

CITY OF ALBUQUERQUE



September 7, 2016

Kevin E. Riggs, P.E.
Coal & Associates, Inc.
401 South 18th St, Suite 200
St. Louis, MO 63103

Re: Panera Café #1949 – 4300 The 25 Way
Request for Certificate of Occupancy- Transportation Development
Engineer's Stamp dated 7-20-15 (XXX-DXX)
Certification dated 08-29-16

Dear Mr. Riggs,

Based upon the information provided in your submittal received 08-29-16, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File

TRAFFIC CERTIFICATION

I, KEVIN RIGGS, NMPE #20741, OF THE FIRM COLE & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/29/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ERIC WOODCOOK OF THE FIRM WILCOX CONSTRUCTION INC. I FURTHER CERTIFY THAT I HAVE REVIEWED PHOTOGRAPHS OF THE SITE PROVIDED BY WILCOX CONSTRUCTION INC. AND DATED 08/26/16 AND HAVE DETERMINED BY VISUAL INSPECTION OF THE PHOTOS THAT THE 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 A CERTIFICATE OF OCCUPANCY.

NO EXCEPTIONS TAKEN.

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.

ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

08/29/16

Date



KEVIN E. RIGGS
CIVIL ENGINEER
PE NO: #20741
DATE: 08/29/2016





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Panera Café #1949 Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: 1000420 Work Order#: _____
Legal Description: Tract K-1-A, The 25
City Address: 4300 The 25 Way

Applicant: 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

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

PRE-DESIGN MEETING?

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 08/29/16 By: Eric Morff

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

**ST. LOUIS**

Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel

PHOENIX

2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

t r a n s m i t t a l

TO: City of Albuquerque Planning Department
Development & Building Services Division
Transportation Section
600 2nd Street NW, Suite 201
Albuquerque, NM 87102

DATE: 08/29/16 JOB #: 15-0055
ATTENTION: Monica Ortiz
RE: Panera Café 1949
4300 The 25 Way

We Are Sending You:

COPIES	DATE	DESCRIPTION
1	08/29/16	Traffic Certification
1	08/29/16	Drainage and Transportation Information Sheet
1	08/29/16	As-Built Survey

These Are Transmitted As Checked Below:

☒ Approval ☐ For Review and Comment ☐ For Your Use ☐ Other

Via:

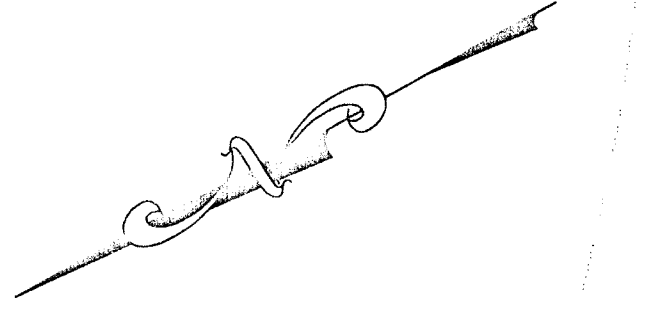
☐ Courier ☐ Mail ☐ Pick Up ☒ Other

Remarks:

Copy To:

File

Eric Morff, P.E.



OWNER	=	LEVINE INVESTMENTS, LP 2201 EAST CAMELBACK ROAD PHOENIX, AZ 85016	<div>PARKING</div> <div>THERE ARE NO ADJACENT AREAS REQUIRING PURSUANCE OF A PERMIT</div>
SITE ADDRESS	=	4300 THE WAY 25 NE ALBUQUERQUE, NM 87109	
SITE ACREAGE	=	1.98±	
DISTURBED LAND	=	0.44±	
EXISTING ZONING	=	"IP" INDUSTRIAL PARK ZONE	
PROPOSED ZONING	=	"IP" INDUSTRIAL PARK ZONE	
TRACT NUMBER	=	K-1-A	
FEMA MAP PANEL	=	ZONE X - 35001C 0138 H, DATE: 08/16/2012	

THERE ARE 131 SEATS, SO ONLY 32 PARKING SPOTS ARE REQUIRED. ASSUMING ADJACENT SPACE IS RETAIL, ONLY 12 SPOTS ARE REQUIRED. 92 SPACES ARE PROVIDED PURSUANT TO THE IP ZONE.

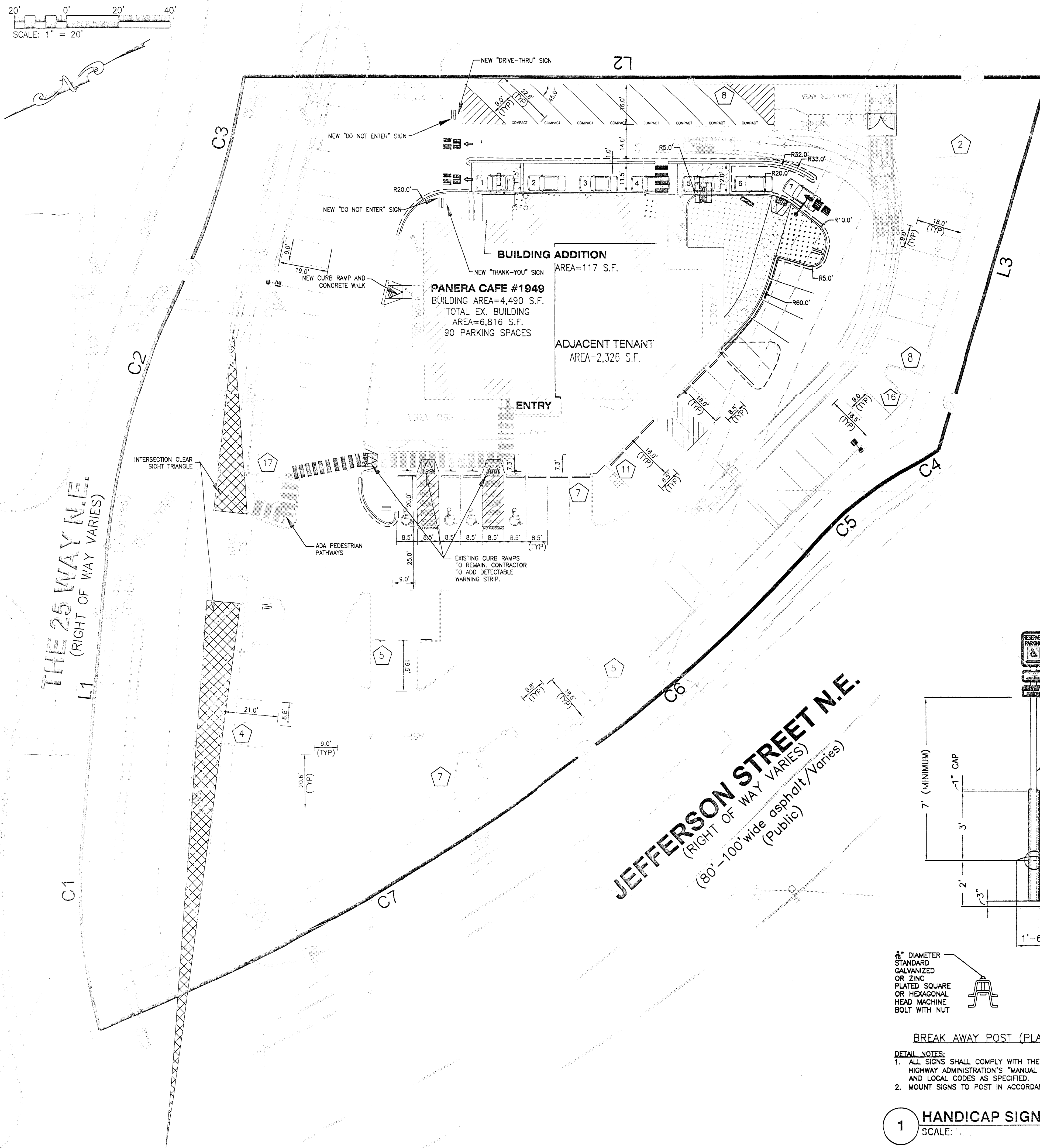
CURVE	RADIUS	ARC LENGTH	CHORD DIST	CHORD BRNG	DELTA ANGLE	TANGENT
C1 (M)	200.00'	72.80'	72.40'	S66°07'11"E	20°51'22"	36.81'
C1 (R)	200.00'	72.80'	72.39'	S66°07'06"E	20°51'16"	36.81'
C2 (M)	286.04'	99.71'	99.21'	S45°31'55"E	19°58'24"	50.37'
C2 (R)	286.04'	99.72'	99.21'	S45°31'55"E	19°58'26"	50.37'
C3 (M)	311.06'	90.33'	90.01'	N43°49'03"W	16°38'16"	45.48'
C3 (R)	311.06'	90.32'	90.01'	N43°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"E	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'

LINE	BEARING	DISTANCE
L1 (M)	S55°41'28"E	113.10
L1 (R)	S55°41'28"E	113.10
L2 (M)	S28°57'19"W	311.56
L2 (R)	S28°57'19"W	311.56
L3 (M)	N44°41'43"W	150.56
L3 (R)	N44°41'43"W	150.56

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Date 11/45/15

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

**AS-BUILT DRAWINGS:
NO REVISIONS NOTED**



RESERVED PARKING

VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING

7' (MINIMUM)

1" CAP

3'

2'

3"

1'-6"

U-CHANNEL SIGN POST (2 LBS/FT)

6" SCHEDULE 40 STEEL PIPE FILLED WITH CONCRETE AND PAINTED TRAFFIC YELLOW ONLY WHEN SIGN IS IN PAVED AREA OR SIDEWALK

REFER TO BREAK AWAY CHANNEL POST DETAIL WHEN STEEL PIPE IS NOT REQUIRED

SLOPE TOP OF CONCRETE

FINISHED GRADE

3500 PSI CONCRETE

1/2" DIAMETER STANDARD GALVANIZED OR ZINC PLATED SQUARE OR HEXAGONAL HEAD MACHINE BOLT WITH NUT

1/2" DIAMETER MACHINE BOLT

FINISHED GRADE

1/2"

1"

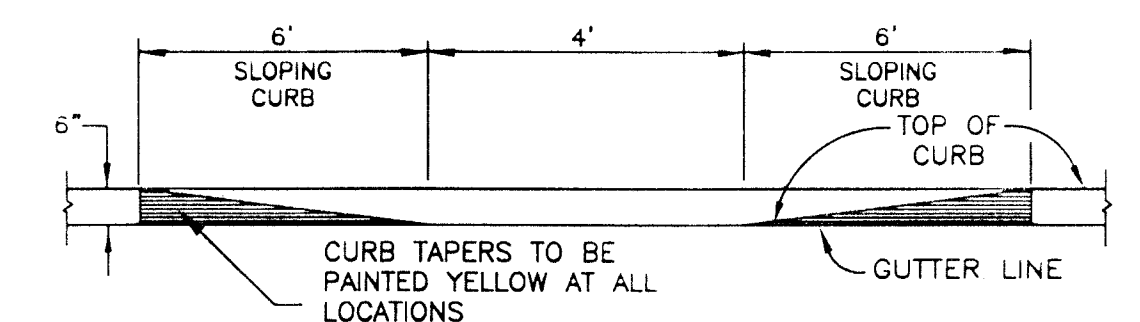
2 1/2"

BREAK AWAY POST (ELEVATION)

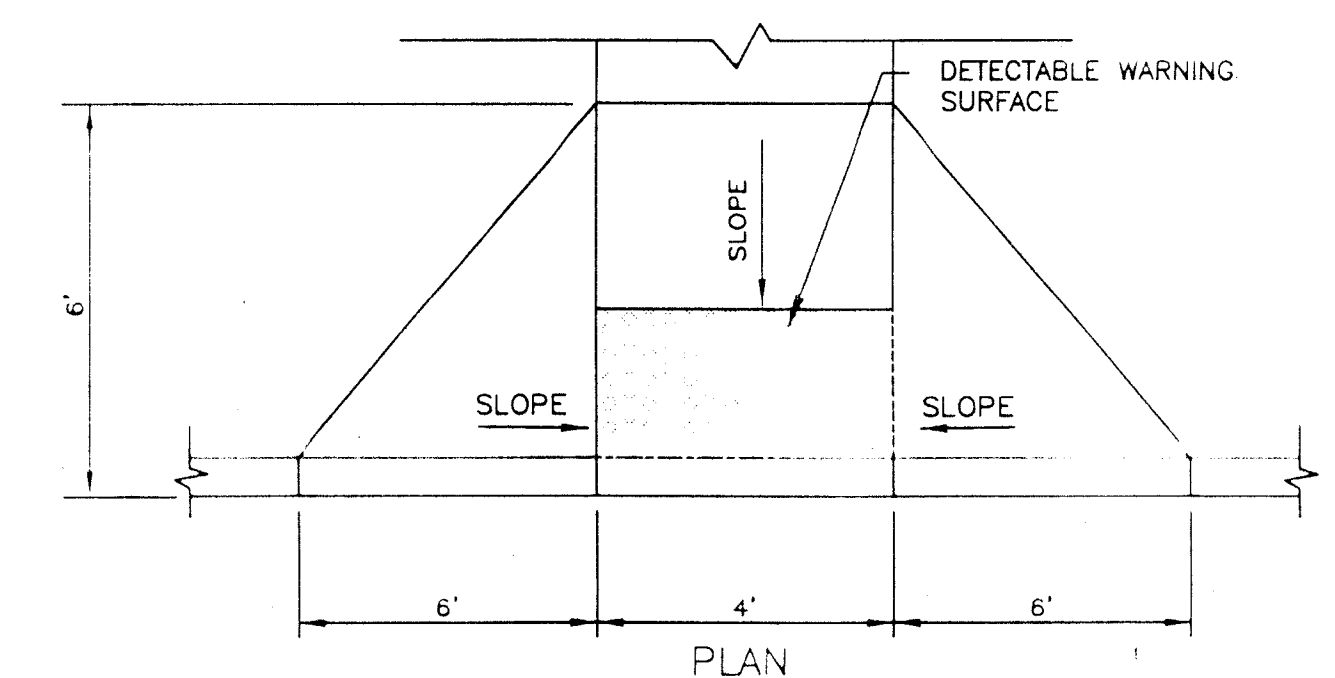
DETAIL NOTES:

1. ALL SIGNS SHALL COMPLY WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) AND LOCAL CODES AS SPECIFIED.
2. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

SCALE: REF. DWG. ???



ELEVATION



PLAN

NOTE: MAINTAIN 4" SIDEWALK THICKNESS IN DEPRESSED AREA.

2 SCALE: 1/4" = 1' REF. DWG. ???

USER: Christine Wilson TAB: TOL
DATE: October 29, 2015 - 3:03:34 PM
DRAWING: S:\005\Arch2015\15-0055\CADD\1_C-Plan\PlotSheets\0_Plan_TC_15-0055.dwg

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

KEVIN E. RIGGS
CML ENGINEER
PE NO: 120741
DATE: 07/20/2015



Panera
BREAD.

Panera Café #1949
4300 THE 25 WAY NE
SUITE 1000 FREDERICKSBURG, VA 22404

ST. LOUIS
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314.994.9887 *ref*

colle

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

SIGN/CALC BY	CAW
DRAWN BY	CAW
CHECKED BY	EWM
AWING SCALE	

E 07/20/2015

Job Number
15-0055

Sheet Number
TCL