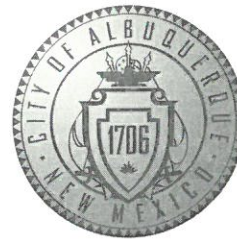


CITY OF ALBUQUERQUE



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:

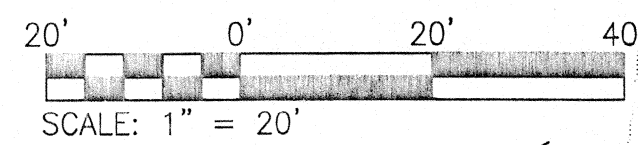
Copy To:

File

Eric Morff, P.E.

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona and Texas, herein referred to as "Cole"



PERTINENT DATA

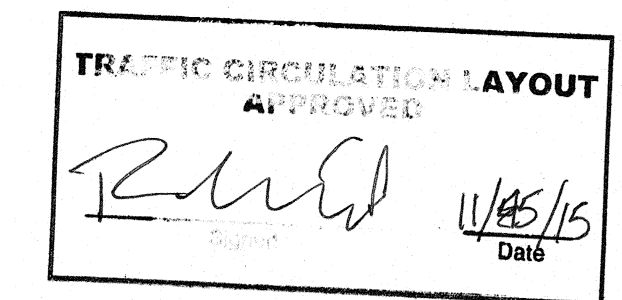
OWNER = LEVINE INVESTMENTS, LP
2201 EAST CAMELBACK ROAD
PHOENIX, AZ 85016
SITE ADDRESS = 4300 THE WAY 25 NE
ALBUQUERQUE, NM 87109
SITE ACREAGE = 1.98±
DISTURBED LAND = 0.44±
EXISTING ZONING = "IP" INDUSTRIAL PARK ZONE
PROPOSED ZONING = "IP" INDUSTRIAL PARK ZONE
TRACT NUMBER = K-1-A
FEMA MAP PANEL = ZONE X - 35001C 0138 H, DATE: 08/16/2012

PARKING NOTES:

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.

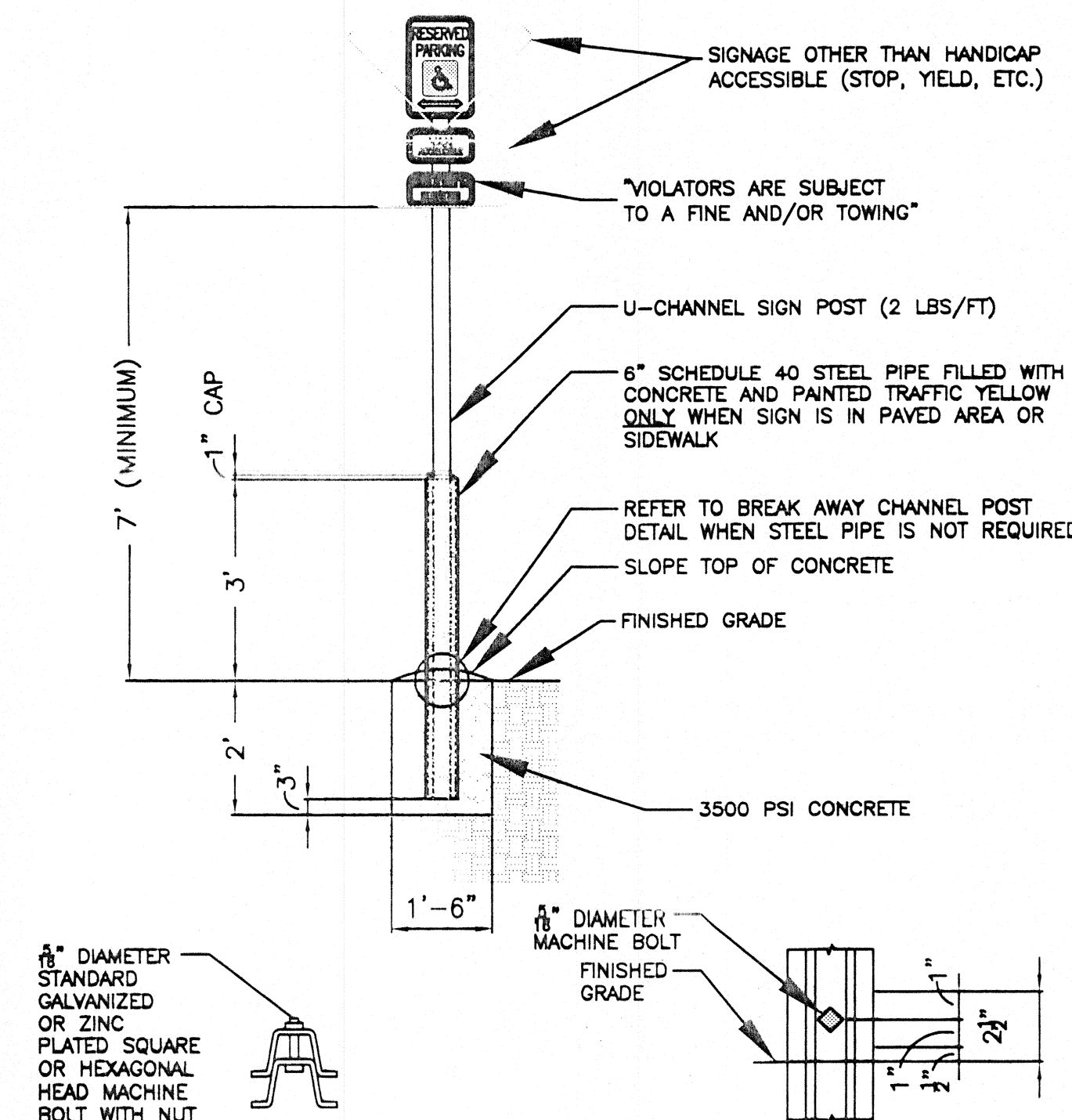
CURVE	RADIUS	ARC LENGTH	CHORD DIST	CHORD BRNG	DELTA ANGLE	TANGENT
C1 (M)	200.00'	72.80'	72.40'	S66°07'11"E	20°51'22"	36.81'
C1 (R)	200.00'	72.80'	72.39'	S66°07'06"E	20°51'16"	36.81'
C2 (M)	286.04'	99.71'	99.21'	S45°31'55"E	19°58'24"	50.37'
C2 (R)	286.04'	99.72'	99.21'	S45°31'55"E	19°58'26"	50.37'
C3 (M)	311.06'	90.33'	90.01'	N43°49'03"W	16°38'16"	45.48'
C3 (R)	311.06'	90.32'	90.01'	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)	140.00'	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	311.58'
L2 (R)	S28°57'19"W	311.58'
L3 (M)	N44°41'43"W	150.56'
L3 (R)	N44°41'43"W	150.56'



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

AS-BUILT DRAWINGS:
NO REVISIONS NOTED



BREAK AWAY POST (PLAN)

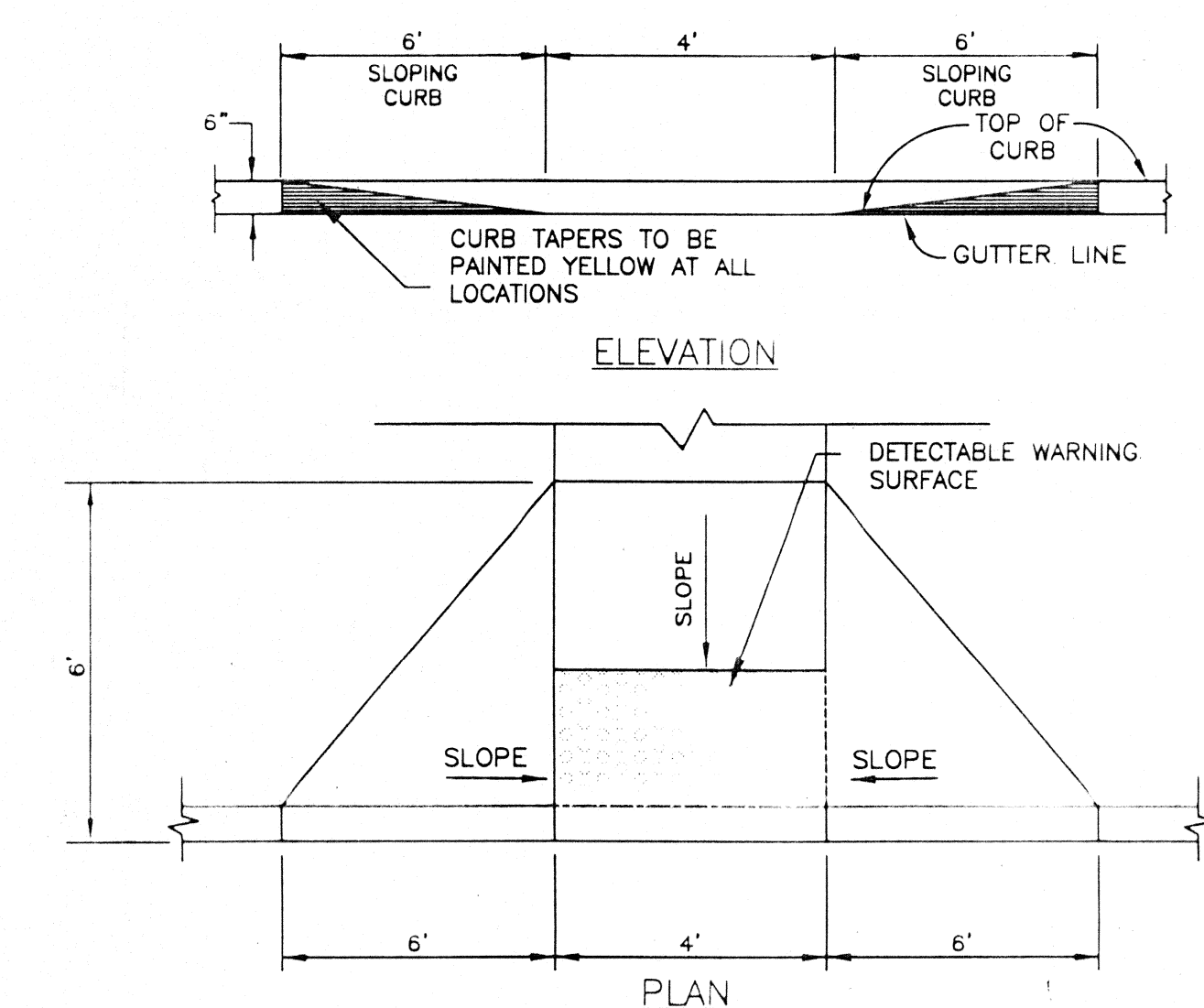
BREAK AWAY POST (ELEVATION)

- DETAIL NOTES:
- 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.
 - MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

HANDICAP SIGN DETAIL

SCALE: 1/4" = 1'-0"

REF. DWG. ???



NOTE: MAINTAIN 4" SIDEWALK THICKNESS IN DEPRESSED AREA.

FLARED ACCESSIBLE RAMP DETAIL

SCALE: 1/4" = 1'-0"

REF. DWG. ???

10-29-2015 5 CITY COMMENTS

10-20-2015 4 CITY COMMENTS

09-15-2015 3 CITY COMMENTS

08-14-2015 1 CITY COMMENTS

DATE NO PERSON DESCRIPTION

DEVELOPER/OWNER:

PANERA LLC

3630 SOUTH GETER ROAD, SUITE 00

ST. LOUIS, MO 63127

(314) 984-0000

THE PROFESSIONAL WHOLE SIGNATURE AND PERSONAL SEAL APPEAR HEREON

ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS

ALL OTHERS. NO OTHER DOCUMENTS OR INSTRUMENTS NOT

SPECIFICATIONS, ESTIMATES, RECORDS, OR OTHER DOCUMENTS OF ANY KIND, SHALL

BE USED IN CONNECTION WITH THIS PROJECT, UNLESS SPECIFICALLY NOTED

HEREON.

DATE: 07/20/2015

ST. LOUIS

314.984.9887

314.984.9887

314.984.9887

COLE

DESIGN/CALC BY

CAW

DRAWN BY

CAW

CHECKED BY

EWM

DRAWING SCALE

DATE

07/20/2015

Job Number

15-0055

Sheet Number

TCL