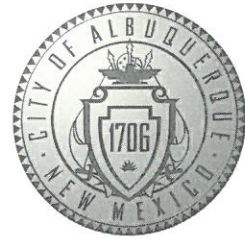


CITY OF ALBUQUERQUE



October 1, 2018

DEKKER PERICH SABATINI
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Independence Square, 6707 Jefferson St. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated (E17-D076A)
Certification dated 06-05-18

Dear Mr. Gunning,

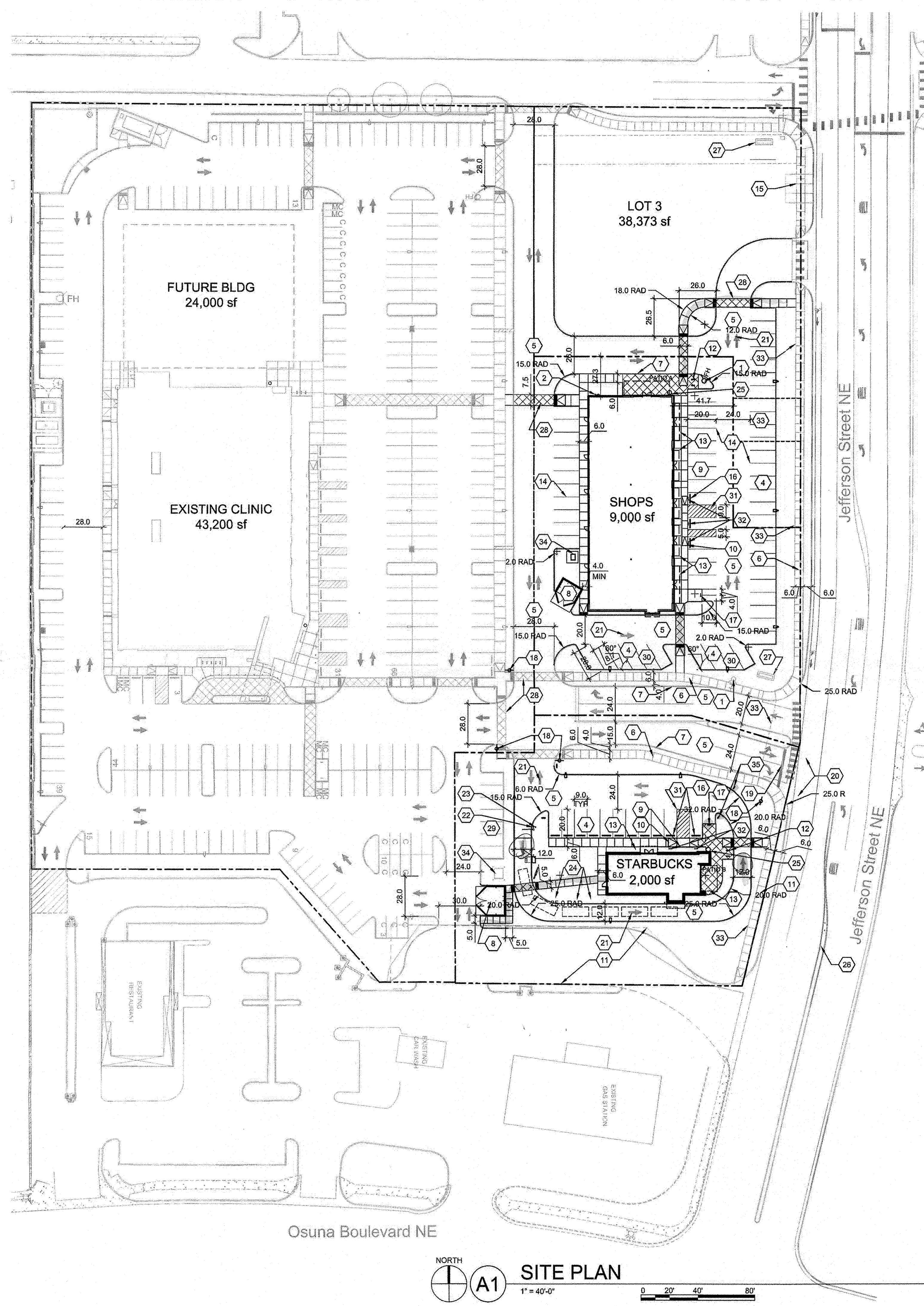
Based upon the information provided in your submittal received 09-18-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3675.

Sincerely,

Mojgan Maadandar
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File



NORTH
A1
1" = 40'-0"
0 20' 40' 80'

PROJECT NUMBER : 1005517
APPLICATION NUMBER : 18DRB-70021
Is an Infrastructure List Required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or the construction of public improvements.
DRB SITE DEVELOPMENT PLAN APPROVAL:
Ragunath Murali 3/14/18
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE
Jon Ertsgaard 4/3/18
ABQWA DATE
Spiff 3/14/18
PARKS AND RECREATION DEPARTMENT DATE
a rh 3/14/18
CITY ENGINEER DATE
Chad Wilkin 3-8-18
SOLID WASTE MANAGEMENT DATE
NIA
FIRE MARSHAL DATE
3/14/18
CODE ENFORCEMENT DATE
4.10.2018
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PROJECT DATA
ADDRESS : 6701 & 6707 JEFFERSON STREET NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION : LOTS 1 & 2 INDEPENDENCE SQUARE, BEING COMPRISED OF LOTS 2-A-1 & 2-A-2, TRACT B, ENVIRCO TRACT
ZONE ATLAS PAGE : E-17
SITE AREA : 2.72 ACRES
CURRENT ZONING : M1
BUILDING FOOTPRINT : STARBUCKS = 2,000 SF
SHOPS = 9,000 SF
TOTAL = 11,000 SF
LANDSCAPING : REFER TO LANDSCAPE PLAN
OCCUPANCY GROUP : RETAIL, B & A2 OCCUPANCIES
CONSTRUCTION TYPE : VB

PARKING CALCULATIONS

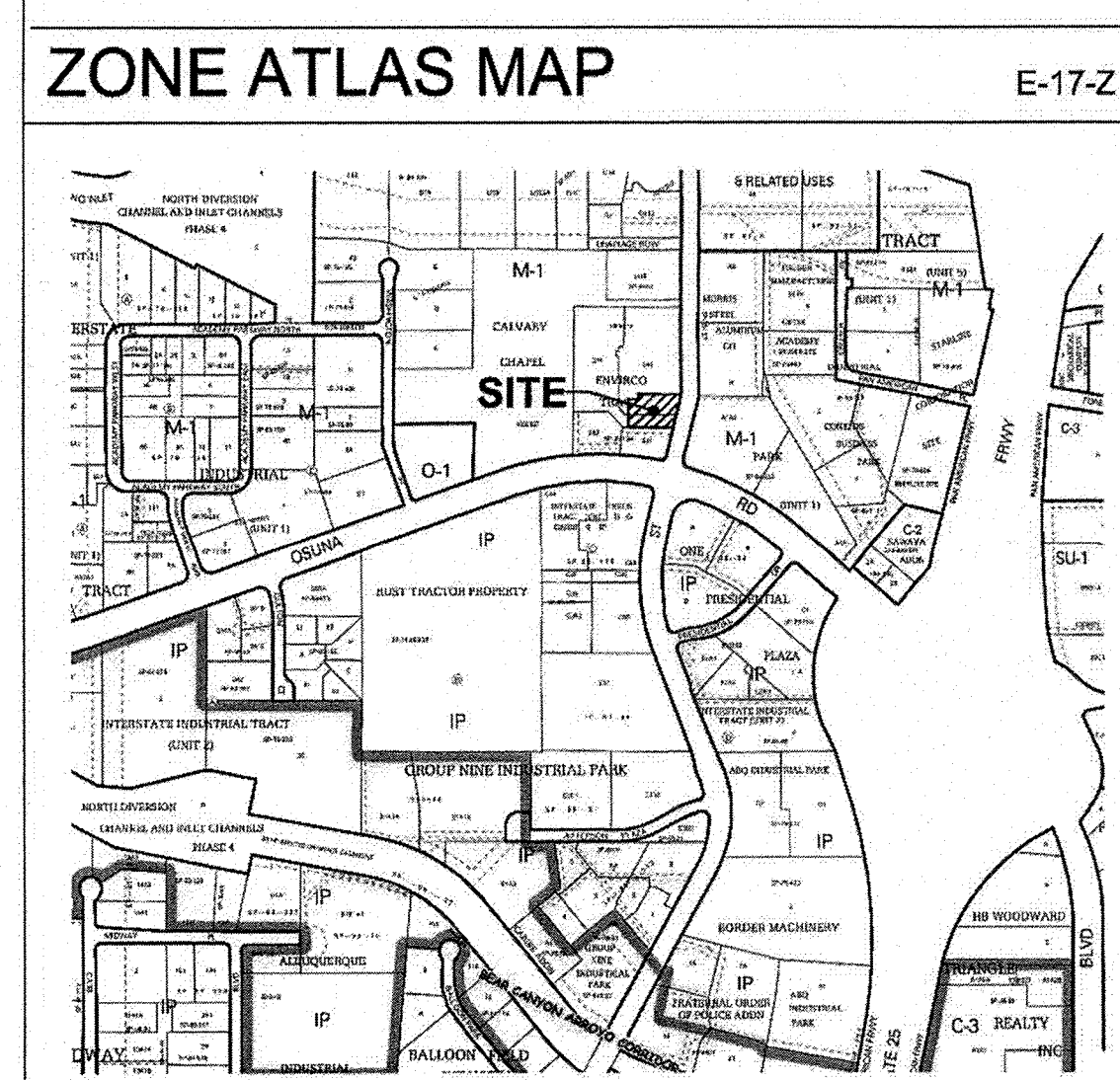
TOTAL PARKING SPACES REQUIRED PER CODE:

TOTAL SHOPS BUILDING AREA : 9,000 SF
9,000 @ 1/200 SF = 45 REQUIRED SPACES
10% TRANSIT REDUCTION: 45-4.5 SPACES=41 TOTAL REQUIRED

	REQUIRED	PROVIDED
TOTAL PARKING STALLS :	41	44
HANDICAP PARKING STALLS :	3	3 (1 VAN ACCESSIBLE)
MOTORCYCLE PARKING :	2	2
BICYCLE PARKING REQUIRED	3	4

TOTAL STARBUCKS BUILDING AREA : 2,000 SF
2,000 @ 1/200 SF = 10 SPACES

	REQUIRED	PROVIDED
TOTAL PARKING STALLS :	10	18
HANDICAP PARKING STALLS :	1	2 (1 VAN ACCESSIBLE)
MOTORCYCLE PARKING :	1	2
BICYCLE PARKING REQUIRED	1	4



- GENERAL SHEET NOTES
- THIS SUBMITTAL ILLUSTRATES THE DESIGN AND DEVELOPMENT INTENT FOR A NEW BUILDINGS AND ASSOCIATED SITE, LANDSCAPE, GRADING AND UTILITY IMPROVEMENTS.
 - SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED FIXTURES.
 - MECHANICAL UNITS WILL BE PLACED ON THE ROOF. MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH A COMBINATION OF STRATEGIC PLACEMENT AND ARCHITECTURAL SCREENING. SEE ARCHITECTURAL PLANS.
 - PARKING AREA SHALL BE DESIGNED AND BUILT TO CURRENT DPM STANDARDS AND CITY OF ALBUQUERQUE ZONING CODE
 - ALL PARKING SPACES ARE 9'-0" WIDE UNLESS NOTED OTHERWISE
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER
 - SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION
 - ALL PEDESTRIAN ACCESS RAMPS WITHIN THE PUBLIC ROW AND CURBS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
 - ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE.
 - FOR FIRE LANE MARKINGS, SEE CIVIL FIRE 1 PLAN.

- SHEET KEYED NOTES
- FIRE HYDRANT, RE: CIVIL
 - FIRE DEPARTMENT CONNECTION
 - NOT USED
 - ASPHALT PAVING
 - HEAVY DUTY ASPHALT
 - CONCRETE SIDEWALK
 - CONCRETE CURB AND GUTTER
 - TRASH ENCLOSURE, RE: SHEET AS501
 - CONCRETE HEADER CURB
 - CONCRETE ACCESSIBLE RAMP
 - EXISTING EASEMENT
 - BIKE RACKS
 - OVERHEAD STRUCTURE
 - PARKING STRIPING
 - EXISTING BUS SHELTER LOCATION
 - PARKING BUMPER
 - MOTORCYCLE PARKING SIGN
 - STOP SIGN
 - STOP LINE
 - CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - PAVEMENT ARROWS
 - POLE MOUNTED DRIVE THROUGH ENTRANCE SIGN, BY TENANT
 - POLE MOUNTED HEIGHT-LIMIT INDICATOR, BY TENANT
 - MENU AND ORDERS TAKING BOARDS
 - LITTER RECEPTACLE
 - EXISTING MEDIAN
 - EXISTING DOUBLE SIDED MONUMENT SIGN
 - HEAVY DUTY CONCRETE PAVING, COLOR & PATTERN TBD
 - 8'-8" WIDE PARKING SPACES
 - 8'-8" WIDE PARKING SPACES
 - ADA ACCESS AISLE. 'NO PARKING' IN CAPITAL LETTERS AT LEAST 12" HIGH AND 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE, CLOSE TO AN ADJACENT VEHICLE'S REAR TIRE, REF DETAIL 663-1-4.1.B NMSA 1978)
 - ADA ACCESSIBILITY SIGN, REQUIRED LANGUAGE PER DETAIL 66-7-352.4C NMSA 1978: 'VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING'
 - NEW EASEMENT WITH DEDICATED RIGHT OF WAY, REF CIVIL DRAWINGS
 - TRANSFORMER
 - 'DO NOT ENTER SIGN' FOR DRIVE-THRU EGRESS

- LEGEND
- PROPERTY LINE
 - EXISTING EASEMENT
 - NEW EASEMENT
 - 26'-0" MAX HT. POLE LIGHT WITH FULL CUT-OFF
 - FH FIRE HYDRANT
 - LANDSCAPE AREA
 - PROJECT SITE
- REVISIONS
- DRAWN BY DPS
REVIEWED BY CRG
DATE 03/09/2018
PROJECT NO. 17-0130
DRAWING NAME

SITE AMENITIES

PATIO 'A' = 280 SF - SHOPS BLDG
PATIO 'B' = 320 SF - STARBUCKS

LANDSCAPING
PAVING PATTERNS
SHADE

SITE PLAN

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

INDEPENDENCE SQUARE

6707 & 6711 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

REVISIONS

DRAWN BY DPS
REVIEWED BY CRG
DATE 03/09/2018
PROJECT NO. 17-0130
DRAWING NAME

SITE PLAN

SHEET NO. AS101
OF