

# CITY OF ALBUQUERQUE



## ***Planning Department Transportation Development Services***

November 5, 2015

Steve Feldman  
ANSWERS, Inc.  
450 Weidman Rd.  
St. Louis, MO 63011

**Re: Panera Café #1949  
4300 25 Way  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 7-20-15 (F17-D087)

Dear Mr. Feldman,

The TCL submittal received 11-2-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

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 924-3690.

Sincerely,

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

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Panera Cafe #1949 Building Permit #: \_\_\_\_\_ City Drainage #: F17D087  
DRB#: \_\_\_\_\_ EPC#: 1000420 Work Order#: \_\_\_\_\_  
Legal Description: Tract K-1-A, The 25  
City Address: 4300 The 25 Way

Engineering Firm: Cole Contact: Eric Morff  
Address: 401 South 18th Street, Suite 200, St. Louis, MO 63103  
Phone#: (314) 984-9887 Fax#: \_\_\_\_\_ E-mail: emorff@colestl.com

Owner: Panera, LLC (owner under contract) Contact: Brian Schrock  
Address: 3630 South Geyer Road, Suite 100, Sunset Hills, MO 63127  
Phone#: (314) 984-2633 Fax#: \_\_\_\_\_ E-mail: brian.schrock@panerabread

Architect: ANSWERS, Inc. Contact: Steve Feldmann  
Address: 450 Weidman Road, St. Louis, MO 63011  
Phone#: (636) 386-6707 Fax#: \_\_\_\_\_ E-mail: stevef@answersinc.com

Surveyor: Timothy S. Martinez Contact: Timothy Martinez  
Address: 1130 La Vega Road, Bosque Farms, NM 87068  
Phone#: (505) 869-0711 Fax#: \_\_\_\_\_ E-mail: tmsurv@aol.com

Contractor: TBD 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)



**RECEIVED**  
11-2-15

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

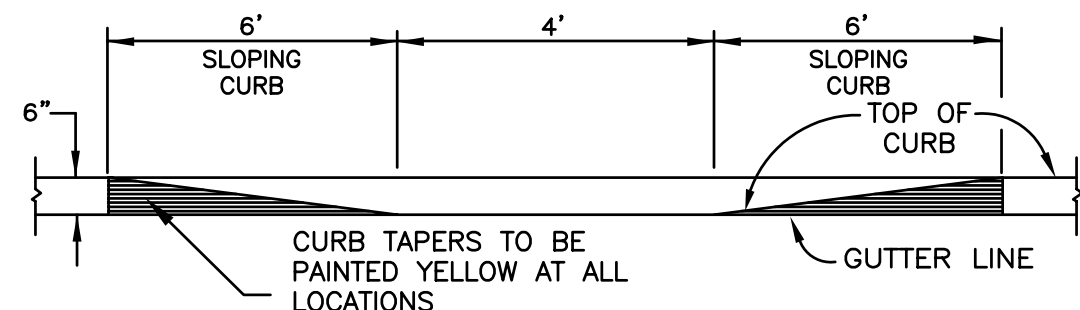
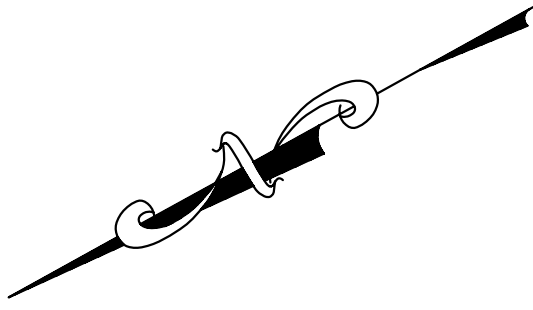
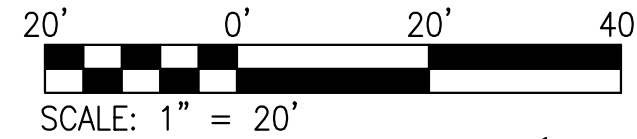
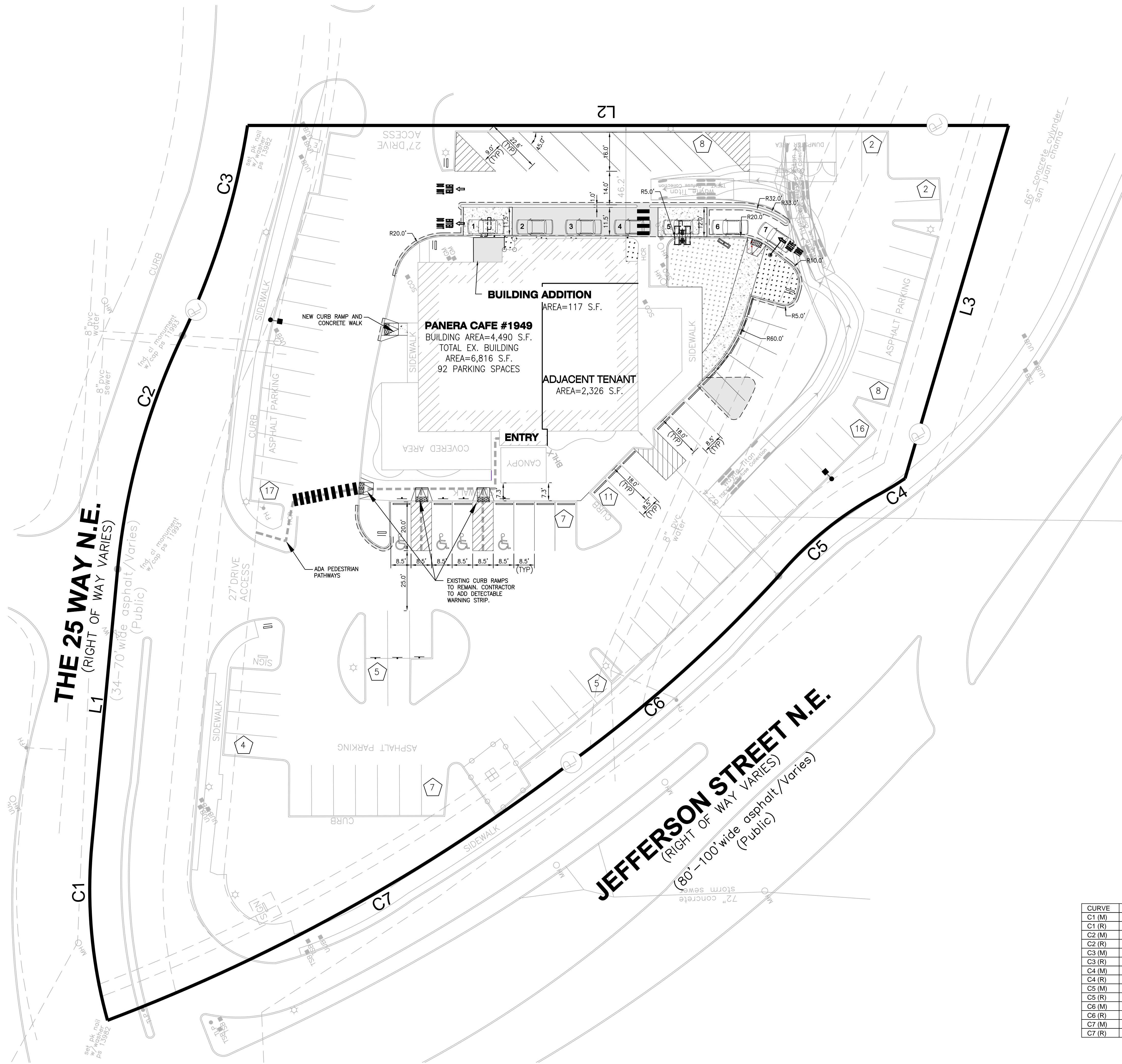
DATE SUBMITTED: 10/29/15 By: Steve Feldmann

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:

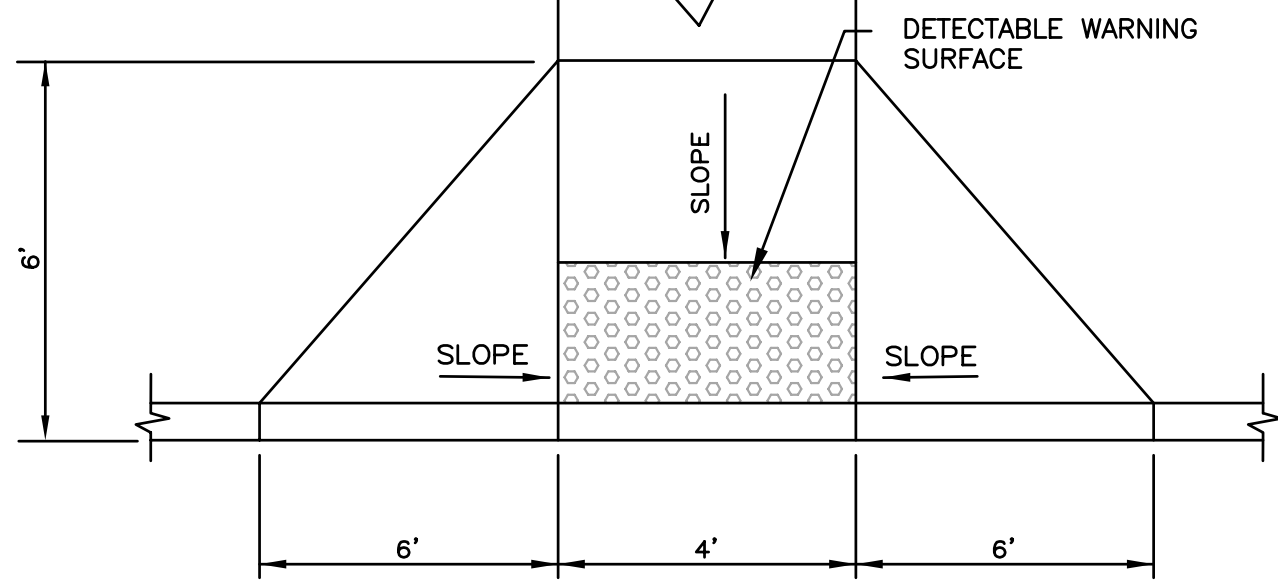
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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



USER: Stoney Fowler TAB: C3.0  
DATE: 07/20/2015 11:20:14 AM  
DRAWING: S:\055\15-0055\15-0055.dwg



ELEVATION



PLAN

NOTE: MAINTAIN 4" SIDEWALK THICKNESS IN DEPRESSED AREA.

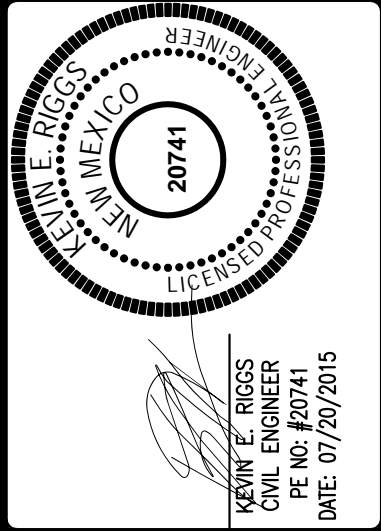
1 FLARED ACCESSIBLE RAMP DETAIL  
SCALE: N.T.S. REF. DWG. ???

LINE	BEARING	DISTANCE
L1 (M)	S55°41'28"E	113.10'
C1 (R)	S55°41'28"E	113.10'
L2 (M)	S28°57'19"W	311.58'
L2 (R)	S28°57'19"W	311.58'
L3 (M)	N44°41'43"W	150.56'
L3 (R)	N44°41'43"W	150.56'

CURVE	RADIUS	ARC LENGTH	CHORD DIST.	CHORD BRNG	DELTA ANGLE	TANGENT
C1 (M)	200.00'	72.80'	72.40'	S66°07'11"E	20°51'22"	36.81'
C1 (R)	200.00'	72.80'	72.39'	S66°07'06"E	20°51'16"	36.81'
C2 (M)	286.04'	99.71'	99.21'	S45°31'55"E	19°58'24"	50.37'
C2 (R)	286.04'	99.72'	99.21'	S45°31'55"E	19°58'26"	50.37'
C3 (M)	311.06'	90.33'	90.01'	N43°49'03"W	16°38'16"	45.48'
C3 (R)	311.06'	90.32'	90.01'	S43°49'03"E	16°38'15"	45.48'
C4 (M)	140.00'	11.58'	11.58'	N02°40'21"W	04°44'26"	5.79'
C4 (R)	140.00'	11.58'	11.58'	N02°40'21"W	04°44'26"	5.79'
C5 (M)	140.00'	54.26'	53.92'	S10°00'11"E	22°12'21"	27.47'
C5 (R)	160.00'	54.18'	53.92'	N10°10'11"W	19°20'04"	27.35'
C6 (M)	562.62'	111.48'	111.30'	N13°03'34"W	11°21'11"	55.92'
C6 (R)	562.62'	111.93'	111.75'	N14°00'12"W	11°23'57"	111.23'
C7 (M)	744.50'	220.83'	220.02'	N00°14'50"W	16°59'41"	111.23'
C7 (R)	744.50'	220.82'	220.02'	N00°14'50"W	16°59'40"	111.23'

DATE	NO	REVISION DESCRIPTION
09-16-2015	3	TCL PLAN
09-02-2015	2	CITY COMMENTS
08-14-2015	1	CITY/CLIENT COMMENTS

DEVELOPER/OWNER: **PANERA, LLC**  
**3630 SOUTH GEYER ROAD, SUITE 100**  
**ST. LOUIS, MO 63127**  
**(314) 984-1000**



**Panera Café #1949**  
4300 THE 25 WAY NE  
ALBUQUERQUE, NM 87109

TRAFFIC CIRCULATION LAYOUT PLAN

**COLE**  
+ ST. LOUIS  
401 S. 18th Street  
Suite 200  
St. Louis, MO 63103  
314.964.5657 / 761  
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE  
Cole & Associates, Inc. is a Missouri Corporation & a Cole Design Group, Inc. In Missouri & Texas licenses required to do so "Cole"

DESIGN/CALC BY: CAW  
DRAWN BY: CAW  
CHECKED BY: EWM  
DRAWING SCALE:

DATE: 07/20/2015

Job Number  
**15-0055**

Sheet Number  
**TCL**