

OWNER  
CLAY WORTHY  
PANDA EXPRESS, INC.  
1683 WALNUT GROVE AVE.  
ROSEMEAD, CA 91770  
O: 623-572-6777

ARCHITECT  
DAVID SCOTT ROSELIUS  
1111 NORTH LOOP WEST  
SUITE 800  
HOUSTON, TEXAS 77008  
O: 713.869.1103  
ERIC ABELN: 281-854-6119  
LINDA LEONETTI: 281-854-6107

STRUCTURAL  
RON WHITTINGTON, P.E.  
JAMES F. TURNER ENGINEERS  
8340 MEADOW ROAD, SUITE 160  
DALLAS, TEXAS, 75231  
O: 214.750.2900

CIVIL  
TIM SHOEMAKER P.E.  
RTM ENGINEERING CONSULTANTS  
9225 INDIAN CREEK PKWY.  
SUITE 1075  
OVERLAND PARK, KS 66210  
T: 917-322-1400

MECHANICAL, PLUMBING, ELECTRICAL  
NICK POLCARI  
JAMES F. TURNER, P.E.  
8340 MEADOW ROAD, SUITE 160  
DALLAS, TEXAS, 75231  
T: 214.750.2900

LANDSCAPE  
RODNEY MCNABB  
EVERGREEN DESIGN GROUP  
110777 WESTHEIMER RD. SUITE 1100  
HOUSTON, TX 77042  
800-680-6630 X1

**TEAM DIRECTORY**

Scale= NTS **G-001**

PLANNING/ZONING  
BRENNON WILLIAMS  
ALBUQUERQUE BUILDING & SAFETY  
600 SECOND NW  
PLAZA DEL SOL BUILDING  
ALBUQUERQUE, NM 87102  
505-924-3860

BUILDING DEPARTMENT  
ALBUQUERQUE BUILDING & SAFETY  
600 SECOND NW  
PLAZA DEL SOL BUILDING  
ALBUQUERQUE, NM 87102  
505-924-3931

PUBLIC WORKS  
ALBUQUERQUE BUILDING & SAFETY  
600 SECOND NW  
PLAZA DEL SOL BUILDING  
ALBUQUERQUE, NM 87102  
505-924-3931

ELECTRIC / GAS  
PNM  
414 SILVER AVE. SW  
ALBUQUERQUE, NM 87102  
888-245-3659  
NEW MEXICO GAS CO.  
505-697-4494

WATER / SEWER  
BERNALILLO COUNTY PUBLIC  
WORKS  
2400 BROADWAY BLVD. SE  
ALBUQUERQUE, NM 87102  
505-848-1500

FIRE DEPARTMENT  
ALBUQUERQUE FIRE DEPARTMENT  
11500 SUNSET GARDENS RD. SW  
ALBUQUERQUE, NM 87121  
505-833-7300

HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH  
DEPARTMENT  
11500 SUNSET GARDENS RD. SW  
ALBUQUERQUE, NM 87121  
505-833-4061

COMMUNICATIONS  
CENTURY LINK  
COMMUNICATIONS  
6TH ST. & GOLD AVE. STATION  
ALBUQUERQUE, NM 87102  
505-398-4278

**JURISDICTIONAL AUTHORITIES**

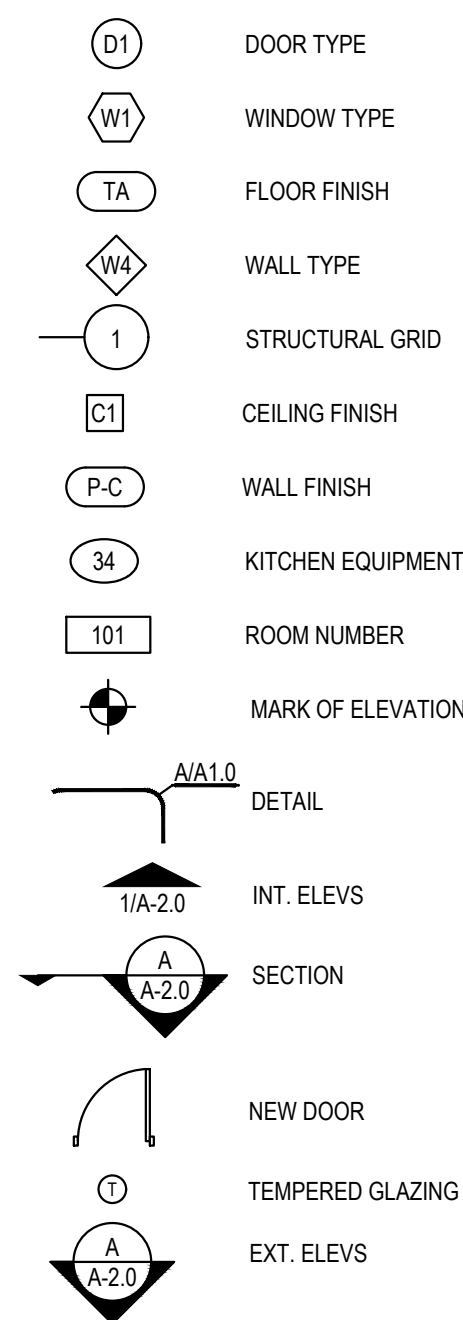
Scale= NTS **G-001**

- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.
- IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.
- ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.
- THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.
- THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.
- NOT USED.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.
- IT IS THE G.C.'S RESPONSIBILITY TO MAKE SURE EACH SUB HAS THE FULL SET OF DRAWINGS FROM WHICH TO BASE THEIR ESTIMATE. IF CONFLICTS ARISE AFTER THE BID THE G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.

**GENERAL NOTES**

Scale= NTS **G-001**

AFF ABOVE FINISHED FLOOR  
ALUM. ALUMINUM  
BV BALL VALVE (FULL PORT)  
B.O. BOTTOM OF  
C. CONDUIT  
CO CONDUIT ONLY  
CW COLD WATER  
(E) EXISTING  
EC ELECTRICAL CONTRACTOR  
EWH ELECTRICAL WATER HEATER  
EXT. EXTERIOR  
FOT FACE OF FINISH  
FOS FACE OF STUD  
F.S. FLOOR SINK  
G.C. OR GC GENERAL CONTRACTOR  
H.W. HOT WATER  
ID INDIRECT DRAIN  
INT. INTERIOR  
K.E.C. KITCHEN EQUIP. CONTRACTOR  
L.L. LANDLORD  
MC MECHANICAL CONTRACTOR  
(N) NEW  
NIC NOT IN CONTRACT  
NTS NOT TO SCALE  
OA OUTSIDE AIR  
O.C. ON CENTER  
PC PLUMBING CONTRACTOR  
RAR RETURN AIR REGISTER  
R.I.H. ROUGH-IN HEIGHT  
S.S. STAINLESS STEEL  
STL. STEEL  
STRUCT. STRUCTURE, STRUCTURAL  
T.O. TOP OF  
WCO WASTE CLEAN OUT



**ABBREVIATIONS**

Scale= NTS **G-001**

**SYMBOLS**

Scale= NTS **G-001**

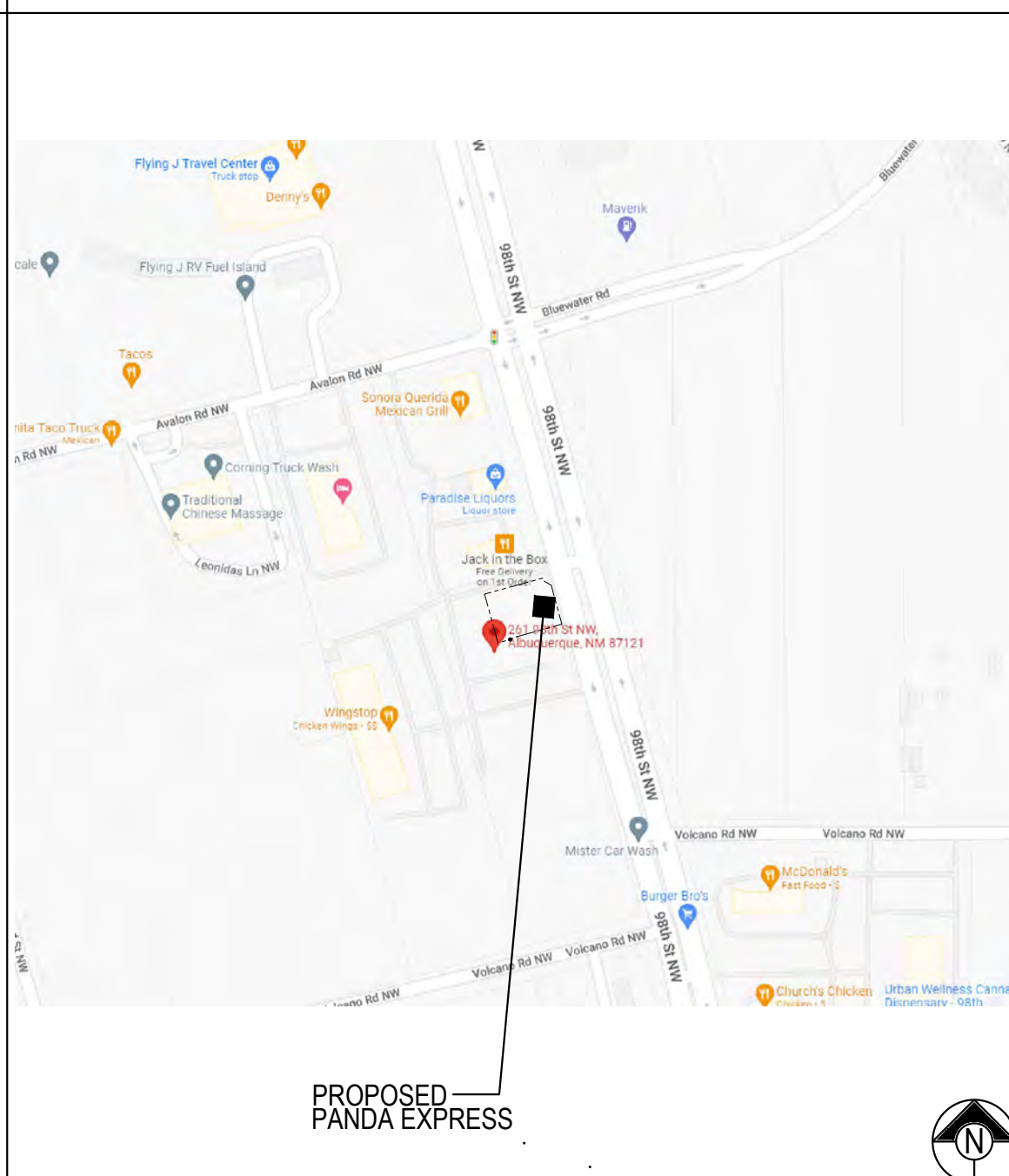
# PANDA EXPRESS



**S8-23-D20241**

**261 98TH STREET NW  
ALBUQUERQUE, NM 87121**

**DRB SUBMITTAL  
PR-2022-007229  
SI-2022-01237**



**VICINITY MAP**

Scale= NTS **G-001**



**KEY PLAN**

Scale= NTS **G-001**

GENERAL	DRB SUBMITTAL	DRB RESUBMITTAL
G-001 TITLE SHEET	•	•
<b>CIVIL</b>		
C01.0 CIVIL COVER SHEET	•	•
SHEET 1 OF 4 TALANSP'S LAND TITLE SURVEY TRACT 2	•	•
SHEET 2 OF 4 TALANSP'S LAND TITLE SURVEY TRACT 2	•	•
C02.0 DEMOLITION PLAN	•	•
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	•	•
C05.0 GRADING AND DRAINAGE PLAN	•	•
EH.01 EXISTING PERVIOUS-IMPERVIOUS AREA EXHIBIT	•	•
EH.02 PROPOSED PERVIOUS-IMPERVIOUS AREA EXHIBIT	•	•
<b>FIRE ONE</b>		
F1 FIRE ONE PLAN	•	•
<b>TRAFFIC</b>		
TC.1.0 TRAFFIC CIRCULATION PLAN	•	•
TC.2.0 SITE PLAN	•	•
TC.3.0 SITE DETAILS I	•	•
TC.4.0 SITE DETAILS II	•	•
TC.5.0 SITE DETAILS III	•	•
GRADING AND DRAINAGE PLAN	•	•
<b>LANDSCAPE</b>		
L-1 PLANTING PLAN	•	•
L-2 PLANTING DETAILS AND SPECIFICATIONS	•	•
<b>ARCHITECTURAL</b>		
A-100 SITE PLAN ARCHITECTURAL	•	•
A-202 DRB EXTERIOR ELEVATIONS	•	•
A-407 TRASH ENCLOSURE DETAILS	•	•
A-600 SUNSHADE ANALYSIS	•	•
<b>ELECTRICAL</b>		
E-105 SITE & EXTERIOR LIGHTING PLAN	•	•
E-106 SITE PHOTOMETRIC PLAN	•	•



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

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**REVISIONS:**

△ DRB RESUBMITTAL 08-17-22

**ISSUE DATE:**

DRB SUBMITTAL 06-17-22

DRAWN BY: RCM

PANDA PROJECT #: S8-23-D220241

PANDA STORE #: D220241

ARCH PROJECT #: 21229



**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**

PANDA HOME - CUSTOM  
261 98TH ST. SW  
ALBUQUERQUE, NM 87121

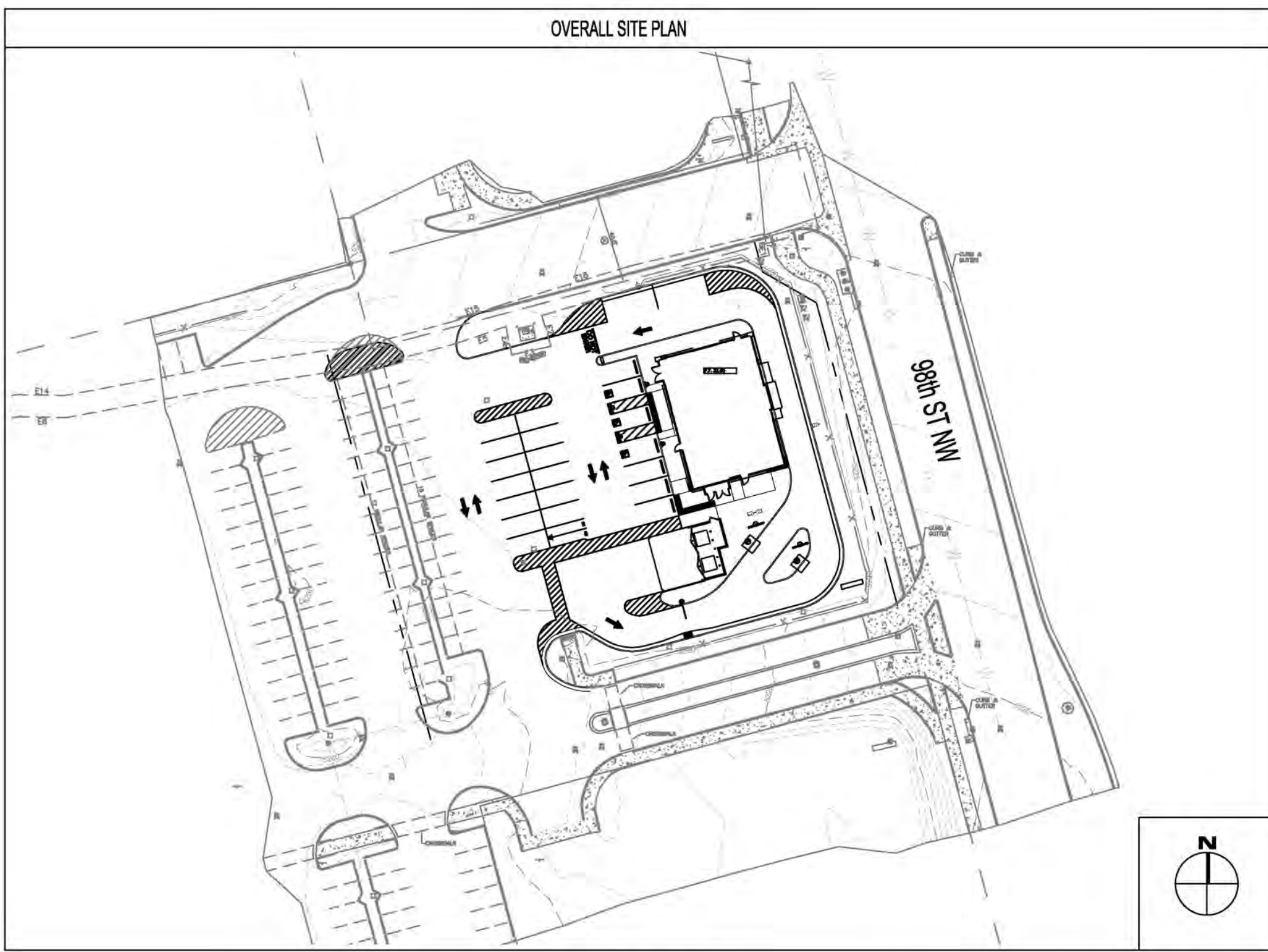
**G-001**

TITLE SHEET

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229





STORE D220241  
261 98TH STREET  
ALBUQUERQUE, NM 87123

PREPARED BY:  
**rtm**  
engineering consultants  
9225 Indian Creek Pkwy  
Overland Park, KS 66210  
T.913.322.1400 | 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 08-17-2022	DRB RESUBMITTAL 08-17-2022
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		
EH.01	EXISTING PERVIOUS AND IMPERVIOUS AREAS	●	●
EH.02	PROPOSED PERVIOUS AND IMPERVIOUS AREAS	●	●
TC 1.0-5.0	TRAFFIC CIRCULATION PLAN	●	●
	GRADING AND DRAINAGE PLAN	●	●



**LEGAL DESCRIPTION**

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

TRACT OF LAND HERIN DESCRIBED HAVING 0.9726 ACRES ( 42,368.27 SQUARE FEET)

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

**BASIS OF BEARING AND BENCHMARK**

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

- NM5HC SURVEY CONTROL STATION "40-23" DATA: STANDARD BRASS DISC SET FLUSH TO THE GROUND NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES NORTHING: 1,485,519.84 US FEET EASTING: 1,489,913.599 US FEET ELEV = 5,341.357 US FEET COMBINED GROUND TO GRID FACTOR = 0.999674412 DELTA ALPHA = (-) 0'1720.90"
- NM5HC SURVEY CONTROL STATION "8-K3-1988" DATA: STANDARD 1-3/4" ALUMINUM DISC RIVETED TO A PIPE NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES NORTHING: 1,484,894.639 US FEET EASTING: 1,492,463.769 US FEET ELEV = 5,250.168 US FEET COMBINED GROUND TO GRID FACTOR = 0.999677891 DELTA ALPHA = (-) 0'1703.21"

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

PROJECT BENCHMARK 13-49 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION \*ACS BM 13-49\* ELEVATION = 5,234.53 FEET

**BASIS OF ELEVATIONS**

NAVD 88

**FLOODPLAIN STATEMENT**

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP PANEL 328 OF 750, MAP NO. 35001C0328, MAP REVISED DATE 11/04/2016, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

**DRAINAGE CONDITIONS**

- EXISTING THE EXISTING SITE IS A PARTIALLY DEVELOPED 0.97 AC LOT. THE CURRENT GRADING WAS DONE PER GRADING PLANS COMPLETED BY WOOTEN ENGINEERING THAT WERE APPROVED ON APRIL 7, 2015 BY THE CITY OF ALBUQUERQUE. THE APPROVED PLANS SHOWED ABOUT 7,500 SQUARE FEET OF RETAIL RESTAURANT BUILDING SPACE WHERE THE CURRENT PROPOSED BUILDING WILL BE LOCATED. THE SITE WAS DESIGNED AND GRADED TO DRAIN IN A WESTERLY DIRECTION (AWAY FROM 98TH ST) TOWARDS LANDSCAPE MEDIANS THROUGH SURFACE FLOWS. THESE MEDIANS THEN OUTLET TO THE EXISTING 36" 98TH STREET STORM DRAIN THROUGH AN UNDERGROUND STORM DRAIN DRAIN SYSTEM CONTAINING VARYING PIPE SIZES. RUNOFF THAT DOES NOT MAKE IT TO THE LANDSCAPE MEDIANS WILL SHEET FLOW AND BE COLLECTED IN ONE OF THREE CATCH BASINS LOCATED ON 98TH STREET. THESE CATCH BASINS WERE SIZED AND BUILT BY CPN 676294.
- PROPOSED THE PROPOSED SITE DESIGN MATCHES THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN AND THEREFORE MEETS ALL PRIOR REQUIREMENTS REGARDING DRAINAGE MANAGEMENT. THE DEVIATIONS FROM SAID DRAINAGE MANAGEMENT PLAN IS AN INCREASE OF PERVIOUS AREAS FROM 21% TO 27% AS WELL AS A NEW SITE LAYOUT.

**GENERAL NOTES**

- 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 REPORTS.
- SURVEYOR TO OBTAIN CAD FILES 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.
- 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.
- 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.
- SURVEY PREPARED BY TERRA LAND SURVEYS, LLC. DATED DECEMBER 2021.

**NOTES**

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED APRIL 29, 2022.

**PANDA EXPRESS STANDARD NOTES**

- THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED APRIL 29, 2022 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORTS 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.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

**CAUTION NOTICE**

- 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.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTORS 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.
- ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.

**SOLID WASTE DEPARTMENT**

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

PROJECT CONTACTS				
<b>CURRENT OWNER</b> A&P REALTY, LLC 648 RIVERA DR BOYNTON BEACH, FL 33435	<b>DEVELOPER</b> PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	<b>CIVIL ENGINEER</b> RTM ENGINEERING ASSOCIATES 650 E ALBUQUERQUE ROAD, SUITE 250 SCHAMBERG, IL 60173 PHONE: (847) 786-6100 ATTN: TIM SHOEKEMER, PE	<b>ARCHITECT</b> HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.866.1103 ATTN: ERIC J. ABEIN, AIA, NCARB	<b>LAND SURVEYOR</b> TERRA LAND SURVEYS, LLC P.O. BOX 2532 CORRALES, NM 87108 PHONE: (505) 762-6513
<b>MEP</b> NICK POLICARI JAMES TURNER ENGINEERS 6340 HEADROW ROAD, SUITE 180 DALLAS, TX 75231 PHONE: (214) 750-2800	<b>SITE LIGHTING</b> RYAN ZINSELMAYER VILLA LIGHTING PHONE: (214) 551-2800 RYAN.ZINSELMAYER@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) 842-8287 CGUSTAFSON@ACWUA.ORG	<b>MUNICIPAL WATER AGENCY</b> CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-8287 CGUSTAFSON@ACWUA.ORG	<b>ELECTRIC</b> PJM 414 SILVER AVE. SW. ALBUQUERQUE, NM 87102 PHONE: (505) 342-3659
<b>GAS</b> NEW MEXICO GAS COMPANY P.O. BOX 9250 ALBUQUERQUE, NM 87108 PHONE: (505) 897-4654	<b>TELEDATA</b> CENTURY LINK COMMUNICATIONS 876 STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 384-4278	<b>LANDSCAPE ARCHITECT</b> BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3860 PLANNINGDEPARTMENT@CARGO.GOV	<b>SIGNAGE</b> CINDY COAST SIGN INC. 1190 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 PHONE: (505) 924-3851 TRUZ@CARGO.GOV	<b>FIRE</b> LT. TOM RUIZ 1190 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 PHONE: (505) 924-3851 TRUZ@CARGO.GOV
<b>MUNICIPAL PLANNING &amp; ZONING</b> BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3860 PLANNINGDEPARTMENT@CARGO.GOV	<b>MUNICIPAL BUILDING</b> DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3851 DKADELL@CARGO.GOV	<b>MUNICIPAL ENGINEERING</b> MATTHEW MGRUSH 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3851 MGRUSH@CARGO.GOV	<b>MUNICIPAL DRAINAGE</b> DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3851 DKADELL@CARGO.GOV	

PROJECT NUMBER: **PR-2022-007229**

Application Number: **SI-2022-01237**

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>	Apr 17, 2023
Traffic Engineering, Transportation Division	Date
<i>Debra Galt</i>	Apr 21, 2023
ABCWUA	Date
<i>Cheryl Grunwaldt</i>	Apr 22, 2023
Parks and Recreation Department	Date
<i>Hegner Cha</i>	Apr 17, 2023
City Engineer/Hydrology	Date
<i>Jill Pless</i>	Apr 17, 2023
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>Jay Rodenbeck</i>	Apr 16, 2023
DRB Chairperson, Planning Department	Date



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
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REVISIONS:  
A DRB RESUBMITTAL 08-17-2022

ISSUE DATE:  
DRB SUBMITTAL 06-17-2022

DRAWN BY: rtm

PANDA PROJECT #: S8-23-D220241  
PANDA STORE #: D220241  
ARCH PROJECT #: 21229

**rtm**  
engineering consultants  
9225 Indian Creek Pkwy  
Suite 3075  
Overland Park, KS 66210  
Telephone: (913) 322-1400  
www.rtmec.com  
KS Certificate of Authority: E-2641

**Heights Venture**  
ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 868 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 460 7292 V

**PANDA EXPRESS**  
PANDA HOME - CUSTOM  
261 98TH STREET  
ALBUQUERQUE, NM 87123

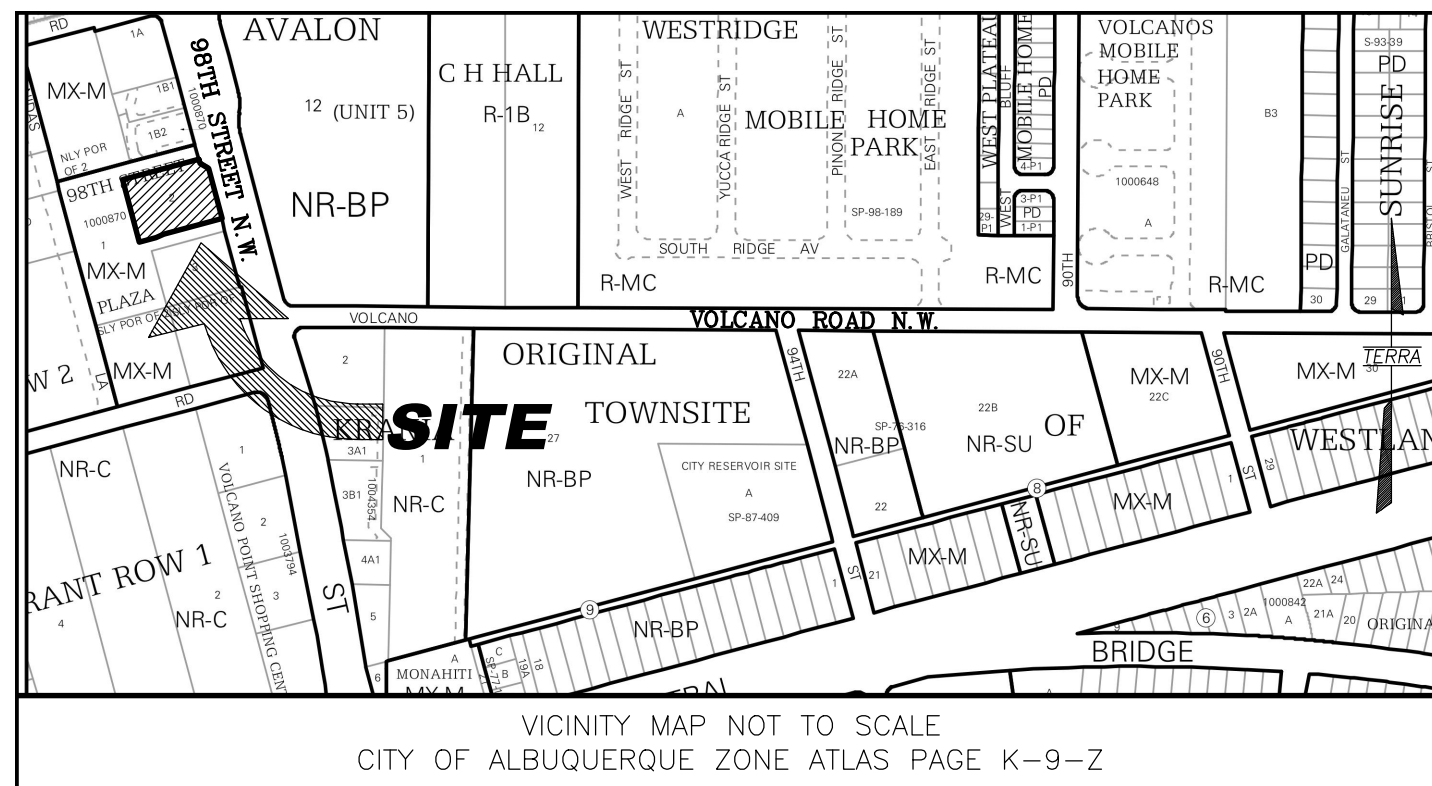
COVER SHEET

C01.0

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229






**PURPOSE PLAT:**

THE PURPOSE OF THIS ALTA/NSPS SURVEY AND PLAT IS TO DEFINE THE EXTERIOR BOUNDARY OF TRACT 2, 98th STREET PLAZA, SHOW IMPROVEMENTS AND IDENTIFY ON THE SURVEY THE EXCEPTIONS LISTED IN THE SCHEDULE B PART II OF THE TITLE COMMITMENT.

**NOTES:**

- FIELD SURVEY PERFORMED IN DECEMBER 2021.
- NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATE VALUES ESTABLISHED FOR:
  - NMSHC SURVEY CONTROL STATION "1-40-23" DATA:  
STANDARD BRASS DISC SET FLUSH TO THE GROUND  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,485,519.844 US FEET EASTING: 1,489,913.599 US FEET  
ELEV. = 5,341.357 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.999674412  
DELTA ALPHA = (-) 0°17'20.90"
  - ALBUQUERQUE SURVEY CONTROL STATION "8-K9 1989" DATA:  
STANDARD 1 3/4" ALUMINUM DISC RIVETED TO A PIPE  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,484,994.639 US FEET EASTING: 1,492,463.769 US FEET  
ELEV. = 5,250.166 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.999677891  
DELTA ALPHA = (-) 0°17'03.21"
- BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE FOUND PROPERTY CORNERS LISTED ABOVE IN NOTE NO. 2 BEARING = N.78°21'46"W.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT SHOWN AS NUMBER 2 IN DOCUMENTS USED.
- PROJECT BENCHMARK 13-K9 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION "ACS BM 13-K9" ELEVATION = 5,234.53 FEET (NAVD 1988 VERTICAL DATUM).
- SURVEY PREPARED BY TERRA LAND SURVEYS, LLC  
PHONE: (505) 792-0513  
EMAIL: CMEDINA@TERRASURVEYS.NET  
ADDRESS: P.O. BOX 2532, CORRALES, NM 87048

**DOCUMENTS USED:**

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO INC., DATE OF COMMITMENT: JULY 11, 2022, COMMITMENT NO.: SP000122505.
- CORRECTION PLAT ENTITLED, "98th STREET PLAZA" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 18, 2015 IN PLAT BOOK 2015C, PAGE 97, DOC. #2015071872.
- QUITCLAIM DEED FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 27, 2014 IN DOC. #2014040949.
- PLAT ENTITLED, "PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN BOOK 2014C, PAGE 46.
- PLAT ENTITLED, "TRACTS 1-B-1 AND 1-B-2, UNIT A, ROW 2" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 29, 2011 IN BOOK 2011C, PAGE 74, DOC. #2011069371.
- PLAT ENTITLED, "TRACT 1-A & 1-B, UNIT A, ROW 2" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 2002 IN BOOK 2002C, PAGE 83, DOC. #2002032594.
- PLAT ENTITLED, "BOUNDARY SURVEY MAP OF A NORTHERLY PORTION OF TRACT 2, UNIT A-ROW 2" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 24, 1997 IN VOL. 975, FOLIO 165.

**LEGAL DESCRIPTION FOR TRACT 2, 98th STREET PLAZA:  
(AS PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO INC.)**

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

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL RIGHT-OF-WAY, PRIVILEGE FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN EASEMENT FILED JULY 11, 2011 AS DOCUMENT NO. 2011062386, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**SITE DATA NOTES:**

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NEW MEXICO.
- SUBJECT TRACT 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 MAP PANEL 328 OF B25, MAP NO. 35001C0328J, MAP REVISED DATE 11/04/2016, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.
- TRACT OF LAND HEREIN DESCRIBED HAVING 0.9726 ACRES (42,368.27 SQUARE FEET).
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- SUBJECT TRACT ABUTS 98TH STREET NW, A DEDICATED PUBLIC STREET OR HIGHWAY, AND HAS INDIRECT ACCESS TO SAID 98TH STREET NW VIA THAT CERTAIN ACCESS EASEMENT SET FORTH IN THAT CERTAIN EASEMENT, FILED JULY 18, 2015 IN PLAT BOOK 2015C, FOLIO 97, NEW MEXICO.
- PARKING SPACES INFORMATION:-PROPERTY IS DEVELOPED  
TOTAL# REGULAR SPACES = 59  
TOTAL# HANDICAP SPACES = 4  
TOTAL# MOTORCYCLE SPACES = 2  
TOTAL# OF PARKING SPACES = 65
- ZONING INFORMATION LISTED BELOW PER REPORT PREPARED BY HEIGHTS VENTURE 12/3/2021.  
ZONING DESIGNATION: MX-M MODERATE INTENSITY ZONE DISTRICT  
BUILDING SETBACKS  
FRONT 5 FEET  
BACK 15 FEET  
SIDE 0 FEET  
BUILDING HEIGHT 48 FEET
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO VISIBLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
- PROPERTY SITE ADDRESS: 261 98TH STREET N.W., ALBUQUERQUE, NM 87121.
- AT TIME OF SURVEY, SURVEYOR WAS UNABLE TO DETERMINE IF THERE ARE ANY CITY OR COUNTY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- THE PROPERTY DESCRIBED HEREON "TRACT 2, 98th STREET PLAZA" IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE OF NEW MEXICO INC. COMMITMENT NO. SP000122505 WITH AN EFFECTIVE DATE OF JULY 11, 2022 AND THAT EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF SURVEY NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT AS TO EVIDENCE OF EXISTING UNDERGROUND UTILITIES (ITEM 11(o) OF ALTA/NSPS TABLE A). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- NO APPARENT VISIBLE ENCROACHMENTS APPEAR TO EXIST.
- THE PROPERTY IS MADE UP OF ONE OR MORE TSX PARCEL NUMBERS THAT COVER THE PROPERTY IN ITS ENTIRETY AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AND DOES NOT INCLUDE ANY OTHER LAND.
- SAID PROPERTY IS A SEPARATELY SUBDIVIDED TRACT.
- THE ERROR OF CLOSURE FOR THE SUBJECT TRACT IS ONE FOOT FOR EVERY 82745 FEET ALONG THE PERIMETER OF THE TRACT AS SHOWN ON THE RECORDED SUBDIVISION PLAT.

**TITLE COMMITMENT NOTES (SCHEDULE B, PART II EXCEPTIONS):**

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE OF NEW MEXICO INC., DATE OF COMMITMENT NO. SP000122505; JULY 11, 2022. (SUBJECT PROPERTY BEING DESIGNATED AS TRACT 2, 98th STREET PLAZA IN THE TITLE COMMITMENT.)

- RESERVATIONS AS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO. 9 AFFECTS SUBJECT PROPERTY-NOT PLOTABLE)
- EASEMENT(S), COVENANTS AND OTHER MATTERS AS SHOWN ON THE RECORDED PLAT FILED AUGUST 18, 2015, IN PLAT BOOK 2015C, FOLIO 97, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO. 10 IN TITLE COMMITMENT AFFECTS SUBJECT PROPERTY - SEE SHEET 2 OF 2 - EASEMENTS A & B.)
- EASEMENT BY AND BETWEEN LEE INVESTMENTS, INC., A NEW MEXICO CORPORATION IN FAVOR OF UNITED VENTURES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FILED JULY 7, 2011 AS DOCUMENT NO. 2011062385, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO. 11 IN TITLE COMMITMENT DOES NOT AFFECT SUBJECT PROPERTY - EXPIRED TEMPORARY EASEMENT.)
- EASEMENT BY AND BETWEEN LEE INVESTMENTS, INC., A NEW MEXICO CORPORATION IN FAVOR OF UNITED VENTURES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FILED JULY 7, 2011 AS DOCUMENT NO. 2011062386, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO. 12 IN TITLE COMMITMENT AFFECTS SUBJECT PROPERTY - SEE SHEET 2 OF 2 - EASEMENT A.)
- SHARED PARKING AGREEMENT DATED AUGUST 1, 2015, FILED NOVEMBER 5, 2015 AS DOCUMENT NO. 2015097092, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO. 13 IN TITLE COMMITMENT AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE - NOT PLOTABLE.)
- PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT (ELECTRIC), DATED JANUARY 5, 2016, FILED FEBRUARY 17, 2016 AS DOCUMENT NO. 2016014785, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO. 14 IN TITLE COMMITMENT AFFECTS SUBJECT PROPERTY - SEE SHEET 2 OF 2 - EASEMENT C.)
- RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS. (EXCEPTION NO. 15 AFFECTS SUBJECT PROPERTY-NOT PLOTABLE)
- ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER OR WATERLINE EXTENSIONS WHICH MAY EXIST, BUT HAVE NOT YET BEEN RECORDED. (EXCEPTION NO. 16 AFFECTS SUBJECT PROPERTY-NOT PLOTABLE)

**ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
CFT NV DEVELOPMENTS, LLC  
TRACT 2  
98th STREET PLAZA  
SITUATE WITHIN PROJECTED  
SECTION 21 , T. 10 N., R. 2 E., N.M.P.M.  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2022**

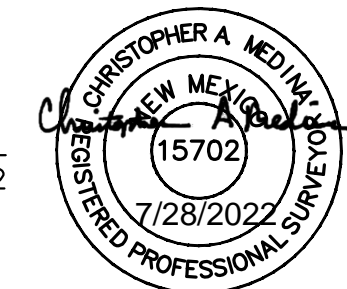
**SURVEYOR CERTIFICATION**

TO: CFT NV DEVELOPMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY  
PANDA RESTAURANT GROUP, INC.  
CFT NV GROUPS DEVELOPMENTS, LLC  
CHERNG FAMILY TRUST DATED OCTOBER 30, 1987, AS AMENDED  
PANDA EXPRESS, INC., AND THEIR RESPECTIVE AFFILIATED ENTITIES, SUCCESSORS AND ASSIGNS  
[FIDELITY NATIONAL TITLE INSURANCE COMPANY]

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(o), 8, 9, 11(o), 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN NOVEMBER 2021.

DATE OF PLAT: JULY 28, 2022

SIGNED:   
CHRISTOPHER A. MEDINA NMPLS NO. 15702



REVISIONS			
NO.	DATE	DESCRIPTION	BY

**TERRA LAND SURVEYS, LLC**  
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR  
 CFT NV DEVELOPMENTS, LLC  
 TRACT 2  
 98th STREET PLAZA  
 SITUATE WITHIN PROJECTED  
 SECTION 21, T. 10 N., R. 2 E., N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2022

**EASEMENT NOTE:**  
 THERE EXISTS A CROSS LOT ACCESS,  
 PARKING, AND DRAINAGE EASEMENT  
 BENEFITING THE OWNERS OF TRACTS 1, 2  
 AND 3. SEE EASEMENT LETTERED (B) ON  
 THIS SHEET.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S14°59'08"E	12.39'
	(S14°58'43"E)	(12.39')
L2	S60°04'34"E	28.24'
	(S60°04'12"E)	(28.24')
L3	S66°36'36"W	24.29'
	(S66°36'58"W)	(24.29')

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S14°59'08"E	10.00'
E2	S16°45'46"W	14.50'
E3	S77°47'04"W	18.23'
E4	N11°34'56"W	13.11'
E5	S71°00'10"W	23.50'
E6	N88°46'52"W	21.36'
E7	S81°11'42"W	20.23'
E8	S13°48'09"E	2.43'
E9	S74°28'57"W	16.01'
E10	N14°24'02"W	17.29'
E11	N76°12'50"E	16.18'
E12	S13°48'09"E	4.33'
E13	N81°11'42"E	21.98'
E14	S88°46'52"E	21.21'
E15	N71°00'10"E	23.35'
E16	N73°14'14"E	62.00'

**EASEMENT LEGEND:**

- (A) 40.0' PRIVATE RECIPROCAL ACCESS EASEMENT  
 FILED: 7/7/2011  
 DOCUMENT NO: 2011062386  
 FILED: 8/18/2015  
 BK. 2015C, PG. 97
- (B) CROSS LOT ACCESS, PARKING AND DRAINAGE EASEMENT  
 FILED: 7/31/1995  
 VOL. 95C, FOLIO 281
- (C) 10.0' PNM UNDERGROUND ELECTRIC EASEMENT  
 FILED: 2/17/2016  
 DOCUMENT#2016014785

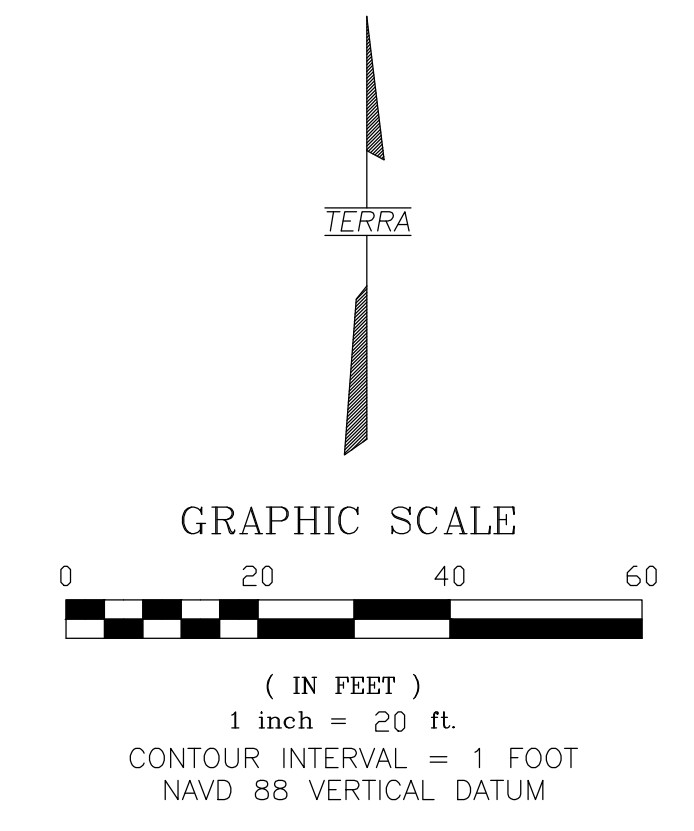
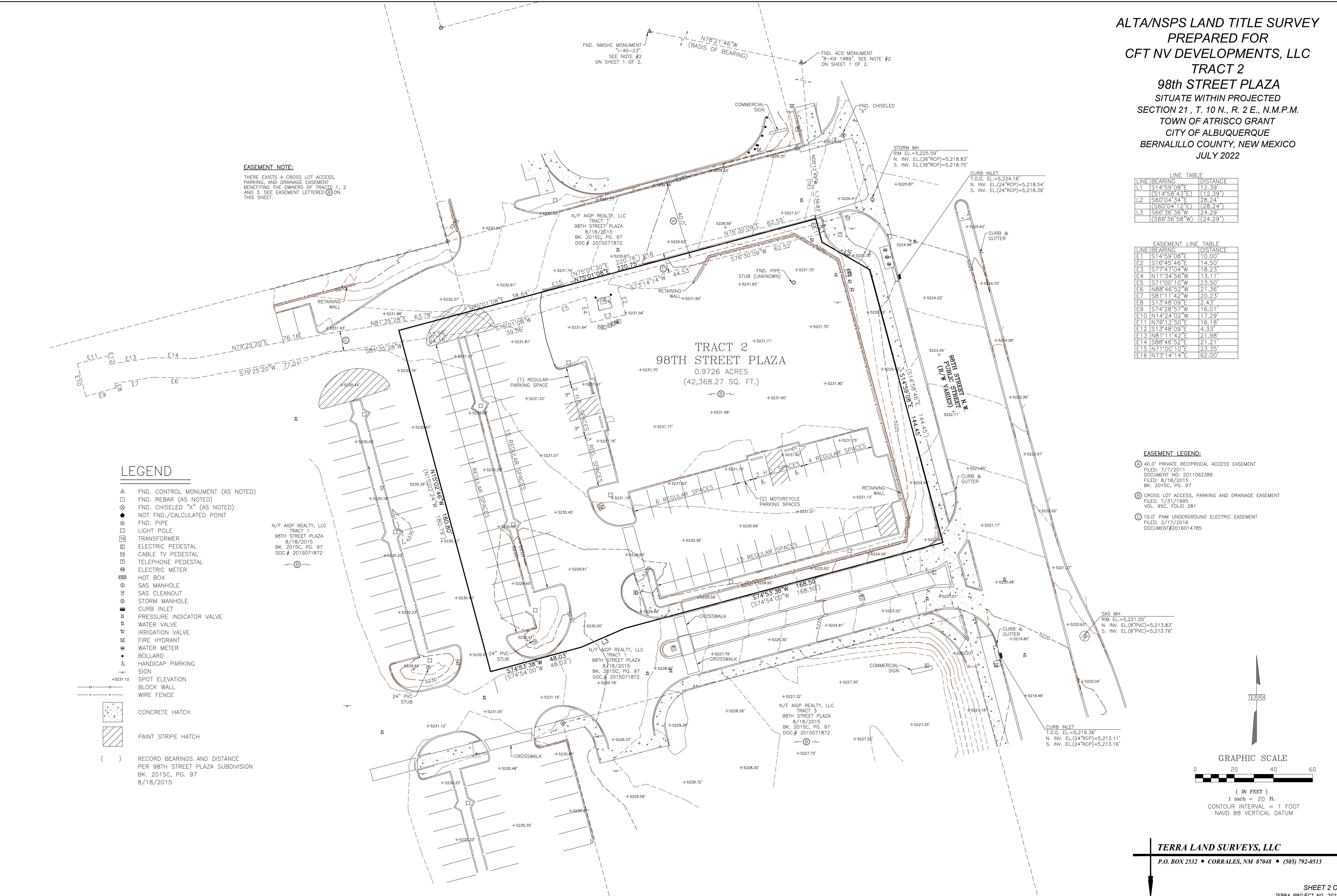
**LEGEND**

- ▲ FND. CONTROL MONUMENT (AS NOTED)
- FND. REBAR (AS NOTED)
- ⊗ FND. CHISELED "X" (AS NOTED)
- NOT FND./CALCULATED POINT
- FND. PIPE
- ⊕ LIGHT POLE
- ⊞ TRANSFORMER
- ⊞ ELECTRIC PEDESTAL
- ⊞ CABLE TV PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ ELECTRIC METER
- ⊞ HOT BOX
- ⊞ SAS MANHOLE
- ⊞ SAS CLEANOUT
- ⊞ STORM MANHOLE
- ⊞ CURB INLET
- ⊞ PRESSURE INDICATOR VALVE
- ⊞ WATER VALVE
- ⊞ IRRIGATION VALVE
- ⊞ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ BOLLARD
- ⊞ HANDICAP PARKING
- ⊞ SIGN
- SPOT ELEVATION
- ⊞ BLOCK WALL
- ⊞ WIRE FENCE
- ▨ CONCRETE HATCH
- ▨ PAINT STRIPE HATCH
- ( ) RECORD BEARINGS AND DISTANCE PER 98TH STREET PLAZA SUBDIVISION BK. 2015C, PG. 97 8/18/2015

N/F AIGP REALTY, LLC  
 TRACT 1  
 98TH STREET PLAZA  
 8/18/2015  
 BK. 2015C, PG. 97  
 DOC.# 2015071872

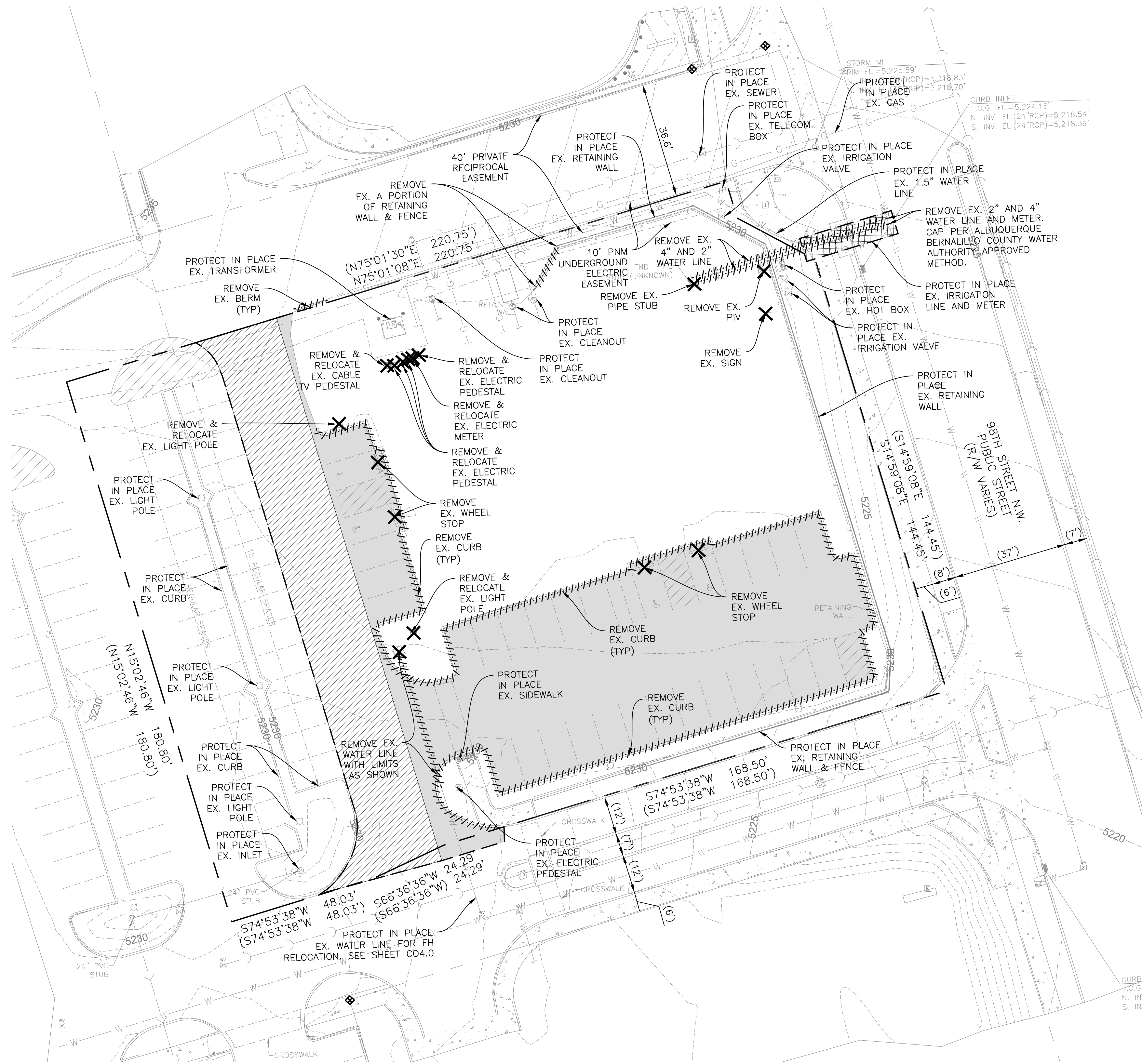
FND. NMSHC MONUMENT  
 "1-40-23".  
 SEE NOTE #2  
 ON SHEET 1 OF 2.

FND. ACS MONUMENT  
 "8-K9 1989". SEE NOTE #2  
 ON SHEET 1 OF 2.



**TERRA LAND SURVEYS, LLC**  
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513





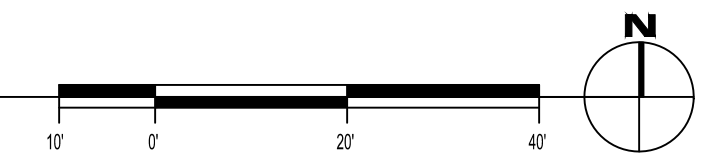
**LEGEND:**

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
- SAWCUT LIMIT
- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- 2" ASPHALT PAVEMENT REMOVAL (GRIND)
- SAWCUT AND REMOVE SIDEWALK, CURB AND STREET PAVEMENT NECESSARY FOR REMOVAL OF UTILITIES NOTED. REPLACE TO MATCH EXISTING CONDITIONS

**GENERAL DEMOLITION NOTES**

1. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE GOVERNING MUNICIPAL AUTHORITY OR STATE DOT. THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF ALBUQUERQUE, NM OR UTILITIES INSPECTOR.
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS.
3. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY LOCATION AND ELEVATION BEFORE ANY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
5. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
6. INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
7. ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
8. AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
9. NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
11. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
12. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER ERRORS DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
13. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
15. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
16. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
17. BURNING ON OWNERS PROPERTY IS NOT PERMITTED.
18. SIDEWALK DEMOLITION SAWCUTS SHALL BE AT THE NEAREST EXISTING JOINT.
19. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
20. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL). LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVALS SHALL TAKE PRECEDENCE.
21. ALL CONCRETE SAWCUTTING SHALL BE PERFORMED WITH A WETSAW TO CONTROL DUST.
22. EXISTING SEWER LATERALS TO BE FIELD LOCATED AND DISCONNECTED AT THE SEWER MAIN, WITH THE DISCONNECTIONS BEING WITNESSED BY THE CITY'S ENGINEERING INSPECTOR.

**DEMOLITION PLAN**



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	08-17-2022
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**ISSUE DATE:**

DRB SUBMITTAL	06-17-2022
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DRAWN BY: rtm

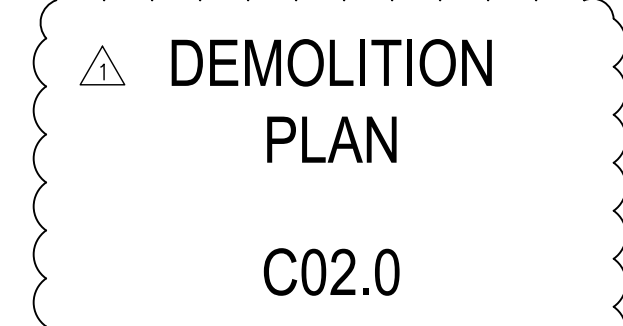
PANDA PROJECT #: S8-23-D220241  
PANDA STORE #: D220241  
ARCH PROJECT #: 21229



HOUSTON 1111 North Loop West, Suite 800 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 972 480 7292 V  
Houston, Texas 77008 Plano, Texas 75024

**PANDA EXPRESS**

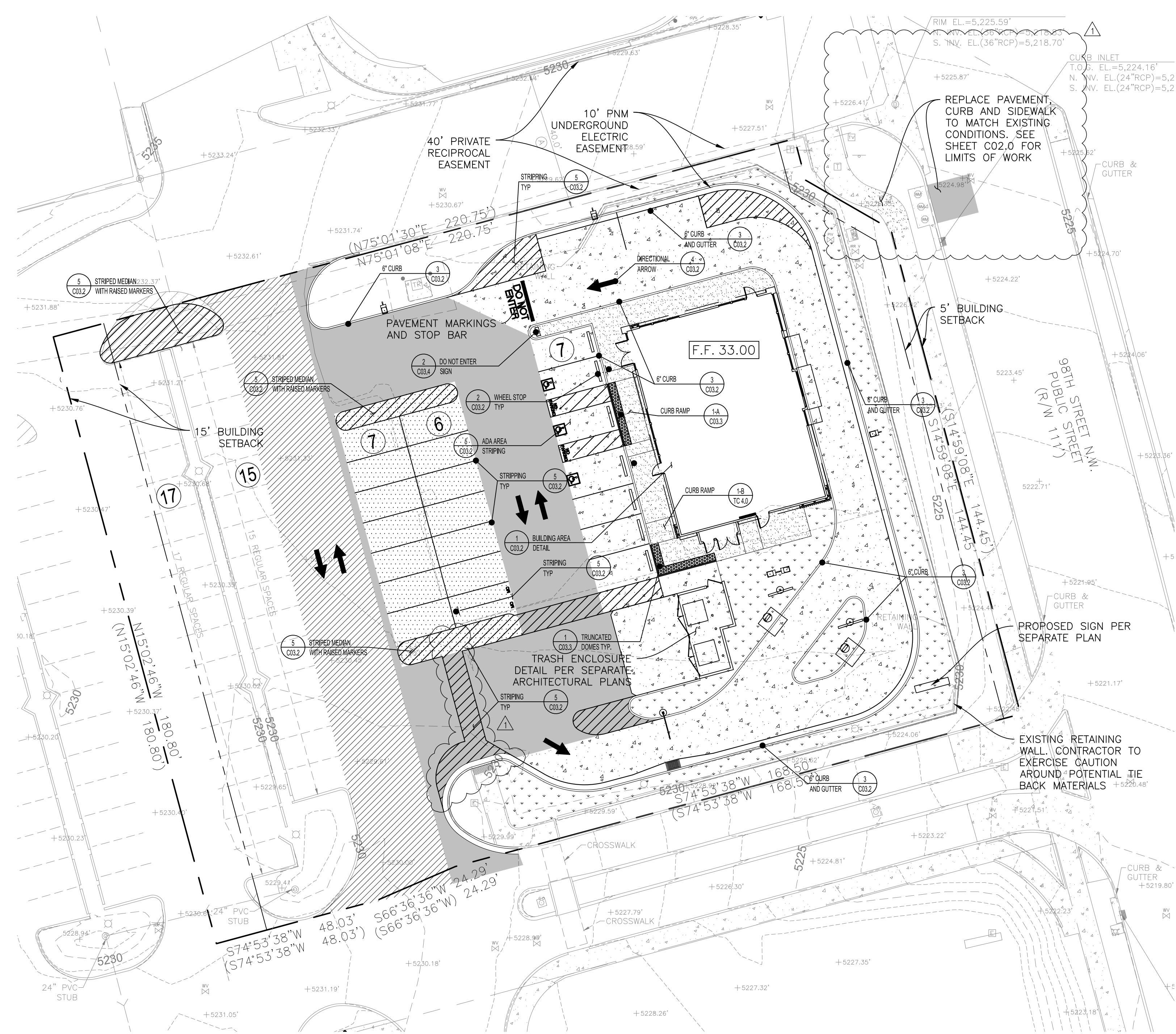
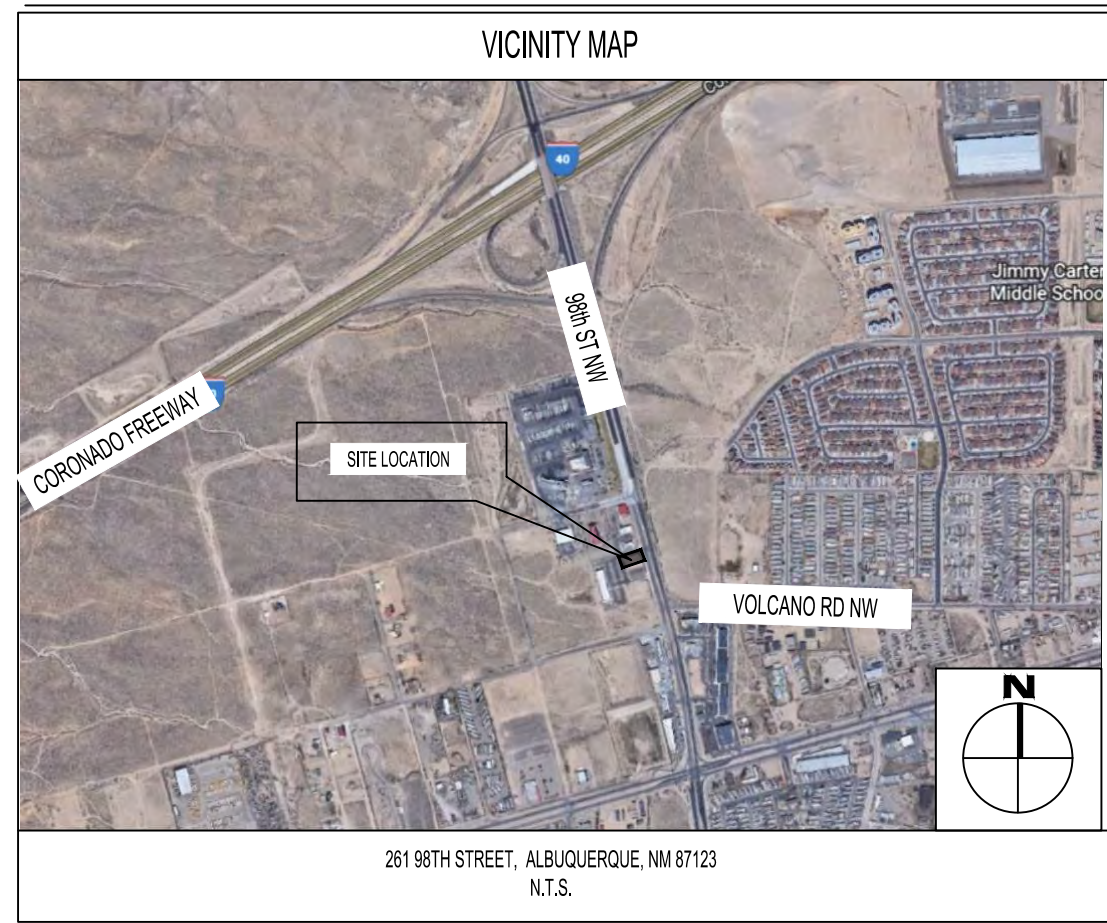
PANDA HOME - CUSTOM  
261 98TH STREET  
ALBUQUERQUE, NM 87123



PANDA HOME - SQUARE CUSTOM

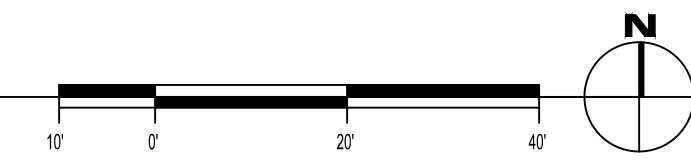
DRB PERMIT PR-2022-007229





- NOTES:**
1. 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

SITE PLAN



**LEGEND:**

- PROPOSED HEAVY DUTY CONCRETE: 5.5" PCC (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 2" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 3" 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

**PARKING SUMMARY:**

	QUANTITIES PER IDO 5-5, SIZING PER DPM PART 7-4
REGULAR STALLS (9'X18')	48
HANDICAP STALLS (9'X18')	3
TOTAL	51
MOTORCYCLE STALLS (4.5'X18')	2
BICYCLE SPACES	6



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PANDA STORE #: D220241

ARCH PROJECT #: 21229



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**PANDA EXPRESS**

PANDA HOME - CUSTOM  
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ALBUQUERQUE, NM 87123

SITE PLAN

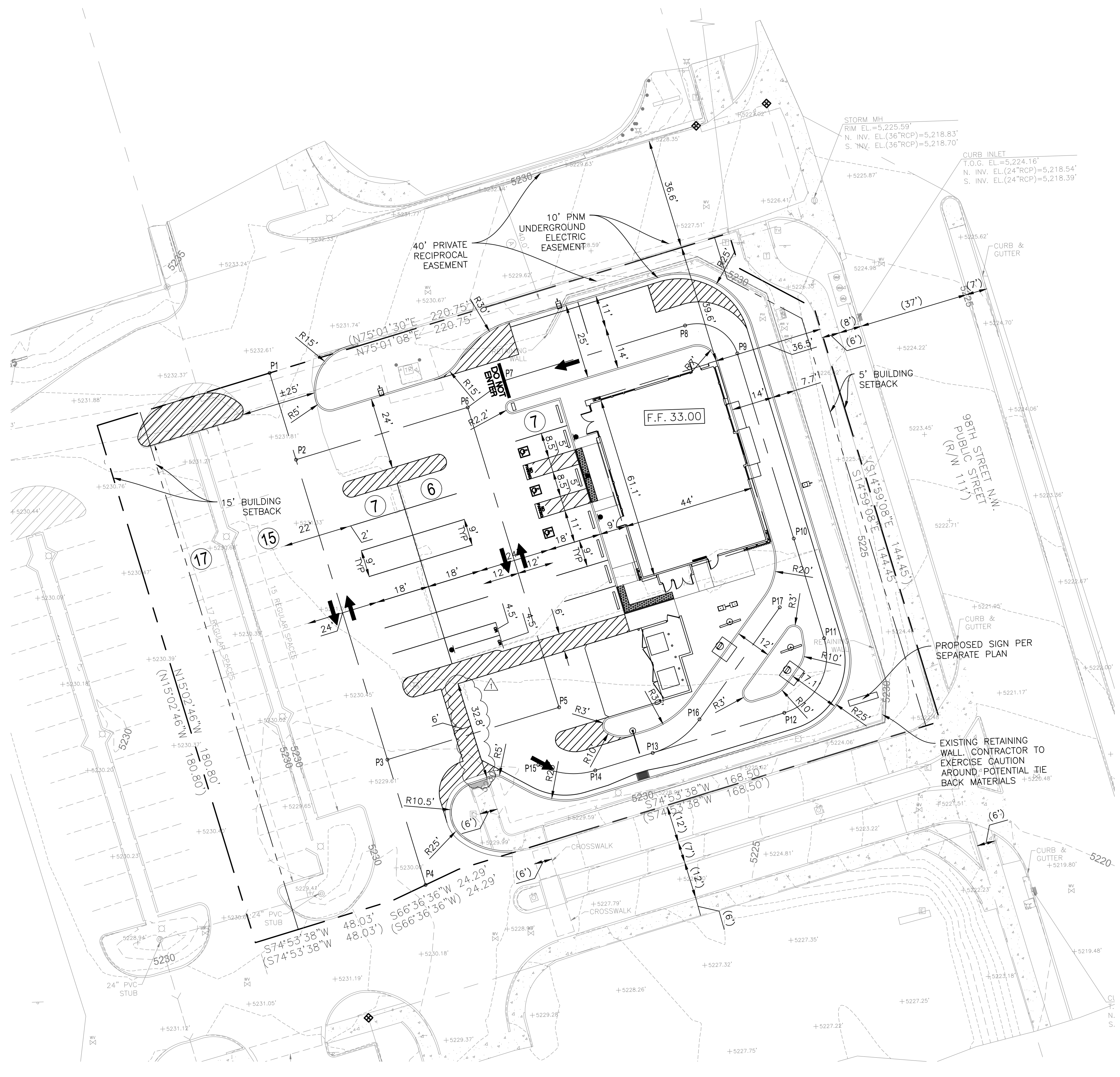
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PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229 SI-2022-01237





**STAKING PLAN**

**STAKING NOTES**

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SITE IS PARALLEL AND PERPENDICULAR TO EASTERN PROPERTY LINE.

**CENTERLINE STAKING TABLE**

POINT DESC.	NORTH (Y)	EAST (X)
P-1	1483818.45	1492412.26
P-2	1483789.18	1492420.09
P-3	1483687.91	1492447.20
P-4	1483645.62	1492458.52
P-5	1483703.42	1492505.16
P-6	1483804.69	1492478.05
P-7	1483813.21	1492490.52
P-8	1483829.56	1492551.62
P-9	1483819.66	1492568.77
P-10	1483757.14	1492585.50
P-11	1483723.50	1492594.51
P-12	1483699.01	1492580.36
P-13	1483687.11	1492535.92
P-14	1483681.92	1492516.52
P-15	1483684.42	1492497.55
P-16	1483697.80	1492551.94
P-17	1483734.30	1492580.02

**BASIS OF BEARINGS BENCH MARK**

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

1. NMSHC SURVEY CONTROL STATION "40-23" DATA:  
STANDARD BRASS DISC SET FLUSH TO THE GROUND  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,485,519.844 US FEET EASTING: 1,489,913.599 US FEET  
ELEV. = 5,341.357 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.999674412  
DELTA ALPHA = (+) 0°17'20.90"
2. NMSHC SURVEY CONTROL STATION "8-K9-1989" DATA:  
STANDARD 1-3/4" ALUMINUM DISC RIVETED TO A PIPE  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,484,994.639 US FEET EASTING: 1,492,463.769 US FEET  
ELEV. = 5,250.166 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.999677891  
DELTA ALPHA = (+) 0°17'03.21"

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

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



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ARCH PROJECT #: 21229



**Heights Venture**  
ARCHITECTURE DESIGN

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STAKING PLAN

C03.1

PANDA HOME - SQUARE CUSTOM



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UTILITY PLAN

C04.0

PANDA HOME - SQUARE CUSTOM

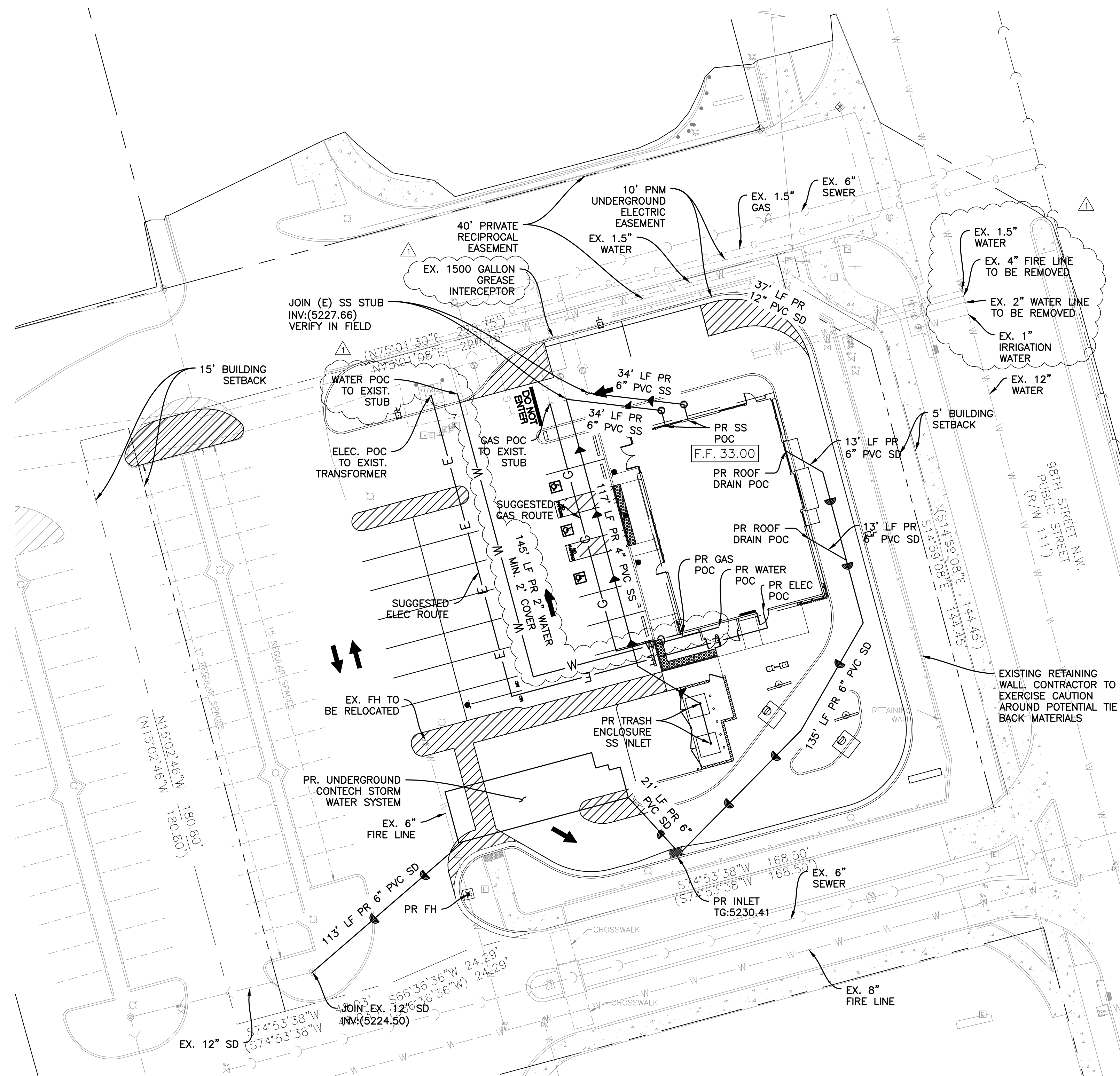
NOTES:

- 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.

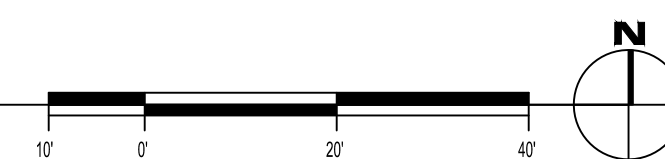
UTILITY LEGEND

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	⊗	⊗
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	⊗	⊗

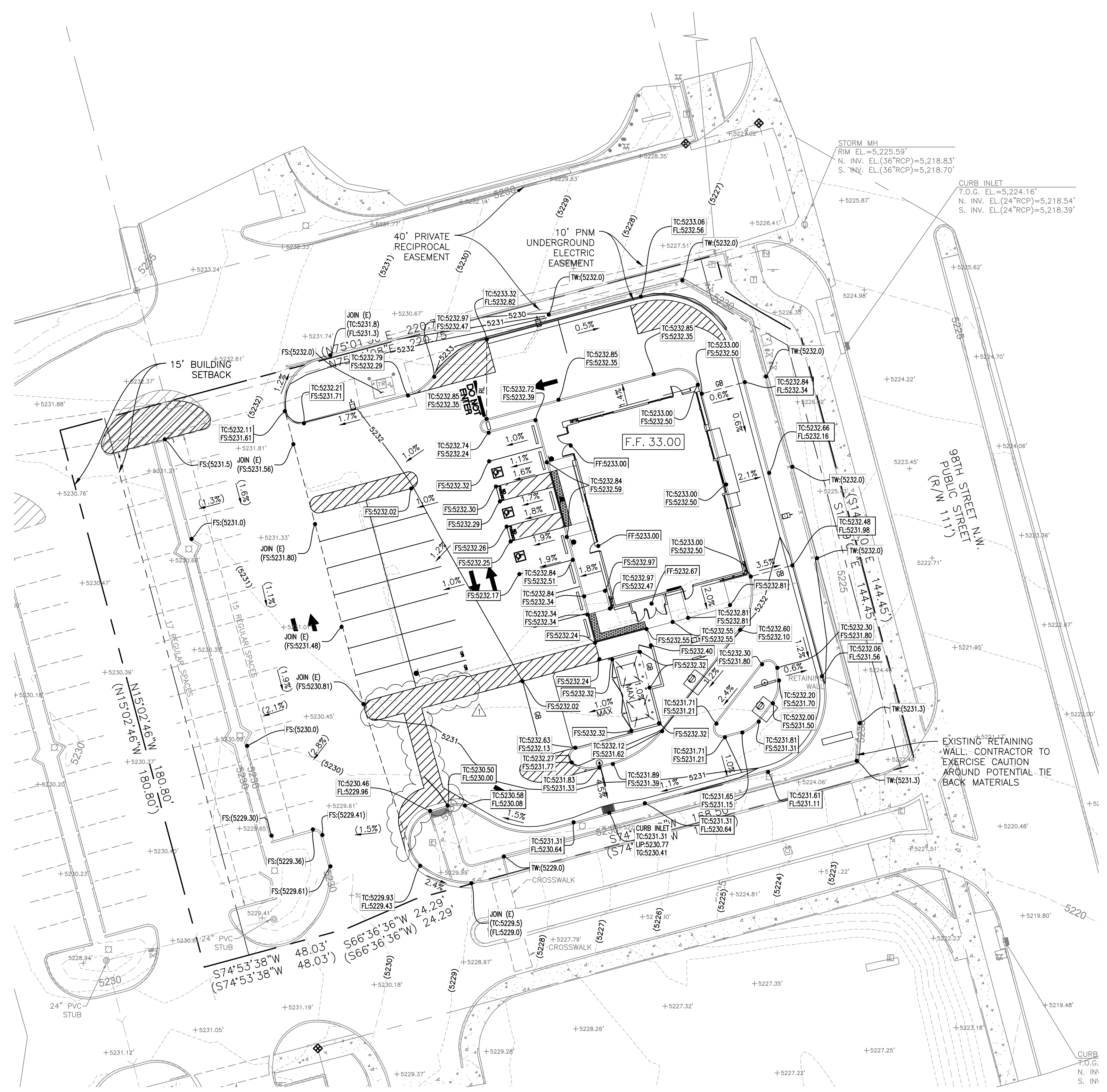


UTILITY PLAN



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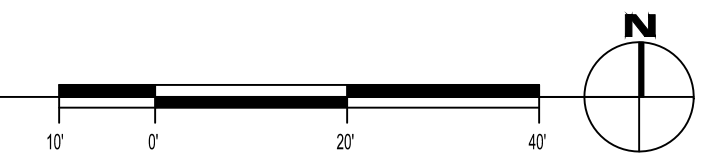


GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	+0.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	- - - 6.00	— 6.00	- - - 6.00
FLOW ARROW	(X.X%)	X.X%	

**NOTES:**

- PERVIOUS/ IMPERVIOUS AREA:  
 EXISTING  
 PERVIOUS—0.19 AC (19.5%)  
 IMPERVIOUS—0.78 AC (80.5%)  
 PROPOSED  
 PERVIOUS—0.20 AC (21%)  
 IMPERVIOUS—0.77 AC (79%)  
 SEE SHEETS EH.01 AND EH.02 FOR FULL EXHIBIT

**GRADING PLAN**  
SCALE: 1" = 20'



**GRADING NARRATIVE:**

THE PROPOSED LOT IS TO MATCH THE PREVIOUSLY APPROVED GRADING PLANS FOR THIS SITE. THE SITE DRAINS FROM EAST TO WEST AND IS COLLECTED VIA A GRATED INLET AND MEDIAN. THE SITE IS BOUNDED BY 98TH STREET TO THE EAST AND AN EXISTING PARKING LOT TO THE WEST.



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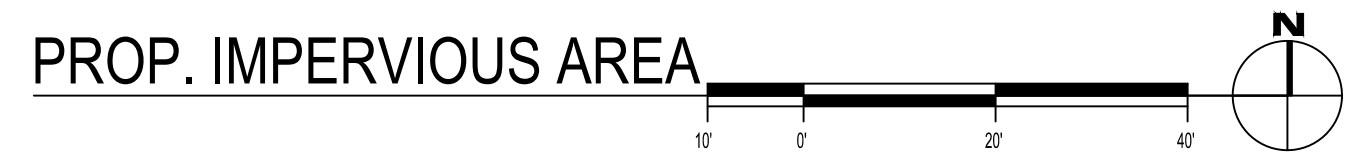
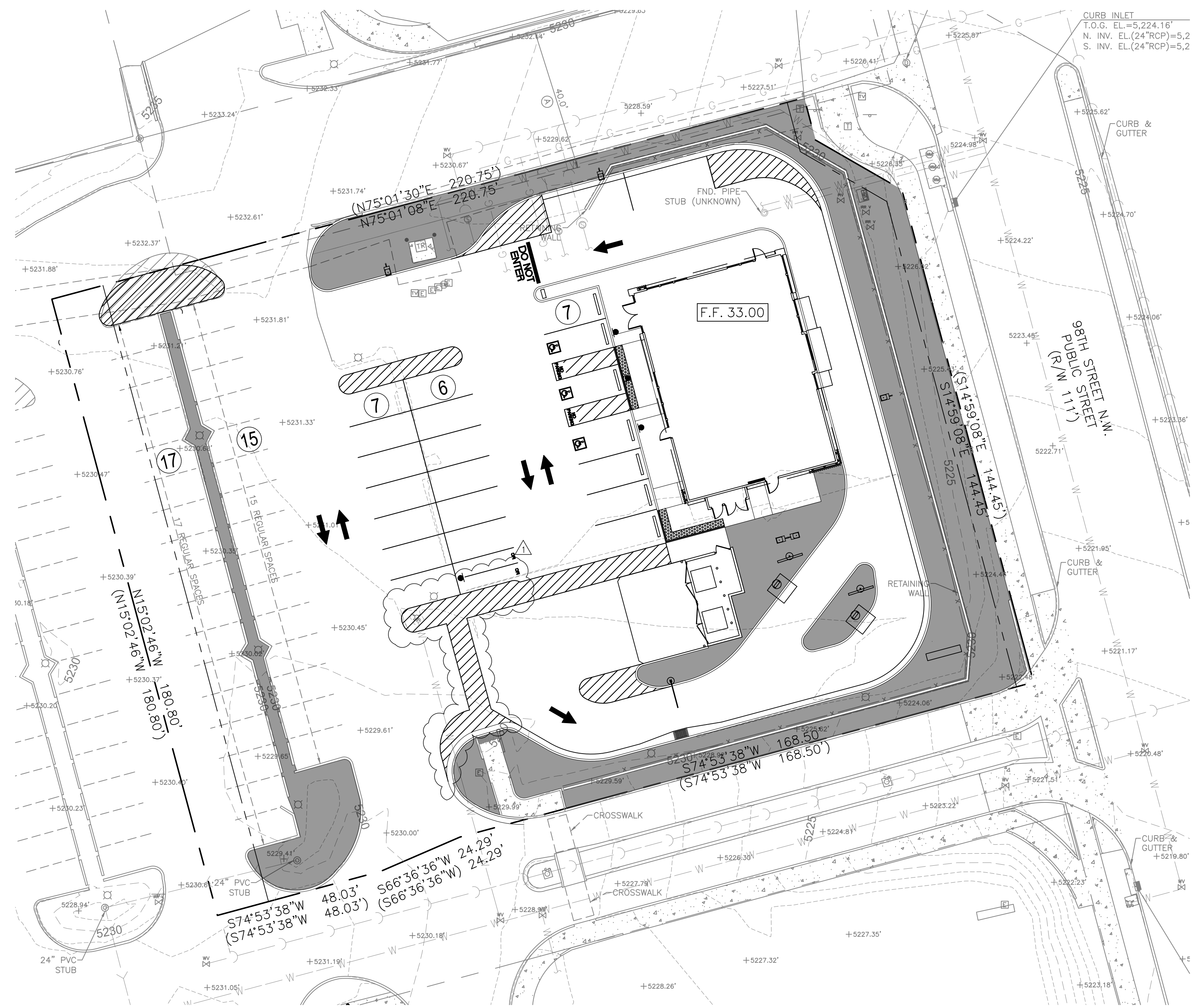
**GRADING PLAN**

C05.0

PANDA HOME - SQUARE CUSTOM

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**PROPOSED AREAS:**

- PERVIOUS = 8683.57 SF (20.50%)**  
**= 0.20 AC**
- IMPERVIOUS = 33684.70 SF (79.50%)**  
**= 0.77 AC**
- PROPERTY AREA = 42368.27 SF**  
**= 0.97 AC**



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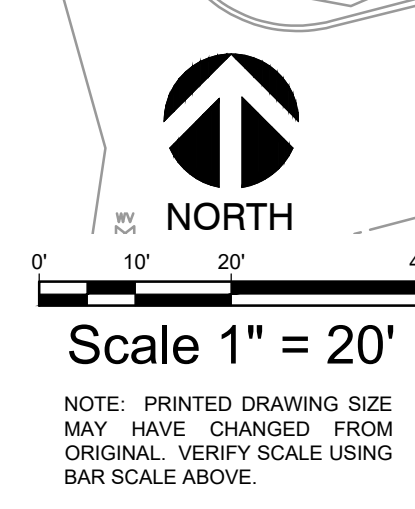
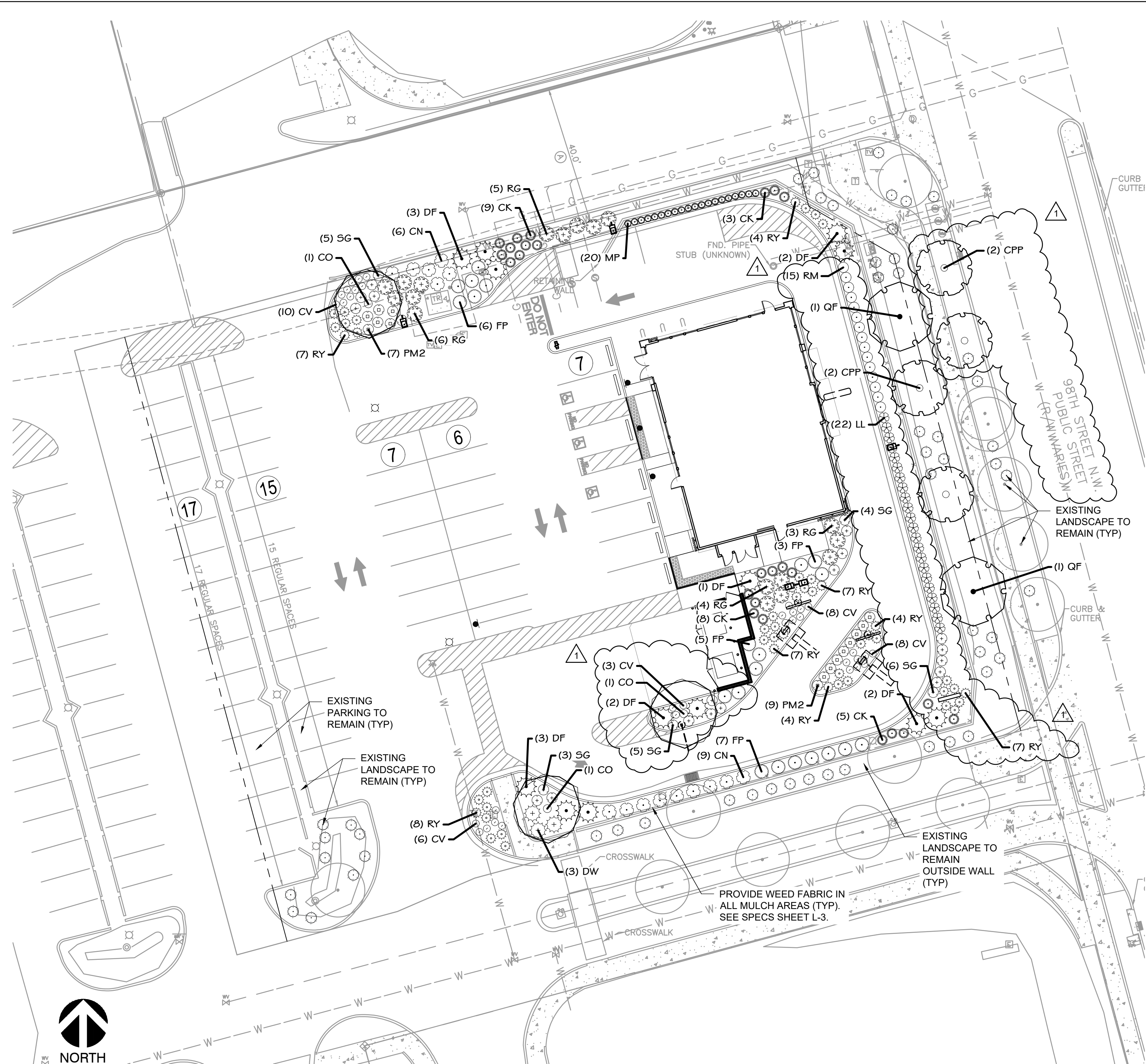
**PROPOSED IMPERVIOUS AREAS**

**EH.02**

PANDA HOME - SQUARE CUSTOM

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**CPTD**  
TREES SHOULD BE MAINTAINED WITH A 6' CLEAR TRUNK. SHRUBS SHOULD BE MAINTAINED AT 3' MAX.

**CITY NOTES**  
THIS PLAN IS IN COMPLIANCE WITH THE WATER CONSERVATION ORDINANCE, 6-1-1. THIS PLAN IS IN COMPLIANCE WITH 14-16-3-10 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.

**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. 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.  
AFTER ALL TREE PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, NATURAL (UNDYED) IN A 5' RADIUS AROUND EACH TREE. WEEDFABRIC IS PROHIBITED IN THIS AREA. KEEP MULCH 6" FROM TRUNK FLARE.

**LANDSCAPE CALCULATIONS**

NET SITE AREA:	42,368.47 SF
LANDSCAPE AREA REQUIRED:	6,355 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	8,903 SF (21% OF SITE AREA)

<b>STREET FRONTAGE LANDSCAPING</b>	
FRONTAGE LENGTH:	177 LF
STREET TREES REQUIRED:	9 TREES (1 PER 20 LF OF FRONTAGE)
STREET TREES PROVIDED:	9 TREES (4 PROPOSED, 5 EXISTING TO REMAIN)

<b>PARKING LOT LANDSCAPING</b>	
PARKING LOT AREA:	21,212 SF
LANDSCAPE AREA REQUIRED:	2,121 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	2,174 SF (10.2% OF PARKING AREA)

<b>TOTAL PARKING SPACES:</b>	
TREES REQUIRED:	2 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	2 TREES

<b>TOTAL LANDSCAPE AREA:</b>	
MINIMUM REQUIRED COVERAGE:	8,929 SF
COVERAGE PROVIDED OVERALL:	6,697 SF (75% OF LANDSCAPE AREA) ~6,700 SF (~75%)

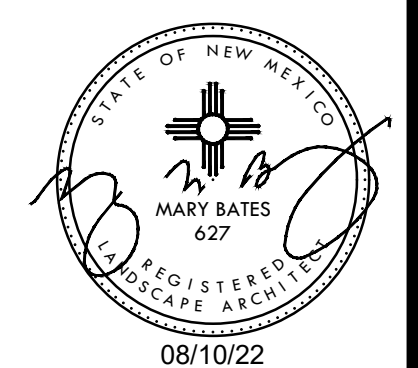
**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGHT
	CPP	4	PISTACEA CHINESE	CHINESE PISTACHE	CONT.	3" CAL	MIN. 12' HT.
	QF	2	QUERCUS FUSIFORMIS	ESCARPMENT LIVE OAK	CONT.	3" CAL MIN	12' HT MIN
	CO	3	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	CONT.	3" CAL	MIN. 12' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	SIZE
	CN	15	CHRYSOTHAMNUS NAUSEOSUS	BLUE RABBITBRUSH	5 GAL	48" OC	
	CV	35	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	1 GAL	24" OC	
	DF	13	DALEA FORMOSA	INDIGO BUSH	5 GAL	72" OC	
	DW	3	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	60" OC	
	FP	21	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	48" OC	
	RY	48	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	30" OC	
	LL	22	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY LANGMAN'S SAGE	5 GAL	36" OC	
	PM2	16	POTENTILLA FRUTICOSA 'MANGO TANGO'	MANGO TANGO BUSH CINQUEFOIL	5 GAL	36" OC	
	RG	18	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	48" OC	
	RM	15	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" OC	
	SG	23	SALVIA GREGGII	AUTUMN SAGE	3 GAL	36" OC	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	SIZE
	CK	25	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	36" OC	
	MP	20	MUHLENBERGIA X 'PINK FLAMINGO'	PINK FLAMINGO MUHLY	1 GAL	24" OC	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

**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.



PANDA EXPRESS, INC.  
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91770  
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**REVISIONS:**

DRB RESUBMITTAL	08-17-22
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**ISSUE DATE:**

DRB SUBMITTAL	06-17-22
---------------	----------

DRAWN BY: RCM

PANDA PROJECT #: S8-23-D220241  
PANDA STORE #: D220241  
ARCH PROJECT #: 21229



**Heights Venture**  
ARCHITECTURE DESIGN

HOUSTON: 1111 North Loop West, Suite 800, Houston, Texas 77008  
DALLAS: 5741 Legacy Drive, Suite 320, Plano, Texas 75024  
713.868.1103 V | 972.490.7292 V

**PANDA EXPRESS**  
PANDA HOME - CUSTOM  
261 98TH ST. SW  
ALBUQUERQUE, NM 87212

PLANTING PLAN

L-1

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229



32 SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.	27 ACCESSIBLE RAMP	22 CONC. DRIVEWAY	19 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION.	14 ACCESSIBLE PARKING POLE SIGN	10 DRIVE THRU LANE SENSOR LOOP. INSTALL POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL.	5 PAVING - SEE CIVIL PLAN	1 LIMIT OF CONSTRUCTION
33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.	28 DIRECTIONAL SIGN - NO POWER. GC TO COORDINATE WITH SIGN COMPANY	23 EDGE OF SIDEWALK AT PLANTER	20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE.	15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE	11 DRIVE THROUGH MENU BOARD INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)	6 IRRIGATED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS	2 PROPERTY LINE
34 EXISTING TRANSFORMER PAD. RE: CIVIL AND ELEC. DRAWINGS	29 ORDER CONFIRMATION BOARD	24 CONCRETE CURB AT LANDSCAPE AREA.	21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS	16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.	12 DIRECTIONAL ARROW	7 HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS	3 NEW SITE LIGHT POLE
35 BICYCLE LOCATION. NUMBER OF BICYCLES REQUIRED = 6 TOTAL	30 RUBBER WHEEL STOP. REF: CIVIL DRAWINGS	25 EXPANSION JOINT @ 20'-0" O.C. MAX.		17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT	13 ACCESSIBLE PATH OF TRAVEL	8 TRASH ENCLOSURE. CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY.	3A EXISTING LIGHT POLE
	31 MOTORCYCLE PARKING SPACES	26 TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.		18 DESIGNATED HANDICAP PARKING SPACE		9 GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO.	4 NEW SWITCHGEAR

**KEY NOTES**

Scale= NTS

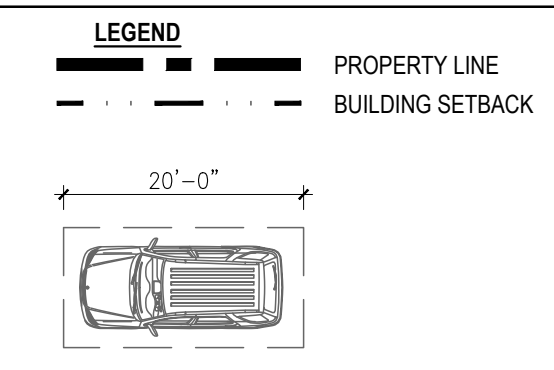
**PANDA EXPRESS RESTAURANT - SITE INFORMATION:**

SITE AREA: 42,368 SF / 0.973 ACRES  
 BUILDING AREA: 2,600 SF  
 OCCUPANCY: GROUP 2A (ASSEMBLY)  
 EXISTING ZONING: MX-M  
 PROPOSED ZONING: MX-M

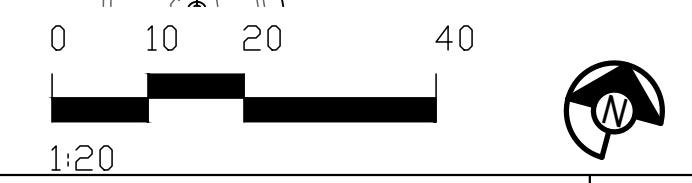
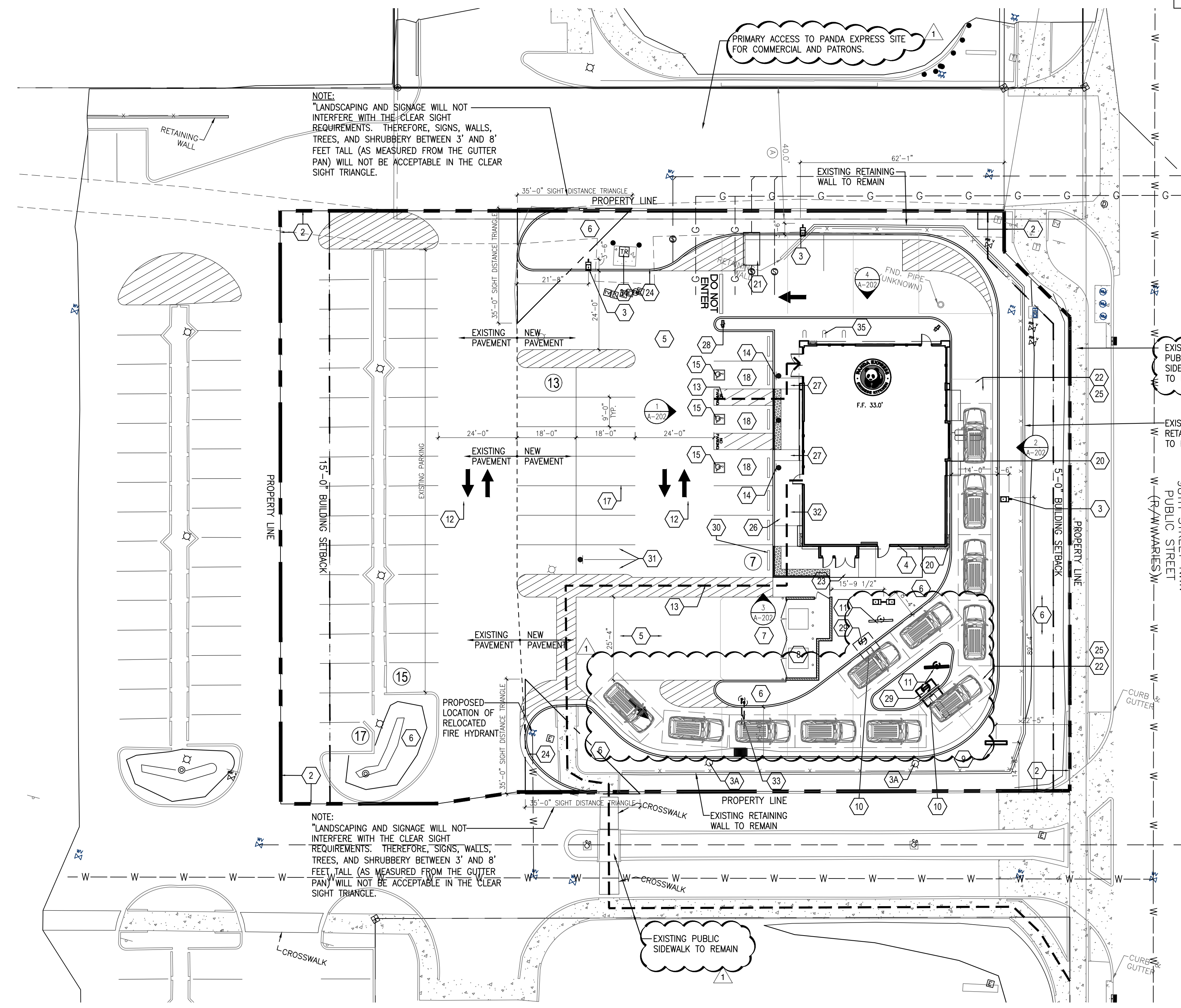
**PARKING CALCULATION:**

PER IDO TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS  
 RESTAURANT 8 SPACES / 1,000 SQ.FT. GFA  
 REQUIRED 2.6 x 8 = 20.8 SPACES REQUIRED  
 PROPOSED PROVIDED: 49 REGULAR  
 + 3 ACCESSIBLE  
 52 PARKS PROVIDED

MOTORCYCLE PROVIDED: 2 STALLS  
 BICYCLE REQUIRED: 6



**LEGEND**



**SITE PLAN 1**

Scale= 1" = 20'-0"



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DRAWN BY: RCM

PANDA PROJECT #: S8-23-D220241  
 PANDA STORE #: D220241  
 ARCH PROJECT #: 21229



**Heights Venture**  
 ARCHITECTURE • DESIGN

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

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PANDA HOME - CUSTOM  
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 ALBUQUERQUE, NM 87212

**A-100**

ARCH SITE PLAN

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229





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**PANDA EXPRESS**

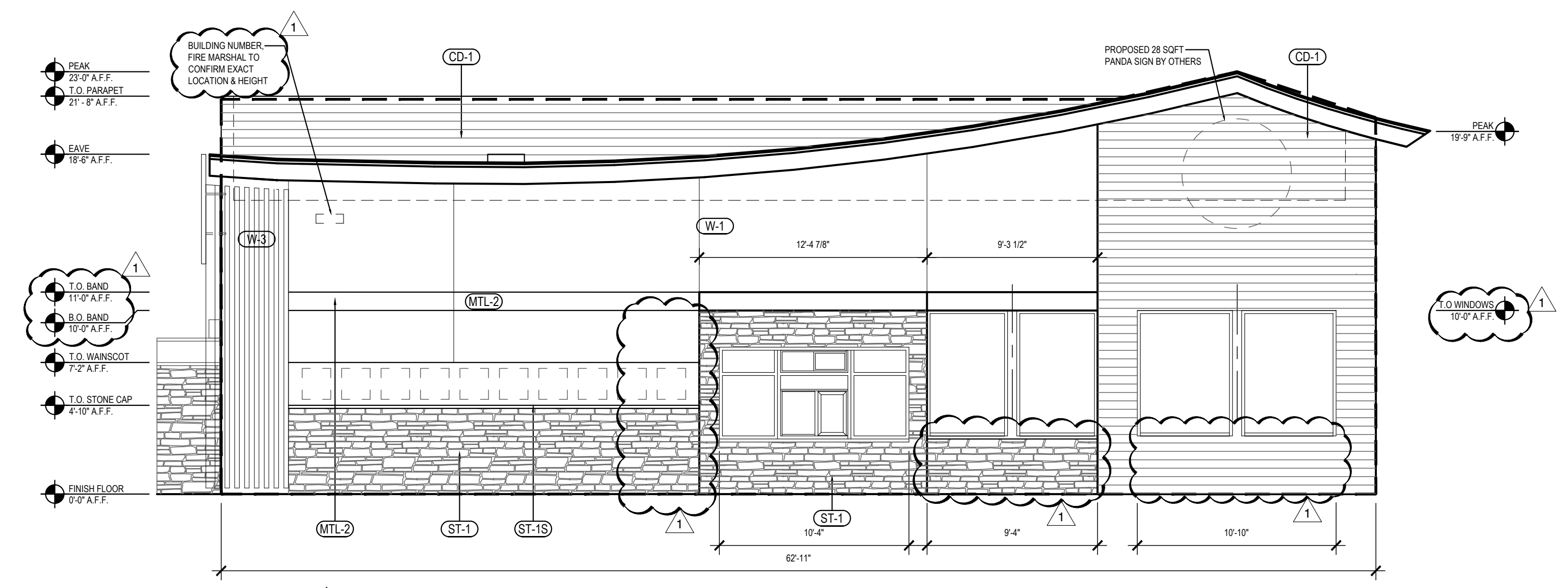
PANDA HOME - CUSTOM  
261 98TH ST. SW  
ALBUQUERQUE, NM 87212

**A-202**

EXTERIOR  
COLOR ELEVATIONS

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229

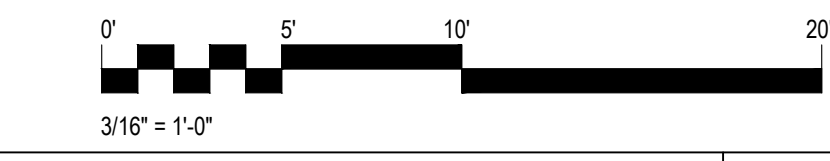


**PER CITY ORDINANCE:**  
I.D.O. 2021 SECTION 5-11(E)(2)(a)

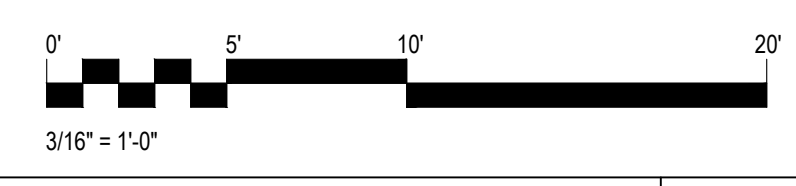
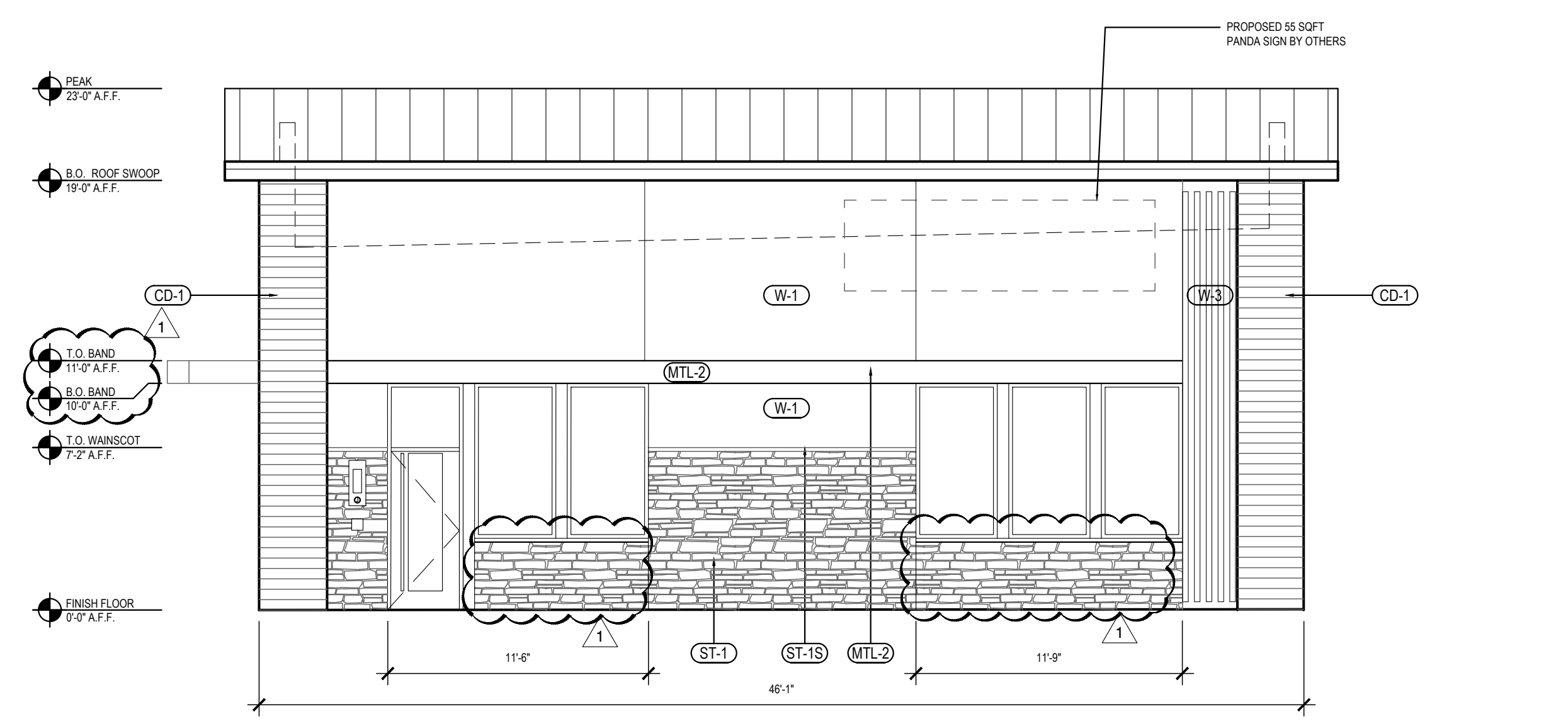
1. FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
2. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST (2) OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH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

**LENGTH OF BUILDING:**  
BUILDING LENGTH: 62'-11"  
30% REQUIRED: 18'-11"

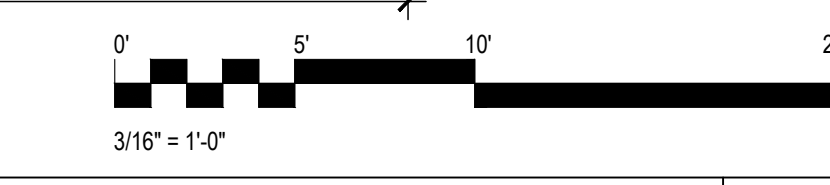
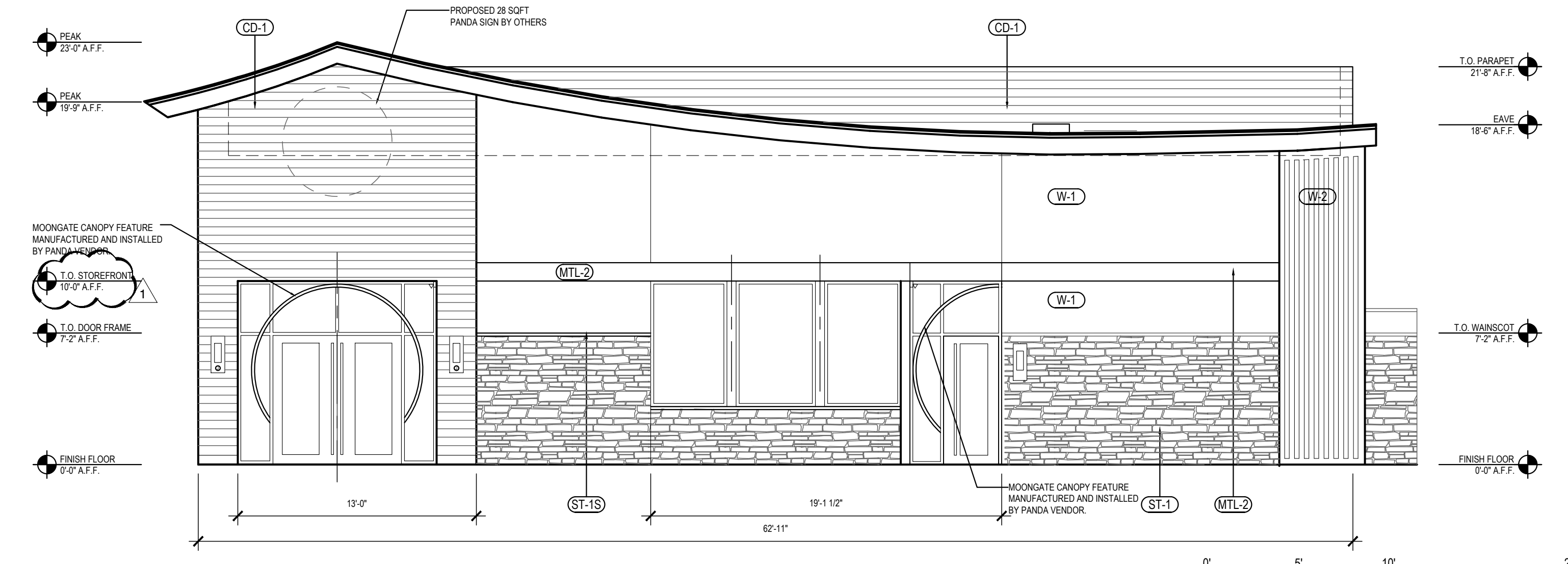
THE FEATURES PROVIDED ARE:  
4. GROUND FLOOR TRANSPARENT WINDOWS PROVIDED: 30'-6"  
4. CANOPY PROVIDED: 21'-8"



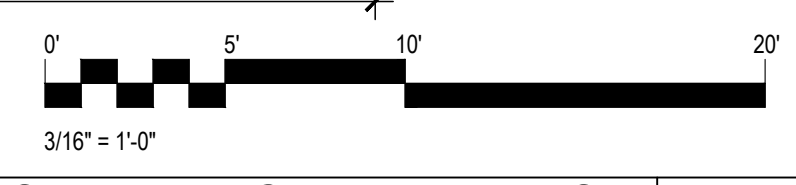
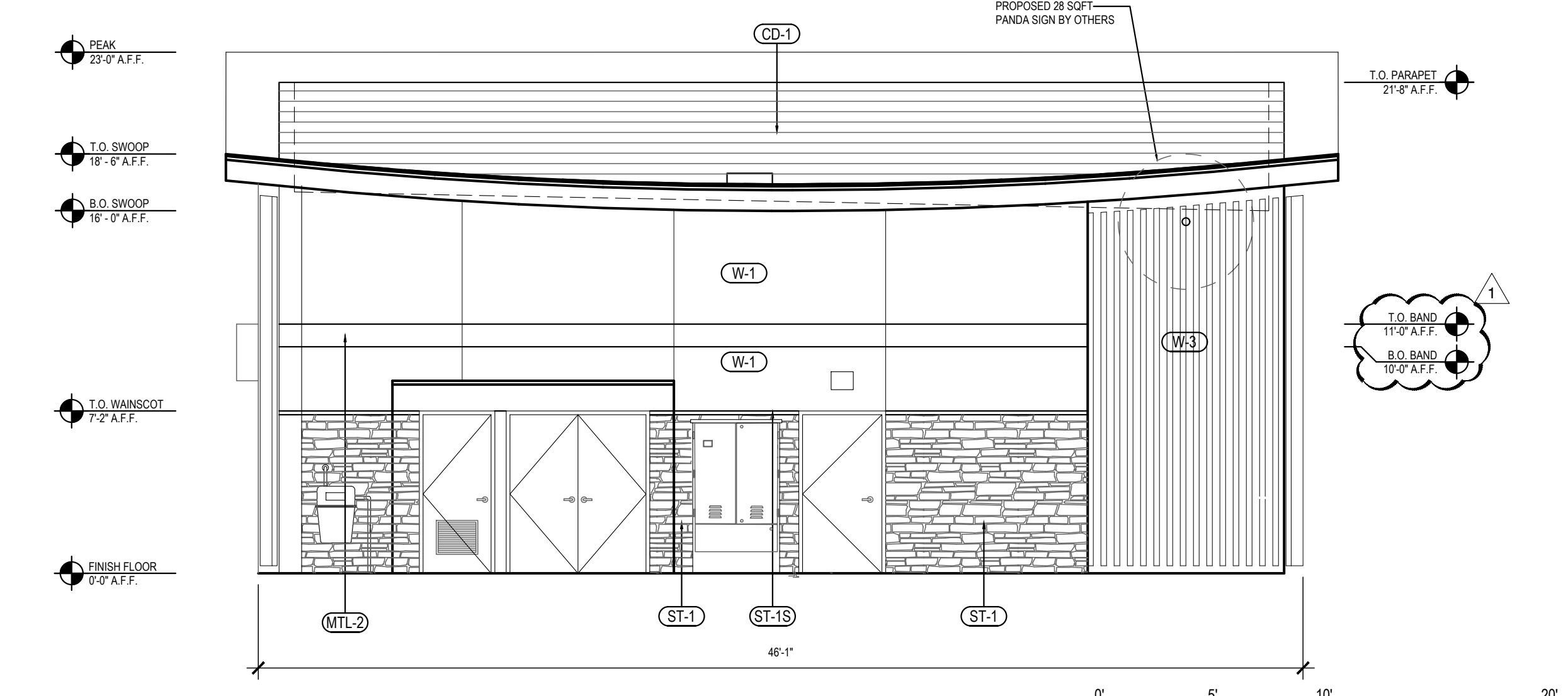
**NORTH-EAST ELEVATION 2**  
Scale= 3/16" - 1'0" A-202



**NORTH-WEST ELEVATION 4**  
Scale= 3/16" - 1'0" A-202



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



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

EXTERIOR FINISH SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO CORPORATION	STO POWERWALL DRAINSCREEN (PORTLAND CEMENT STUCCO)	SW 6252 ICE CUBE	FINE	BUILDING BODY
(W-2)	STO CORPORATION	STO POWERWALL DRAINSCREEN (PORTLAND CEMENT STUCCO)	SW 7069 IRON ORE	FINE	STUCCO ACCENT BAND
(W-3)	STO CORPORATION	STO POWERWALL DRAINSCREEN (PORTLAND CEMENT STUCCO)	PANTONE COLOR 200C - RED	-	STUCCO BEHIND TRELLIS
(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	-	WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	NICHHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

**MATERIALS**

MOONGATE ENTRY CANOPY, SINGLE DOOR SIMILAR.

T.O. CANOPY 11'-0" A.F.F.

B.O. CANOPY 8'-6" A.F.F.

ISOMETRIC TRELLIS VIEW

INTERIOR SIDES OF ALUMINUM TUBE OPAQUE RED VINYL TO MATCH W-3S RED.

(W-1)

(W-3)  
BEHIND  
TRELLIS

(ST-1S)

(W-2)

(CD-1)

(ST-1)









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ISSUE DATE:

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DRAWN BY: RCM

PANDA PROJECT #: S8-23-D220241

PANDA STORE #: D220241

ARCH PROJECT #: 21229

James F. Turner  
Engineers, L.P.  
Consulting Engineers  
8340 Meadow Road, #160  
Dallas, TX 75231  
214.792.2900  
DRAWN/DESIGN: JBJ/JBJ  
CHECKED: TMM/JBM  
Job #48122



**Heights Venture**  
ARCHITECTURE + DESIGN

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

**PANDA EXPRESS**  
PANDA HOME - CUSTOM  
261 98TH ST. SW  
ALBUQUERQUE, NM 87212

**E-106**

SITE PHOTOMETRIC PLAN

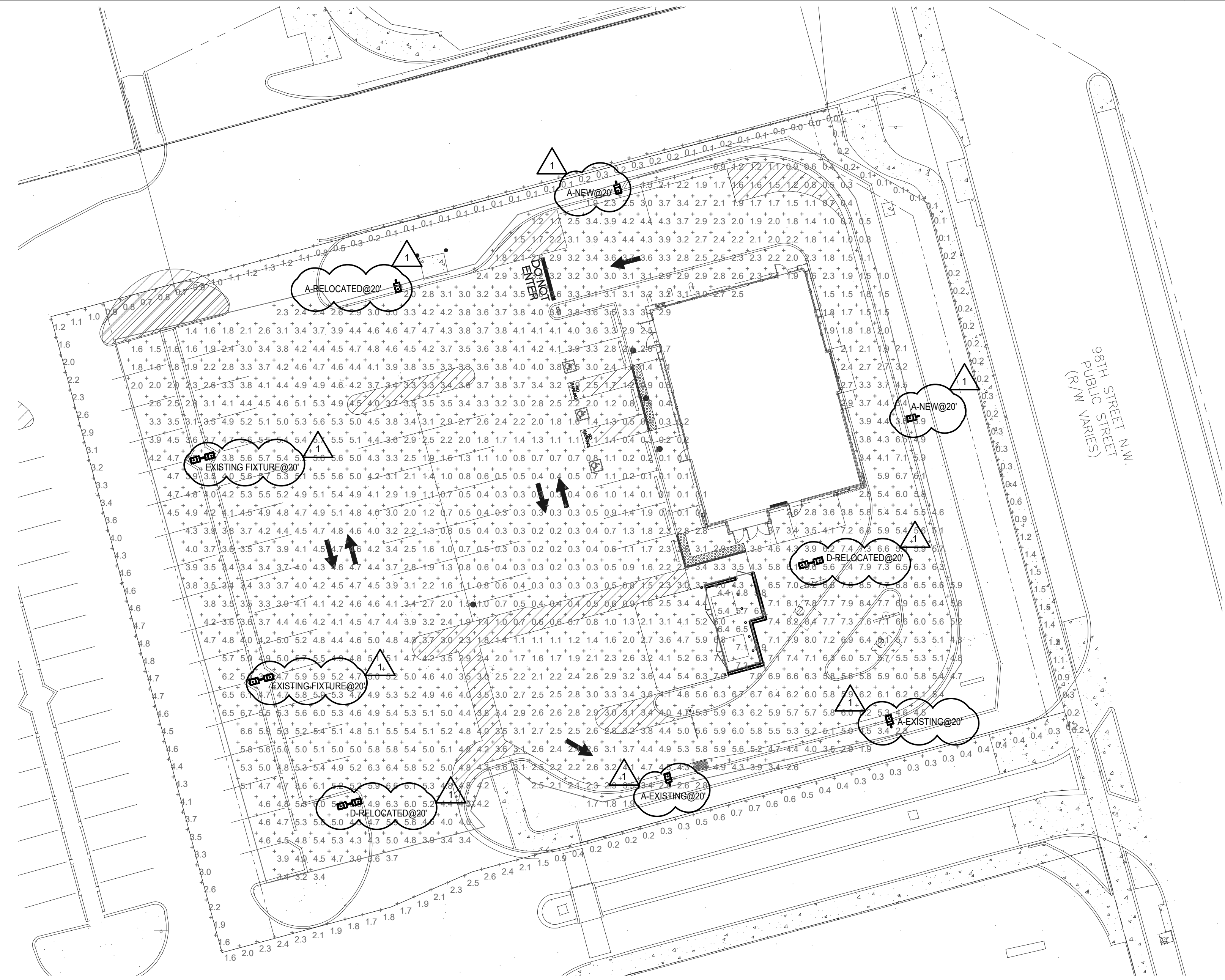
PANDA HOME - SQUARE CUSTOM

Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiple	Light Loss Factor	Wattage	Efficiency
□	A-RELOCATED	1	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	148.5	100%
□	D-RELOCATED	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	297	100%
□	A-NEW	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	148.5	100%
□	A- EXISTING	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	148.5	100%
□	EXISTING FIXTURE	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	297	100%

Note  
1. MOUNTING HEIGHT OF 20' (18' POLE)  
2. CALCULATIONS TAKEN AT GROUND LEVEL  
3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	3.6 fc	8.5 fc	0.1 fc	85.0:1	36.0:1
CALC SUMMARY- PROPERTY LINE	+	1.3 fc	4.8 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	6.2 fc	7.9 fc	4.4 fc	1.7:1	1.4:1

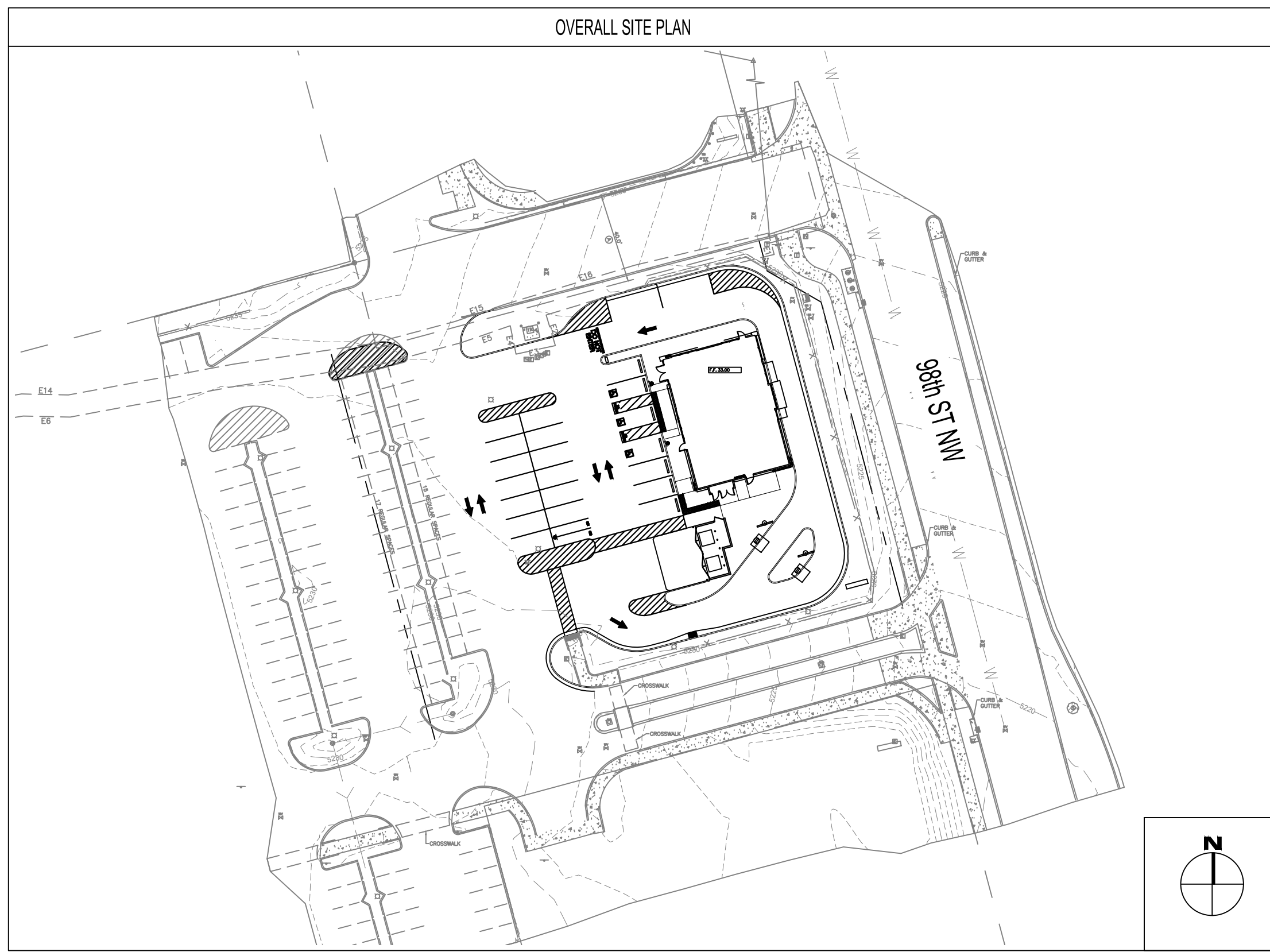
SITE LIGHTING FIXTURE INFORMATION 2  
E-106



SITE PHOTOMETRIC PLAN 1  
1" = 20'-0" E-106

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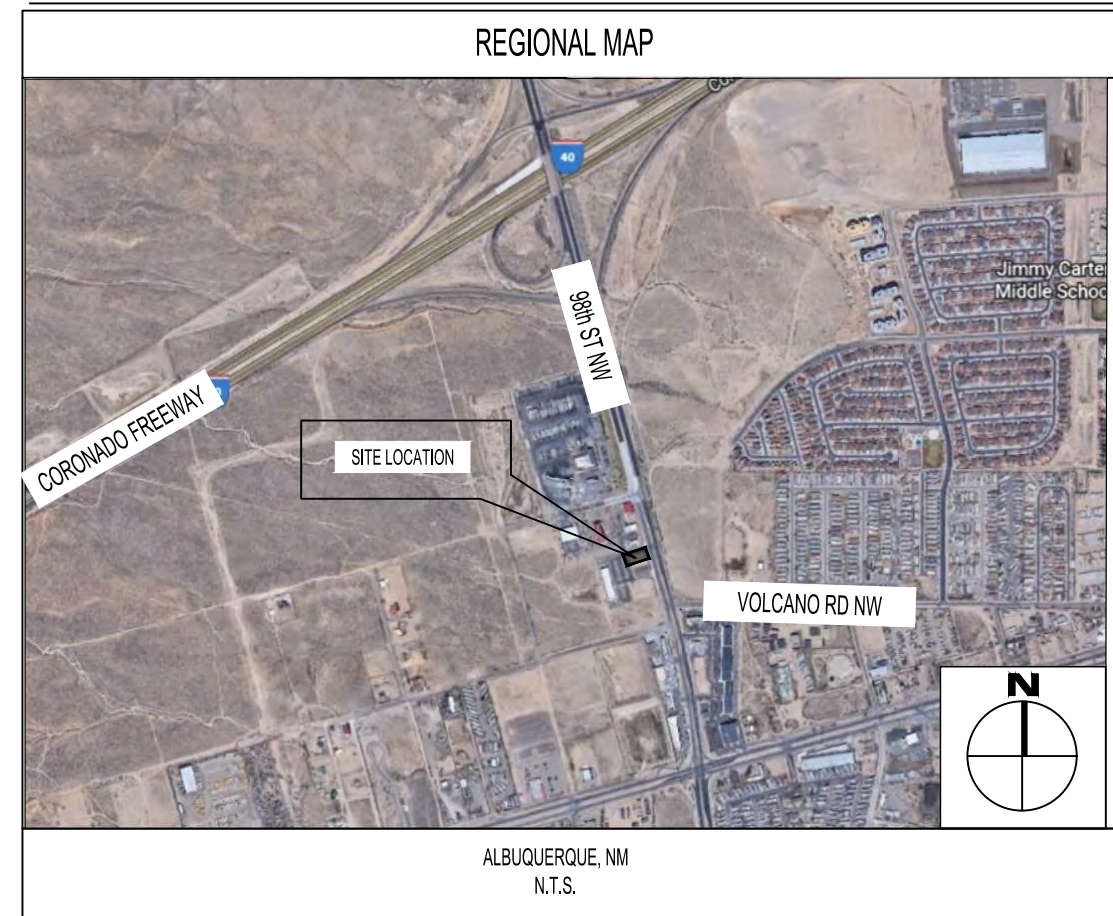


STORE D220241  
261 98TH STREET  
ALBUQUERQUE, NM 87123

PREPARED BY:  
**rtm**  
engineering consultants  
9225 Indian Creek Pkwy  
Overland Park, KS 66210  
T.913.322.1400 | 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 06-17-2022
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	
EH.01	EXISTING PERVIOUS AND IMPERVIOUS AREAS	●
EH.02	PROPOSED PERVIOUS AND IMPERVIOUS AREAS	●
	TRAFFIC CIRCULATION PLAN	●
	GRADING AND DRAINAGE PLAN	●



CONCEPTUAL TCL APPROVED  
FOR DRB 06/15/2022

*Jeanne Wolfenbarger*

PROJECT CONTACTS				
<b>CURRENT OWNER</b> MGP REALTY, LLC 648 RIVERA DR BOYNTON BEACH, FL 33435	<b>DEVELOPER</b> PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	<b>CIVIL ENGINEER</b> RTM ENGINEERING ASSOCIATES 650 E. ALGONQUIN ROAD, SUITE 200 SCHULMBURG, IL 60173 PHONE: (847) 754-1180 ATTN: TIM SHOEMAKER, PE	<b>ARCHITECT</b> HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.886.1103 ATTN: ERIC J. ABELA, AIA, NCARB	<b>LAND SURVEYOR</b> TERRA LAND SURVEYS, LLC P.O. BOX 2532 CORRALLES, NM 87048 PHONE: (505) 352-0513
<b>MEP</b> NICK POLCARI JAMES TURNER ENGINEERS 840 MEADOW ROAD, SUITE 160 DALLAS, TX 75251 PHONE: (214) 750-2900	<b>SITE LIGHTING</b> RYAN ZINSELMER NLLA LIGHTING PHONE: (514) 334-3000 RYAN.ZINSELMER@NLLALIGHTING.COM	<b>MUNICIPAL SANITARY SEWER AGENCY</b> CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CINC PLAZA NW, ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-6287 CGUSTAFSON@ABCWUA.ORG	<b>MUNICIPAL WATER AGENCY</b> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CINC PLAZA NW, ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-6287 CGUSTAFSON@ABCWUA.ORG	<b>ELECTRIC</b> PJM 414 SILVER AVE. SW ALBUQUERQUE, NM 87102 PHONE: (888) 245-3559
<b>GAS</b> NEW MEXICO GAS COMPANY P.O. BOX 9700 ALBUQUERQUE, NM 87199 PHONE: (505) 697-4464	<b>TELEDATA</b> CENTURY LINK COMMUNICATIONS 676 STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 388-4278	<b>LANDSCAPE ARCHITECT</b> BRENON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3880 PLANNINGDEPARTMENT@CARGO.GOV	<b>SIGNAGE</b> CINDY - COAST SIGN INC. PHONE: (714) 889-1979 PANDAPRESS@COASTSIGN.COM	<b>FIRE</b> LT. TOM RUIZ 1500 SWEET GARDENS SW ALBUQUERQUE, NM 87121 PHONE: (505) 934-1021 TRUIZ@CARGO.GOV
<b>MUNICIPAL PLANNING &amp; ZONING</b> BRENON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3880 PLANNINGDEPARTMENT@CARGO.GOV	<b>MUNICIPAL BUILDING</b> DEAN KACELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3881 DKACELL@CARGO.GOV	<b>MUNICIPAL ENGINEERING</b> MATTHEW GRUSH 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 MGRUSH@CARGO.GOV	<b>MUNICIPAL DRAINAGE</b> DEAN KACELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3881 DKACELL@CARGO.GOV	

**LEGAL DESCRIPTION**

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

TRACT OF LAND HERIN DESCRIBED HAVING 0.9726 ACRES ( 42,368.27 SQUARE FEET)

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

**BASIS OF BEARING AND BENCHMARK**

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

1. NMSHC SURVEY CONTROL STATION 140-23' DATA: STANDARD BRASS DISC SET FLUSH TO THE GROUND  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,485,519.844 US FEET EASTING: 1,489,913.599 US FEET  
ELEV. = 5,341.357 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.999674412  
DELTA ALPHA = (-) 0°17'20.90"

2. NMSHC SURVEY CONTROL STATION 1649-1989' DATA: STANDARD 1-3/4" ALUMINUM DISC RIVETED TO A PIPE  
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES  
NORTHING: 1,484,594.639 US FEET EASTING: 1,492,463.789 US FEET  
ELEV. = 5,250.166 US FEET  
COMBINED GROUND TO GRID FACTOR = 0.999677891  
DELTA ALPHA = (-) 0°17'03.21"

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE FOUND PROPERTY CORNERS LISTED ABOVE BEARING = N78°21'42"E

PROJECT BENCHMARK 1343 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION \*ACS BM 1343\* ELEVATION = 5,234.53 FEET

**BASIS OF ELEVATIONS**

NAVD 88

**FLOODPLAIN STATEMENT**

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FRM MAP PANEL 328 OF 750, MAP NO. 3001003281, MAP REVISED DATE 11/04/2016, BERNILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

**DRAINAGE CONDITIONS**

1. EXISTING THE EXISTING SITE IS A PARTIALLY DEVELOPED 0.97 AC LOT. THE CURRENT GRADING WAS DONE PER GRADING PLANS COMPLETED BY WOOTEN ENGINEERING THAT WERE APPROVED ON APRIL 7, 2015 BY THE CITY OF ALBUQUERQUE. THE APPROVED PLANS SHOWED ABOUT 7,500 SQUARE FEET OF RETAIL RESTAURANT BUILDING SPACE WHERE THE CURRENT PROPOSED BUILDING WILL BE LOCATED. THE SITE WAS DESIGNED AND GRADED TO DRAIN IN A WESTERLY DIRECTION (AWAY FROM 98TH ST) TOWARDS LANDSCAPE MEDIANS THROUGH SURFACE FLOWS. THESE MEDIANS THEN OUTLET TO THE EXISTING 36" 98TH STREET STORM DRAIN THROUGH AN UNDERGROUND STORM DRAIN DRAIN SYSTEM CONTAINING VARYING PIPE SIZES. RUNOFF THAT DOES NOT MAKE IT TO THE LANDSCAPE MEDIANS WILL SHEET FLOW AND BE COLLECTED IN ONE OF THREE CATCH BASINS LOCATED ON 98TH STREET. THESE CATCH BASINS WERE SIZED AND BUILT BY CPN 676284.
2. PROPOSED THE PROPOSED SITE DESIGN MATCHES THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN AND THEREFORE MEETS ALL PRIOR REQUIREMENTS REGARDING DOWNSTREAM RUNOFF. THE DEVIATIONS FROM SAID DRAINAGE MANAGEMENT PLAN IS AN INCREASE OF PERVIOUS AREAS FROM 21% TO 27% AS WELL AS A NEW SITE LAYOUT

**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 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 DECEMBER 2021.

**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 APRIL 29, 2022.

**PANDA EXPRESS STANDARD NOTES**

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED APRIL 29, 2022 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORTS 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.

**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 CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOULING, 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 - 8PM. IF ACCESS IS IMPEDED, OWNER IS SUSCEPTIBLE TO FINES AT THE DISCRETION OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

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 \_\_\_\_\_

Herman Gallegos *Herman Gallegos* \_\_\_\_\_ Date 06-15-22  
Solid Waste Management

DRB Chairperson , Planning Department \_\_\_\_\_ Date \_\_\_\_\_



Approved for access by the Solid Waste Department for a double trash enclosure  
Herman Gallegos 06-15-22\*\*See Solid Waste Note\*\* *Herman Gallegos*



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

NO.	DESCRIPTION	DATE

**ISSUE DATE:**

DRB SUBMITTAL 06-17-2022

DRAWN BY: rtm

PANDA PROJECT #: S8-23-D220241

PANDA STORE #: D220241

ARCH PROJECT #: 21229

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

261 98TH STREET  
ALBUQUERQUE, NM 87123

COVER SHEET

C01.0

261 98TH STREET

DRB SUBMITTAL



# PR-2022-007229\_SI-2022-01237\_Site\_Plan\_Aproved\_8-17-22\_Sheet\_1

Final Audit Report

2023-04-23

Created:	2023-04-17
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-7cRPPXPYJW549_-gBeSx3RwFTT6VMY3


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