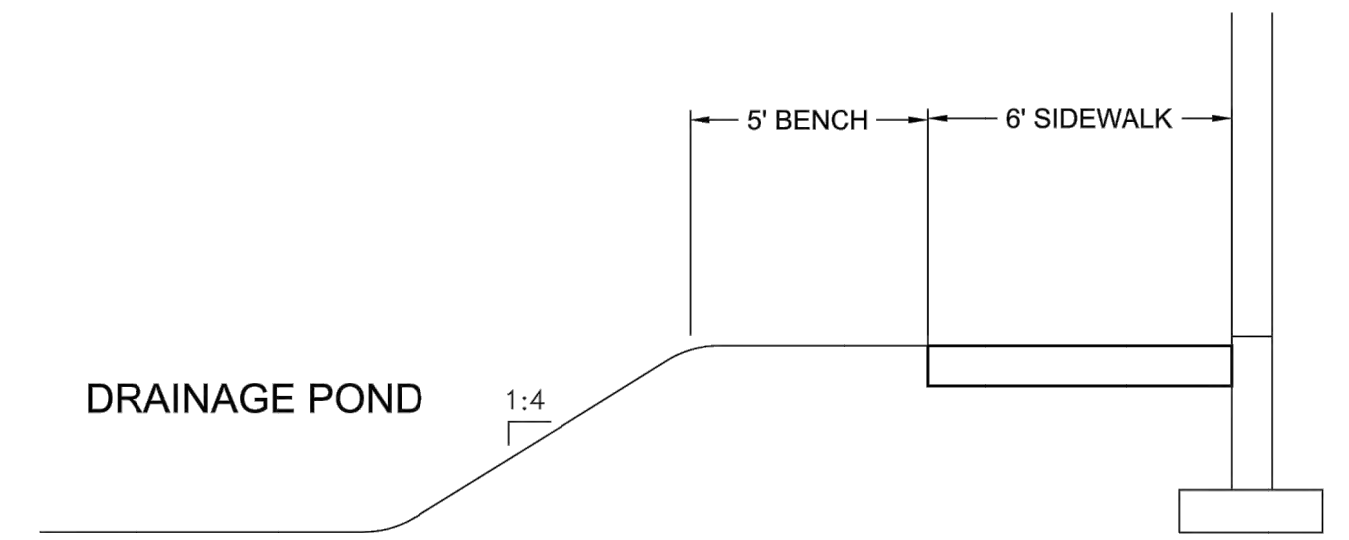


HC SIGN ASSEMBLY / BOLLARD DETAIL
NTS
F
C004

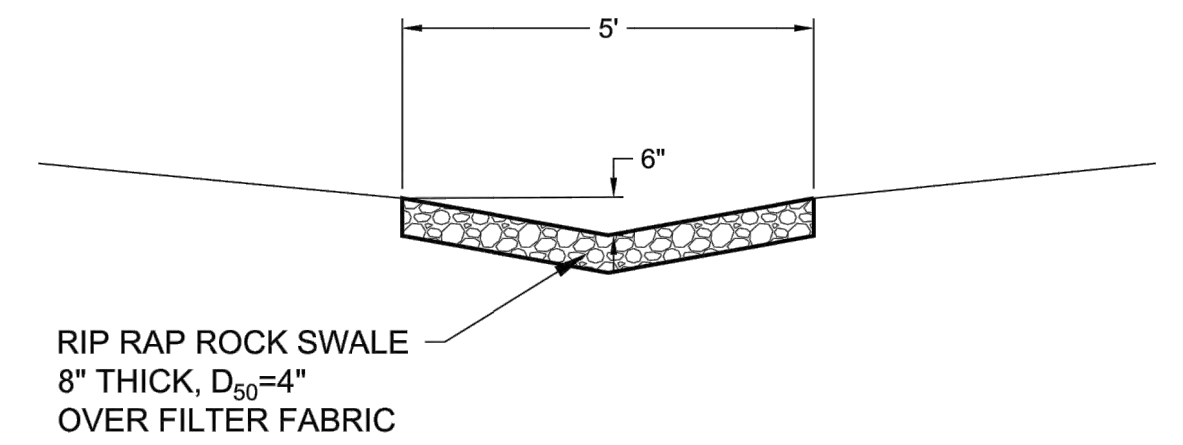


CONCRETE CHANNEL DETAIL
NTS
H
C004

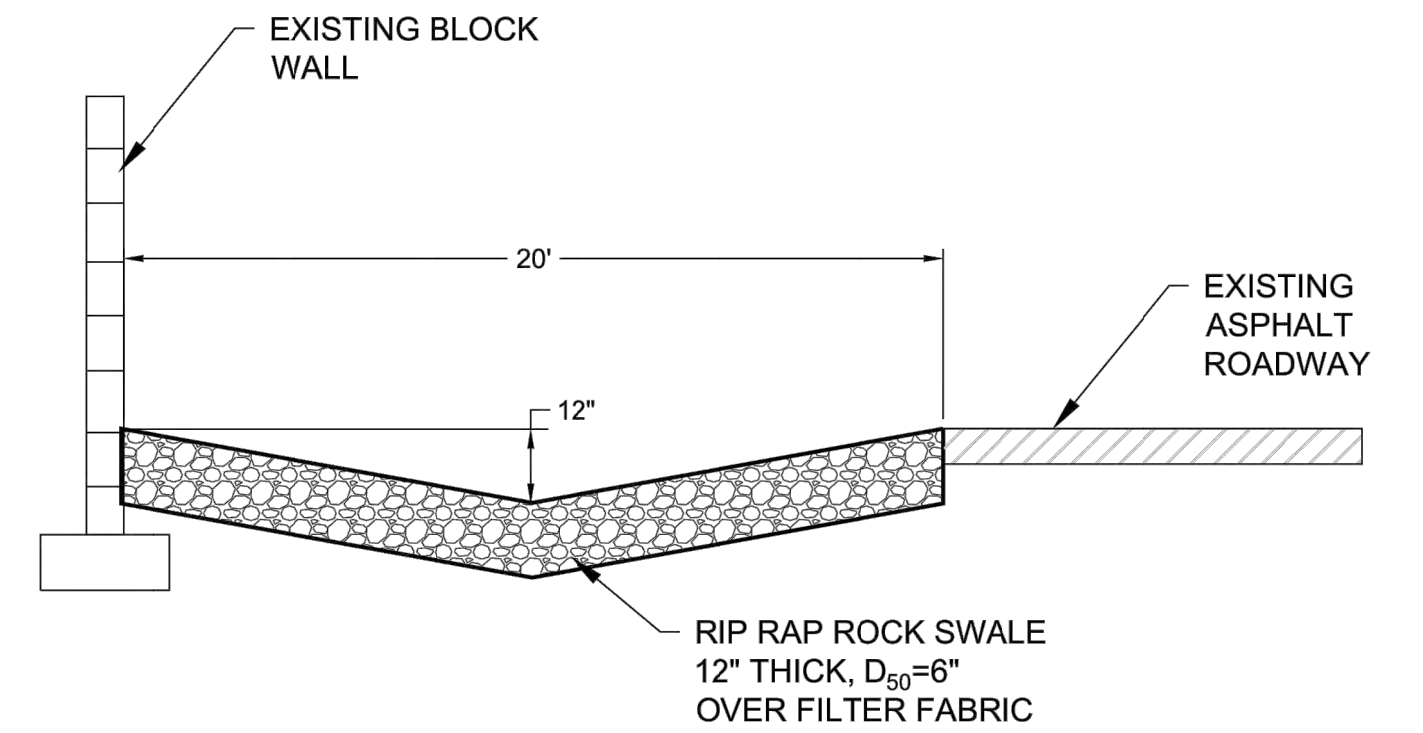
CHANNEL SIZING:
 $Q = CLH^{3/2}$
 $Q = 1.49 \text{ cfs}$
 $H = 0.50 \text{ FT}$
 $C = 2.40$
 $L = 1.75' \text{ USE } 3.0'$



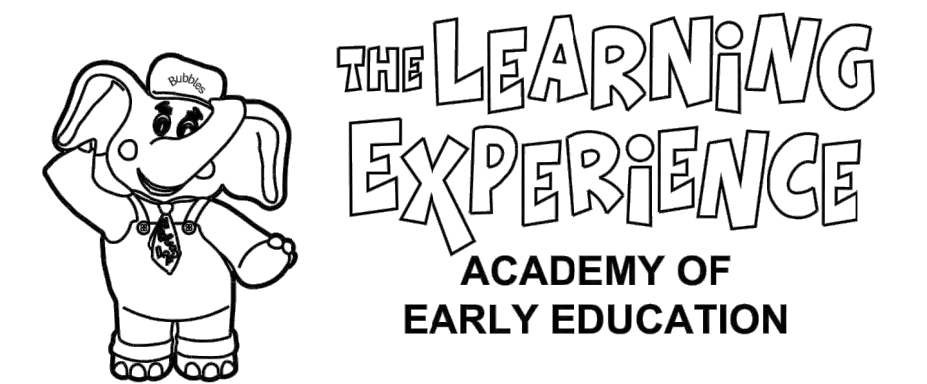
NORTH SIDEWALK SECTION
NTS
J
C004



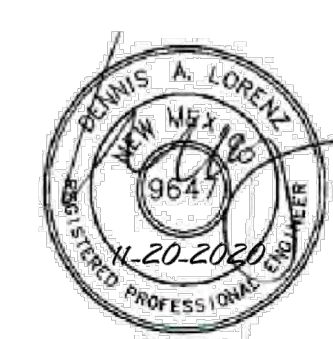
EROSION CONTROL PAD
NTS
K
C004



EROSION CONTROL PAD
AT ROAD TERMINUS
NTS
K
C004



THE LEARNING EXPERIENCE
SITE DETAILS



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