

CITY OF ALBUQUERQUE



August 4, 2005

Arthur R. Tatum, R.A.
FBT Architects
6100 Indian School Rd. NE – Suite 210
Albuquerque, NM 87110

**Re: Ventana Ranch Elementary, 6801 Ventana Village Rd. NW
Traffic Circulation Layout - Architect's Stamp dated 7-29-05 (B9 – D3H1)**

Dear Mr. Tatum,

The TCL submittal received 7-27-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

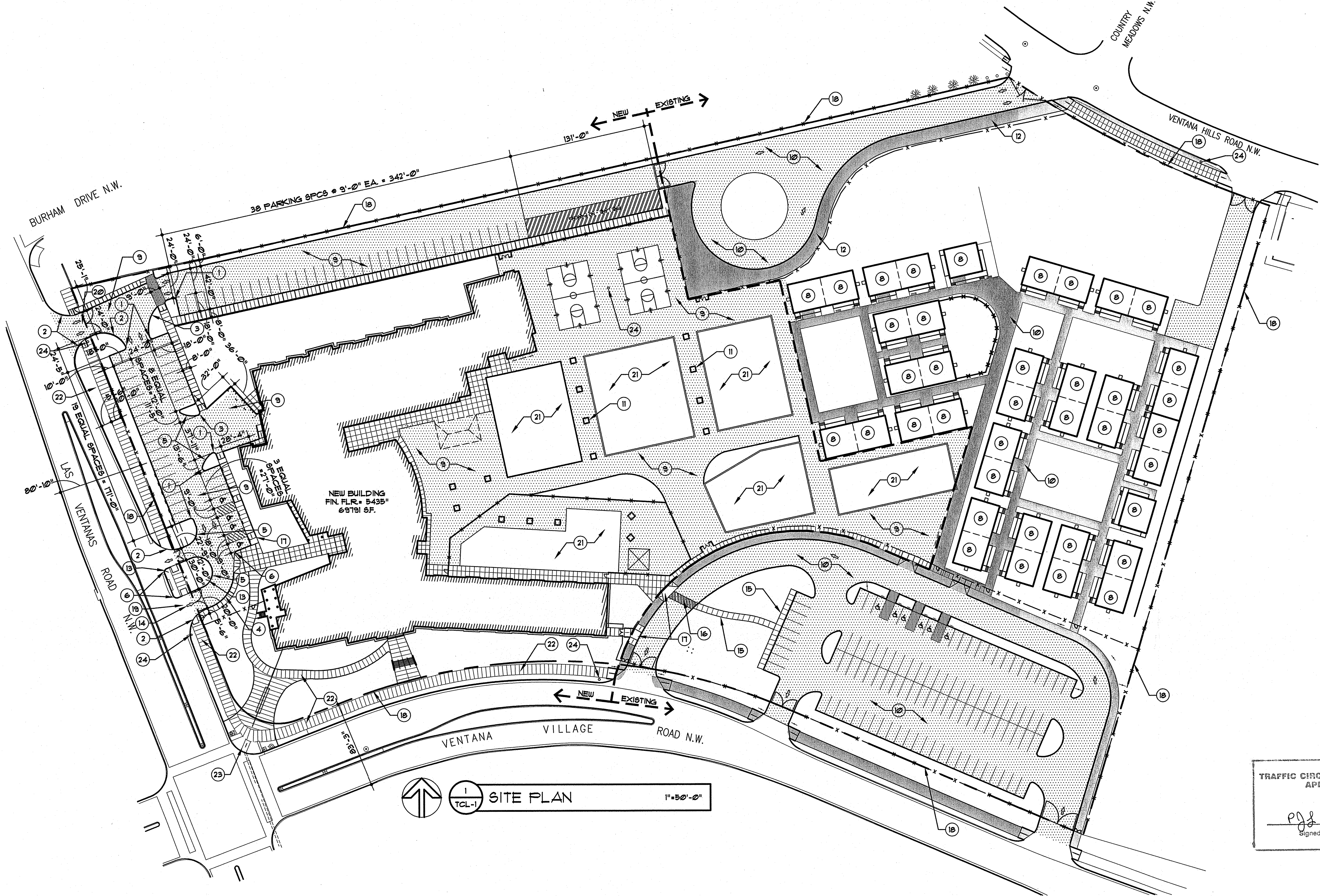
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phillip J. Lovato', with a stylized flourish at the end.

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Planning Dept.
Development and Building Services

cc: file



KEYED NOTES

1. 3'-0" RADIUS
2. 25'-0" RADIUS
3. 30'-0" RADIUS
4. 35'-0" RADIUS
5. 15'-0" RADIUS
6. 4'-0" RADIUS
7. 2'-0" RADIUS
8. EXISTING PORTABLE CLASSROOM TO REMAIN.
9. NEW ASPHALT PAVING.
10. EXISTING ASPHALT PAVING TO REMAIN.
11. PLANTER, TYPICAL.
12. EXISTING CONCRETE SIDEWALK TO REMAIN.
13. SIGN ON POST "WRONG WAY". SIGN TO BE 1'-6" WIDE X 1'-0" TALL WITH 3" TALL WHITE LETTERS ON RED BACKGROUND.
14. WHITE PAINTED DIRECTIONAL ARROWS, TYP.
15. NEW 4'-0" WIDE SIDEWALK.
16. NEW CROSSWALK PAINTED ON EXISTING ASPHALT PAVING.
17. NEW ACCESSIBLE CONCRETE RAMP AS PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2441
18. PROPERTY LINE.
19. DELIVERY & SERVICE ENTRANCE AS PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING # 2420
20. DELIVERY & SERVICE EXIT AS PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING # 2420
21. PLAYGROUND AREA.
22. 4" THICK EXTERIOR CONCRETE SIDEWALK ON GRADE AS PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2120.
23. EXISTING CURB RAMP TO REMAIN.
24. EXISTING FIRE HYDRANT

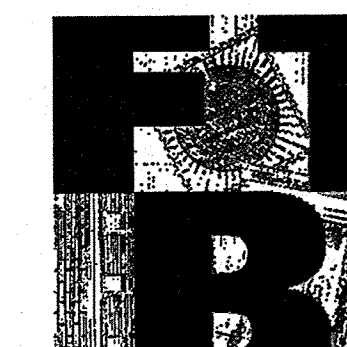
GENERAL NOTES

- A. ALL NEW CURB AND GUTTER TO CONFORM TO CITY OF ALBUQUERQUE STANDARD CURB & GUTTER DETAIL DRAWING # 2415A.

1
TCL-1 SITE PLAN 1" = 50'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED

PGJ 8/4/05
Signed Date



FANNING BARD TATUM & ASSOCIATES

ARCHITECTS AIA

6100 Indian School Rd. NE SUITE 210
Albuquerque NM 87110
505-883-5200 PHONE
505-884-5390 FACSIMILE

Project

Sheet
Title

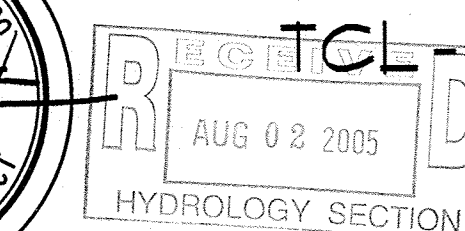
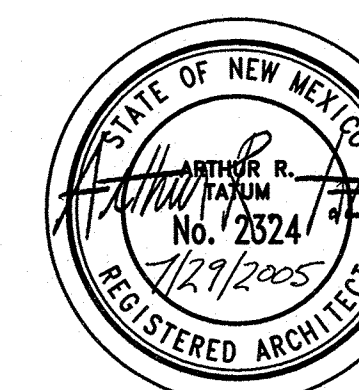
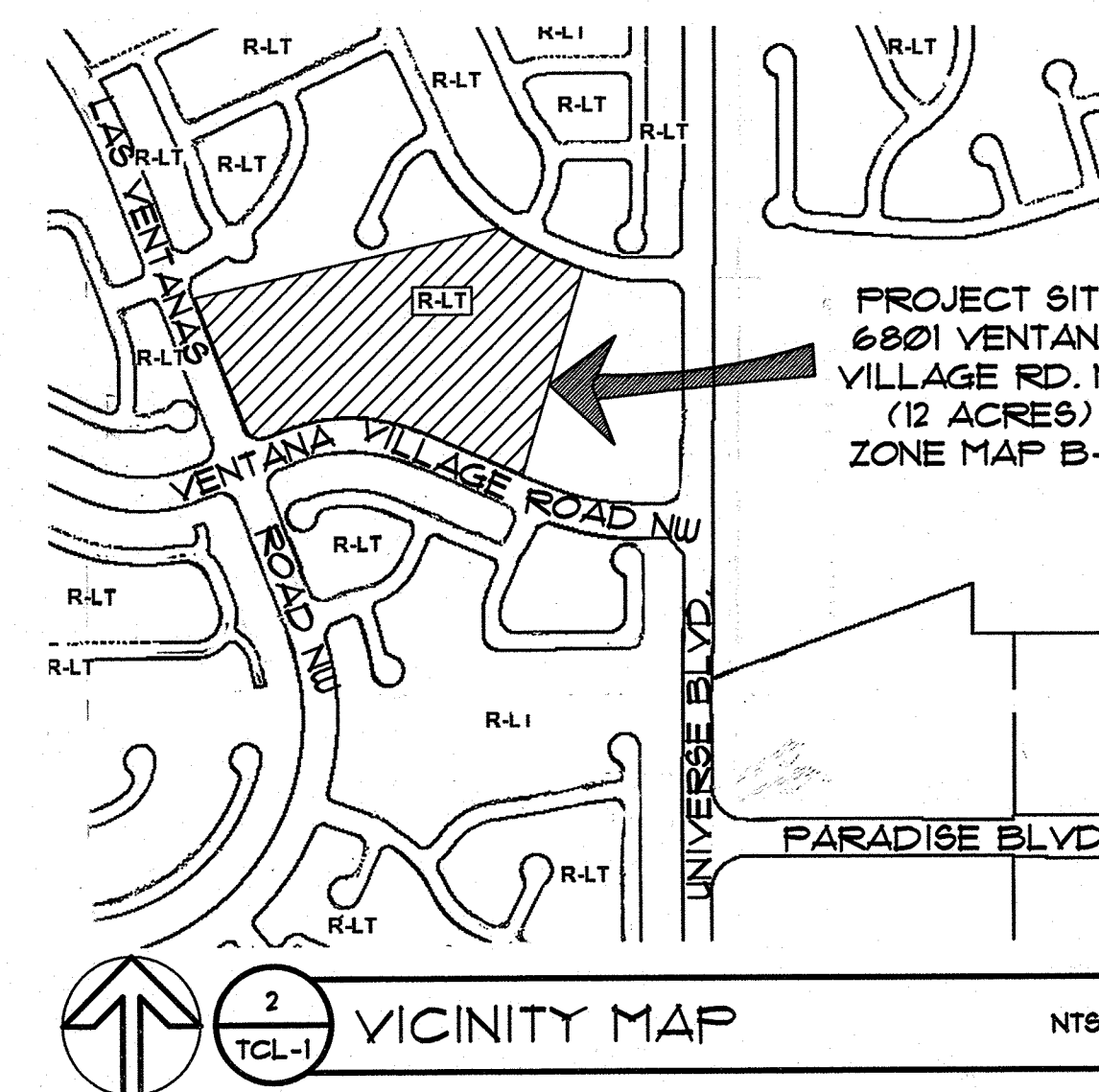
VENTANA RANCH ELEMENTARY SCHOOL	
6801 VENTANA VILLAGE ROAD NW, ALBUQUERQUE, NEW MEXICO	
TRAFFIC CIRCULATION LAYOUT SITE PLAN	Date 07/29/2005

PARKING:
REQUIRED PARKING:
1 PER EMPLOYEE
ANTICIPATED NUMBER OF EMPLOYEES = 96

TOTAL SCHOOL PARKING PROVIDED:
EXISTING PARKING: 103
ADDITIONAL PARKING THIS PHASE: 12
TOTAL PARKING: 115
TOTAL DISABLED PARKING REQUIRED: 4
TOTAL DISABLED PARKING PROVIDED: 10
TOTAL VAN ACCESSIBLE PARKING REQ'D: 1
TOTAL VAN ACCESSIBLE PARKING PROVIDED: 10

EXECUTIVE SUMMARY:
THIS PROJECT, LOCATED IN VENTANA RANCH, REPRESENTS THE SECOND PHASE OF THIS ALBUQUERQUE PUBLIC SCHOOLS ELEMENTARY SCHOOL. PHASE 1A, THE DEVELOPMENT OF A PORTABLE CLASSROOM CAMPUS, IS COMPLETE AND LOCATED ON THE EASTERLY PORTION OF THE SITE. PHASE 2, THE FOCUS OF THIS SUBMITTAL, IS THE CONSTRUCTION OF THE CORE FACILITIES AND CLASSROOMS WITH PERMANENT CONSTRUCTION. RETAINING A PORTION OF THE PORTABLE CLASSROOMS, HOWEVER, IS ANTICIPATED. THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT AND SOGIS APPROVALS.

LEGAL DESCRIPTION:
AS SHOWN BY THE VICINITY MAP, THE SITE IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF VENTANA RANCH ROAD NW AND VENTANA RANCH ROAD NW. THE LEGAL DESCRIPTION IS TRACT 2641, VENTANA RANCH, AS SHOWN BY PANEL 103 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996. THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD (AO) ZONE.



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