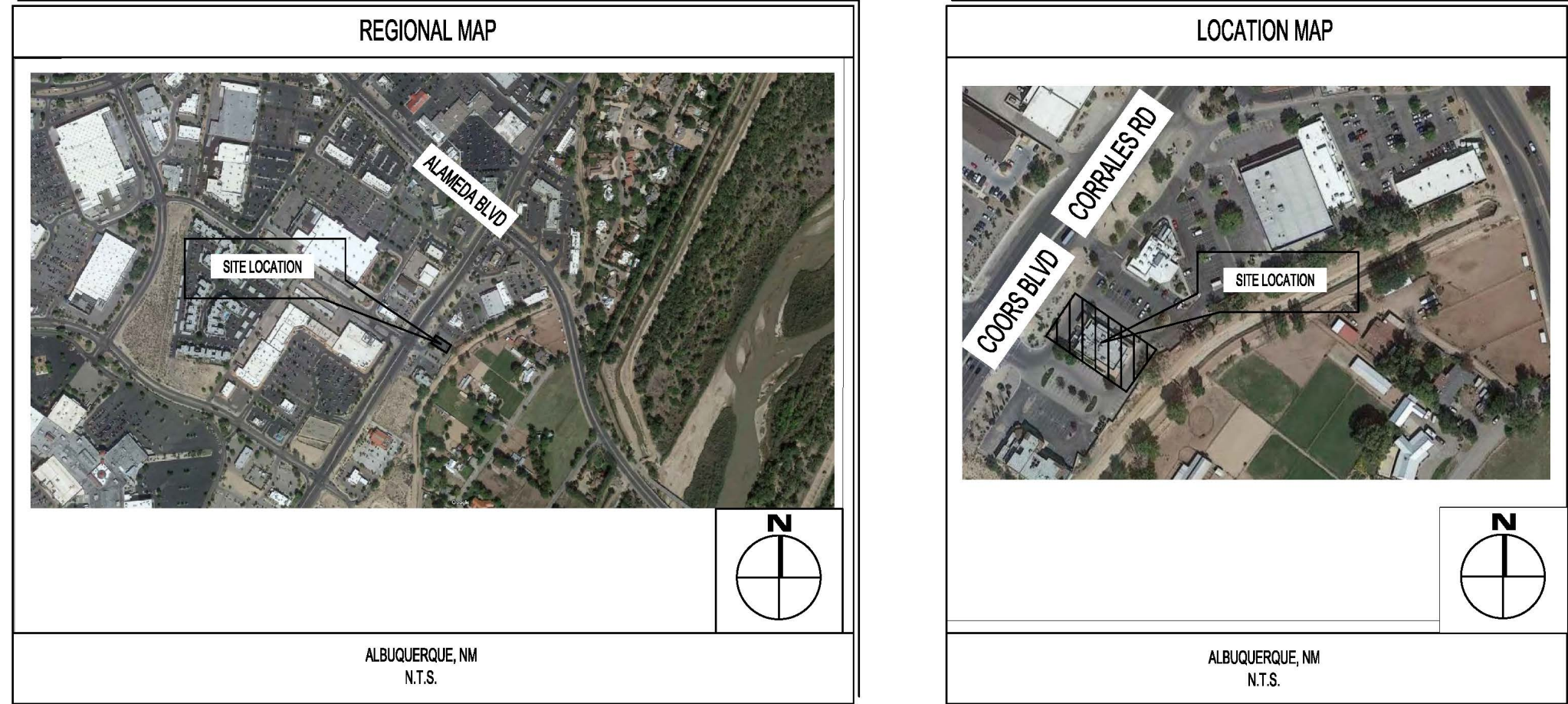


STORE D8582
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

PREPARED BY:
rtm
engineering consultants
650 E. ALGONQUIN ROAD SUITE 250
SCHAUMBURG, IL 60173
T.847.756.4180 | www.rtmassociates.com

PREPARED FOR:
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288



LEGAL DESCRIPTION
LEGAL DESCRIPTION FOR LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH: (AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) LOT 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BENCHMARKS
SITE BENCH MARK 1:
NEW MEXICO STATE HIGHWAY CONTROL STATION 'NM468+112' DATA
FOUND STANDARD BRASS DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,973.229 US SURVEY FEET EASTING: 1,251,354.471 US SURVEY FEET
ELEV. = 5,028.132 US SURVEY FEET (NAVD 1988)
SITE BENCH MARK 2:
AGRS STATION '8-B14 2003' DATA
FOUND STANDARD 3 1/2 INCH ALUMINUM DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,922.981 US SURVEY FEET EASTING: 1,521,096.792 US SURVEY FEET
ELEV. = 5,025.358 US SURVEY FEET (NAVD 1988)

NOTES
1. SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
3. PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021.

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W., THENCE SOUTH 57 DEG. 19'43" E. A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 19'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES ACEQUIA CANAL, THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 37 DEG. 22'12" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.92 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.58 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 16'45" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.68 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH, THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1291.84 FEET, A CENTRAL ANGLE OF 1 DEG. 56'49" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 59'53" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

FLOODPLAIN STATEMENT
AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP CHANNEL 109 OR 825, MAP NO. 38001C0109H, MAP REVISED DATE 08/16/2021, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

PANDA EXPRESS STANDARD NOTES
1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, Dewatering, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

GENERAL NOTES
1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND/OR REPORTS.
2. SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION. SURVEYOR SHALL VERIFY ALL BENCHMARK, BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
3. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.
4. PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE PROPOSED DIMENSIONING PRIOR TO CONSTRUCTION. SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT THE IN LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND /OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
5. SURVEY PREPARED BY TERRA LAND SURVEYS, LLC DATED JUNE 2021.
6. ALL WORK WITHIN COORS BLVD (SR448) RIGHT-OF-WAY SHALL BE COORDINATED WITH NMDOT AND REQUIRES A SEPARATE STATE PERMIT. IN ADDITION, A WORK ORDER SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE PRIOR TO THE START OF CONSTRUCTION.

CAUTION NOTICE
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND /OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INCURRING ANY CONSTRUCTION RELATED COSTS.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING, OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.

SOLID WASTE DEPARTMENT
1. ACCESS TO ENCLOSURE MUST BE MAINTAINED BETWEEN THE HOURS OF 5 AM - 8 PM. IF ACCESS IS IMPEDED, OWNER IS SUSCEPTIBLE TO FINES AT THE DISCRETION OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.

NMDOT
1. A STATE PERMIT AND A WORK ORDER THROUGH THE CITY OF ALBUQUERQUE SHALL BE ACQUIRED BY THE CONTRACTOR FOR ALL WORK THAT IMPACTS NMDOT FACILITIES

SHEET INDEX

NO.	TITLE	DRB SUBMITTAL	DRB 2nd SUBMITTAL 04-01-2022	DRB 3rd SUBMITTAL 05-04-2022	DRB 4th SUBMITTAL 09-21-2022	DRB 5th SUBMITTAL 10-19-2022
C01.0	CIVIL COVER SHEET					
C01.1	GENERAL NOTES					
C01.2	SPECIFICATIONS					
	ALTA / NSPS LAND TITLE SURVEY					
C02.0	DEMOLITION PLAN / EXISTING CONDITIONS					
C03.0	SITE PLAN					
C03.1	STAKING PLAN					
C03.2	HARDSCAPE DETAILS I					
C03.3	HARDSCAPE DETAILS II					
C03.4	HARDSCAPE DETAILS III					
C04.0	UTILITY PLAN					
C04.1	BLDG UTILITY DETAIL PLAN					
C04.2	UTILITY DETAILS I					
C04.3	UTILITY DETAILS II					
C05.0	GRADING PLAN					
C05.1	BUILDING AREA GRADING DETAIL					
C06.0	EROSION & SEDIMENT CONTROL NOTES					
C06.1	EROSION & SEDIMENT CONTROL PLAN					
C06.2	EROSION & SEDIMENT CONTROL DETAILS					
C07.0	OFFSITE PLAN - DEMO AND IMPROVEMENT					
C07.1	OFFSITE PLAN - CROSS SECTIONS					
C07.2	OFFSITE PLAN - STRIPING PLAN					
C07.3	OFFSITE PLAN - ADA RAMP DETAILS					
C07.4	OFFSITE PLAN - STREET LIGHTING					
C07.5	OFFSITE PLAN - STREET LIGHTING					
C08.0	OFFSITE PLAN - MOT					
C08.1	OFFSITE PLAN - MOT					
EH.01	EXISTING PERVIOUS AND IMPERVIOUS AREAS					
EH.02	PROPOSED PERVIOUS AND IMPERVIOUS AREAS					
	APPROVED DRAINAGE AND GRADING PLAN					

PROJECT CONTACTS

CURRENT OWNER MARTHA MALASHOCK TRUSTEE B OF MALASHOCK 1981 AND CONNIE KRALL TRUSTEE OF THE SMITH 1982 GO JOHN MALASHOCK 3981 JACKSON ST SAN DIEGO, CALIFORNIA 92103 PHONE: (619) 803-2860	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER RTM ENGINEERING ASSOCIATES 8225 INDIAN CREEK PARKWAY, SUITE 1075 HOUSTON, TEXAS 77068 PHONE: (281) 922-4100 ATTN: TIM SHOEMAKER, PE	ARCHITECT HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.865.1103 ATTN: ERIC J. ABEL, AA, NCARB	LAND SURVEYOR TERRA LAND SURVEYS, LLC P.O. BOX 2832 CORRALES, NM 87048 PHONE: (505) 762-9416
MEP NICK POLCARI JAMES TURNER ENGINEERS 8540 MCARDON ROAD, SUITE 160 DALLAS, TX 75251 PHONE: (214) 755-2980	SITE LIGHTING RYAN ZINZMEIER VILLA LIGHTING PHONE: (972) 531-2900 RYAN.ZINZMEIER@VILLALIGHTING.COM	MUNICIPAL SANITARY SEWER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 942-9287 CGUSTAFSON@BCWUA.ORG	MUNICIPAL WATER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 942-9287 CGUSTAFSON@BCWUA.ORG	ELECTRIC PJM 414 SILVER AVE. SW ALBUQUERQUE, NM 87102 PHONE: (888) 465-8689
GAS NEW MEXICO GAS COMPANY P.O. BOX 87952 ALBUQUERQUE, NM 87109 PHONE: (505) 801-4494	TELEDATA CENTURY LINK COMMUNICATIONS 676 STREET AND COOL AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 398-4278	LANDSCAPE ARCHITECT BRENON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 PLANNINGDEPARTMENT@CARGO.GOV	SIGNAGE CONY - COAST SIGN INC. PHONE: (714) 959-1918 PANDAEXPRESS@COASTSIGN.COM	FIRE LT. TOM RUIZ 11800 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 PHONE: (505) 534-1021 TRUZZ@CARGO.GOV
MUNICIPAL PLANNING & ZONING BRENON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 PLANNINGDEPARTMENT@CARGO.GOV	MUNICIPAL BUILDING DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3881 DKADELL@CARGO.GOV	MUNICIPAL ENGINEERING MATTHEW GRUSH 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 MGRUSH@CARGO.GOV	MUNICIPAL DRAINAGE DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3881 DKADELL@CARGO.GOV	

PROJECT NUMBER: PR-2022-006547
Application Number: PR-2022-00216

This plan is consistent with the specific Site Development Plan approved by the Development Review Board Application (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Ernest Armijo</i>	Dec 14, 2022
Traffic Engineering, Transportation Division	Date
<i>Abc Wu</i>	Dec 14, 2022
Abc Wu	Date
<i>Cheryl Esquivel</i>	Dec 14, 2022
Parks and Recreation Department	Date
<i>Hegner Chen</i>	Dec 14, 2022
City Engineer/Hydrology	Date
<i>Jeff P</i>	Dec 14, 2022
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Adrian Marez	10-14-22
Solid Waste Management	Date
<i>J</i>	Dec 14, 2022
DRB Chairperson, Planning Department	Date



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

DRB 1st RESUBMITTAL	04-01-21
DRB Project No. PR-2022-006547	
SI-2022-00216-SITE PLAN	
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22
DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582

rtm
engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756-4180
www.rtmec.com
OH Certificate of Authority: 05046

Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 248 Plano, Texas 75094 972 450 7292 V

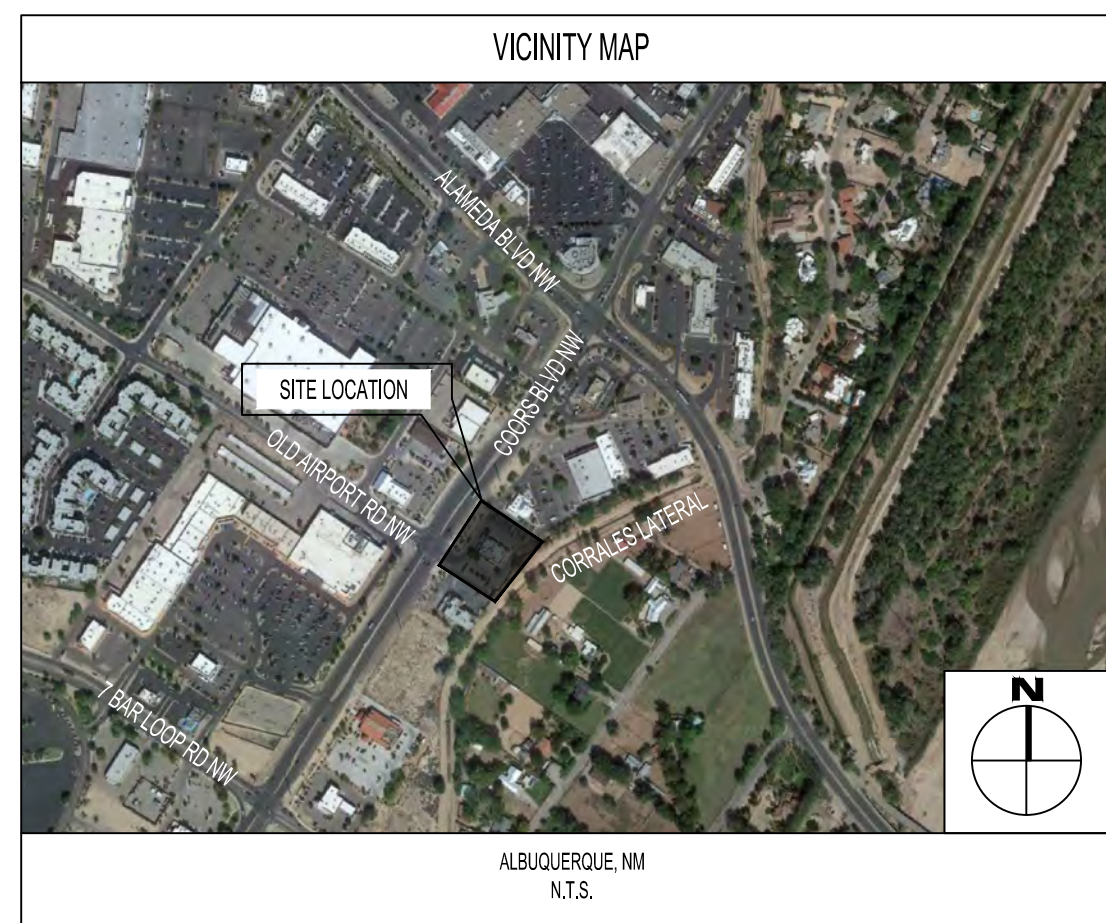
PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

COVER SHEET

C01.0

DRB SUBMITTAL SET PR-2022-006547



LEGEND:

- PROPOSED HEAVY DUTY CONCRETE: 5.5" PCC (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 3.5" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 4.5" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED 2" OVERLAY
- PROPOSED SIDEWALK (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED LANDSCAPE
- PROPERTY LINE
- CURB AND GUTTER
- CURB AND GUTTER DEPRESSED
- EXISTING CURB & GUTTER
- TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED



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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582

Heights Venture ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

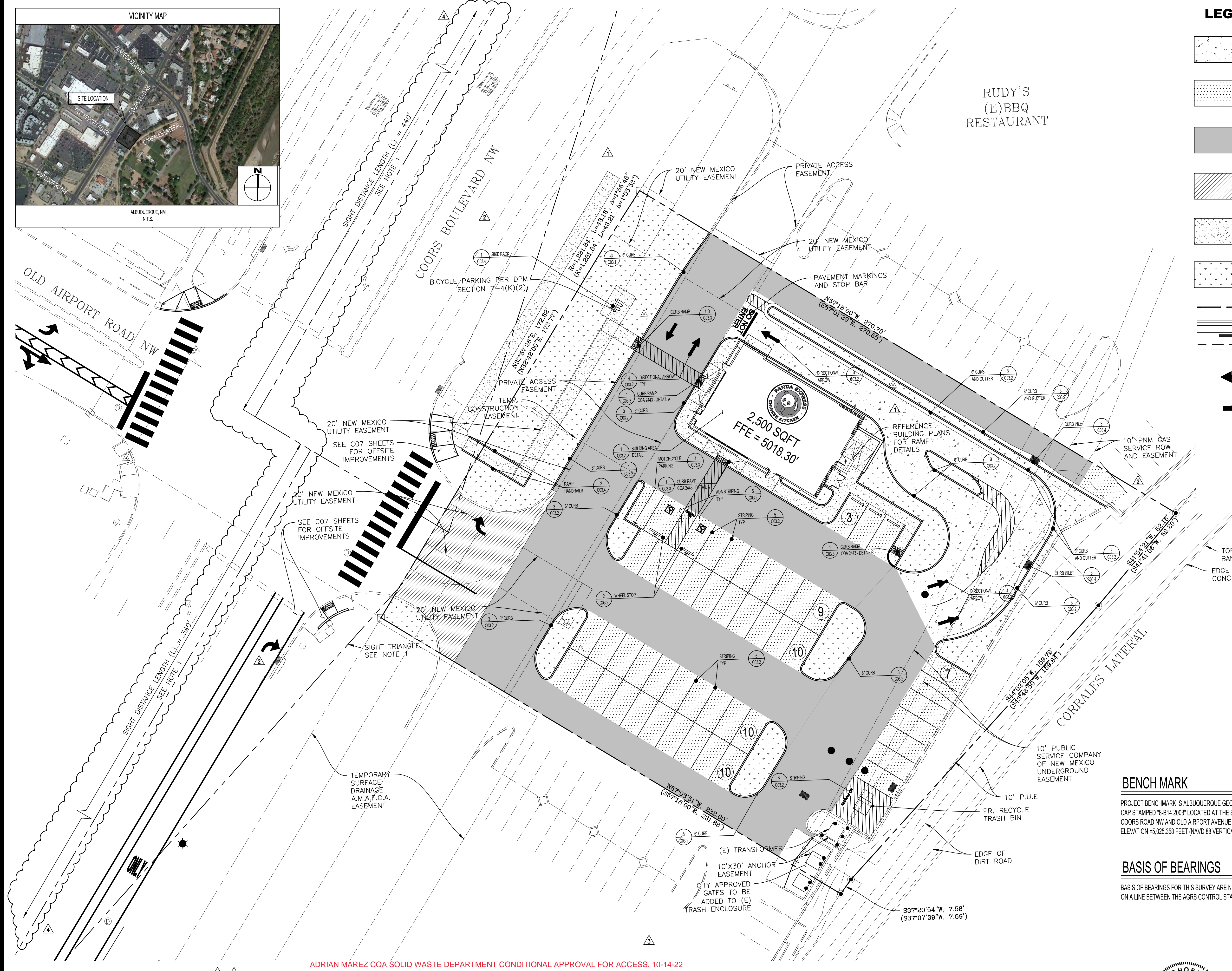
PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

SITE PLAN

C03.0

10126 COORS BOULEVARD



PARKING SUMMARY:

QUANTITIES PER IDO 5-5, SIZING PER DPM PART 7-4

	PROP
REGULAR STALLS (9'X18')	47
HANDICAP STALLS (9'X18')	2
TOTAL	49
MOTORCYCLE STALLS (4.5'X18')	2
BICYCLE SPACES	6

BENCH MARK

PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-814 BEING A FOUND ALUMINUM CAP STAMPED "8-814 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,026.358 FEET (NAVD 88 VERTICAL DATUM).

BASIS OF BEARINGS

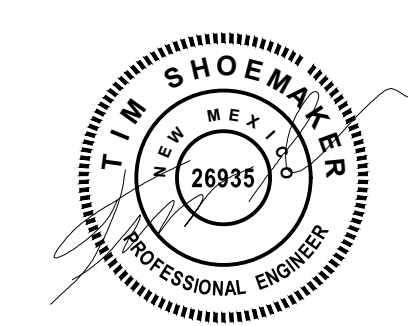
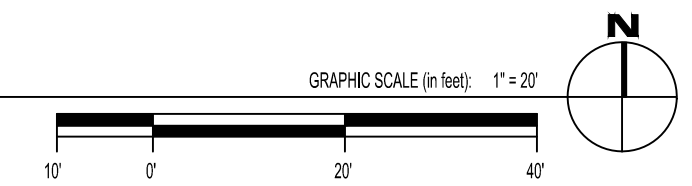
BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06"E.

NOTES:

- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

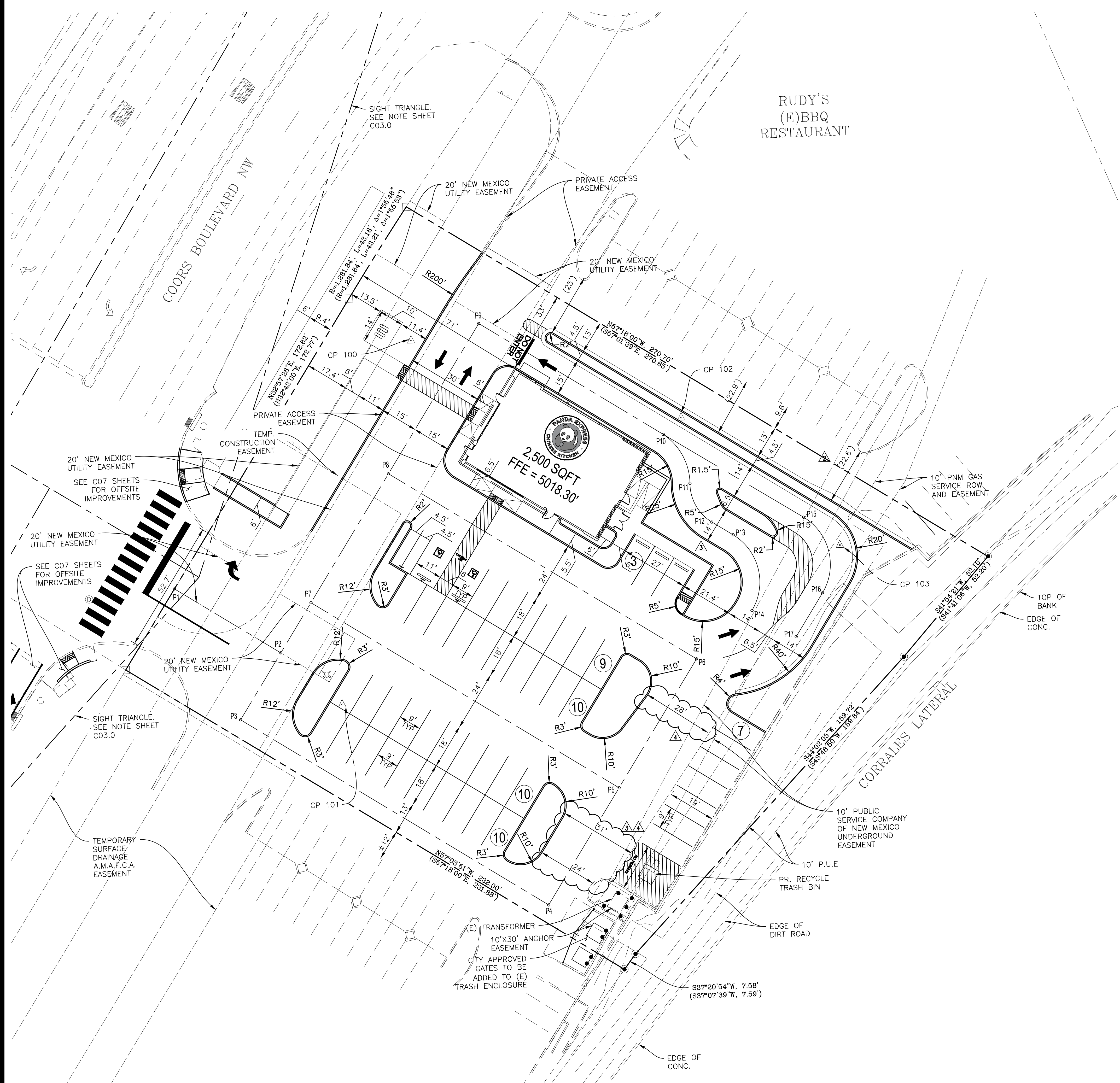
ADRIAN MAREZ COA SOLID WASTE DEPARTMENT CONDITIONAL APPROVAL FOR ACCESS. 10-14-22
Adrian Marez

SITE PLAN



EXPIRES 12-31-2023

DRB SUBMITTAL SET PR-2022-006547



RUDY'S
(E)BBQ
RESTAURANT

STAKING NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE SHEET C01.1 FOR GENERAL PROVISIONS.
3. SITE IS PARALLEL AND PERPENDICULAR TO WESTERN PROPERTY LINE.

CENTERLINE STAKING TABLE

POINT DESC.	NORTH (Y)	EAST (X)
P-1	1528561.91	1521225.15
P-2	1528534.98	1521266.69
P-3	1528508.82	1521249.73
P-4	1528430.84	1521370.01
P-5	1528476.57	1521399.65
P-6	1528526.92	1521432.30
P-7	1528554.55	1521279.38
P-8	1528604.90	1521312.02
P-9	1528663.56	1521350.06
P-10	1528616.87	1521422.07
P-11	1528597.01	1521432.07
P-12	1528581.24	1521440.26
P-13	1528575.87	1521448.54
P-14	1528545.44	1521455.03
P-15	1528581.92	1521476.90
P-16	1528551.49	1521483.39
P-17	1528534.36	1521472.28

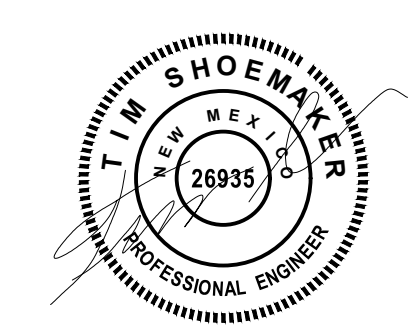
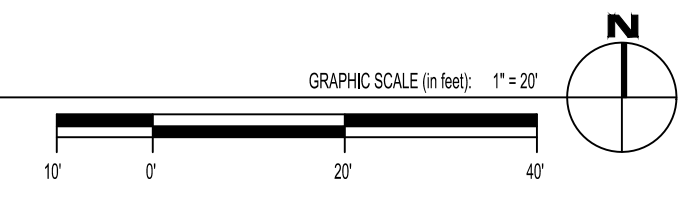
CP TABLE

POINT DESC.	NORTH	EAST	ELEVATION
CP 100	1528657.663	1521322.841	5,019.18'
CP 101	1528513.564	1521290.443	5017.86'
CP 102	1528623.271	1521429.445	5,015.53'
CP 103	1528570.343	1521490.965	5,013.60'
CP 104	1528513.564	1521290.443	5,017.86'

BENCHMARK NOTES

1. REFERENCE ALTANSPS LAND TITLE SURVEY BY TERRA LAND SURVEYS, LLC DATED 11/02/2021
2. BENCHMARK DESCRIPTION
PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-B14 BEING A FOUND ALUMINUM CAP STAMPED "8-B14 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,025.368 FEET (NAVD 88 VERTICAL DATUM).
3. BENCHMARKS WILL BE DISTURBED BY CONSTRUCTION TO BE REPLACED PER CITY REQUIREMENTS.

STAKING PLAN



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE
DRB 1st RESUBMITTAL		04-01-21
DRB Project No. PR-2022-006547		
SI-2022-00216-SITE PLAN		
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DRB 3rd RESUBMITTAL		09-21-22
DRB 4th RESUBMITTAL		10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
---------------	----------

DRAWN BY:

rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



Heights Venture ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

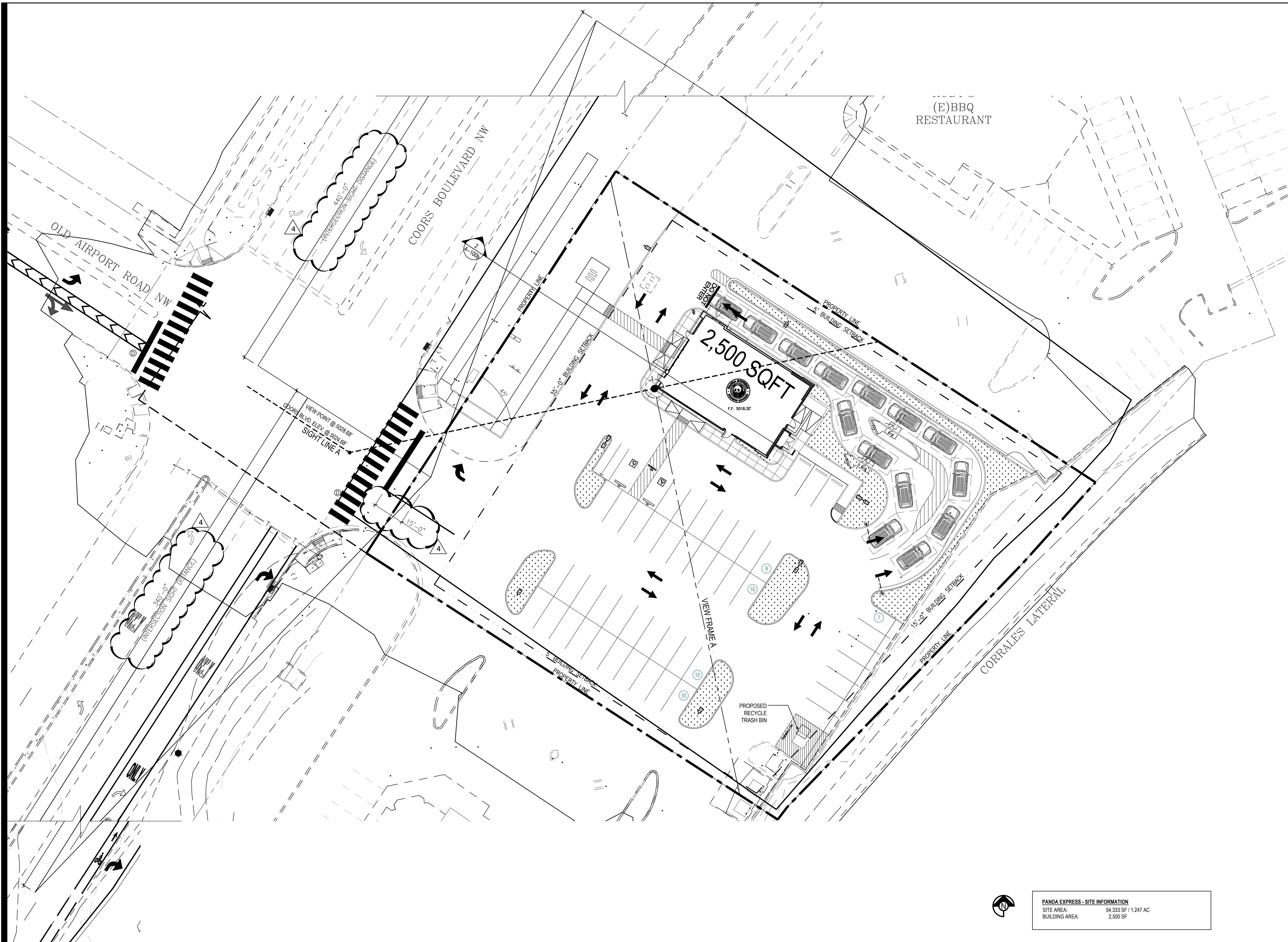
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

STAKING PLAN

C03.1

10126 COORS BOULEVARD

EXPIRES 12-31-2023



(E)BBQ RESTAURANT



PANDA EXPRESS, INC.
 1683 Walnut Grove Ave.
 Rosemead, California
 91770
 Telephone: 626.799.9898
 Facsimile: 626.372.8288

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REVISIONS:

▲ DRB RESUBMITTAL	04-06-22
▲ DRB 2nd RESUBMITTAL	05-04-22
▲ DRB 3rd RESUBMITTAL	09-21-22
▲ DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
 PANDA STORE #: D8582
 ARCH PROJECT #: 21084



Heights Venture
 ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS
 TRUE WARM & WELCOME
 10126 COORS BLVD. NW
 ALBUQUERQUE, NM 87114

A-100a

VIEW ANALYSIS
 SITE PLAN EXHIBIT

PANDA EXPRESS - SITE INFORMATION

SITE AREA	54,333 SF / 1.247 AC
BUILDING AREA	2,500 SF

DRB - PR-2022-006547 SI-2022-00216



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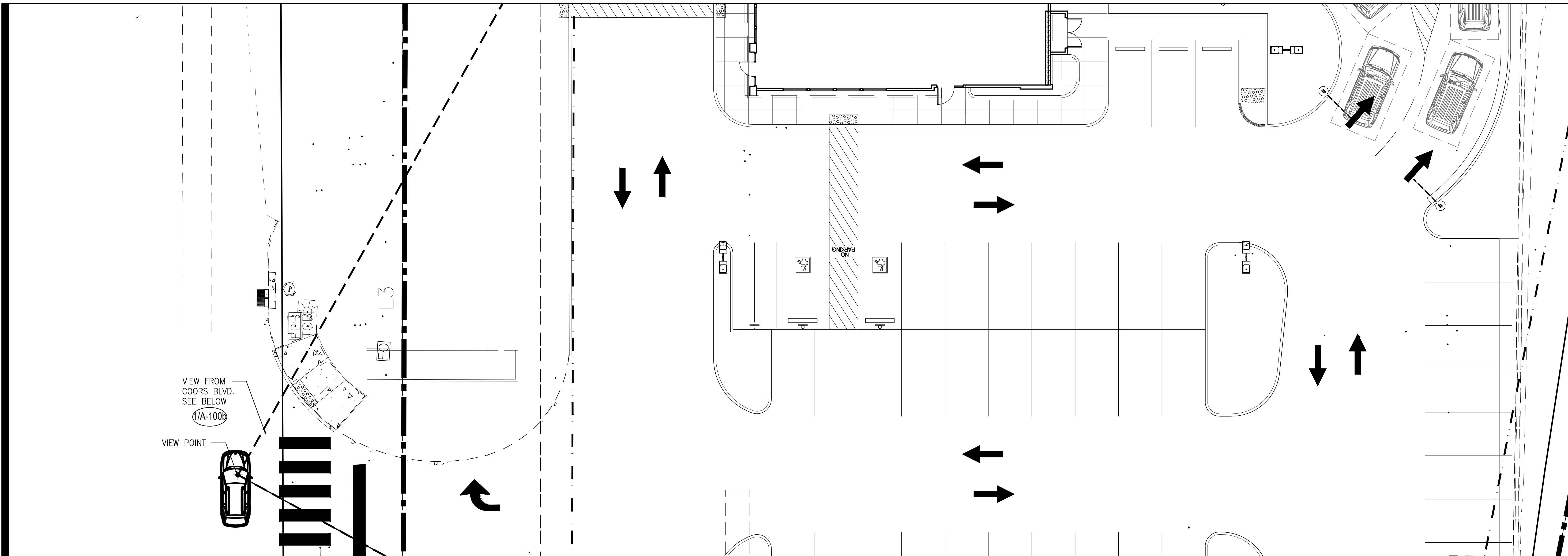
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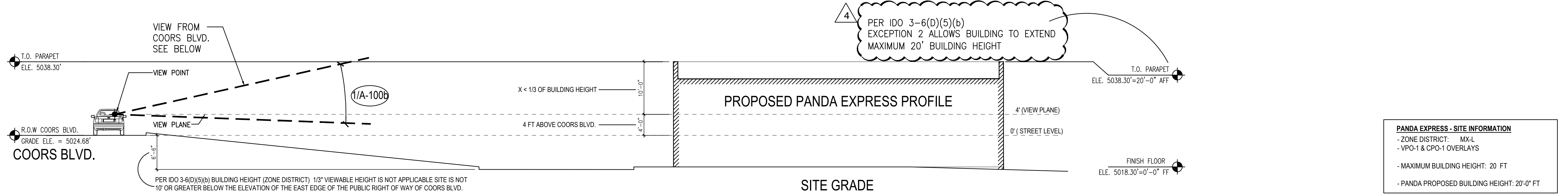


SITE PLAN VIEW - BUILDING AND STRUCTURE HEIGHT

2

Scale= 1" = 10'-0"

A-100b



SECTION - BUILDING AND STRUCTURE HEIGHT

2

Scale= 1" = 10'-0"

A-100b



ANGLED VIEW FROM COORS BLVD.

1

Scale= 1" = 10'-0"

A-100b

Heights Venture
 ARCHITECTURE + DESIGN

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 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

TRUE WARM & WELCOME
 10126 COORS BLVD. NW
 ALBUQUERQUE, NM 87114

A-100b

VIEW ANALYSIS
 VIEW FRAMES

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216



PANDA EXPRESS INC.
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Rosemead, California
91770
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DRAWN BY: LML

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture ARCHITECTURE • DESIGN

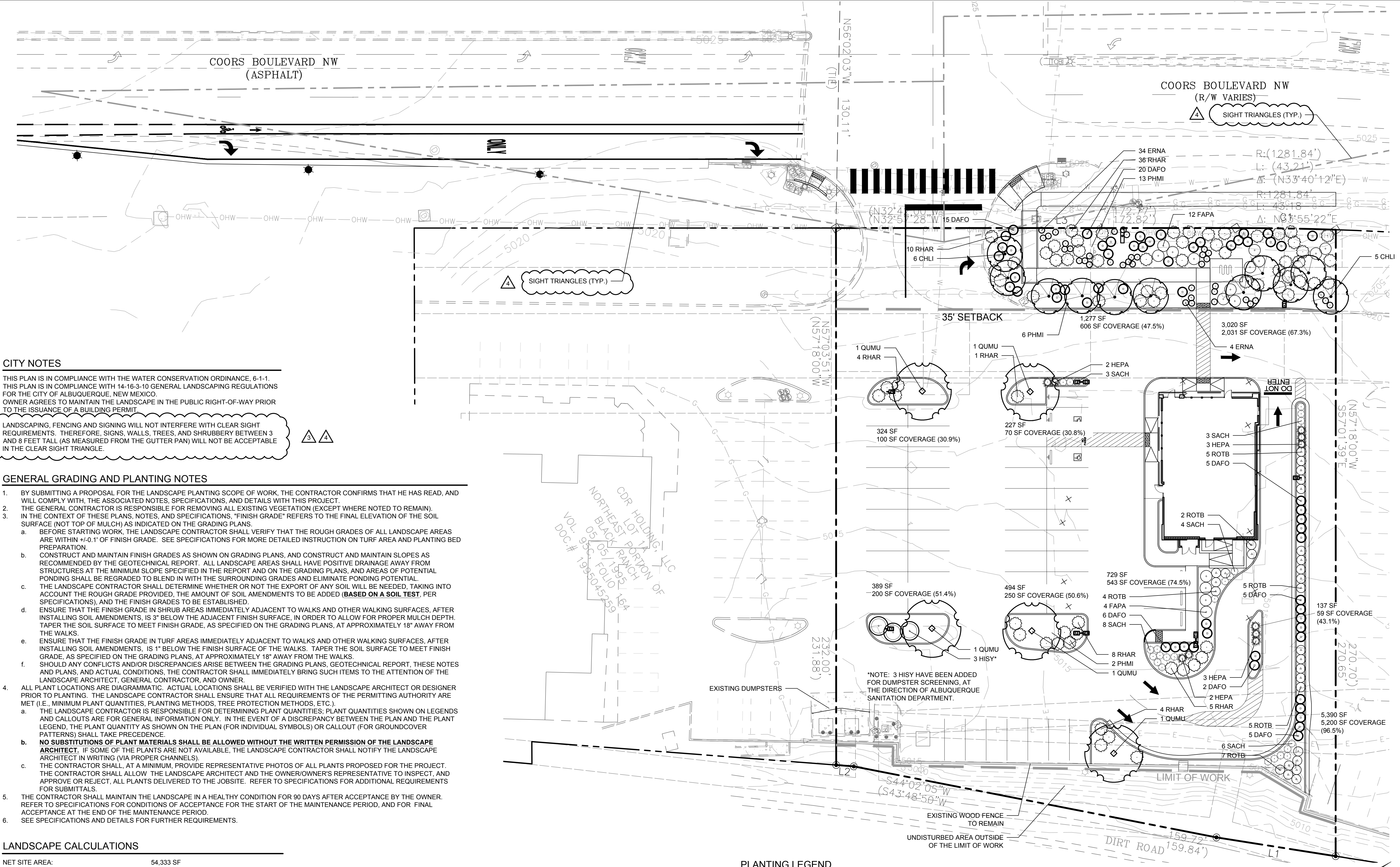
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L-1

PLANTING PLAN

TRUE WARM & WELCOME 2500 R1



CITY NOTES

THIS PLAN IS IN COMPLIANCE WITH THE WATER CONSERVATION ORDINANCE, 6-1-1. THIS PLAN IS IN COMPLIANCE WITH 14-16-3 TO GENERAL LANDSCAPING REGULATIONS FOR THE CITY OF ALBUQUERQUE, NEW MEXICO. OWNER AGREES TO MAINTAIN THE LANDSCAPE IN THE PUBLIC RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

- GENERAL GRADING AND PLANTING NOTES**
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

NET SITE AREA:	54,333 SF
LANDSCAPE AREA REQUIRED:	8,150 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	11,971 SF (22.0% OF SITE AREA)
MINIMUM REQUIRED COVERAGE:	8,978 SF (75% OF LANDSCAPE AREA)
COVERAGE PROVIDED OVERALL:	9,059 SF (75.7%)

STREET FRONTAGE LANDSCAPING

FRONTAGE LENGTH:	216 LF
STREET TREES REQUIRED:	11 TREES (1 PER 20 LF OF FRONTAGE)
STREET TREES PROVIDED:	11 TREES
* OVERHEAD POWER LINES PRESENT	

PARKING LOT LANDSCAPING

PARKING LOT AREA:	16,589 SF
LANDSCAPE AREA REQUIRED:	1,659 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,700 SF (10.2% OF PARKING AREA)

TOTAL PARKING SPACES: 49 SPACES
TREES REQUIRED: 5 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED: 5 TREES

CPO-2 STANDARDS

SETBACK LANDSCAPE AREA:	4,297 SF
REQUIRED COVERAGE:	2,149 SF (50%)
PROVIDED COVERAGE:	2,637 SF (61.4%)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1" RIVER ROCK, BEIGE COLOR, MULCH IN ALL NEWLY PLANTED AREAS (EXCEPT AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS). DO NOT USE WEED BARRIERS OR LANDSCAPE FABRIC UNDER ANY MULCH.

PER IDO 5-6(C)(5)(e), ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5-FOOT RADIUS AROUND EACH TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CHLI	Chilopsis linearis 'Bubba'	Bubba Desert Willow	2" cal., 8'-10' high	Per plan	11	
QUMU	Quercus muhlenbergii	Chinquapin Oak	2" cal., 8'-10' high	Per plan	5	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS AND ORNAMENTAL GRASSES						
DAFO	Dalea formosa	Indigobush	#3 cont.	4' o.c.	58	
ERNA	Ericameria nauseosa naus. var. nauseosa	Dwarf Rabbitbrush	#3 cont.	2.5' o.c.	38	
FAPA	Fallugia paradoxa	Apache Plume	#3 cont.	5' o.c.	16	
HEPA	Hesperaloe parviflora	Red Yucca	#3 cont.	3' o.c.	10	
HISY	Hibiscus syriacus 'Diana'	Diana Rose-of-Sharon	#3 cont.	8' o.c.	3	
PHMI	Philadelphus microphyllus	Littleleaf Mockorange	#3 cont.	5' o.c.	21	
RHAR	Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	#3 cont.	5' o.c.	68	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#3 cont.	4' o.c.	28	
SACH	Salvia chamaedryoides	Germander Sage	#1 cont.	3' o.c.	24	

Scale 1" = 20'



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DESIGN/BUILD IRRIGATION SPECIFICATIONS

GENERAL

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR...

PRODUCTS

ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR KIND AVAILABLE... PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION...

METHODS

THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION... INSPECTION AND ACCEPTANCE...

BACKFILL

BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1" LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES...

PIPING

PIPE SIZE SHALL CONFORM TO THE STANDARD OF CARE FOR PIPE SIZES. THE IRRIGATION CONTRACTOR SHALL ENSURE THAT THE FLOW THROUGH ANY PIPE DOES NOT EXCEED 5 FPS... VALVE BOXES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS...

VALVES

VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS. VALVE BOXES SHALL BE BUILT OF CONCRETE OR PRECAST CONCRETE... DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS...

DRIP IRRIGATION

DRIP LINES IN AREAS WITH ORGANIC MULCH, SUCH AS SHREDED WOOD, SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE... AUTOMATIC CONTROLLER...

AUTOMATIC CONTROLLER

INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER... THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO THE CONTROLLER...

RAIN SENSOR

INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS...

QUALITY CONTROL

PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND BEFORE TESTING IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE... TEST SYSTEM TO ASSURE THAT ALL PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY...

CLEAN UP

DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION... DISPOSAL LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE...

INSPECTION AND ACCEPTANCE

UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED... THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE...

WARRANTY

THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE... BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER...

UTILITIES

THE IRRIGATION CONTRACTOR SHALL OBTAIN ALL UTILITIES INFORMATION AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY... THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK...

PLANTING SPECIFICATIONS

GENERAL

QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING...

SCOPE OF WORK

WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS...

PRODUCTS

ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS: 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT...

METHODS

SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST... SOIL TESTING... AFTER FINISH GRADIES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE THE SOIL SAMPLES FROM THE PROJECTS LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY...

WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY...

UTILITIES

THE IRRIGATION CONTRACTOR SHALL OBTAIN ALL UTILITIES INFORMATION AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY... THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK...

SUBMITTALS

THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES... SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB...

GENERAL PLANTING

REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCING NEAR EXISTING TREES: THE CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES...

EXCAVATION

ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ... ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2' AND LARGER IN DIAMETER... WHERE TREE ROOTS 1'-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED...

TREE PLANTING

SCAFFRY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE SIDES OF THE PIT. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE... PRELIMINARY PLANTING: 1. PREPARATION OF PLANTING PIT: DO NOT TEASE ROOTS FROM THE ROOTBALL AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS...

STAKING

STAKING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK... STAKING SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ... ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2' AND LARGER IN DIAMETER...

SHRUB AND PERENNIAL PLANTING

SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER. FINISH GRADE. ROOT BALL. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. UNDISTURBED NATIVE SOIL. 3" HIGH EARTHEN WATERING BASIN.

INSPECTION AND ACCEPTANCE

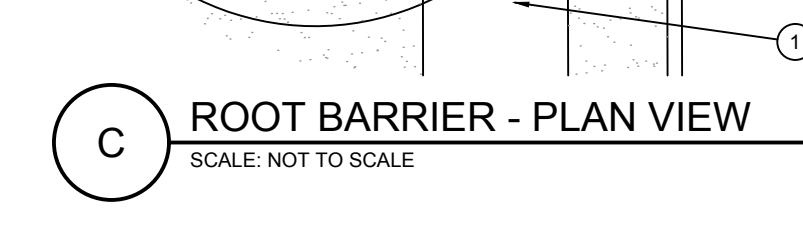
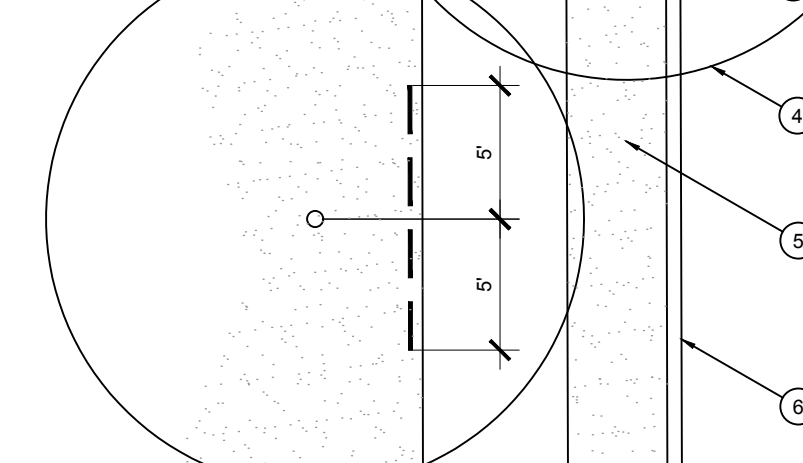
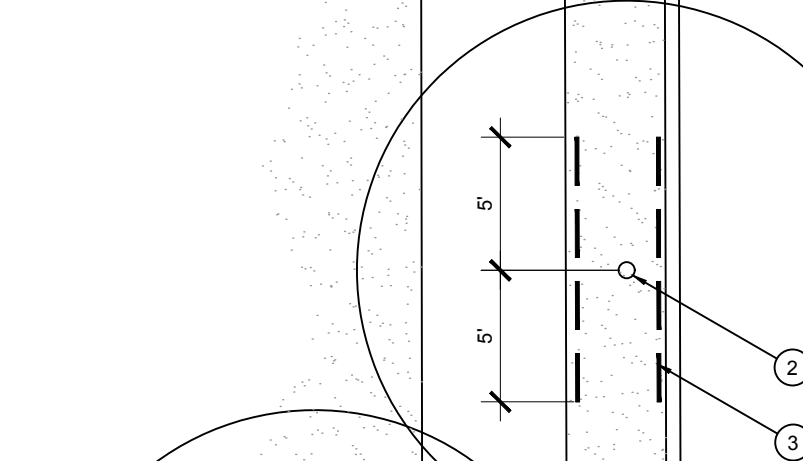
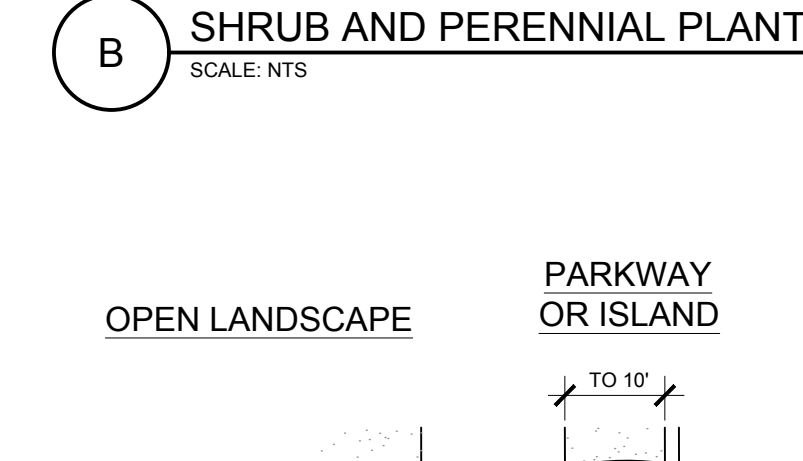
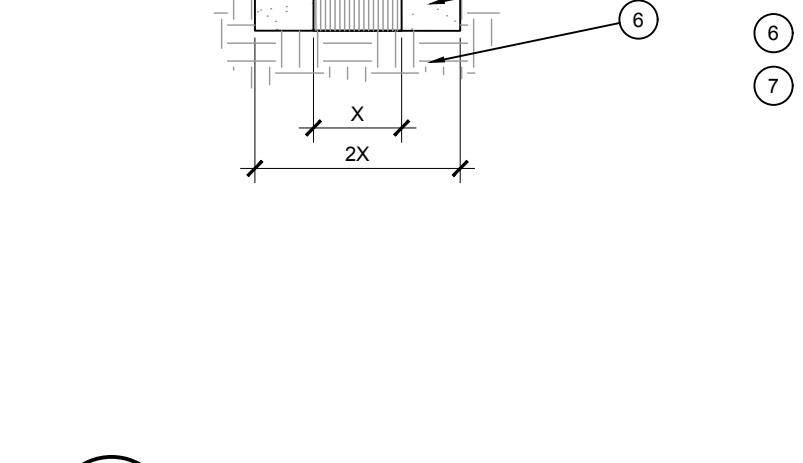
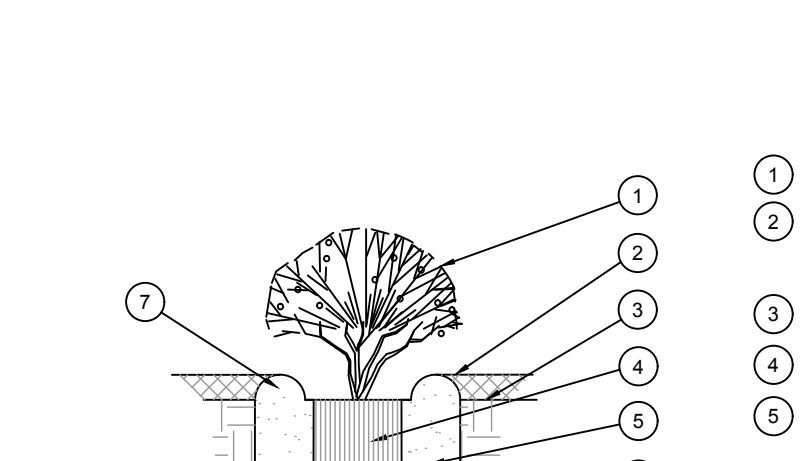
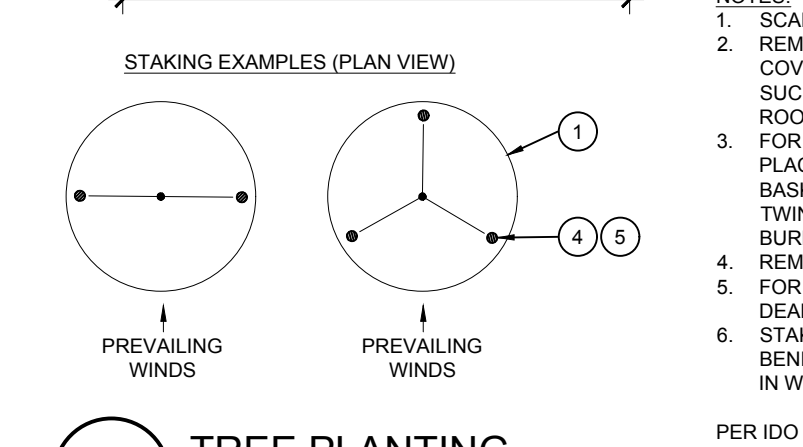
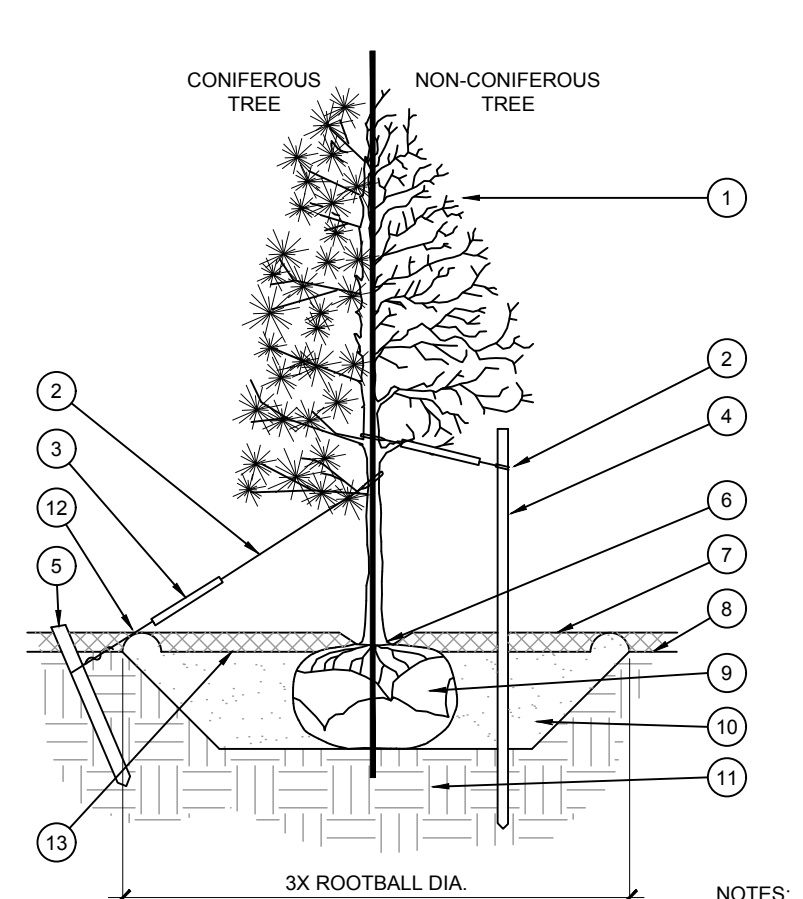
UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED... THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE... THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE...

WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY...

UTILITIES

THE IRRIGATION CONTRACTOR SHALL OBTAIN ALL UTILITIES INFORMATION AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY... THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK...



- 1 TREE CANOPY. 2 CINCH-TIES (2" BOXX" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (3" BOXX 5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LARGER MAJOR BRANCHES. 3 24" X 3/4" P.V.C. MARKERS OVER WIRES. 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL. 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL. 6 TRUNK FLARE. 7 MULCH, TYPE AND DEPTH PER PLANS (AND AS NOTED BELOW). DO NOT PLACE MULCH WITHIN 6" OF ROOTBALL. 8 FINISH GRADE. 9 ROOT BALL. 10 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. 11 UNDISTURBED NATIVE SOIL. 12 4" HIGH EARTHEN WATERING BASIN. 13 FINISH GRADE.

NOTES: 1. SCAFFRY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE SIDES OF THE PIT. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. 3. FOR TREES 3/8" BOXZ CAL. AND LARGER, USE THREE STAKES OR BURLAP FROM ANCHOR ROOTBALL AS IS PRACTICAL. 4. REMOVE ALL NURSERY STAKES AT TER PLANTING. 5. FOR TREES 3/8" BOXZ CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

PER IDO 5-6(C)(5)(ii), ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-FOOT RADIUS AROUND EACH TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

REVISIONS table with columns for revision number, description, and date.

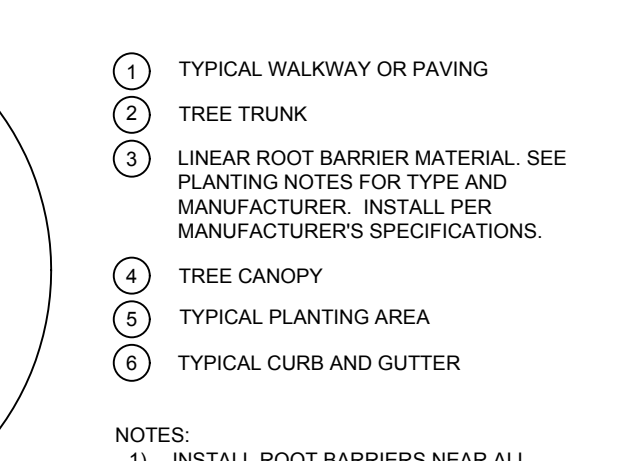
ISSUE DATE table with columns for issue number, description, and date.

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PANDA STORE #: D8582
ARCH PROJECT #: 21084

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2375 E. Camelback Rd., Suite 600
Phoenix, AZ 85016
www.EvergreenDesignGroup.com

SHRUB AND PERENNIAL PLANTING
SCALE: NTS



- 1 TYPICAL WALKWAY OR PAVING. 2 TREE TRUNK. 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANS AND NOTES FOR TYPE AND BRAND. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS. 4 TREE CANOPY. 5 TYPICAL PLANTING AREA. 6 TYPICAL CURB AND GUTTER.

NOTES: 1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRIRCLE THE ROOTBALL.

10/14/2022

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10/14/2022

DRB - PR-2022-006547 SI-2022-000216

Heights Venture ARCHITECTURE DESIGN logo and address: HOUSTON 517 Legacy Drive, Suite 200 Houston, Texas 77008. DALLAS 972.400.7292. PANDA EXPRESS TRUE WARM & WELCOME 10126 COORS BLVD. NW ALBUQUERQUE, NM 87114. L-2 PLANTING DETAILS, SPECIFICATIONS



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DRB 3rd RESUBMITTAL	09-21-22
DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: rtm

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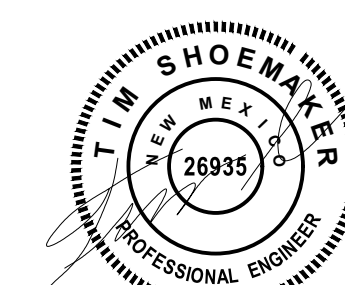
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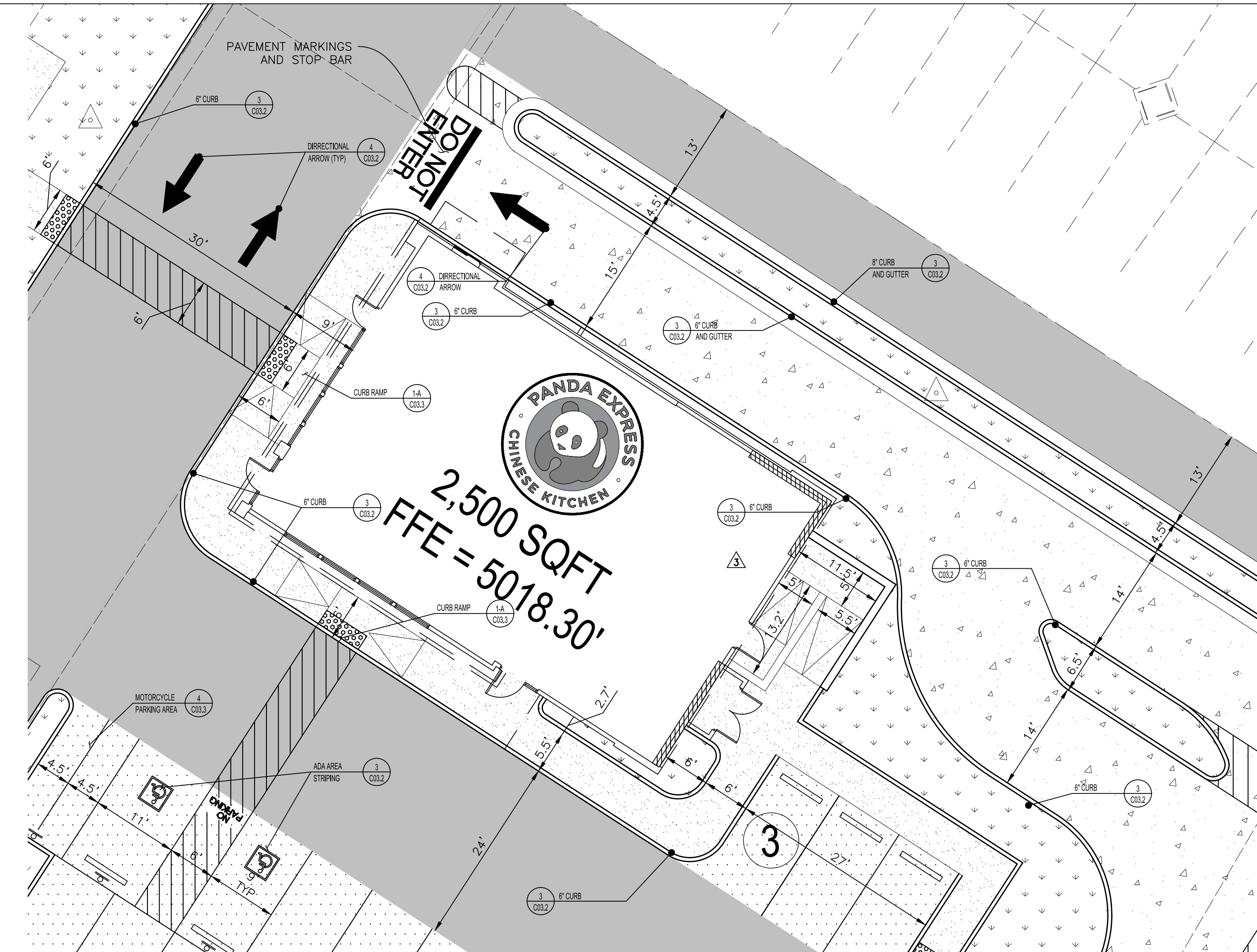
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HARDSCAPE
DETAILS I

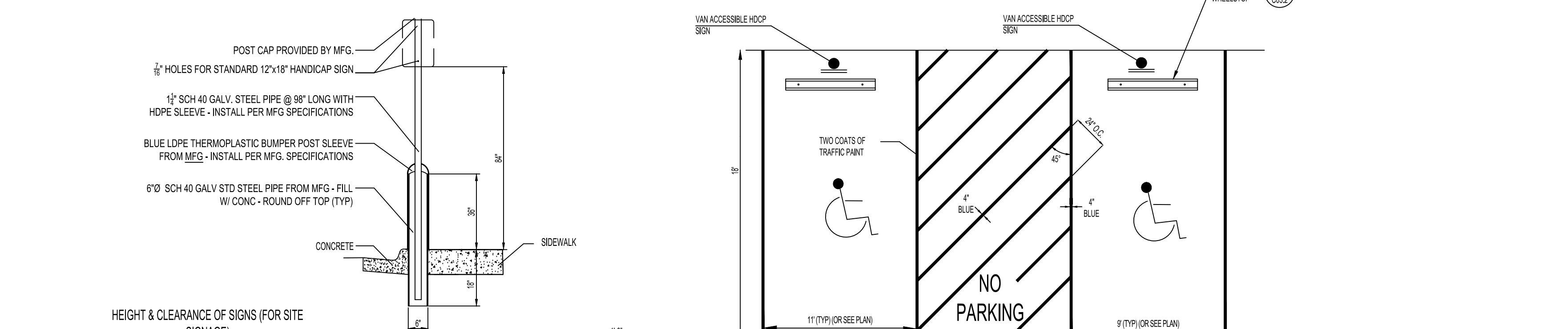
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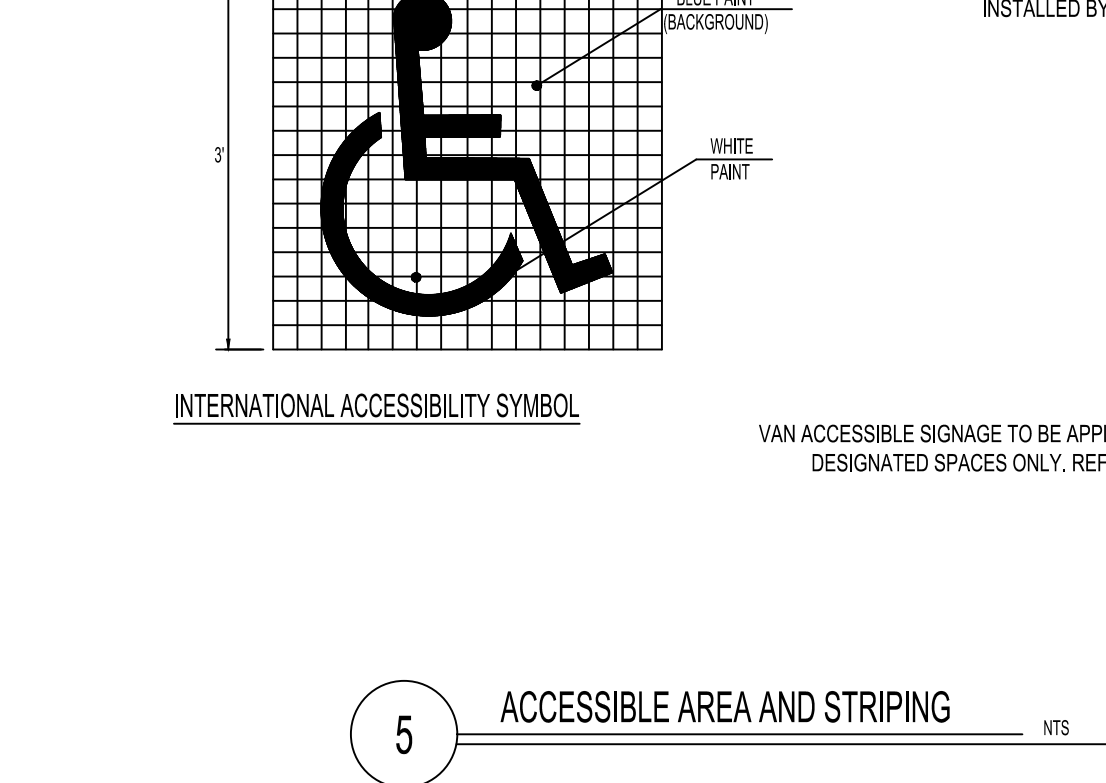
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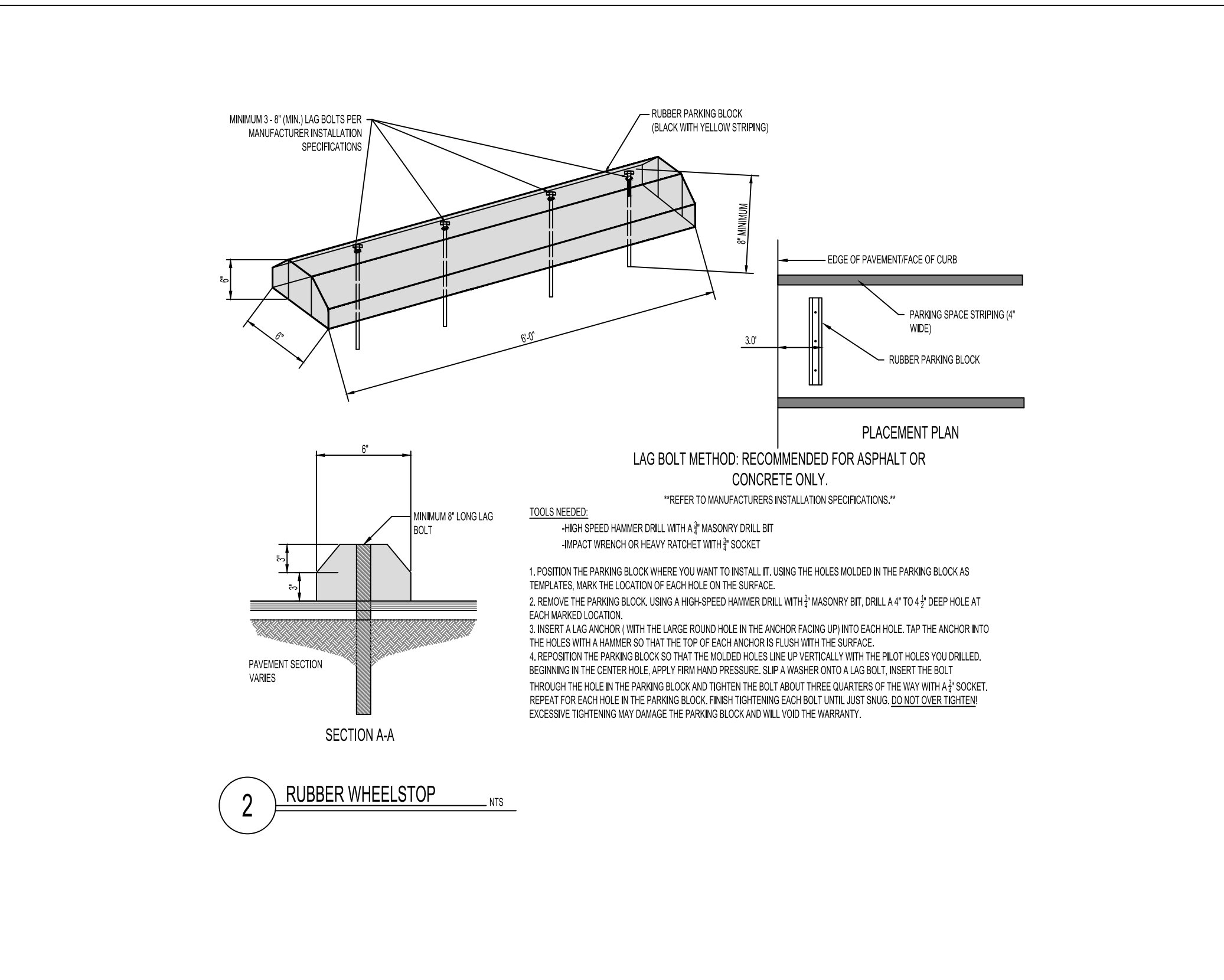
1 BUILDING DETAIL NTS



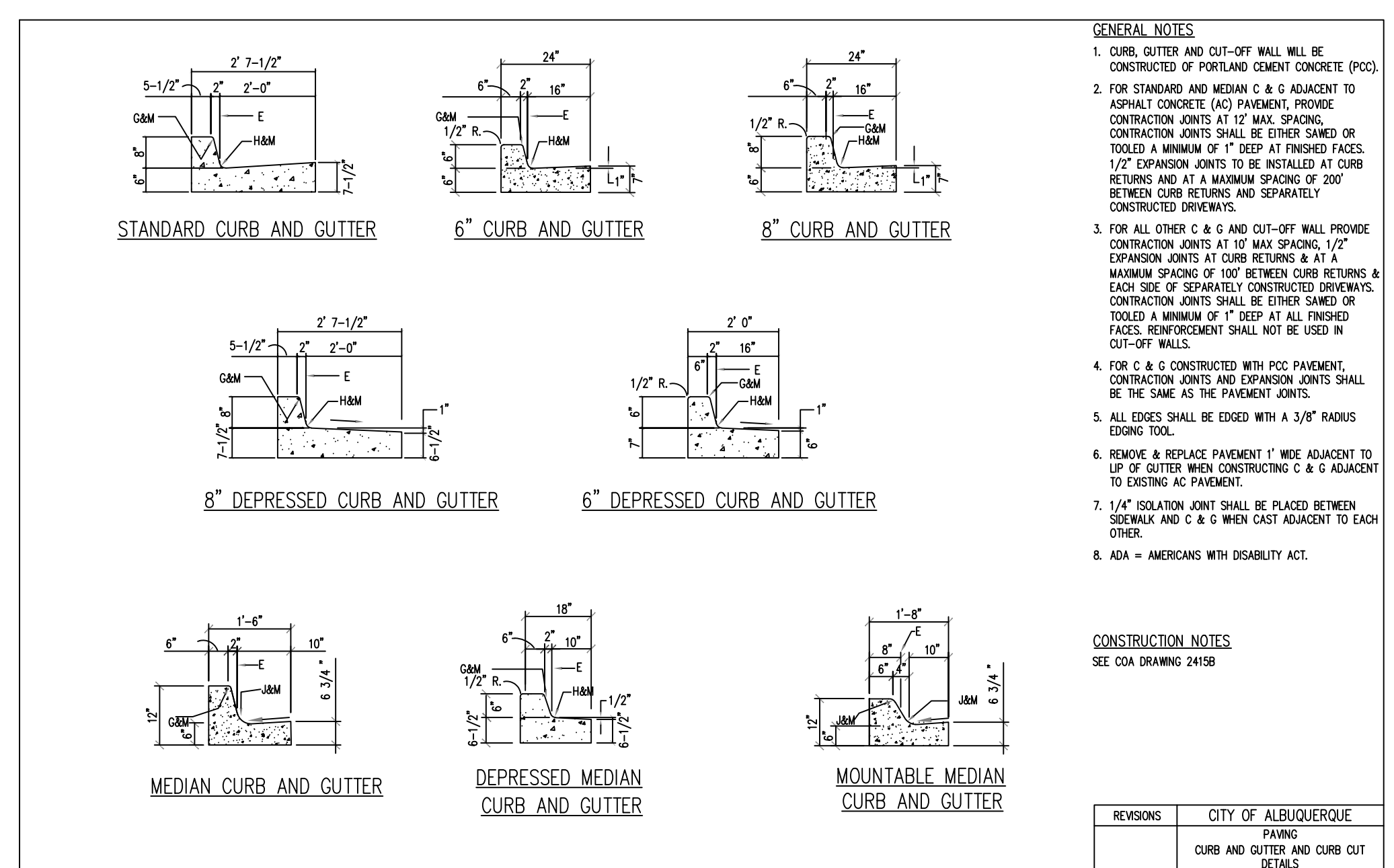
5 ACCESSIBLE AREA AND STRIPING NTS



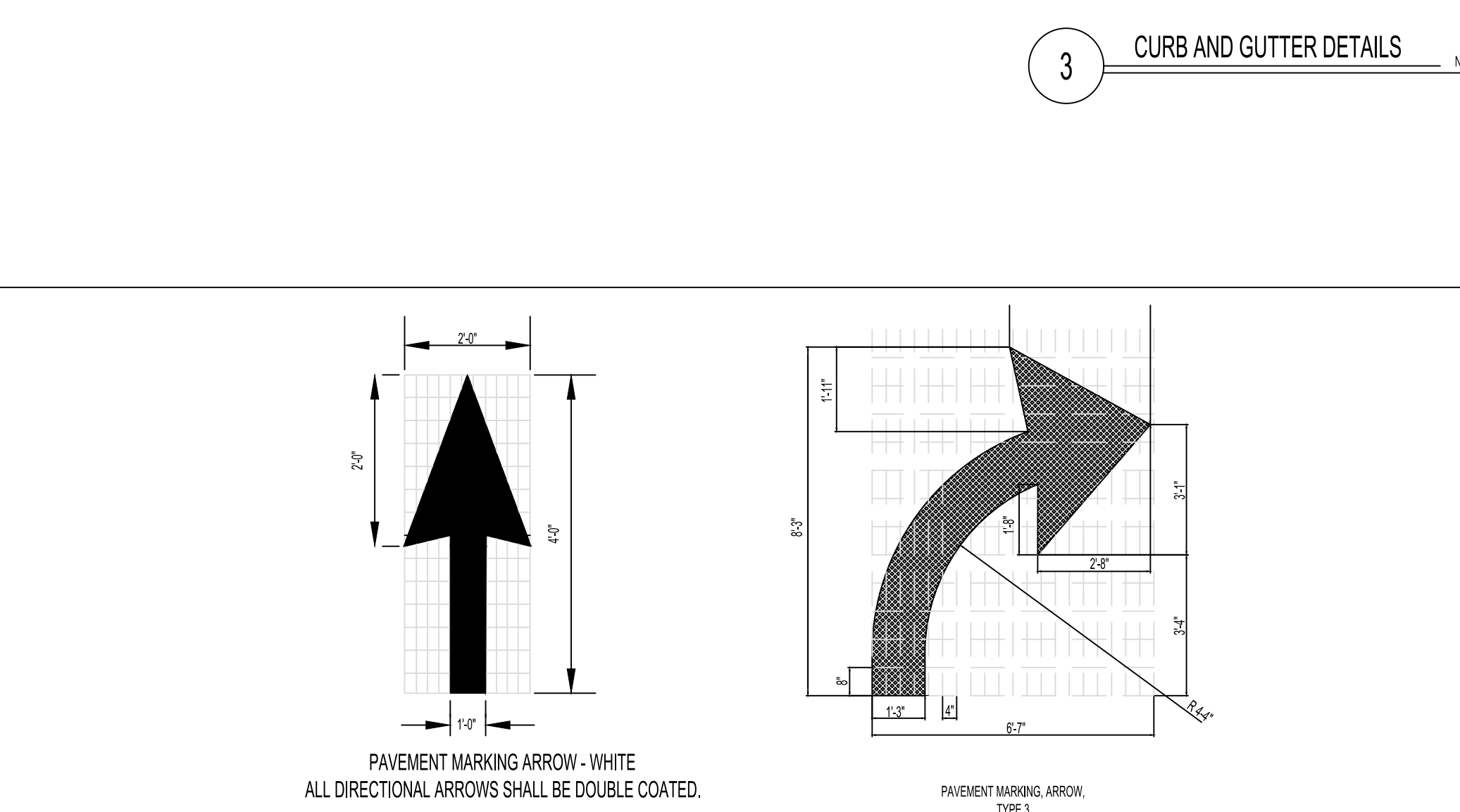
4 DIRECTIONAL ARROWS NTS



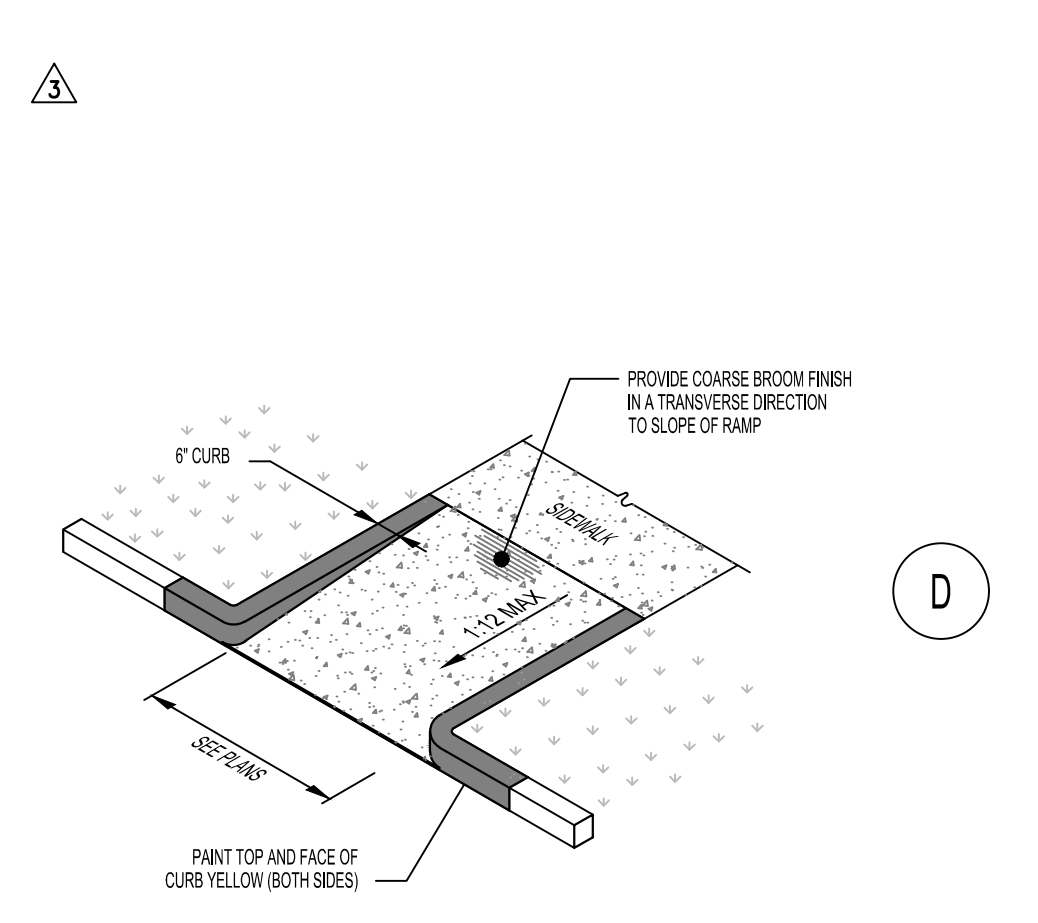
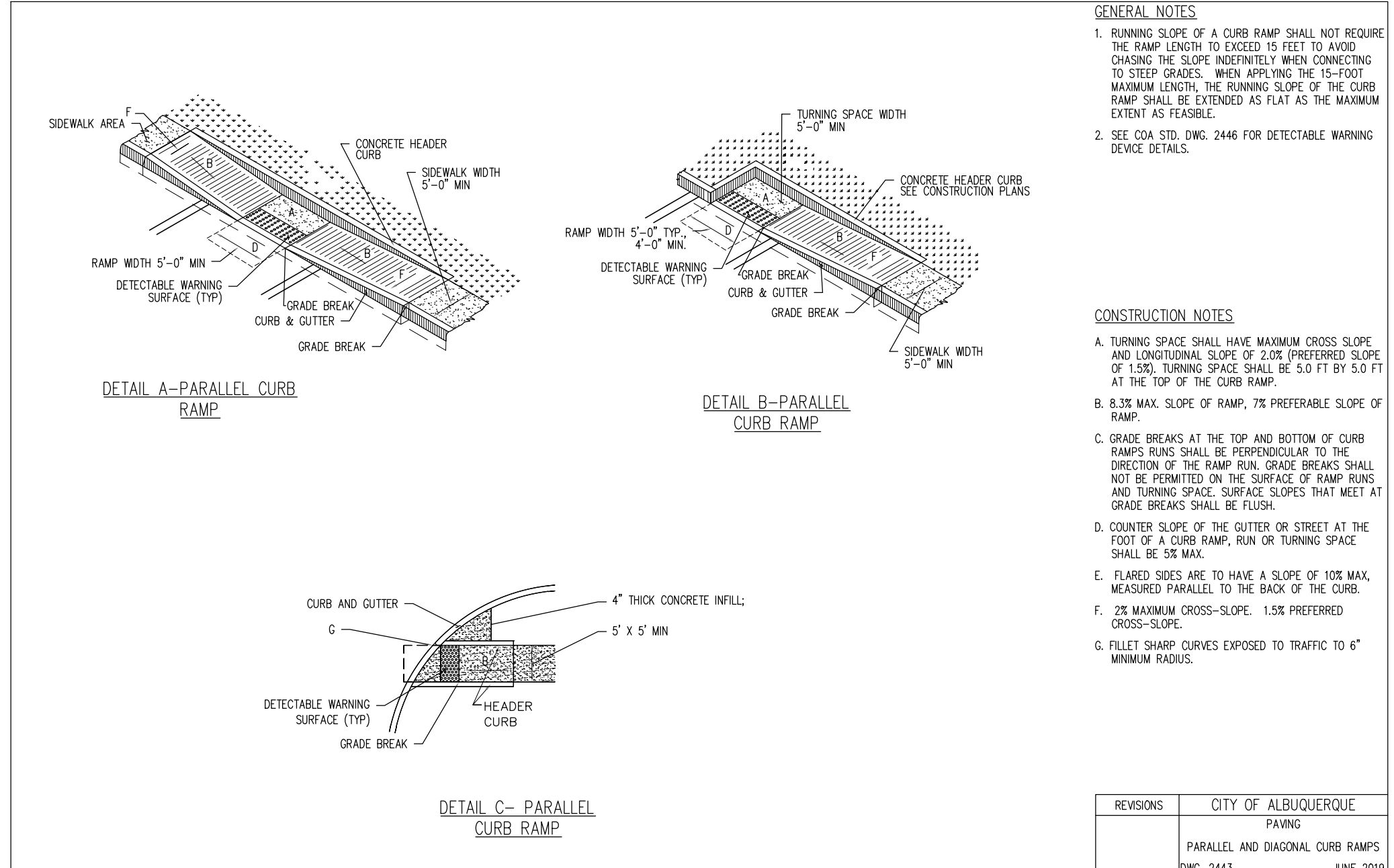
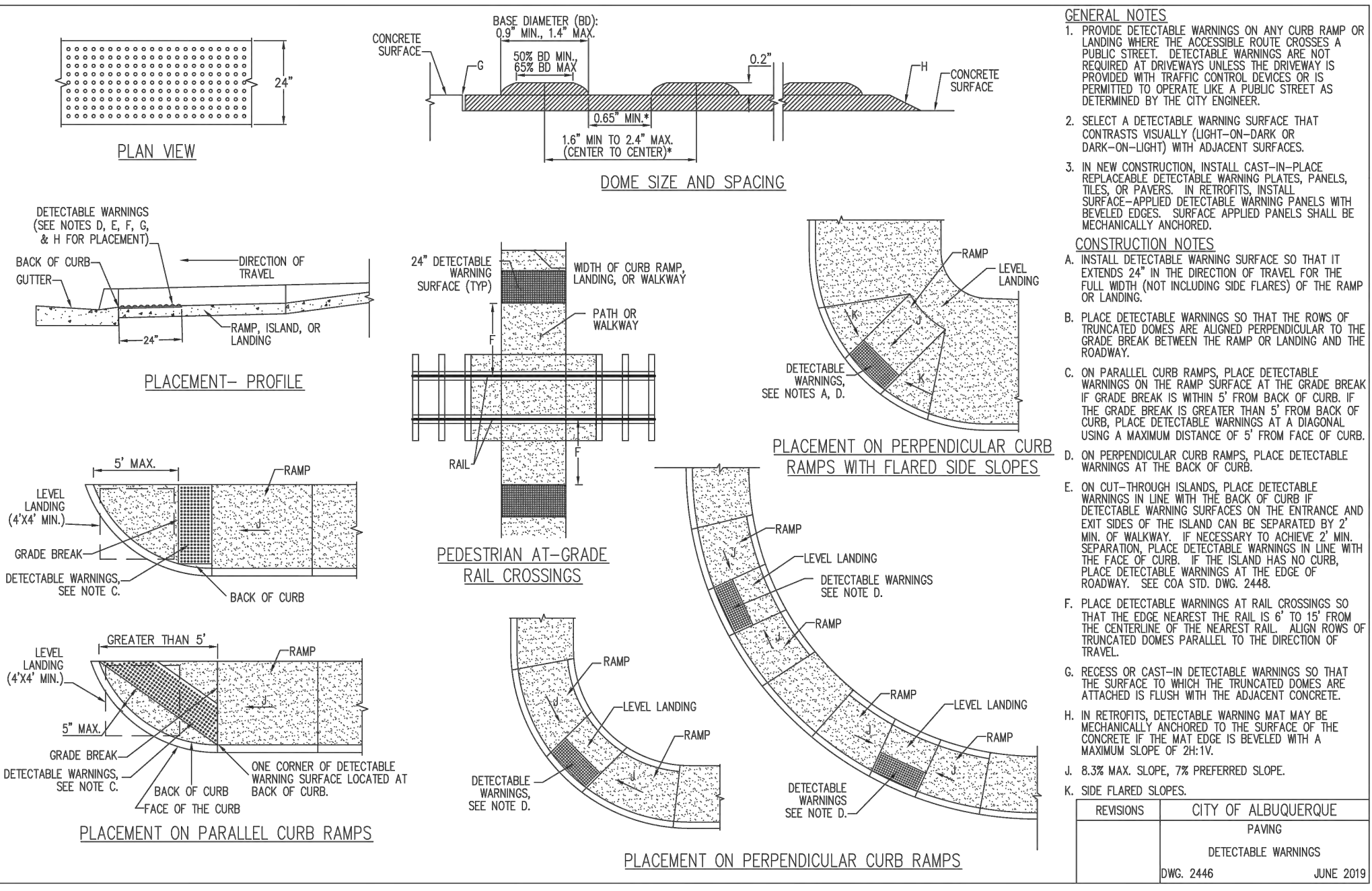
2 RUBBER WHEELSTOP NTS



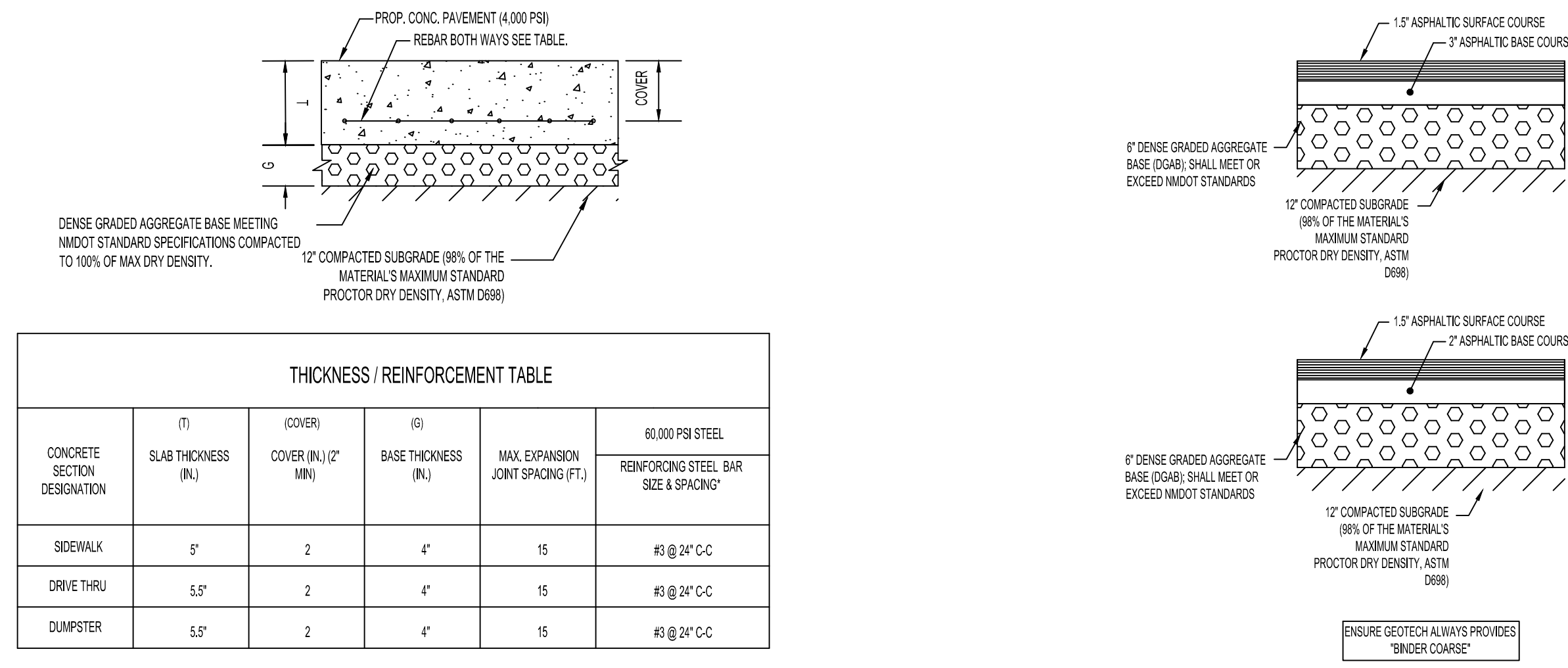
3 CURB AND GUTTER DETAILS NTS



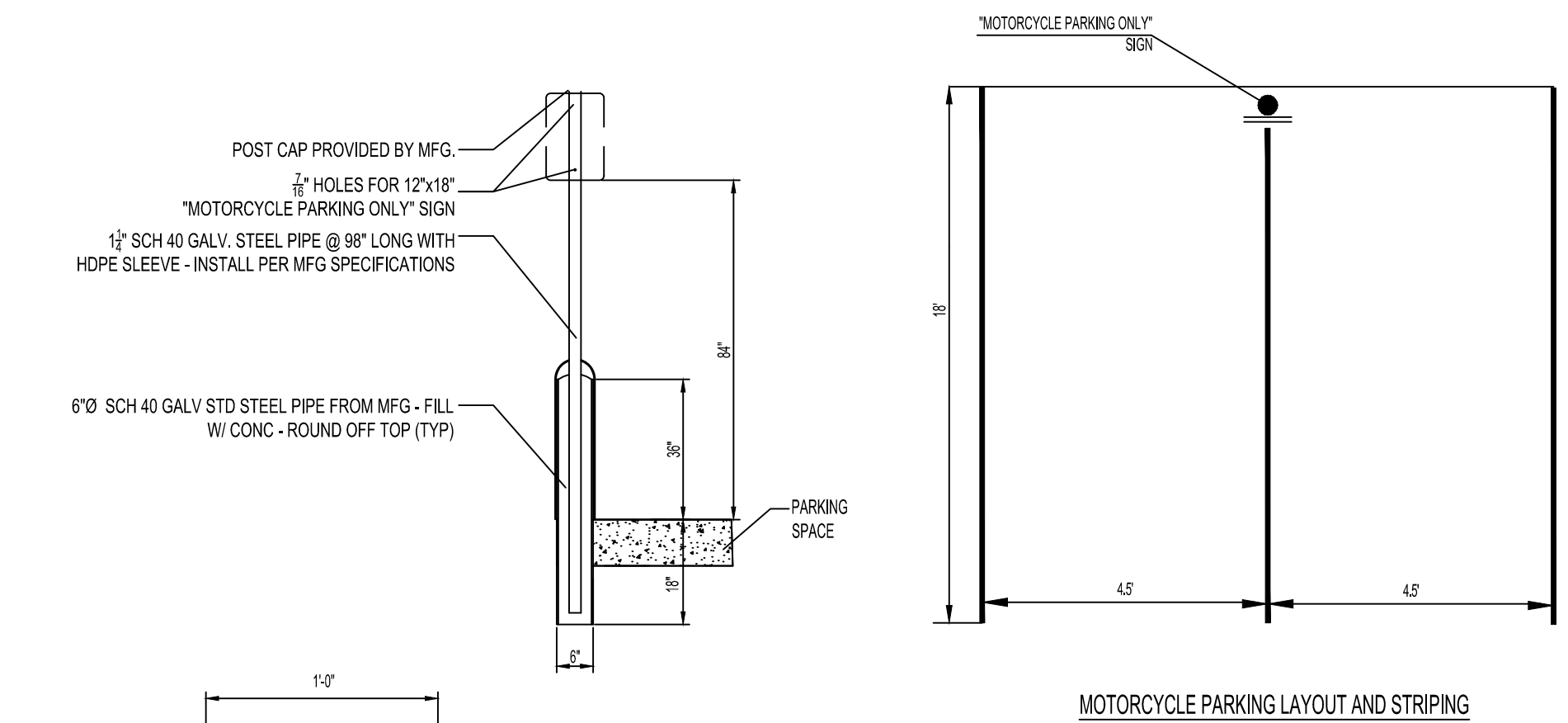
GENERAL NOTES AND CONSTRUCTION NOTES



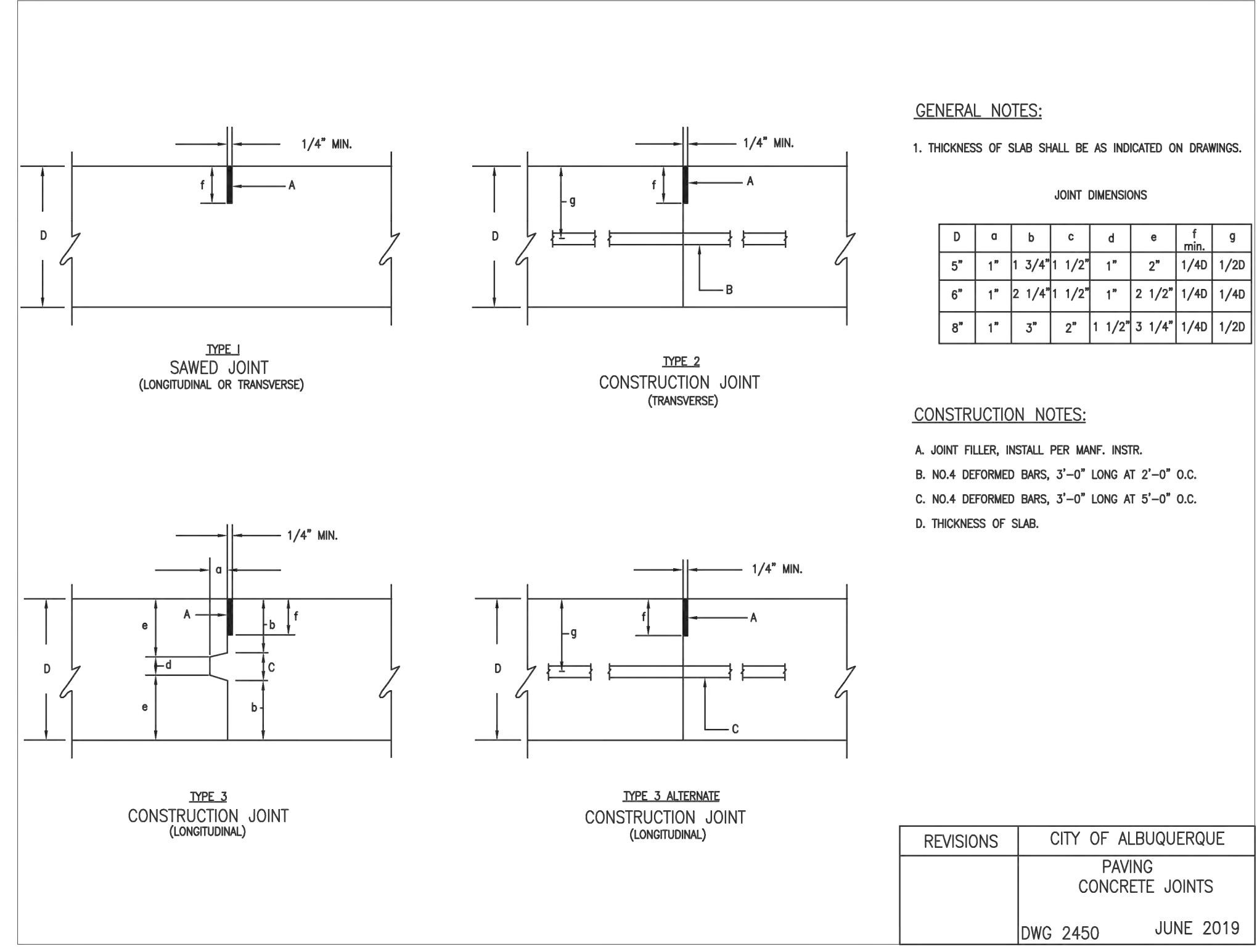
1 CURB RAMPS AND PAVING DETECTABLE WARNING NTS



2 PAVEMENT SECTION NTS



4 MOTORCYCLE PARKING NTS



3 PAVING CONCRETE JOINT DETAILS NTS



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DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture
ARCHITECTURE DESIGN

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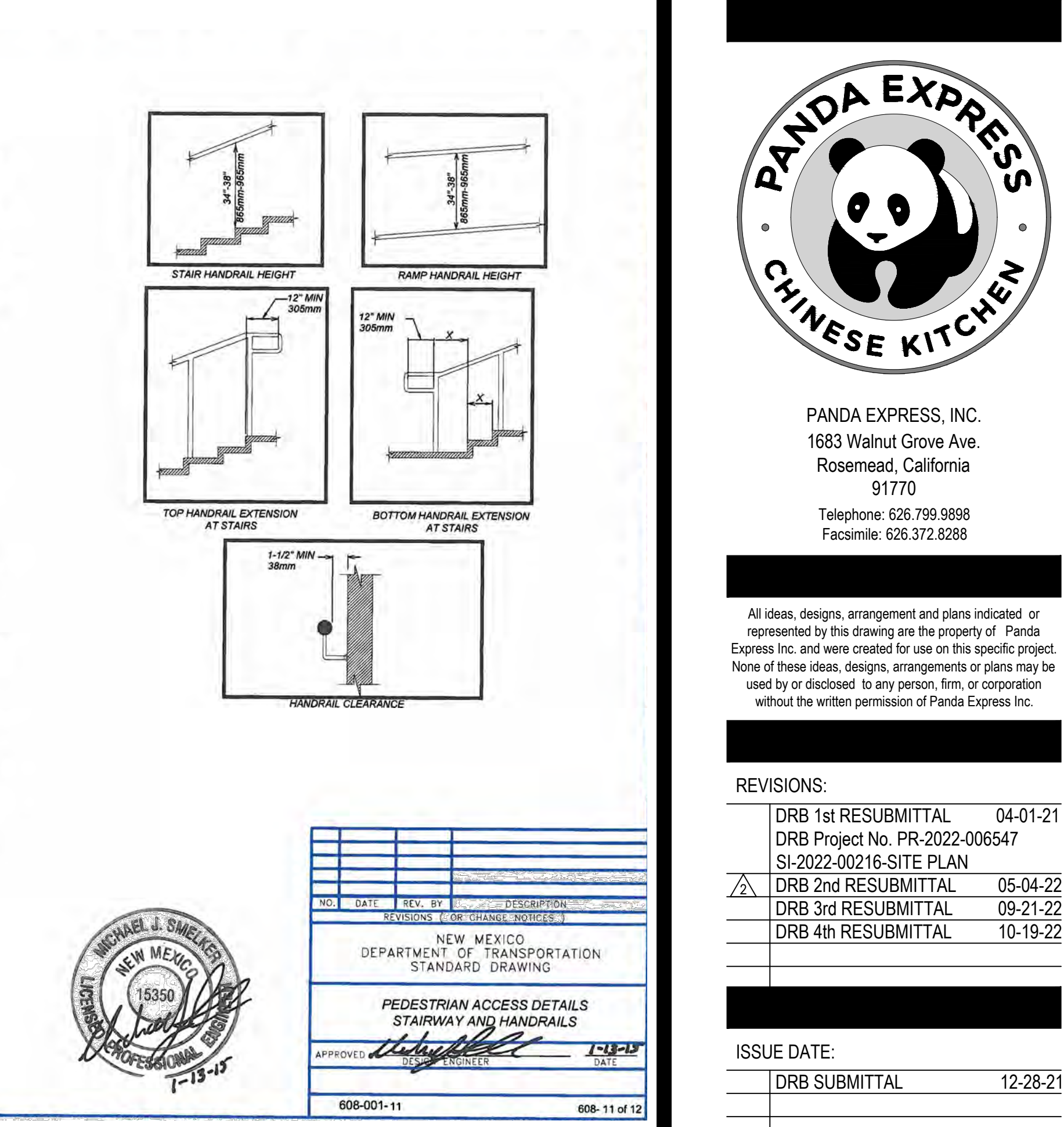
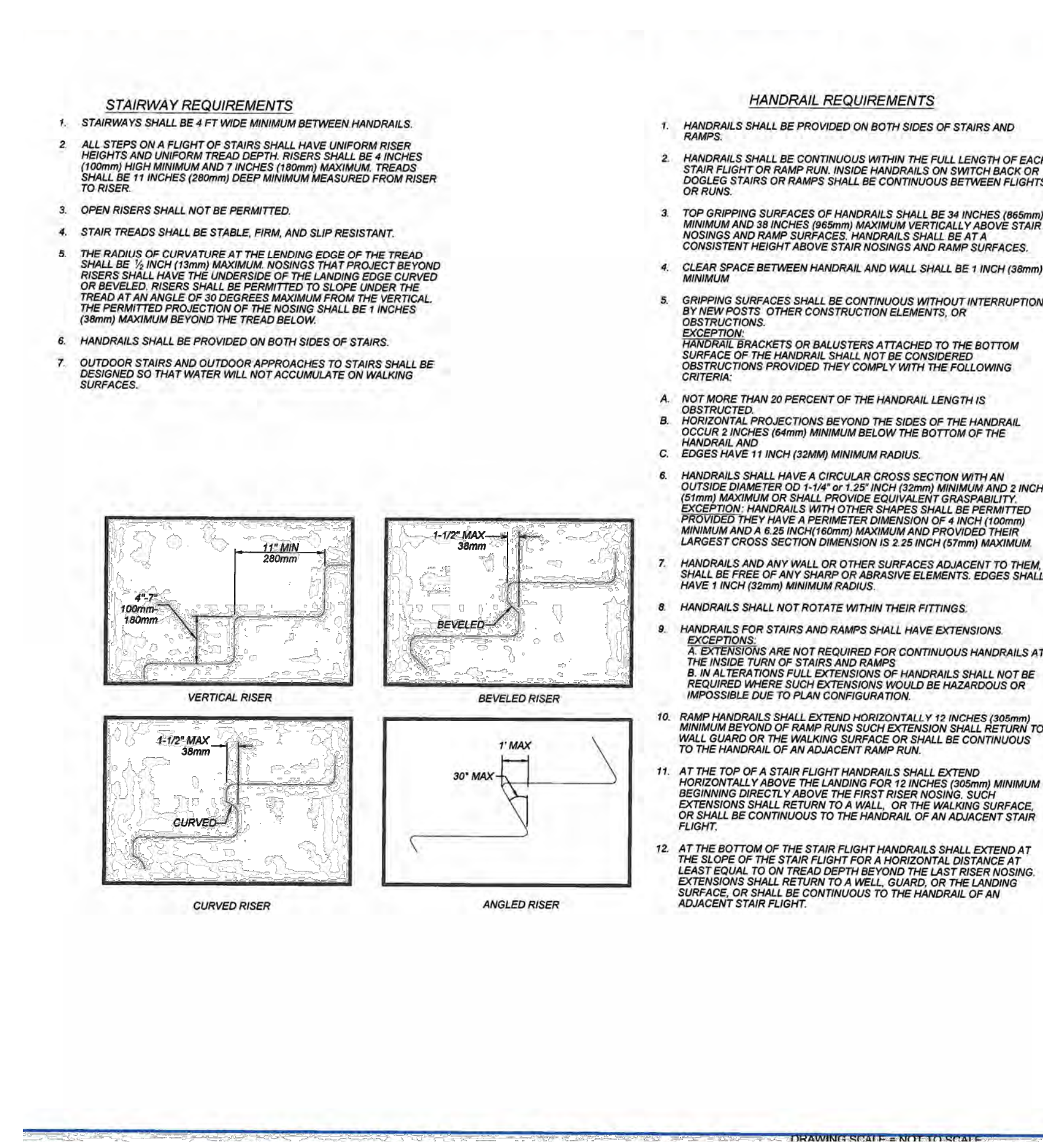
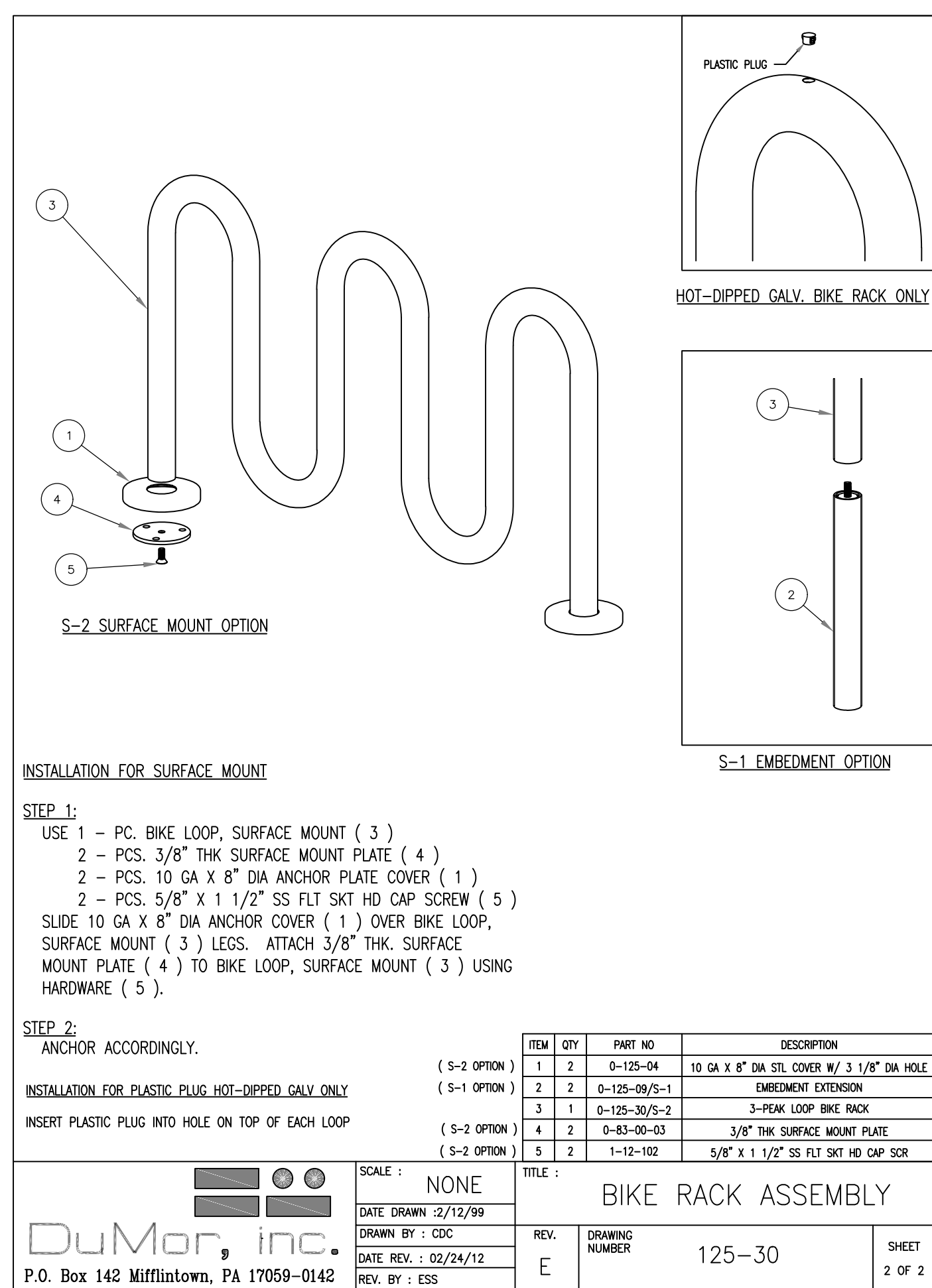
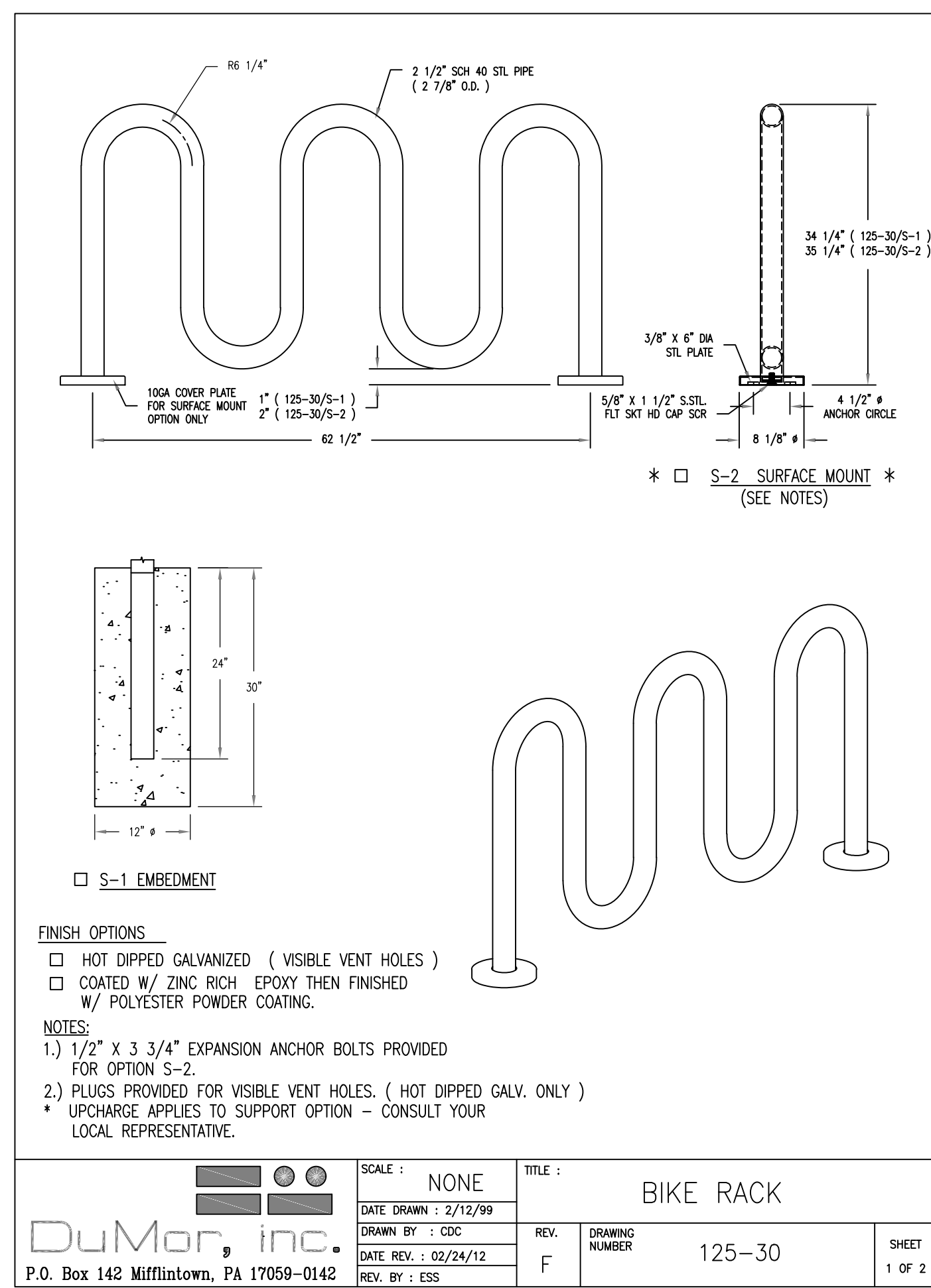
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HARDSCAPE DETAILS II

C03.3

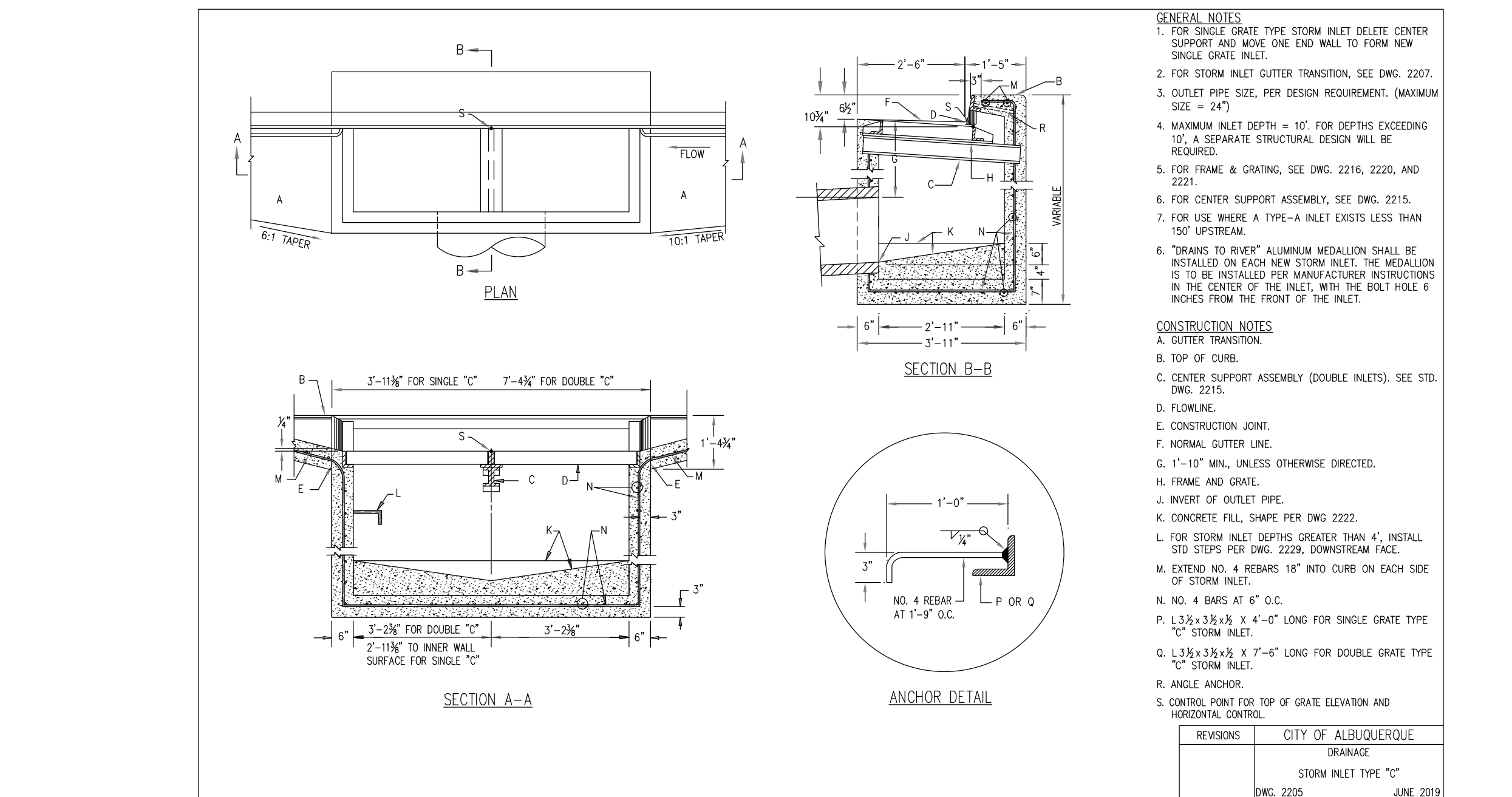
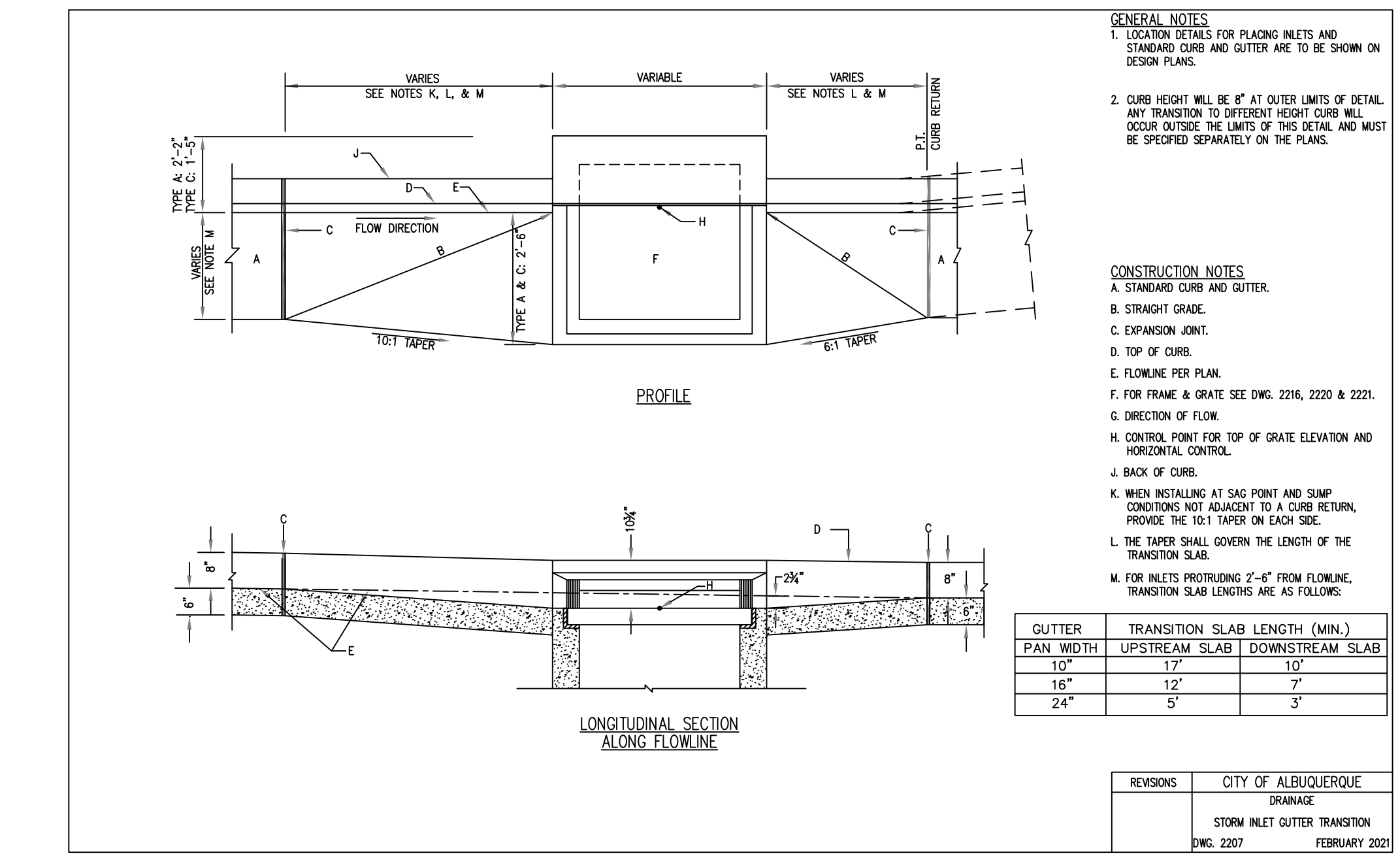
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1 BIKE RACKS NTS

2 HAND RAILS NTS

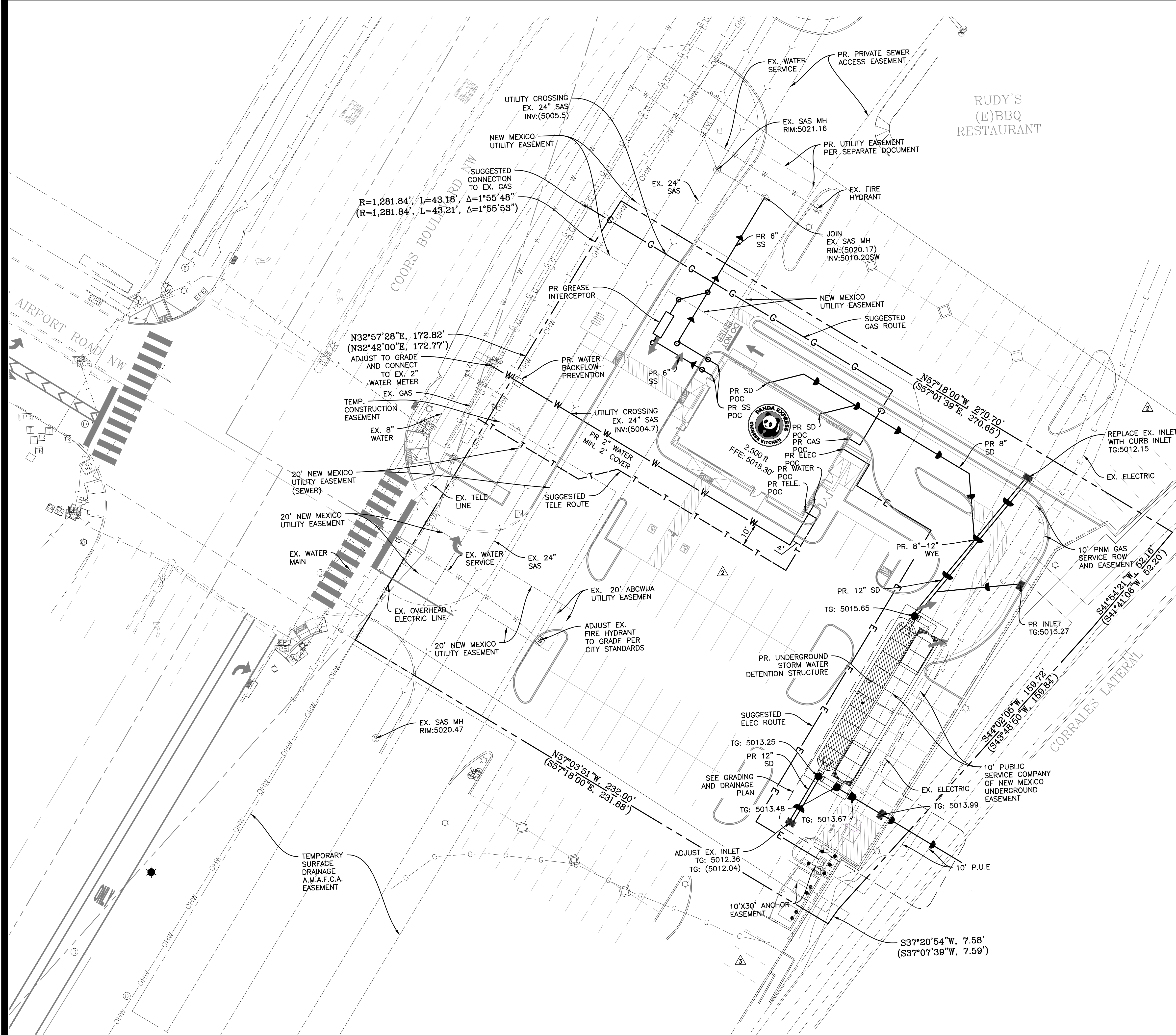


3 CURB INLET NTS

T.M. SHOEMAKER
 NEW MEXICO PROFESSIONAL ENGINEER
 28935
 EXPIRES 12-31-2023

nm811
 Know what's below. Call before you dig.

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RUDY'S
(E)BBQ
RESTAURANT

NOTES:

- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
- CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
- VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
- SEE SPECIFICATIONS SHEETS FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
- ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
- CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
- NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
- TEST PITS MUST BE EXCAVATED IN ADVANCE OF CONSTRUCTION IN ORDER TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEST PIT EXCAVATION.
- ALL NEW STORM STRUCTURES SHALL HAVE ADA COMPATIBLE OPEN LIDS, PER JURISDICTION STANDARDS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERKINS TOWNSHIP/ERIE COUNTY PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
- CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
- STREET ASPHALT PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS AND STANDARDS.

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATERMAIN PIPE	— W —	— W —
STORM SEWER PIPE	— S —	— S —
SANITARY SEWER PIPE	— SS —	— SS —
ELECTRICAL DUCT BANK	— E —	— E —
NATURAL GAS LINE	— G —	— G —
COMMUNICATIONS LINE	— COM —	— COM —
OVERHEAD LINE	— OHW —	— OHW —
TELEVISION CABLE	— TV —	— TV —
UNDERGROUND WIRE	— UGW —	— UGW —
TELEPHONE CABLE	— T —	— T —
FIBER OPTIC CABLE	— FO —	— FO —
AERIAL WIRES	— A —	— A —
EASEMENT LINE	— —	— —
VENT LINE	— V —	— V —
VALVE VAULT	⊗	⊗
WATER B-BOX	⊗	⊗
WATER VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
WELL HEAD	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗
STORM INLET	⊗	⊗
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊗	⊗
STORM CLEANOUT	⊗	⊗
DOWNSPOUT	⊗	⊗
FLARED END SECTION	⊗	⊗
SANITARY MANHOLE	⊗	⊗
SANITARY CLEANOUT	⊗	⊗
LIGHT POLE	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗
POWER POLE	⊗	⊗
GAS VALVE	⊗	⊗
GAS METER	⊗	⊗
HAND HOLE	⊗	⊗
MAIL BOX	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗



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DRB 4th RESUBMITTAL	10-19-22	

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



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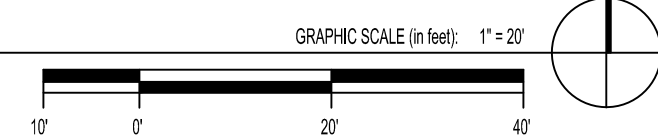
UTILITY PLAN

C04.0

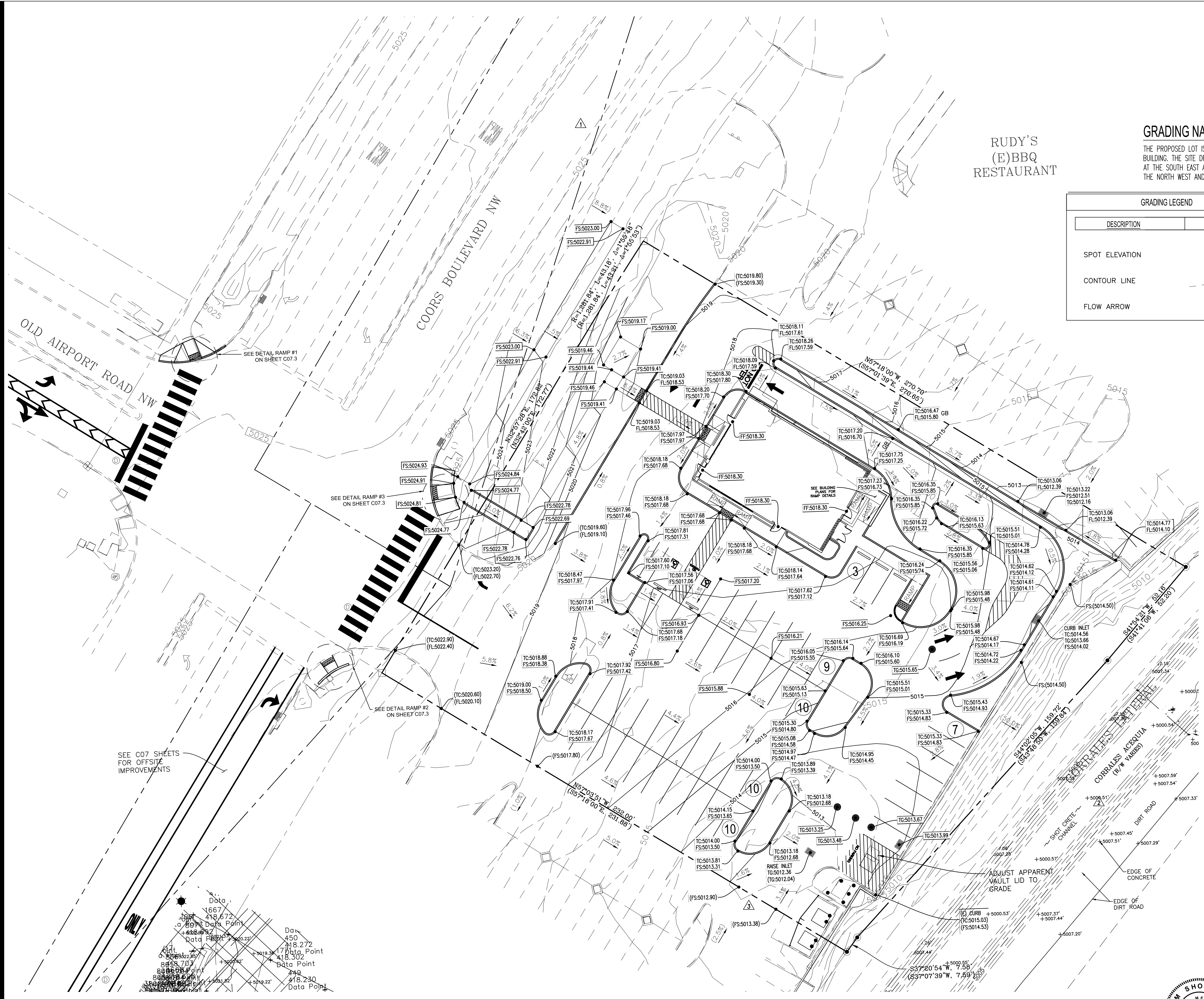


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UTILITY PLAN



DRB SUBMITTAL SET PR-2022-006547



RUDY'S
(E)BBQ
RESTAURANT

GRADING NARRATIVE:

THE PROPOSED LOT IS TO MATCH THE EXISTING CONDITIONS WITH SIMPLY A SMALLER FOOTPRINT BUILDING. THE SITE DRAINS FROM NORTH TO SOUTH AND COLLECTS WATER VIA 2 GRATED INLETS AT THE SOUTH EAST AND NORTH EAST OF THE SITE. THE SITE IS BOUNDED BY COORS BLVD TO THE NORTH WEST AND THE CORRALES LATERAL TO THE SOUTH EAST.

GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	±0.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	-600	-600	-600
FLOW ARROW	→	→	→

NOTES:

- PERVIOUS/ IMPERVIOUS AREA:

EXISTING
 PERVIOUS-0.28 AC (22.22%)
 IMPERVIOUS-0.96 AC (77.78%)
PROPOSED
 PERVIOUS-0.28 AC (22.62%)
 IMPERVIOUS-0.97 AC (77.38%)

SEE SHEETS EH.01 AND EH.02 FOR FULL EXHIBIT



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5	DRB 3rd RESUBMITTAL	09-21-22
6	DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DESCRIPTION	DATE
DRB SUBMITTAL	12-28-21
BUILDING PERMIT SET	05-19-22

DRAWN BY: rtm

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PANDA STORE #: D8582

ARCH PROJECT #: D8582



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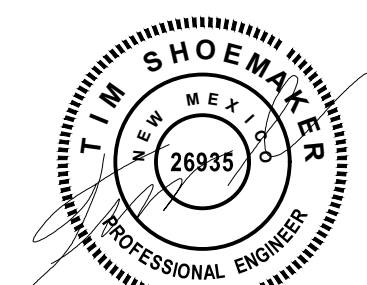
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GRADING PLAN

C05.0



DRB SUBMITTAL SET PR-2022-006547

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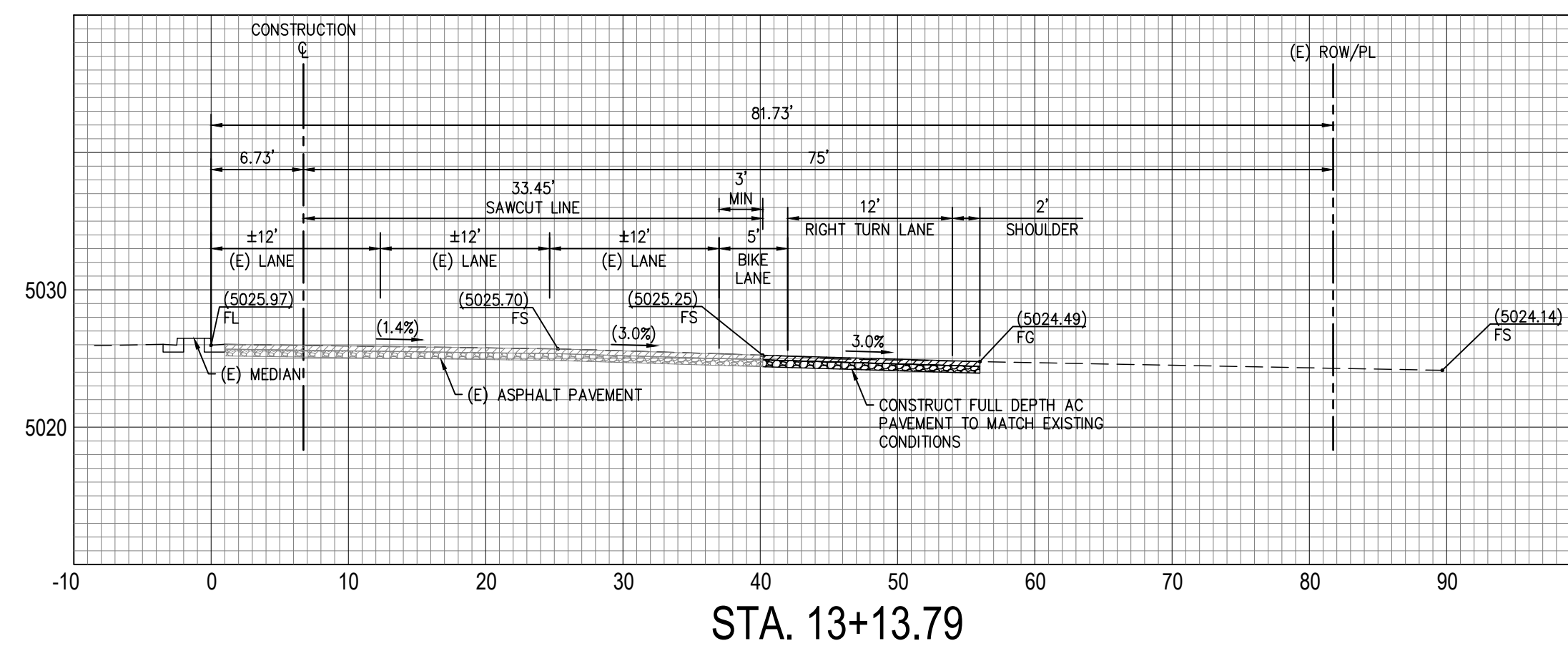
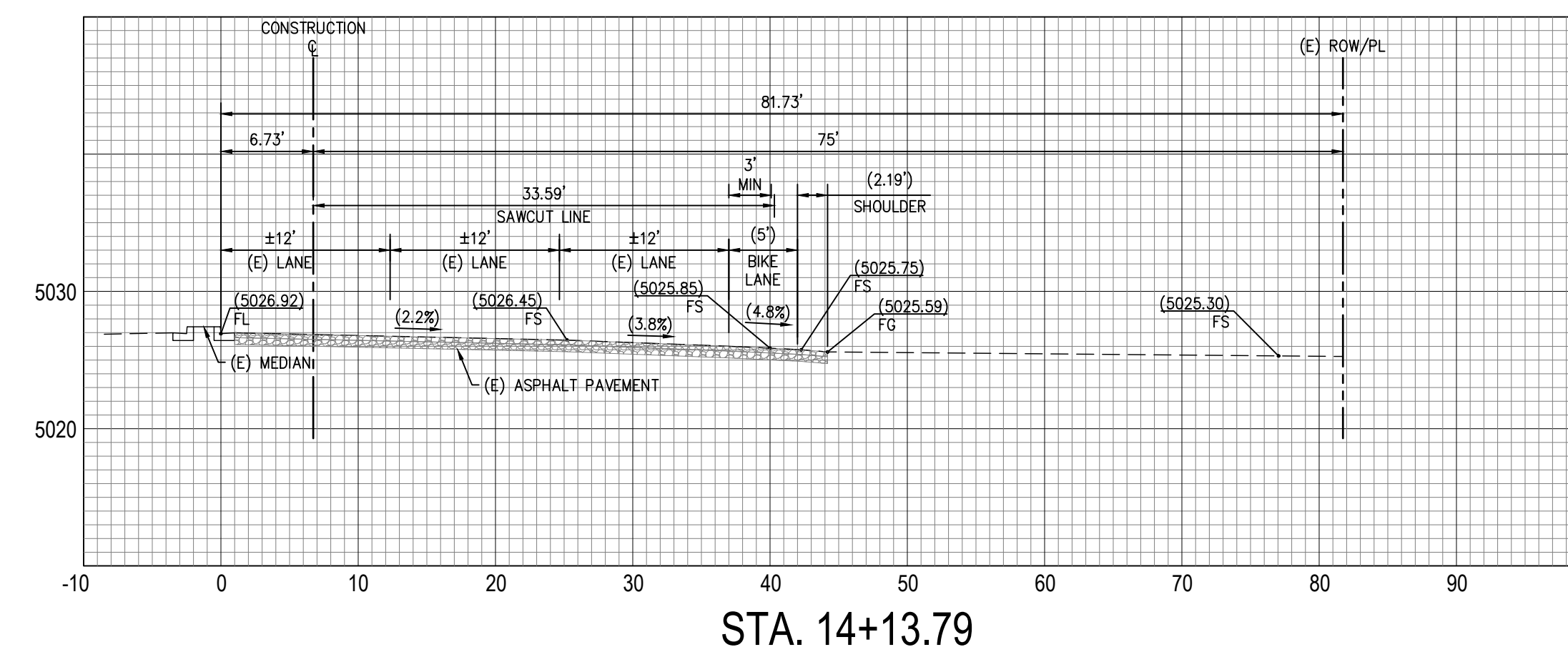
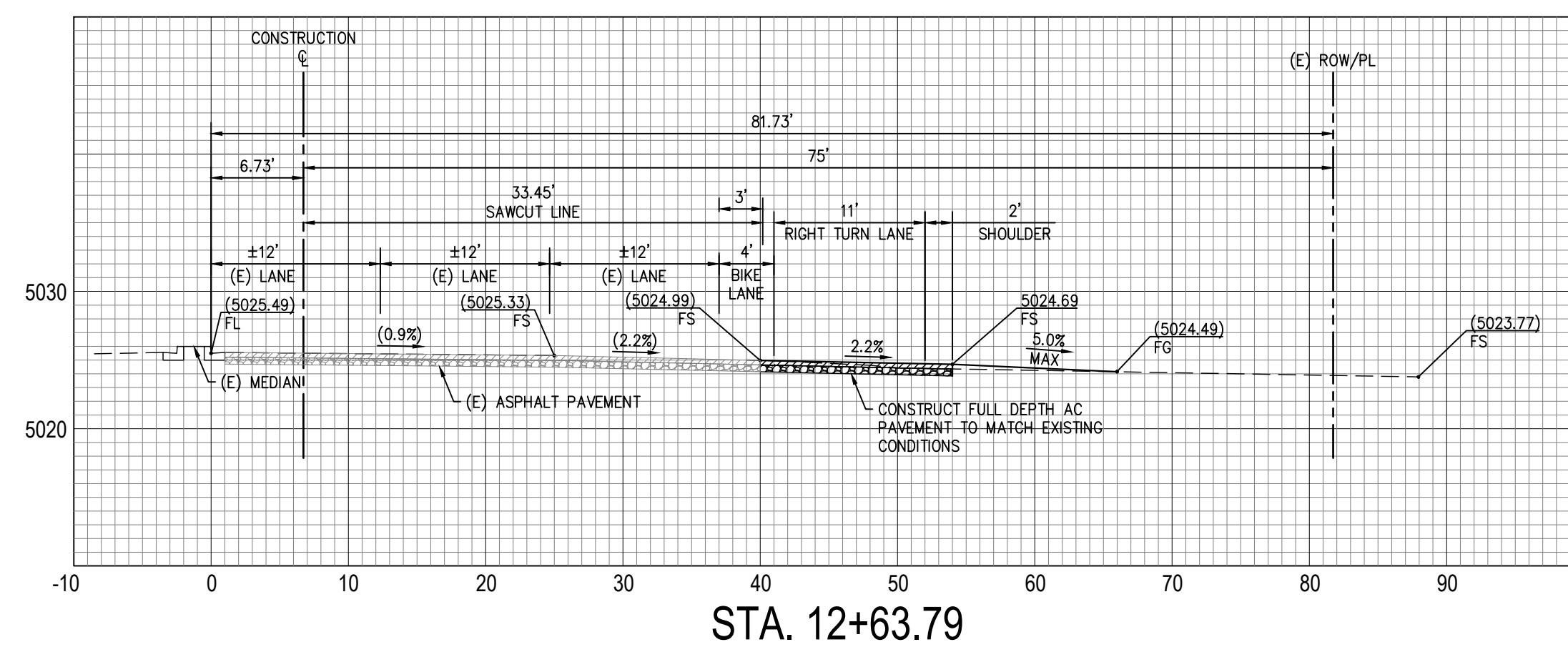
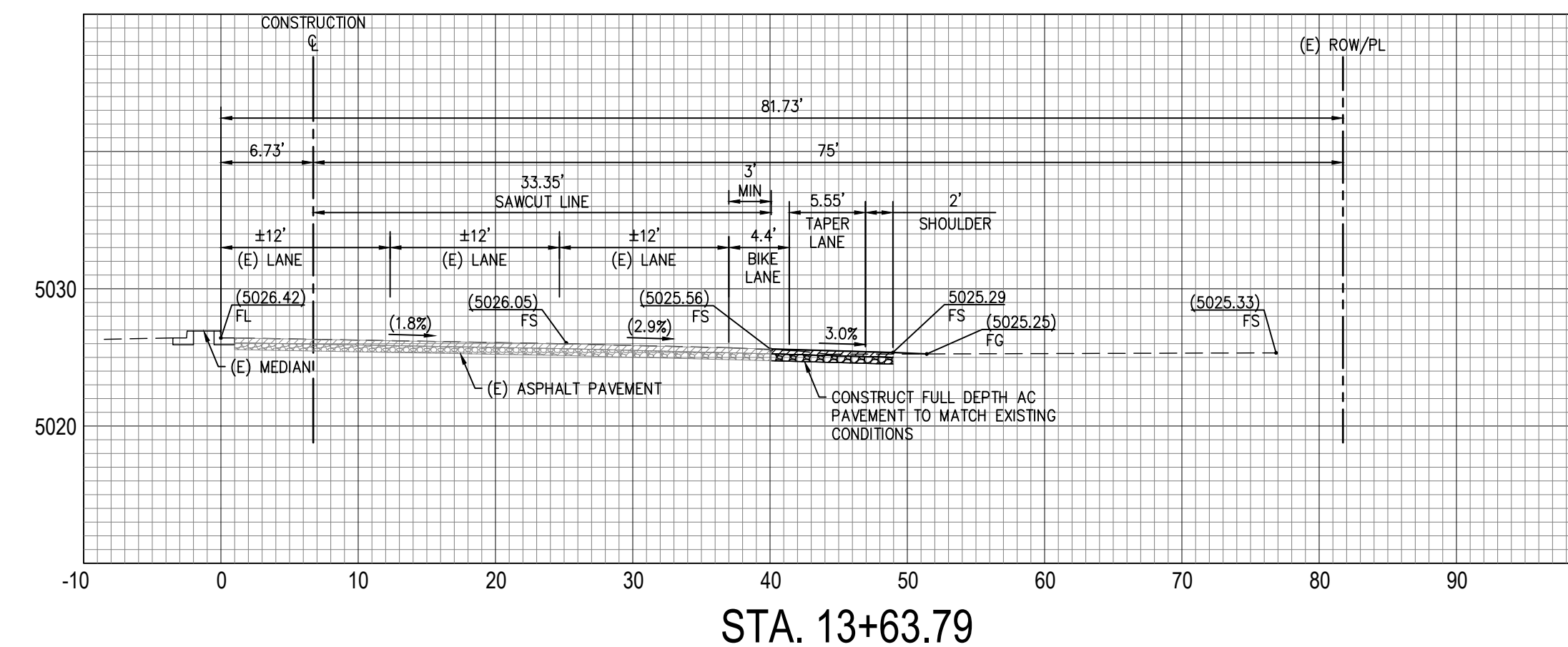
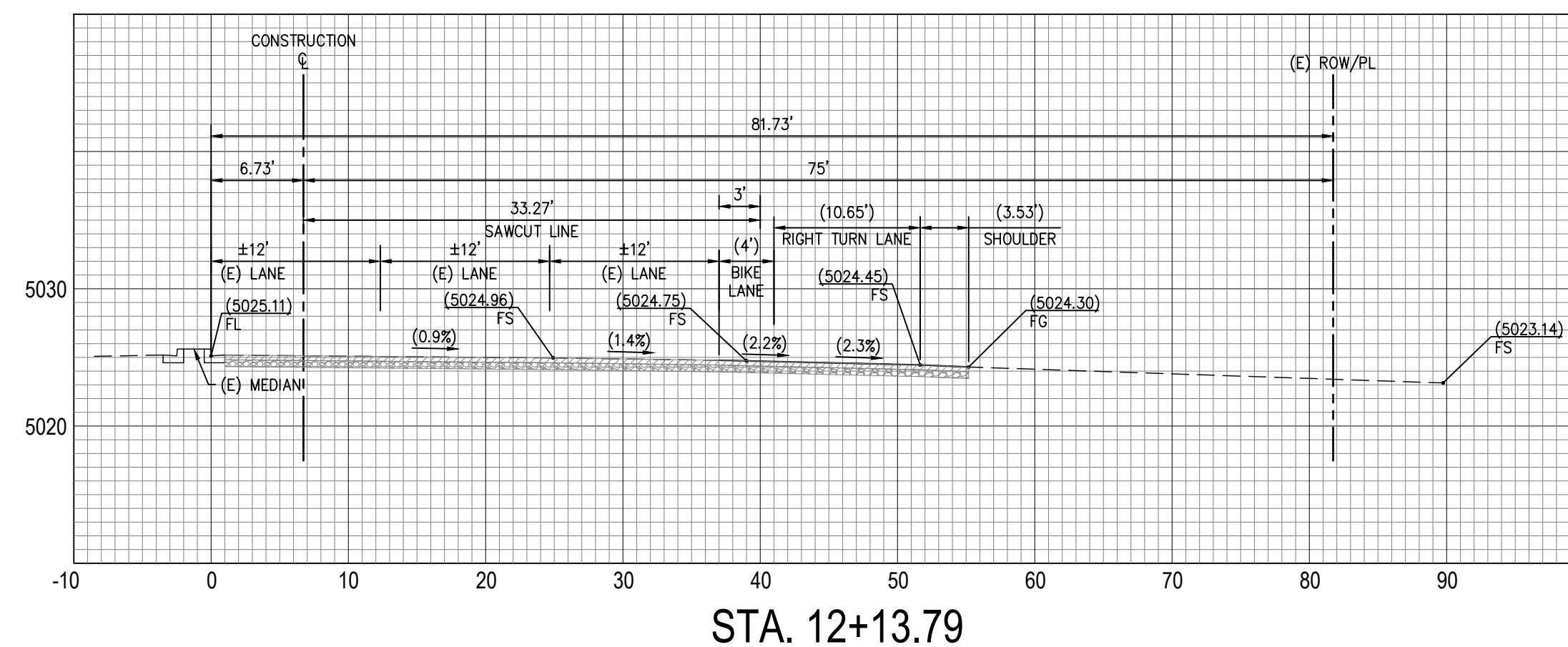
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ALBUQUERQUE, NM 87114

OFFSITE STREET
IMPROVEMENT
CROSS SECTIONS

C07.1

10126 COORS BOULEVARD



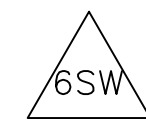
STRIPING GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL SIGNING AND STRIPING.
2. ALL SIGNING, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THESE PLANS AND THE SPECIAL PROVISIONS.
3. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY'S TRAFFIC ENGINEERING DIVISION, OR HIS REPRESENTATIVE, PRIOR TO INSTALLATION.
4. ANY DEVIATION FROM THESE SIGNING AND STRIPING PLANS SHALL BE APPROVED BY THE CITY'S PROJECT MANAGER HIS REPRESENTATIVE PRIOR TO ANY CHANGE IN THE FIELD.
5. ALL REGULATORY, WARNING AND OR STREET SIGNS SHALL CONFORM TO THE 2009 MUTCD STANDARDS FOR SIGN SIZE; UPPER AND LOWER CASE; LETTER SIZE; AND RETRO-REFLECTIVITY REQUIREMENTS.
6. LETTERING ON STREET NAME SIGNS SHALL MEET THE STANDARDS BELOW:

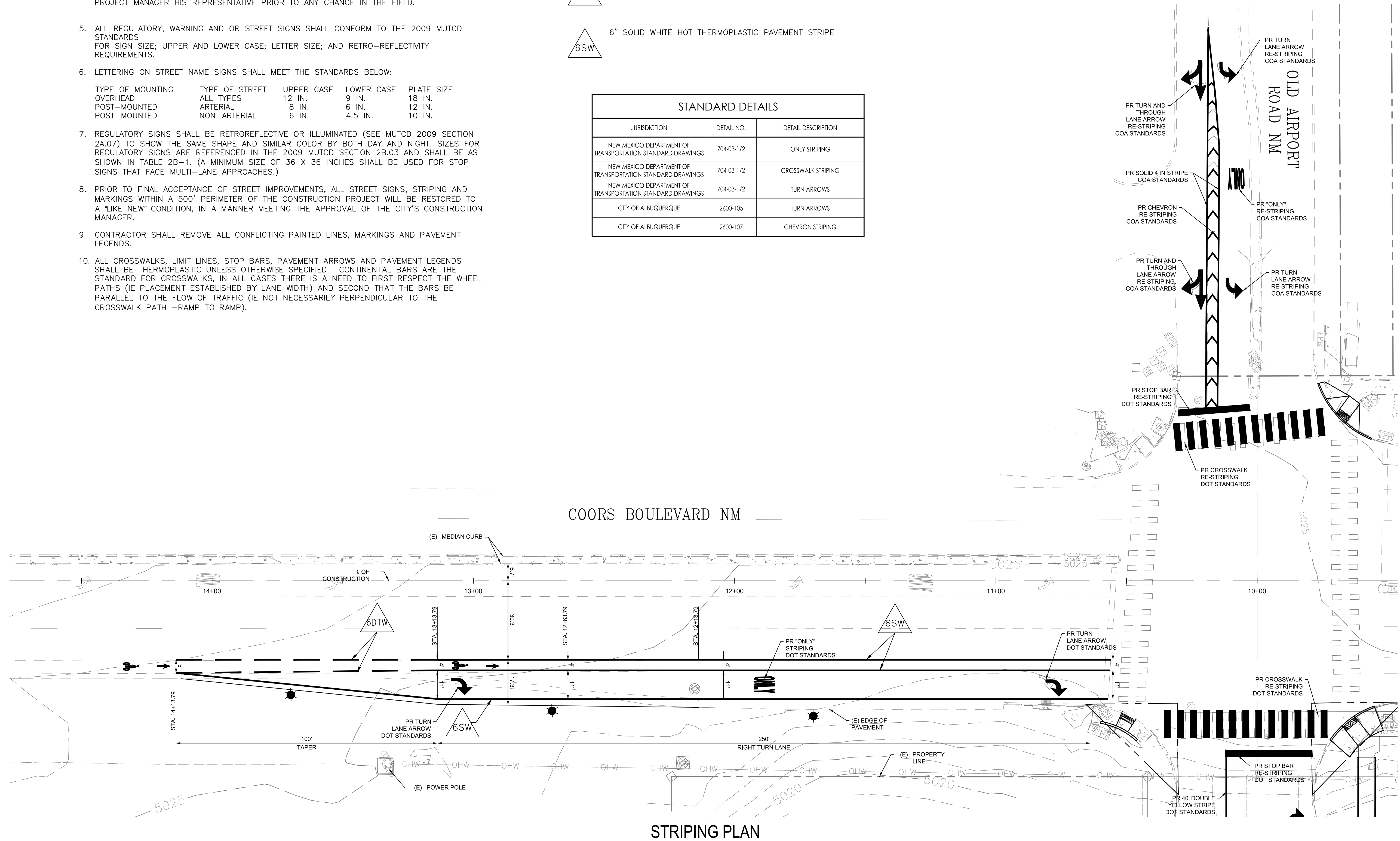
TYPE OF MOUNTING	TYPE OF STREET	UPPER CASE	LOWER CASE	PLATE SIZE
OVERHEAD	ALL TYPES	12 IN.	9 IN.	18 IN.
POST-MOUNTED	ARTERIAL	8 IN.	6 IN.	12 IN.
POST-MOUNTED	NON-ARTERIAL	6 IN.	4.5 IN.	10 IN.
7. REGULATORY SIGNS SHALL BE RETROREFLECTIVE OR ILLUMINATED (SEE MUTCD 2009 SECTION 2A.07) TO SHOW THE SAME SHAPE AND SIMILAR COLOR BY BOTH DAY AND NIGHT. SIZES FOR REGULATORY SIGNS ARE REFERENCED IN THE 2009 MUTCD SECTION 2B.03 AND SHALL BE AS SHOWN IN TABLE 2B-1. (A MINIMUM SIZE OF 36 X 36 INCHES SHALL BE USED FOR STOP SIGNS THAT FACE MULTI-LANE APPROACHES.)
8. PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL STREET SIGNS, STRIPING AND MARKINGS WITHIN A 500' PERIMETER OF THE CONSTRUCTION PROJECT WILL BE RESTORED TO A "LIKE NEW" CONDITION, IN A MANNER MEETING THE APPROVAL OF THE CITY'S CONSTRUCTION MANAGER.
9. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAINTED LINES, MARKINGS AND PAVEMENT LEGENDS.
10. ALL CROSSWALKS, LIMIT LINES, STOP BARS, PAVEMENT ARROWS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED. CONTINENTAL BARS ARE THE STANDARD FOR CROSSWALKS. IN ALL CASES THERE IS A NEED TO FIRST RESPECT THE WHEEL PATHS (IE PLACEMENT ESTABLISHED BY LANE WIDTH) AND SECOND THAT THE BARS BE PARALLEL TO THE FLOW OF TRAFFIC (IE NOT NECESSARILY PERPENDICULAR TO THE CROSSWALK PATH -RAMP TO RAMP).

STRIPING LEGEND

 6" DASHED WHITE HOT THERMOPLASTIC PAVEMENT STRIPE (2' STRIPE, 4' GAP)

 6" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE

STANDARD DETAILS		
JURISDICTION	DETAIL NO.	DETAIL DESCRIPTION
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS	704-03-1/2	ONLY STRIPING
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS	704-03-1/2	CROSSWALK STRIPING
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS	704-03-1/2	TURN ARROWS
CITY OF ALBUQUERQUE	2600-105	TURN ARROWS
CITY OF ALBUQUERQUE	2600-107	CHEVRON STRIPING



PLAN DRAWING SCALE: 1" = 20'



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REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE:

DATE	DESCRIPTION

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582

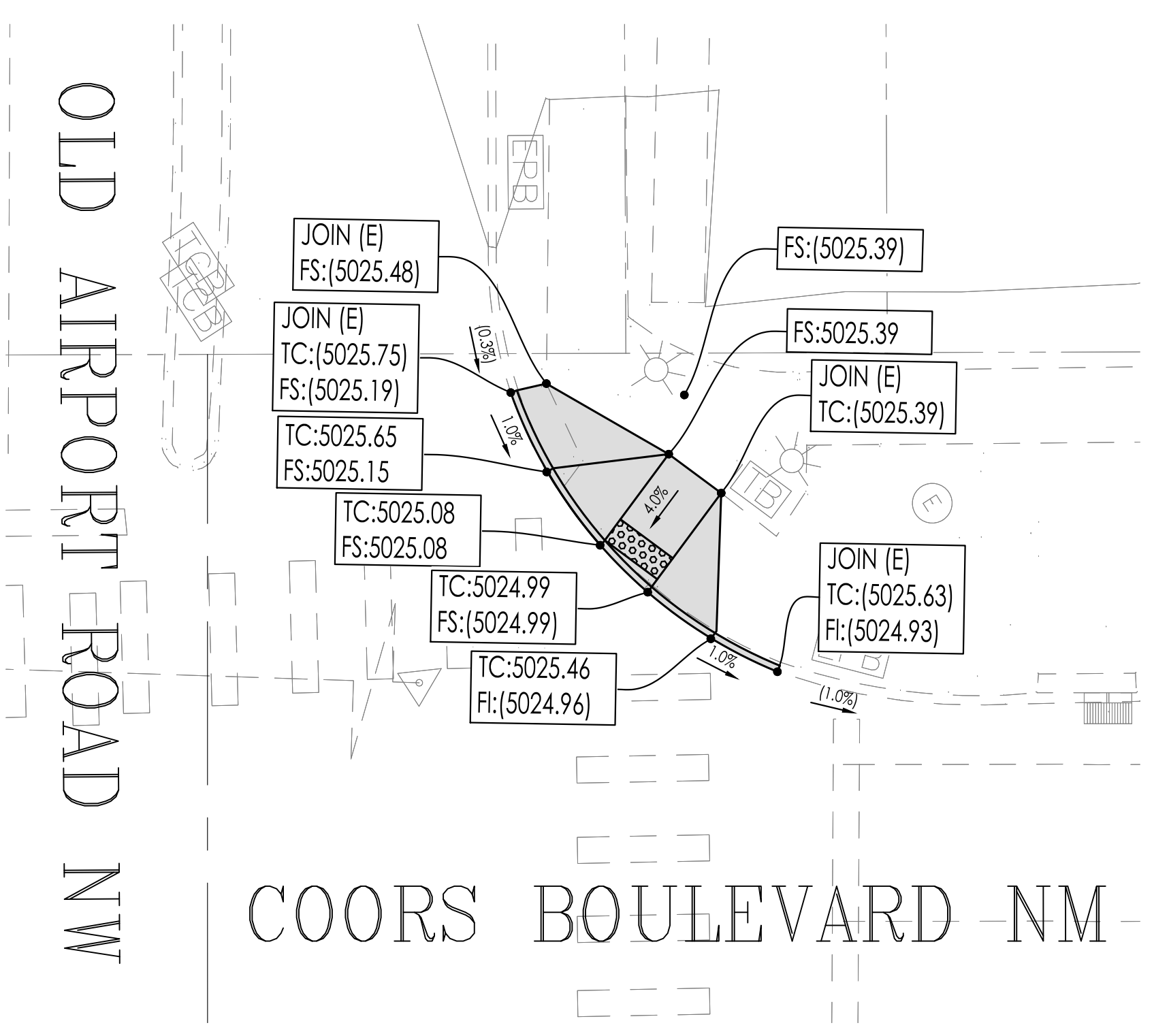


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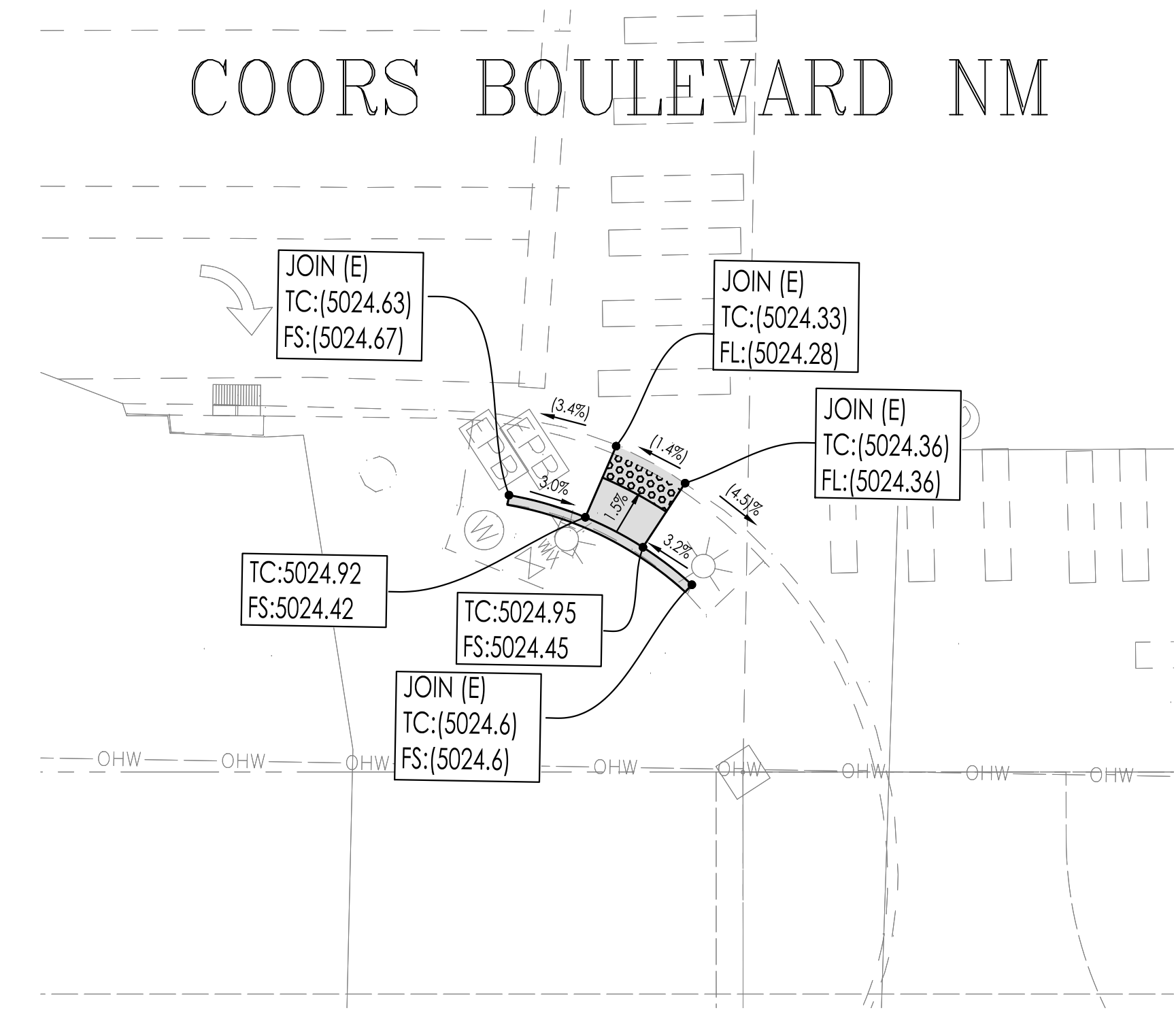
OFFSITE STREET STRIPING PLAN

C07.2

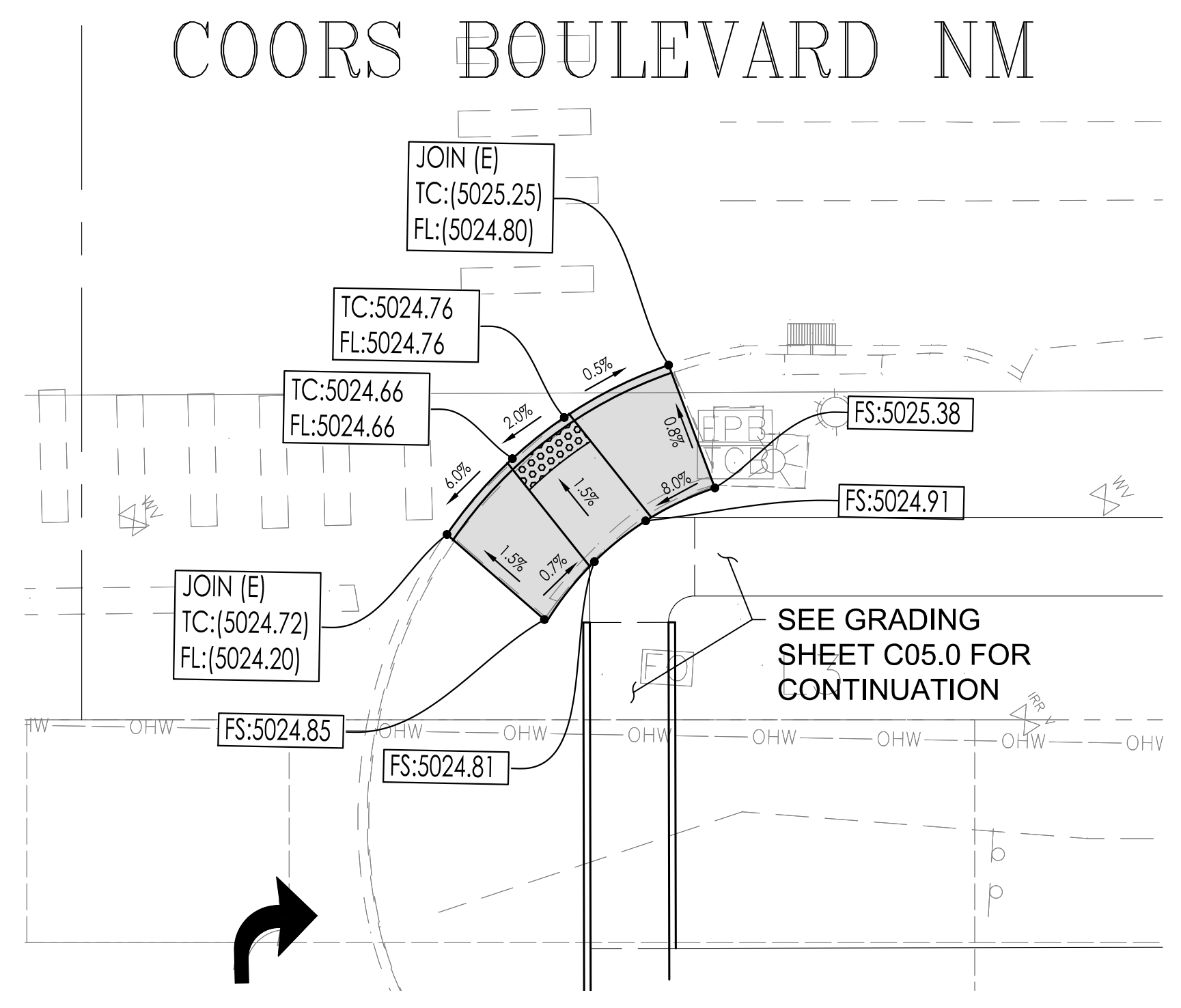
10126 COORS BOULEVARD



RAMP #1



RAMP #2



RAMP #3

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL RAMPS PER MOST UP TO DATE ADA REQUIREMENTS.
2. CONTRACTOR TO REMOVE AND JOIN EXISTING CURB AND NEAREST JOINT.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY FACILITIES IN PLACE AND ADJUSTING TO GRADE IF NECESSARY.
4. CURB RAMPS ARE TO COMPLY WITH TO THE FOLLOWING STANDARDS:

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SECTION 608: PEDESTRIAN ACCESS DETAILS (ADA))

- 608-001-1
- 608-001-4
- 608-001-8

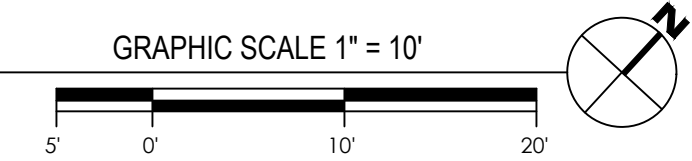
THE CITY OF ALBUQUERQUE STANDARD DRAWINGS

- 2440
- 2441
- 2446
- 2447

LEGEND

DESCRIPTION
ADA RAMP IMPROVEMENT

OFFSITE STREET IMPROVEMENT PLAN
ADA RAMP DETAILS



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NO.	DESCRIPTION

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PANDA STORE #: D8582
ARCH PROJECT #: D8582



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DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

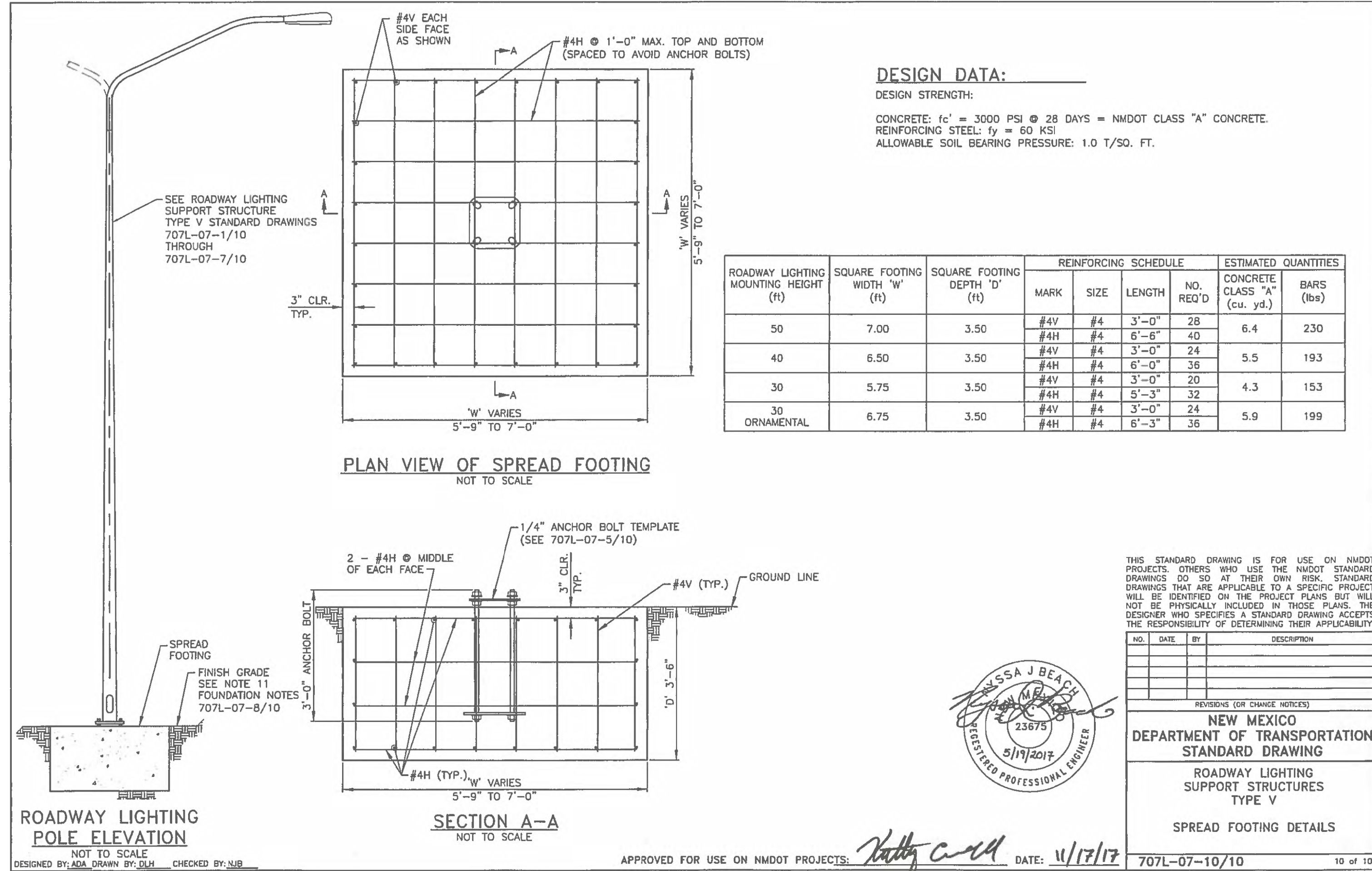
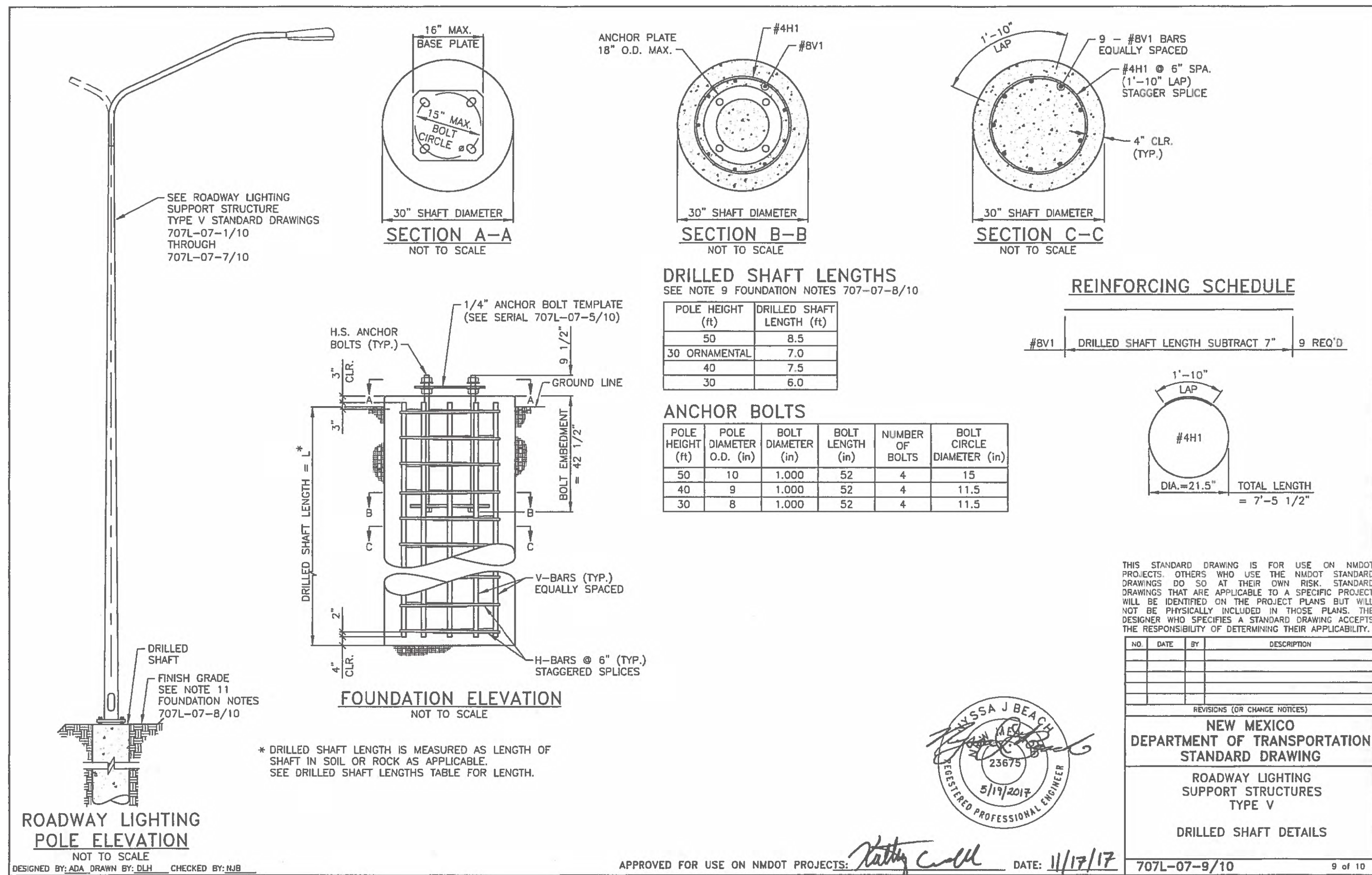
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OFFSITE STREET IMPROVEMENT ADA RAMP DETAILS

C07.3

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PANDA STORE #: D8582
ARCH PROJECT #: D8582



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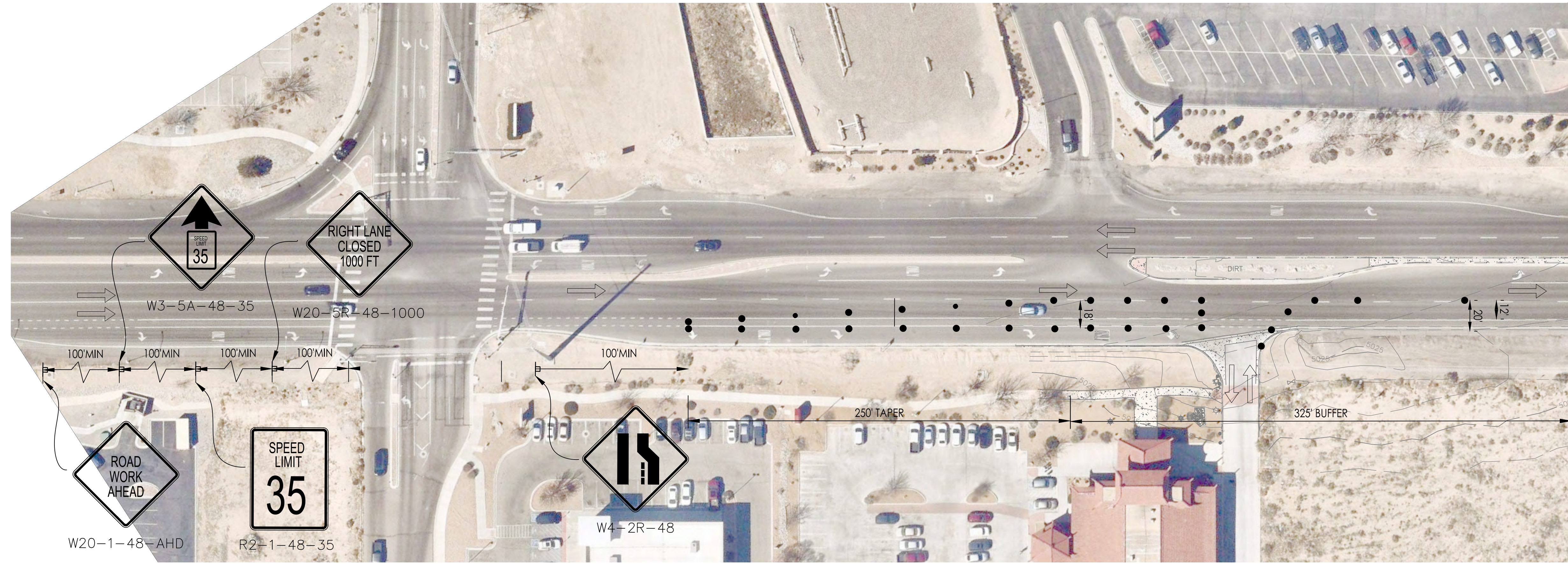
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OFFSITE STREET
IMPROVEMENT
STREET LIGHTING
C07.5



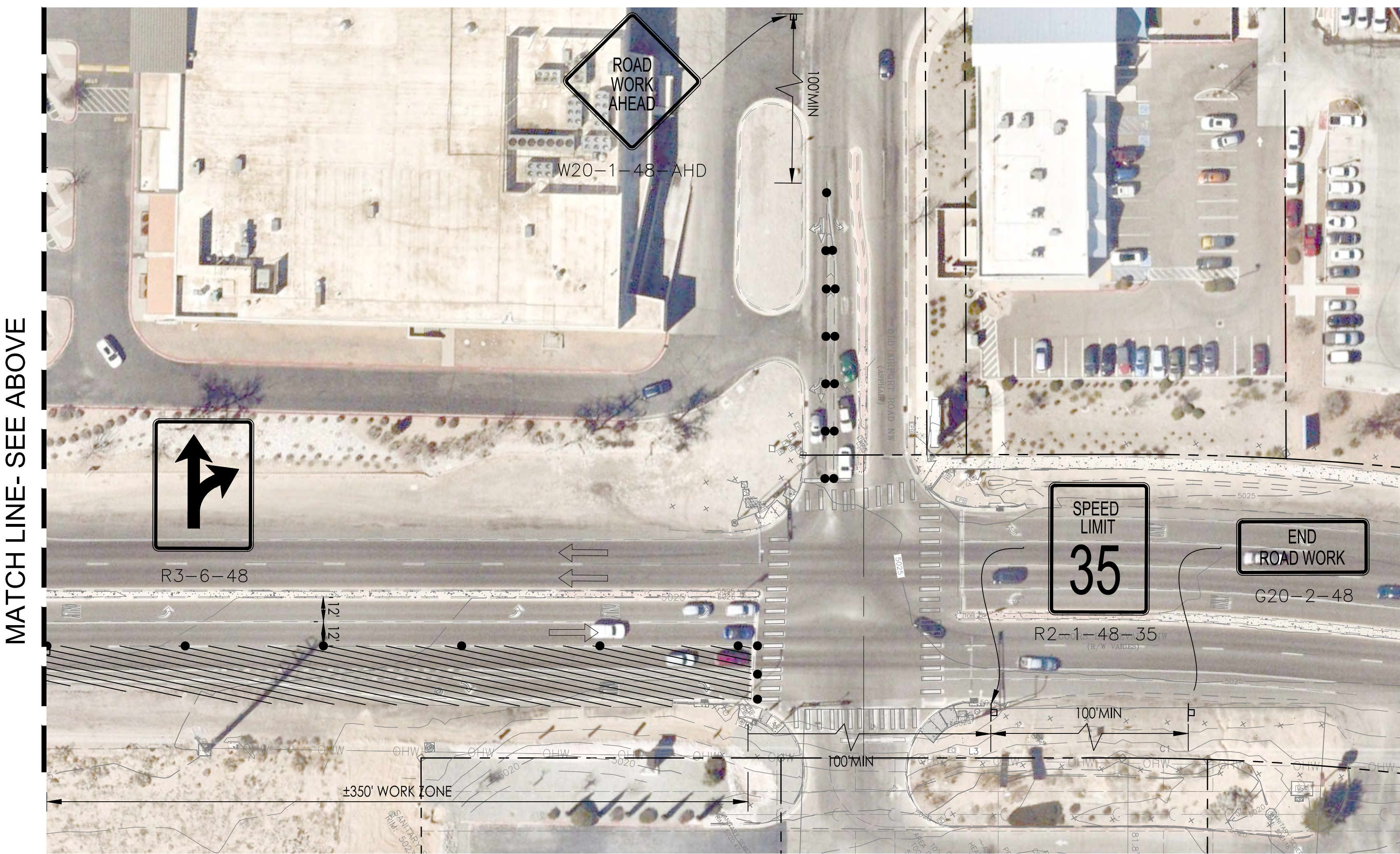
10126 COORS BOULEVARD



MATCH LINE-SEE BELOW

LEGEND

- CHANNELIZING DEVICE
- THROUGH LANE
- SIGN
- WORK ZONE
- ARROW BOARD



MATCH LINE-SEE ABOVE

MAINTENANCE OF TRAFFIC GENERAL NOTES:

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE AND ROADWAY SAFETY AND SHALL COMPLY WITH ALL OSHA, FEDERAL, STATE AND LOCAL SAFETY CRITERIA.
2. THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, AND REMOVE ALL BARRICADES, SIGNS, SIGN POSTS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR MAINTENANCE OF TRAFFIC.
3. THE CONTRACTOR MUST COORDINATE ALL LANE CLOSURES WITH NMDOT.
4. LANE CLOSURES, RAMP CLOSURES, SIGNING, PAVEMENT MARKING AND BARRICADE PLACEMENT SHALL BE IN CONFORMANCE WITH THE MOST RECENT EDITION OF THE MUTCD AND NMDOT STANDARD DETAILS.
5. ALL DRUMS, VERTICAL PANELS, AND BARRICADES IMMEDIATELY ADJACENT TO THE EDGE OF TRAVELED WAY SHALL BE EQUIPPED WITH BIDIRECTIONAL STEADY BURN LIGHTS. CONES WILL NOT BE ALLOWED, UNLESS NOTED. DRUM SPACING SHALL BE PER NMDOT STANDARDS.
6. ANY EXISTING SIGNS THAT DO NOT APPLY TO THE REVISED TRAFFIC PATTERNS SHALL BE REMOVED OR COVERED, AS DIRECTED BY THE ENGINEER. THE COVERING OR REMOVAL OF GROUND MOUNTED/OVERHEAD SIGNS SHALL BE NON-DESTRUCTIVE IN NATURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ACCESS POINTS TO THE WORK ZONE. ACCESS POINTS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
8. WHEN THEY ARE NO LONGER NECESSARY ALL TRAFFIC CONTROL DEVICES SHALL IMMEDIATELY BE REMOVED, COVERED OR TURNED AWAY FROM TRAFFIC.
9. ACCESS TO ALL PRIVATE AND COMMERCIAL DRIVEWAYS AND ENTRANCES ARE TO BE MAINTAINED DURING CONSTRUCTION.
10. IMMEDIATELY AFTER THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE ALL PERMANENT PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES THAT WERE COVERED, REMOVED OR DAMAGED OR OTHERWISE AFFECTED BY CONSTRUCTION.
11. CONTRACTOR TO USE FLAGGERS AND CONES, PER MUTCD AND NMDOT STANDARDS, AS NEEDED FOR CROSSWALK AND LANE RE-STRIPING ALONG BOTH COORS BLVD AND OLD AIRPORT ROAD
12. ADDITIONAL SIGNING MAY BE REQUIRED PER NMDOT STANDARD 702-03

NMDOT TRAFFIC CONTROL GENERAL NOTES (702-01-1/1, 2019)

1. TRAFFIC CONTROL PLAN: THIS TRAFFIC CONTROL PLAN REPRESENTS A SUGGESTED METHOD FOR TRAFFIC CONTROL DURING CONSTRUCTION. ADJUSTMENTS TO THE DETAILS OF THE TRAFFIC CONTROL PLAN AND REQUIREMENTS WITHIN THE PLAN MAY BE NECESSARY FOR TO CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE PROJECT MANAGER. IF THE CONTRACTOR ELECTS TO MAKE ANY CHANGES TO THE TRAFFIC CONTROL PLAN OR SEQUENCE OF CONSTRUCTION, THE CONTRACTORS SHALL SUBMIT AT LEAST ONE (1) 11"X14" COPY OF THE PROPOSED TRAFFIC CONTROL PLAN TO THE PROJECT MANAGER AT LEAST TWO (2) WEEKS PRIOR TO THE IMPLEMENTATION. THE TRAFFIC CONTROL PLAN SHALL CONFORM WITH THE CURRENT EDITIONS OF THE MUTCD, NMDOT STANDARD SPECIFICATIONS AND AASHTO ROADSIDE DESIGN GUIDE. THE TRAFFIC CONTROL PLAN SHALL BE IN COMPUTER DRAFTER FORMAT AND SHALL BE DESIGNED, STAMPED AND REVISED AS NECESSARY BY A CURRENT NEW MEXICO LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE PROJECT MANAGER FOR APPROVAL. ALL COSTS ASSOCIATED WITH DEVELOPING THE TRAFFIC CONTROL PLAN AND ADDITIONAL DEVICES ASSOCIATED WITH THE TRAFFIC CONTROL PLAN SHALL BE INCIDENTAL TO ITEM NUMBER 618000, "TRAFFIC CONTROL MANAGEMENT".
2. TRAFFIC CONTROL:
 - A. THE CONTRACTOR SHALL NOT USE TYPE I OR TYPE II BARRICADES ON THE ROADWAYS WITH SPEED LIMIT GREATER THAN 40 MPH
 - B. THE WORK ZONE SHALL COMPLY WITH, BUT NOT LIMITED TO MUTCD AND NCHRP 476 GUIDELINES FOR DESIGN AND OPERATION OF NIGHTTIME TRAFFIC CONTROL
3. PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS): ALL PCMS MESSAGES SUBMITTED TO OR DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT MANAGER
4. TEMPORARY STRIPING: THE CONTRACTOR SHALL PLACE TEMPORARY STRIPING, MARKINGS, TAPE BEFORE OPENING ANY WORK ZONE OR PORTION OF A WORK ZONE IN ACCORDANCE WITH THE MUTCD AND THE APPROVED TRAFFIC CONTROL PLAN
5. CLEAR ZONE: THE CONTRACTOR SHALL PROPERLY SHIELD AND OUTLINE ALL STATIONARY OBJECTS WITHIN THE CLEAR ZONE WITH DRUMS MOUNTS WITH TYPE "A" WARNING LIGHTS. THE TYPE "A" WARNING LIGHTS SHALL BE MOUNTED AND OPERATED PER MUTCD. CONTRACTOR SHALL NOT USE VERTICALLY MOUNTED RETRO-REFLECTIVE MATERIAL IN LIEU OF TYPE "A" WARNING LIGHTS

SUGGESTED SEQUENCE OF CONSTRUCTION:

1. INSTALL ROAD INFORMATION SIGN(S) PER MUTCD AND NMDOT STANDARDS
2. INSTALL ALL MAINTENANCE OF TRAFFIC ITEMS.
3. COMPLETE IMPROVEMENTS
 - DEMOLITION
 - GRADING
 - CONSTRUCTION OF PROPOSED ROAD
4. REMOVE ALL MAINTENANCE OF TRAFFIC ITEMS.



EXPIRES 12-31-2023



PLAN DRAWING SCALE: 1" = 40'



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582

rtm
engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756-4380
www.rtmec.com
OH Certificate of Authority: 05046

Heights Venture
ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 450 7292 V

PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

MAINTENANCE OF TRAFFIC

C08.0

10126 COORS BOULEVARD

NOTES:

- WRITTEN JUSTIFICATION SHALL BE SUBMITTED FOR CONCURRENCE TO THE DISTRICT TRAFFIC ENGINEER FOR SPEED REDUCTION MORE THAN 10 MPH.
- ADDITIONAL ADVANCE WARNING SIGNING IS REQUIRED FOR SPEED REDUCTION GREATER THAN 10 MPH.
- PORTABLE CHANGEABLE MESSAGE SIGNS ARE RECOMMENDED. WARNING OF SPEED REDUCTION, NARROW LANES OR PRESENCE OF WORKERS NEAR TRAFFIC.
- SIGN INFORMATION AND SPACING VARY WITH SPEED LIMIT. SEE TABLE 1 FOR SIGN SPACING.

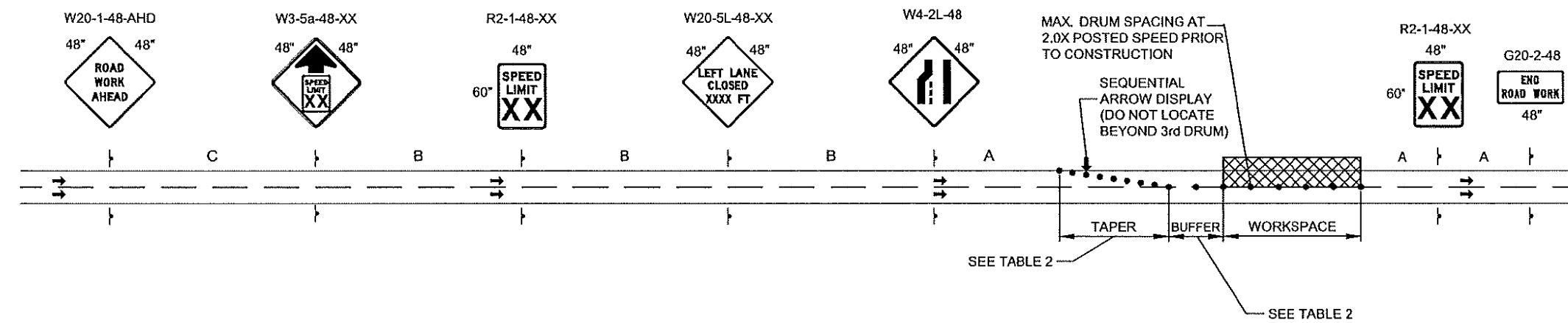
ROAD TYPE	MINIMUM DISTANCE BETWEEN SIGNS, FEET		
	A	B	C
URBAN (LOW SPEED)	100	100	100
URBAN (HIGH SPEED)	350	350	350
NON-INTERSTATE	500	500	500
INTERSTATE	1000	1500	2640

SPEED CATEGORY TO BE DETERMINED BY NMDOT. RECOMMENDED ADVANCE WARNING SIGN MINIMUM SPACING.

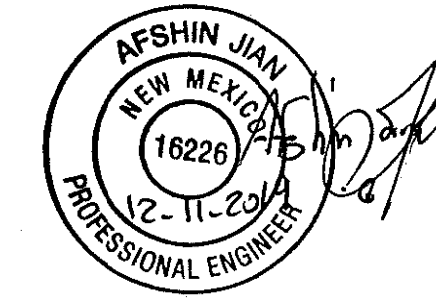
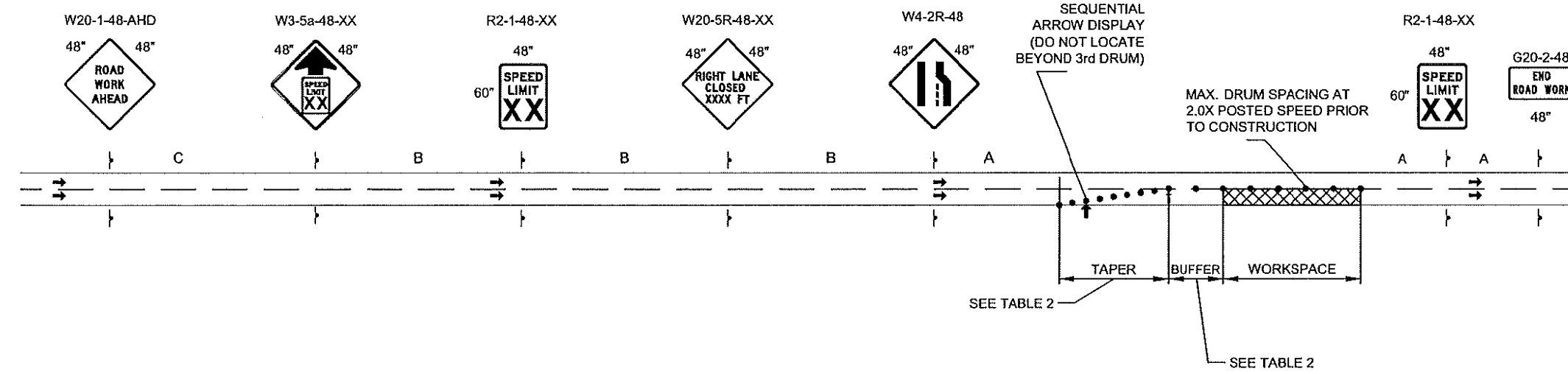
SPEED LIMIT (MPH)	BUFFER LENGTH (FT)	BUFFER DRUM SPACING (FT)	TAPER LENGTH (FT)	TAPER DRUM SPACING (FT)
20	115	40	80	20
25	155	50	125	25
30	200	60	180	30
35	250	70	245	35
40	305	80	320	40
45	360	90	540	45
50	425	100	600	50
55	495	110	660	55
60	570	120	720	60
65	645	130	780	65
70	730	140	840	70
75	830	150	900	75

- POSTED SPEED, OR OFF-PEAK 85TH-PERCENTILE SPEED PRIOR TO CONSTRUCTION.
- STOPPING SIGHT DISTANCE AS A FUNCTION OF SPEED.

INSIDE LANES & MEDIAN OPERATIONS:



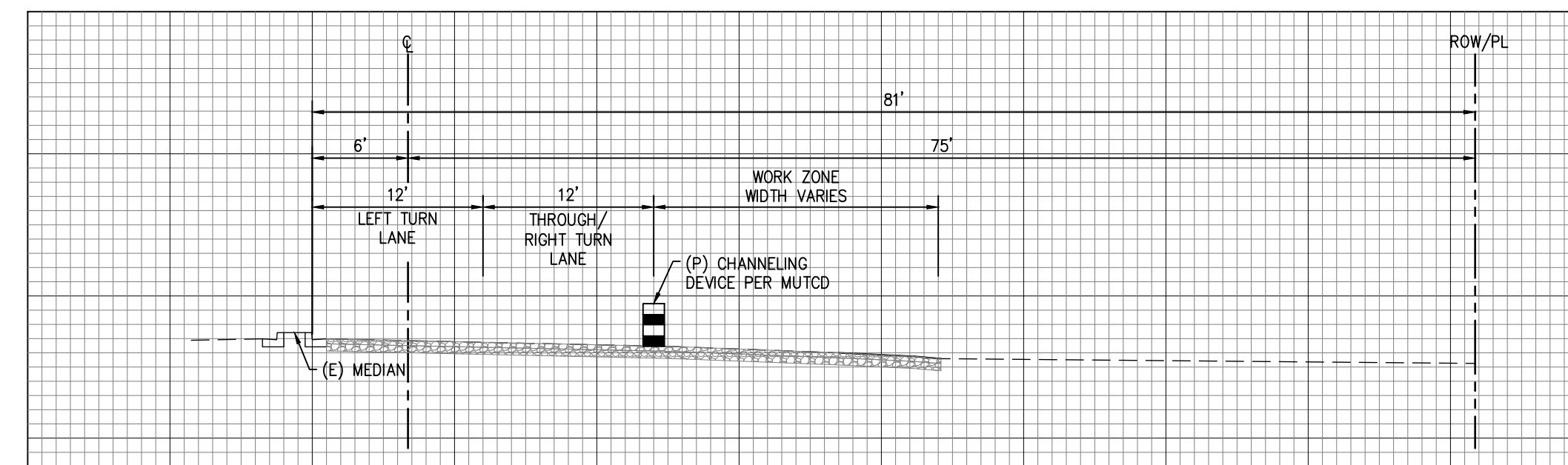
OUTSIDE LANES AND SHOULDER OPERATIONS:



THIS STANDARD DRAWING IS FOR USE ONLY ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK AND ACCEPT THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY AND ANY RESULTING LIABILITY.

NO.	DATE	REV BY	DESCRIPTION
NO. OF CHANGES (OTHERS)			
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING			
INSIDE / MEDIAN AND OUTSIDE LANE OPERATIONS FOR DIVIDED INTERSTATES & NON-INTERSTATES			
APPROVED:	DESIGNED:	CHECKED:	DATE:
			702-05-1/1

DAVID BARBOZA 11-Dec-19 Drawing File: O:\PRELIMINARY DRAWINGS & DOCS\CONSTRUCTION_TRAFFIC_CONTROL\PS6702-05-10F1.DWG 10:02 AM



TYPICAL CROSS SECTION THROUGH WORK ZONE



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REVISIONS:

NO.	DATE	REV BY	DESCRIPTION

ISSUE DATE:

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



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Telephone: (847) 756-4380
www.rtmec.com
OH Certificate of Authority: 05046

Heights Venture
ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

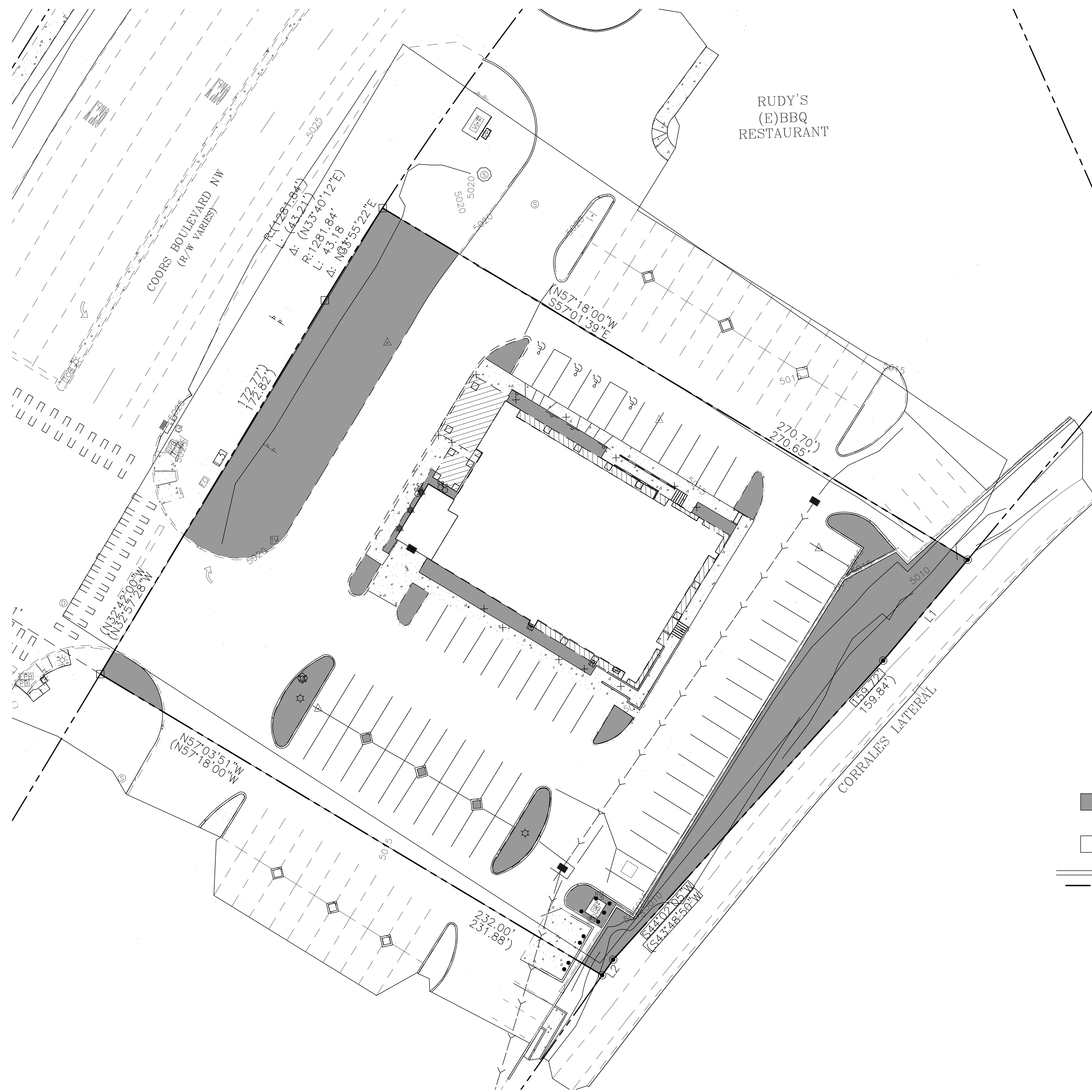
PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

MAINTENANCE OF TRAFFIC

C08.1

10126 COORS BOULEVARD



RUDY'S
(E)BBQ
RESTAURANT

EXISTING AREAS:

- PERVIOUS = 12071.15 SF (22.22%)
= 0.28 AC
- IMPERVIOUS = 42261.54 SF (77.78%)
= 0.96 AC
- PROPERTY AREA = 54332.69 SF
= 1.25 AC

EXISTING PERVIOUS AND
IMPERVIOUS AREAS



EXPIRES 12-31-2023



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REVISIONS:

DRB 1st RESUBMITTAL	04-01-21
DRB Project No. PR-2022-006547	
SI-2022-00216-SITE PLAN	
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture
ARCHITECTURE • DESIGN

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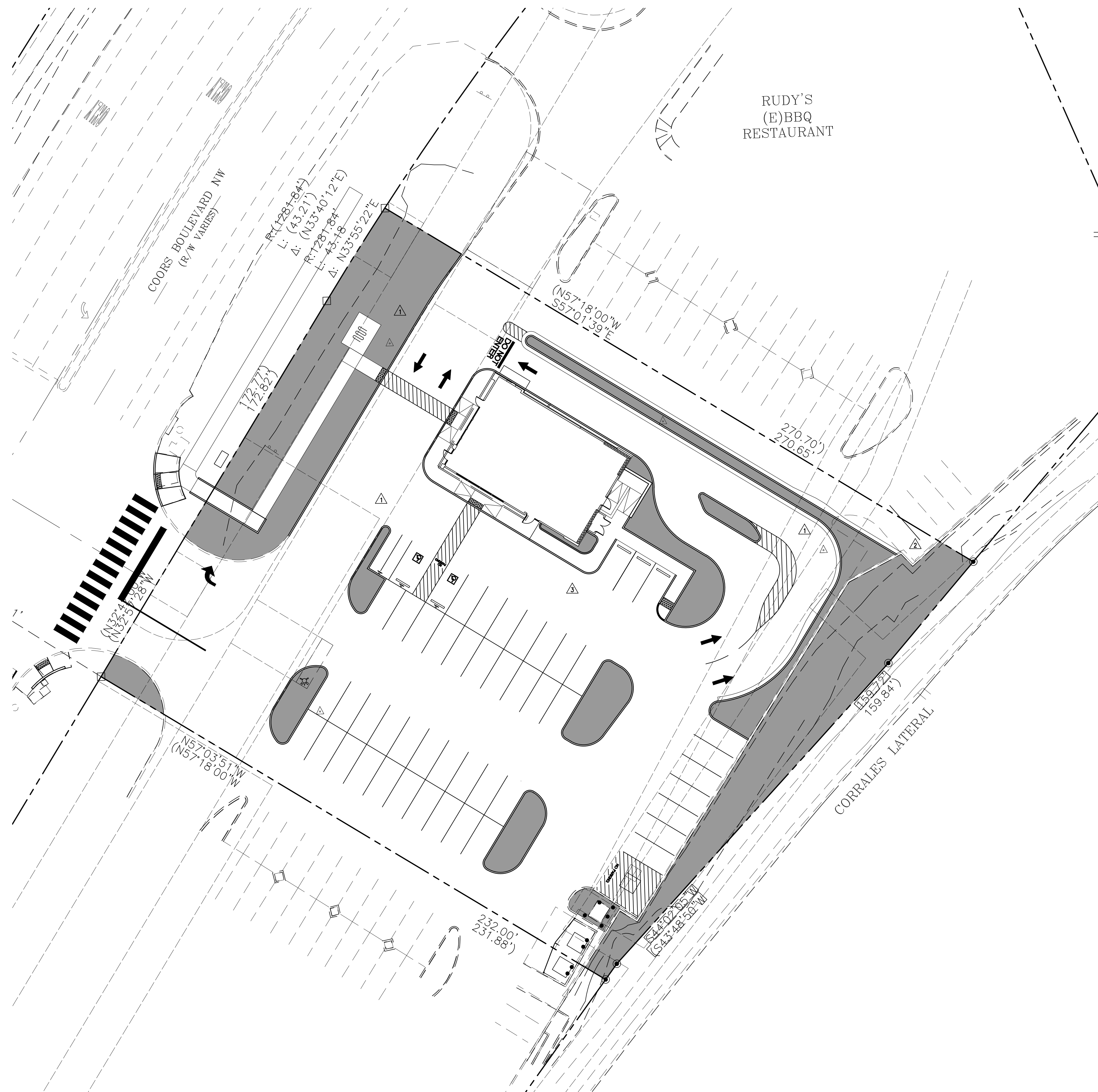
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EXISTING PERVIOUS
AND IMPERVIOUS
AREAS
EH.01




10126 COORS BOULEVARD

DRB SUBMITTAL SET PR-2022-006547

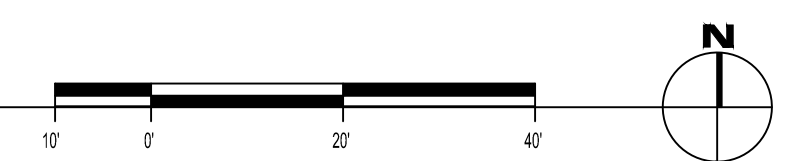


RUDY'S
(E)BBQ
RESTAURANT

PROPOSED AREAS:

	PERVIOUS = 12370.55 SF (22.77%) = 0.29 AC
	IMPERVIOUS = 41962.14 SF (77.23%) = 0.96 AC
	PROPERTY AREA = 54332.69 SF = 1.25 AC

PROPOSED PERVIOUS AND
IMPERVIOUS AREAS



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DRB Project No. PR-2022-006547	
SI-2022-00216-SITE PLAN	
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22
DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
---------------	----------

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



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DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

PROPOSED PERVIOUS
AND IMPERVIOUS
AREAS
EH.02

10126 COORS BOULEVARD

DRB SUBMITTAL SET PR-2022-006547

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH, AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (L) 07 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W., THENCE SOUTH 57 DEG. 19'43" E., A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 19'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES LATERAL CANAL, THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'00" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'00" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.62 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.59 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 18'46" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.88 FEET OF RECORD) TO A 1/2" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH; THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'45" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET (A DISTANCE OF 43.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'53" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH

EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 780A, PAGE 676 AS DOCUMENT NUMBER 89-81278, RECORDS OF BERNALILLO COUNTY, NEW MEX

BASIS OF ELEVATIONS

NAVD 88

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N34°50'06"E.

BENCHMARKS

SITE BENCH MARK 1:
NEW MEXICO STATE HIGHWAY CONTROL STATION "NM48-112" DATA
FOUND STANDARD BRASS DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,973.229 US SURVEY FEET EASTING: 1,521,354.471 US SURVEY FEET
ELEV. = 5,026.132 US SURVEY FEET (NAVD 1988)
SITE BENCH MARK 2:
AGRS STATION "8-B14 2003" DATA
FOUND STANDARD 3/4" INCH ALUMINUM DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,802.961 US SURVEY FEET EASTING: 1,521,096.792 US SURVEY FEET
ELEV. = 5,025.398 US SURVEY FEET (NAVD 1988)

FLOODPLAIN STATEMENT

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MARP PANEL 109 OR 825, MAP NO. 350100109H, MAP REVISED DATE 08/19/2021, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

DRAINAGE CONDITIONS

1. EXISTING
THE EXISTING SITE IS A DEVELOPED LOT BORDERED BY COORS BLVD. AND THE CORRALES LATERAL. THE SITE CURRENTLY DRAINS DRAIN TO THE SOUTH EAST AND IS COLLECTS BY TWO AREA DRAINS. THESE AREA DRAINS ARE CONNECTED TO AN UNDERGROUND STORM DRAIN SYSTEM THAT DISCHARGES TO A CONCRETE CHANNEL WHICH EVENTUALLY DRAINS TO THE CORRALES CANAL.
EXISTING CONDITIONS SHOWN ARE PER SURVEY OF ACTUAL CONDITIONS AND THE COTTONWOOD VILLAGE GRADING AND DRAINAGE PLAN PREPARED BY DMG CONSULTING ENGINEERS DATED 10/95

2. PROPOSED
THE PROPOSED SITE WILL MAINTAIN THE SAME SOUTH EAST DRAINAGE PATTERN AS THE EXISTING SITE. HOWEVER AFTER REVIEW, IT WAS DETERMINED THAT THE CURRENT STORM DRAIN SYSTEM OUTLET IS NOT FUNCTIONING IN AN ACCEPTABLE MANNER. THE PROPOSED SYSTEM IS AN UNDERGROUND DETENTION SYSTEM, CONSISTING OF TWO CHAMBERS, THAT DIRECTLY DISCHARGES INTO THE CORRALES LATERAL. A RESTRICTOR STRUCTURE AND OVERFLOW STRUCTURE. THE PROPOSED UNDERGROUND DETENTION SYSTEM ADDRESSES THE WATER QUALITY, STORAGE AND OUTLET REQUIREMENTS FOR ALL THREE LOTS

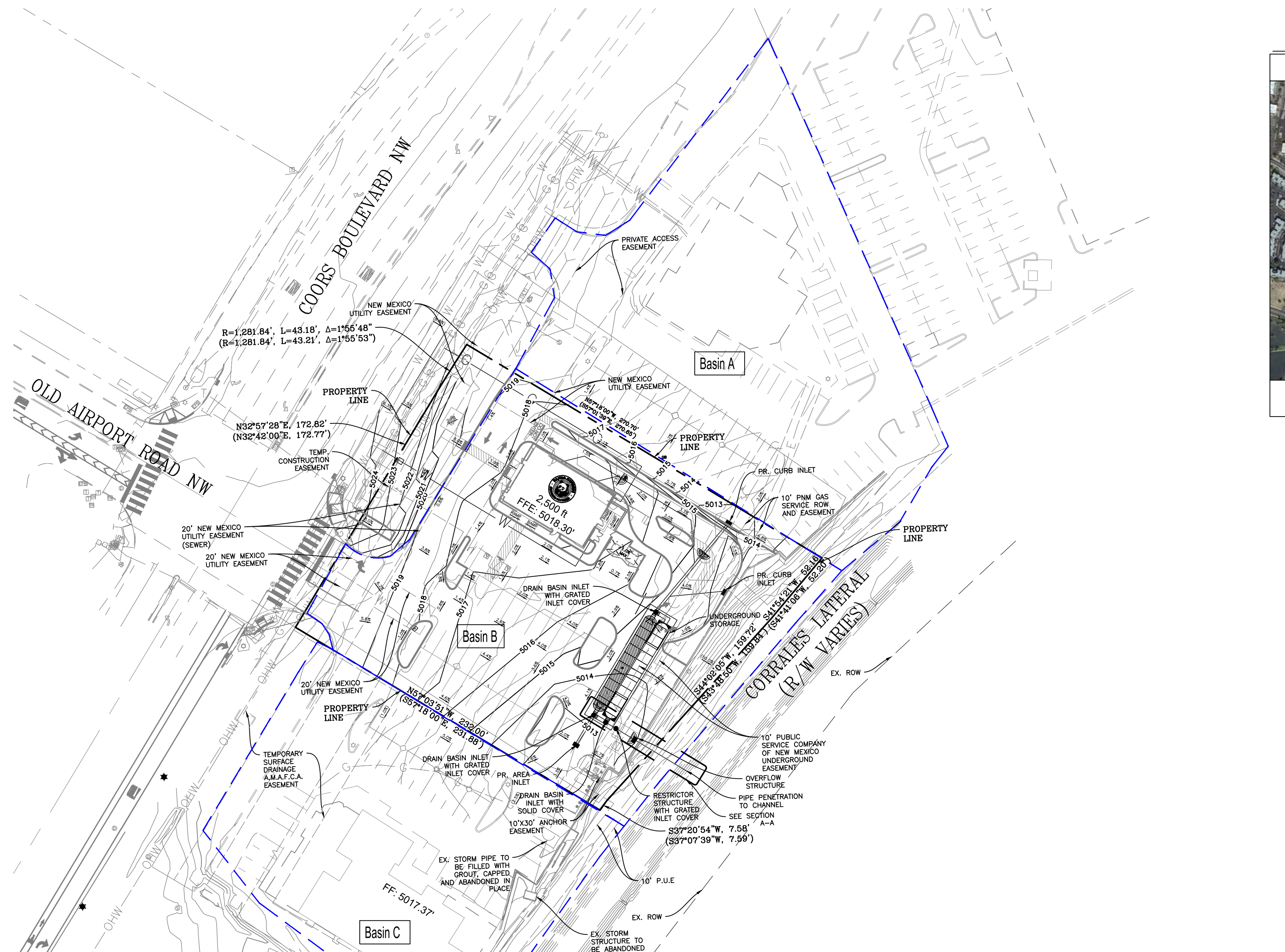
100-Year Detention Volume Required

Requirements:	Detention Volume Required for the 100-year event
	Allowable Release Rate = 5.07 CFS
Method:	Rational
Watershed Area:	2.92 Acres (impervious)
	0.32 Acres (pervious)
	3.24 Acres (total)
Runoff Coefficients (C):	
Runoff Coefficient (C _{avg})	0.87
Release Rate (Q _{out}):	
Max Allow Rel Rate	5.07 cfs

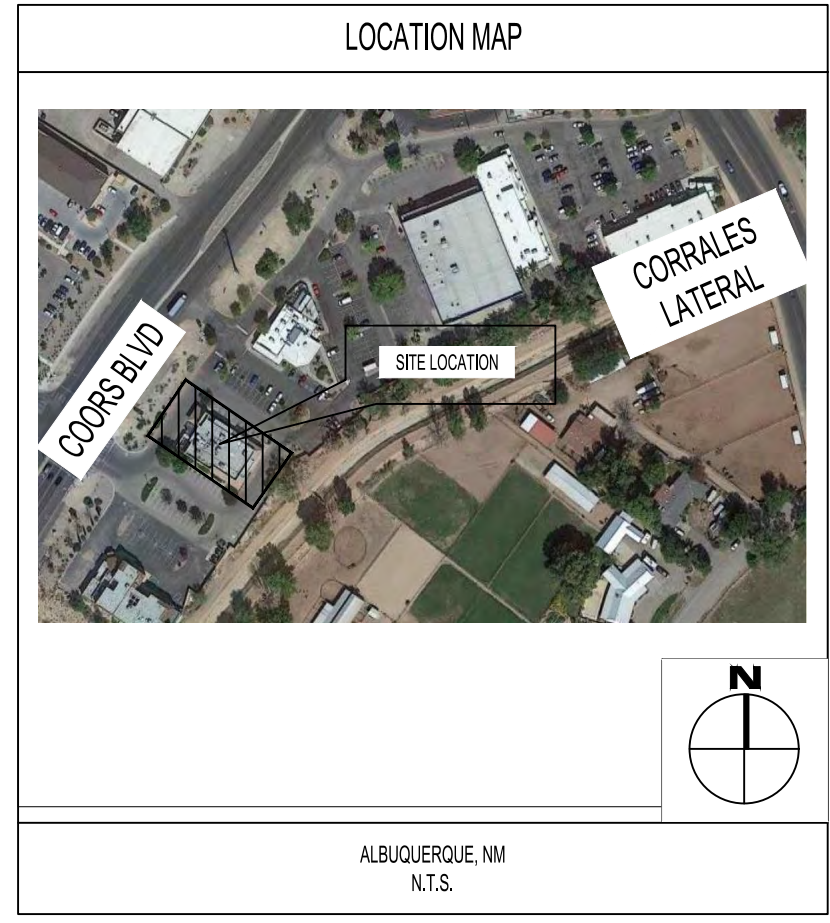
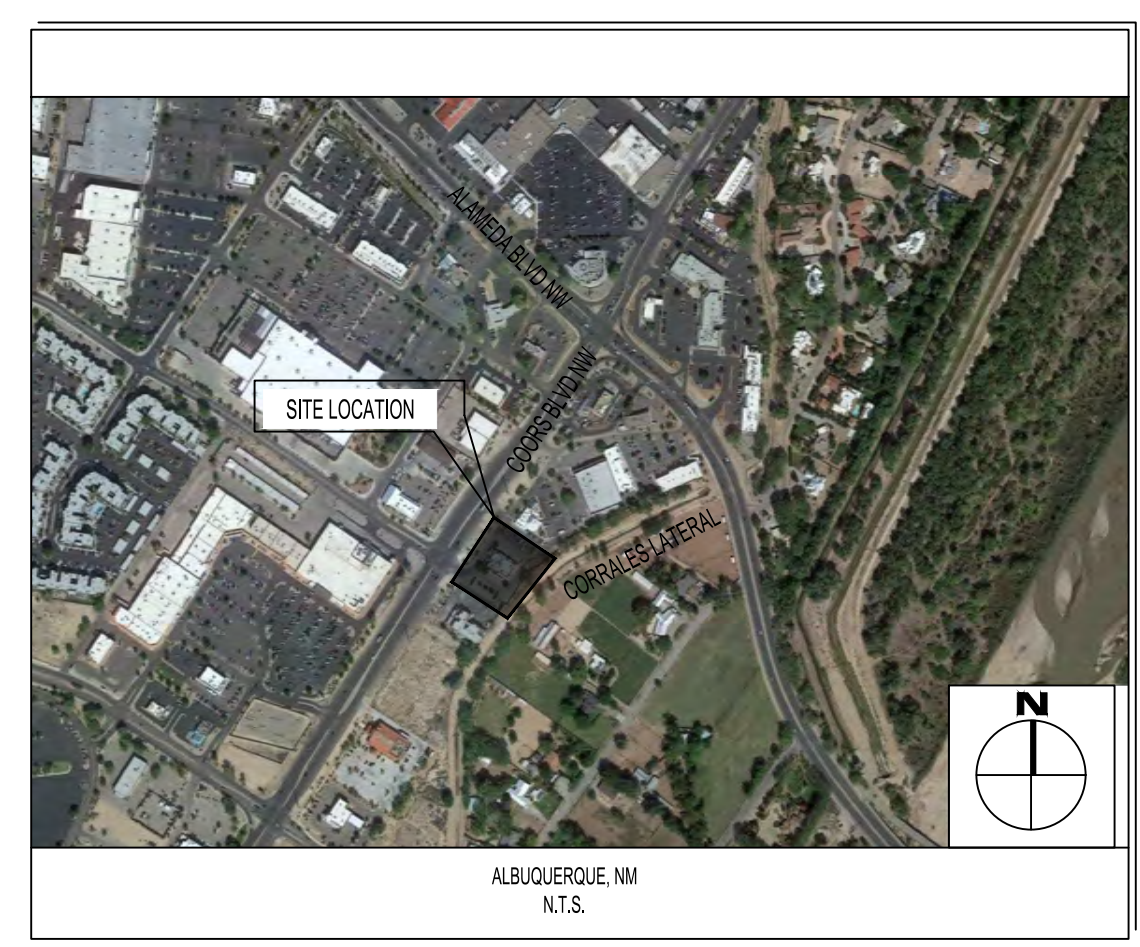
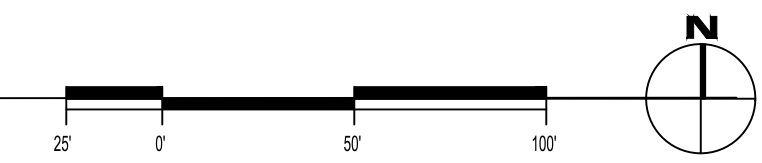
Total Required Storage Volume

Storm Duration t	Rainfall Intensity I 100-yr (in/hr)	Pond Inflow Q _{in} -CIA cfs	Storage Rate Q _{in} -Q _{out} cf	Required Storage cf	Required Storage ac-ft
0.08	6.46	18.21	13.14	3942	0.09
0.17	4.91	13.84	8.77	5262	0.12
0.20	4.58	12.91	7.84	5645	0.13
0.25	4.08	11.50	6.43	5788	0.13
0.50	2.74	7.72	2.65	4776	0.11
1.00	1.69	4.76	-0.31	-1102	-0.03
2.00	0.96	2.71	-2.36	-17020	-0.39
3.00	0.67	1.89	-3.18	-34359	-0.79
6.00	0.36	1.01	-4.06	-87593	-2.01

100-Yr Required Storage Volume = 5788 cf



DRAINAGE AND GRADING PLAN

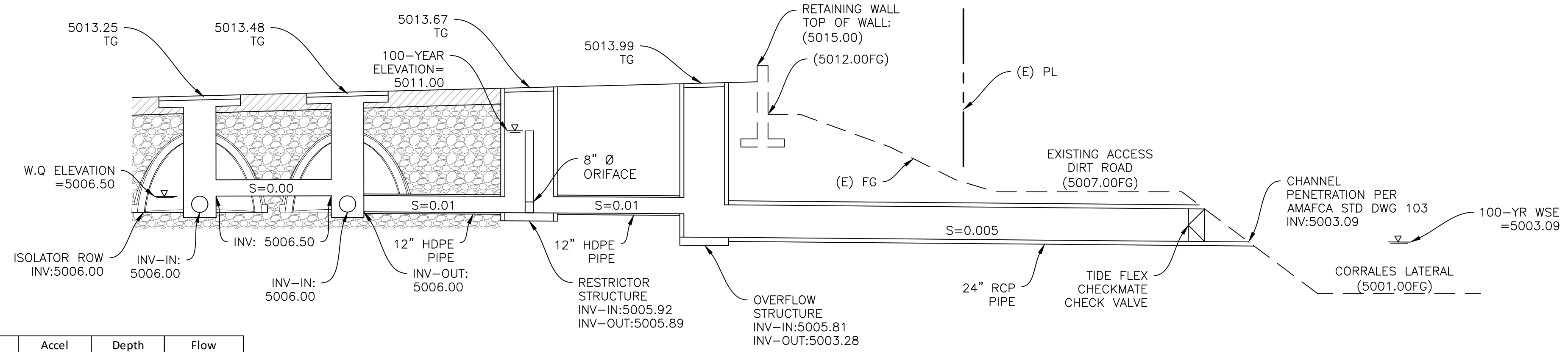


NOTES

- STORM DRAINS THAT ARE TO BE ABANDONED ARE TO BE FILLED WITH GROUT AND CAPPED. ALTERNATE METHODS OF ABANDONMENT ARE TO BE APPROVED BY THE CITY OF ALBUQUERQUE AND AMAFCA.

CONCLUSION

THE PROPOSED GRADING AND DRAINAGE SYSTEM ARE SIGNIFICANT IMPROVEMENTS TO THE DRAINAGE THE CURRENT SITE IS EXPERIENCING. THE UNDERGROUND DETENTION SYSTEM IS SIZED TO SMOOTHLY HANDLE THE 100-YEAR STORM AND THE OVERFLOW STRUCTURE WILL MINIMIZE PONDING IN CASE THE SYSTEM EVER GETS CLOGGED. WITH THE IMPLEMENTATION OF THE IMPROVEMENTS PRESENTED HEREON, WE ARE REQUESTING THAT THIS PLAN BE APPROVED.



CROSS SECTION A-A

(1" = 5')

Storm Event	Max Release Rate Q _c cfs	Discharge Coeff C _d	Orifice Dia D in	Orifice Dia D ft	Orifice Area A sf	Accel Due to Gravity g ft/s ²	Depth h ft	Flow Rate Q cfs
100-yr	5.07	0.6	8	0.667	0.349	32.2	5.00	3.76

PROPOSED SITE								
Basin	Area AC	Land Treatment A (C=0.34) AC	Land Treatment B (C=0.47) AC	Land Treatment C (C=0.63) AC	Land Treatment D (C=0.9) AC	C	I (in/hr)	100-Year, 12-min Flow Q=CIA (CFS)
Basin A	1.15	0	0	0	0.12	10	1.04	90
Basin B	1.21	0	0	0	0.18	15	1.03	85
Basin C	0.88	0	0	0	0.09	10	0.79	90
Total=	3.24							12.88

Max. Allowable Discharge = 5.07 CFS
Required Storage Volume = 5,788 CF

Water Quality Volume = 0.26 x 1.03 x 43,560 / 12 = 972 CF
Isolator Row Volume = 6,012 CF / 2 = 3,006 CF
Required Water Quality Volume Met at Elevation 5006.5 with culm. Volume of 975 CF

Max. 100-year Discharge = 3.76 CFS
Total Volume Provided = 6,012 CF



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REVISIONS:

ISSUE DATE:

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



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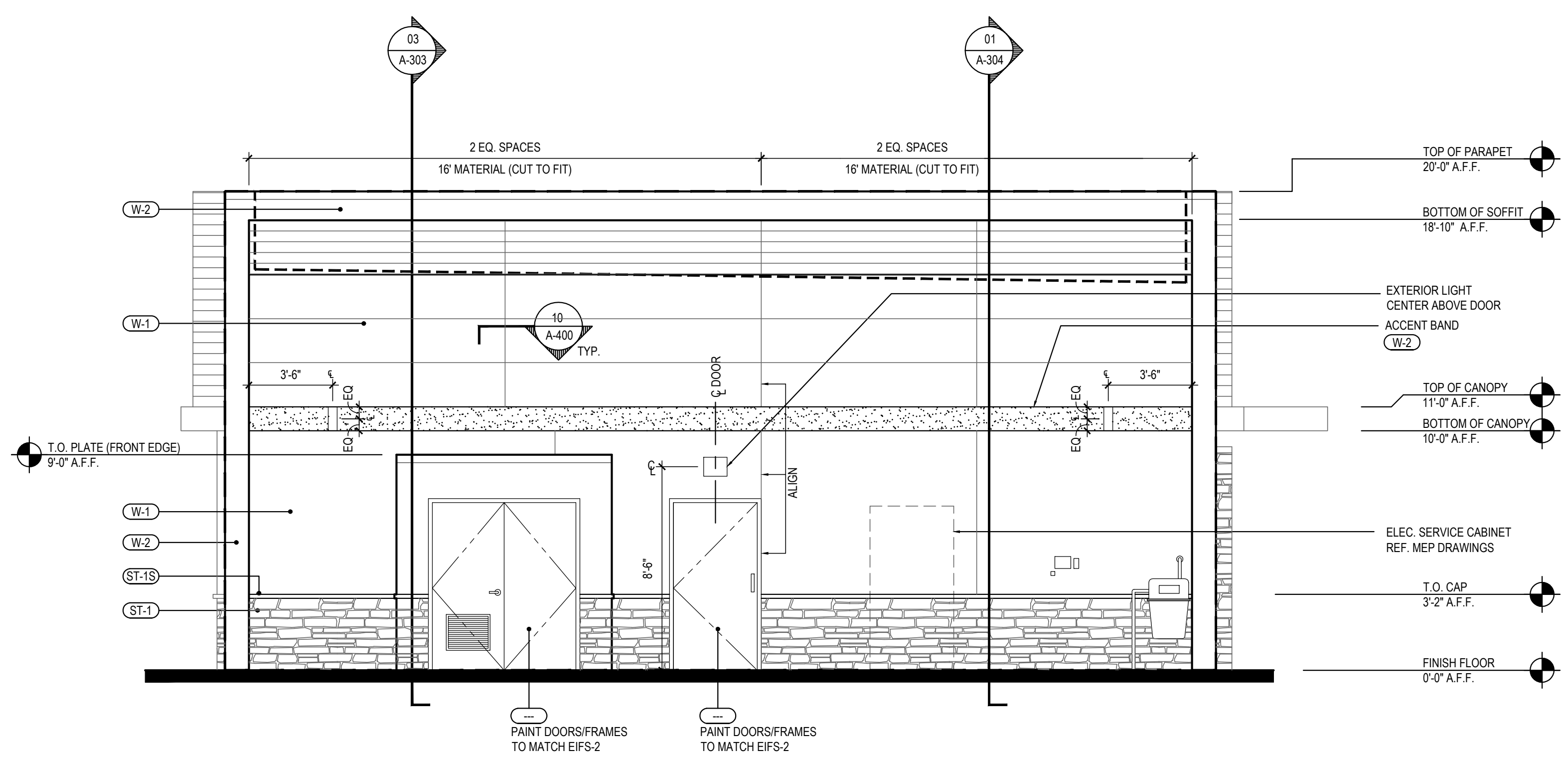
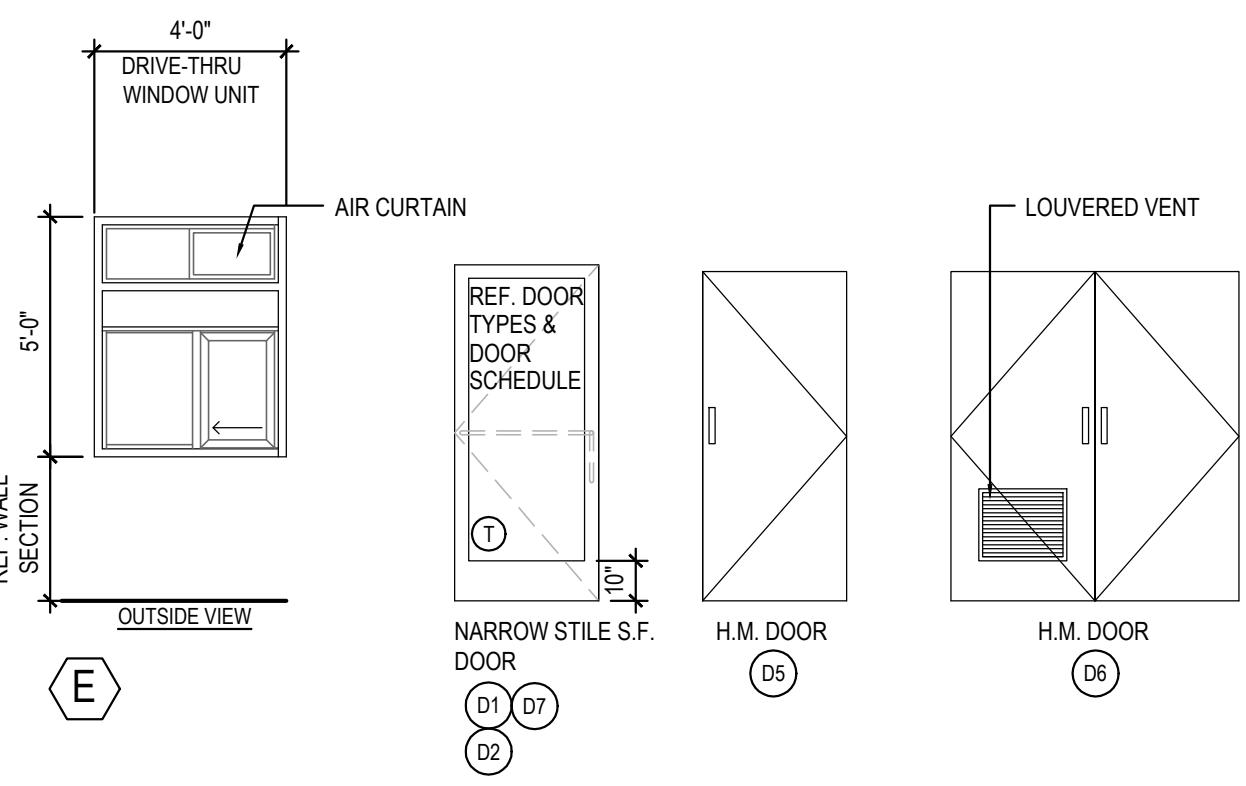
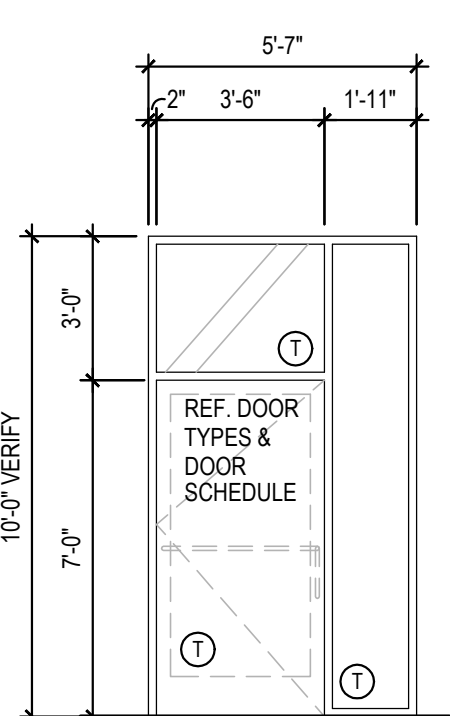
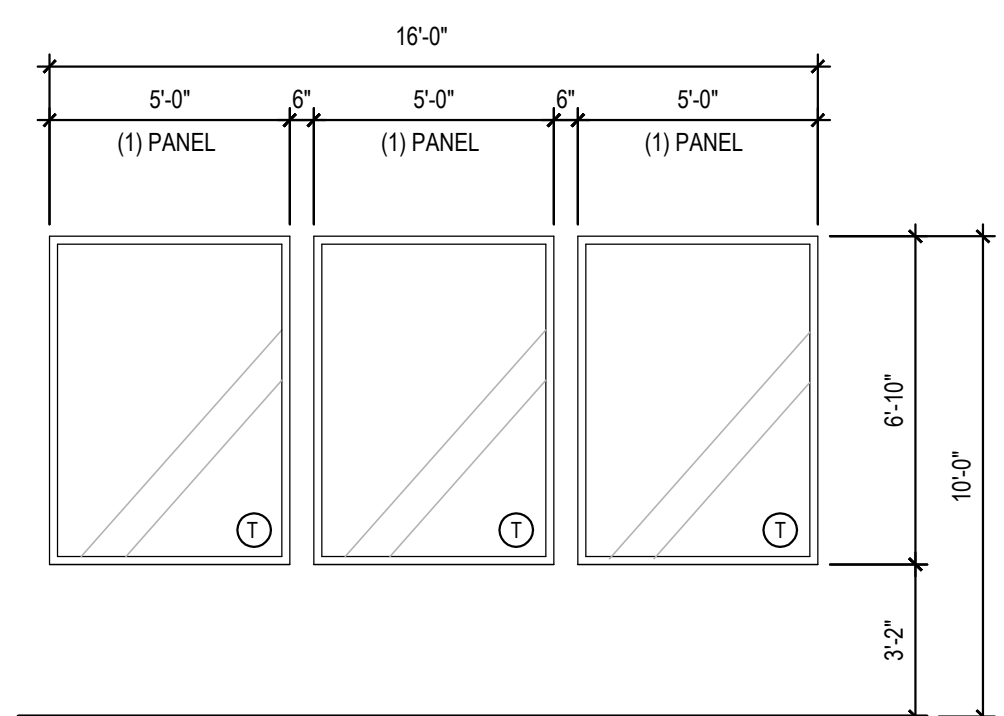
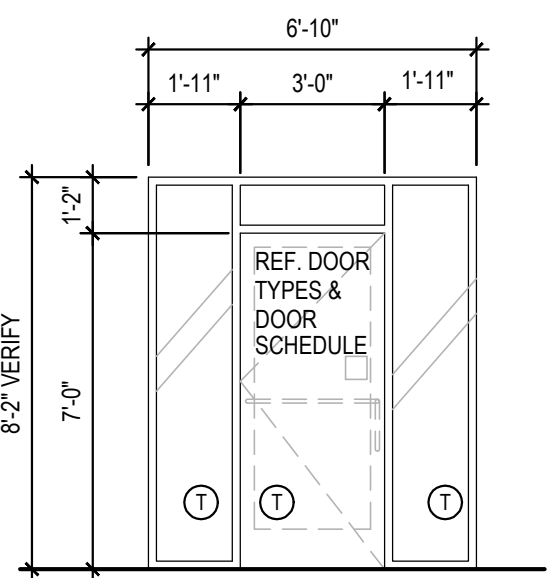
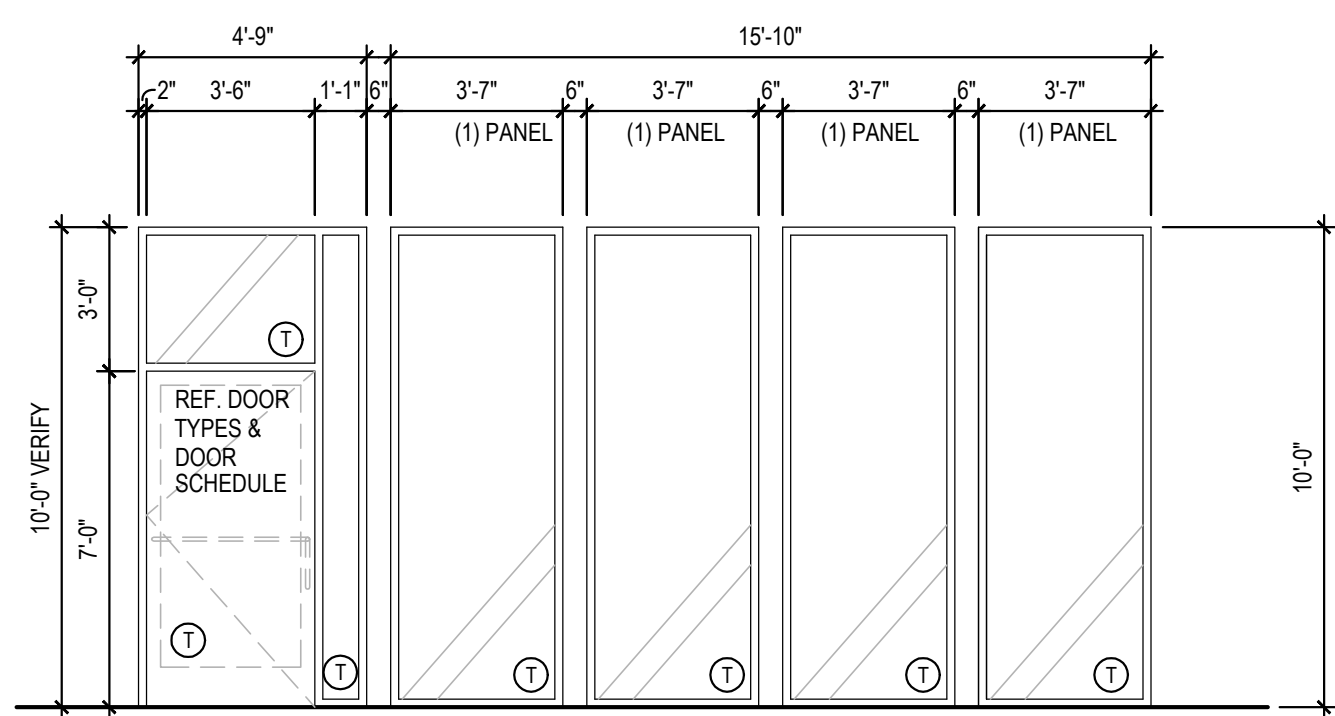
GRADING AND DRAINAGE PLAN

EXTERIOR FINISH SCHEDULE INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE 01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV:	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 7069 - IRON ORE LRV:	FINE	ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: CHARCOAL
(CD-1)	FIBERON	WILDWOOD	MULGA LRV:	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC LRV:	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

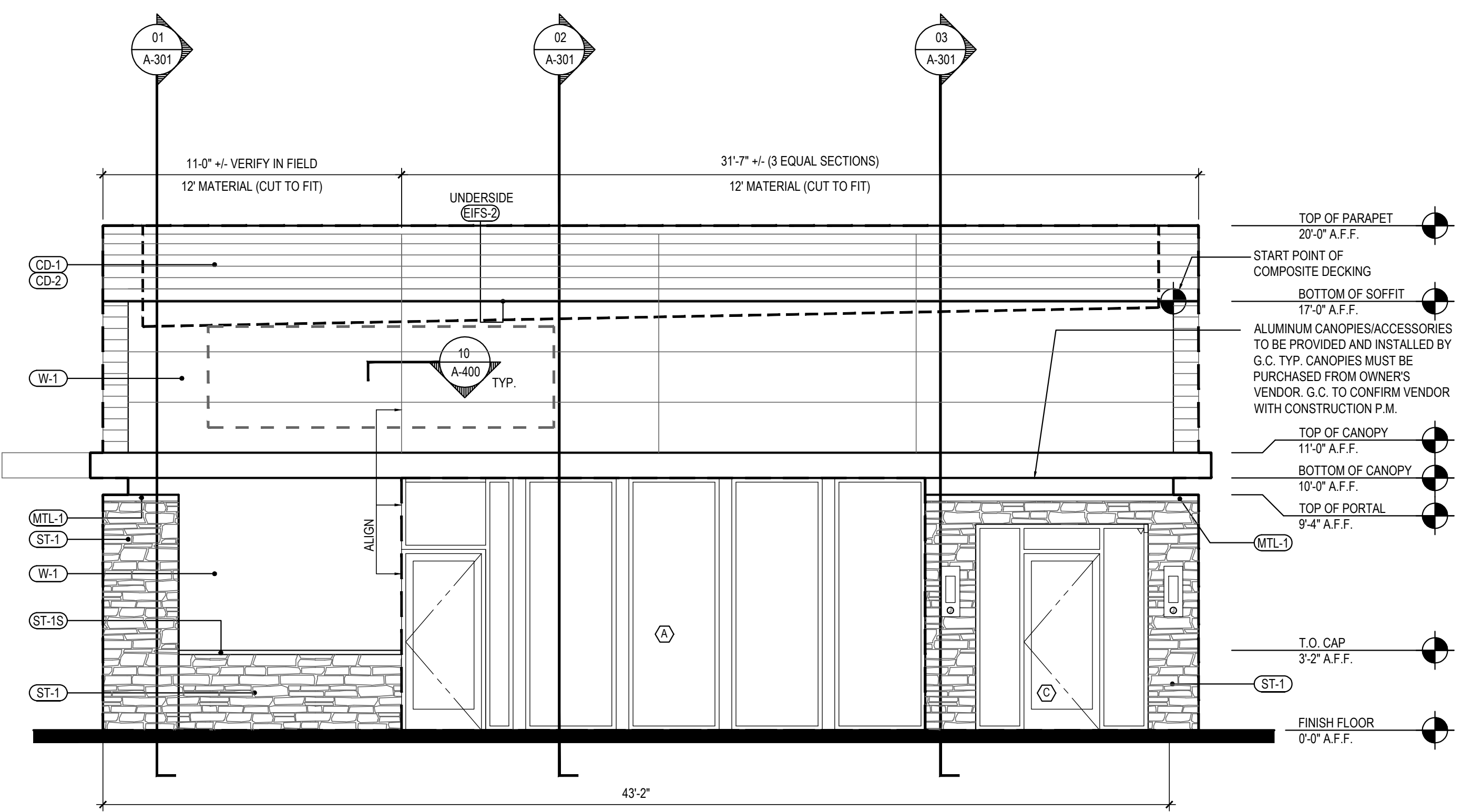
WINDOW SCHEDULE INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
(A)	18'-10" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
(B)	16'-0" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE
(C)	6'-10"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME	3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
(D)	5'-7"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME	4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
(E)	4'-0"	59'-5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307	5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
(F)	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
(G)	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	(T) TEMPERED GLASS



COLOR:
THE PRIMARY COLOR OF THE PROJECT HAS A (L/RV) VALUE OF 50 WHICH FALLS WITHIN THE RANGE OF COLOR ALLOW BY SECTION PART 14-16-3.6/D/6 OF THE IDO

NORTH ELEVATION 2
Scale= 1/4" = 1'-0" **A-200**



COLOR:
THE PRIMARY COLOR OF THE PROJECT HAS A (L/RV) VALUE OF 50 WHICH FALLS WITHIN THE RANGE OF COLOR ALLOW BY SECTION PART 14-16-3.6/D/6 OF THE IDO

SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" **A-200**

WINDOW AND DOOR ELEVATIONS 3
Scale= NTS **A-200**



PANDA EXPRESS, INC.
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REVISIONS:

1	DRB 3rd RESUBMITTAL	09-21-22
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ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE DESIGN

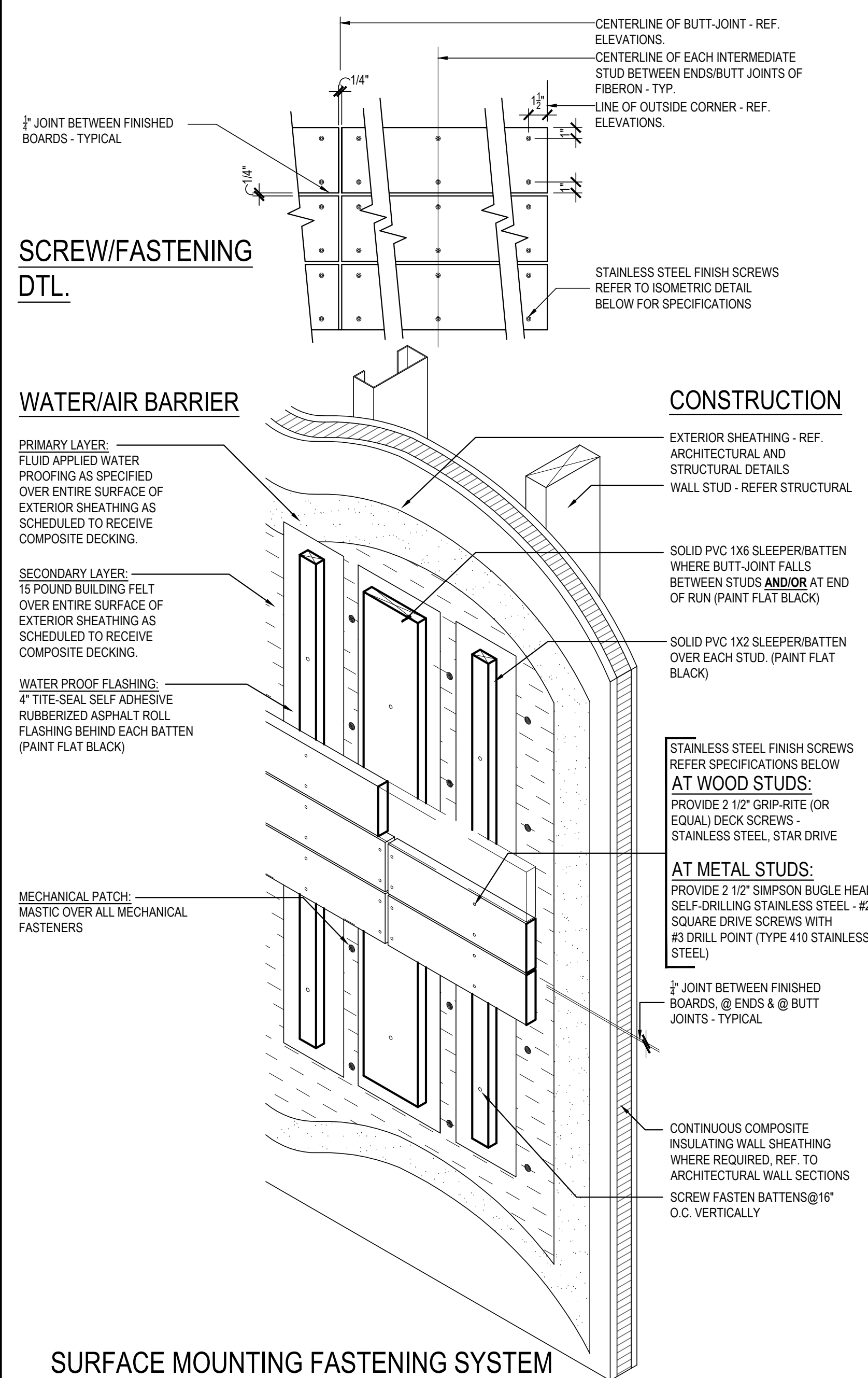
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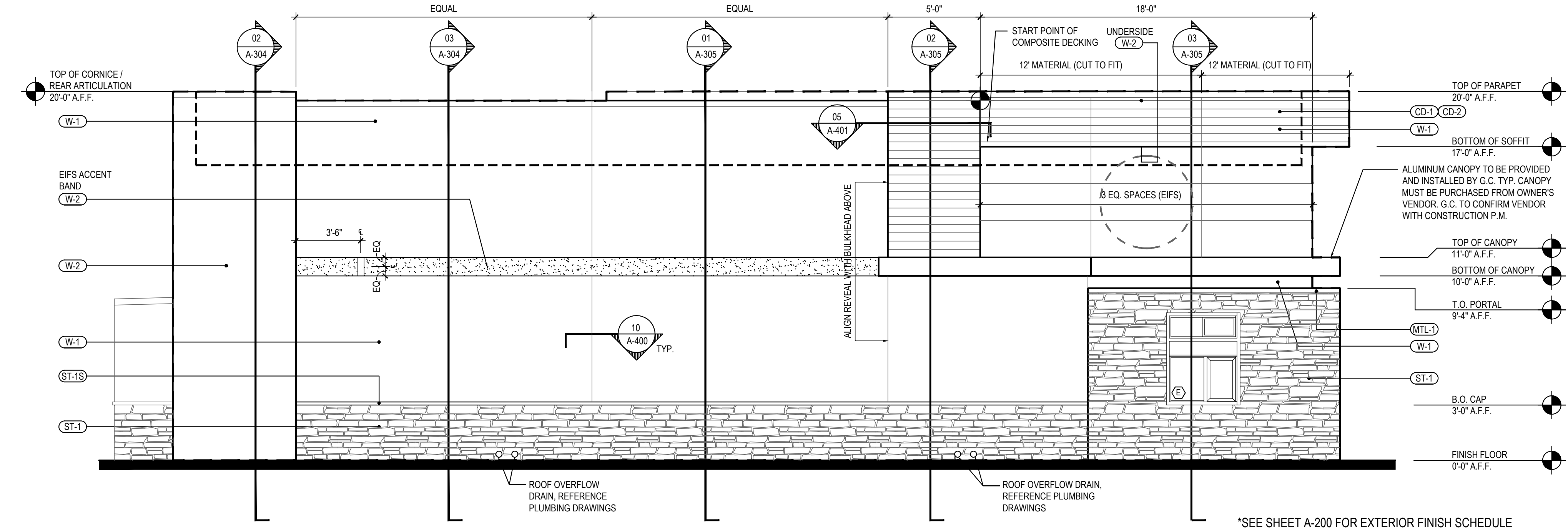
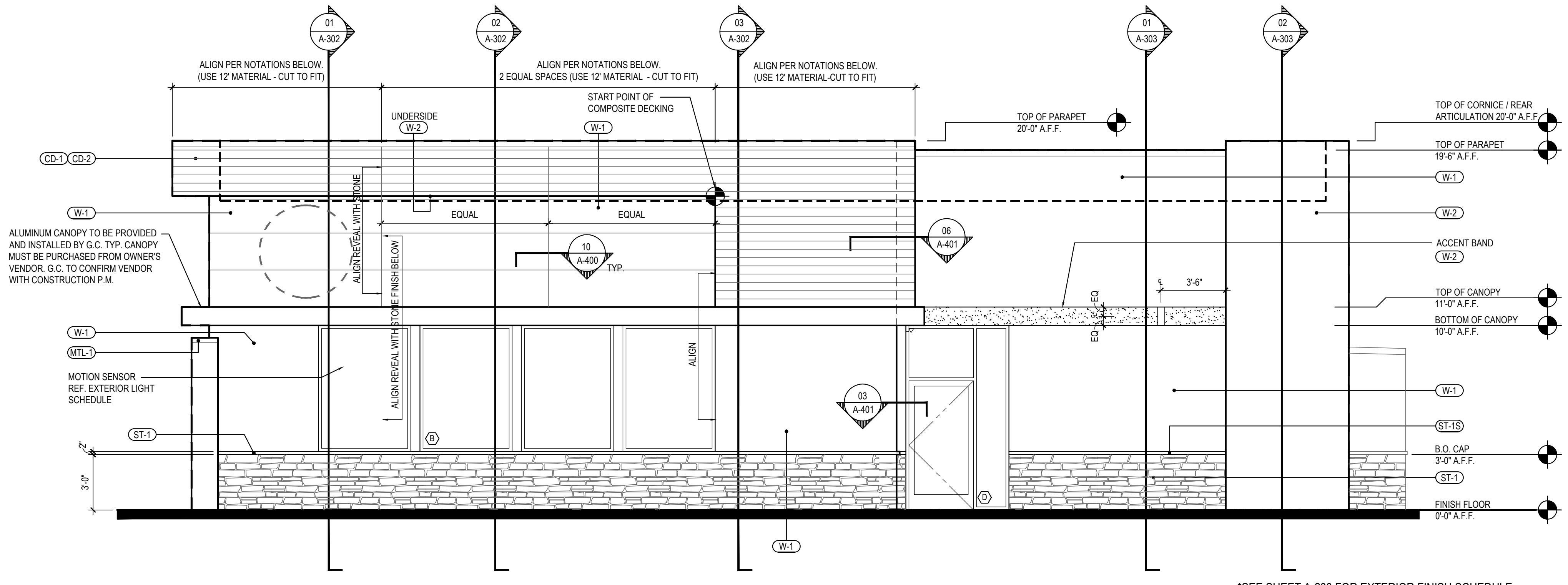


TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216



COMPOSITE DECK FASTENING & WATER PROOFING 3
Scale= 1 1/2" = 1'-0" A-201



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REVISIONS:

DRB 3rd RESUBMITTAL	09-21-22
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ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
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Heights Venture
ARCHITECTURE • DESIGN

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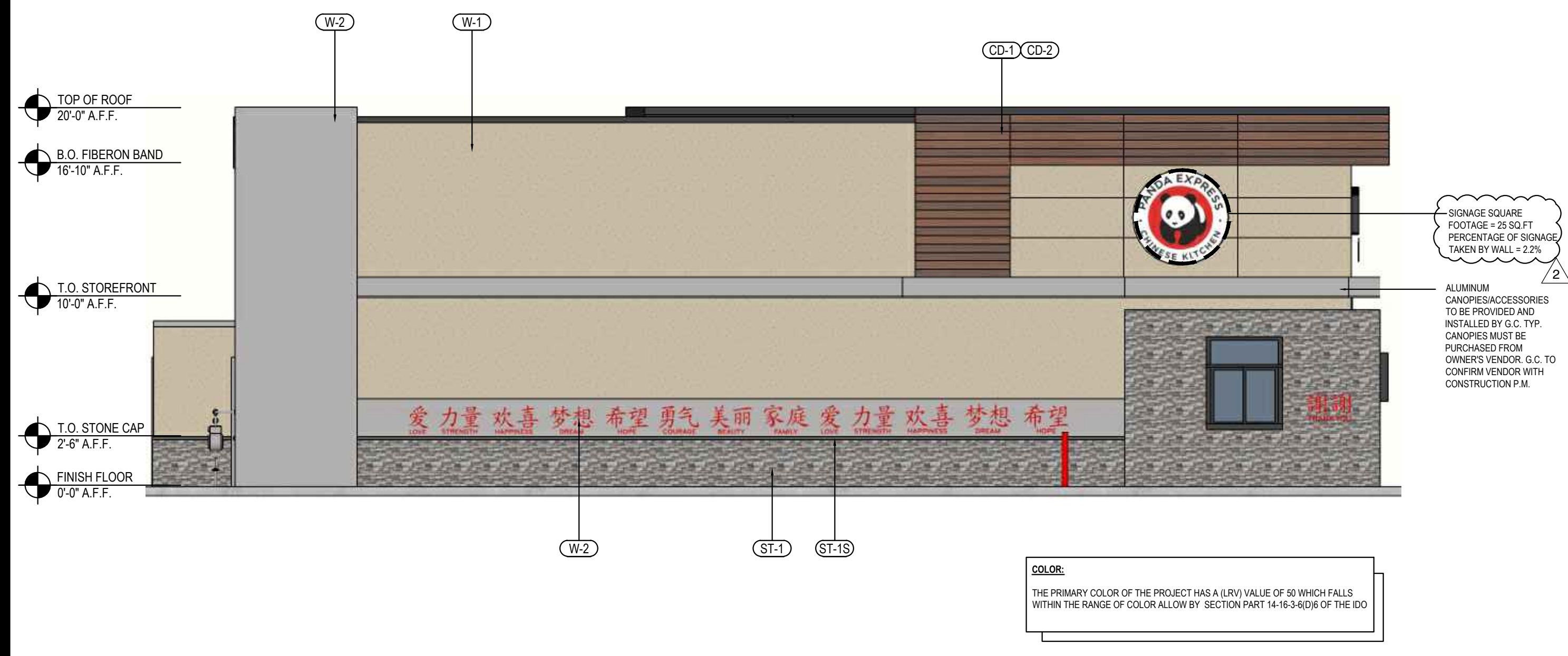
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A-201

EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216



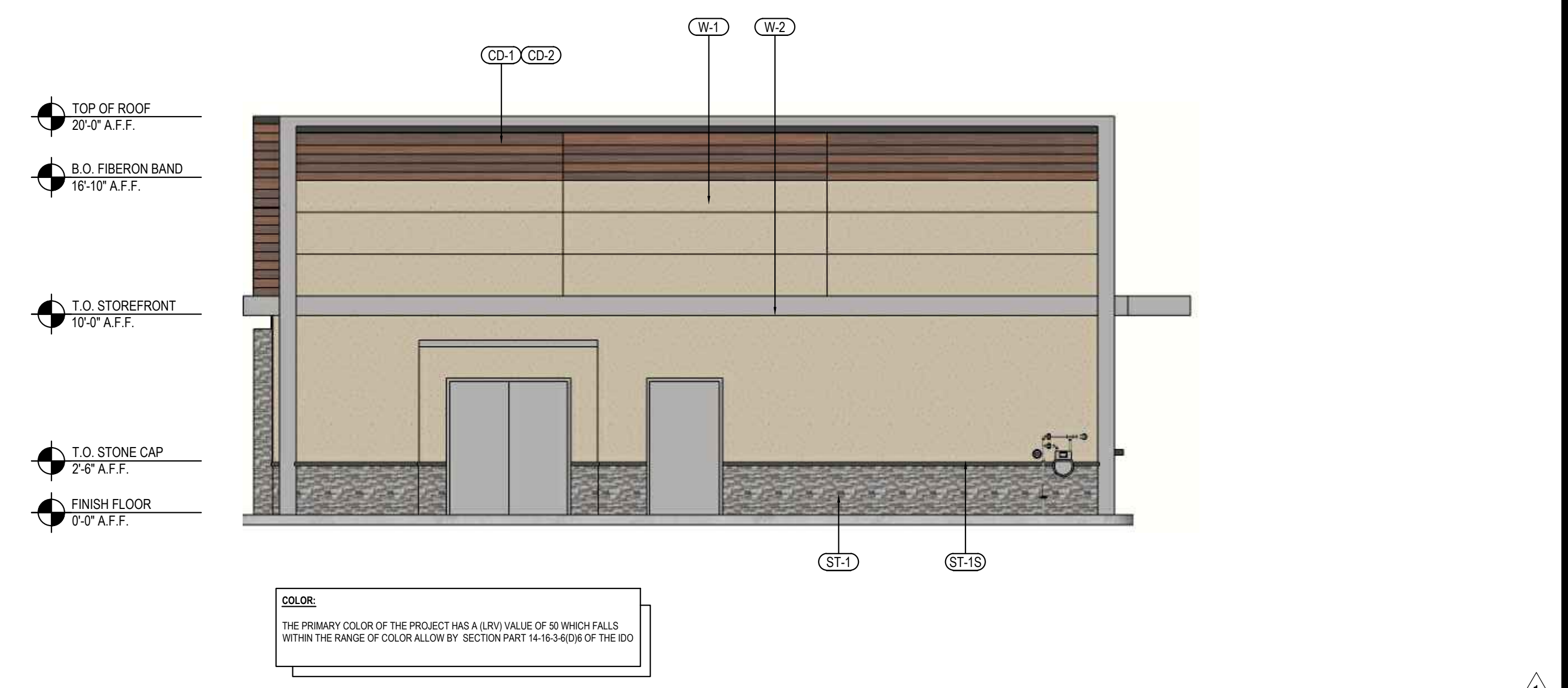
NORTH-EAST ELEVATION 4
 Scale= 3/16" - 1/0" A-202



NORTH-WEST ELEVATION 2
 Scale= 3/16" - 1/0" A-202



SOUTH-WEST ELEVATION 3
 Scale= 3/16" - 1/0" A-202



SOUTH-EAST ELEVATION 1
 Scale= 3/16" - 1/0" A-202

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
W-1	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
W-2	STO	3 PART STUCCO SYSTEM	SW 7670 - GRAY SHINGLE LRV: 29	FINE	ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	PRO-LEDGE - HURON	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
CD-1	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
CD-2	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

MATERIALS



PER CITY ORDINANCE:

- FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
- EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST (2) OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SO THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET.
 - Ground-floor transparent windows, with the lower edge of windows sills no higher than 30 inches above the finished floor.
 - Windows on upper floors.
 - Primary pedestrian entrances.
 - Porch, awnings, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
 - Sun shelves or other exterior building features designed to reflect sunlight in the building and reduce the need for interior lighting.
 - Raised planters between 12 inches and 28 inches above grade with surface painted to achieve at least 75 percent vegetative cover at maturity.

LENGTH OF BUILDING:

BUILDING LENGTH: 43'-2"
 30% REQUIRED: 12'-11"
 PROVIDED FEATURES: 64'-9"
 a. GROUND FLOOR TRANSPARENT WINDOWS PROVIDED: 20'-9"
 d. CANOPY PROVIDED: 44'-0"



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REVISIONS:

DRB RESUBMITTAL	04-06-22
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
 PANDA STORE #: D8582
 ARCH PROJECT #: 21084



Heights Venture
 ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS
 TRUE WARM & WELCOME
 10126 COORS BLVD. NW
 ALBUQUERQUE, NM 87114

A-202

EXTERIOR
 COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216

PR-2022-006547_SI-2022-00216_Site_Plan_Approved_10-26-22_Sheet_1


Final Audit Report

2022-12-14


Created:	2022-12-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-22FV18IJuqEwWmK3aj7sYPmZRR09C

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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2022-12-14 - 6:34:52 AM GMT - IP address: 73.242.135.213
-  Document emailed to jwolfley@cabq.gov for signature
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-  Document emailed to dggutierrez@abcwua.org for signature
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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