



**Planning Department
Transportation Development Services**

July 3, 2014

Martin Garcia, P.E.
Anchor Engineering LLC
3501 S. Bosque Loop
Bosque Farms, NM 87068

**Re: Frank Sanchez 2nd St Development, 2335 2nd St.
Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 01-14-14 (M14-D029)
Certification dated 07-01-14**

Dear Mr. Garcia,

Based upon the information provided in your submittal received 07-02-14, 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 me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Frank Sanchez 2nd Street Development City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 1, 2 & 3 Lands of Frank Sanchez

City Address: 2335 2nd Street SW

Engineering Firm: Anchor Engineering LLC Contact: Martin J. Garcia

Address: 1035 South Bosque Loop, Bosque Farms, New Mexico 87068

Phone#: 505.362.1530 Fax#: _____ E-mail: martin@anchoreng.net

Owner: Frank Sanchez Contact: Frank Sanchez

Address: 1200 Riner Ct. S.W. Albuquerque, New Mexico 87105

Phone#: 505.720.8700 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: North Star Surveying Contact: David R. Vigil

Address: 1240 Sunset Rd. S.W., Albuquerque, New Mexico 87105

Phone#: 505.980.0465 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

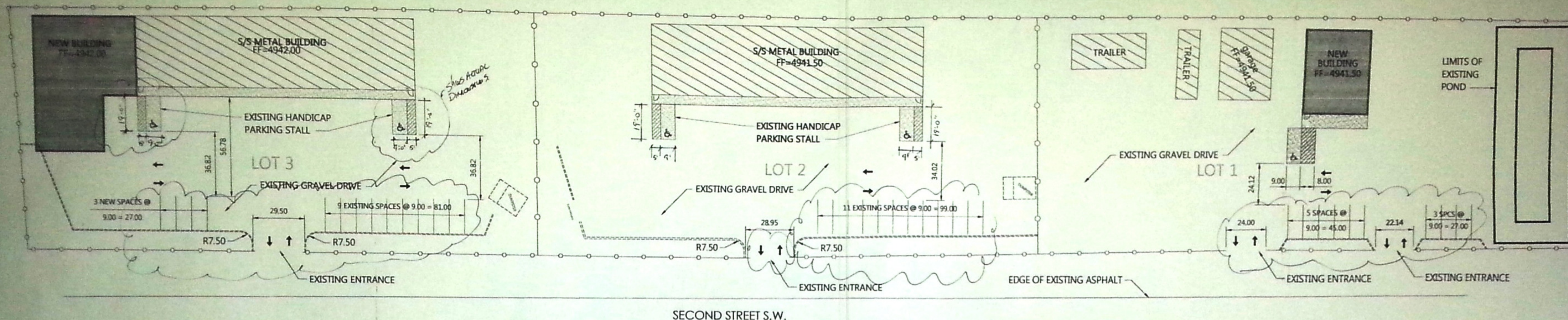
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: JUNE 26, 2014 By: Martin J. Garcia

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



TRAFFIC CIRCULATION PLAN

SCALE: 1" = 30'



NOTED STRIPING NOT INSTALLED SINCE SURFACE IS GRAVEL
 (2) ARROWS NOT INSTALLED DUE TO GRAVEL SURFACE

Legend

- EXISTING FENCE LINE
- DIRECTION OF TRAFFIC FLOW
- CONCRETE
- EXISTING CURB/RAILROAD TIES

Parking Requirements - New Construction

LOT 1: 4941.50
 NEW 1838 SQ FT BUILDING
 1838 SQ FT - OFFICE
 1838 / 200 = 9.19, USE 9

REQUIRED - 9 SPACES INCLUDING 1 HANDICAP ACCESSIBLE SPACE
 PROVIDED - 9 SPACES INCLUDING 1 HANDICAP ACCESSIBLE SPACE

LOT 3: 4942
 NEW 4800 SQ FT BUILDING
 4000 SQ FT - WAREHOUSE
 4000 / 2000 = 2, USE 2

REQUIRED 2 SPACES INCLUDING 1 HANDICAP ACCESSIBLE SPACE
 PROVIDED (2) NEW SPACES, HANDICAP ACCESSIBLE SPACE IS EXISTING

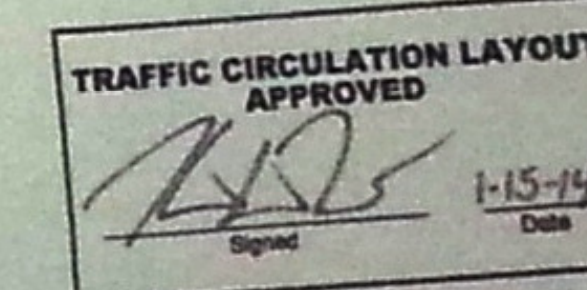
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRG/Permit approval and Work Order required.

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

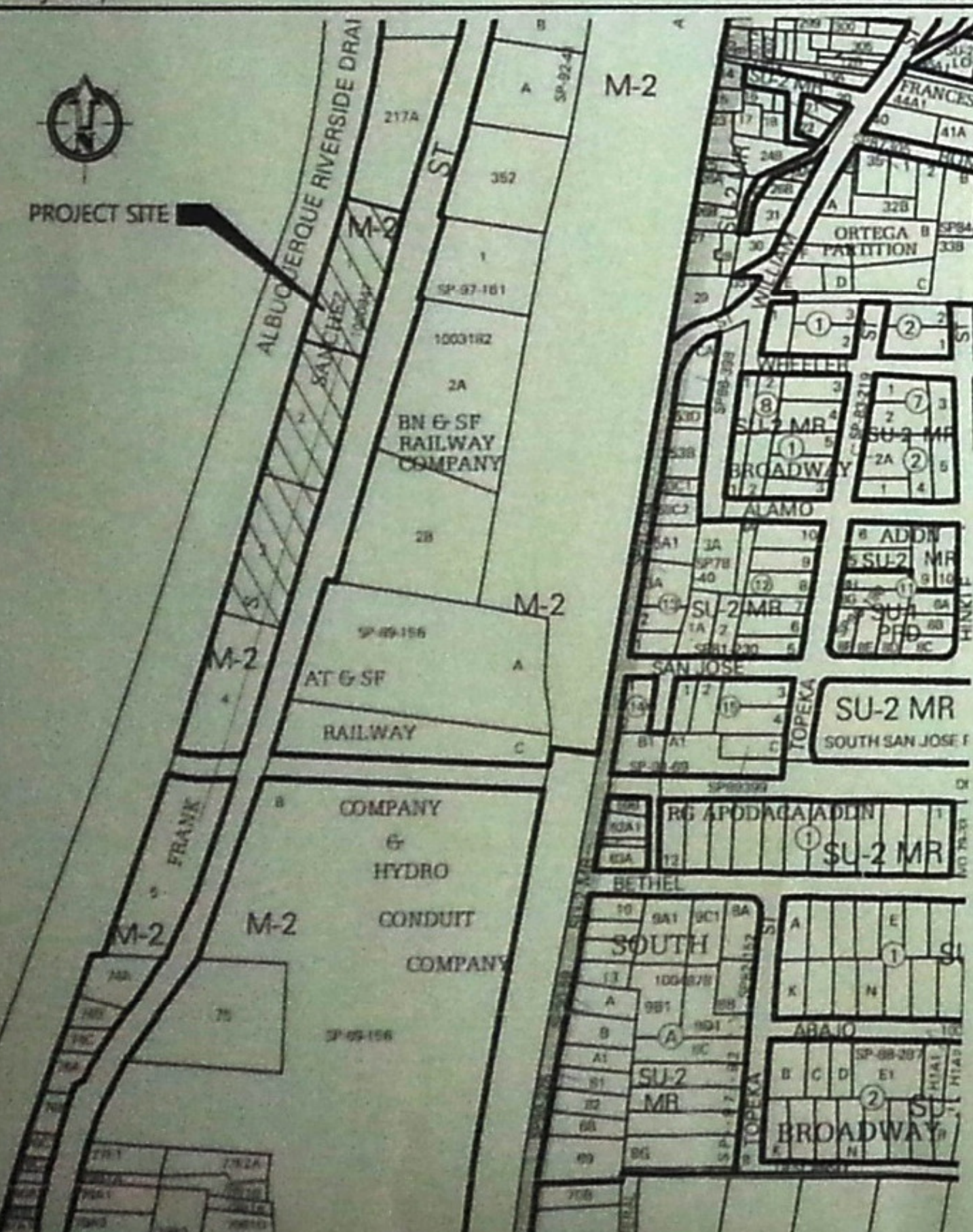
AS BUILT CERTIFICATION!

I, MARTIN J. GARCIA, MAKE #1767 OF THE FIRM ANCHOR ENGINEERING LLC HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPLIED PLAN DATED 1-15-14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DEPICTED AS (E) HAS BEEN OBTAINED BY ANCHOR ENGINEERING LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 19, 2014, AND HAVE DETERMINED BY VISUAL INSPECTION, THAT THE SURVEY DATA PRESENTED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATE IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS 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.



Vicinity Map



Anchor Engineering, LLC
 3501 S. Basque Ave. Suite 100, Albuquerque, NM 87106
 505.842.1530

CONSULTANTS	
DATE	12.10.13
NO.	13-044
REVISED BY	F. PHILLIPS
CHECKED BY	M. GARCIA
SCALE	1" = 30'

PROJECT TITLE: LOTS 1, 2 & 3 LANDS OF FRANK SANCHEZ, 2335 SECOND STREET S.W., ALBUQUERQUE, NEW MEXICO

SHEET TITLE: TRAFFIC CIRCULATION PLAN

TRAFFIC CIRCULATION PLAN

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