

# 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Albuquerque

Sincerely,

NM 87103

www.cabq.gov

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

\xxx via: email  
C: CO Clerk, File

**TRAFFIC CERTIFICATION  
PERMANENT CERTIFICATE OF OCCUPANCY**

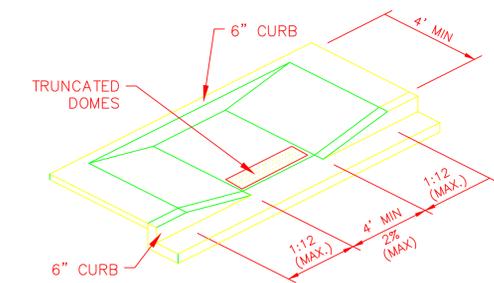
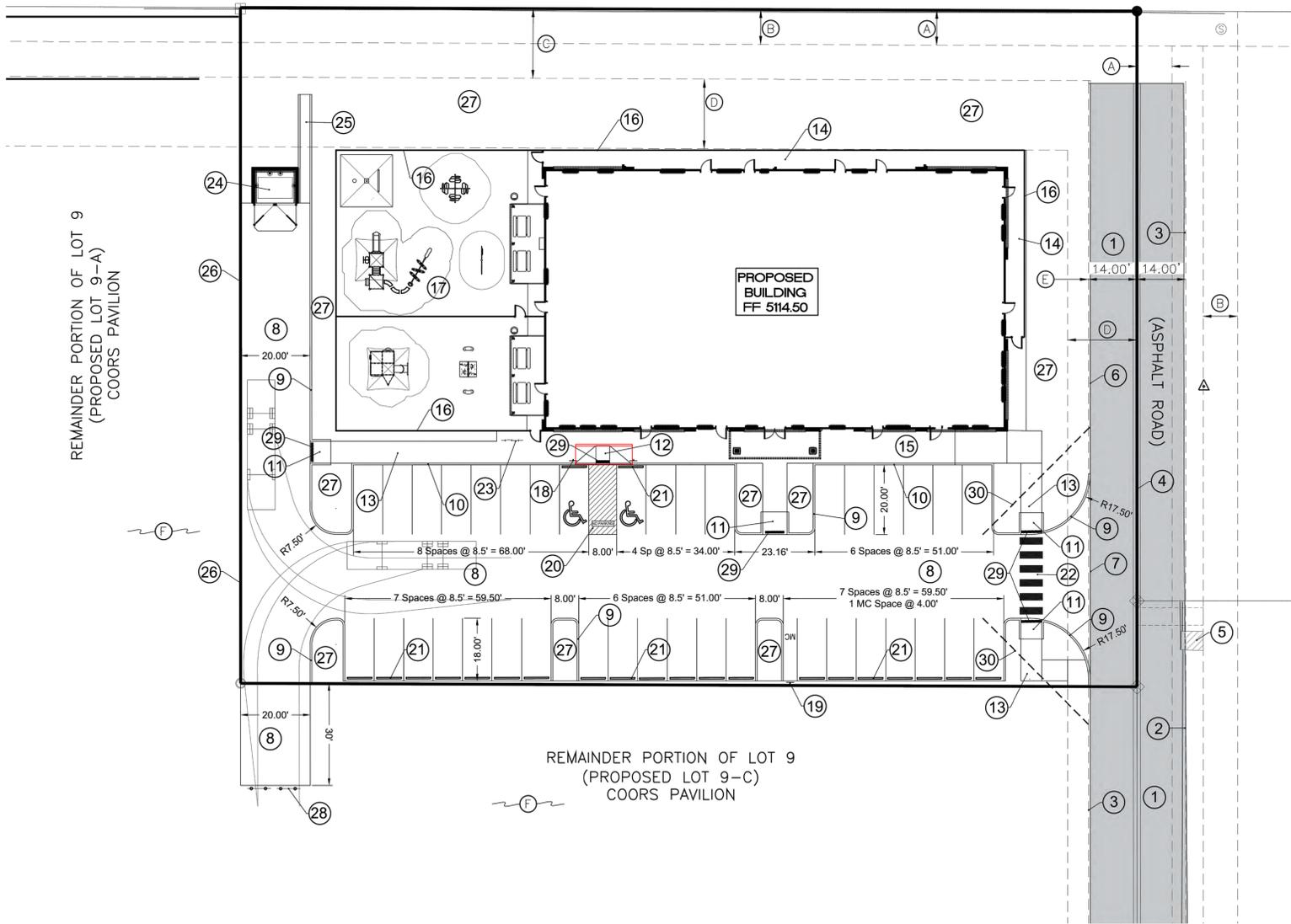
I, DENNIS A. LORENZ, NMPE, OF THE FIRM LORENZ DESIGN & CONSULTING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-20-2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED 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.

  
8.1.22

DENNIS A. LORENZ, NMPE 9647

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



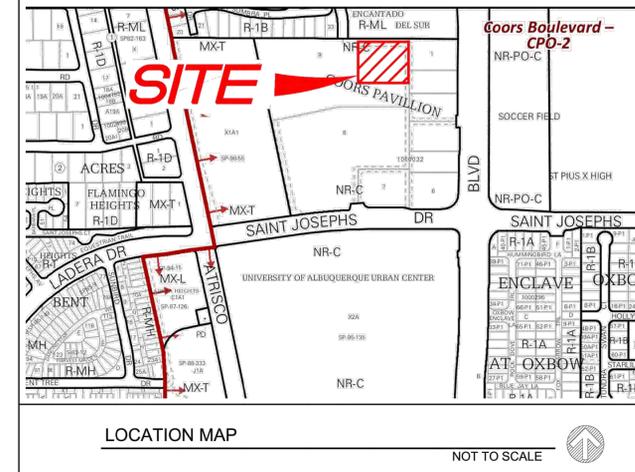
**EASEMENT NOTES:**

- (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. ... P.E.*

12/3/2020



**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:	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**

1. EXISTING ASPHALT PAVEMENT.
2. EXISTING CONCRETE CURB AND GUTTER.
3. EXISTING ASPHALT CURB.
4. EXISTING CONCRETE VALLEY GUTTER.
5. EXISTING SIDEWALK CULVERT.
6. REMOVE & DISPOSE EXISTING ASPHALT CURB. CONSTRUCT DEPRESSED MEDIAN CURB & GUTTER. SEE COA STD DWG 2415B.
7. REMOVE & DISPOSE EXISTING ASPHALT CURB.
8. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL A/C004.
9. CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL B/C004.
10. CONSTRUCT TURNDOWN SIDEWALK. SEE DETAIL C/C004.
11. CONSTRUCT HANDICAP RAMP TYPE-1. SEE DETAIL D/C004.
12. CONSTRUCT HANDICAP RAMP TYPE-2. SEE DETAIL E/C004. A/S001.
13. CONSTRUCT 6" CONCRETE SIDEWALK.
14. CONSTRUCT 6" CONCRETE SIDEWALK.
15. CONSTRUCT CONCRETE SIDEWALK.
16. CONSTRUCT PVC FENCE.
17. CONSTRUCT PLAYGROUND.
18. INSTALL HANDICAP PARKING SIGNAGE. SEE DETAIL F/C004.
19. CONSTRUCT MOTOR CYCLE PARKING SIGN. SEE DETAIL G/C004.
20. 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.
21. INSTALL CONCRETE TIRE STOPS.
22. CONSTRUCT 5' WIDE PEDESTRIAN CROSSWALK STRIPING.
23. INSTALL NEW BICYCLE RACK - 3 SPACES MINIMUM.
24. CONSTRUCT NEW REFUSE ENCLOSURE.
25. CONSTRUCT CONCRETE DRAINAGE CHANNEL. SEE DETAIL H/C004.
26. EDGE OF PAVEMENT. NO CURB.
27. NEW LANDSCAPING. SEE LANDSCAPE PLAN.
28. INSTALL 2 TYPE II BARRICADES PER COA STD DWG 2803 AT TERMINUS OF ACCESS DRIVE.
29. INSTALL 24" WIDE TRUNCATED DOMES AT ALL ACCESSIBLE RAMPS.
30. 11' x 11' MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE 1.

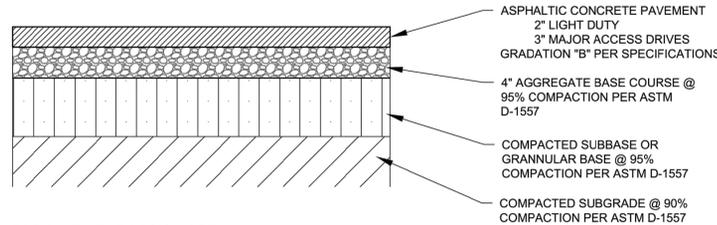


**THE LEARNING EXPERIENCE  
SITE PLAN - TRAFFIC CIRCULATION PLAN**



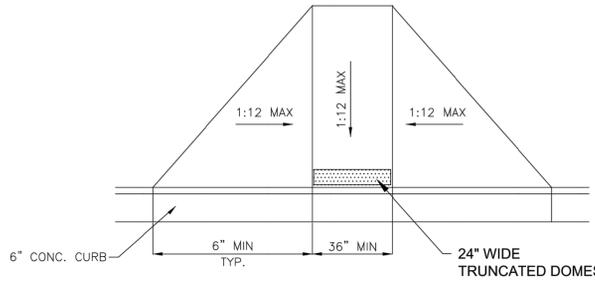
**LORENZ**  
DESIGN & CONSULTING, LLC  
Civil Engineering | Construction Management  
2501 Rio Grande Blvd NW, Suite A  
Albuquerque, New Mexico 87104  
Ph: 505-386-6088 Fax: 505-242-6655

DRAWN BY: DAL	DATE: November 2020
CHECKED BY: DAL	<b>S001</b>
FILE: 20-015	

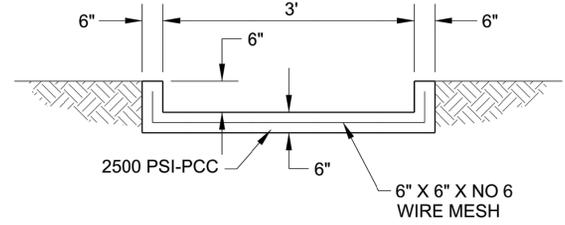


FOR PAVEMENT DESIGN SEE:  
 GEOTECHNICAL EVALUATION REPORT FOR THE LEARNING CENTER  
 WESTERN TECHNOLOGIES, INC  
 MARCH 5, 2020

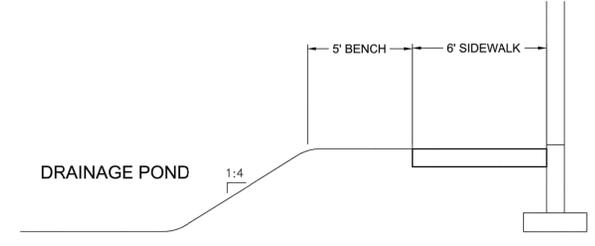
**ASPHALT PAVEMENT SECTION** (A) C004  
 NTS



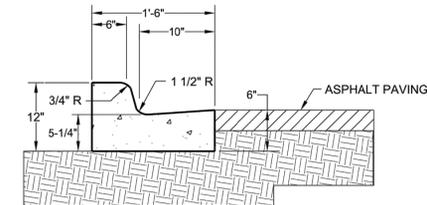
**HANDICAP RAMP DETAIL - TYPE 2** (E) C004  
 NTS  
**NOT USED**



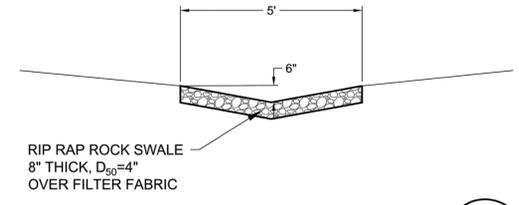
**CONCRETE CHANNEL DETAIL** (H) C004  
 NTS  
 CHANNEL SIZING:  
 $Q = CLH^{3/2}$   
 $Q = 1.49 \text{ cfs}$   
 $H = 0.50 \text{ FT}$   
 $C = 2.40$   
 $L = 1.75' \text{ USE } 3.0'$



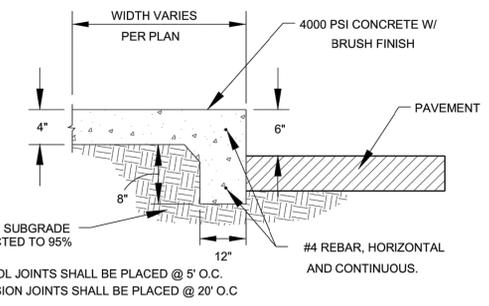
**NORTH SIDEWALK SECTION** (J) C004  
 NTS



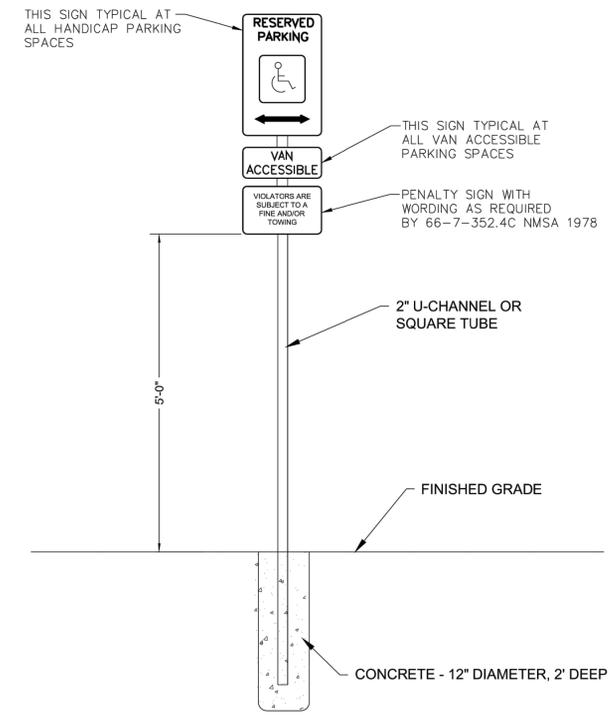
**CONCRETE CURB AND GUTTER** (B) C004  
 NTS



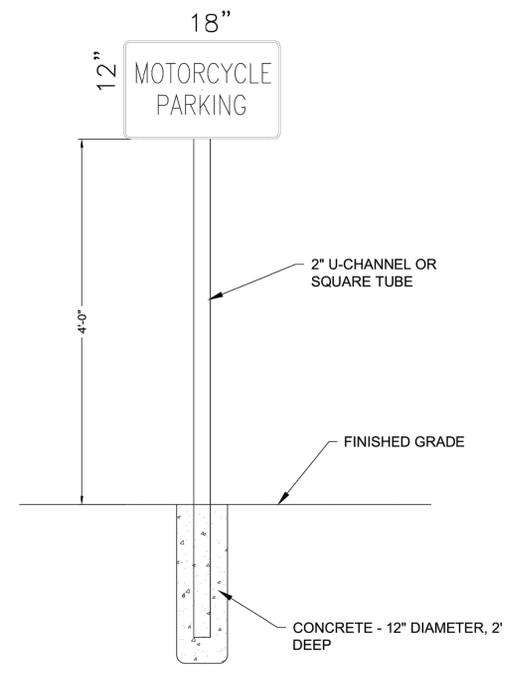
**EROSION CONTROL PAD** (K) C004  
 NTS  
 RIP RAP ROCK SWALE  
 8" THICK,  $D_{50} = 4"$   
 OVER FILTER FABRIC



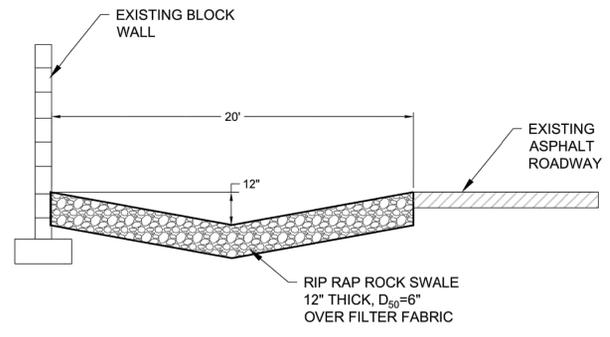
**TURNDOWN SIDEWALK DETAIL** (C) C004  
 NTS  
 1. CONTROL JOINTS SHALL BE PLACED @ 5' O.C.  
 2. EXPANSION JOINTS SHALL BE PLACED @ 20' O.C.



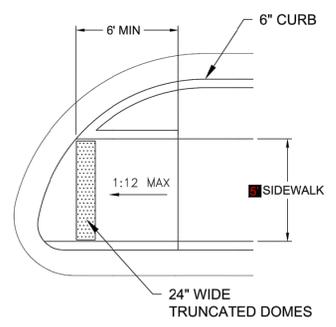
**HC SIGN ASSEMBLY / BOLLARD DETAIL** (F) C004  
 NTS



**MOTORCYCLE SIGN DETAIL** (G) C004  
 NTS



**EROSION CONTROL PAD AT ROAD TERMINUS** (K) C004  
 NTS  
 RIP RAP ROCK SWALE  
 12" THICK,  $D_{50} = 6"$   
 OVER FILTER FABRIC



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

**TRAFFIC CIRCULATION LAYOUT**  
 APPROVED  
 12/3/2020



**THE LEARNING EXPERIENCE**  
 SITE DETAILS

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DRAWN BY: DAL DATE: November 2020  
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 FILE: 20-015 **C004**