

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

June 15, 2022

Andres Ramirez  
rtm Engineering Consultants  
9225 Indian Creek Pkwy, Suite 1075  
Overland Park, KS 87102

**Re: Panda Express**  
**261 98th St. NW**  
**Traffic Circulation Layout for DRB Approval**  
Architect's Stamp 6-7-22 (K09-D038)

Dear Mr. Ramirez:

The conceptual TCL submittal received 06-14-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

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,  
*Jeanne Wolfenbarger*

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

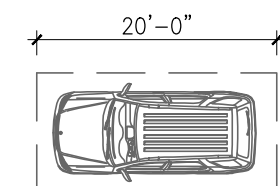
[www.cabq.gov](http://www.cabq.gov)

32	SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.	27	ACCESSIBLE RAMP	22	CONC. DRIVEWAY	19	ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION.	14	ACCESSIBLE PARKING POLE SIGN	10	DRIVE THRU LANE SENSOR LOOP. INSTALL/POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL.
33	CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.	28	DIRECTIONAL SIGN - NO POWER, GC TO COORDINATE WITH SIGN COMPANY	23	EDGE OF SIDEWALK AT PLANTER	23	EDGE OF SIDEWALK AT PLANTER	15	INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE	11	DRIVE THROUGH MENU BOARD INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
34	EXISTING TRANSFORMER PAD. RE: CIVIL AND ELEC. DRAWINGS	29	ORDER CONFIRMATION BOARD	24	CONCRETE CURB AT LANDSCAPE AREA.	24	CONCRETE CURB AT LANDSCAPE AREA.	16	ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4' WIDE STRIPES @3'-0" O.C.	12	DIRECTIONAL ARROW
35	BICYCLE LOCATION. NUMBER OF BICYCLES REQUIRED = 6 TOTAL	30	RUBBER WHEEL STOP. REF: CIVIL DRAWINGS	25	EXPANSION JOINT @ 20'-0" O.C. MAX.	25	EXPANSION JOINT @ 20'-0" O.C. MAX.	17	PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT	13	ACCESSIBLE PATH OF TRAVEL
		31	MOTORCYCLE PARKING SPACES	26	TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.	26	TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.	18	DESIGNATED HANDICAP PARKING SPACE	9	GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO.

## KEY NOTES

Scale= NTS

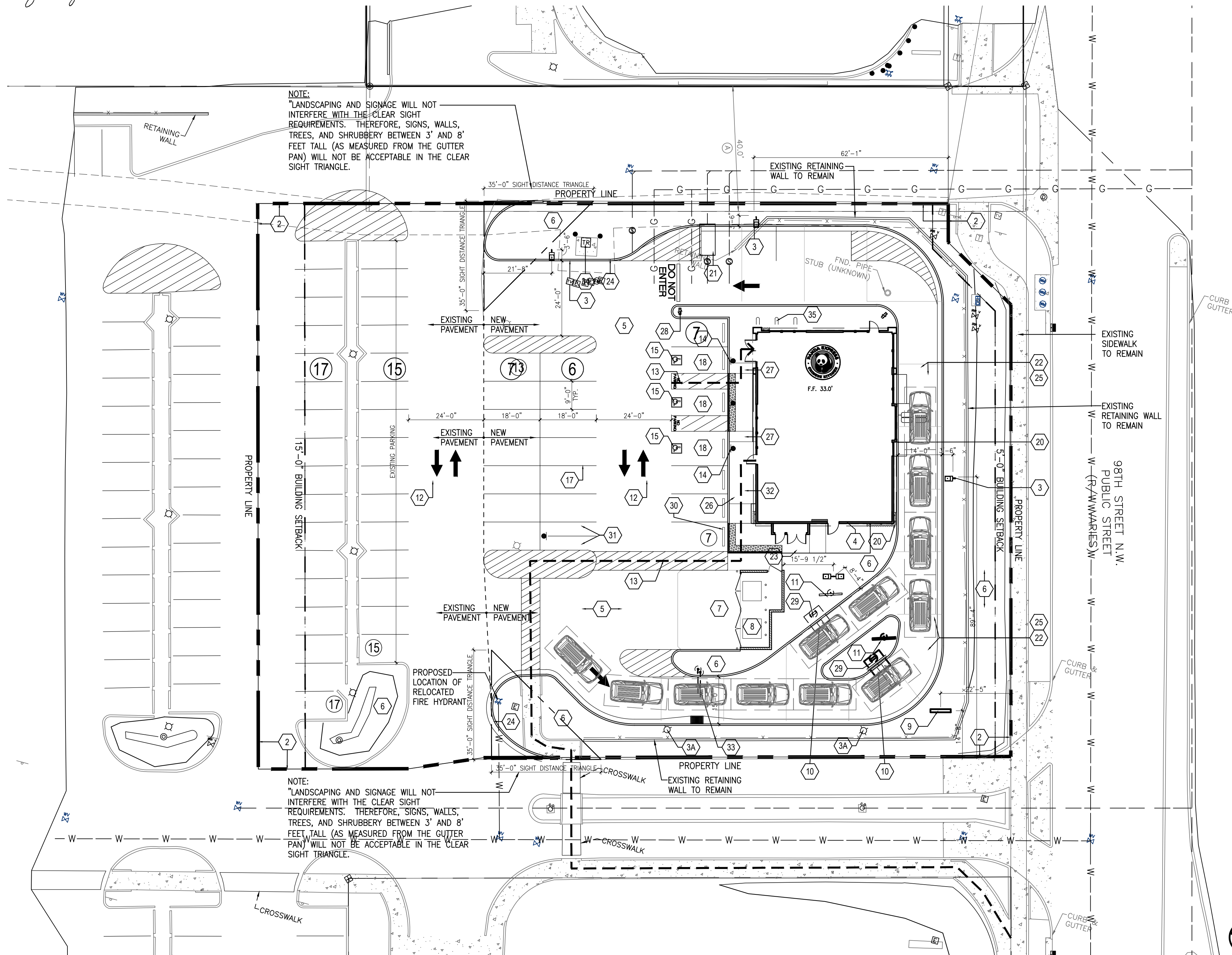
LEGEND  
PROPERTY LINE  
BUILDING SETBACK



## LEGEND

CONCEPTUAL TCL APPROVED FOR DRB 06/15/2022

Jeanne Wolfenbarger



## SITE PLAN

1

Scale= 1" = 20'-0"

## PANDA EXPRESS RESTAURANT - SITE INFORMATION:

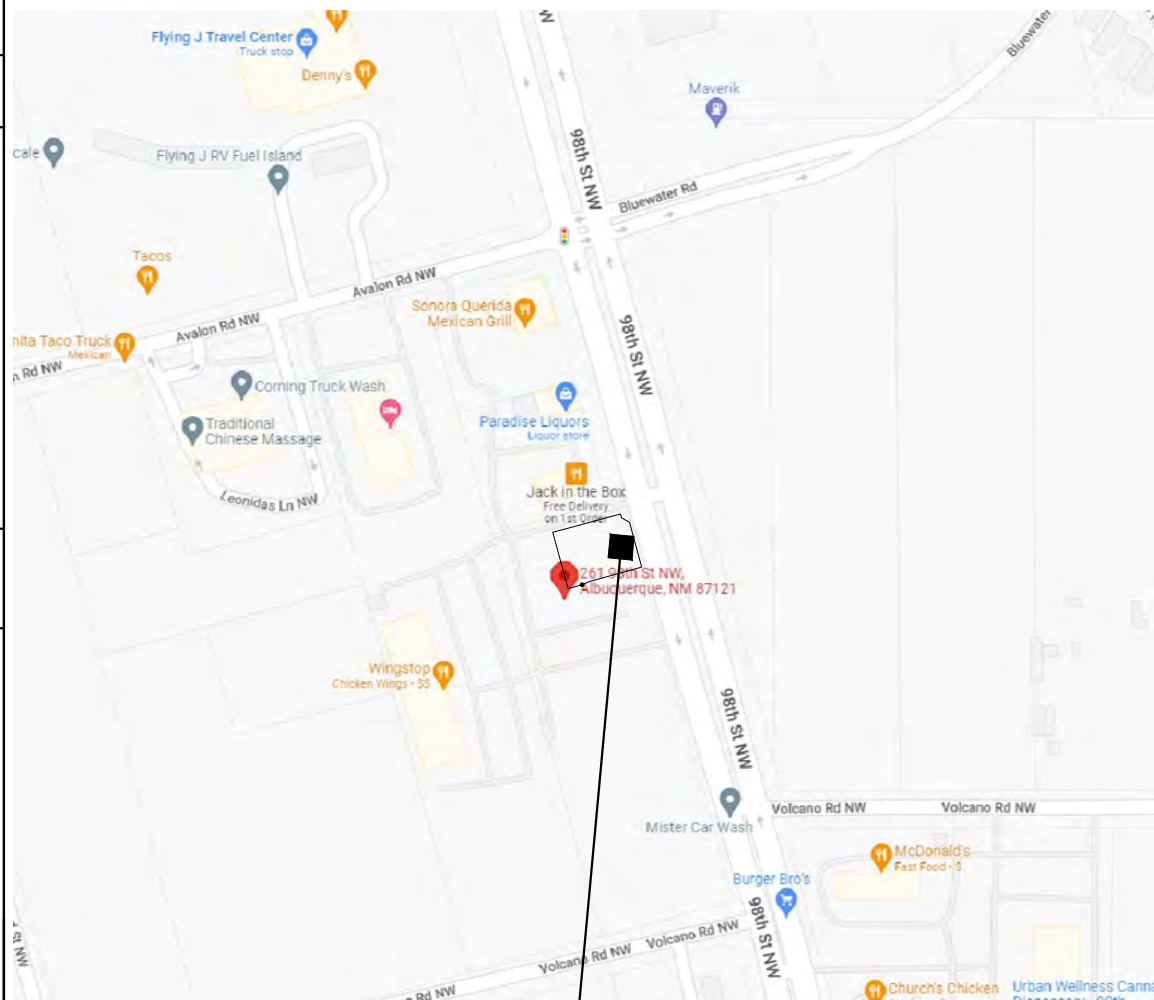
SITE AREA: 42,368 SF / 0.973 ACRES  
BUILDING AREA: 2,600 SF  
OCCUPANCY: GROUP 2A (ASSEMBLY)

## PARKING CALCULATION:

PER IDO TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS  
RESTAURANT 8 SPACES / 1,000 SQ.FT. GFA REQUIRED  
2.6 x 8 = 20.8 SPACES REQUIRED

PROPOSED PROVIDED: 49 REGULAR  
3 ACCESSIBLE  
52 PARKS PROVIDED

MOTORCYCLE PROVIDED: 2 STALLS  
BICYCLE REQUIRED: 6



THE PROJECT PROPOSES THE CONSTRUCTION OF NEW A SINGLE STORY RESTAURANT WEST OF 98TH STREET. THE EXISTING SITE AND PARKING LOT, WHICH HAS BEEN PARTIALLY DEVELOPED, WERE GRADED PER PLANS THAT WERE PREVIOUSLY APPROVED BY THE CITY. THE PROPOSED SITE WILL COMPLY WITH THE DRAINAGE PATTERNS AND STORM WATER QUALITY REQUIREMENTS THAT THE PREVIOUS PLANS DESIGNED.

A PROPOSED DRIVEWAY IS LOCATED ADJACENT TO THE BUILDING WHICH PROVIDES A ONE-WAY ENTRY FROM THE SOUTH SIDE OF THE BUILDING AND CONNECTS TO THE PARKING LOT ON THE NORTH SIDE .

TRACT NUMBER TWO (2) OF 98TH STREET PLAZA, AS THE SAME ARE SHOWN AND DESIGNATED IN THE CORRECTED PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 18, 2015 IN PLAT BOOK 2015C, FOLIO 97

IDO ZONE DISTRICT: MX-M (MIXED USES-MODERATE INTENSITY ZONE DISTRICT)

NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATE VALUES ESTABLISHED FOR:

1. NMHC SURVEY CONTROL STATION T-40-23 DATA:  
STANDARD BRASS DISC SET FLUSH TO THE GROUND  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,485,519.844 US FEET EASTING: 1,489,913.599 US FEET  
ELEV: 5,341.357 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.996674412  
DELTA ALPHA = (+) 0°17'20.90"
2. NMHC SURVEY CONTROL STATION 5-K3-1989\* DATA:  
STANDARD 1-3/4" ALUMINUM DISC RIVETED TO A PIPE  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,494,694.639 US FEET EASTING: 1,492,463.769 US FEET  
ELEV: 5,250.166 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.996677891  
DELTA ALPHA = (+) 0°17'03.21"

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO  
CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE FOUND PROPERTY  
CORNERS LISTED ABOVE BEARING = N78°21'46"E.

PROJECT BENCHMARK 13-K9 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION "ACS  
BM 13-K9" ELEVATION = 5,234.53 FEET

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AREAS LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP PANEL 328 OF 750, MAP NO. 35001C0328J, MAP REVISED DATE 11/04/2016, BERNILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.


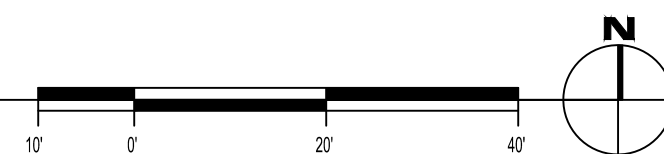
1. EXISTING

THE EXISTING SITE IS A PARTIALLY DEVELOPED 0.97 AC LOT. THE CURRENT GRADING WAS DONE PER GRADING PLANS COMPLETED BY WOOTEN ENGINEERING THAT WERE APPROVED ON APRIL 7, 2015 BY THE CITY OF ALBUQUERQUE. THE APPROVED PLANS SHOWED ABOUT 7,500 SQUARE FEET OF RETAIL RESTAURANT BUILDING SPACE WHERE THE CURRENT PROPOSED BUILDING WILL BE LOCATED. THE SITE WAS DESIGNED AND GRADED TO DRAIN IN A WESTERLY DIRECTION (AWAY FROM 96TH STREET) TOWARDS LANDSCAPE MEDIAN<sup>3</sup> THROUGH SURFACE FLOWS. THESE MEDIANS THEN OUTLET TO THE EXISTING 36<sup>TH</sup> 96<sup>TH</sup> STREET STORM DRAIN DRAIN THROUGH AN UNDERGROUND STORMDRAIN DRAIN SYSTEM CONTAINING VARYING PIPE SIZES. RUNOFF THAT DOES NOT MAKE IT TO THE LANDSCAPE MEDIANS WILL SHEET FLOW AND BE COLLECTED IN ONE OF THREE CATCH BASINS LOCATED ON 96<sup>TH</sup> STREET. THESE CATCH BASINS WERE SIZED AND BUILT BY CPN #676794.


2. PROPOSED

THE PROPOSED SITE DESIGN MATCHES THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN AND THEREFORE MEETS ALL PRIOR REQUIREMENTS REGARDING DOWNSTREAM RUNOFF. THE DEVIATIONS FROM SAID DRAINAGE MANAGEMENT PLAN IS AN INCREASE OF PERVIOUS AREAS FROM 21% TO 27% AS WELL AS A NEW SITE LAYOUT

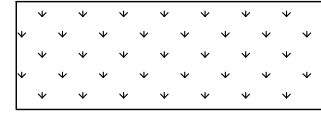
CONCLUSION



PROPOSED FULL DEPTH ASPHALT:  
2" AC OVER 6" AB  
(DETAIL 2 ON SHEET TC 4.0)



PROPOSED SIDEWALK  
(REFERENCE GEOTECHNICAL REPORT  
FOR SECTION)



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CURB AND GUTTER

CURB AND GUTTER DEPRESSED

E EXISTING CURB & GUTTER

1. CONTRACTOR TO INSPECT ANY ONSITE CURB, GUTTER AND SIDEWALK THAT IS TO BE PROTECTED IN PLACE. IF CRACKED OR DAMAGED, REPLACE TO MATCH EXISTING CONDITIONS AND PER CITY OF ALBUQUERQUE STANDARDS

CONCEPTUAL TCL APPROVED  
FOR DRB 06/15/2022

*Jeanne Wolfenbarger*



Telephone: 626.799.9898  
Facsimile: 626.372.8288

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PANDA STORE #: D220241

ARCH PROJECT #: 21229



**engineering consultants**  
9225 Indian Creek Pkwy  
Suite 1075  
Overland Park, KS 66210  
Telephone: (913) 322 - 1400  
www.rtmec.com  
KS Certificate of Authority: E-2641

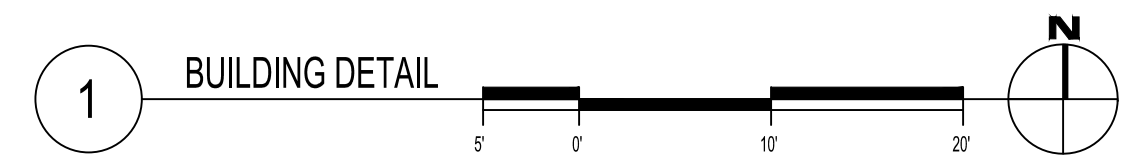
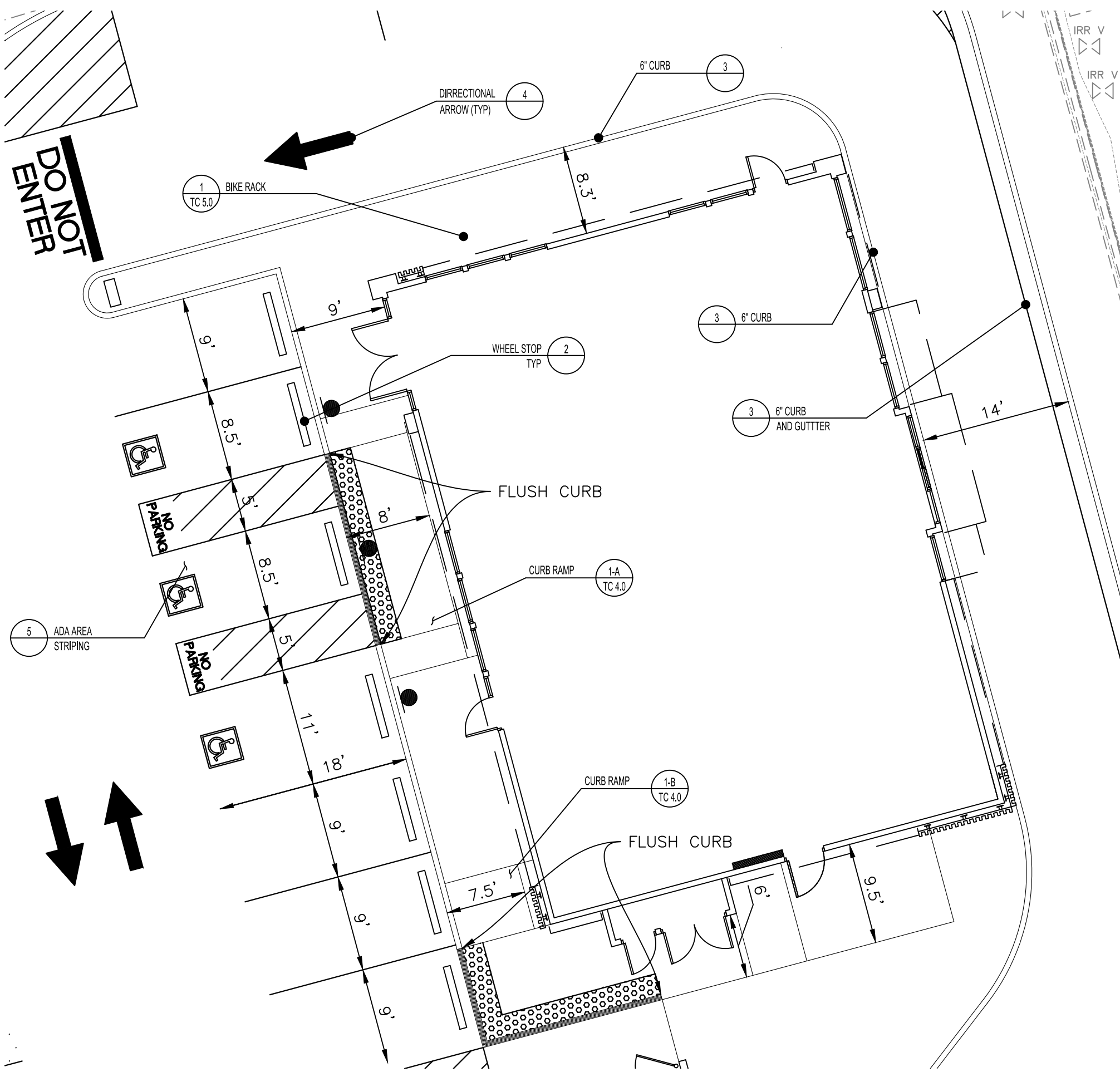
**Heights Venture**  
ARCHITECTURE • DESIGN

HOUSTON	DALLAS
1111 North Loop West, Suite 800	5717 Legacy Drive, Suite 2400
Houston, Texas 77008	Piano, Texas. 75021
713 869 1103 V	972 490 7292 V

261 98TH STREET  
ALBUQUERQUE, NM 87123

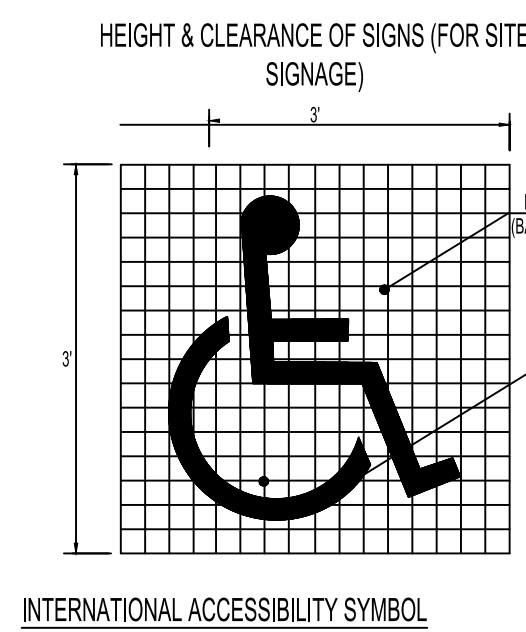
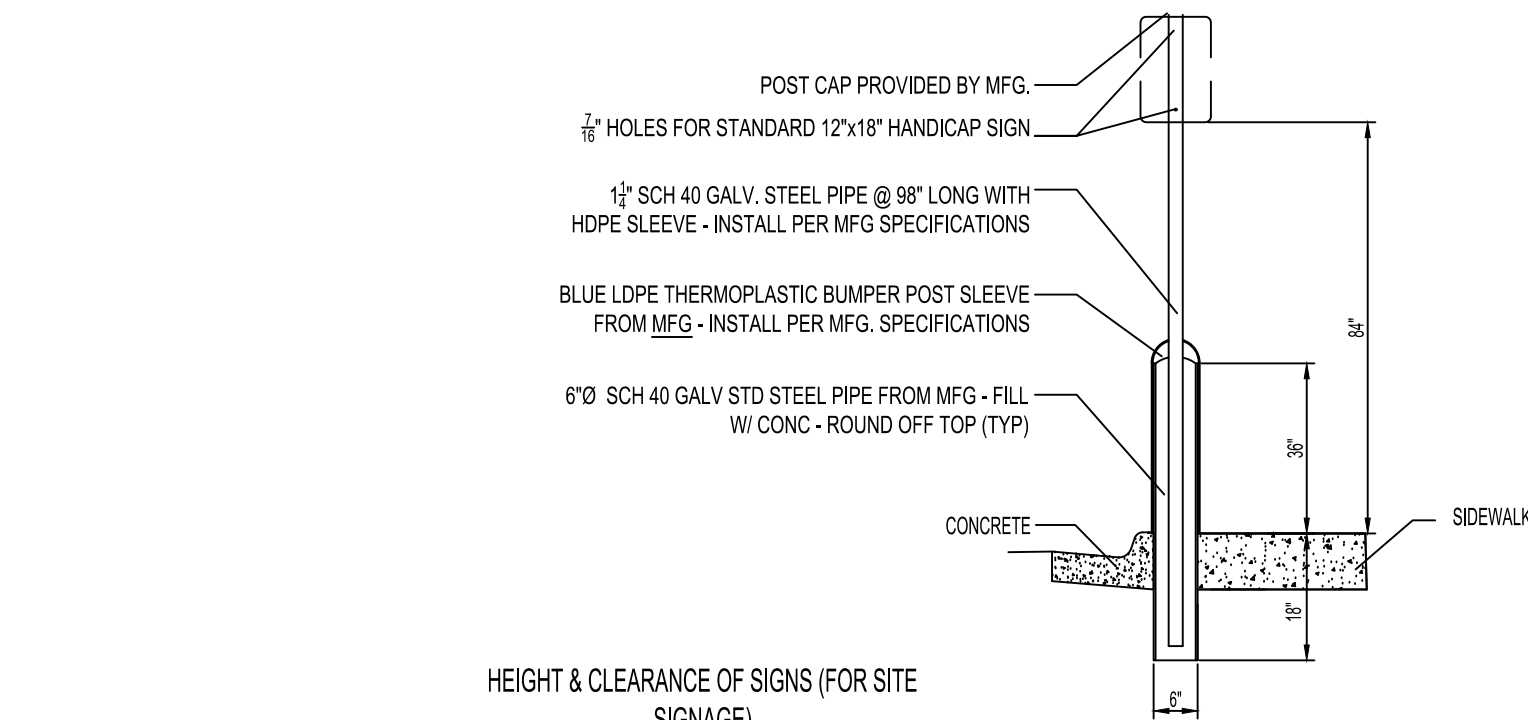
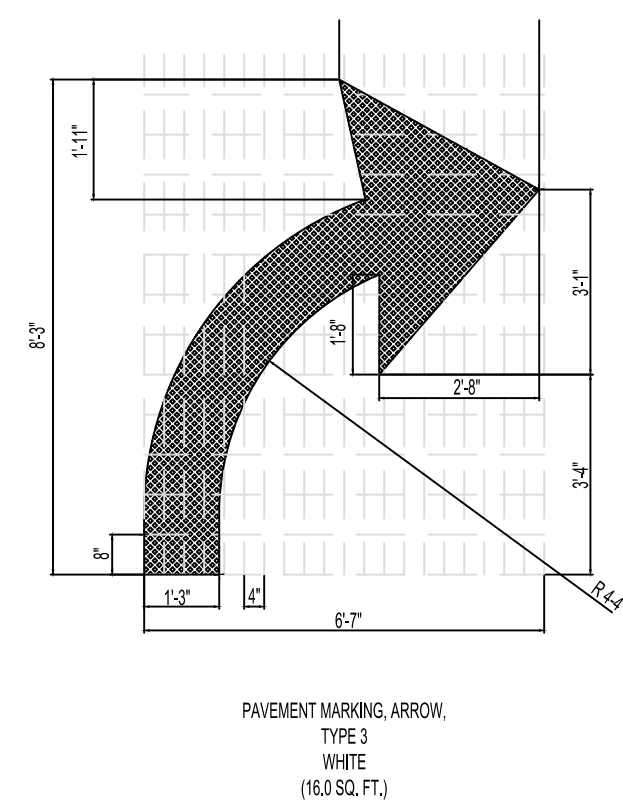
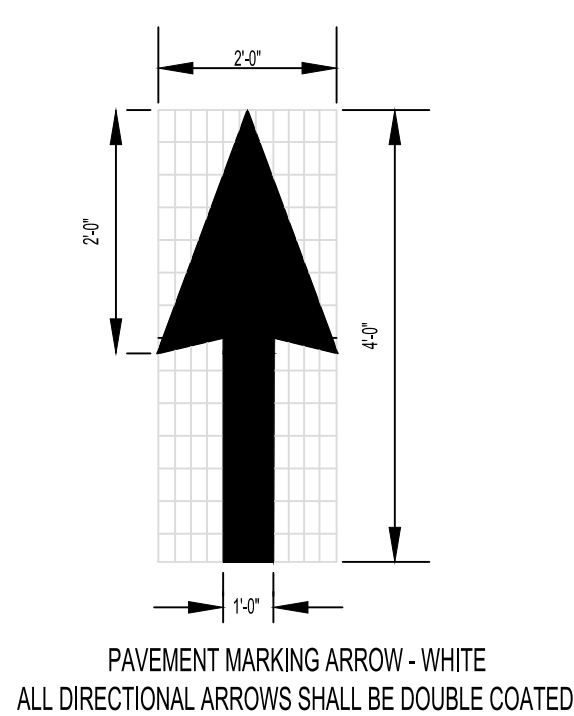
## TC 2.0

261 98TH STREET



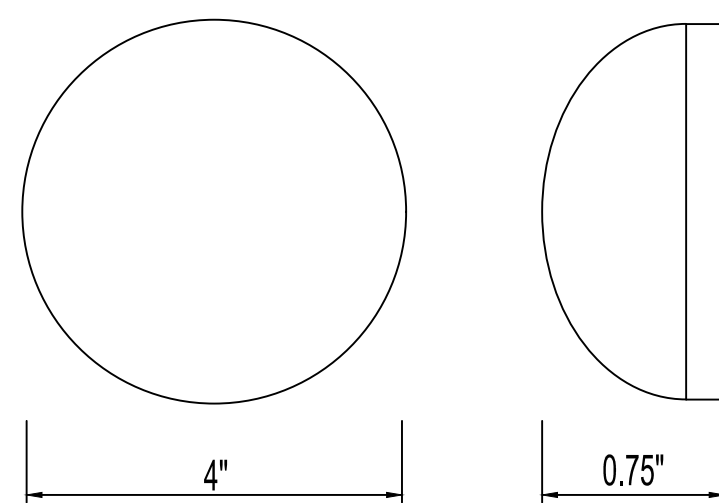
CONCEPTUAL TCL APPROVED  
FOR DRB 06/15/2022

*Jeanne Wolfenbarger*



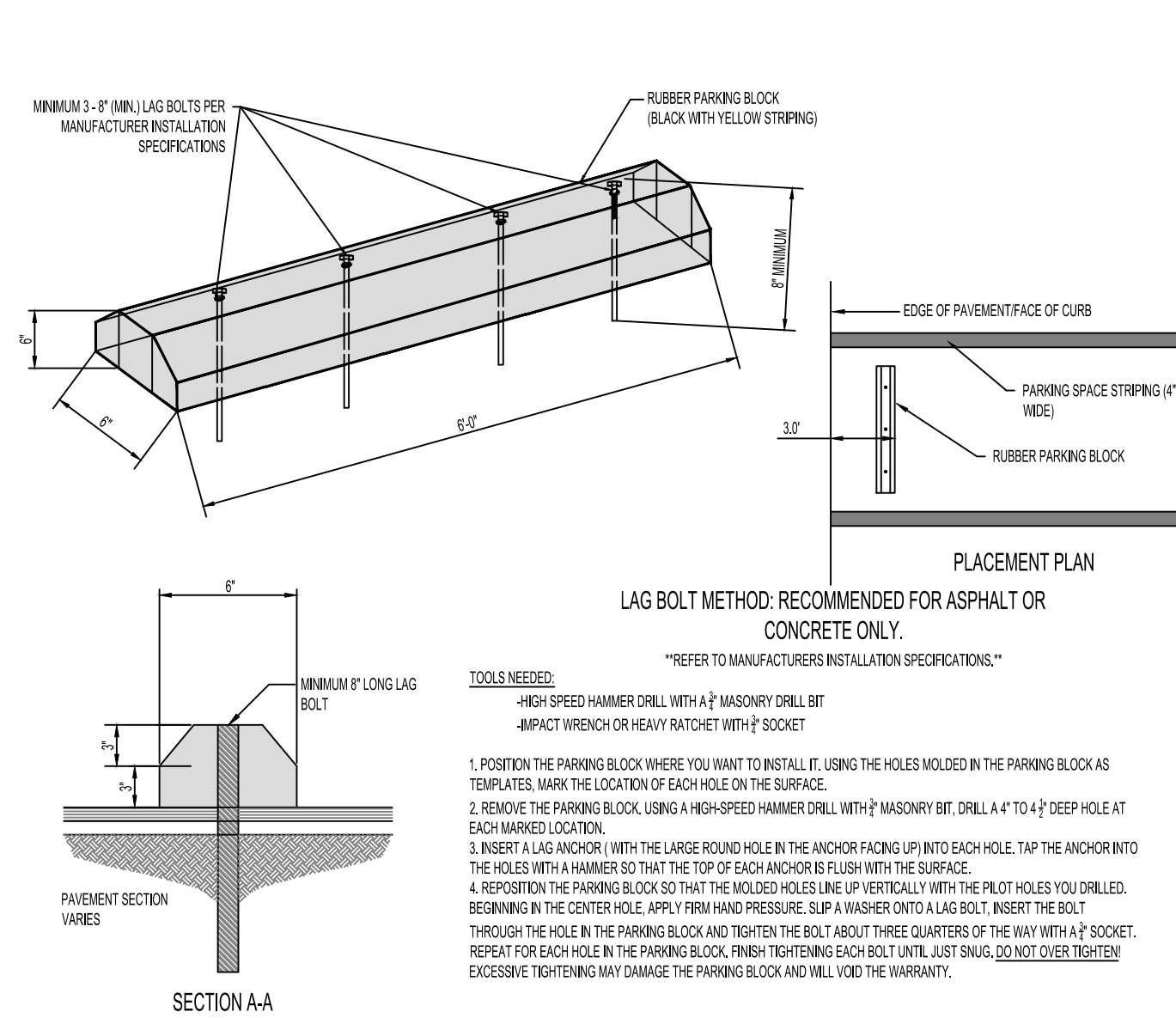
HANDICAP SIGNAGE PROVIDED AND  
INSTALLED BY G.C.

VAN ACCESSIBLE SIGNAGE TO BE APPLIED TO VAN  
DESIGNATED SPACES ONLY. REF. SITE PLAN.

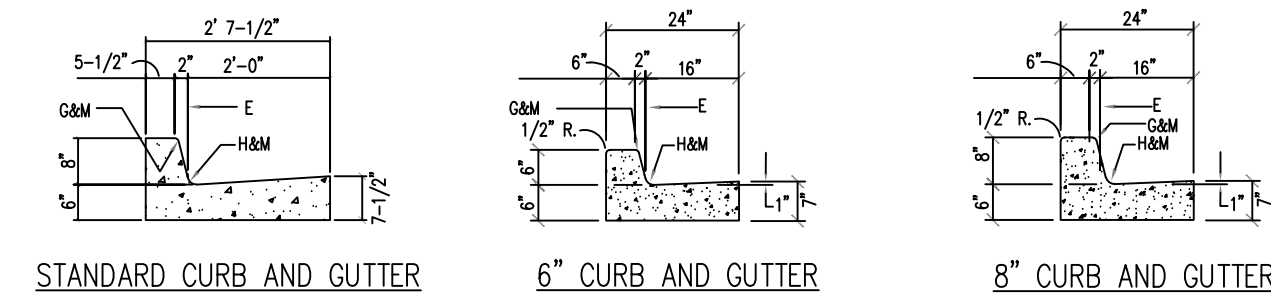


PARKING ISLAND RAISED PAVEMENT MARKERS

- NOTE:
- INSTALL 4" CERAMIC MARKERS ON ALONG THE BOUNDARY OF NOTED STRIPED ISLANDS. SEE SHEET TC 2.0
  - THE LOCATION OF PAVEMENT MARKERS ARE NOT TO IMPED ANY PEDESTRIAN WALKWAYS AND SHALL MAINTAIN ADA COMPLIANCE
  - PAVEMENT MARKER SIZE AND MATERIAL SHALL BE INSPECTED AND APPROVED BY CITY INSPECTOR PRIOR TO INSTALLATION

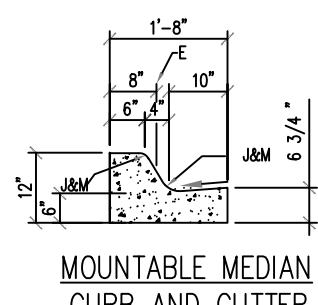
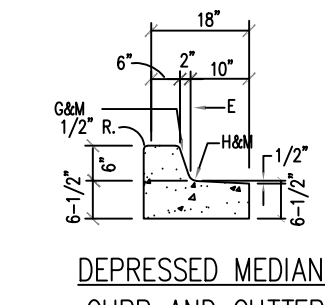
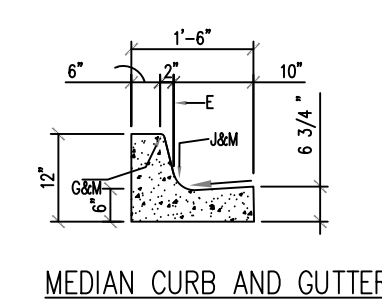
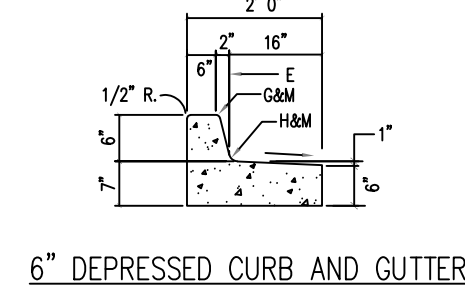
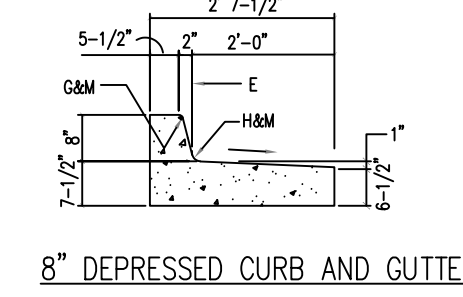


2 RUBBER WHEELSTOP NTS

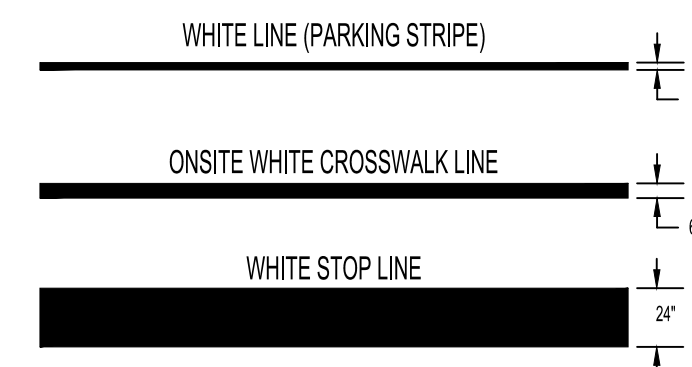
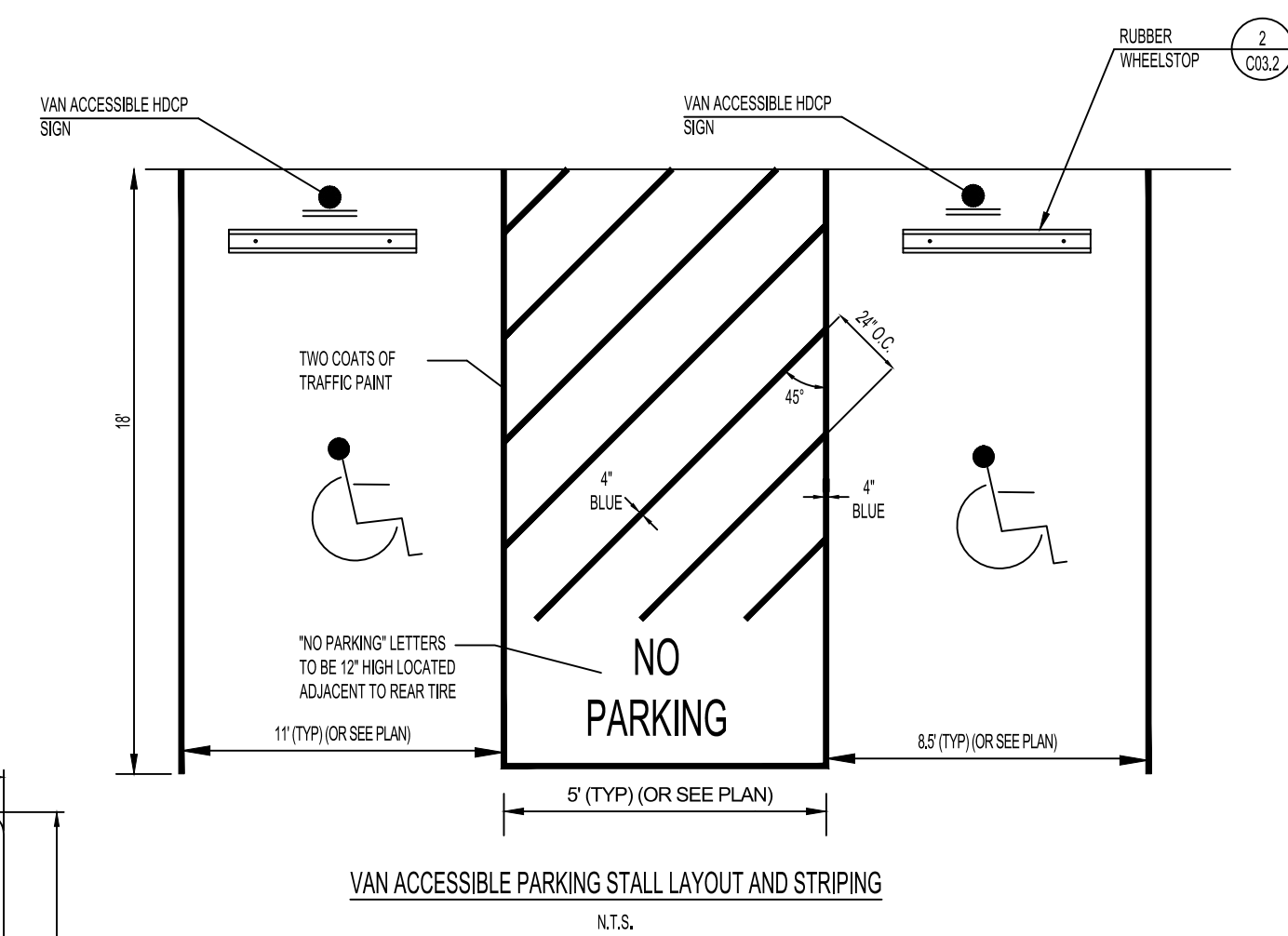


6" CURB AND GUTTER

8" CURB AND GUTTER



3 CURB AND GUTTER DETAILS NTS



- GENERAL NOTES
- CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
  - FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOoled A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
  - FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING. 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOoled A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
  - FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
  - ALL EDGES SHALL BE EDGED WITH A 3/8" RADIIUS EDGING TOOL.
  - REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO UP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
  - 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
  - ADA = AMERICANS WITH DISABILITY ACT.

CONSTRUCTION NOTES  
SEE CDA DRAWING 2415B

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER AND CURB CUT
	DETAILS
	DWG. 2415A
	FEBRUARY 2021



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770

Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

TRAFFIC CIRCULATION PLAN

DRAWN BY:

rtm

PANDA PROJECT #: S8-23-D220241

PANDA STORE #: D220241

ARCH PROJECT #: 21229

**rtm**  
engineering consultants  
9225 Indian Creek Pkwy  
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Overland Park, KS 66210  
Telephone: (913) 322-1400  
www.rtmec.com  
KS Certificate of Authority: E-2641

**Heights Venture**  
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 5717 Legacy Drive, Suite 240  
Houston, Texas 77008 Plano, Texas 75024  
713 889 1103 V 972 490 7292 V

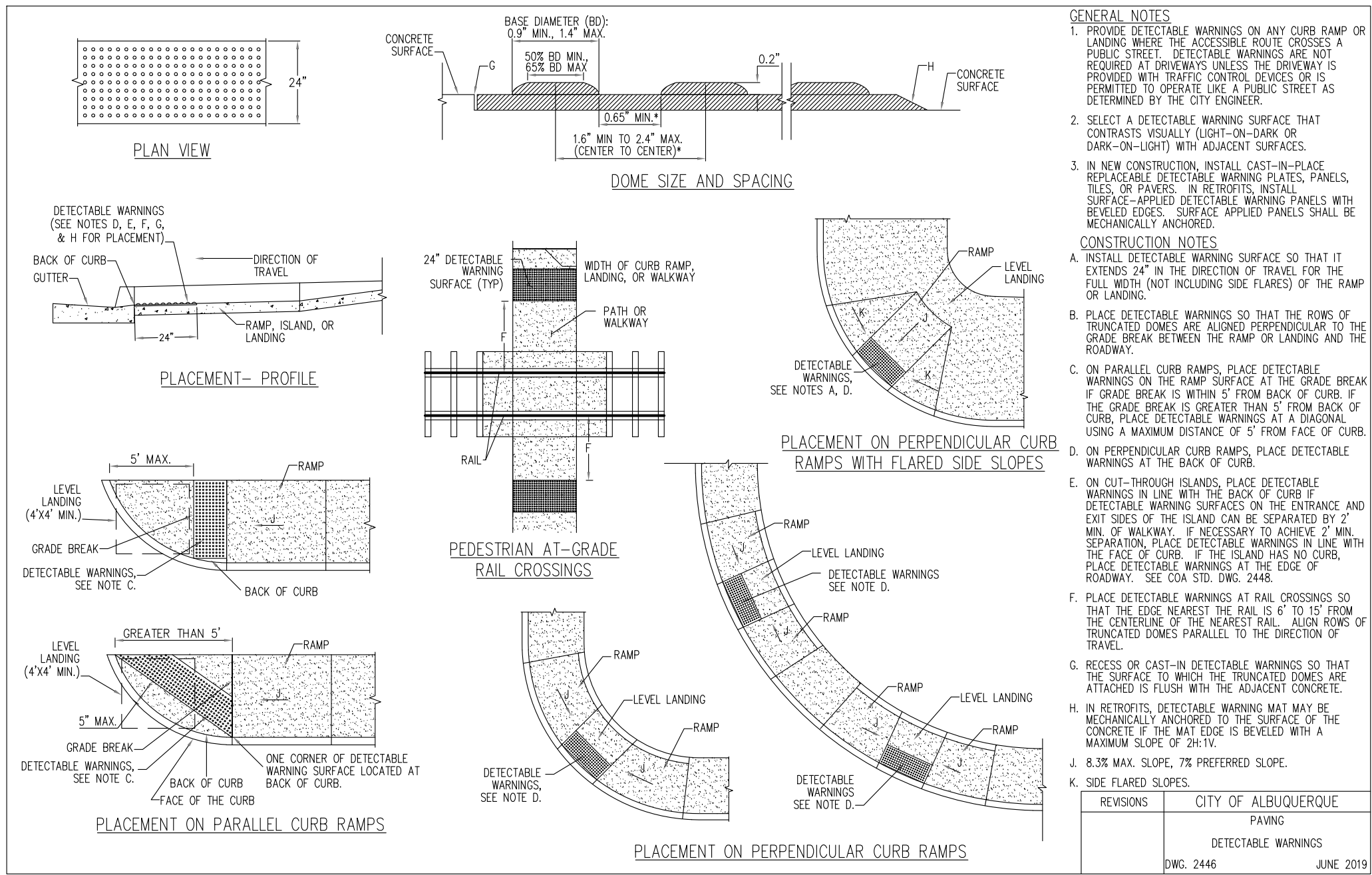
PANDA EXPRESS

261 98TH STREET  
ALBUQUERQUE, NM 87123

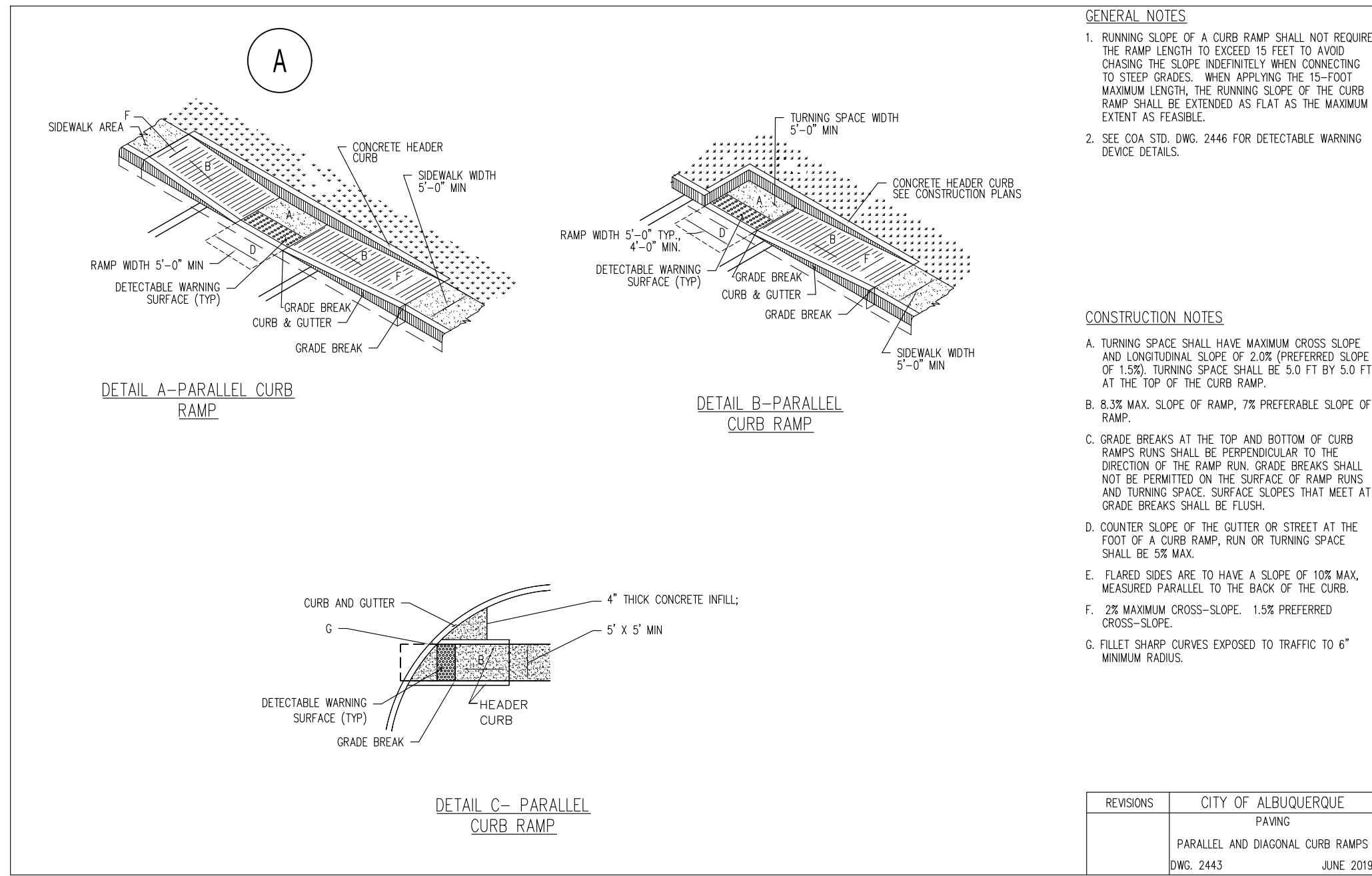
SITE  
DETAILS I

TC 3.0

261 98TH STREET



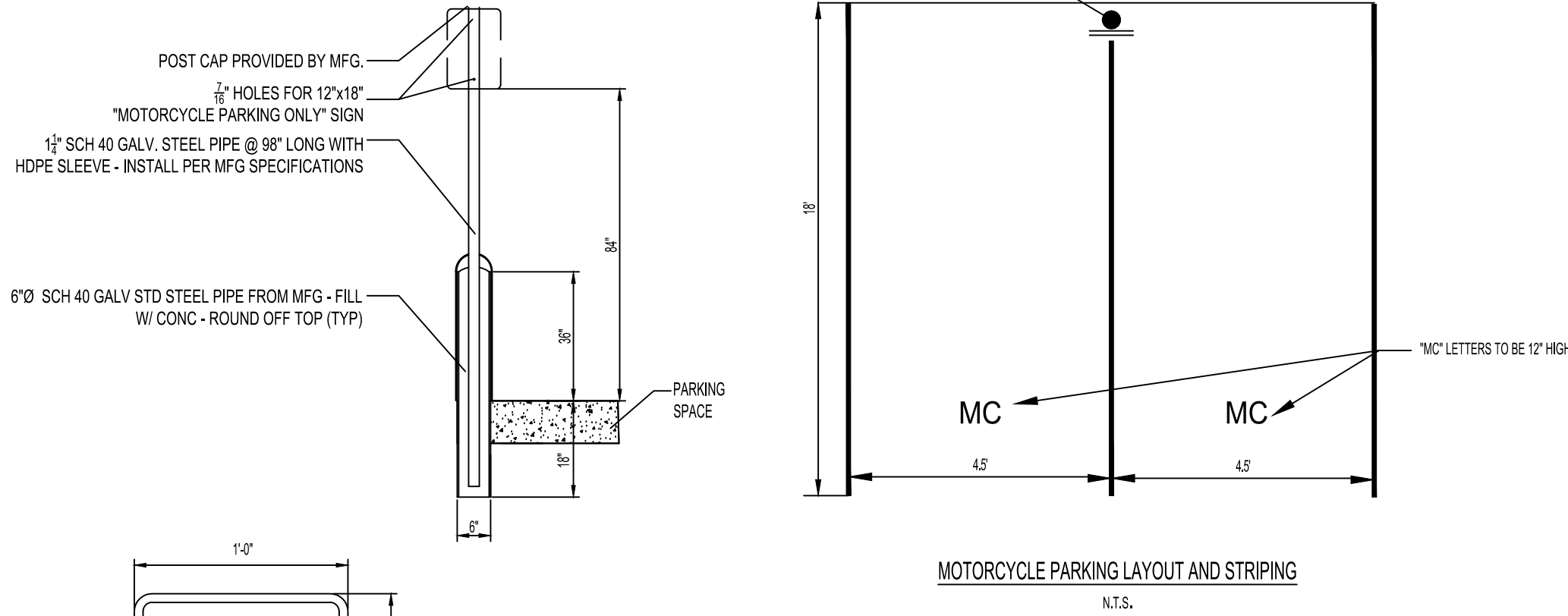
## 1 CURB RAMPS AND PAVING DETECTABLE WARNING



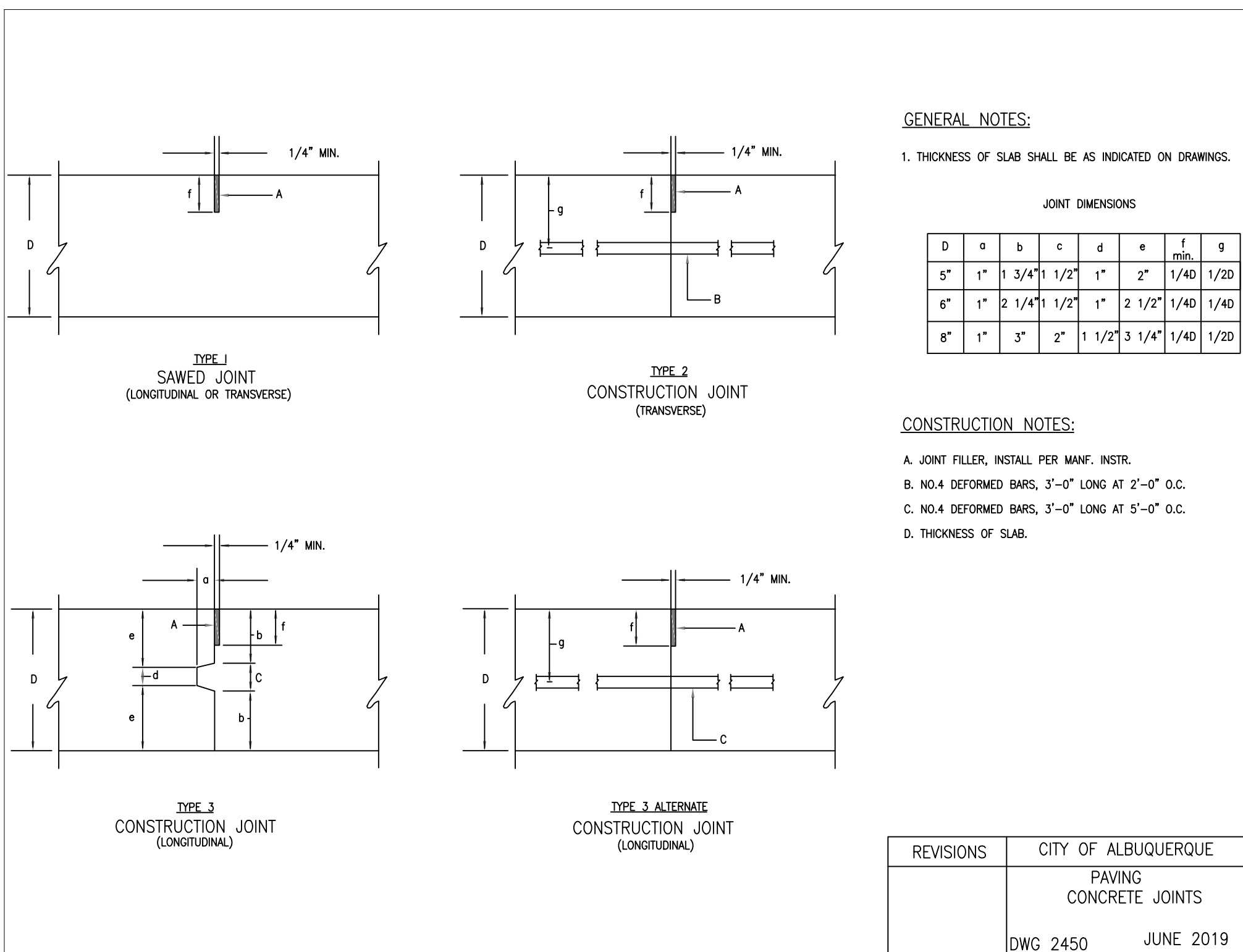
## HEAVY-DUTY ASPHALT

## LIGHT-DUTY ASPHALT

- ASPHALT NOTES:**
- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
  - THE BASE COURSE SHOULD CONFORM TO THE NDOT STANDARDS FOR BASE COURSE COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
  - TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.



## 3 MOTORCYCLE PARKING



## 2 PAVEMENT SECTION



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
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91770  
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## REVISIONS:

## ISSUE DATE:

TRAFFIC CIRCULATION PLAN

## DRAWN BY:

rtm

PANDA PROJECT #: S8-23-D220241

PANDA STORE #: D220241

ARCH PROJECT #: 21229

**rtm**  
engineering consultants  
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KS Certificate of Authority: E-2641

**Heights Venture**  
ARCHITECTURE • DESIGN

HOUSTON 11111 North Loop West, Suite 800 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

261 98TH STREET  
ALBUQUERQUE, NM 87123

SITE  
DETAILS II

TC 4.0

261 98TH STREET







# Correction Plat for

Plat for

## 98th Street Plaza

Being Comprised of

Portions of Tracts 1 and 2, ROW 2, Unit A

Original Townsite of Westland

As Projected in Section 21, T10N, R2E, NMPM

Town of Artisco Grant

City of Albuquerque

Bernalillo County, New Mexico

February 2015

### Legend

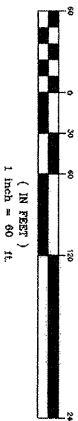
RECORD BEARINGS AND DISTANCES FROM PLAT OF RECORD
FOUND BATTERY MARKER WITH CAP 7/29/2011, BK. 2011C, PG. 74
OTHERWISE UNLESS INDICATED SET BATTERY MARKER "S 1427"
UNLESS INDICATED OTHERWISE

LINE	LENGTH	BEARING
L1	25.00'	N 75°01'30" E
L2	49.89'	S 14°58'46" E
L3	28.24'	S 80°04'12" E
L4	37.50'	S 14°58'47" E
L5	12.39'	S 14°58'43" E
L6	38.50'	S 14°58'46" E
L7	5.00'	S 75°03'41" W
L8	24.29'	S 66°36'58" W
L9	48.03'	S 74°54'00" W

### Easement Notes

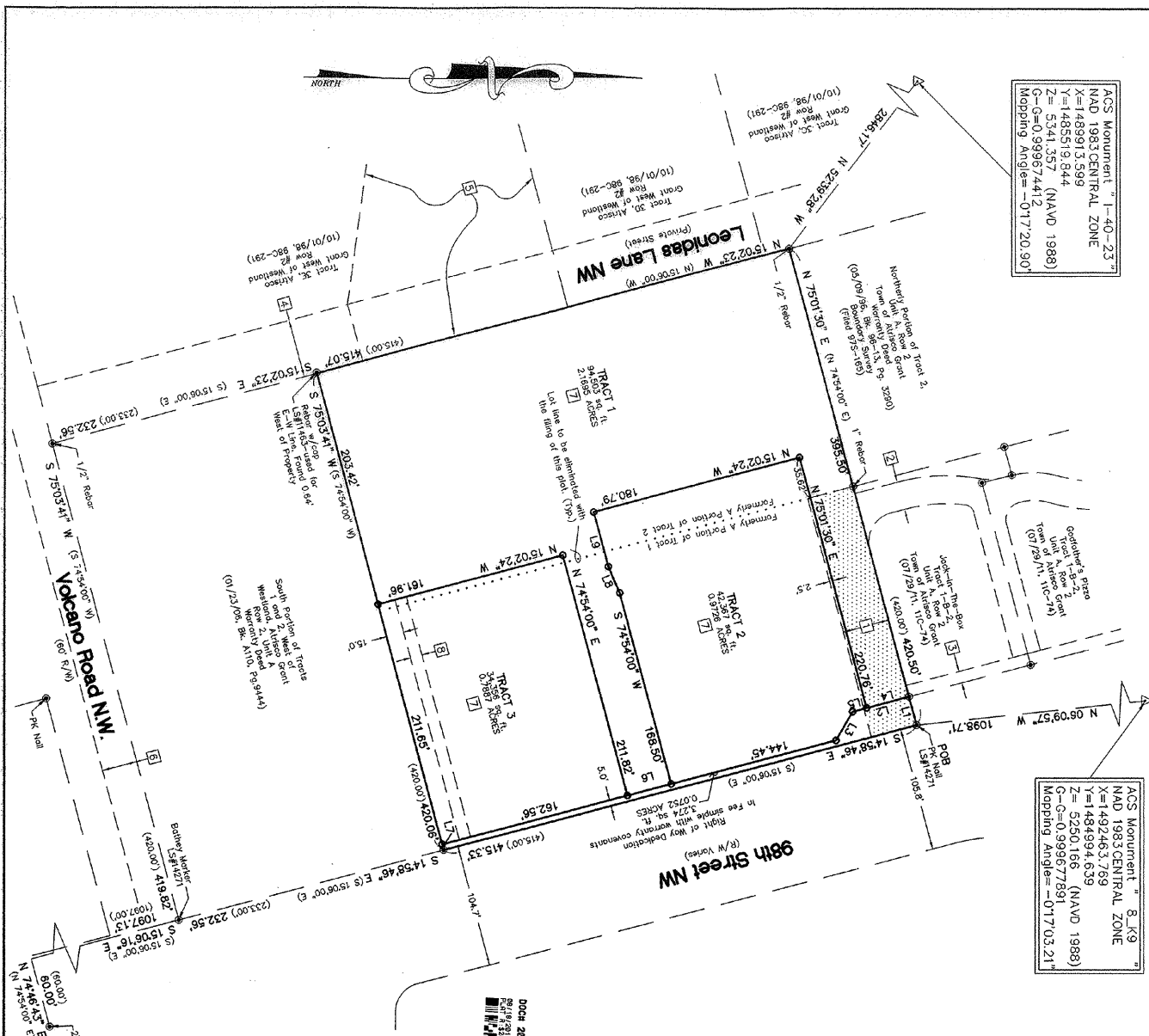
- EXISTING PRIVATE RECIPROCAL ACCESS EASEMENT (7/7/2011, DOCUMENT NO. 2011062396) SHOWN HEREIN AS [Symbol]
- EXISTING 24' PRIVATE RECIPROCAL CROSS LOT ACCESS AND DRAINAGE EASEMENT (7/29/2011, BK. 2011C, PG. 74)
- EXISTING 10' P.U.E. (7/29/2011, BK. 2011C, PG. 74)
- EXISTING 50' PRIVATE ACCESS, PUBLIC WATER AND DRAINAGE EASEMENT (10/01/96, 98C-291), ACCESS EASEMENT, KNOWN AS LEONIDAS LANE NW, IS FOR THE BENEFIT OF TRACTS 3A, 3B, 3C, 3D, AND ROW 2, UNIT A, WEST OF WESTLAND
- EXISTING TEMPORARY DRAINAGE EASEMENT (10/01/98, 98C-291)
- EXISTING 30' PUBLIC ROADWAY AND UTILITY EASEMENT (10/01/98, 98C-291)
- CROSS LOT ACCESS, PARKING AND DRAINAGE EASEMENTS BENEFITING AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1, 2 AND 3, GRANTED BY THE FILING OF THIS PLAT, EXCLUSIVE OF BUILDING FRACS.
- 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, FOR THE BENEFIT OF TRACT 1, TO BE MAINTAINED BY THE OWNERS OF TRACT 3.

### GRAPHIC SCALE



ACS Monument "1-40-23"  
NAD 1983 CENTRAL ZONE  
X=1489913.599  
Y=1488519.844  
Z=5341.357 (NAVD 1988)  
G-G=0.998674412  
Mopping Angle=-01720.90°

ACS Monument "8-L9"  
NAD 1983 CENTRAL ZONE  
X=1492463.769  
Y=1484994.639  
Z=5250.166 (NAVD 1988)  
G-G=0.999677897  
Mopping Angle=-01703.21°



## Correction Year for Platform

*98th Street Plaza*  
*Being Comprised of*

- Portions of Tracts 1 and 2, ROW 2, Unit A  
Original Townsite of Westland  
As Projected in Section 21, T10N, R2E, N4MM  
Town of Atrisco Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2015

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F45 N: 205 00 00 00  
Toulouca Oliver, Bernalillo Co