

**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:

AGRS STATION "B-814 2003" DATA  
 FOUND STANDARD 3 1/2 INCH ALUMINUM 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)

**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 PANEL 105 OR 825, MAP NO. 38001C0109H, MAP REVISED DATE 08/16/2021, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

**BENCHMARKS**  
 SITE BENCH MARK 1:  
 NEW MEXICO STATE HIGHWAY CONTROL STATION "NM48-912" 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)

**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 STAKING. 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 IMPROVEMENTS BY OTHERS. PRIOR TO STAKING SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT THE 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.

**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.

**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:

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 270.41 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. 41'08" 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 158.71 FEET (SOUTH 41 DEG. 41'08" WEST A DISTANCE OF 158.84 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 7.92 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.89 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 16'46" 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 1381.84 FEET, A CENTRAL ANGLE OF 1 DEG. 58'45" 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. 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.

TOGETHER WITH  
 EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 736A, PAGE 676 AS DOCUMENT NUMBER 89-91278, 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".

**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.

**CONTRACTOR 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.

**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



STORE D8582  
 10126 COORS BOULEVARD  
 ALBUQUERQUE, NM 87114

PREPARED BY:  
  
 650 E. ALGONQUIN ROAD SUITE 250  
 SCHAMBURG, 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

SHEET INDEX		DRB SUBMITTAL	DRB RE-SUBMITTAL 04-01-2022	DRB 2nd SUBMITTAL 05-04-2022	DRB 3rd SUBMITTAL 09-21-2022	DRB 4th SUBMITTAL 10-19-2022
NO.	TITLE					
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	●	●	●	●	●

PROJECT CONTACTS			
<b>CURRENT OWNER</b> MARTHA MALASHOCK TRUSTEE B OF MALASHOCK 1981 AND CONNIE KRALL TRUSTEE OF THE SMITH 1982 CO JOHN MALASHOCK 3961 JACOBSON ST SAN DIEGO, CALIFORNIA 92103 PHONE: (619) 503-2950	<b>DEVELOPER</b> PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	<b>CIVIL ENGINEER</b> RTM ENGINEERING ASSOCIATES 9225 INDIAN CREEK PARKWAY, SUITE 1075 OVERLAND PARK, KS 66210 PHONE: (913) 322-4100 ATTN: TIM SHOEMAKER, PE	<b>ARCHITECT</b> HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.869.1103 ATTN: ERIC J. ABEL, AA, NCARB
<b>MEP</b> NICK POLCARI JAMES TURNER ENGINEERS 8400 MEDOW ROAD, SUITE 160 DALLAS, TX 75241 PHONE: (214) 755-2900	<b>SITE LIGHTING</b> RYAN ZINSELMER VILLA LIGHTING PHONE: (916) 534-2900 RYANZINSELMER@VILLALIGHTING.COM	<b>MUNICIPAL SANITARY SEWER AGENCY</b> CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-9287 CGUSTAFSON@BCWUA.ORG	<b>LAND SURVEYOR</b> TERRA LAND SURVEYS, LLC P.O. BOX 2632 CORRALES, NM 87049 PHONE: (505) 792-6163
<b>SAS</b> NEW MEXICO GAS COMPANY P.O. BOX 9700 ALBUQUERQUE, NM 87199 PHONE: (505) 897-4494	<b>TELECOM</b> CENTURY LINK COMMUNICATIONS 6TH STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 398-4278	<b>LANDSCAPE ARCHITECT</b> BRENON WILLIAMS 602 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 PLANNINGDEPARTMENT@C8490.GOV	<b>SIGNAGE</b> CINDY COAST SIGN INC. PHONE: (714) 899-1978 PANDAPRESS@COASTSIGN.COM
<b>MUNICIPAL PLANNING &amp; ZONING</b> BRENON WILLIAMS 602 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 PLANNINGDEPARTMENT@C8490.GOV	<b>MUNICIPAL BUILDING</b> DEAN MADILL 602 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3881 DMADILL@C8490.GOV	<b>MUNICIPAL ENGINEERING</b> MATTHEW GRUSH 602 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 MGRUSH@C8490.GOV	<b>MUNICIPAL DRAINAGE</b> DEAN MADILL 602 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3831 DMADILL@C8490.GOV
			<b>FIRE</b> LT. TOM RICE 11800 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 PHONE: (505) 834-1021 TRUZZ@C8490.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:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date 10-14-22
Solid Waste Management	Date
DRB Chairperson , Planning Department	Date

Expires 12-31-2023

Know what's below.  
 Call before you dig.



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

**REVISIONS:**

DRB 1st RESUBMITTAL	04-01-22
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

650 E. Algonquin Road  
 Suite 250  
 Schaumburg, IL 60173  
 Telephone: (847) 755-4180  
 www.rtmec.com  
 OH Certificate of Authority: 05046

**Heights Venture**  
 ARCHITECTURE DESIGN

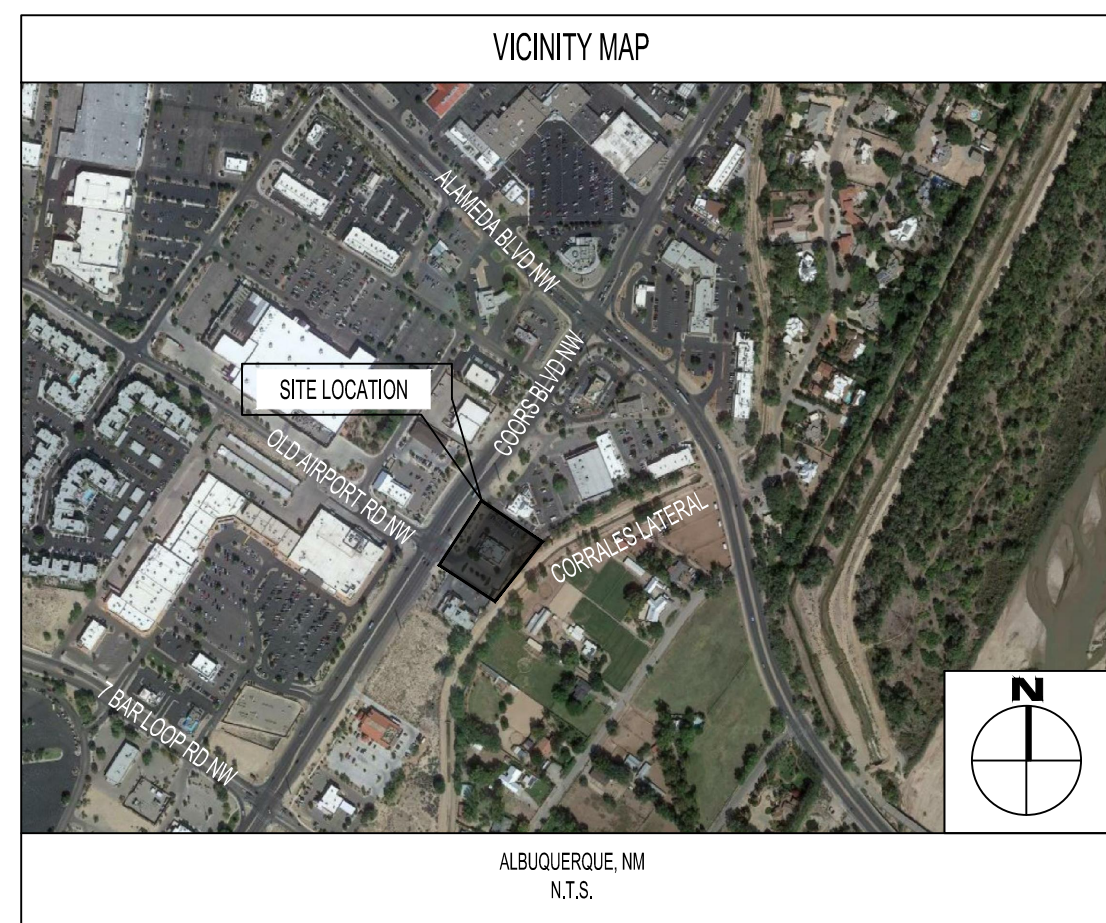
HOUSTON 1111 North Loop West, Suite 800 713 869 1103 V  
 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 450 7292 V

**PANDA EXPRESS**  
 10126 COORS BOULEVARD  
 ALBUQUERQUE, NM 87114

**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



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

**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
---------------	----------

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 800 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

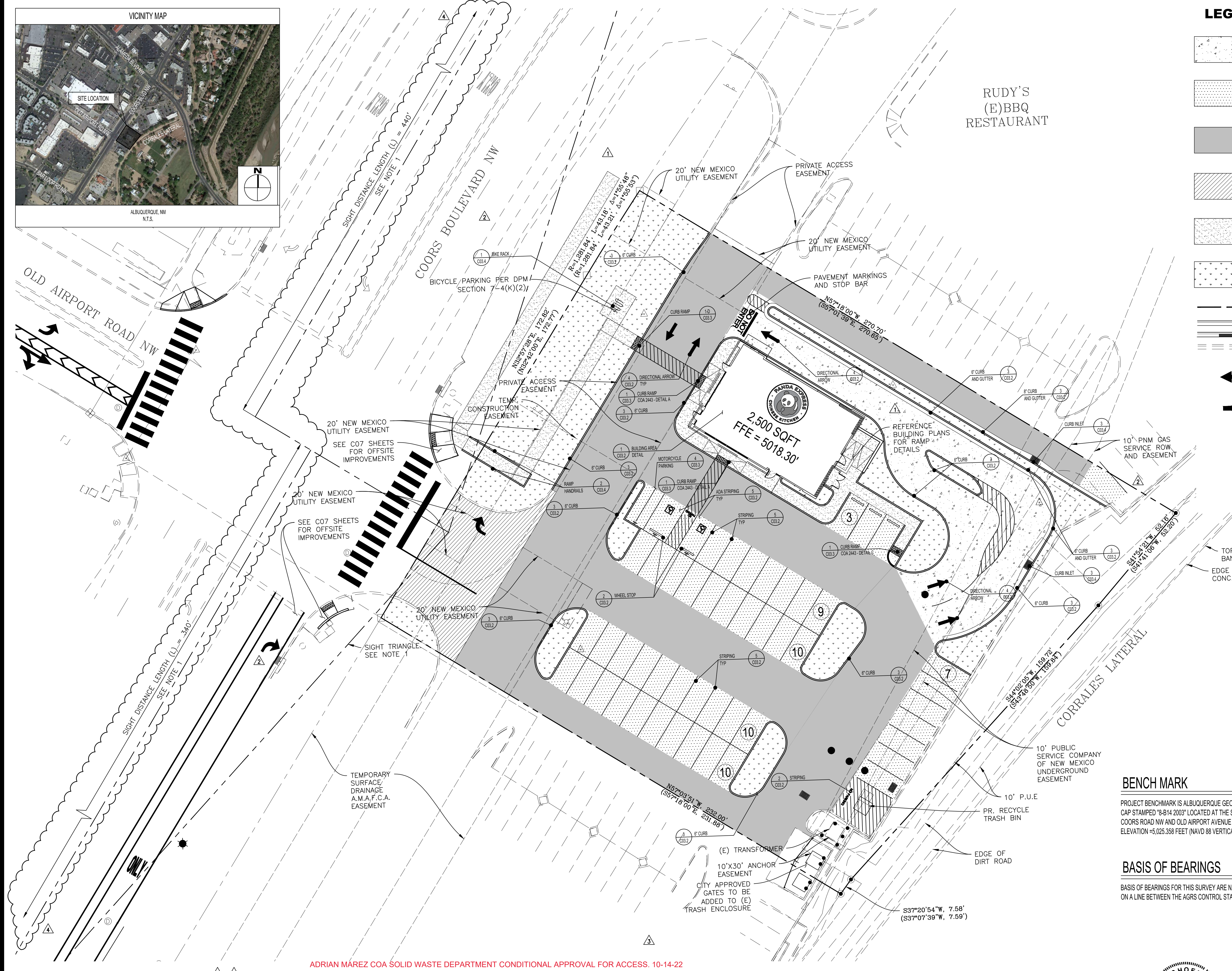
**PANDA EXPRESS**

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**

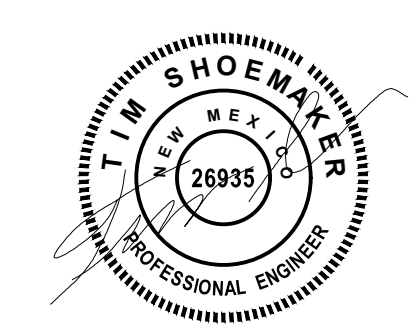
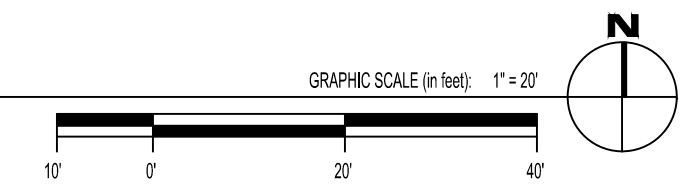
BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06"E.

**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

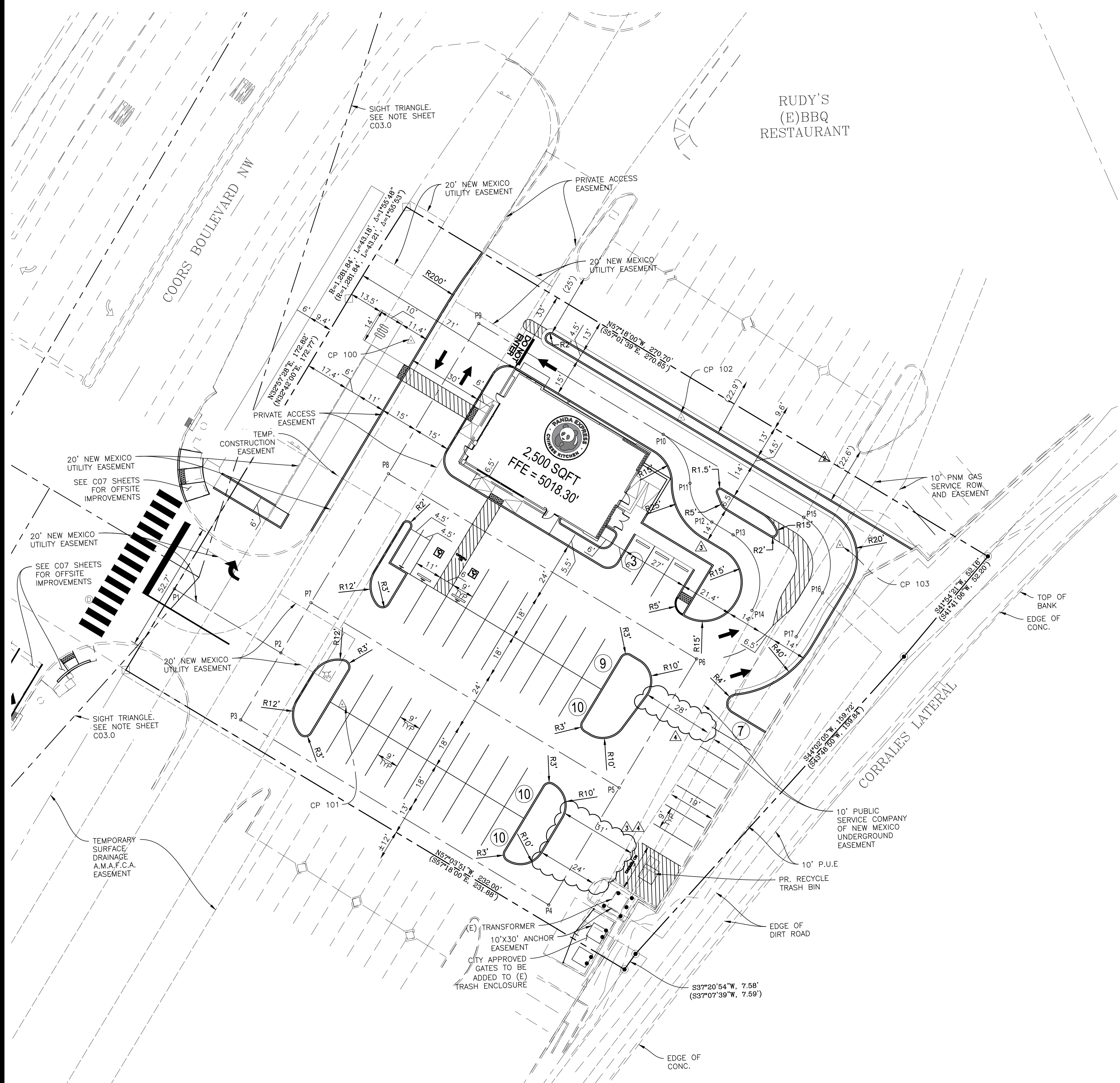
**SITE PLAN**



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

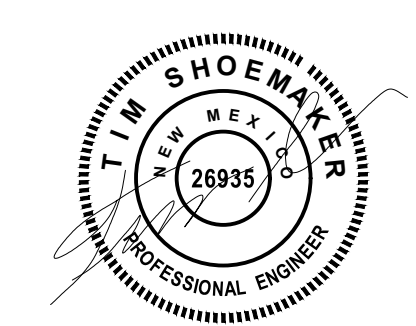
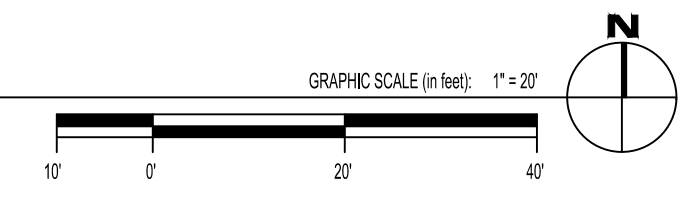
CP TABLE

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



EXPIRES 12-31-2023



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

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
---------------	----------

DRAWN BY:

rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



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 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





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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

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
---------------	----------

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 60193  
Telephone: (847) 756-4180  
www.rtmec.com  
OH Certificate of Authority: 05046

Heights Venture  
ARCHITECTURE • DESIGN

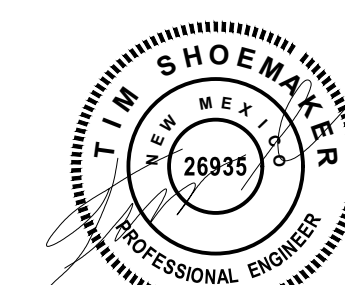
HOUSTON 1111 North Loop West, Suite 800 77008 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

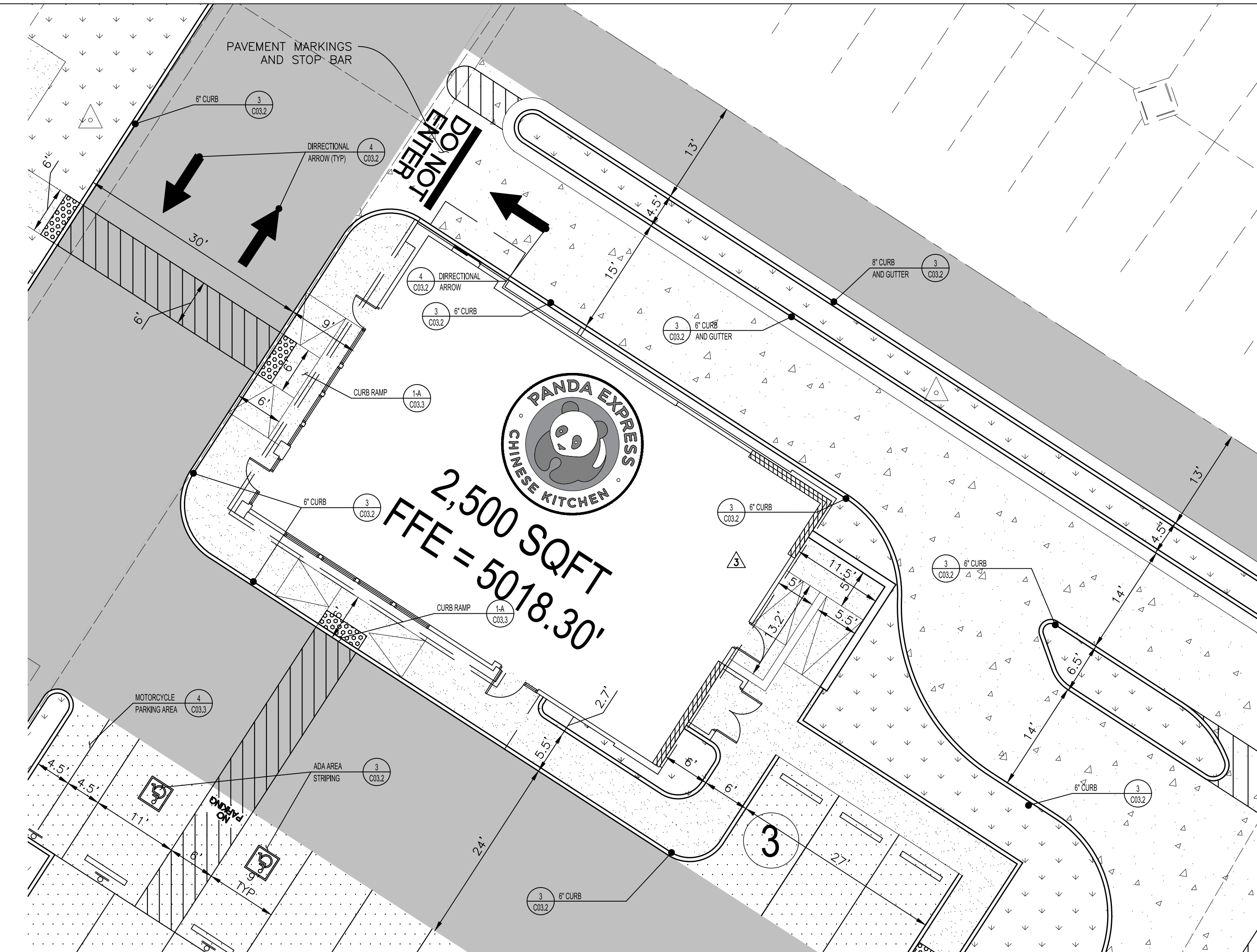
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

HARDSCAPE  
DETAILS I

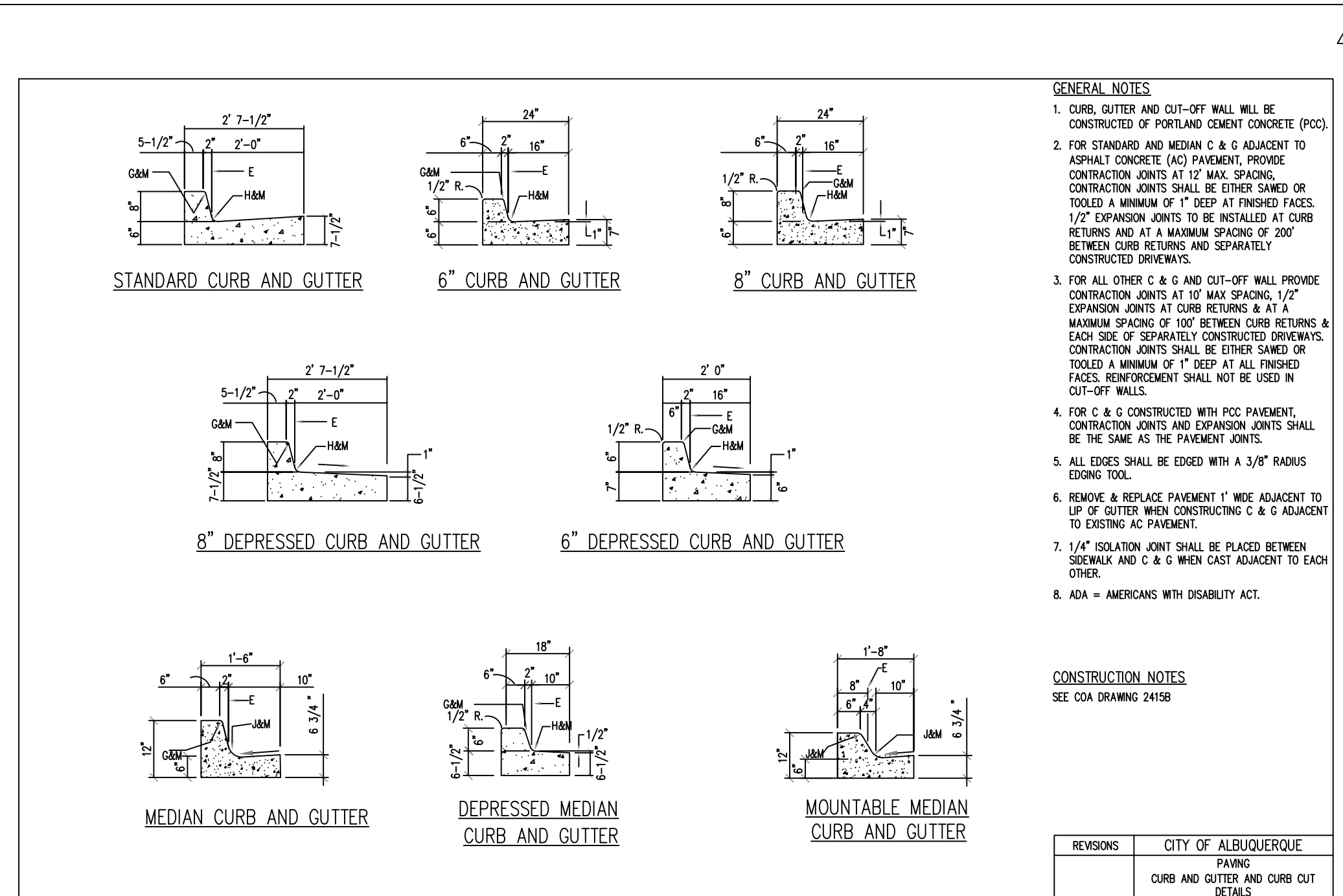
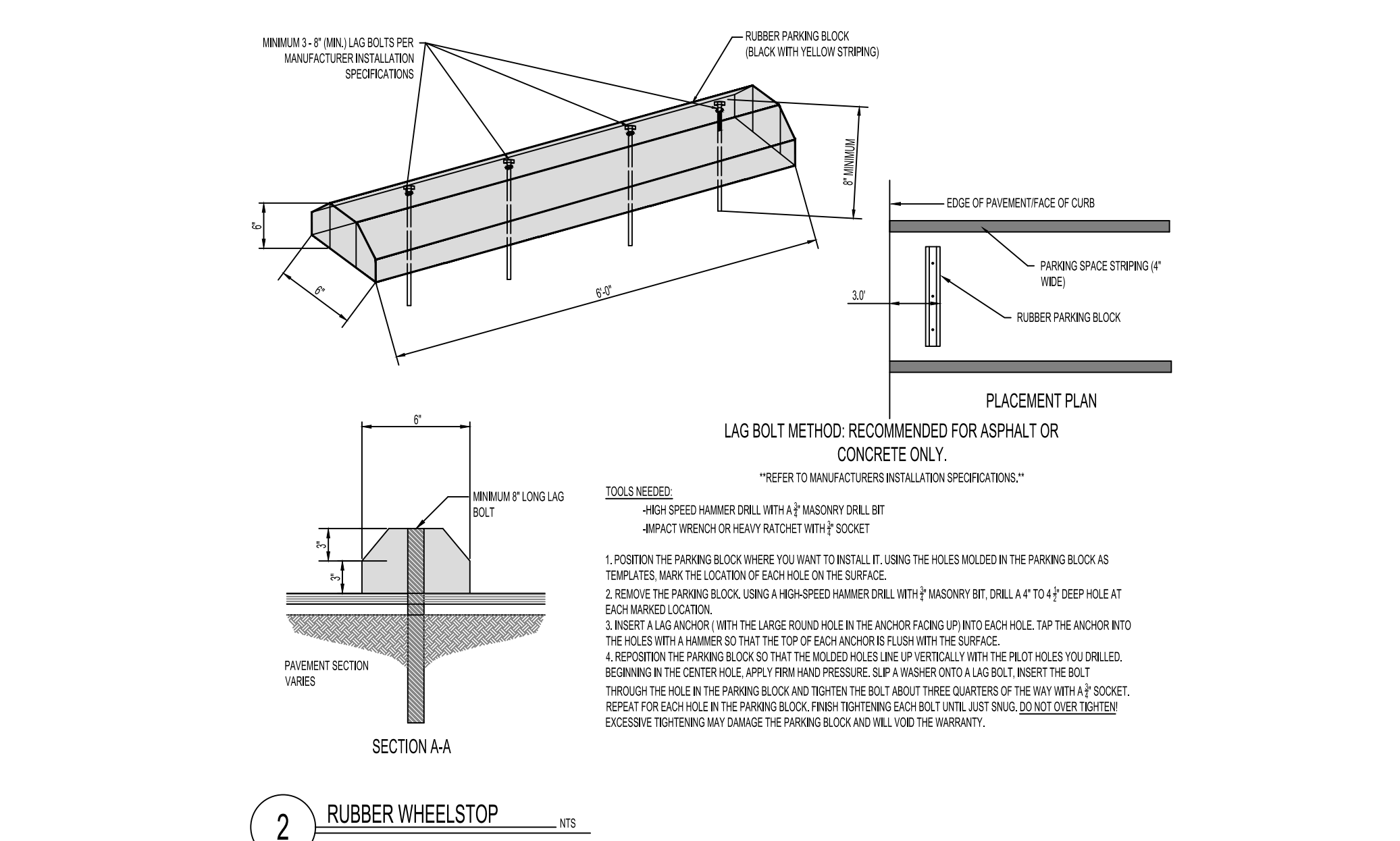
C03.2



EXPIRES 12-31-2023

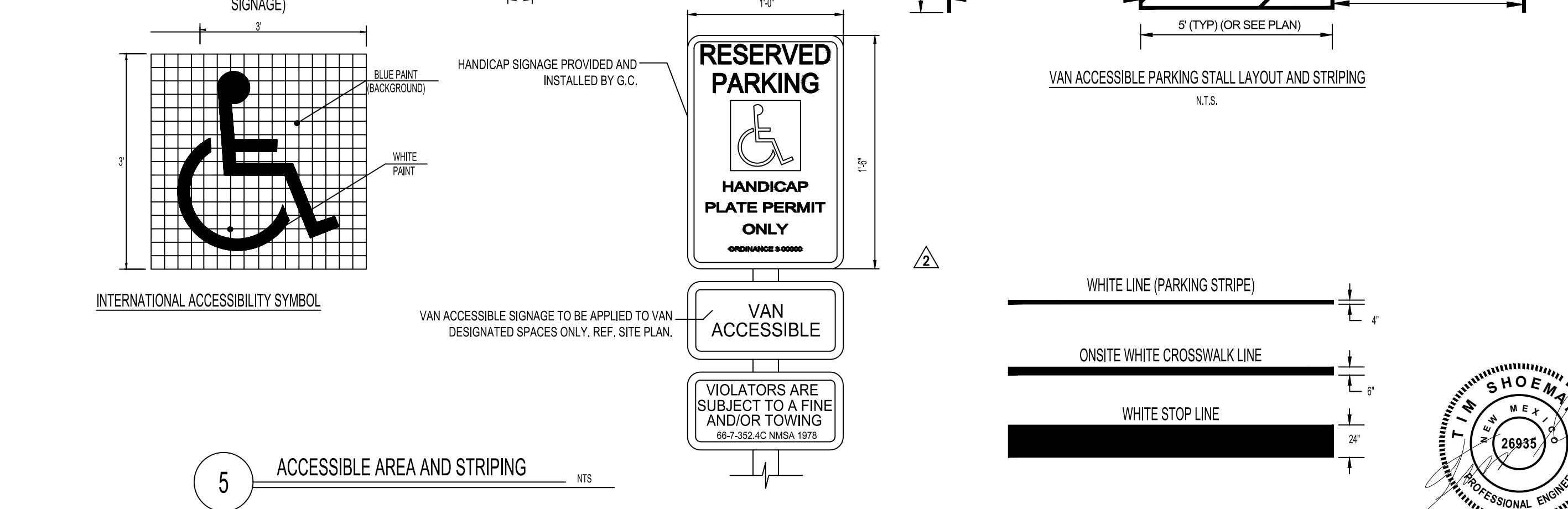


1 BUILDING DETAIL



3 CURB AND GUTTER DETAILS

5 ACCESSIBLE AREA AND STRIPING

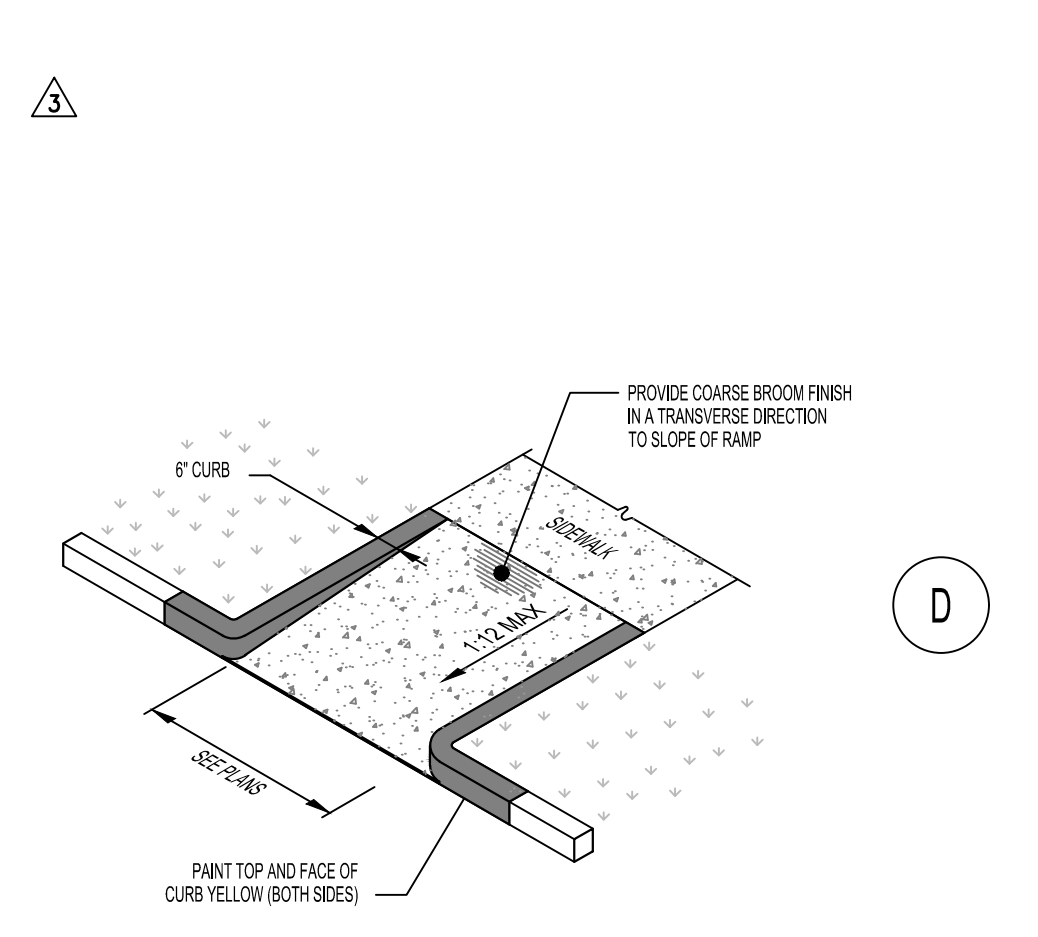
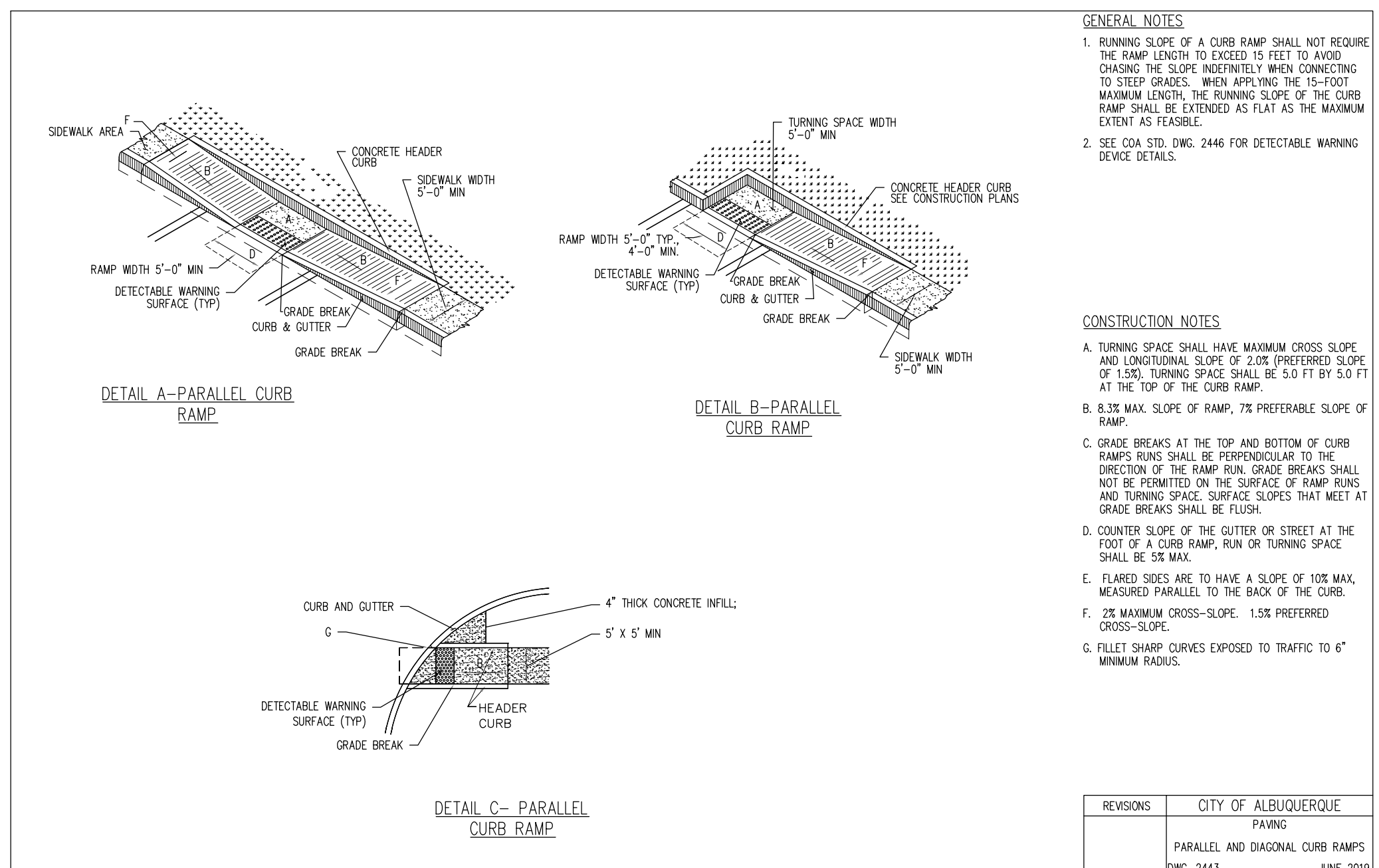
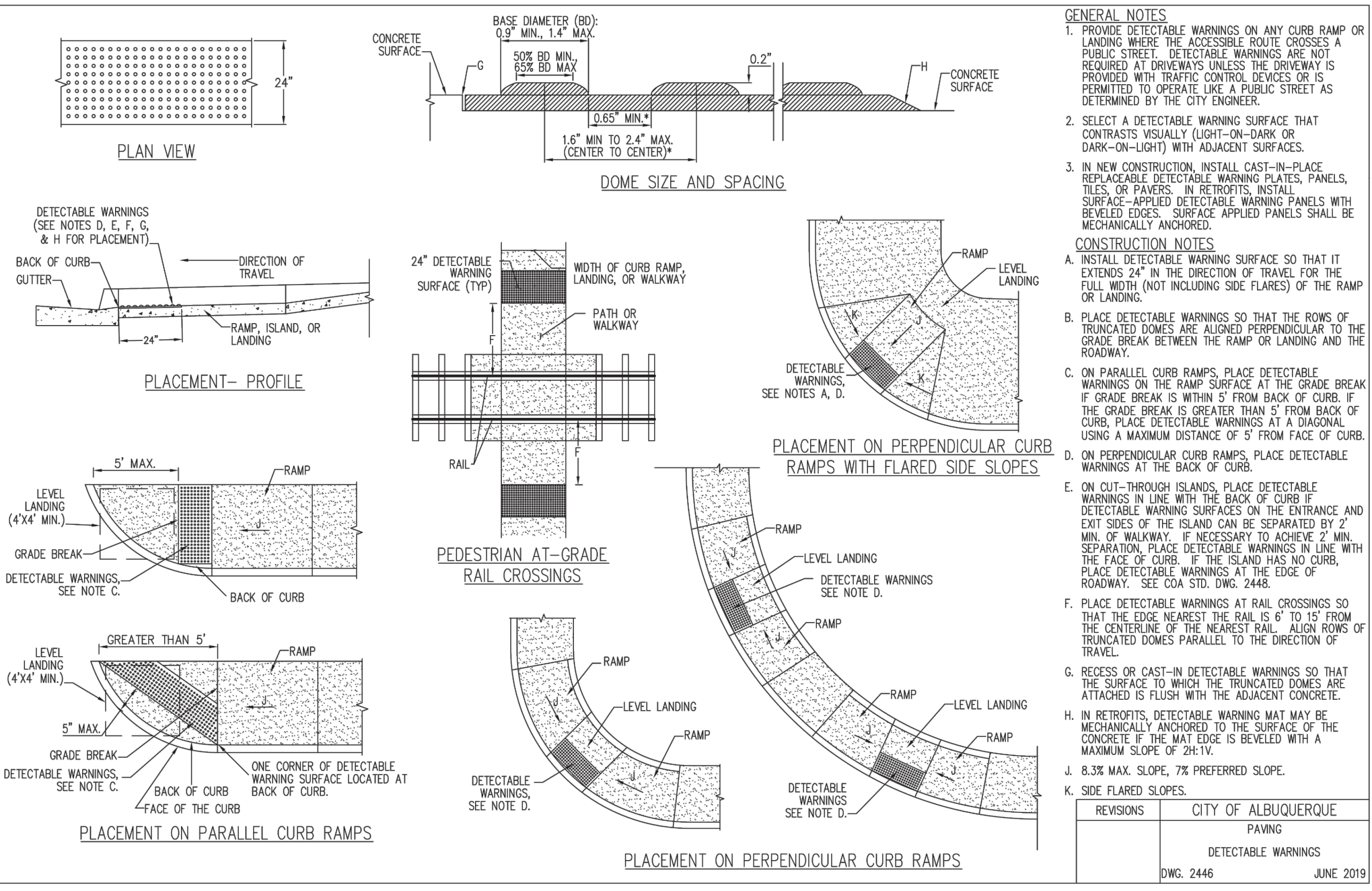


4 DIRECTIONAL ARROWS

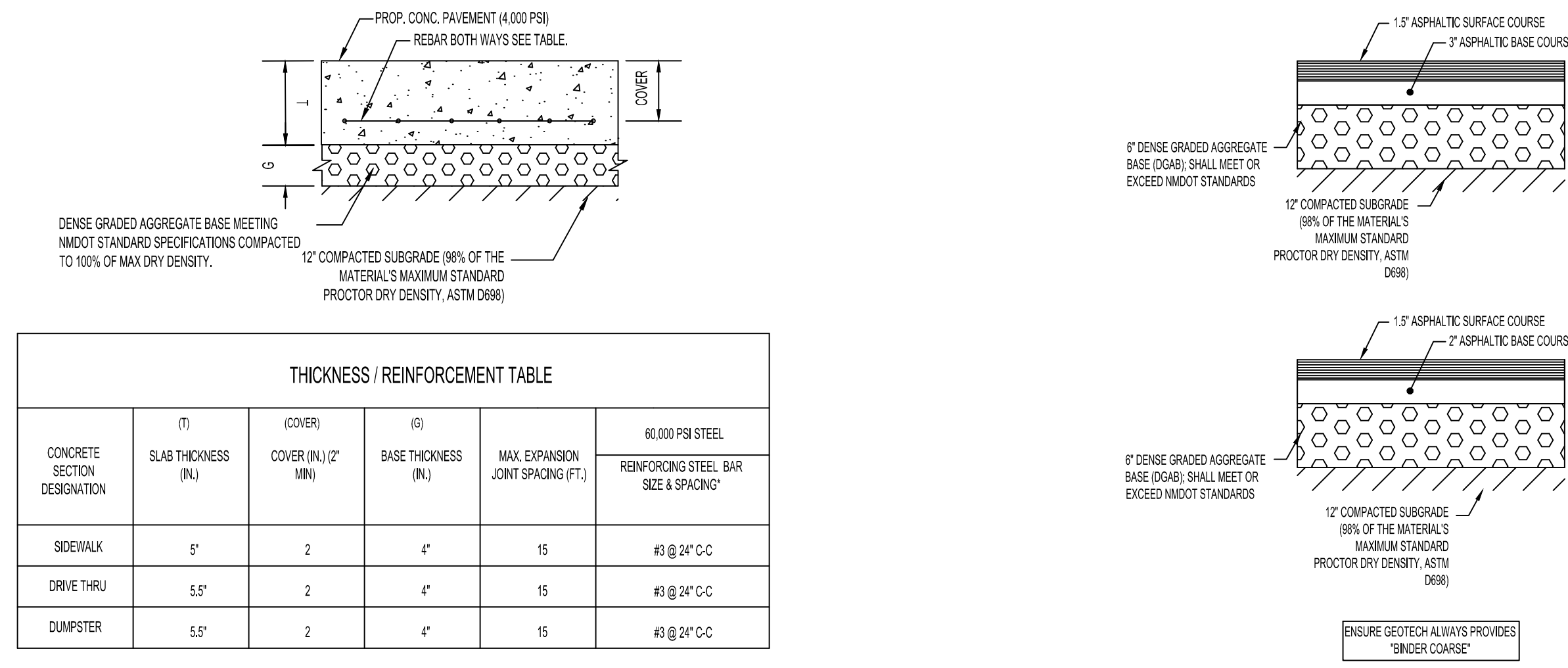


DRB SUBMITTAL SET PR-2022-006547

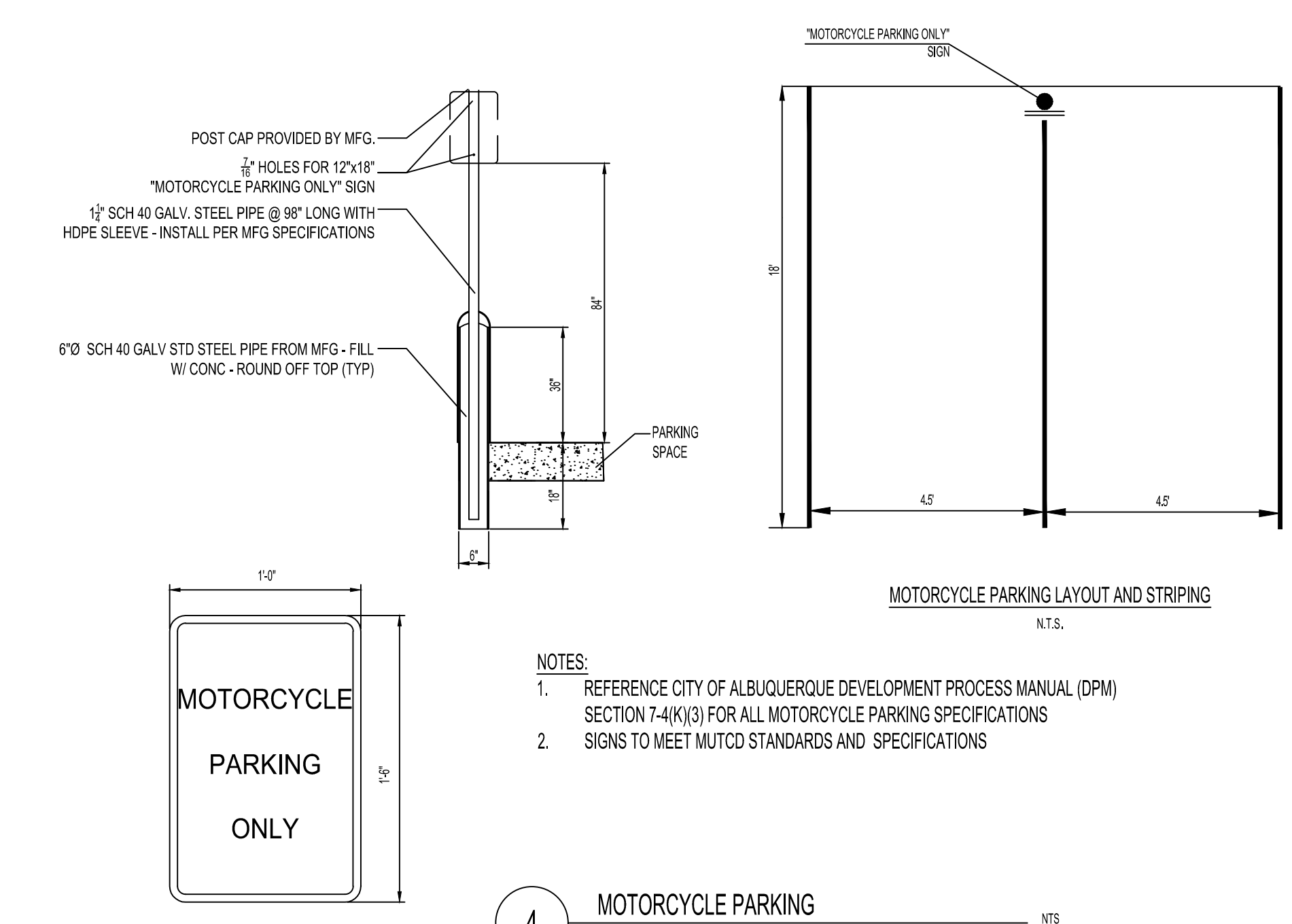




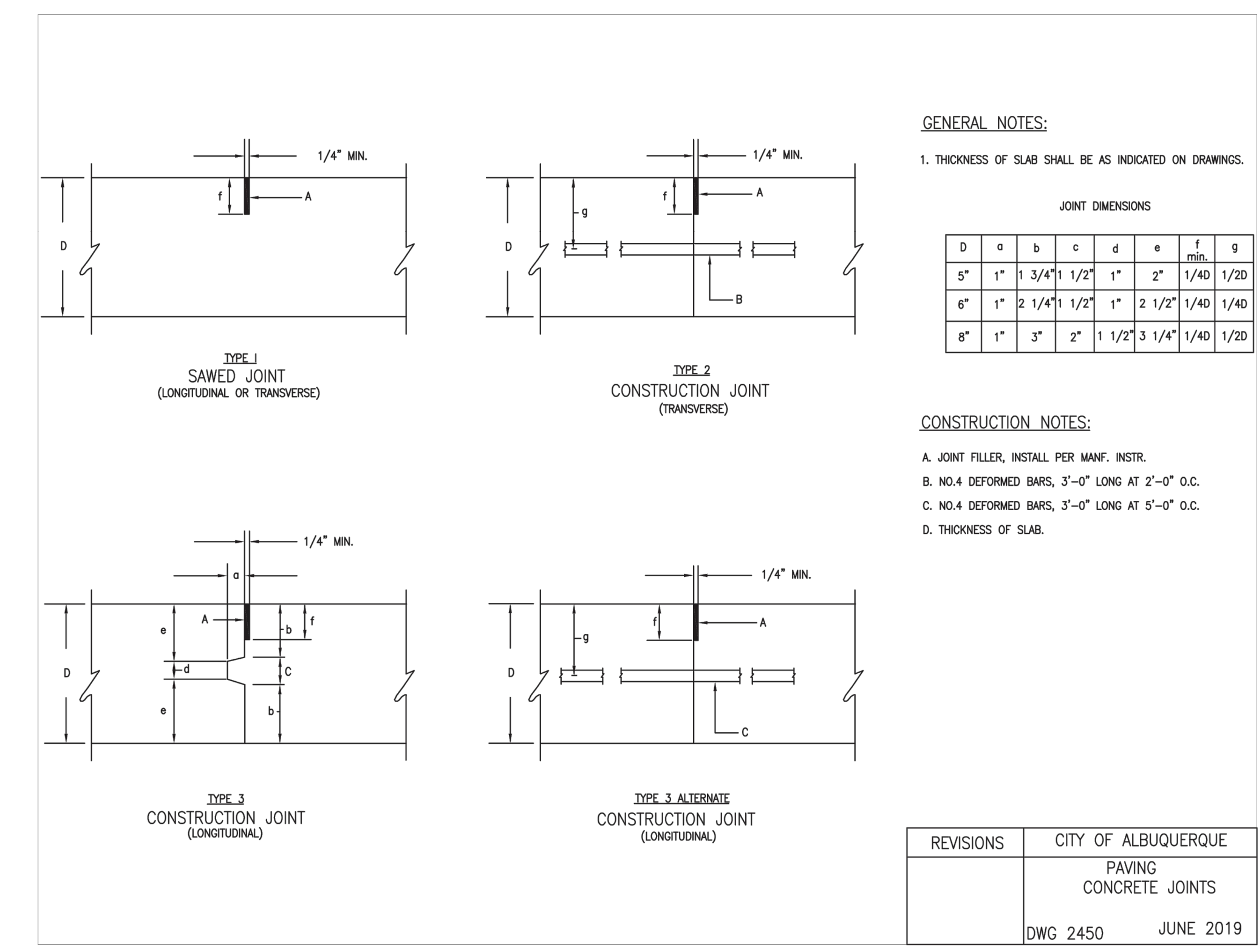
**1 CURB RAMPS AND PAVING DETECTABLE WARNING** NTS



**2 PAVEMENT SECTION** NTS



**4 MOTORCYCLE PARKING** NTS



**3 PAVING CONCRETE JOINT DETAILS** NTS



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

**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
---------------	----------

**DRAWN BY:** rtm

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



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

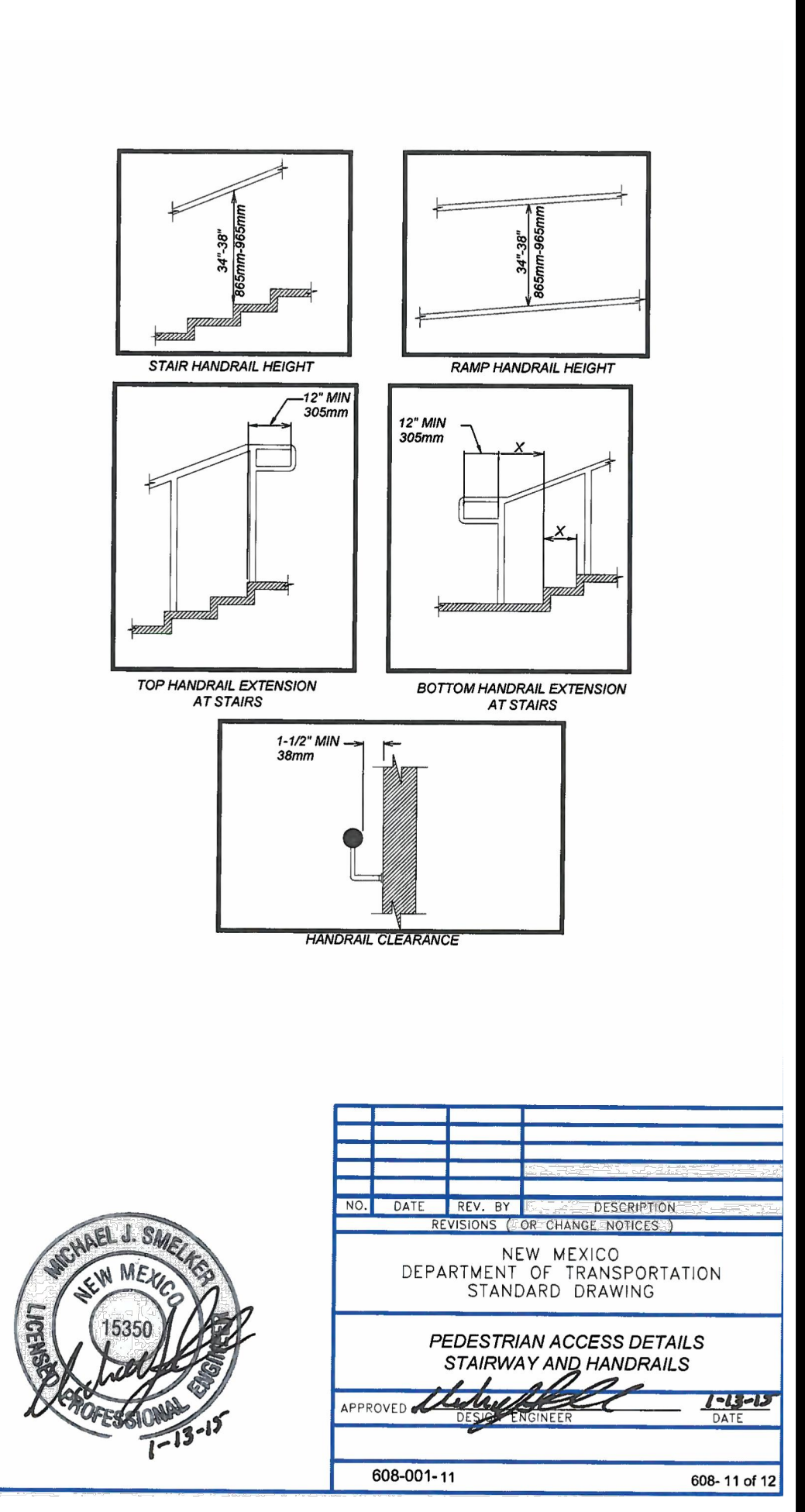
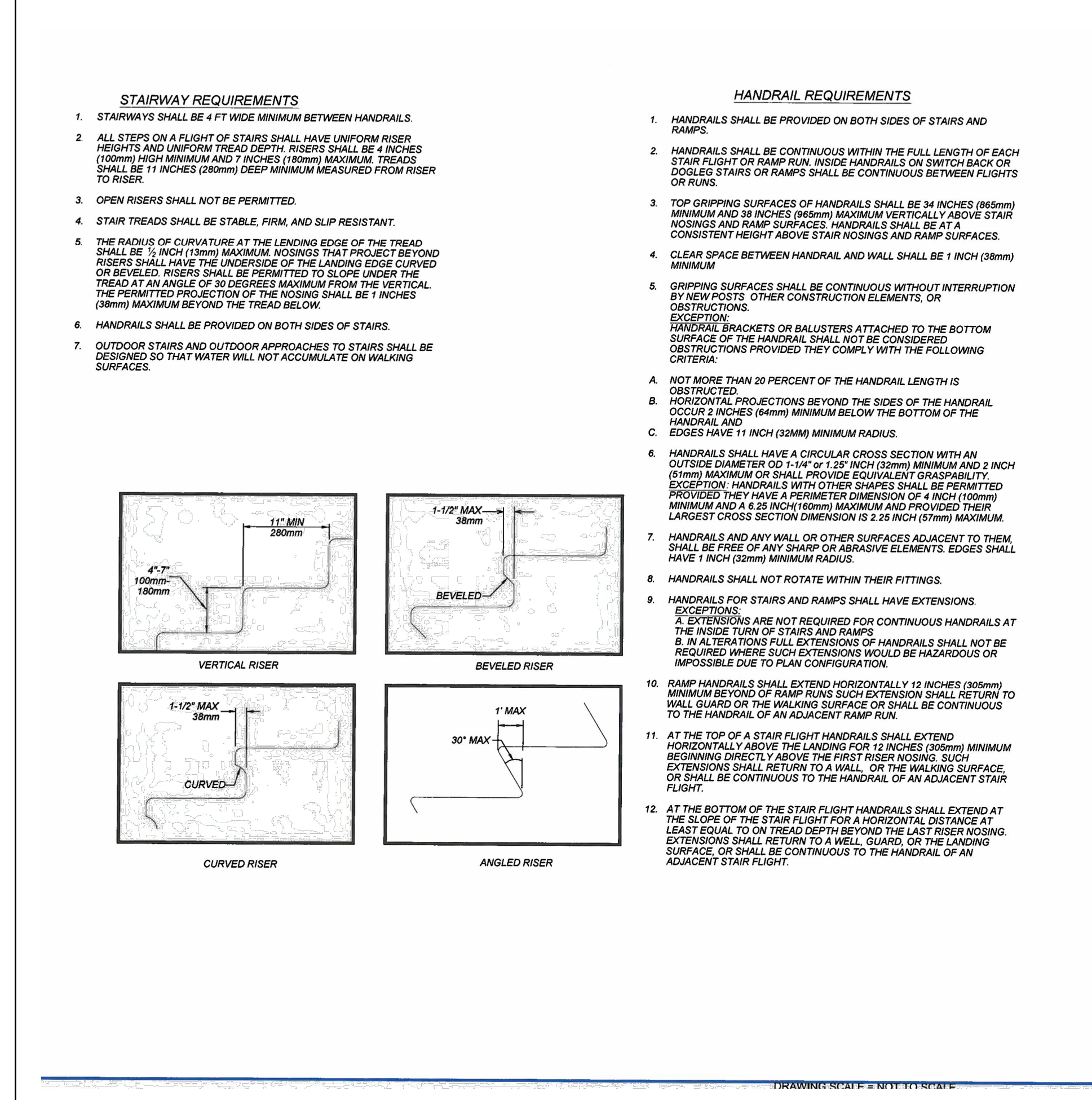
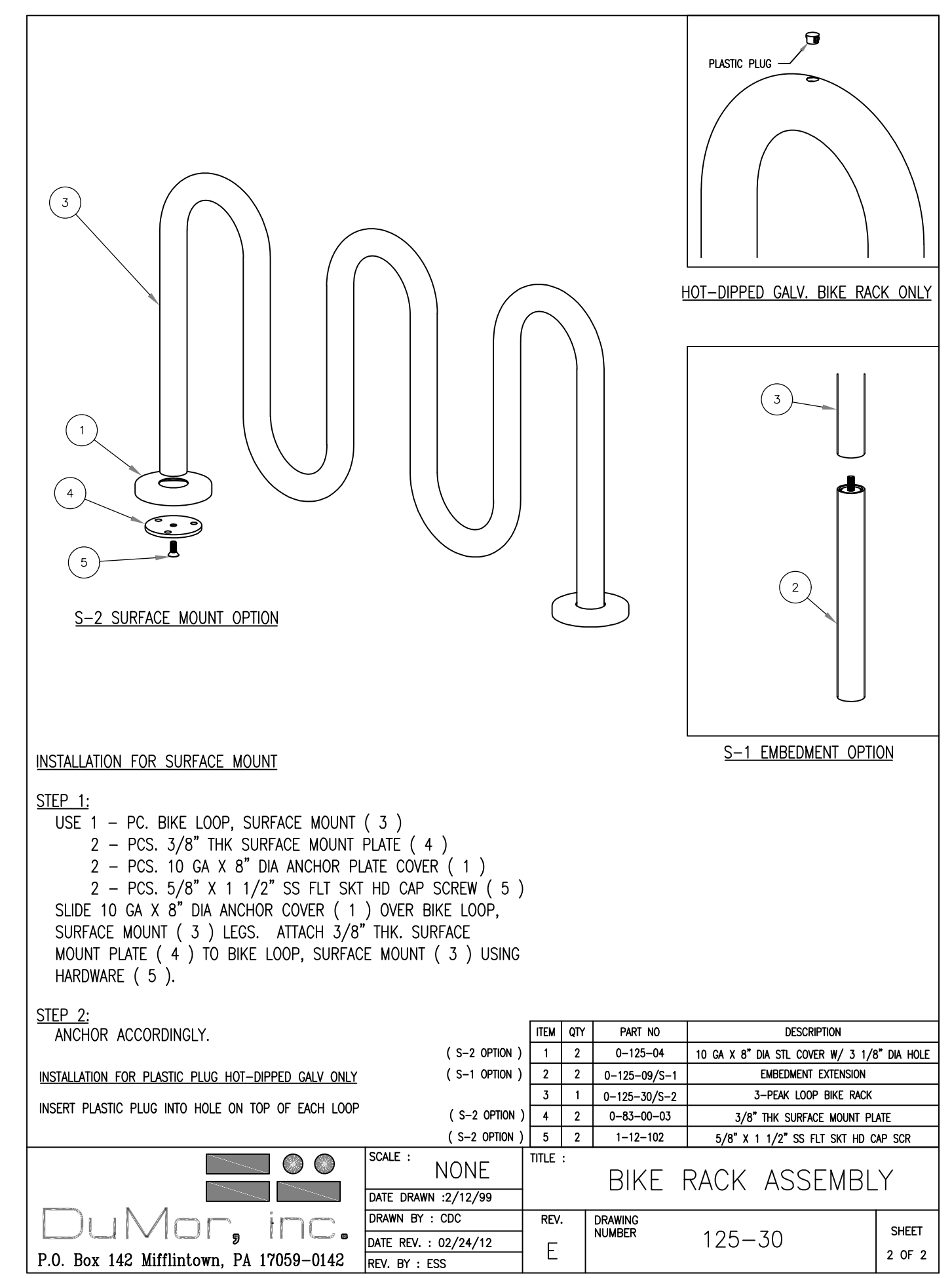
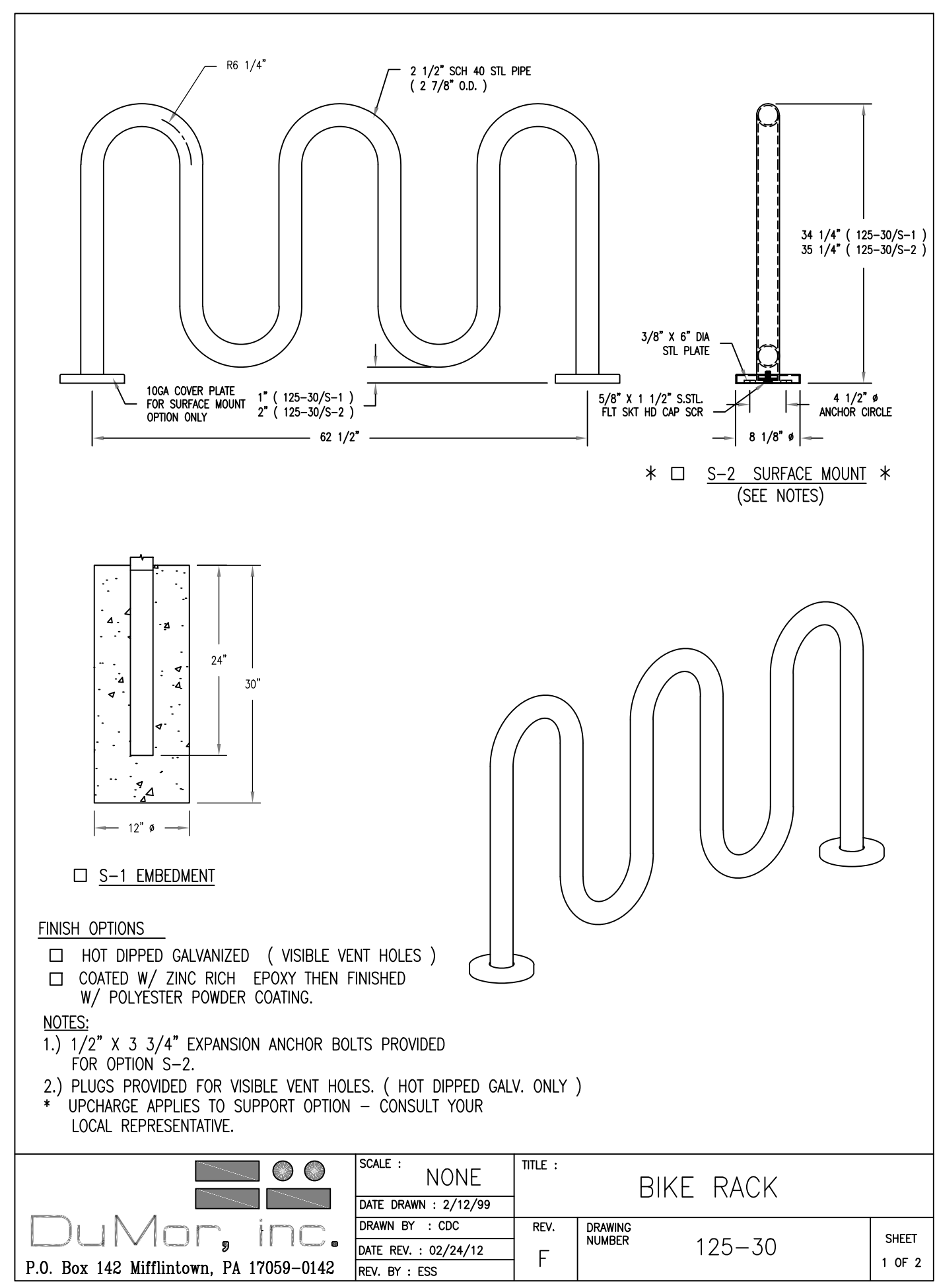
**HARDSCAPE DETAILS II**

C03.3

10126 COORS BOULEVARD

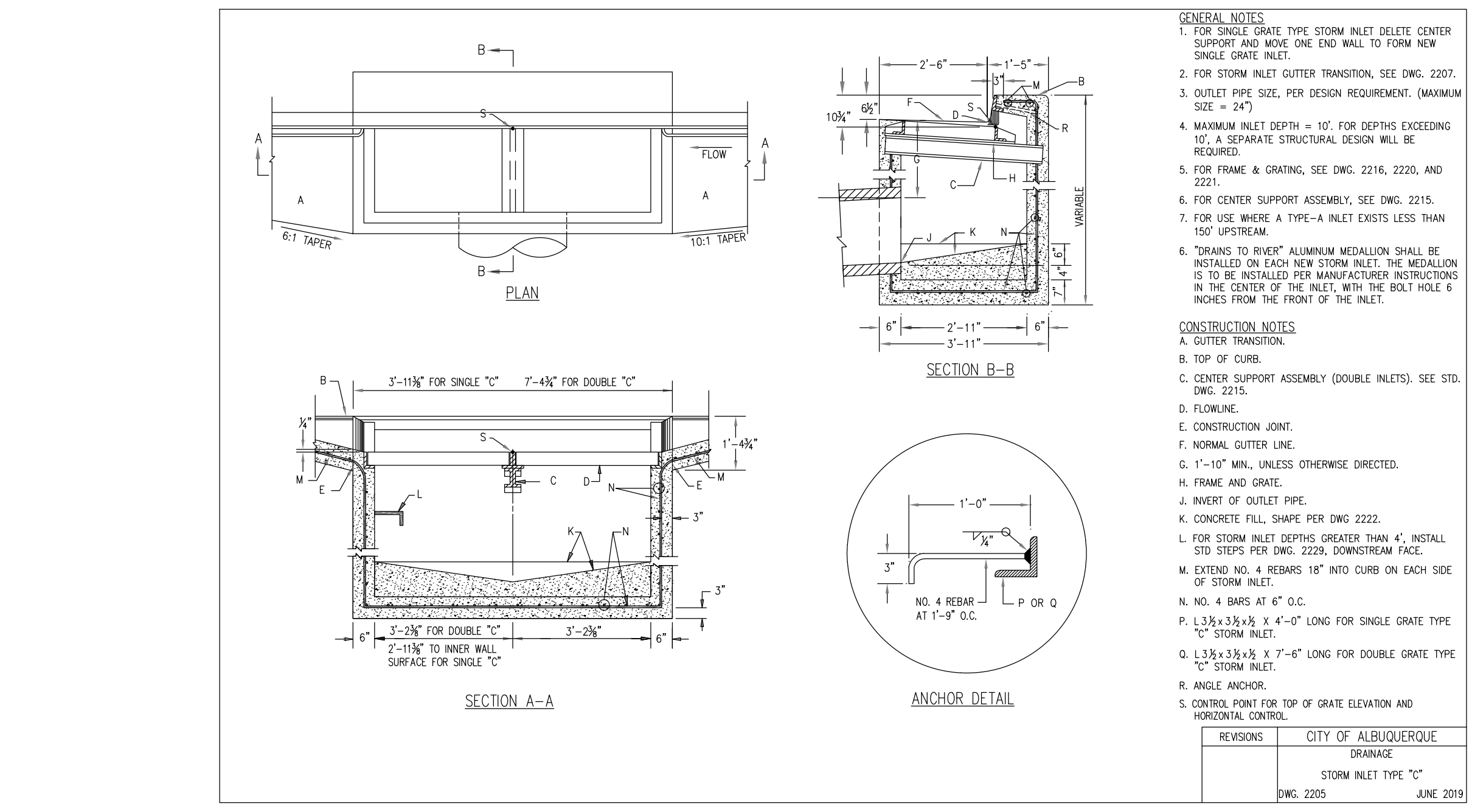
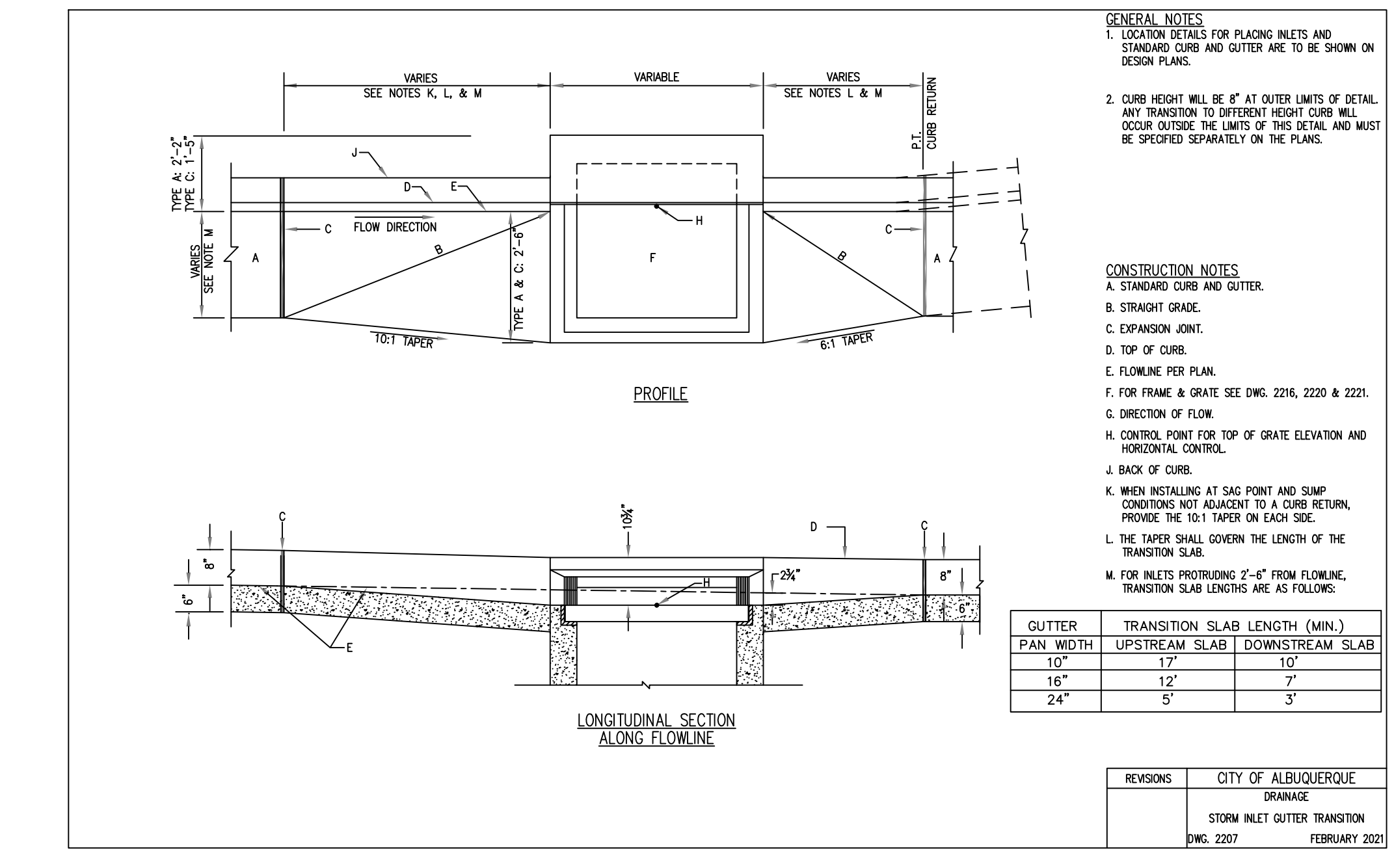
DRB SUBMITTAL SET PR-2022-006547





1 BIKE RACKS NTS

2 HAND RAILS NTS



3 CURB INLET NTS

2 HAND RAILS NTS



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

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

DRAWN BY: rtm

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



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

HARDSCAPE  
DETAILS III

C03.4

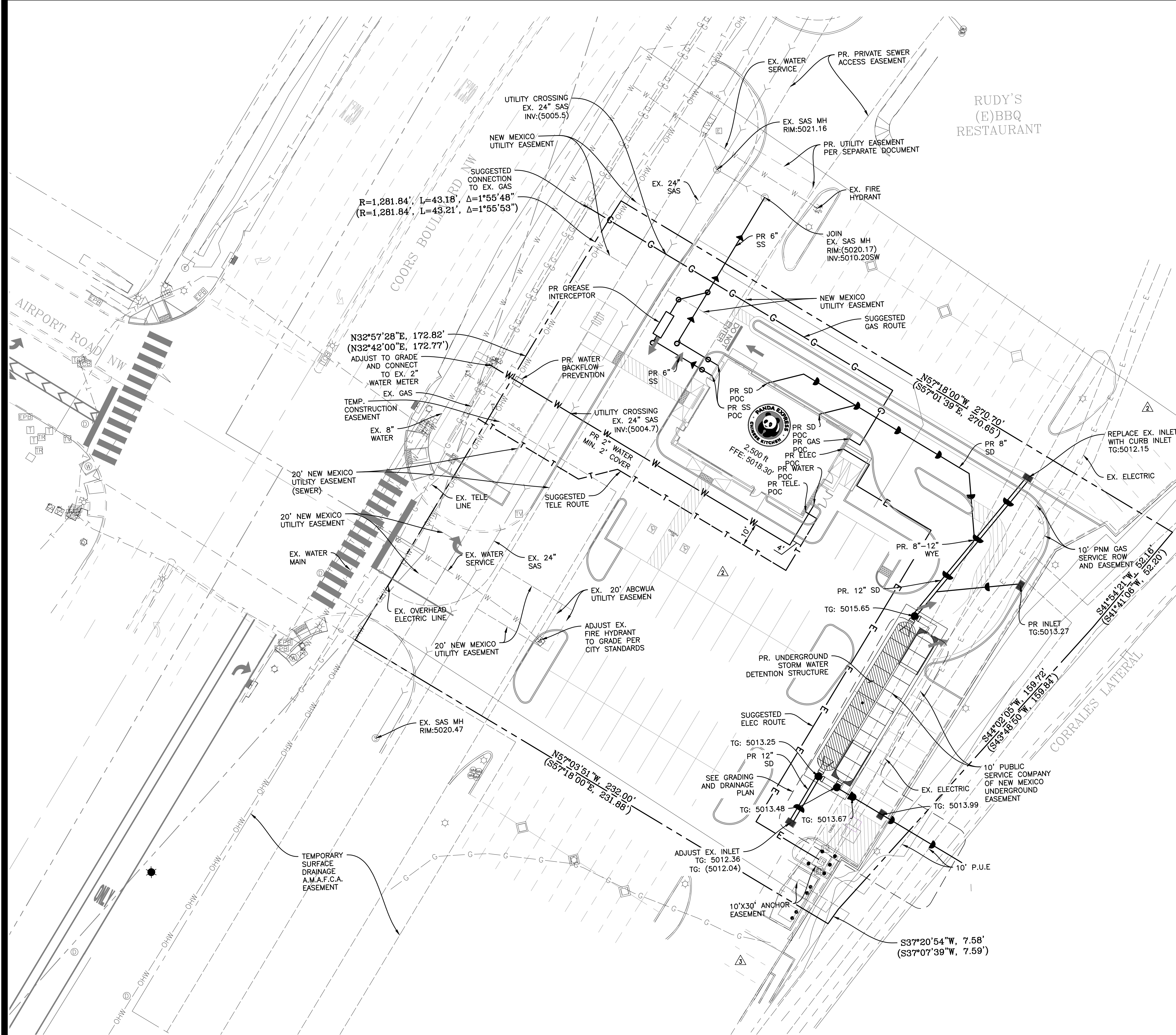
10126 COORS BOULEVARD



EXPIRES 12-31-2023

DRB SUBMITTAL SET PR-2022-006547

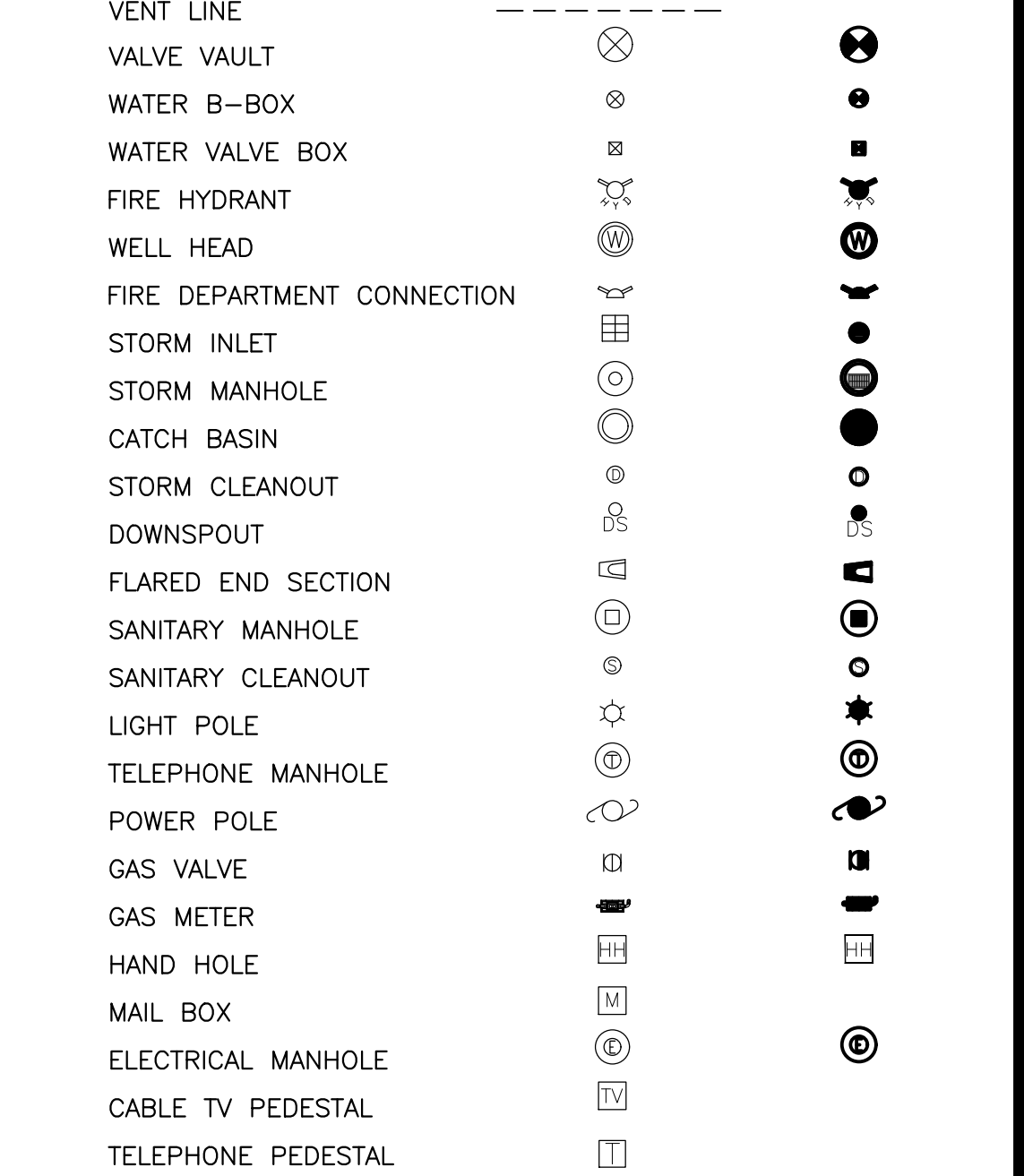




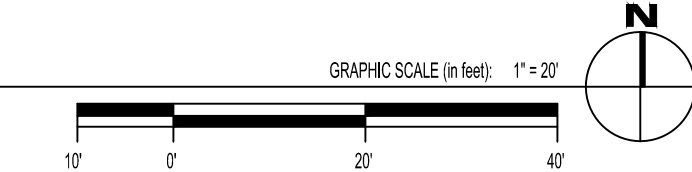
- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
  - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
  - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR 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	⊗	⊗



**UTILITY PLAN**



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

**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
---------------	----------

DRAWN BY: rtm

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



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

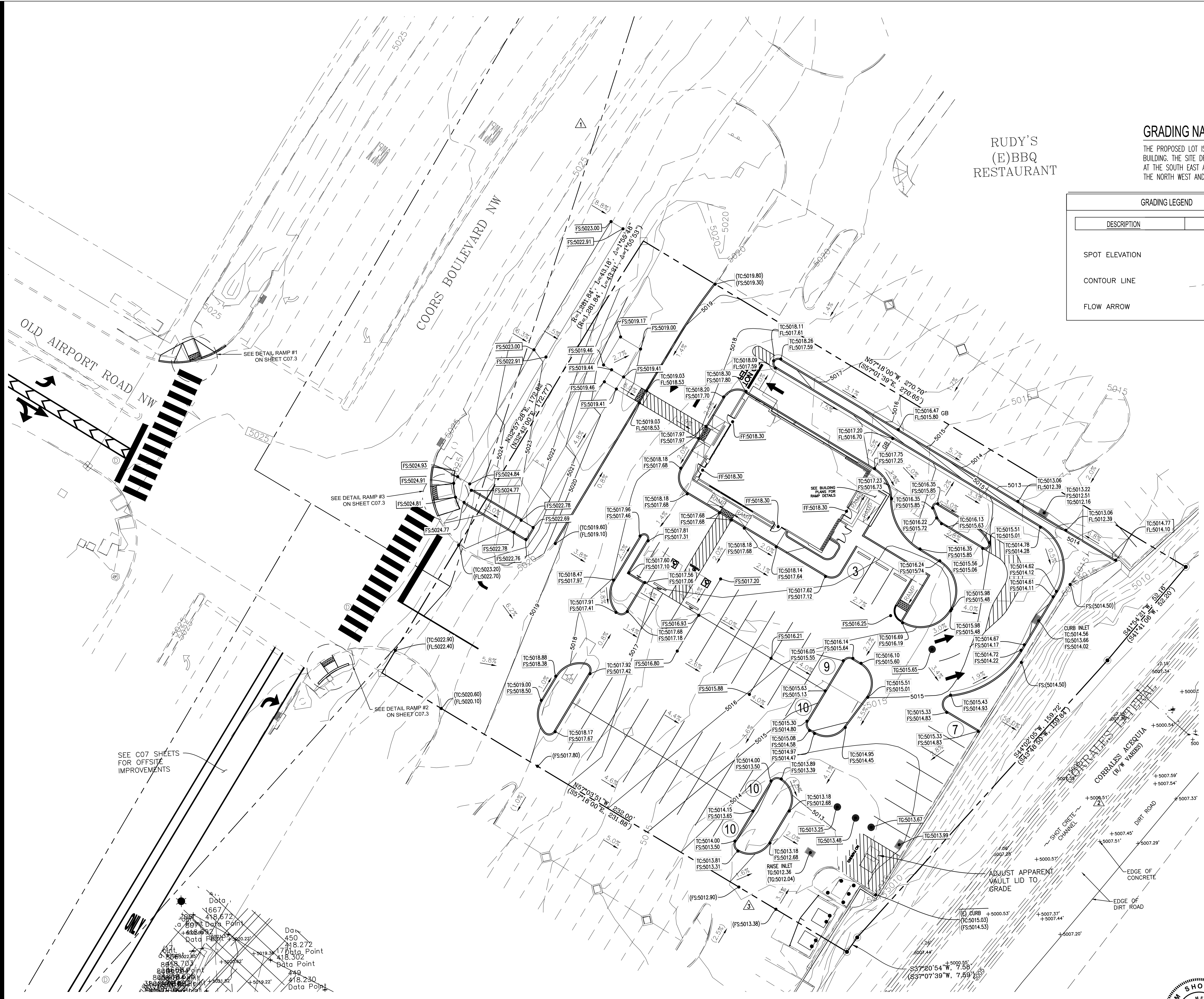
**PANDA EXPRESS**  
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

**UTILITY PLAN**

C04.0

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



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	DRB 1st RESUBMITTAL	04-01-21
2	DRB Project No. PR-2022-006547	
3	SI-2022-00216-SITE PLAN	
4	DRB 2nd RESUBMITTAL	05-04-22
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

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

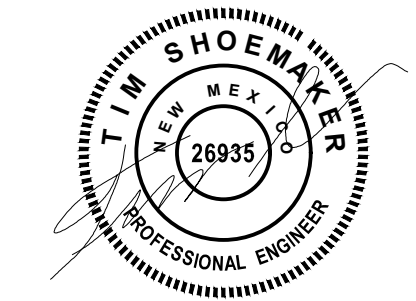
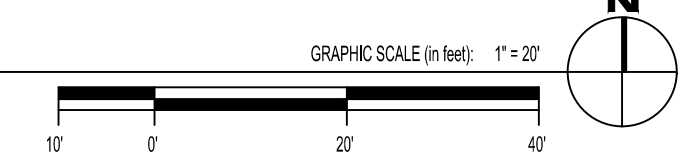
HOUSTON 1111 North Loop West, Suite 800 713 869 1103 V  
 DALLAS 5717 Legacy Drive, Suite 240 972 490 7292 V  
 Houston, Texas 77008 Plano, Texas 75024

**PANDA EXPRESS**  
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

**GRADING PLAN**

C05.0

**GRADING PLAN**



EXPIRES 12-31-2023

DRB SUBMITTAL SET PR-2022-006547





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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:


ISSUE DATE:


DRAWN BY: rtm  
PANDA PROJECT #: S8-22-D8582  
PANDA STORE #: D8582  
ARCH PROJECT #: D8582

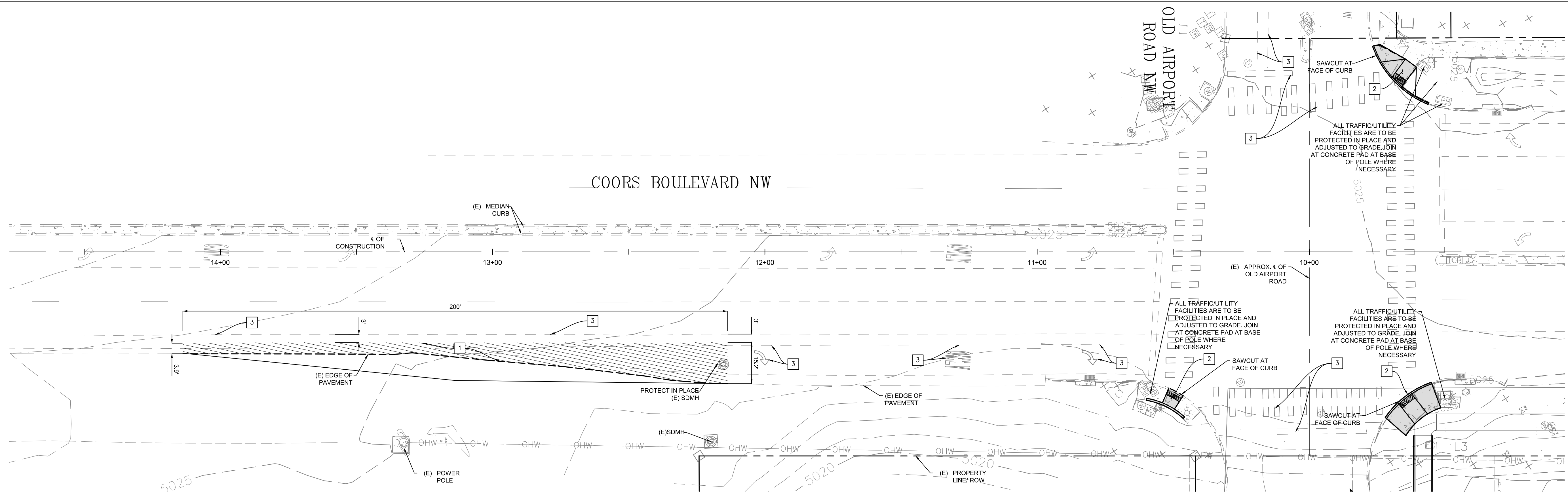
**rtm**  
engineering consultants  
650 E. Algonquin Road  
Suite 250  
Schaumburg, IL 60173  
Telephone: (847) 756-4380  
www.rtmec.com  
OH Certificate of Authority: 05046

**Heights Venture**  
ARCHITECTURE DESIGN

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

PANDA EXPRESS  
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

OFFSITE STREET  
DEMOLITION &  
IMPROVEMENT PLAN  
C07.0



**OFFSITE STREET DEMOLITION PLAN**

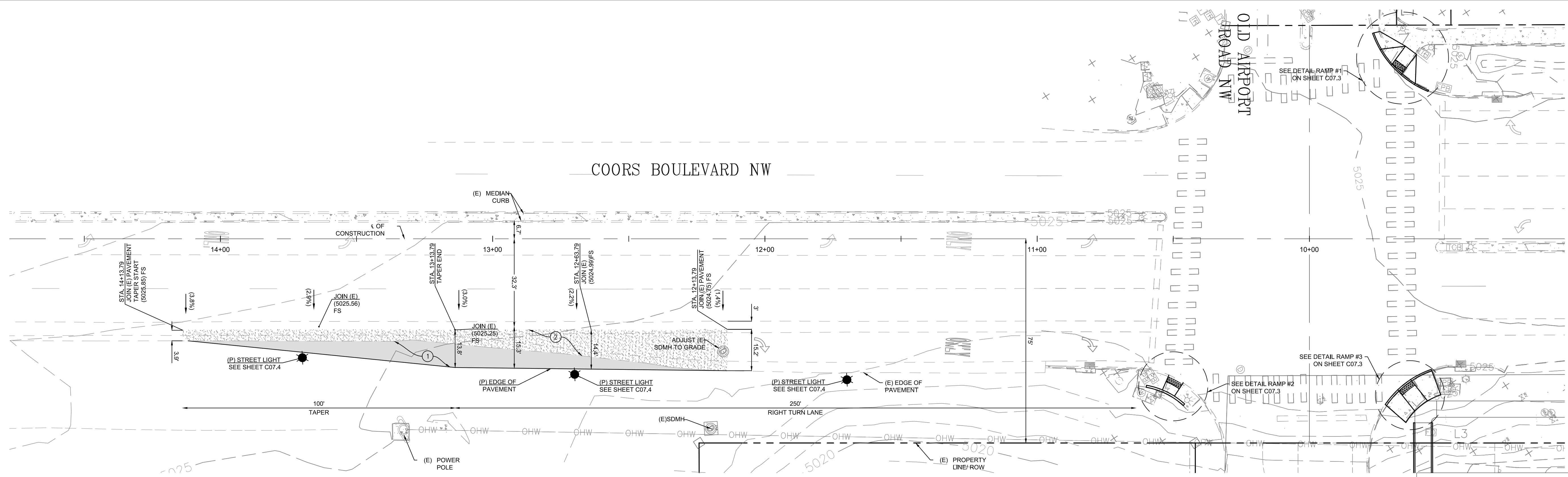
LEGEND

SYMBOL	DESCRIPTION
---	SAWCUT (E) EDGE OF PAVEMENT
---	RIGHT-OF-WAY/PROPERTY LINE
---	CENTERLINE
///	REMOVE SURFACE COURSE AC PAVEMENT

DEMOLITION NOTES

1	GRIND (E) SURFACE COURSE
2	REMOVE (E) RAMP AND CURB PER PLAN.
3	WATER BLAST AND REMOVE EXISTING PAVEMENT MARKINGS

PLAN DRAWING SCALE: 1" = 20'



**OFFSITE STREET IMPROVEMENT PLAN**

LEGEND

SYMBOL	DESCRIPTION
---	RIGHT-OF-WAY/PROPERTY LINE
---	CENTERLINE
■	FULL DEPTH AC PAVEMENT
■	OVERLAY SURFACE COURSE

CONSTRUCTION NOTES

1	CONSTRUCT FULL DEPTH ASPHALT PAVEMENT TO MATCH EXISTING CONDITIONS
2	OVERLAY SURFACE COURSE PER NMDOT STANDARDS

NOTES  
1. CONSTRUCTION CENTERLINE ALONG COORS BOULEVARD IS SET PARALLEL TO THE EXISTING PROPERTY LINE LABELED ON PLAN AT THE CENTER OF AN ASSUMED 150' RIGHT OF WAY.

PLAN DRAWING SCALE: 1" = 20'







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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

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 77008 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 450 7292 V

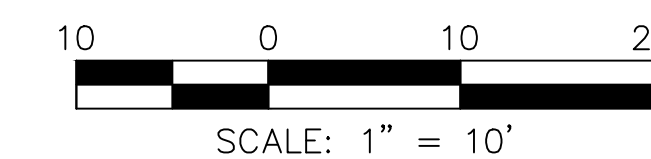
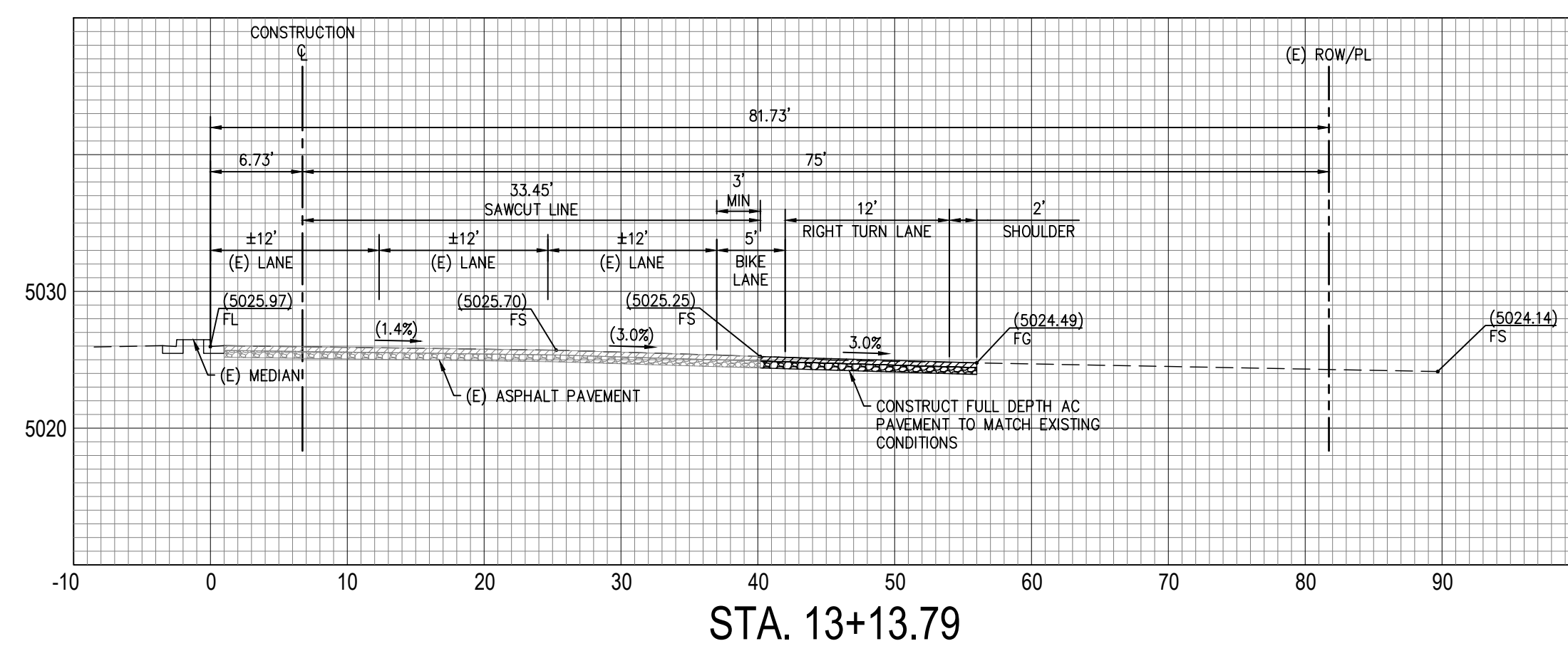
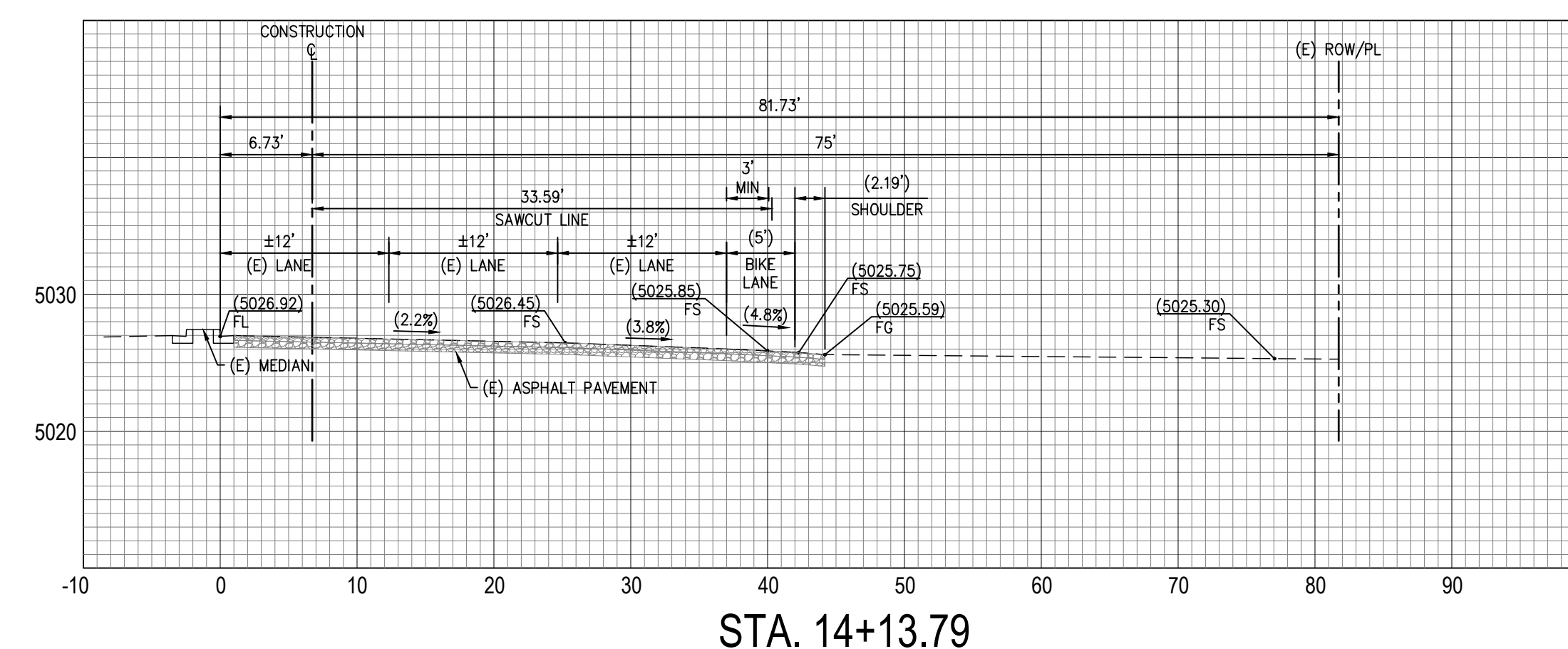
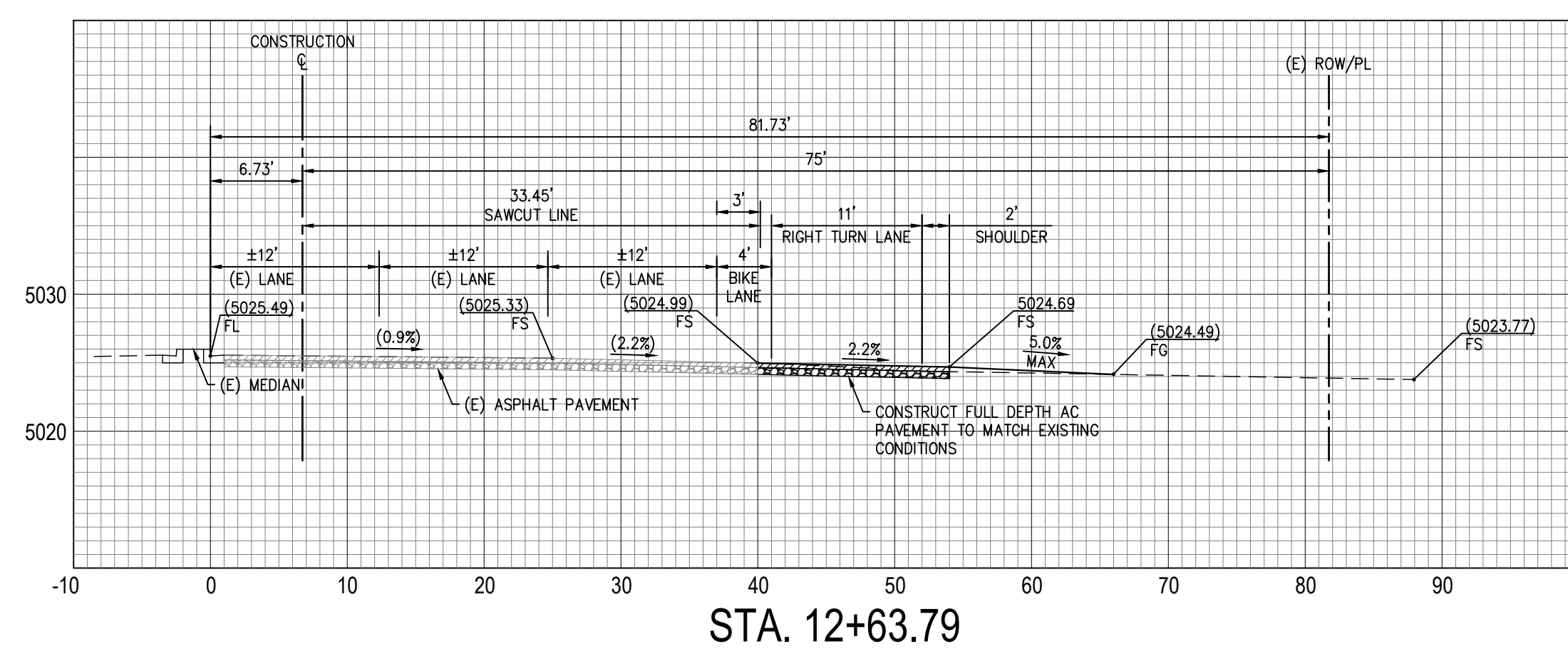
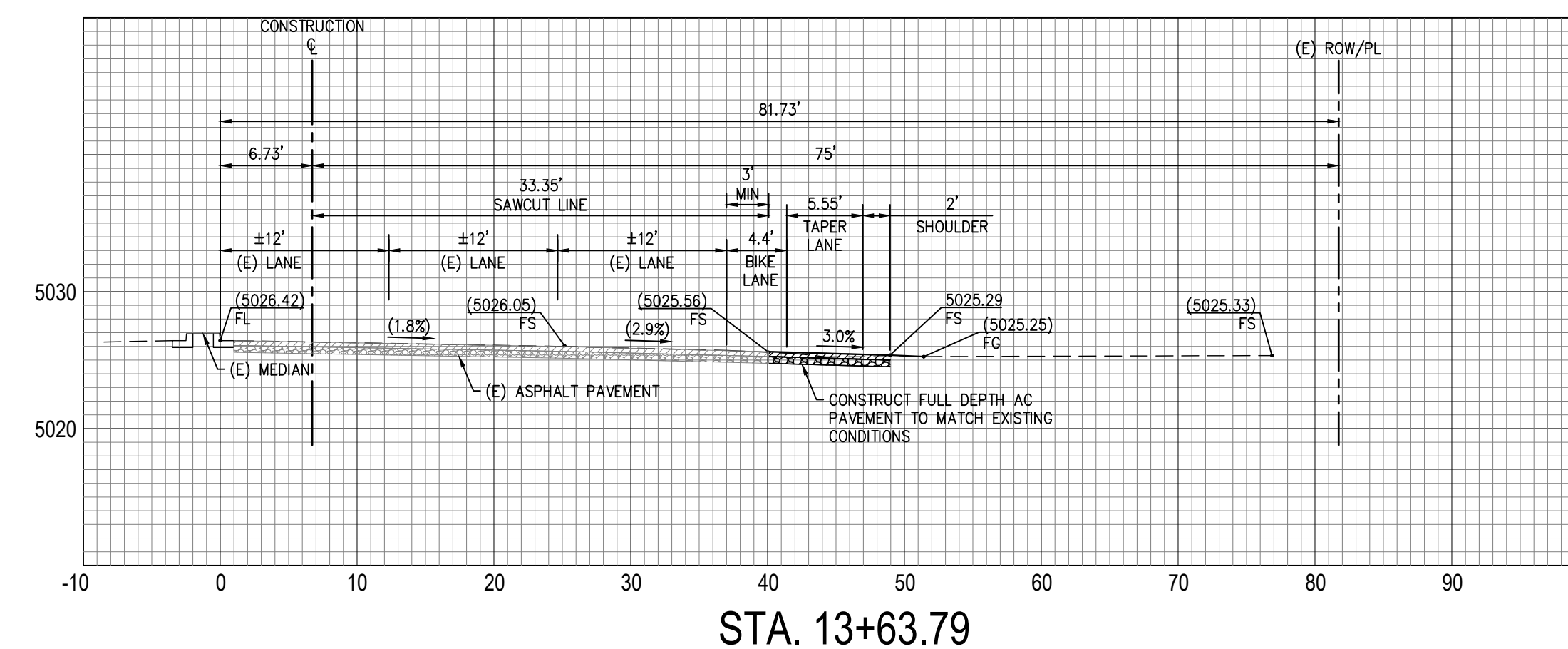
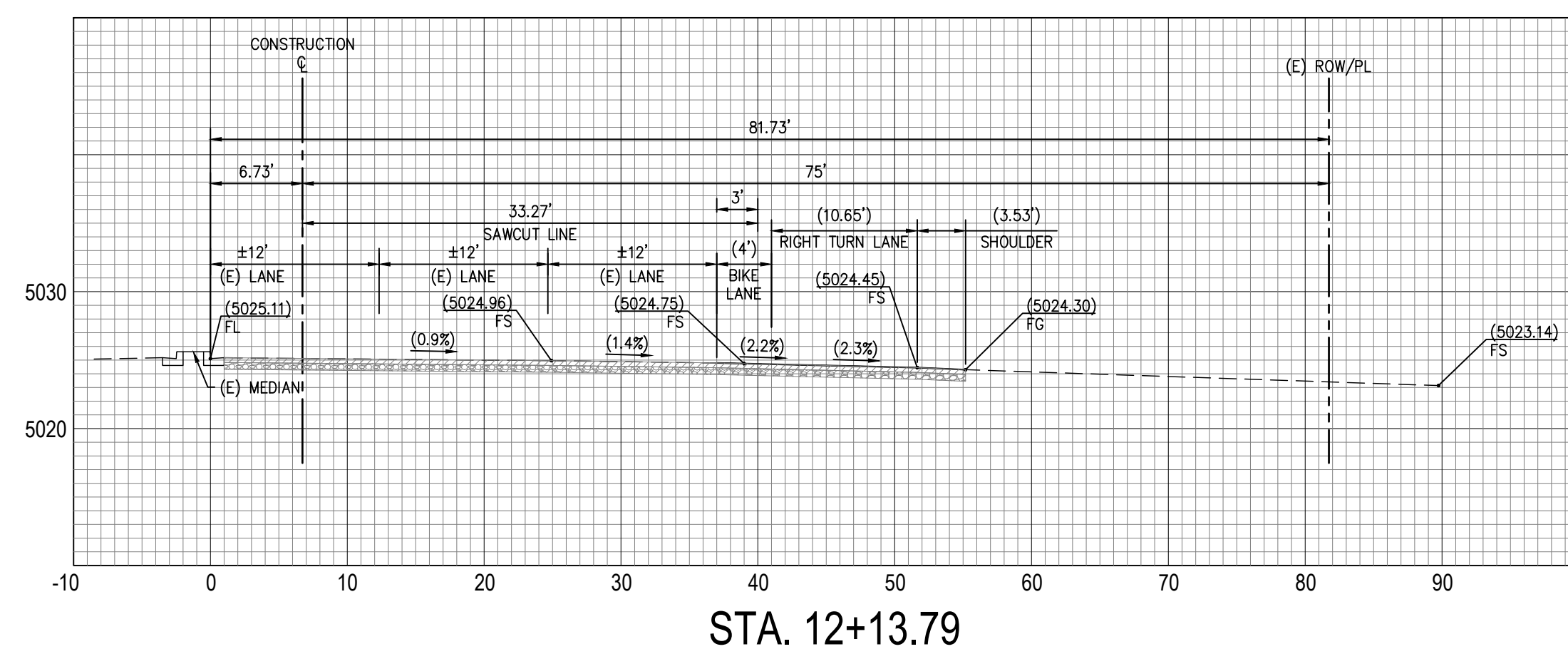
PANDA EXPRESS

10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

OFFSITE STREET  
IMPROVEMENT  
CROSS SECTIONS

C07.1

10126 COORS BOULEVARD





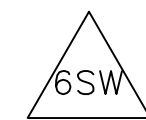
# STRIPING GENERAL NOTES

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:
 

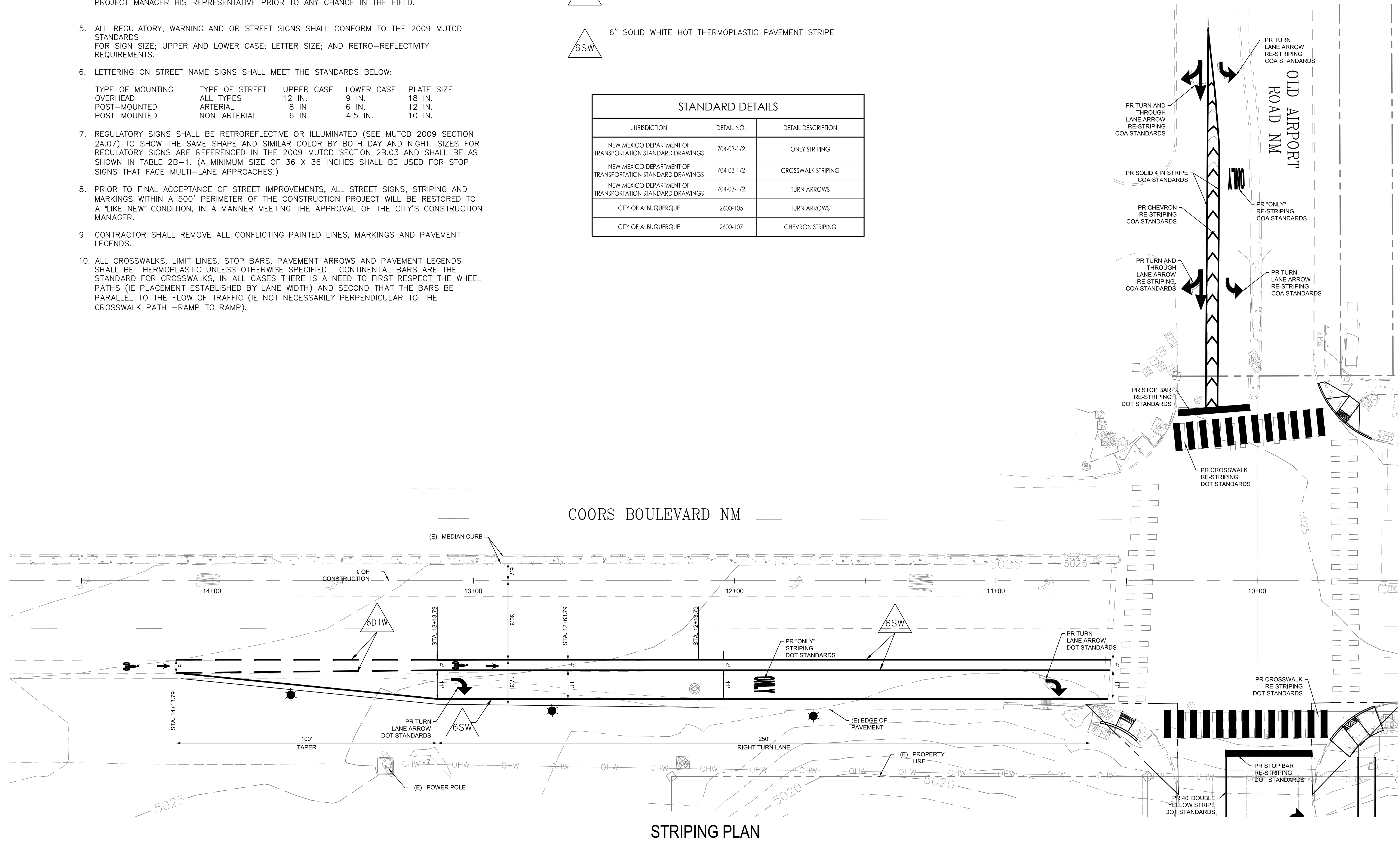
TYPE OF MOUNTING	TYPE OF STREET	UPPER CASE	LOWER CASE	PLATE SIZE
OVERHEAD	ALL TYPES	12 IN.	9 IN.	18 IN.
POST-MOUNTED	ARTERIAL	8 IN.	6 IN.	12 IN.
POST-MOUNTED	NON-ARTERIAL	6 IN.	4.5 IN.	10 IN.
7. REGULATORY SIGNS SHALL BE RETROREFLECTIVE OR ILLUMINATED (SEE MUTCD 2009 SECTION 2A.07) TO SHOW THE SAME SHAPE 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



STRIPING PLAN

PLAN DRAWING SCALE: 1" = 20'



EXPIRES 12-31-2023



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



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

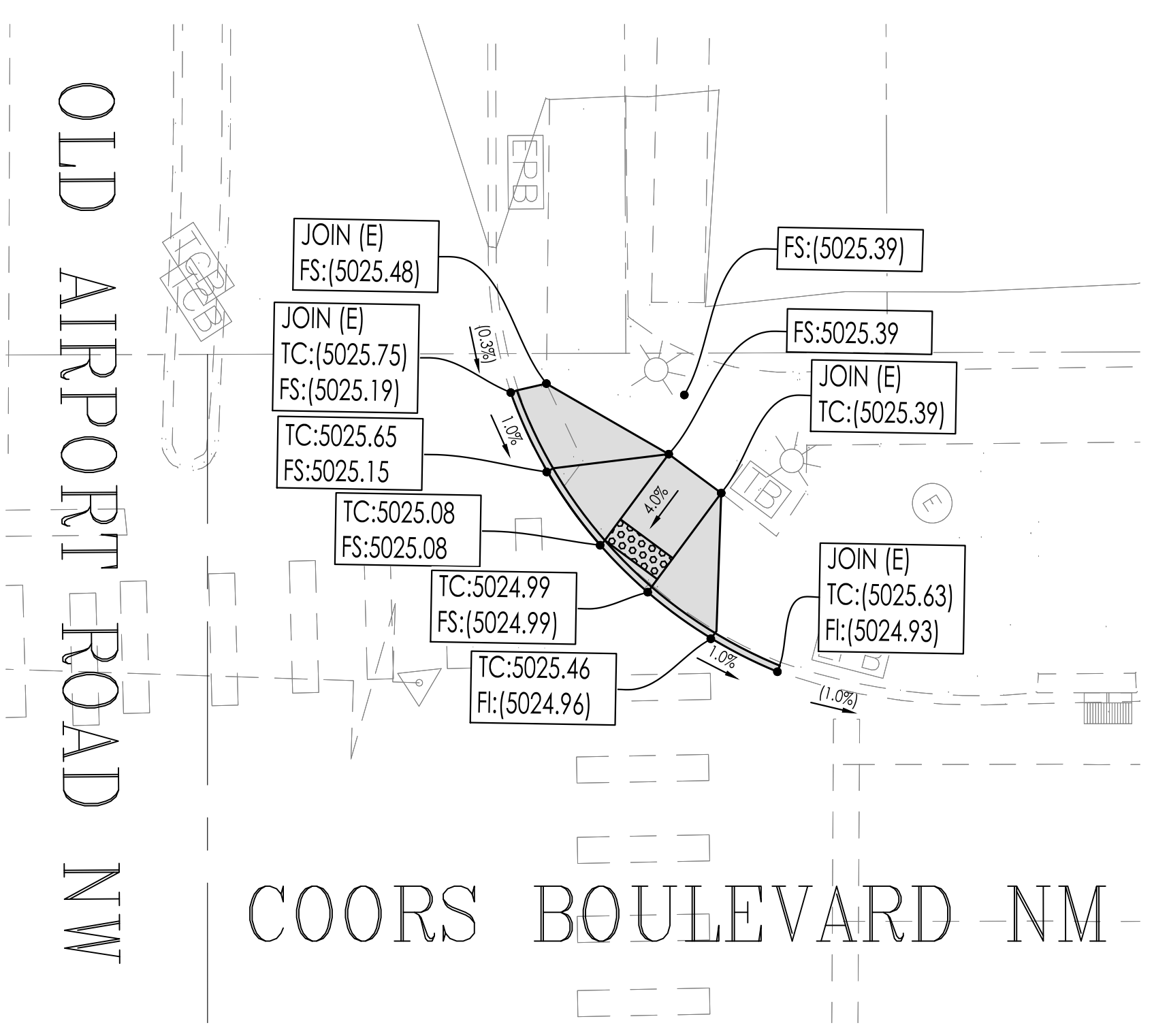
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

OFFSITE STREET STRIPING PLAN

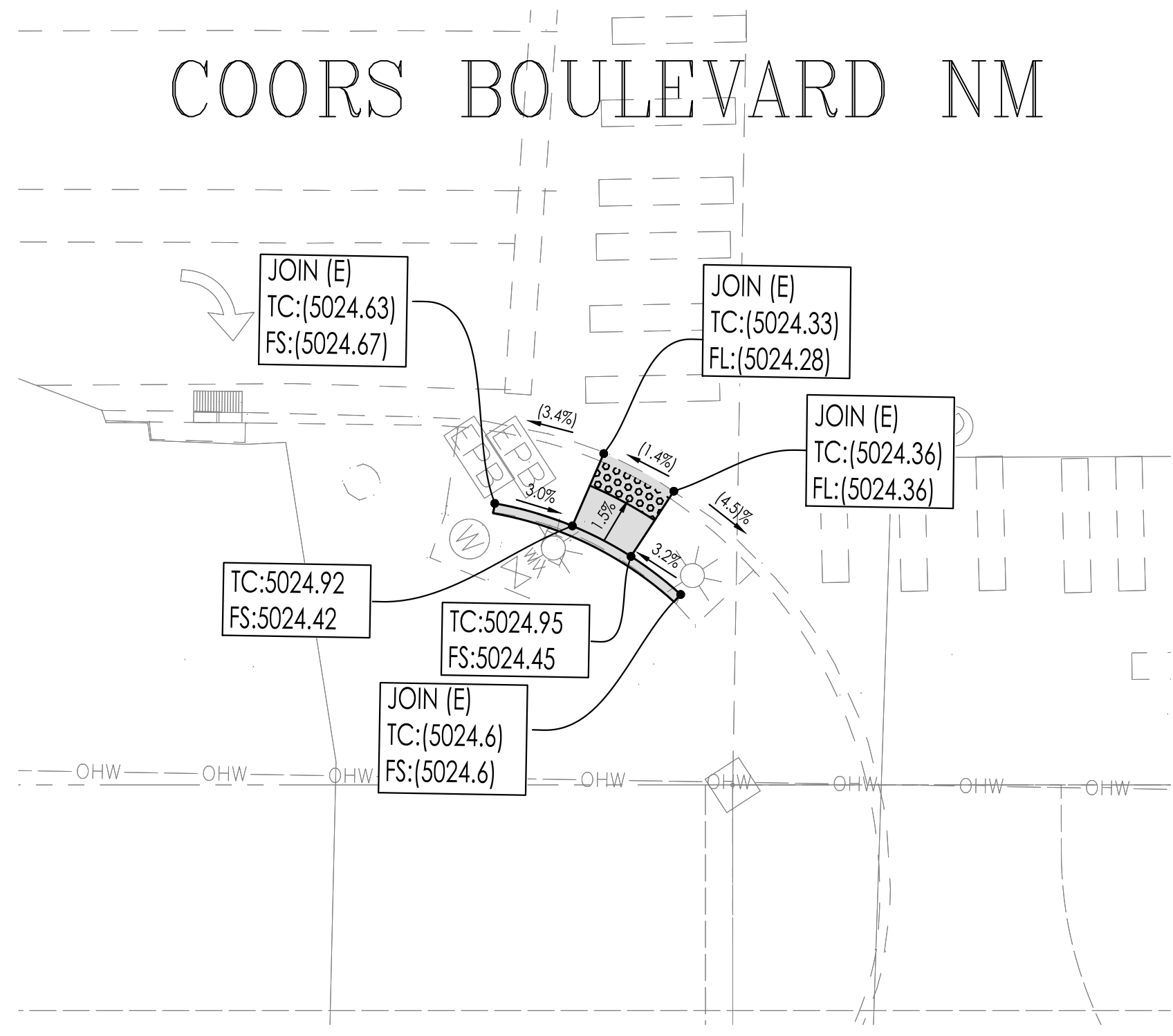
C07.2

10126 COORS BOULEVARD

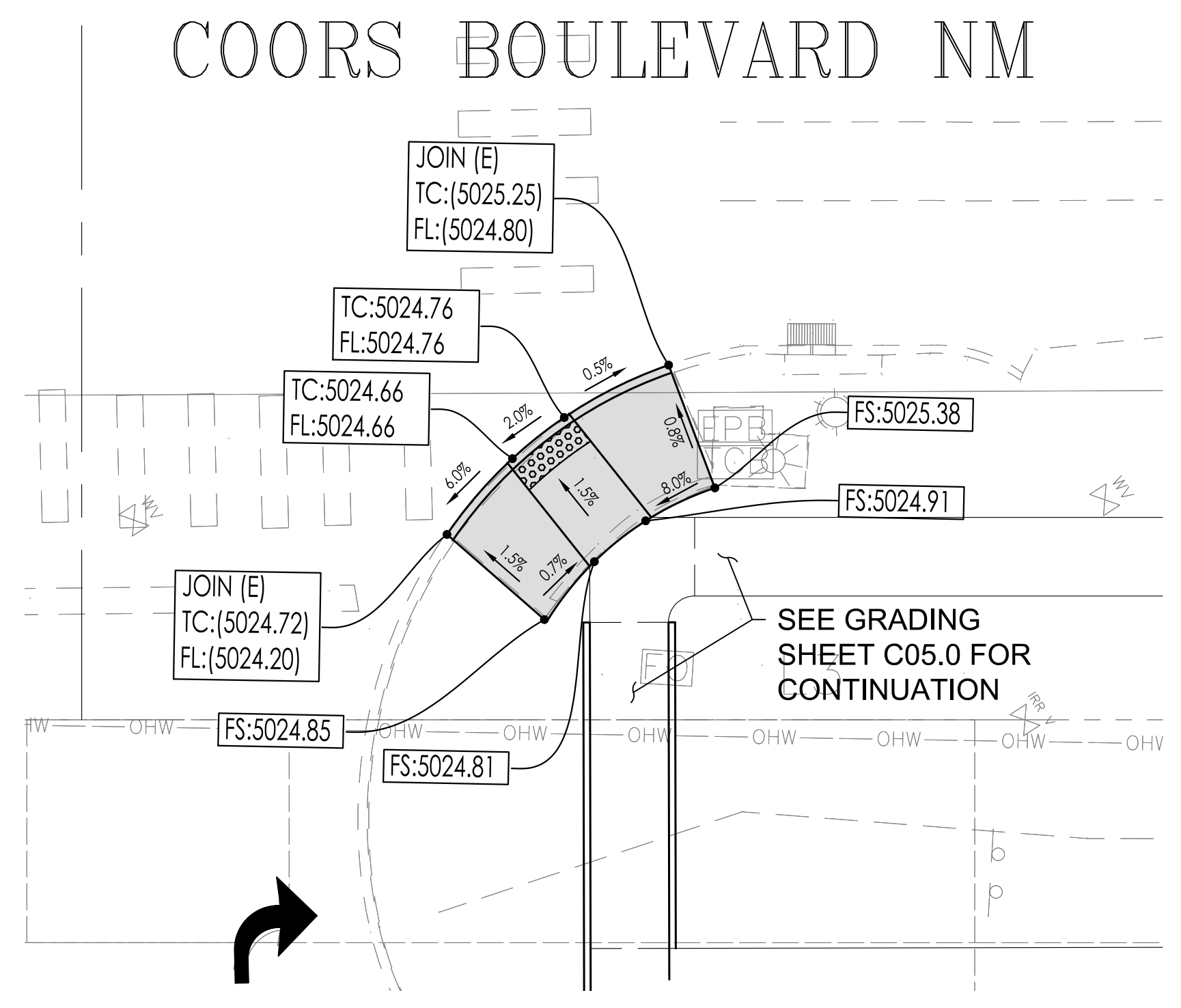




RAMP #1



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

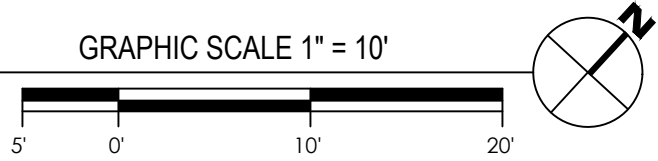
THE CITY OF ALBUQUERQUE STANDARD DRAWINGS

- 2440
- 2441
- 2446
- 2447

LEGEND

DESCRIPTION
ADA RAMP IMPROVEMENT

OFFSITE STREET IMPROVEMENT PLAN  
ADA RAMP DETAILS



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:


DRAWN BY: rtm

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



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

OFFSITE STREET IMPROVEMENT ADA RAMP DETAILS

C07.3

10126 COORS BOULEVARD





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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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

OFFSITE STREET IMPROVEMENT STREET LIGHTING C07.4

10126 COORS BOULEVARD



CITY OF ALBUQUERQUE STREET LIGHT GENERAL NOTES

- PER THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 7-4(M) THE FOLLOWING ARE THE GENERAL PROVISIONS FOR STREET LIGHTING:
  - THE CITY OF ALBUQUERQUE ADHERES TO IESNA RP-8 GUIDELINES FOR ROADWAY ILLUMINANCE, UNIFORMITY RATIOS, AND VEILING LUMINANCE RATIOS. ALSO SEE IDO SECTION 14-16-5-8 OUTDOOR LIGHTING FOR MORE GUIDELINES.
  - LOW-POWER LED LIGHTS SHALL BE INSTALLED ON ALL STREETS.
  - ALL STREETS SHALL BE ILLUMINATED TO IESNA STANDARDS. STREET LIGHTS SHALL BE LOCATED AT ALL INTERSECTIONS, ON CUL-DE-SAC STREETS OVER 200 FEET IN LENGTH, AT RIGHT ANGLE TURNS, AND AT MID-BLOCK LOCATIONS WHERE BLOCK LENGTHS EXCEED 500 FEET.
  - STREET LIGHT ELECTRICAL INFRASTRUCTURE WIRING SHALL BE ALUMINUM WITH THE STANDARD ALUMINUM LABEL PERMANENTLY AFFIXED TO THE EXTERIOR OF THE STREET LIGHT POLE ABOVE THE ELECTRICAL SERVICE HAND-HOLE.
  - ALL STREET LIGHT POLES SHALL BE STEEL, ALUMINUM, OR OTHER CITY APPROVED AND UL LISTED MATERIALS.
  - NEW WOOD AND FIBERGLASS POLES ARE PROHIBITED TO BE USED FOR CITY ASSETS.
  - TABLE 7.4.83 (SEE DPM) SHOWS THE MINIMUM AVERAGE ILLUMINANCE TO BE MAINTAINED IN THE CITY OF ALBUQUERQUE.
  - THE CITY RECOMMENDED RANGES FOR THE AVERAGE MAINTAINED ILLUMINANCE LEVELS FOR VARIOUS ROADWAY CLASSIFICATIONS IS PROVIDED IN TABLE 7.4.85 (SEE DPM). THE TABLE IS DERIVED FOR ALL TYPES OF ROAD SURFACE CLASSIFICATION.
  - THESE ILLUMINANCE GUIDELINES ARE SUBJECT TO THE SPACING TO MOUNTING HEIGHT RATIO.
  - THE TARGET SPACING TO MOUNTING HEIGHT (S/MH) RATIO FOR HIGHWAY, ARTERIAL, AND COLLECTOR STREETS IS 3:5.
  - FOR LOCAL STREETS AND ALLEYS, POLE HEIGHTS AND SPACING WILL OFTEN BE INSUFFICIENT TO ACHIEVE IESNA RECOMMENDED ILLUMINANCE LEVELS WITHOUT VIOLATING UNIFORMITY AND VEILING RECOMMENDATIONS. THE INTENT OF THESE POLE LOCATIONS IS TO ALERT DRIVERS TO UPCOMING INTERSECTIONS AND PROVIDE A SOURCE OF ORIENTATION.
- REFERENCE THE FOLLOWING:
  - CITY OF ALBUQUERQUE DPM FOR FULL SPECIFICATIONS AND DESIGN REQUIREMENTS
  - NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS 707L-07
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/DESIGNS ONLY TO THE CITY AND DOT FOR THEIR REVIEW AND APPROVAL.
- THE CIVIL ENGINEERING PLANS SHALL NOT BE CONSTRUED TO INCLUDE STRUCTURAL OR ELECTRICAL DESIGN.

TABLE OF VARIABLE POLE DIMENSIONS

MOUNTING HEIGHT	ARM CONFIGURATION	MAX TAPERED SHAFT LENGTH	TOTAL SHAFT LENGTH*	OUTSIDE DIAMETER (N) MIN SHAFT SECTION	
				BOTTOM	TOP
30'-0"	SINGLE	22'-7"	24'-0"	8.00	4.50
	DOUBLE				
40'-0"	SINGLE	30'-0"	34'-0"	8.00	4.50
	DOUBLE				
50'-0"	SINGLE	39'-6"	44'-0"	10.00	4.50
	DOUBLE				

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DESIGNED BY: JAZ, DRAWN BY: RJK, CHECKED BY: JMM

APPROVED FOR USE ON NMDOT PROJECTS: *Tatly Coll* DATE: 3/22/18

707L-07-2/10 2 OF 10

FOUNDATION DETAIL FOR SLOPING GROUND

SLOPE	d
3H:1V	0
2H:1V	0.5W
1.5H:1V	1.0W

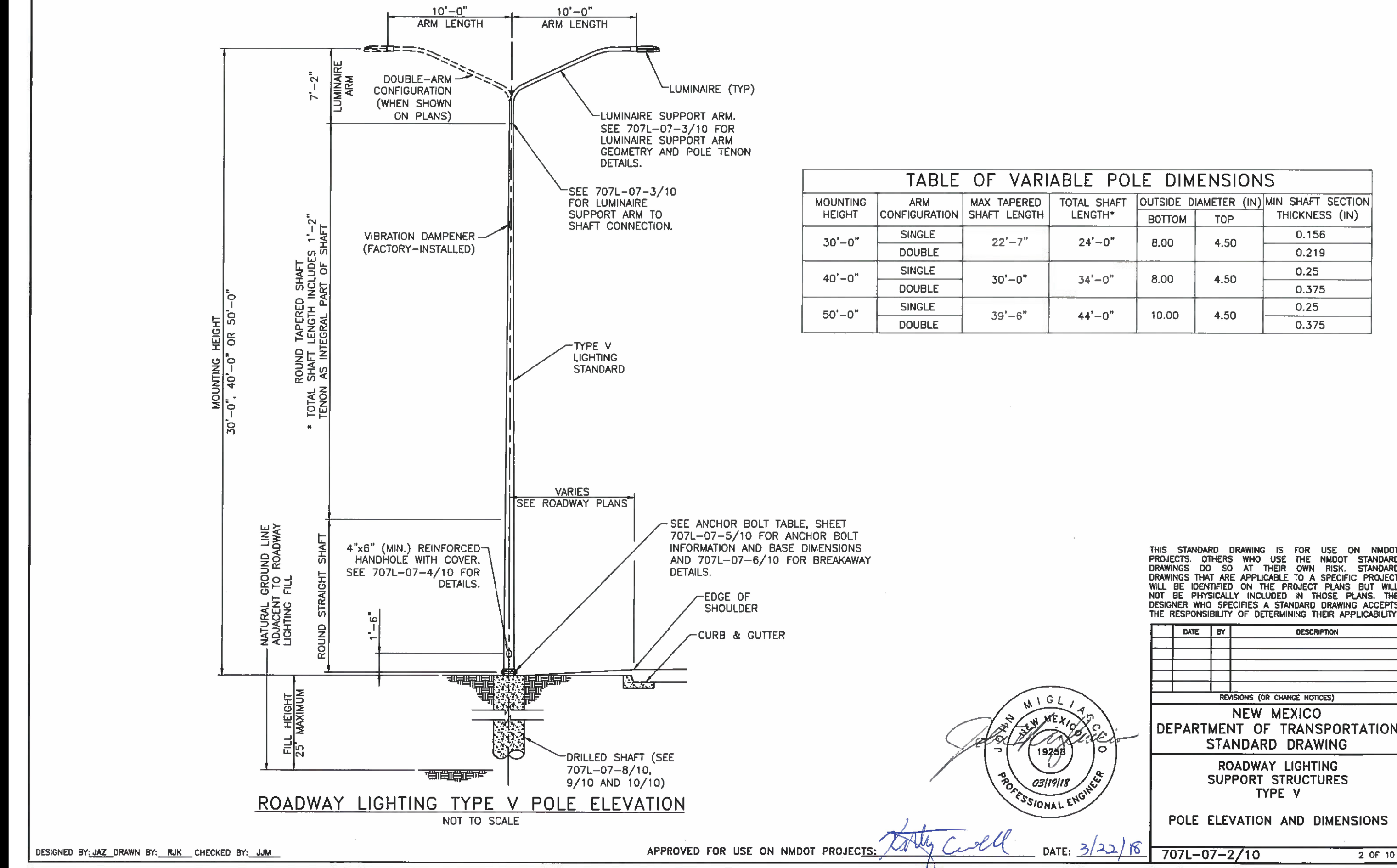
d = INCREASE IN FOUNDATION DEPTH AND REBAR LENGTH DUE TO SLOPE

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DESIGNED BY: ADA, DRAWN BY: DLH, CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: *Tatly Coll* DATE: 11/17/17

707L-07-8/10 8 OF 10



DESIGNED BY: JAZ, DRAWN BY: RJK, CHECKED BY: JMM

APPROVED FOR USE ON NMDOT PROJECTS: *Tatly Coll* DATE: 3/22/18

707L-07-2/10 2 OF 10

FOUNDATION NOTES:

- DRILLED SHAFT FOUNDATIONS SHALL CONFORM TO SECTION 502 AND SPREAD FOOTING FOUNDATIONS SHALL CONFORM TO SECTION 511 OF THE LATEST EDITION OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. FOUNDATIONS SHALL BE COMPLETED AT LEAST 7 DAYS BEFORE ERECTING LIGHTING STRUCTURES ON THE FOUNDATIONS.
- ALUMINUM ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V FOR THE 30 FT, 40 FT, AND 50 FT CASES, AND ASSOCIATED FOUNDATIONS, ARE DESIGNED TO CONFORM TO 2015 (1ST EDITION) AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS. STEEL DECORATIVE (ORNAMENTAL) LIGHTING, AND ASSOCIATED FOUNDATIONS, IS DESIGNED TO CONFORM TO 2009 (5TH EDITION) AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS.
- ALL CONCRETE FOR DRILLED SHAFT FOUNDATIONS SHALL BE CLASS G, f'c = 3000 PSI. ALL CONCRETE FOR SPREAD FOOTING FOUNDATIONS SHALL BE CLASS A, f'c = 3000 PSI. CONCRETE SHALL CONFORM TO SECTION 510 - PORTLAND CEMENT CONCRETE. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 1/4" UNLESS OTHERWISE NOTED.
- REINFORCING STEEL (REBAR) SHALL CONFORM TO SECTION 540 - STEEL REINFORCEMENT AASHTO M 31 (ASTM A615), GRADE 60. DIMENSIONS REFER TO THE CENTERLINE OF THE BAR. ALL REINFORCING STEEL SHALL BE NON-EPOXY UNLESS OTHERWISE NOTED.
- ANCHOR BOLTS SHALL CONFORM TO AASHTO M 314 (ASTM F1554 GRADE 55). PROVIDE A HEX NUT, LEVELING NUT AND 2 WASHERS TOP AND BOTTOM OF EACH BOLT. ANCHOR BOLTS SHALL BE CONSIDERED INCIDENTAL TO THE FOUNDATIONS.
- PROVIDE BOLT TEMPLATE FOR CAST-IN-PLACE INSTALLATION OF ANCHOR BOLTS. COORDINATE TEMPLATE REQUIREMENTS WITH BOLT CIRCLE DIAMETER, BOLT DIAMETER, AND DRILLED SHAFT DIAMETER FOR PLACEMENT AND FIT. TAKE PROPER CARE TO ALIGN FOUNDATION BOLT PATTERN WITH THE BASE PLATE PATTERN THAT RESULTS IN CORRECT CENTERLINE ALIGNMENT OF SUPPORT STRUCTURE WITH BOLT PATTERN.
- PRIOR TO ERECTION OF POSTS, EXCAVATION CREATED FOR FOUNDATION CONSTRUCTION SHALL BE BACKFILLED IN ACCORDANCE WITH SECTION 210 OF THE LATEST EDITION OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION WITH MATERIAL EQUIVALENT TO THE SURROUNDING SOIL. FOUNDATION CONCRETE SHALL HAVE REACHED A MINIMUM STRENGTH OF 2200 PSI PRIOR TO BACKFILLING. BACKFILL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- FOUNDATION DESIGN IS FOR THE ROADWAY LIGHTING SUPPORT STRUCTURES STANDARD DIAMETERS. IF A LARGER DIAMETER IS FURNISHED, THE CONTRACTOR SHALL BUILD A LARGER FOUNDATION AS DETERMINED NECESSARY BY THE PROJECT MANAGER AND NO ADDITIONAL PAYMENT OR COMPENSATION SHALL BE MADE.
- DRILLED SHAFT DESIGN CONSIDERED PARAMETERS FOR COHESIVE AND NON-COHESIVE SOILS AS WELL AS ROCK. SHOULD SITE OR SOIL CONDITIONS POSE UNIQUE CHALLENGES, CONSULT WITH THE STATE GEOTECHNICAL ENGINEER FOR ANY REMEDIAL MEASURES BEFORE PLACEMENT OF THE FOUNDATION.
- DRILLED SHAFT FOUNDATION DEPTH MUST BE INCREASED IF INSTALLED ON OR NEAR (WITHIN A SHAFT DIAMETER OF) A GROUND SLOPE. IF GROUND SLOPES MINIMALLY DOWN NO MORE THAN 2 FEET AND THEN BACK UP WITHIN 1/2 FOUNDATION DEPTH, AS IN A DRAINAGE DITCH, TREAT AS IF LEVEL. SEE FOUNDATION DETAIL FOR SLOPING GROUND, THIS SHEET.
- FINISHED GRADE FOR ALL FOUNDATIONS SHALL BE PER THE CONTRACT DOCUMENTS. THE TOP OF STANDARD FOUNDATIONS SHALL BE FLUSH WITH ADJACENT SIDEWALK OR PAVED AREAS WHEN PRESENT AND SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT.
- FOR BASE PLATE AND ANCHOR BOLT DETAILS, SEE 707L-07-5/10.

DESIGNED BY: ADA, DRAWN BY: DLH, CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: *Tatly Coll* DATE: 11/17/17

707L-07-8/10 8 OF 10



SEE ROADWAY LIGHTING SUPPORT STRUCTURE TYPE V STANDARD DRAWINGS 707L-07-1/10 THROUGH 707L-07-7/10

SECTION A-A  
30" SHAFT DIAMETER  
NOT TO SCALE

SECTION B-B  
30" SHAFT DIAMETER  
NOT TO SCALE

SECTION C-C  
30" SHAFT DIAMETER  
NOT TO SCALE

DRILLED SHAFT LENGTHS  
SEE NOTE 9 FOUNDATION NOTES 707-07-8/10

POLE HEIGHT (ft)	DRILLED SHAFT LENGTH (ft)
50	8.5
30 ORNAMENTAL	7.0
40	7.5
30	6.0

REINFORCING SCHEDULE

#8V1 | DRILLED SHAFT LENGTH SUBTRACT 7" | 9 REQ'D

ANCHOR BOLTS

POLE HEIGHT (ft)	POLE DIAMETER (in)	BOLT DIAMETER (in)	BOLT LENGTH (in)	NUMBER OF BOLTS	BOLT CIRCLE DIAMETER (in)
50	10	1.000	52	4	15
40	9	1.000	52	4	11.5
30	8	1.000	52	4	11.5

FOUNDATION ELEVATION  
NOT TO SCALE

ROADWAY LIGHTING POLE ELEVATION  
NOT TO SCALE  
DESIGNED BY: ADA, DRAWN BY: DLH, CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: *Kathy Cull* DATE: 11/17/17 707L-07-9/10 9 of 10

SEE ROADWAY LIGHTING SUPPORT STRUCTURE TYPE V STANDARD DRAWINGS 707L-07-1/10 THROUGH 707L-07-7/10

PLAN VIEW OF SPREAD FOOTING  
NOT TO SCALE

SECTION A-A  
NOT TO SCALE

DESIGN DATA:  
DESIGN STRENGTH:  
CONCRETE:  $f_c' = 3000$  PSI @ 28 DAYS = NMDOT CLASS "A" CONCRETE.  
REINFORCING STEEL:  $f_y = 60$  KSI  
ALLOWABLE SOIL BEARING PRESSURE: 1.0 T/50. FT.

ROADWAY LIGHTING MOUNTING HEIGHT (ft)	SQUARE FOOTING WIDTH 'W' (ft)	SQUARE FOOTING DEPTH 'D' (ft)	REINFORCING SCHEDULE			ESTIMATED QUANTITIES		
			MARK	SIZE	LENGTH	CONCRETE CLASS "A" (cu. yd.)	BARS (lbs)	
50	7.00	3.50	#4V	#4	3'-0"	28	6.4	230
			#4H	#4	6'-6"	40		
40	6.50	3.50	#4V	#4	3'-0"	24	5.5	193
			#4H	#4	6'-0"	36		
30	5.75	3.50	#4V	#4	3'-0"	20	4.3	153
			#4H	#4	5'-3"	32		
30 ORNAMENTAL	6.75	3.50	#4V	#4	3'-0"	24	5.9	199
			#4H	#4	6'-3"	36		

ROADWAY LIGHTING POLE ELEVATION  
NOT TO SCALE  
DESIGNED BY: ADA, DRAWN BY: DLH, CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: *Kathy Cull* DATE: 11/17/17 707L-07-10/10 10 of 10



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

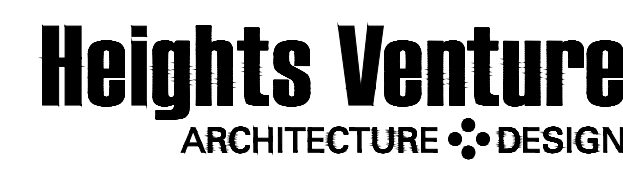
All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY: rtm

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



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

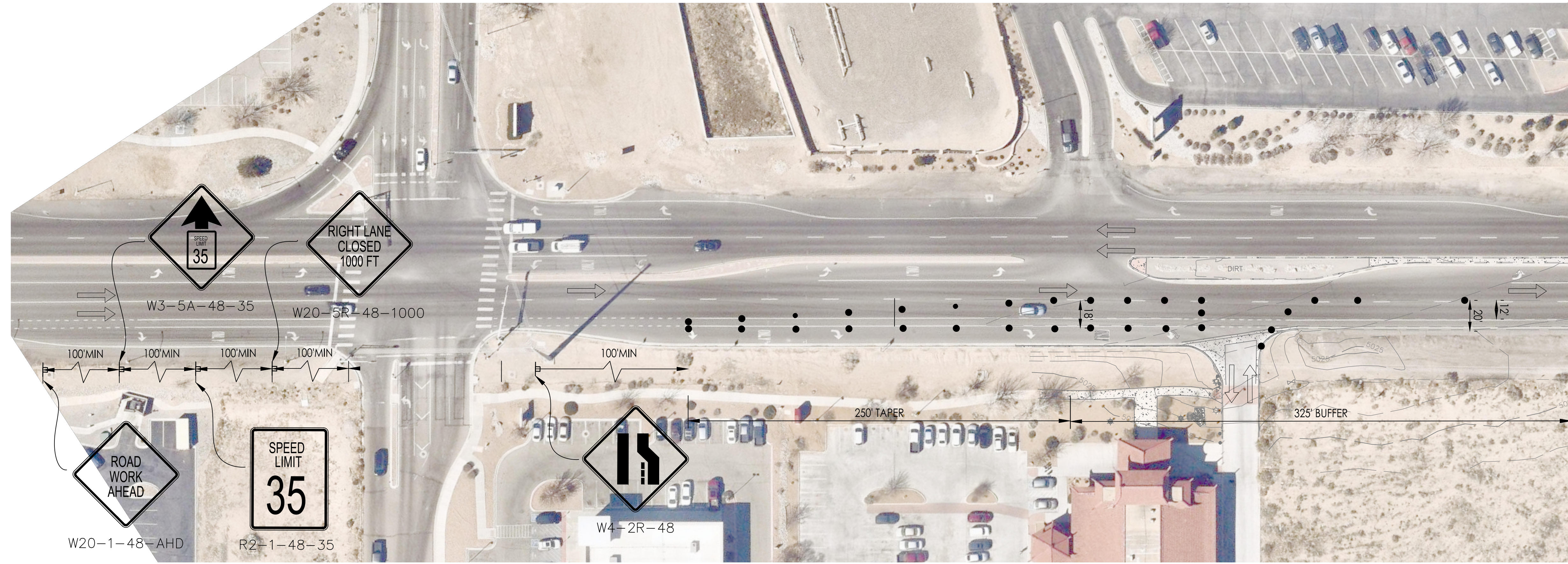
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

OFFSITE STREET  
IMPROVEMENT  
STREET LIGHTING  
C07.5



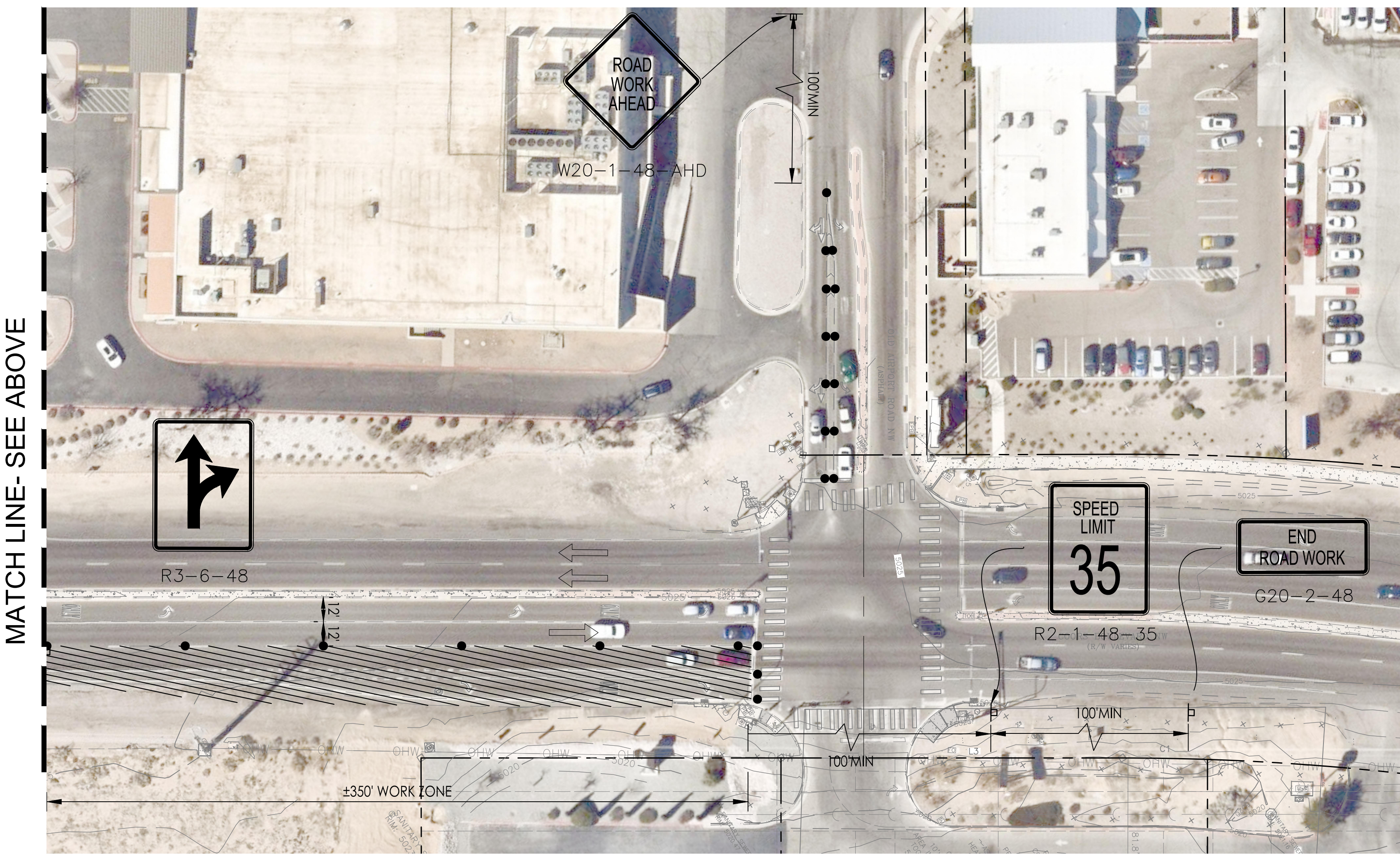
10126 COORS BOULEVARD





**LEGEND**

- CHANNELIZING DEVICE
- ← THROUGH LANE
- ⊞ SIGN
- ▨ WORK ZONE
- ↑ ARROW BOARD



**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)**

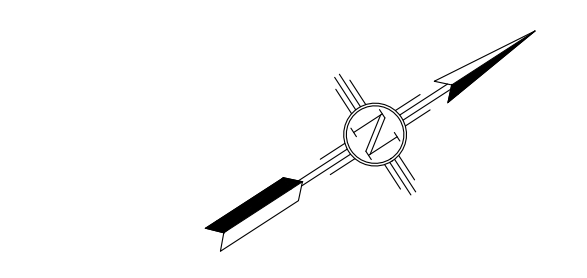
1. TRAFFIC CONTROL PLAN: THIS TRAFFIC CONTROL PLAN REPRESENTS A SUGGESTED METHOD FOR TRAFFIC CONTROL DURING CONSTRUCTION. ADJUSTMENTS TO THE DETAILS OF THE TRAFFIC CONTROL PLAN AND REQUIREMENTS WITHIN THE PLAN MAY BE NECESSARY FOR TO CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE PROJECT MANAGER. IF THE 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'



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:


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 972 450 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.

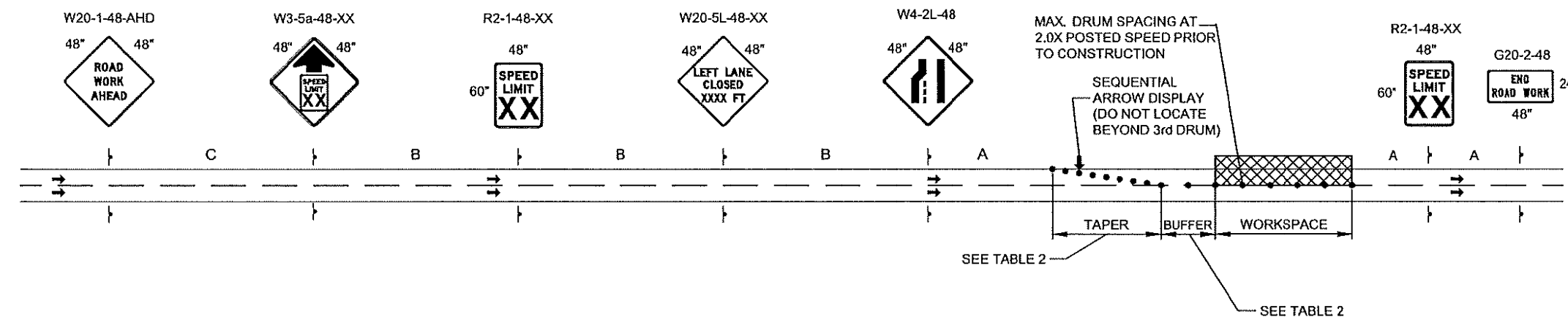
ROAD TYPE	MINIMUM DISTANCE BETWEEN SIGNS, FEET		
	A	B	C
URBAN (LOW SPEED)	100	100	100
URBAN (HIGH SPEED)	350	350	350
NON-INTERSTATE	500	500	500
INTERSTATE	1000	1500	2640

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

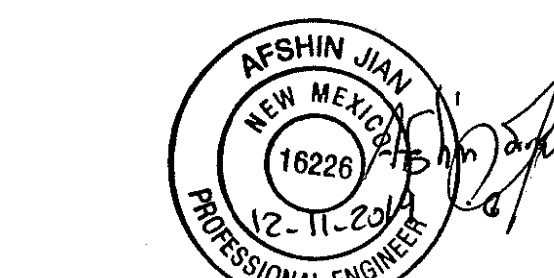
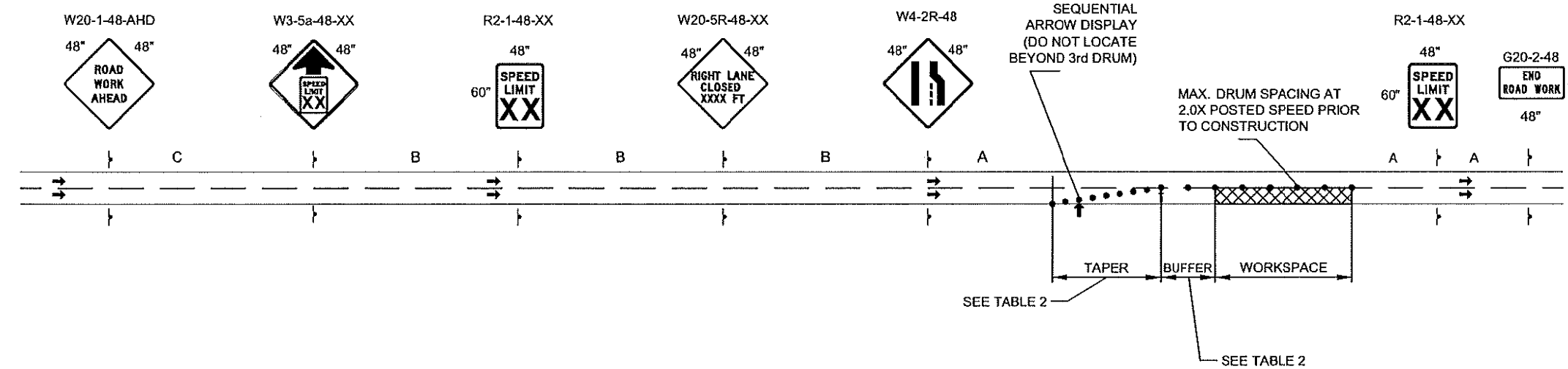
SPEED LIMIT (MPH)	BUFFER LENGTH (FT)	BUFFER DRUM SPACING (FT)	TAPER LENGTH (FT)	TAPER DRUM SPACING (FT)
20	115	40	80	20
25	155	50	125	25
30	200	60	180	30
35	250	70	245	35
40	305	80	320	40
45	360	90	540	45
50	425	100	600	50
55	495	110	660	55
60	570	120	720	60
65	645	130	780	65
70	730	140	840	70
75	830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



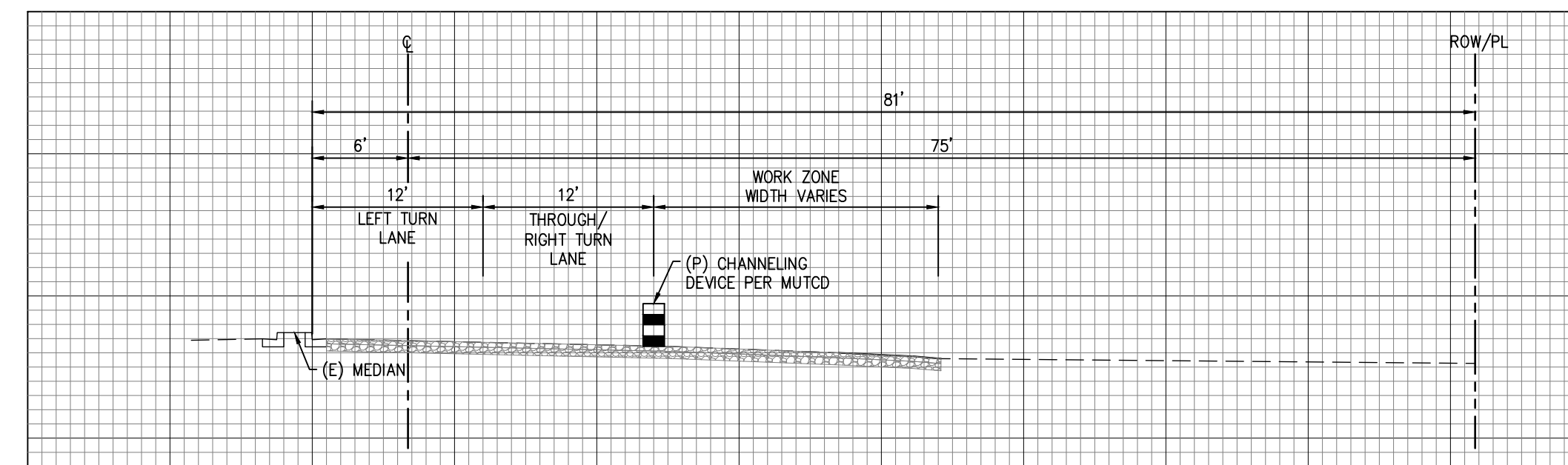
**OUTSIDE LANES AND SHOULDER OPERATIONS:**



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 BY:	CHECKED BY:	DATE:
			702-05-1/1

DAVID BARBOZA 11-Dec-19 Drawing File: O:\PRELIMINARY DRAWINGS & DOCS\CONSTRUCTION\_TRAFFIC\_CONTROL\PS6792-05-10F1.DWG 10:02 AM



TYPICAL CROSS SECTION THROUGH WORK ZONE



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DATE	REV BY	DESCRIPTION

ISSUE DATE:


DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



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

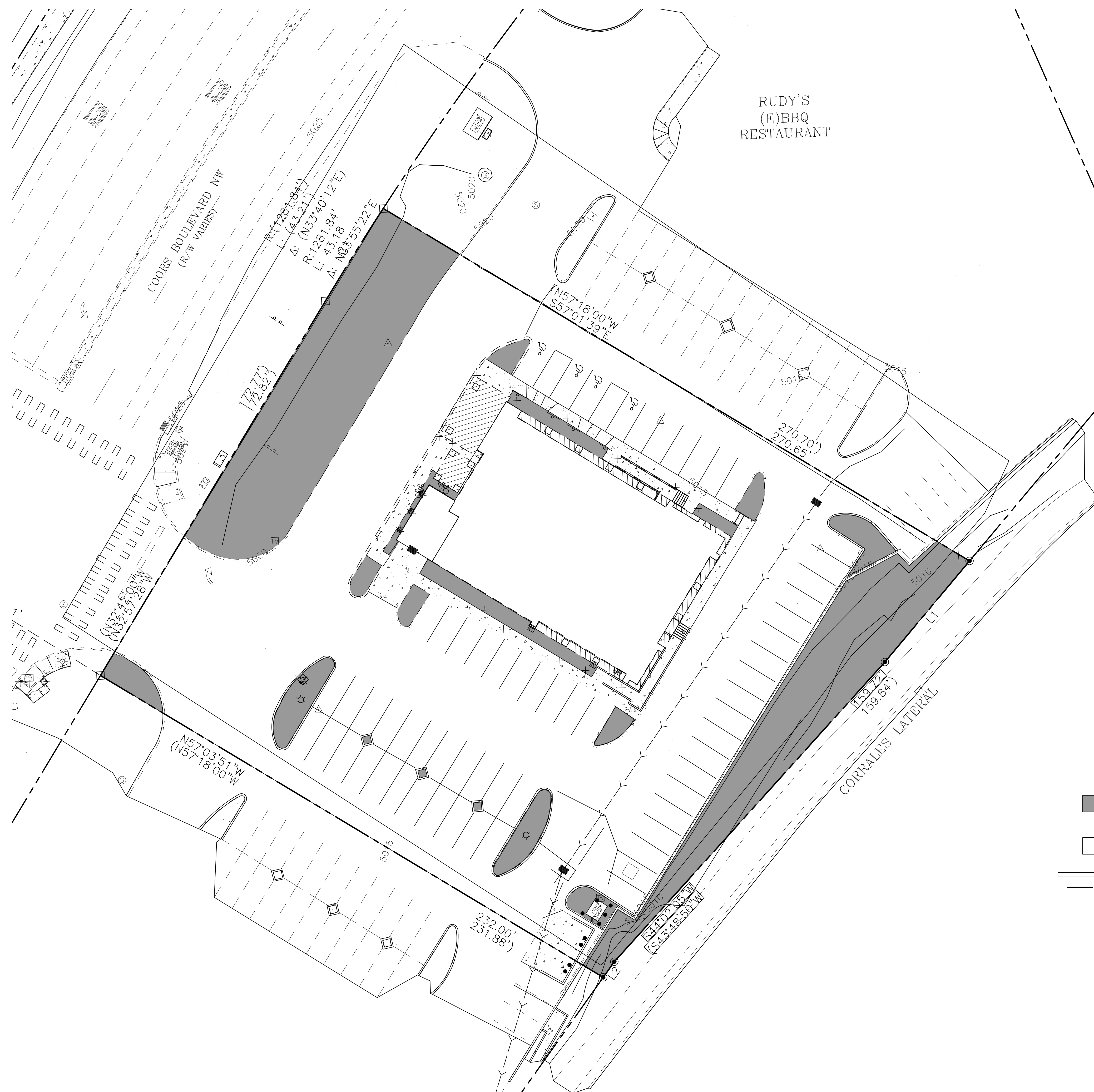
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

MAINTENANCE OF  
TRAFFIC

C08.1

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



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

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
---------------	----------

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  
DALLAS: 5717 Legacy Drive, Suite 240, Plano, Texas 75024  
713 869 1103 V 972 490 7292 V

PANDA EXPRESS

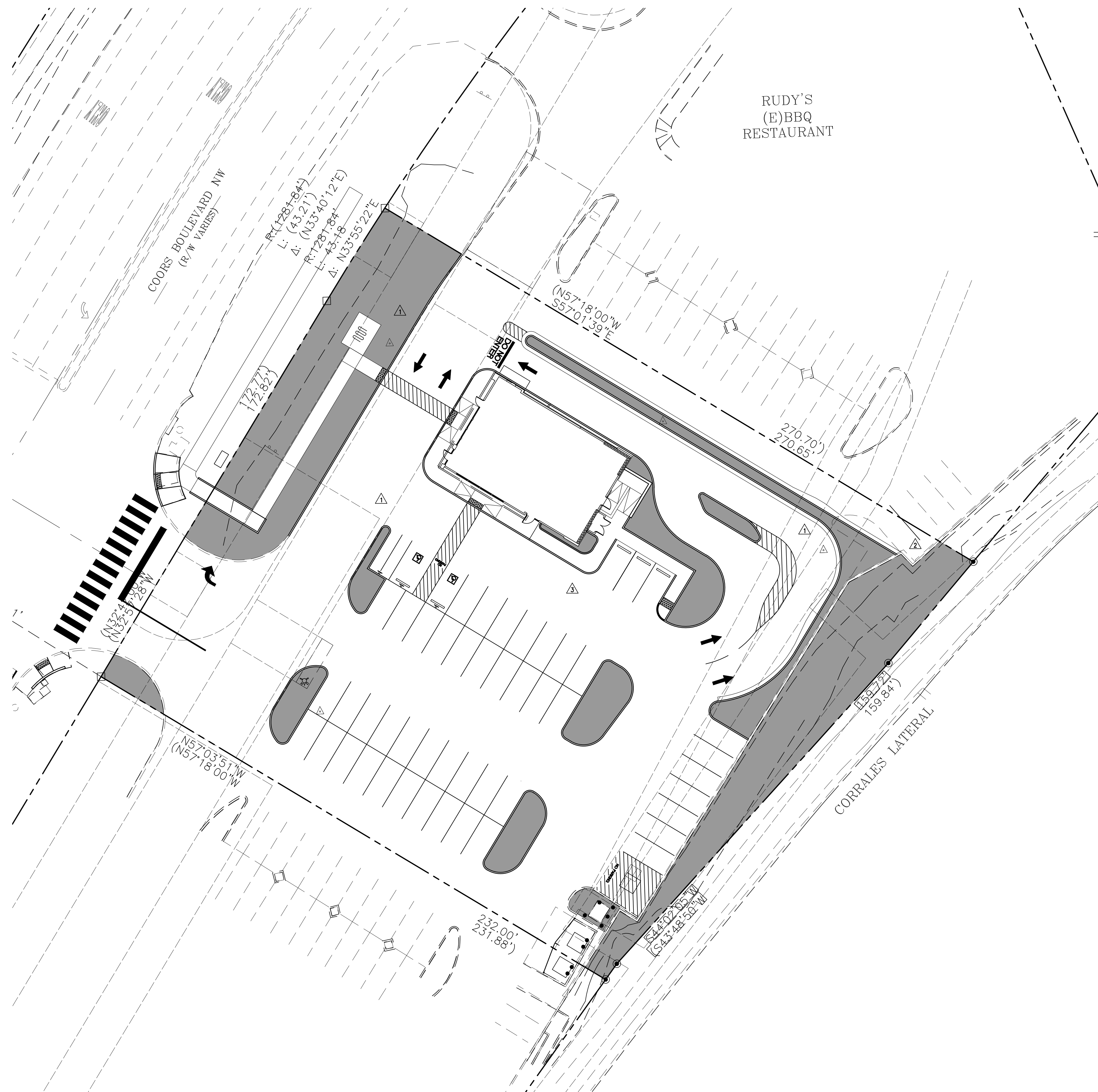
10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

EXISTING PERVIOUS  
AND IMPERVIOUS  
AREAS  
EH.01

10126 COORS BOULEVARD




DRB SUBMITTAL SET PR-2022-006547



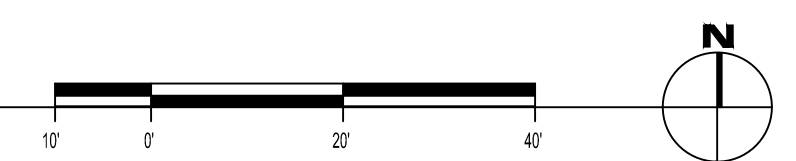


RUDY'S  
(E)BBQ  
RESTAURANT

**PROPOSED AREAS:**

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

PROPOSED PERVIOUS AND  
IMPERVIOUS AREAS



EXPIRES 12-31-2023



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

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
---------------	----------

DRAWN BY: rtm

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



**Heights Venture**  
ARCHITECTURE DESIGN

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

PANDA EXPRESS

10126 COORS BOULEVARD  
ALBUQUERQUE, NM 87114

PROPOSED PERVIOUS  
AND IMPERVIOUS  
AREAS  
EH.02

10126 COORS BOULEVARD

DRB SUBMITTAL SET PR-2022-006547