



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2022-007229

Application No. SI-2022-01237

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 06-17-2022 HEARING DATE OF DEFERRAL: 08-17-2022

SUBMITTAL DESCRIPTION: DRB- Site Planning Resubmittal City Comments Response Delta 1

CONTACT NAME: Rose Miranda

TELEPHONE: (281) 854-6152 EMAIL: rose.miranda@hva.cc

August 17, 2022

To: Development Review Board
Albuquerque, NM
Attn: All City Reviewers

RE: Panda Express – S8-23-D20241
261 98th Street NW
Albuquerque, NM 87121
RE: DRB Planning Review – Resubmittal
DRB Project Number: 2022-007229
App. Number: SI-2022-01237

To the City Plan Reviewers:

- We are providing the response to your comments in the statement below. Our responses are noted in **RED**.
- For clarity purposes, previously approved drawings are not included in this resubmittal, labeled as Delta 1.

Water Utility Authority: (Reviewer:)

1. Availability Statement #220319 has been issued and provides the conditions for service. Routine connections area available.
Response: Noted.
2. This project is within the adopted service area.
Response: Noted.
3. Pro rata is not owed for this property.
Response: Noted.
4. Utility Plan:
 - a. Label the size of the grease trap and confirm if it has been inspected by ABCWUA Pretreatment.
Response: the grease trap size, 1,500 gallons has been added to sheet C04.0. Inspection of facility will be conducted prior to start of construction.
 - b. There appears to be four service connections in the right-of-way. It appears like only one service is to be used. Unused services shall be removed and capped as a condition of service.
Response: A demolition drawing, sheet C02.0, has been added to the plan set. The existing 2-inch water service line and 4-inch fire water line will be removed. The irrigation line and water meter are in use and are called out to be protected in place.
 - c. There is an existing private fire hydrant proposed to be relocated. This appears to be connected to a neighboring parcel's private fire line service. We do not allow sharing of private fire services; therefore, you should dedicate a private water easement to the adjacent parcel around the fire hydrant.
Response: please reference attached exhibit showing the proposed utility easement. Width of the easement is per COA requirements.



- d. What is the second connection to the grease trap adjacent to the non-kitchen sanitary line?

Response: *the connection is to the area drains in the trash enclosure required by the solid waste department.*

5. Infrastructure List:

- a. If a work order is proposed, removal of unused services may be included on the Work Order, and if so, those items should be included on an infrastructure list.

Response: *please reference attached infrastructure list to cover the sidewalk curb and street. Pavement to be replaced in order to remove service connections.*

- b. If a Work Order is not otherwise necessary, removal of unused service connections may be completed via a Connection Permit and does not require listing on the infrastructure list.

Response: *Non-applicable.*

6. Easements.

- a. Proper private water easements shall be granted for the relocated private fire hydrant. The width of the private service easement shall be determined by the engineer or surveyor.

Response: *please reference attached exhibit showing the proposed utility easement. Width of the easement is per COA requirements.*

Albuquerque Police Department: (Reviewer: Laura Kuehn, ICPS – Crime Prevention)

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways and delivery areas.

Response: *Acknowledge.*

- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the parking areas to the building and from the building to the parking areas.

Response: *Acknowledge.*

- Consider electronic surveillance systems such as cameras and alarm system throughout the project to enhance surveillance.

Response: *Acknowledge. Currently being coordinated with the Panda Express risk assessment team for installation of security cameras. Coordination with Panda Express prior to building permit.*

- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.

Response: *No planting material is specified throughout the perimeter of the building. Please reference revised planting plan, sheet L-1.*

- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.

Response: *Maintenance note added to revised sheet L-1. Please reference revised planting plan, sheet L-1.*



- Limit and clearly delineate access to the property; i.e. Commercial Deliveries, Employee Parking, Customer Parking.
Response: *Please reference to site plan, sheet A1.0*
- Ensure adequate locking devices, including but not limited to, deadbolt, electronic keypad and keyless entry where appropriate.
Response: *Acknowledge. Locking devices will be included in the permit phase.*
- Ensure that addresses are posted and clearly visible.
Response: *Please reference detail 2/A-202.*
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
Response: *Public sidewalk shown on sheet A-100.*
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.
Response: *Acknowledge. Panda Express sign company will coordinate with the city at the permit phase.*

PNM Comments: (Reviewer:)

1. It is the applicants obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
Response: *There is an existing easement that covers the transformer on site.*
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan and any associated Plat.
Response: *Existing easement is shown on the plan and its described on the survey documents.*
3. PNM has existing facilities and/or easements along the north side of and at the northwest corner of the site.
Response: *Noted, the existing transformer is to be protected in place.*
4. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM
Response: *Noted.*
5. Structures, especially those made of metal like storage buildings and canopies, should no be within or near PNM easements.
Response: *No facilities noted above are located near existing easements.*
6. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including required Street Trees are possible and should comply with IDO Section 5-6(C)(10)
Response: *All trees abide by easement restrictions and do not impact PNM facilities. No street trees have been excluded. Please reference the landscape plan, sheet L-1 for proposed planting materials.*
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
Response: *Acknowledge, selected general contractor to contact PNM and coordinate a site visit for power service prior to starting construction.*



8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Response: *Acknowledge, selected general contractor to contact PNM and coordinate a site visit prior to starting construction if any power lines need to move.*

Planning Dept. Comments: (Reviewer: Robert Webb/Jay Rodenbeck)

- The project and application numbers for the Site Plan must be added to the Site Plan.
Response: *The project number & application number have been added to the cover sheet, G-001 of the DRB set.*
- The authorization letter in the submittal expired in May 28, 2022; please update this authorization and provide with any resubmittals.
Response: *please see attached updated letter of authorization. CFT and Panda Express purchased the property on July 29, 2022.*
- The climate/geographic responsive form and sun/shade analysis was completed. The applicant is providing glazing on windows to deal with summer sun effects.
Response: *Acknowledge.*
- The Vehicle Stacking and Drive-Through requirements of 5-5(l) of the IDO must be met.
Response: *To comply with the requirements, we propose to increase the radii, by cross striping the area as you enter the queuing line at the south-west corner, and align it with the cross striped "finger tip" area so that the 12th vehicle is not within the driveway. As such, the access to the parking will not be obstructed, providing clear access and maneuvering clearances to vehicles. Please reference the revised site plan, sheet A-100, Architectural site plan.*
- The applicant is requesting a Deviation from the requirements for each ground floor of a street-facing façade to have a minimum of 30 percent of its surfaces in transparent windows per 5-11(E)(2)(a)2 of the IDO, noting that the proposed development is providing 25.1% of the surface of the street facing façade. To permit a DRB-approved Deviation, the reduction in the surface of a street facing façade being transparent windows. The amount of reduction in the surface of a street facing façade being transparent windows as proposed will require ZHE approval of a Variance.
Response: *Per IDO Section 5-11 E (2) (a) 2, each street facing façade shall incorporate at least 2 features along at least 30% of the length of the façade. Please reference to detail 2/A-202 for calculations under length of building.*
- The proposed development requires external access to the site from driveways off of 98th Street that access the tract that surrounds the site (Tract 1 of 98th Street Plaza) as well as internally from Tract 1 directly. A shared access agreement/easement(s) must be provided to confirm access to the site.
Response: *There are 2 existing easements that cover access to both driveway entrances and the shared parking lot. The easements are labeled "Cross Lot Access Parking and Drainage Easement" and "40.0' Private Reciprocal Access Easement" on the ALTA survey on the site, which is no included in the plan set.*



Parks and Recreation Department: (Reviewer:)

- Please label streets and Landscape Plan. Per IDO 5-6(D), street trees required on 98th St. NW within 20-ft from curb, spaced approximately 25-ft on center.

Response: *98th street labeled on plan. Existing trees to remain satisfy street tree requirements. 2 additional trees added to fill gap larger than 25 ft. on center. Please reference revised planting plan, sheet L-1*

- 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. Please revise notes regarding mulch and tree planting detail to indicate organic mulch over tree planting area.

Response: *Note referencing organic mulch added to sheet L-1.*

Development Code Enforcement Comments: (Reviewer: Jeff Palmer)

1. Property is zoned MX-M (Mixed-Use Medium Intensity), and as presented meets the Dimensional Standards required for IDO Section 5-1(D), Table 5-1-2.

Response: *Acknowledge.*

2. Drive-through must meet Use Specific requirements in IDO 4-3(F)(4) and Drive-Through or Drive-up Facility Design requirements in 5-5(I)(2)(a)

Response: *Please reference the landscape plan, sheet L-1 for proposed planting materials within the D/T area and along the D/T parallel to 98th street.*

3. Must provide a 6-foot Landscape Buffer as per IDO 5-5(I)(2)(a) where the Drive-Through lane is adjacent to 98th Street. There must be a 3- or 4-foot wall or vegetative screen on the public street side of the buffer area, to screen the Drive-Through lane from 98th Street.

Response: *A landscape shrub buffer, parallel to the D/T and 98th street is provided as indicated on the landscape plan, sheet L-1. The intent is to screen the D/T.*

4. Any walls or fences must meet requirements of IDO 5-7, Walls & Fences, and obtain separate permit.

Response: *Acknowledge.*

5. Lighting must meet requirements of IDO Section 5-8 Outdoor and Site Lighting.

Response: *Acknowledge. Please note that HV is working on revising the photometric per the IDO Section 5-8. Please reference revised detail 4/E-105, indicating overall height per IDO Section 5-8.*

6. Building Design must meet all requirements of IDO 5-11 – see Planning comments for details.

Response: *Acknowledge. Please reference detail 2/A-202, exterior elevations.*

7. Signs must meet requirements of IDO 5-12 and Table 5-12-2, and require separate sign permit.

Response: *Acknowledge. Panda Express sign company will submit the sign package to the city for review, approval, and permit.*

Rose Miranda, Assoc. AIA
Project Designer Associate

Heights Venture

Architecture + Design

1111 North Loop West, Suite 800
Houston, Texas 77008

D: 281.854.6152
O: 713.869.1103

www.heightsventure.com



EXHIBIT A

LEGAL DESCRIPTION
For
WATER EASEMENT
within TRACT 2 OF
98TH STREET PLAZA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

A CERTAIN TRACT OF LAND TO BE DESIGNATED AS A "WATER EASEMENT" WITHIN THE SOUTHERLY PORTION OF TRACT 2 OF 98TH STREET PLAZA, AS SHOWN AND DESIGNATED ON THAT PLAT ENTITLED, "CORRECTION PLAT FOR 98TH STREET PLAZA" RECORDED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON AUGUST 18, 2015 IN BOOK 2015C, PAGE 97 AS DOCUMENT NUMBER 2015071872 AND BEING MORE PARTICULARLY DESCRIBED BY NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING AT THE TRUE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED FROM WHENCE A FOUND ALBUQUERQUE CONTROL STATION 1 3/4 INCH BRASS DISC STAMPED "8-K9 1989" AND HAVING NAD 1983 STATE PLANE COORDINATE VALUES OF NORTHING; 1,484,994.639 FEET AND EASTING; 1,492,463.769 FEET BEARS N.00°36'03"W., A DISTANCE OF 1,316.67 FEET; THENCE,

S.14°59'08"E., A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2; THENCE,

S.74°53'38"W., ALONG THE SAID SOUTH LINE OF TRACT 2 A DISTANCE OF 14.86 FEET TO AN ANGLE POINT; THENCE,

S.66°36'36"W., CONTINUING ALONG THE SAID SOUTH LINE OF TRACT 2 A DISTANCE OF 5.20 FEET TO A POINT; THENCE,

N.14°59'08"W., A DISTANCE OF 25.77 FEET TO A POINT; THENCE,

N.74°57'11"E., A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE,

SAID EASEMENT HEREIN DESCRIBED HAVING AN AREA OF 0.0115 ACRES (502.13 SQ. FT.), MORE OR LESS.

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND DIRECTION, MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A Medina

CHRISTOPHER A. MEDINA
NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702

AUGUST 4, 2022

DATE



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 1 OF 2

EXHIBIT A

SKETCH showing
WATER EASEMENT
within TRACT 2 OF
98TH STREET PLAZA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

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')
L4	S74°53'38"W	48.03'
	(S74°54'00"W)	(48.03')

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S14°59'08"E	10.00'
E2	S16°45'46"E	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'
E17	S14°59'08"E	25.00'
E18	S74°53'38"W	14.86'
E19	S66°36'36"W	5.20'
E20	N14°59'08"W	25.77'
E21	N74°57'11"E	20.00'

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. CHISELED "X" (AS NOTED)
- ⊙ FND. PIPE

NOTES:

1. FIELD SURVEY PERFORMED DECEMBER 2021.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE DATUM.
4. THIS SURVEY DOES NOT CREATE A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT. THIS SURVEY IS AN EASEMENT SURVEY.

TERRA LAND SURVEYS, LLC

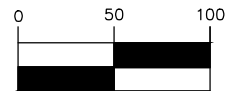
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

WATER EASEMENT
(502.13 SQ. FT.)
(0.0115 AC.)

FND. ACS MONUMENT STAMPED
"8-K9 1989"
NAD 83 NM CENTRAL ZONE
N:1,484,994.639
E:1,492,463.769
EL.=5,250.166'
C.G.G.F.=0.999677891
DELTA ALPHA = -0°17'03.21"

TERRA

SCALE



(IN FEET)
1 inch = 100 ft.

SHEET 2 OF 2



1111 North Loop West . Suite 800 . Houston, Texas 77008 . 713.869.1103

5741 Legacy Drive . Suite 320 . Plano, Texas 75024 . 972.490.7292

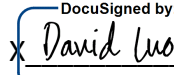
Date: August 5th, 2022
RE: Letter of Authorization – Panda Express
Project Location: 261 98th Street NW, Albuquerque, NM 87121
Panda Number: S8-22-D20241
Architect Number: 21229

CFT NV Developments, LLC, a Nevada Limited Liability Company (“Owner”) is the owner of the land of the above location and as on the attached Exhibit A (“Property”). On behalf of the Owner, I hereby authorize Panda Express, Inc, a California corporation, (“Developer”) and/or one of its authorized agents, Heights Venture Architects, LLP, a Texas firm (the “A&E”), to serve as the Owner’s authorized agent for the purpose of seeking all requisite permits and approvals related for development of the portion of the Property as shown in Exhibit B including, but not limited to, rezoning, special exception, conditional use, variance appeal, public hearings and permitting.

Developer’s authorization is expressly limited to signing and delivery application for permit and approvals that are related to the development of the portion of the Property for a Panda Express Restaurant as shown in Exhibit B. Further, this authorization does not empower Developer to either negotiate on the Owner’s behalf or otherwise obligate the Owner in any manner whatsoever, including any attempt to obligate the Owner to pay for, or construct improvements to the Property or its neighboring land in connection with the development of the Property.

This authorization expires one year from the date listed above unless specified otherwise. Should there be additional information required or questions regarding this authorization, please contact CFT NV Developments, LLC

CFT NV Developments, LLC

DocuSigned by:

8E2AE82968A5465...

Name: David Luo
Email: David.luo@pandarg.com
Phone: 626.799-9898

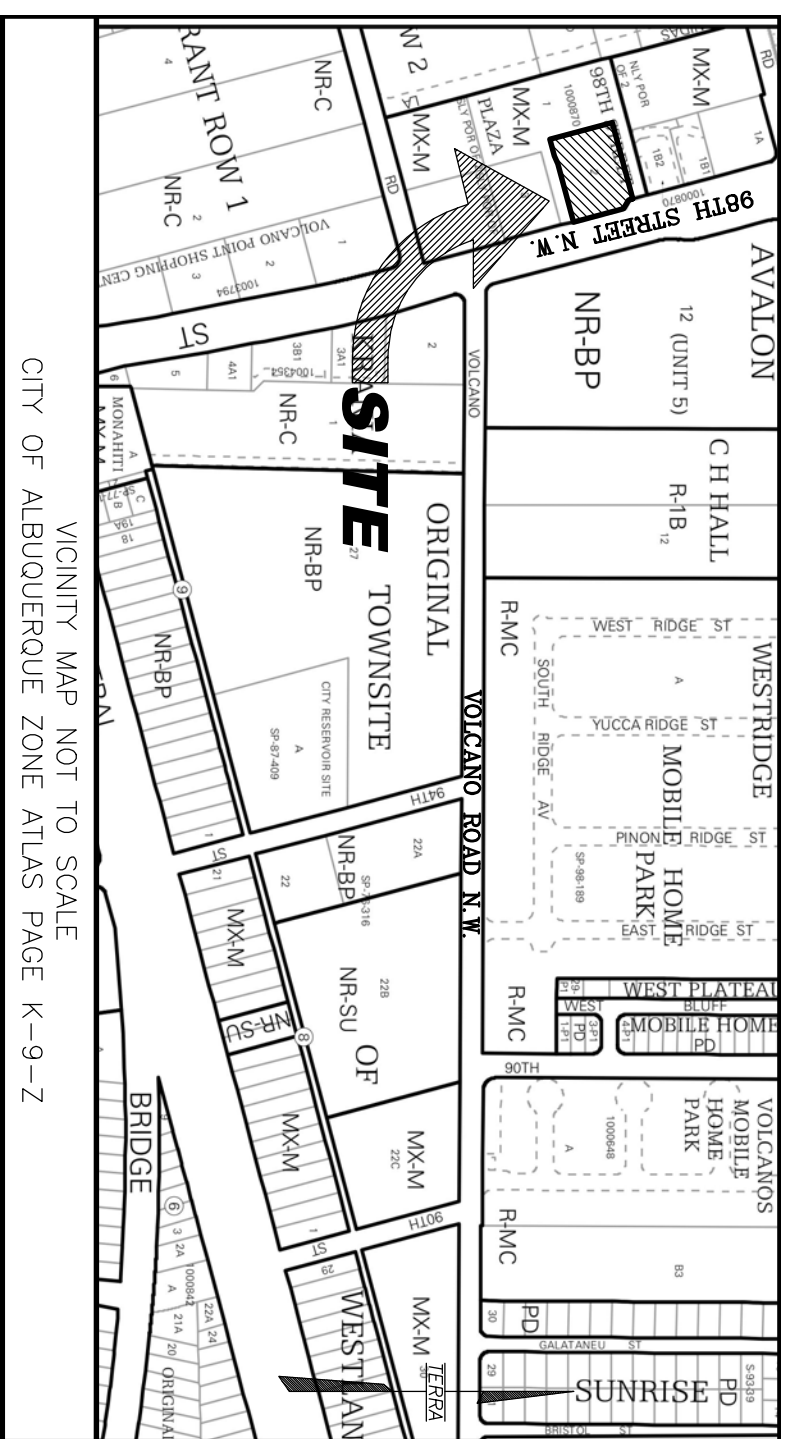
Attached:
Exhibit A – Survey of overall property
Exhibit B – Proposed Site Plan

Approved As To Form 
164AA11F88BF41B...



EXHIBIT A
Survey of Overall
Property

[See Following Page]



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:

1. FIELD SURVEY PERFORMED IN DECEMBER 2021.
2. NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATE VALUES ESTABLISHED FOR:
 - A. 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 ELEV. = 5,250.166 US FEET
 - B. 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: 1,492,463.789 US FEET ELEV. = 5,250.166 US FEET
 - C. COMBINED GROUND TO GRID FACTOR = 0.999677891 DELTA ALPHA = (-) 0.1720,90"
3. 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.
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET" ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE PER RECORDED PLAT SHOWN AS NUMBER 2 IN DOCUMENTS USED.
7. PROJECT BENCHMARK 13-K9 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION MOS BM 13-K9 ELEVATION = 5,294.53 FEET (NAD83 1988 VERTICAL DATUM).
8. SURVEY PREPARED BY TERRA LAND SURVEYS, LLC
PHONE: (505) 792-0913
EMAIL: CMEDINA@TERRASURVEYS.NET
ADDRESS: P.O. BOX 2532, CORRALES, NM 87048

DOCUMENTS USED:

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO INC., DATE OF COMMITMENT: JULY 11, 2022. COMMITMENT NO.: SP0001222505.
2. 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.
3. QUITCLAIM DEED FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 27, 2014 IN DOC. #2014040949.
4. PLAT ENTITLED, "PLAT OF TRACTS 1 THROUGH 12, AWALON SUBDIVISION UNIT 5" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN BOOK 2014C, PAGE 48.
5. 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.
6. 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.
7. 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:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NEW MEXICO.
2. 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 378 OF 825, MAP NO. 35001003284, MAP REVISED DATE 11/04/2016, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.
3. TRACT OF LAND HEREIN DESCRIBED HAVING 0.9726 ACRES (42,368.27 SQUARE FEET).
4. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
5. SUBJECT TRACT ADJUTS 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.
6. PARKING SPACES INFORMATION:--PROPERTY IS DEVELOPED
TOTAL# REGULAR SPACES = 59
TOTAL# HANDICAP SPACES = 4
TOTAL# MOTORCYCLE SPACES = 2
TOTAL# OF PARKING SPACES = 65
7. ZONING INFORMATION LISTED BELOW PER REPORT PREPARED BY HEIGHTS VENTURE 12/3/2021.
ZONING DESIGNATION: MX-M MODERATE INTENSITY ZONE DISTRICT
BUILDING SETBACKS
FRONT 15 FEET
SIDE 0 FEET
BUILDING HEIGHT 48 FEET
8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
9. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. NO VISIBLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. PROPERTY SITE ADDRESS: 261 98TH STREET N.W., ALBUQUERQUE, NM 87121.
12. AT TIME OF SURVEY, SURVEYOR WAS UNABLE TO DETERMINE IF THERE ARE ANY CITY OR COUNTY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
13. THE PROPERTY DESCRIBED HEREON "TRACT 2, 98TH STREET PLAZA" IS THE SAME PROPERTY DESCRIBED IN PLAT 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. THE EASEMENTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
14. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. AT THE TIME OF SURVEY NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT AS TO EVIDENCE OF EXISTING UNDERGROUND UTILITIES (ITEM 11(G) 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.
16. NO APPARENT VISIBLE ENCROACHMENTS APPEAR TO EXIST.
17. THE PROPERTY IS MADE UP OF ONE OR MORE TSP PARCEL NUMBERS THAT COVER THE PROPERTY IN ITS ENTIRETY AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL AND DOES NOT INCLUDE ANY OTHER LAND.
18. SAID PROPERTY IS A SEPARATELY SUBDIVIDED TRACT.
19. 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):

1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE OF NEW MEXICO INC., DATE OF COMMITMENT NO. SP00122805 JULY 11, 2022. (SUBJECT PROPERTY BEING DESIGNATED AS TRACT 2, 98TH STREET PLAZA IN THE TITLE COMMITMENT)
2. 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 PLOTTABLE)
3. 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)
4. 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)
5. 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)
6. 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 PLOTTABLE)
7. 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)
8. RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS. (EXCEPTION NO. 15 AFFECTS SUBJECT PROPERTY--NOT PLOTTABLE)
9. 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 PLOTTABLE)

**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**

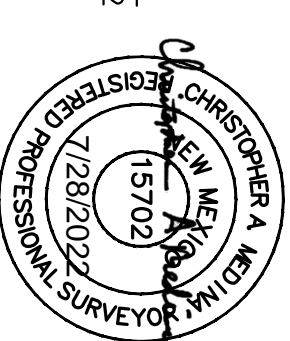
SURVEYOR CERTIFICATION

TO: CFT NV DEVELOPMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY
PANDA RESTAURANT GROUP, INC.
CFT NV GROUPS DEVELOPMENTS, LLC
CHERRING 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 ALTA/NSPS. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(G), 8, 9, 11(G), 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 NPLS NO. 15702



REVISIONS

NO.	DATE	DESCRIPTION	BY

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0613

ALTANSPS 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

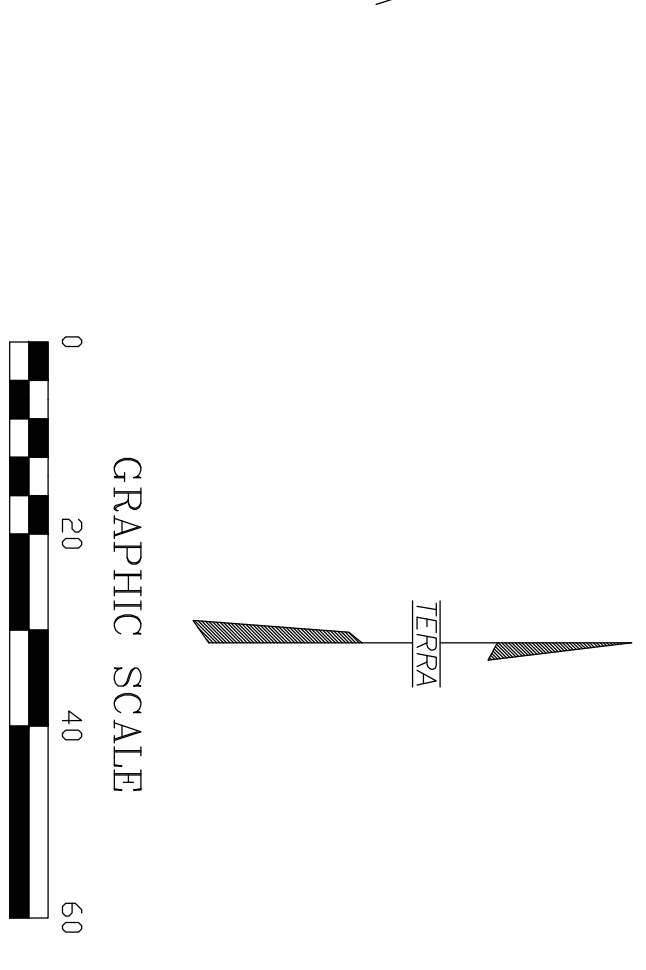
LINE TABLE

LINE BEARING	DISTANCE
E1 S14°59'08"E	10.00'
E2 S16°45'46"E	14.50'
E3 S7°47'04"W	18.23'
E4 N1°13'54"W	3.11'
E5 S8°00'45"W	23.50'
E7 S81°11'42"W	20.23'
E8 S1°3'48'09"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 S1°3'48'09"E	4.33'
E13 N81°11'42"E	21.98'
E14 S88°46'52"E	21.21'
E15 N1°10'10"E	3.33'
E16 N3°14'14"E	62.100'

EASEMENT LINE TABLE

LINE BEARING	DISTANCE
E1 S14°59'08"E	10.00'
E2 S16°45'46"E	14.50'
E3 S7°47'04"W	18.23'
E4 N1°13'54"W	3.11'
E5 S8°00'45"W	23.50'
E7 S81°11'42"W	20.23'
E8 S1°3'48'09"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 S1°3'48'09"E	4.33'
E13 N81°11'42"E	21.98'
E14 S88°46'52"E	21.21'
E15 N1°10'10"E	3.33'
E16 N3°14'14"E	62.100'

- EASEMENT LEGEND:
- ① 40.0' PRIVATE RECREATIONAL ACCESS EASEMENT
 - ② FLEED: 7/7/2011
DOCUMENT NO. 2011062386
BK. 2015C, PG. 97
 - ③ GROSS LOT ACCESS, PARKING AND DRAINAGE EASEMENT
FILE: 7/21/2016
VOL. 956, FOLIO 281
 - ④ 10.0' P.M. UNDERGROUND ELECTRIC EASEMENT
FILED: 2/17/2016
DOCUMENT# 2016014785



TERRA LAND SURVEYS, LLC
 P.O. BOX 3332 • CORRALLES, NM 87048 • (505) 792-0613

EASEMENT NOTE:
 THERE EXISTS A CROSS LOT ACCESS,
 PARKING, AND DRAINAGE EASEMENT
 1, 2
 AND 3, SEE EASEMENT LETTERED ON
 THIS SHEET.

LEGEND

- ▲ FND. CONTROL MONUMENT (AS NOTED)
- ◻ FND. REBAR (AS NOTED)
- ◻ FND. CHISELED "X" (AS NOTED)
- FND. 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

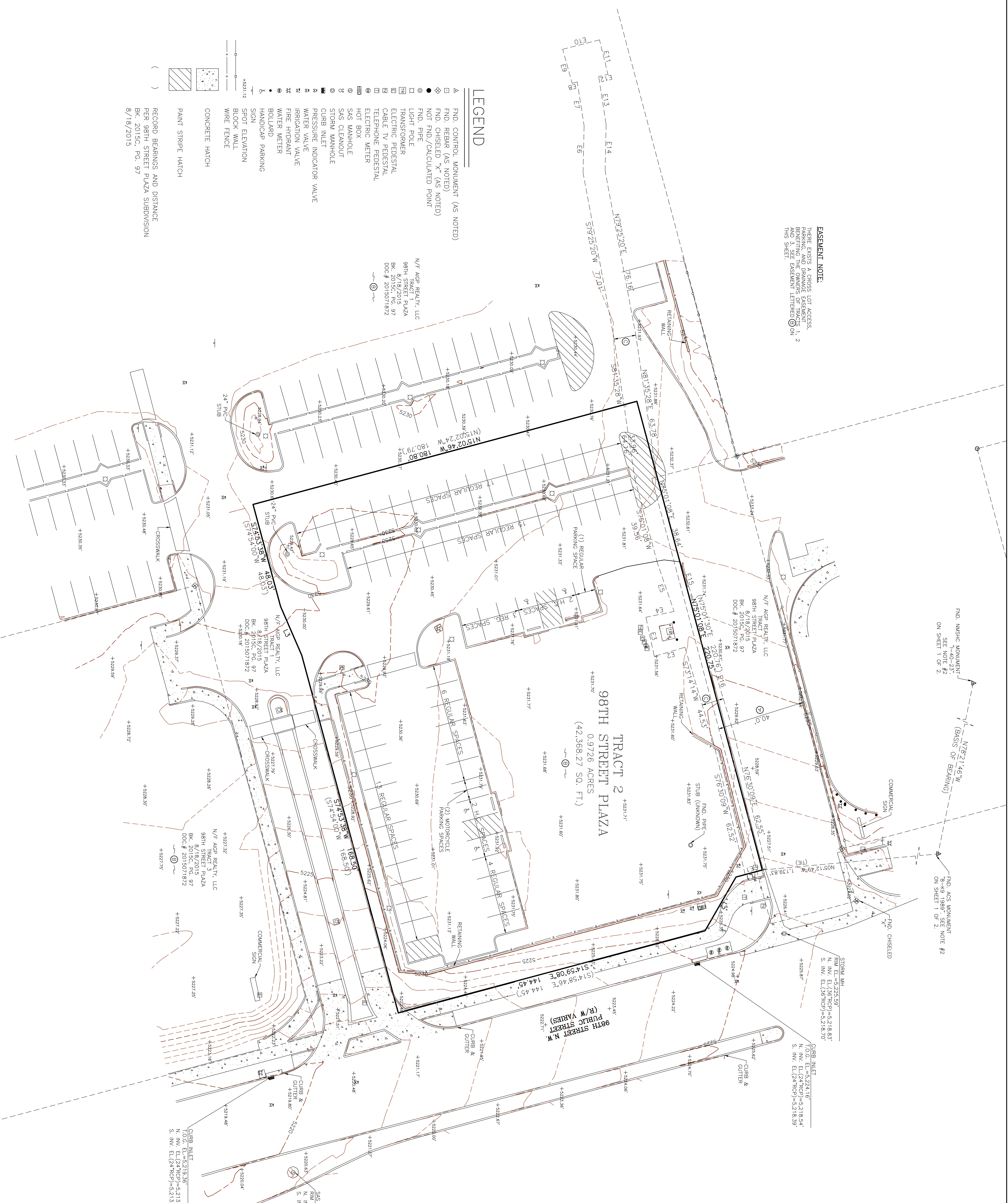


EXHIBIT B

Proposed Site Plan

[See Following Page]

32	SEALED CONC SIDEWALK (NOVA MIX SEALERS CHOICE GOLD). CONCRETE TO BE LIGHT BROWN TEXTURE FINISH PER SOIL TREATMENT PRODUCT RECOMMENDATIONS FROM LOCAL JURISDICTION.	27	ACCESSIBLE RAMP	22	CONC DRIVEWAY	19	ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIST DRAINAGE THROUGH FACE OF WALL. COOL DRAUGHTS WILL REQUIRE CONNECTION TO STRAIN LOCAL JURISDICTION.	14	ACCESSIBLE PARKING POLE SIGN	10	DRIVE THRU LANE SENSOR LOOP CENTERED ON ACTIVE PANEL OF DRIVE THRU WINDOW. SEE (K-10) DETAIL.	5	PAVING - SEE CIVIL PLAN
33	CLEARANCE BARBASE INSTALLED BY SIGN VENDOR.	28	DIRECTIONAL SIGN - NO POWER GO TO COORDINATE WITH SIGN COMPANY	23	EDGE OF SIDEWALK AT PLANTER	18	STEEL PRE BOLLARD BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LUBE SLEEVE.	15	INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE	9	INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA (SEE GENERAL NOTE ASSET).	6	IRRIGATED LANDSCAPING REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS
34	EXISTING TRANSFORMER PAD. RE: CIVIL AND ELEC DRAWINGS. NUMBER OF BICYCLES REQUIRED = 8 TOTAL	29	ORDER CONFIRMATION BOARD	24	CONCRETE CURB AT LANDSCAPE AREA	17	PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT	11	NEW SITE LIGHT POLE	8	TRASH ENCLOSURE CONFIRM BY CIVIL DRAWINGS FOR SPECIFICATIONS	7	HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
35		30	RUBBER WHEEL STOP REF: CIVIL DRAWINGS	25	EXPANSION JOINT @ 20'-0" O.C. MAX	16	DESIGNATED HANDICAP PARKING SPACE	12	DIRECTIONAL ARROW	7	TRASH ENCLOSURE CONFIRM BY CIVIL DRAWINGS FOR SPECIFICATIONS	6	DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
		31	MOTORCYCLE PARKING SPACES	26	TOOLED JOINTS @ 5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.	19	UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS	13	ACCESSIBLE PATH OF TRAVEL	6	TRASH ENCLOSURE CONFIRM BY CIVIL DRAWINGS FOR SPECIFICATIONS	5	TRASH ENCLOSURE CONFIRM BY CIVIL DRAWINGS FOR SPECIFICATIONS

KEY NOTES

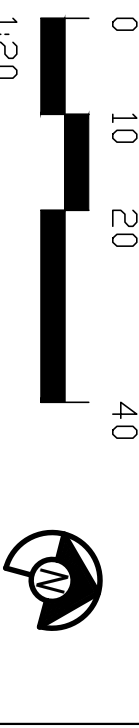
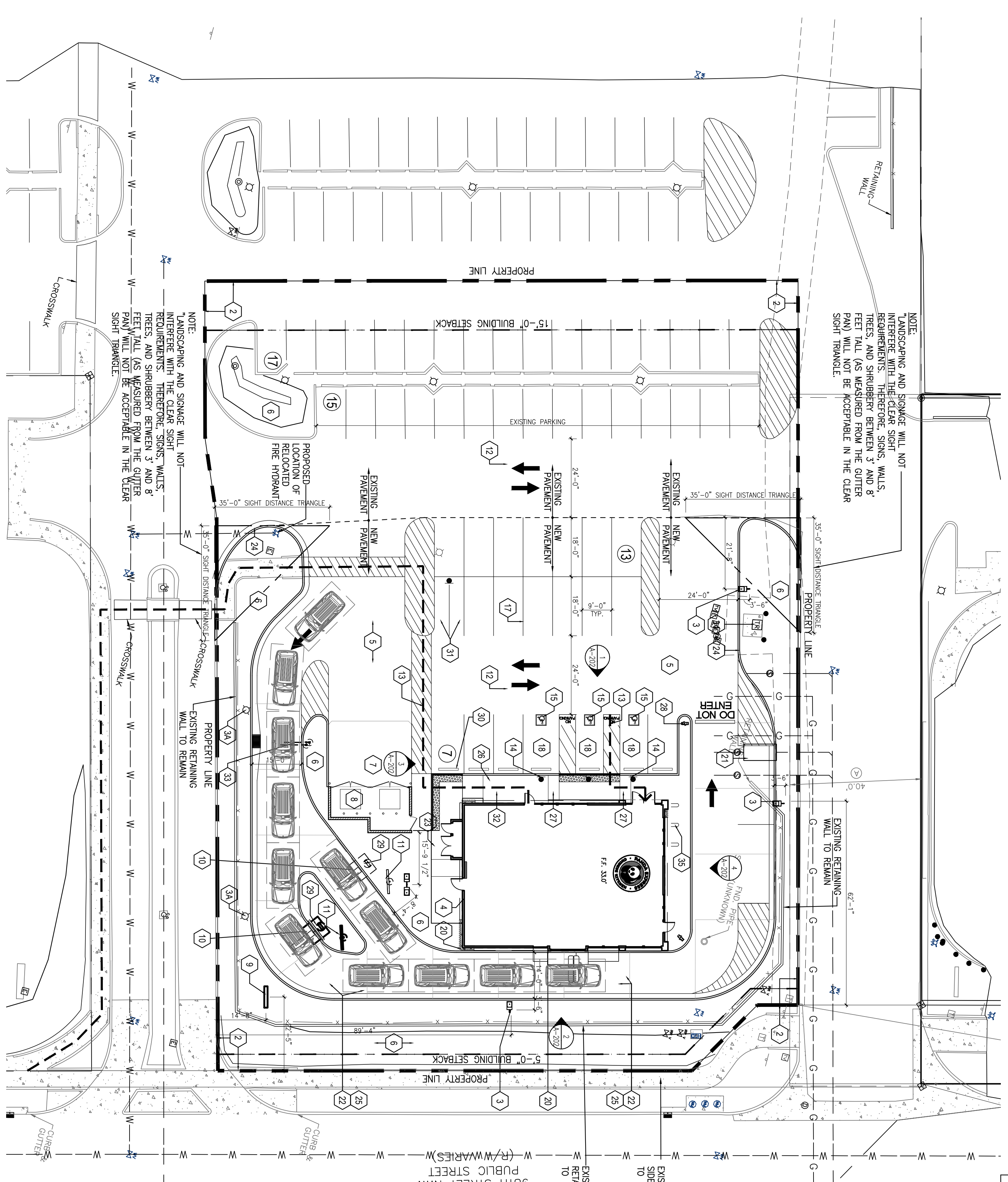
Scale= NTS

1	LIMIT OF CONSTRUCTION	PANDA EXPRESS RESTAURANT - SITE INFORMATION:
2	PROPERTY LINE	SITE AREA: 42,868 SF / 0.973 ACRES
3	NEW SITE LIGHT POLE	BUILDING AREA: 2,800 SF
4	EXISTING LIGHT POLE	OCCUPANCY: GROUP 2A (ASSEMBLY)
		PROPOSED ZONING: MKN
		PARKING CALCULATION:
		PER DD TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS
		RESTAURANT SPACES / 1,000 SQ FT GFA: 2.8 x 8 = 20.8 SPACES REQUIRED
		PROPOSED PROVIDED: 49 REGULAR, 42 BICYCLE, 22 STALLS
		MOTORCYCLE PROVIDED: 2 STALLS
		BICYCLE REQUIRED: 6

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	20'-0"

LEGEND



SITE PLAN 1



PANDA EXPRESS, INC.
1683 Main Rd. Grove Ave.
Rossmore, California
91770
Telephone: 626.799.9998
Facsimile: 626.372.8288

All ideas, designs, arrangements and plans indicated on this drawing are the property of Panda Express, Inc. and are intended 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:	06.17.22
DRB SUBMITTAL:	
DRAWN BY:	RMILL
PANDA PROJECT #:	SP-23-D220241
PANDA STORE #:	D220241
ARCH PROJECT #:	21229



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON: 1111 North Loop West, Suite 800, 77002
DALLAS: 5741 Legacy Drive, Suite 200, 75207
715.889.1103 V
972.483.7262 V

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

A 1.0

ARCH SITE PLAN

PANDA HOME - SQUARE CUSTOM

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 08/17/2022

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

(Rev. 2-16-18)

EXHIBIT "A"

DRB Project No.: PR-2022-007229

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

DRB Application No.: SI-2022-01237

Panda Express Restaurant

PROPOSED NAME OF SITE DEVELOPMENT PLAN

**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, NM**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6' WIDE	<u>REPLACE CONCRETE SIDEWALK</u>	<u>98TH STREET FRONTAGE</u>	EXISTING FACE OF CURB	BACK OF SIDEWALK	/	/	/
<input type="text"/>	<input type="text"/>	8"	<u>REPLACE CURB AND GUTTER TO MATCH EXISTING CONDITION</u>	<u>98TH STREET FRONTAGE</u>	NORTHERN SIDE OF EXISTING CURB INLET	BEGINNING OF CURB RETURN OF DRIVEWAY	/	/	/
<input type="text"/>	<input type="text"/>	TBD	<u>REPLACE PAVEMENT TO MATCH EXISTING CONDITION</u>	<u>98TH STREET</u>	EXISTING 12" LINE	EXISTING FACE OF CURB	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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
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

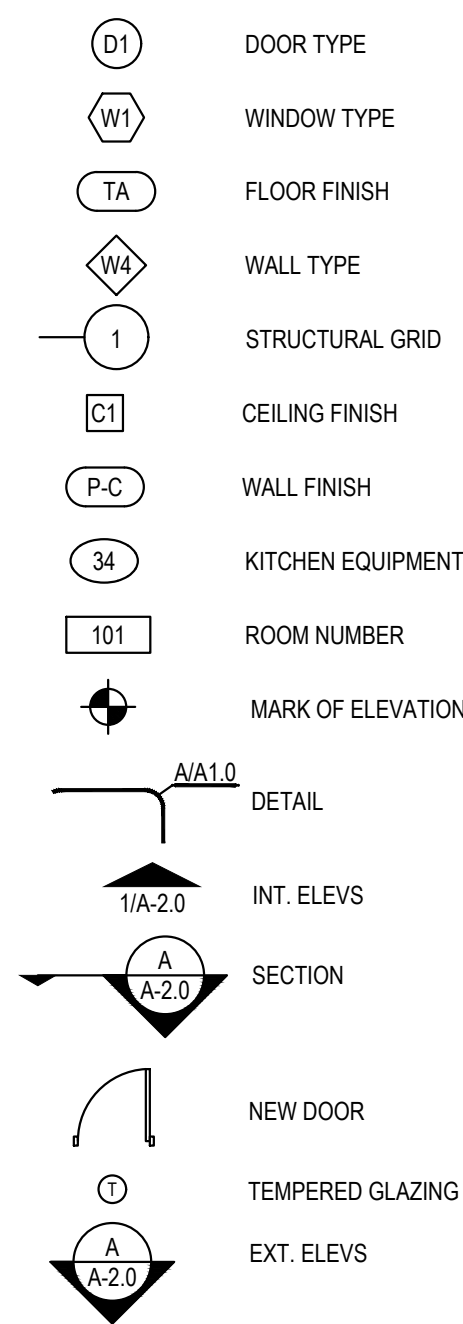
Scale= NTS **G-001**

- 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**

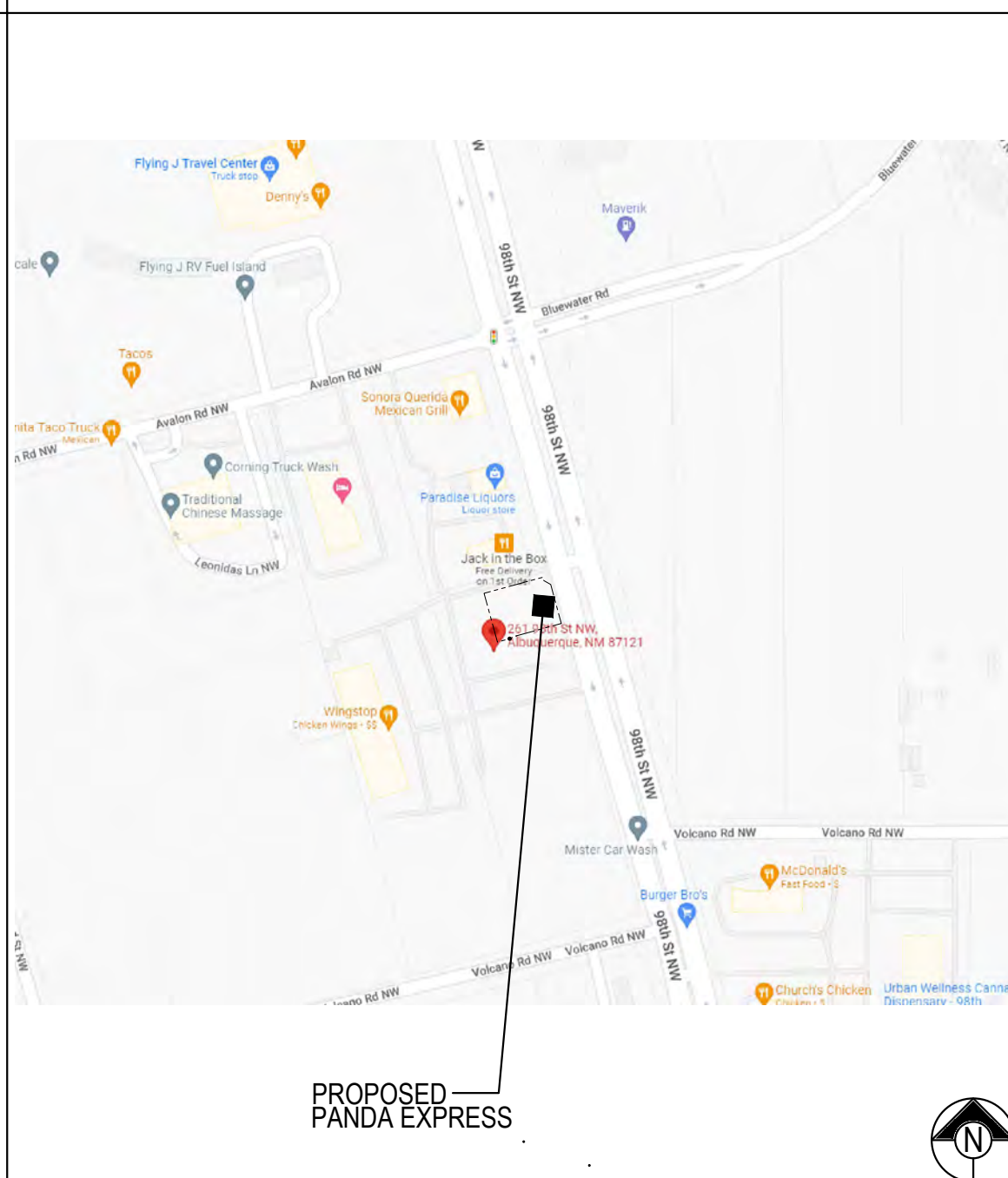
PANDA EXPRESS



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	•	•
CIVIL		
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	•	•
FIRE ONE		
F1 FIRE ONE PLAN	•	•
TRAFFIC		
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	•	•
LANDSCAPE		
L-1 PLANTING PLAN	•	•
L-2 PLANTING DETAILS AND SPECIFICATIONS	•	•
ARCHITECTURAL		
A-100 SITE PLAN ARCHITECTURAL	•	•
A-202 DRB EXTERIOR ELEVATIONS	•	•
A-407 TRASH ENCLOSURE DETAILS	•	•
A-600 SUNSHADE ANALYSIS	•	•
ELECTRICAL		
E-105 SITE & EXTERIOR LIGHTING PLAN	•	•
E-106 SITE PHOTOMETRIC 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 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

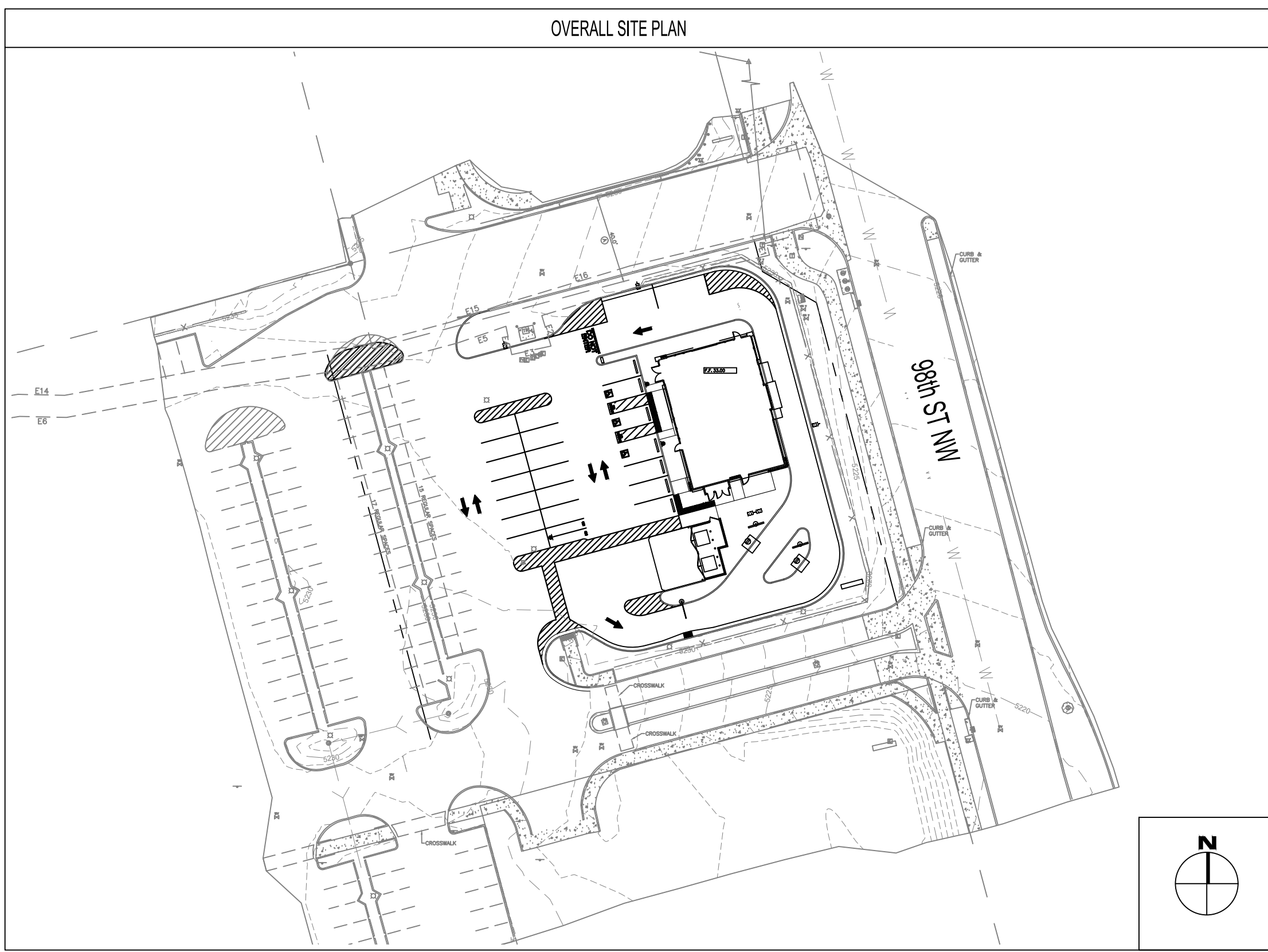
PANDA HOME - CUSTOM
261 98TH ST. SW
ALBUQUERQUE, NM 87121

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 06-17-2022	DRB RESUBMITTAL 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	●	●
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 0.9728 ACRES (4,328.27 SQUARE FEET)

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

BASIS OF BEARING AND BENCHMARK

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

- MNSHC SURVEY CONTROL STATION "4-02-23" 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"
- MNSHC SURVEY CONTROL STATION "8-03-1989" 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. = 5,263.166 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 13-09 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION *ACS BM 13-09* 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 FROM MAP PANEL 08 OF 193, MAP NO. 3300100203L, MAP REVISED DATE 11/04/2016, BERNILLO 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, 2016 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.
- 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

- 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.
- 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.
- 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 TIE 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.
- 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 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.
- 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 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.
- 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			
CURRENT OWNER MSP REALTY, LLC 648 RIVERA DR BOYNTON BEACH, FL 33435	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER RTM ENGINEERING ASSOCIATES 650 E. ALBUQUERQUE ROAD, SUITE 250 SCHULMBURG, IL 60170 PHONE: (647) 754-1100 ATTN: ERIC J. ABELEN, AIA, NCARB	ARCHITECT HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.865.1103 ATTN: ERIC J. ABELEN, AIA, NCARB
MEP NICK POLICARI JAMES TURNER ENGINEERS 6540 MEADOW ROAD, SUITE 160 DALLAS, TX 75231 PHONE: (214) 752-2900	SITE LIGHTING RYAN ZINSELMER VILLA LIGHTING PHONE: (514) 514-2800 RYAN.ZINSELMER@VILLALIGHTING.COM	MUNICIPAL SANITARY SEWER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-3027 CGUSTAFSON@BCWUA.ORG	LAND SURVEYOR TERRA LAND SURVEYS, LLC P.O. BOX 2332 CORRALES, NM 87048 PHONE: (505) 762-6513
GAS NEW MEXICO GAS COMPANY P.O. BOX 9750 ALBUQUERQUE, NM 87109 PHONE: (505) 697-4464	TELEDATA CENTURYLINK COMMUNICATIONS 87th STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 398-4278	LANDSCAPE ARCHITECT BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3880 PLANNINGDEPARTMENT@CARGO.GOV	ELECTRIC PJM 414 SILVER AVE. SW. ALBUQUERQUE, NM 87102 PHONE: (888) 345-3659
MUNICIPAL PLANNING & ZONING BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3831 PLANNINGDEPARTMENT@CARGO.GOV	MUNICIPAL BUILDING DEAN KADDELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3831 DKADDELL@CARGO.GOV	MUNICIPAL ENGINEERING MATTHEW GRUSH 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 MGRUSH@CARGO.GOV	MUNICIPAL DRAINAGE DEAN KADDELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 924-3831 DKADDELL@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:

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



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:
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



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

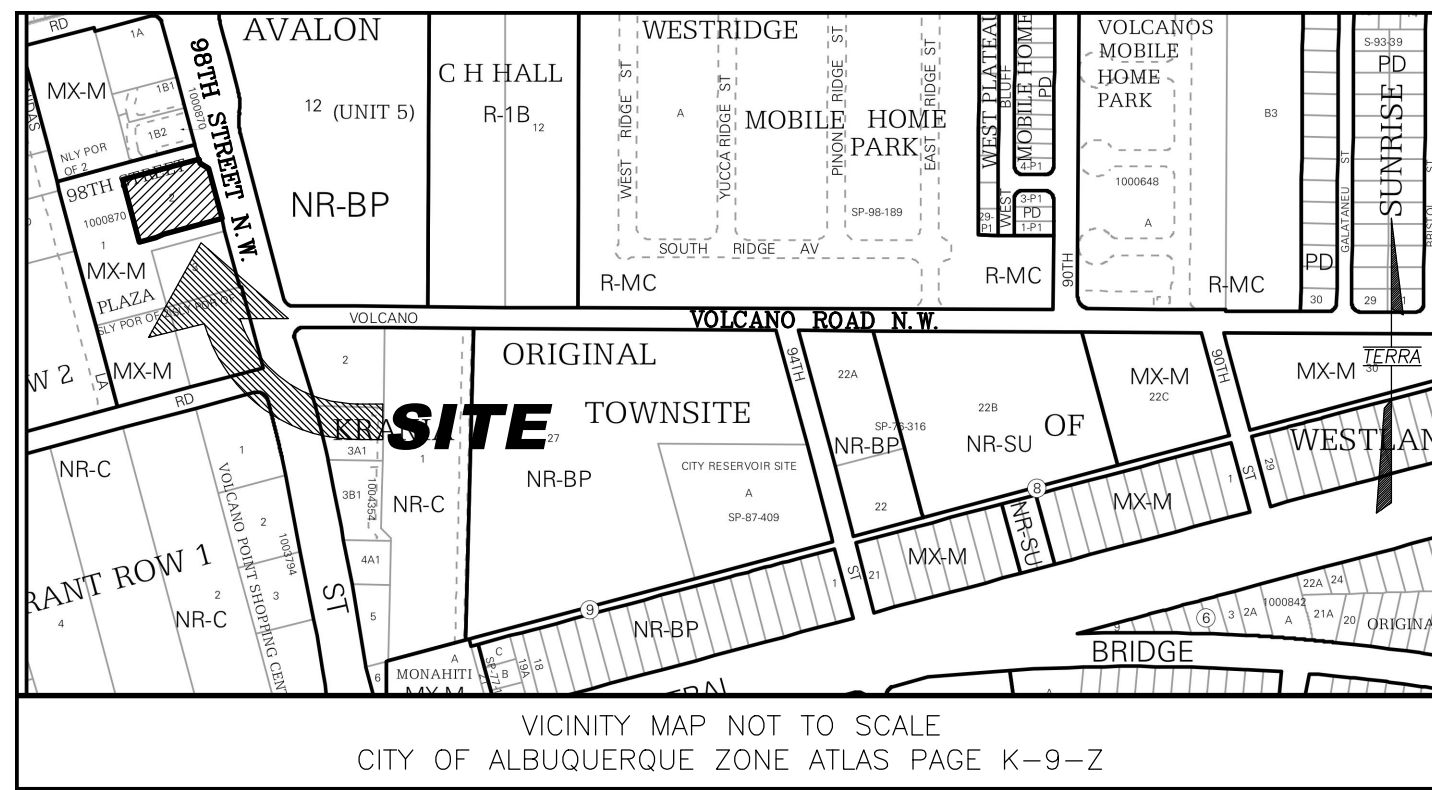
PANDA EXPRESS
PANDA HOME - CUSTOM
261 98TH STREET
ALBUQUERQUE, NM 87123

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 825, 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**

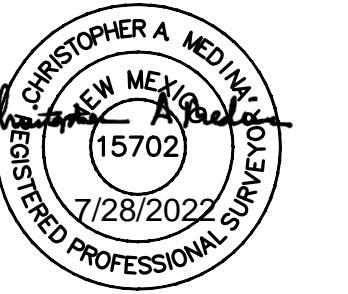
SURVEYOR CERTIFICATION

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

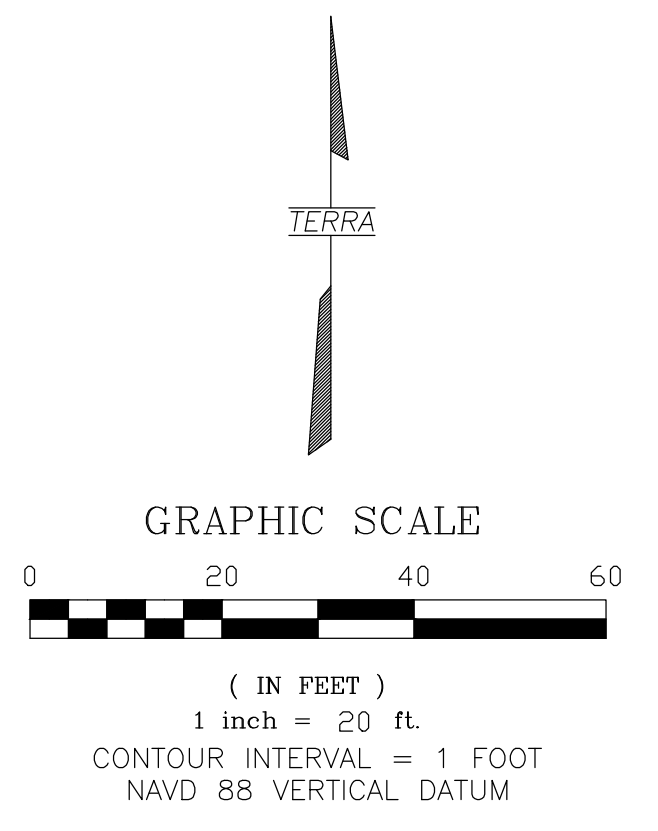
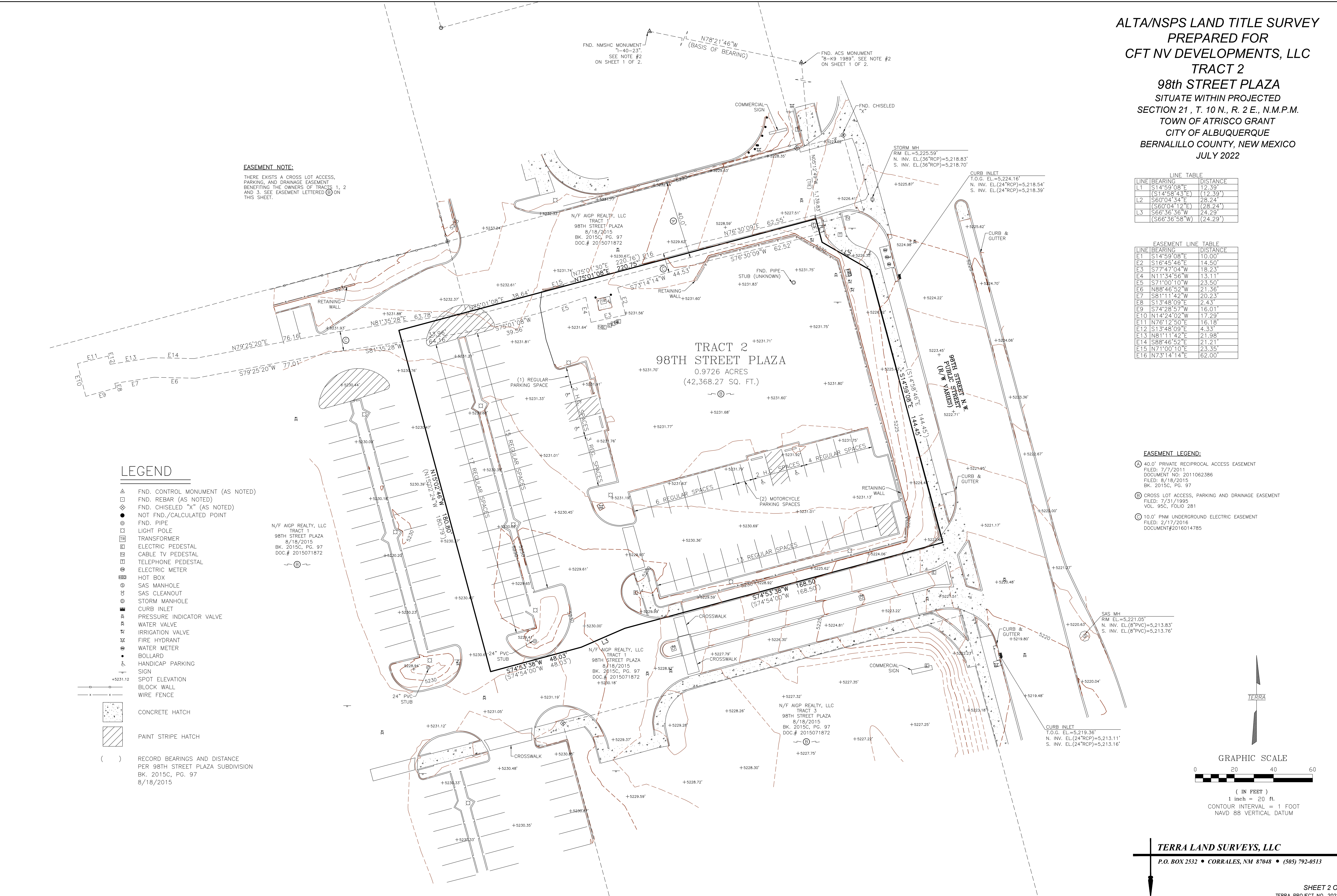
LEGEND

- ▲ 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

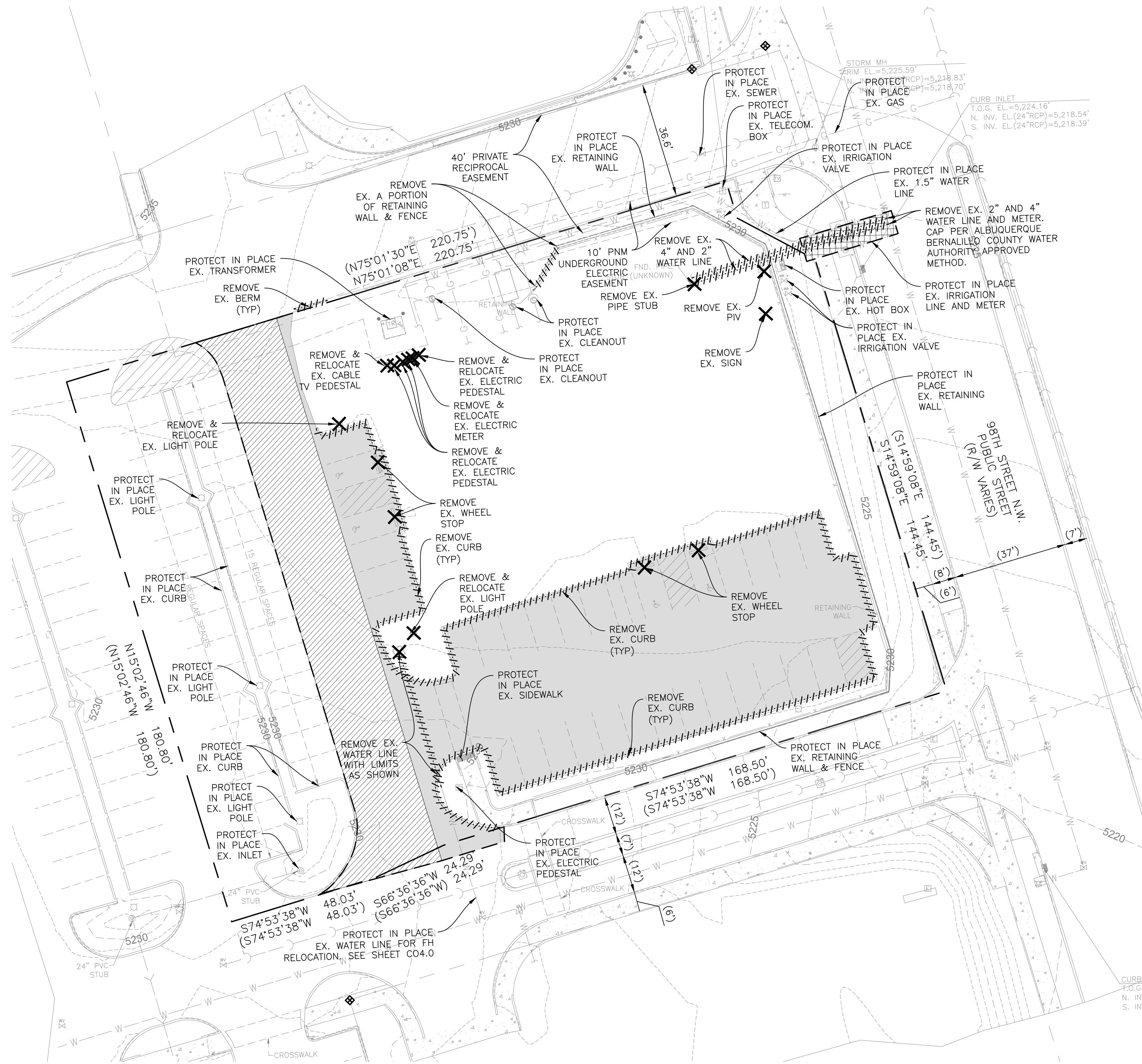
N/F AIGP REALTY, LLC
 TRACT 1
 98TH STREET PLAZA
 8/18/2015
 BK. 2015C, PG. 97
 DOC.# 2015071872

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



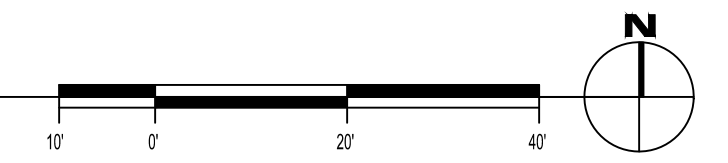
LEGEND:

- 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

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:

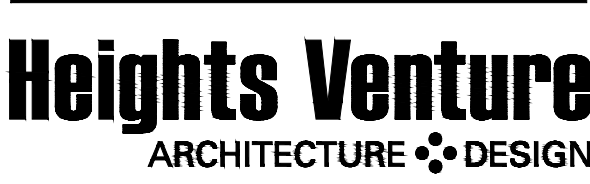
NO.	DESCRIPTION	DATE
1	DRB RESUBMITTAL	08-17-2022

ISSUE DATE:

DRB SUBMITTAL	06-17-2022

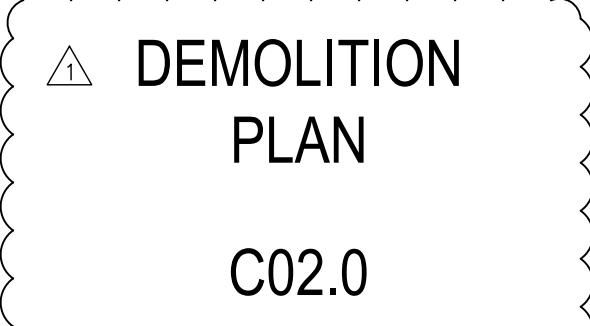
DRAWN BY: rtm

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



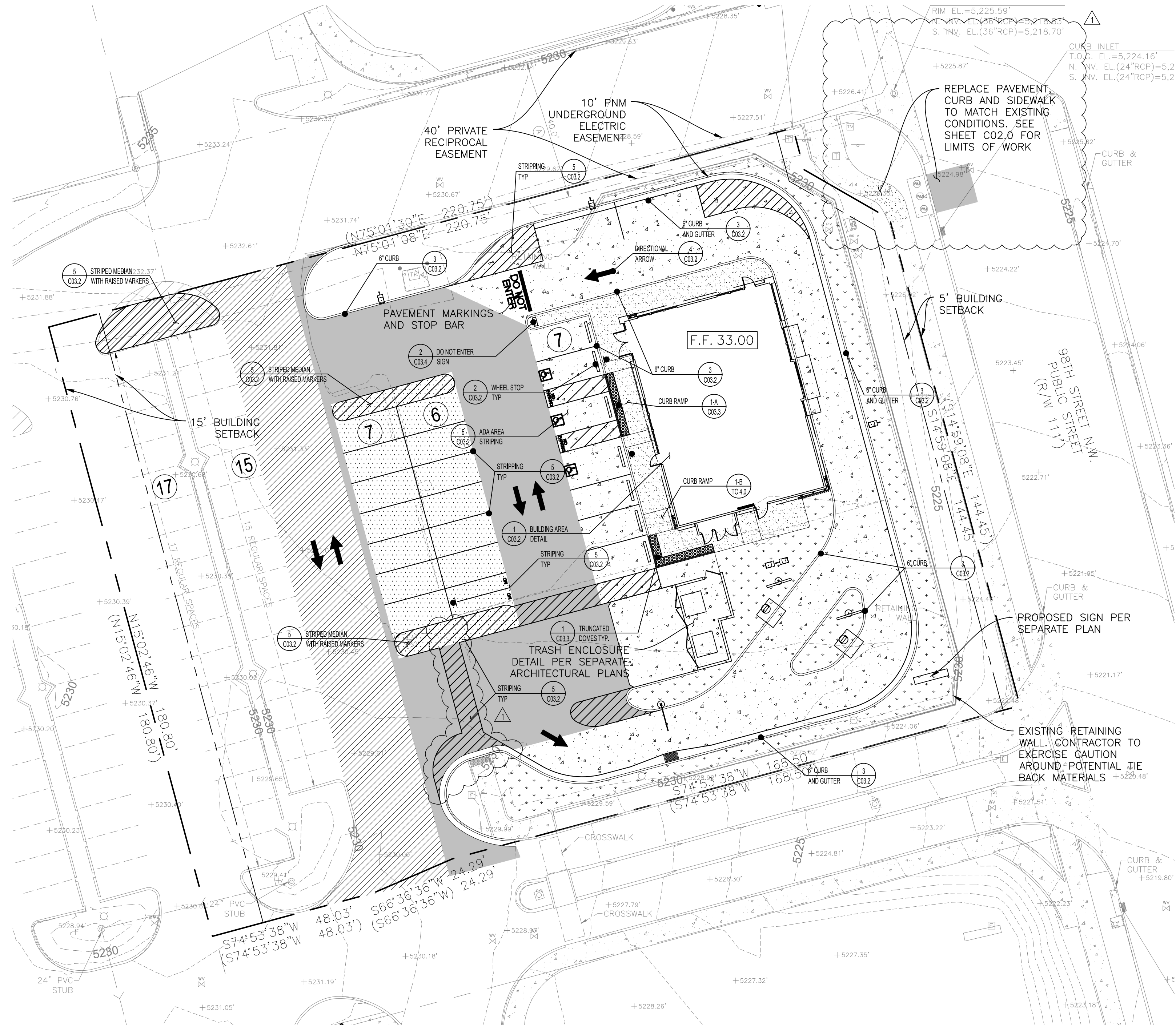
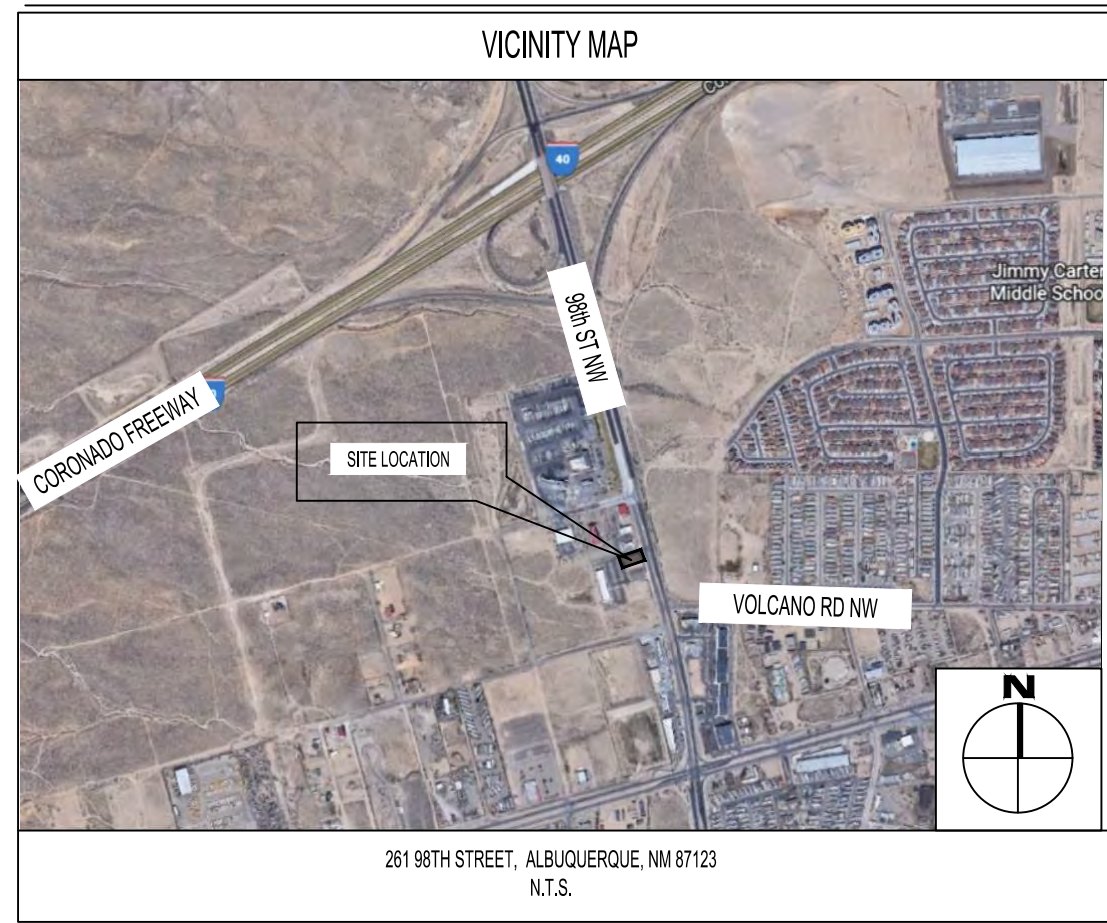
HOUSTON 1111 North Loop West, Suite 800 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 450 7292 V

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



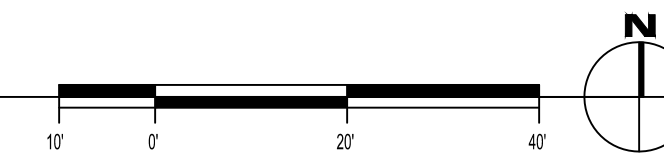
PANDA HOME - SQUARE CUSTOM

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	PROP
REGULAR STALLS (9'X18')	48	
HANDICAP STALLS (9'X18')	3	
TOTAL	51	
MOTORCYCLE STALLS (4.5'X18')	2	
BICYCLE SPACES	6	



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 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



9225 Indian Creek Pkwy
Suite 4075
Overland Park, KS 66210
Telephone: (913) 332-1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture
ARCHITECTURE DESIGN

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

PANDA EXPRESS

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

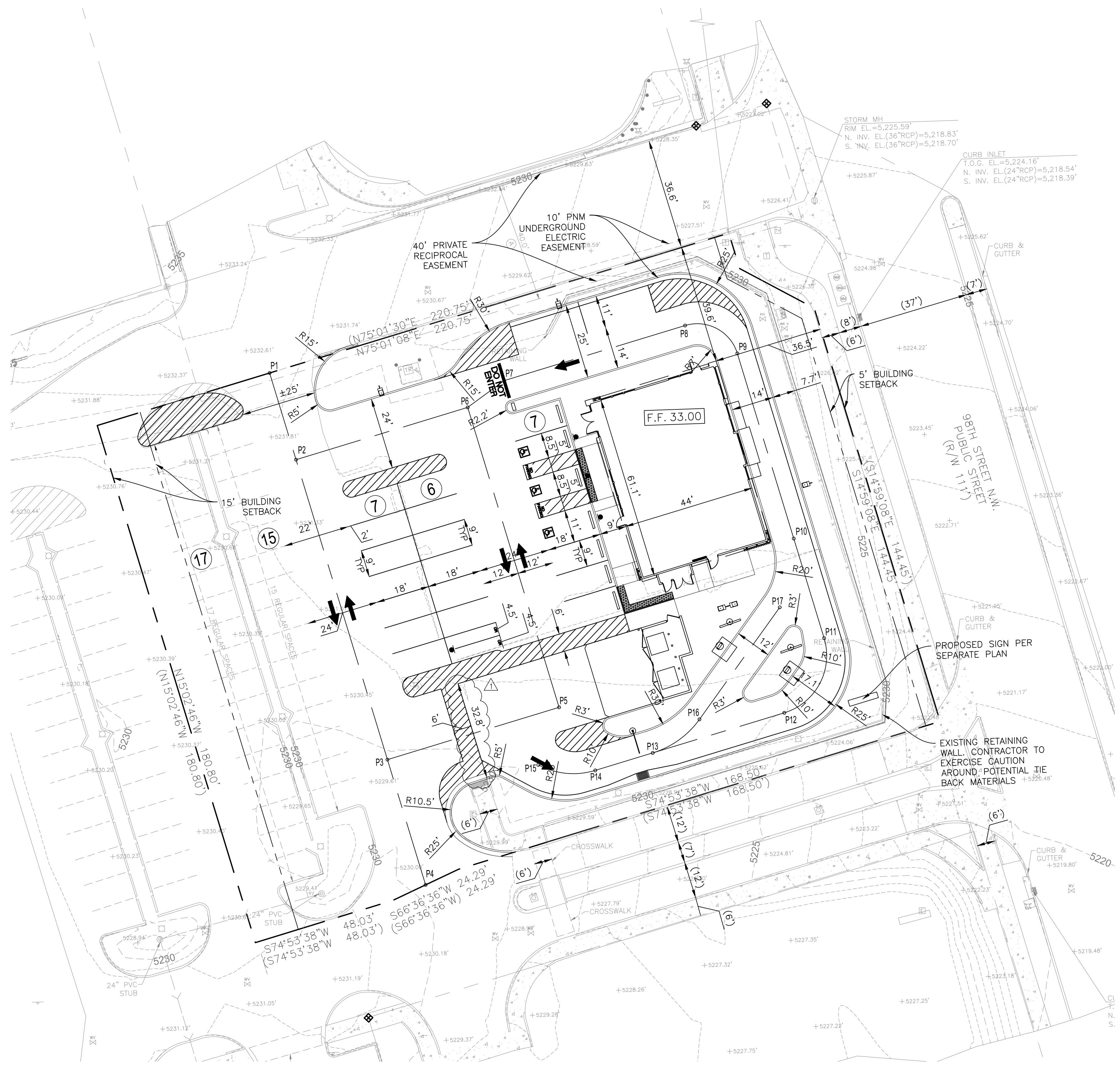
SITE PLAN

C03.0



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



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 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



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

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

STAKING PLAN

C03.1

PANDA HOME - SQUARE CUSTOM



DRB PERMIT PR-2022-007229



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 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



9225 Indian Creek Pkwy
Suite 4075
Overland Park, KS 66210
Telephone: (913) 332-1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN

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

PANDA EXPRESS

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

UTILITY PLAN

C04.0

PANDA HOME - SQUARE CUSTOM

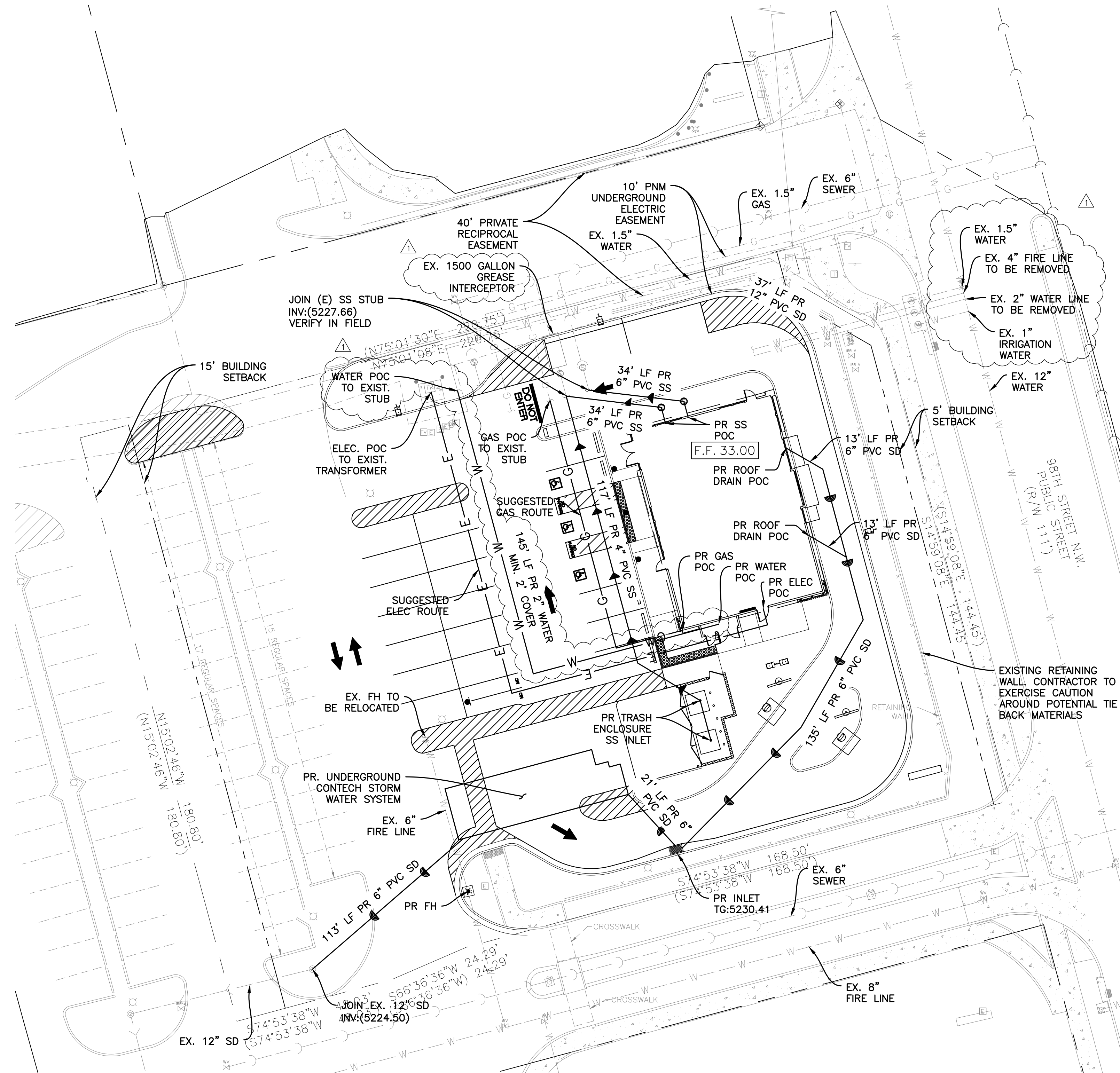
NOTES:

- 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.

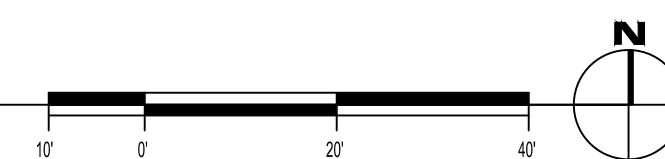
UTILITY LEGEND

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	— —	— —

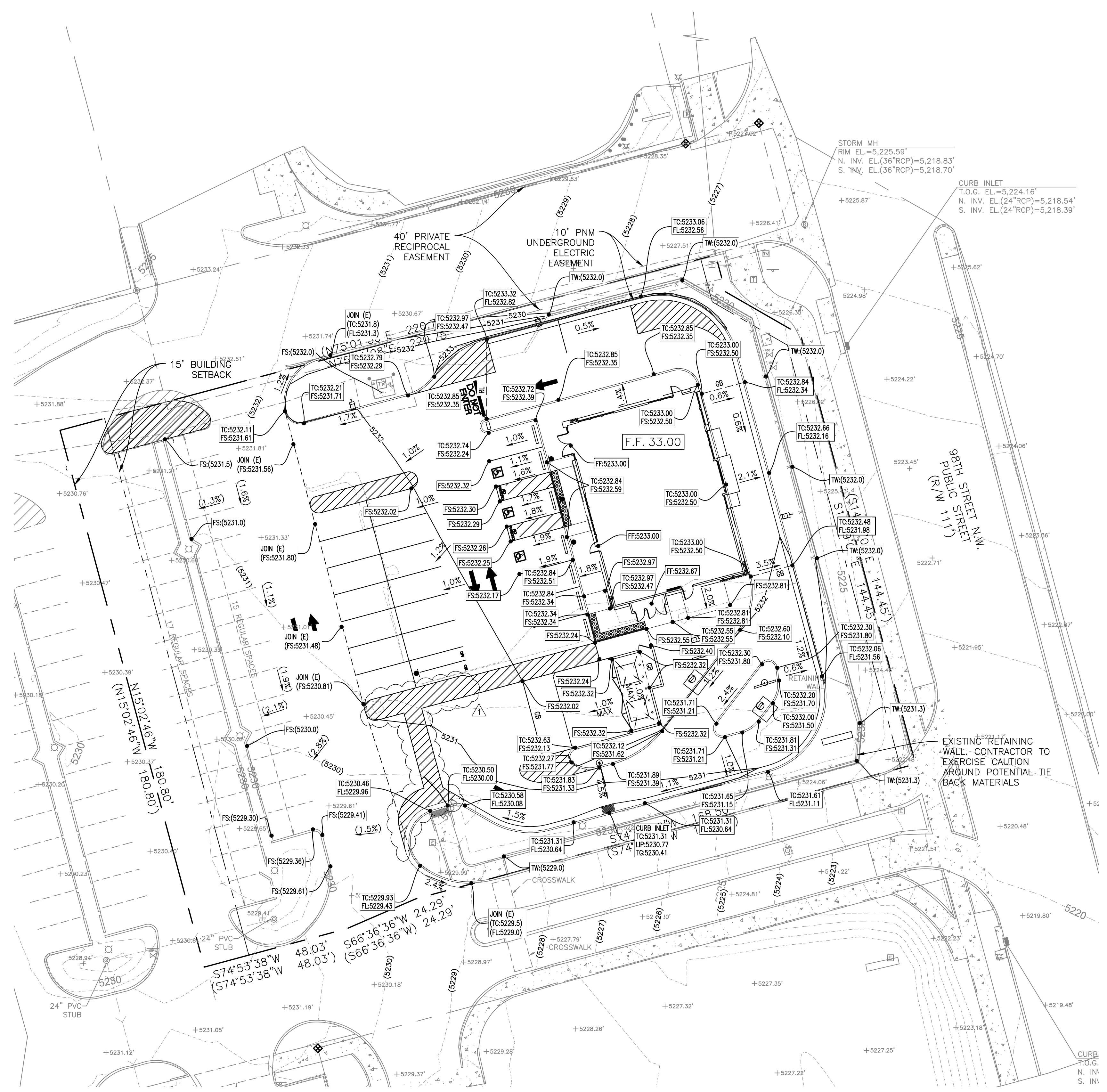
VENT LINE	⊗	⊗
VALVE VAULT	⊗	⊗
WATER B-BOX	⊗	⊗
WATER VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
WELL HEAD	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗
STORM INLET	⊗	⊗
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊗	⊗
STORM CLEANOUT	⊗	⊗
DOWNSPOUT	⊗	⊗
FLARED END SECTION	⊗	⊗
SANITARY MANHOLE	⊗	⊗
SANITARY CLEANOUT	⊗	⊗
LIGHT POLE	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗
POWER POLE	⊗	⊗
GAS VALVE	⊗	⊗
GAS METER	⊗	⊗
HAND HOLE	⊗	⊗
MAIL BOX	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗



UTILITY PLAN



DRB PERMIT PR-2022-007229

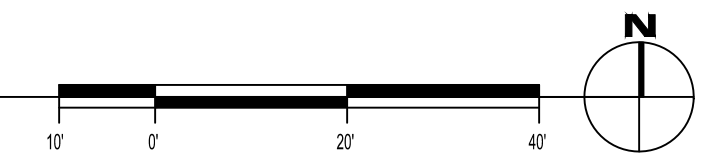


GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	+0.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	-600	600	600
FLOW ARROW	(X.X%)	X.X%	

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.



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

REVISIONS:

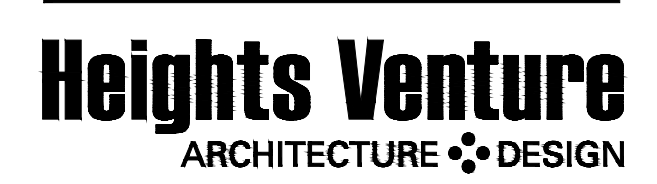
DRB RESUBMITTAL	08-17-2022
-----------------	------------

ISSUE DATE:

DRB SUBMITTAL	06-17-2022
---------------	------------

DRAWN BY: rtm

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



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

PANDA EXPRESS

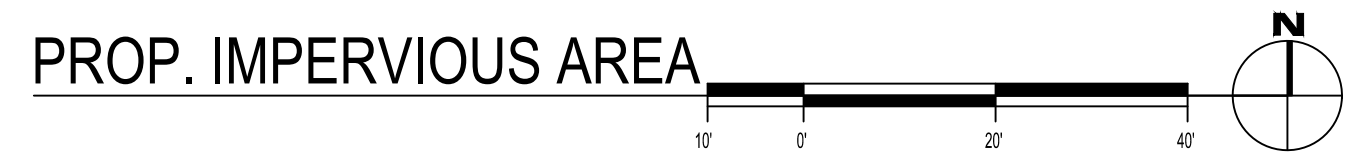
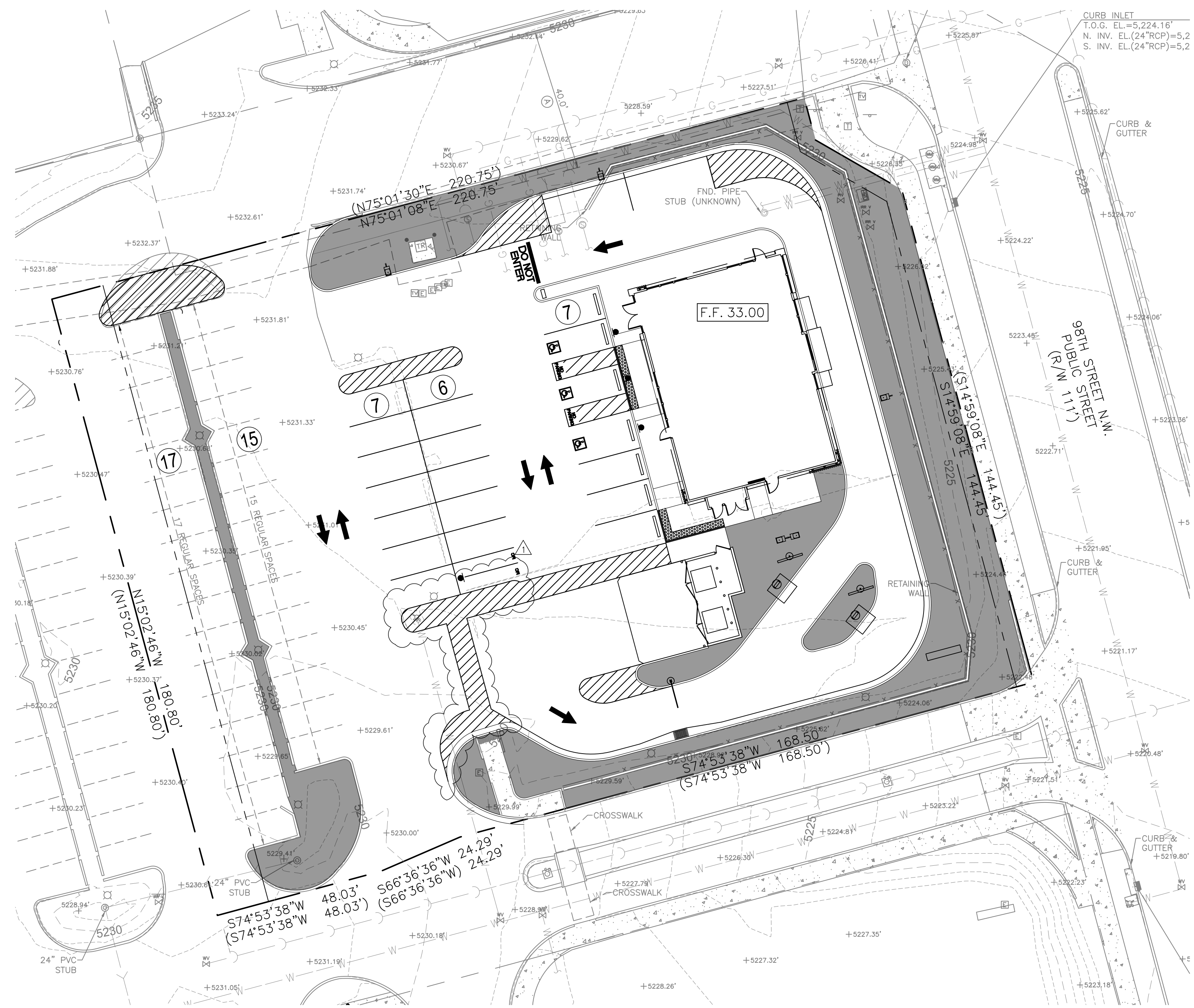
PANDA HOME - CUSTOM
261 98TH STREET
ALBUQUERQUE, NM 87123

GRADING PLAN

C05.0

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229



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



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 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) 332-1400
www.rtmec.com
KS Certificate of Authority: E-2641

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



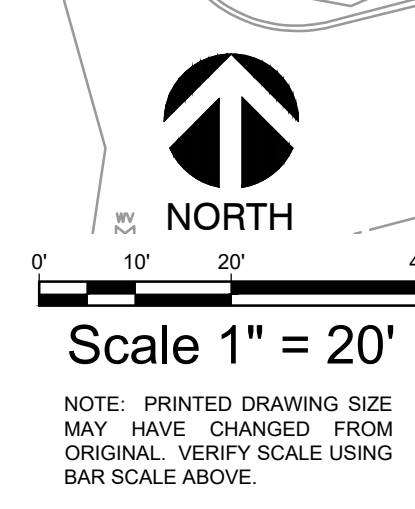
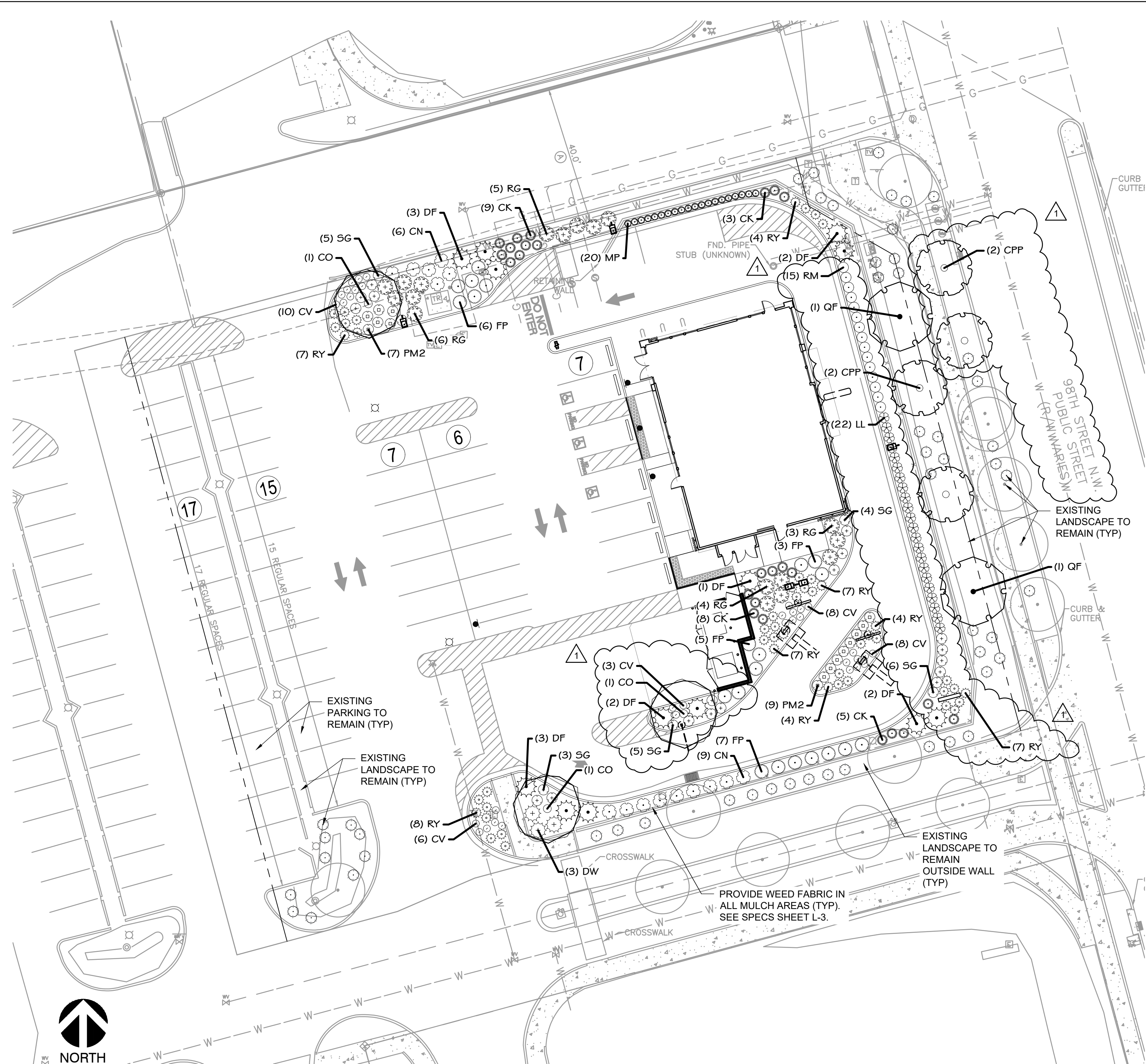
EXPIRES 12-31-2023

PROPOSED
IMPERVIOUS AREAS

EH.02

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229



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)

STREET FRONTAGE LANDSCAPING	
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)

PARKING LOT LANDSCAPING	
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)

TOTAL PARKING SPACES:	
TREES REQUIRED:	2 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	2 TREES

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

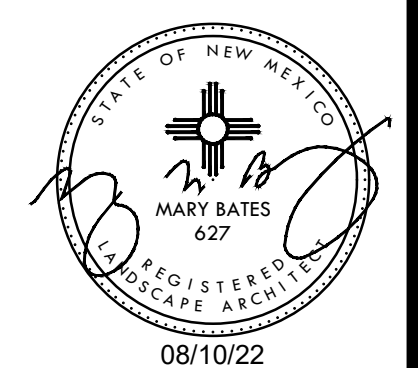
PLANT SCHEDULE

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.
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 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 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

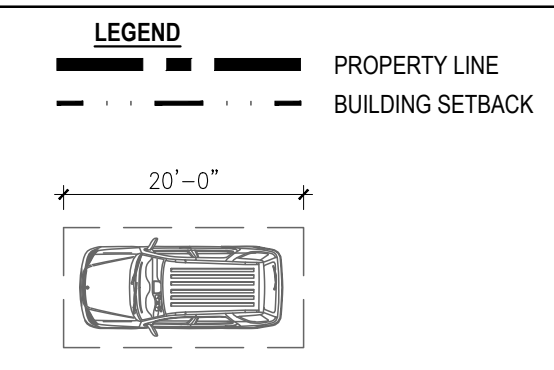
PANDA EXPRESS RESTAURANT - SITE INFORMATION:

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

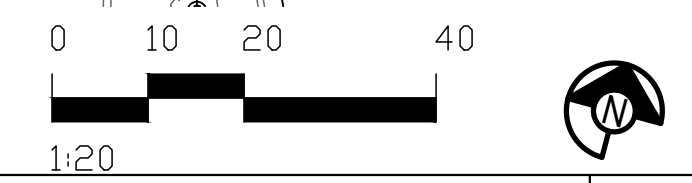
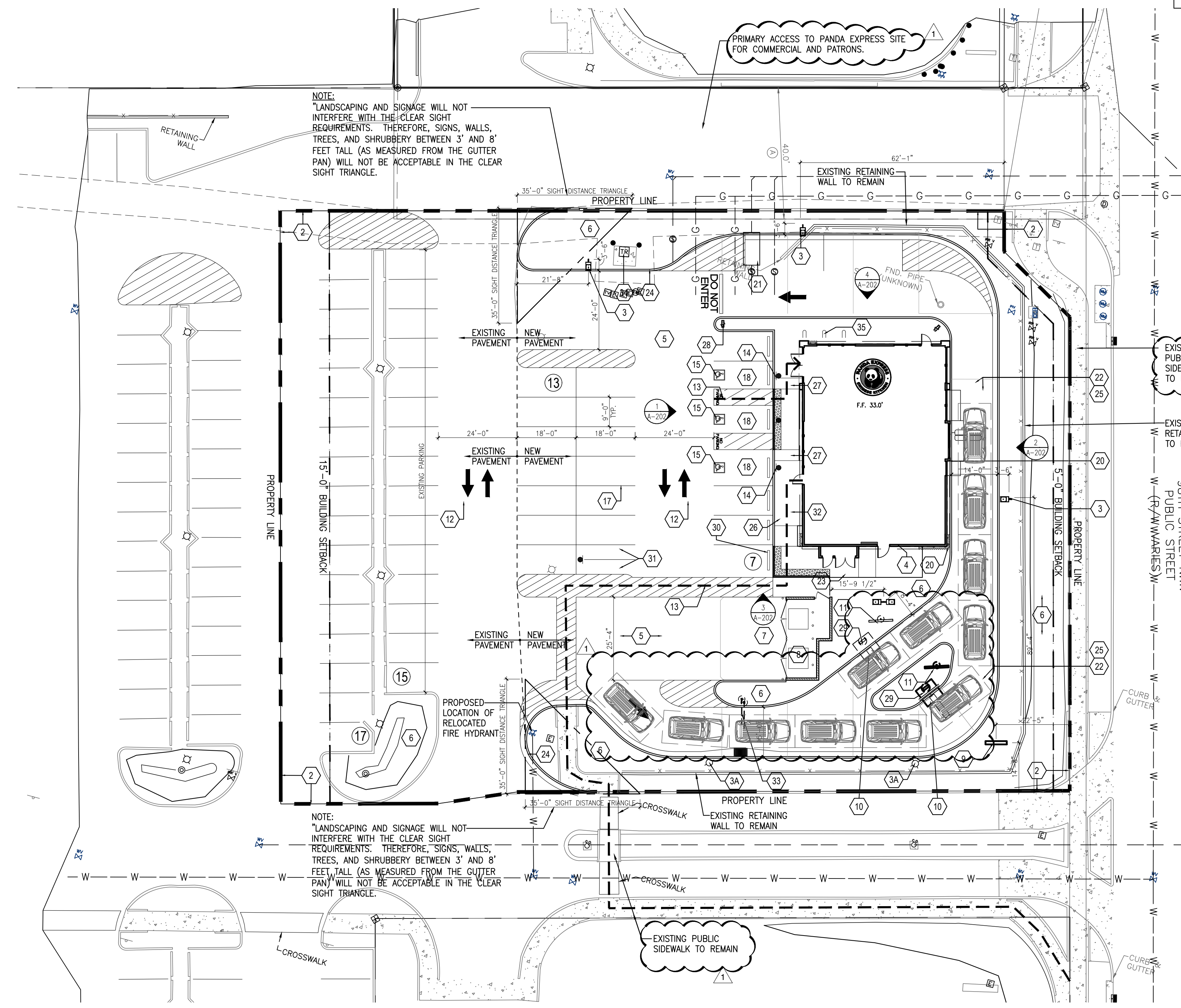
PARKING CALCULATION:

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"



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

All ideas, designs, arrangements 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 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 87212

A-100

ARCH SITE PLAN

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229



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:
1. 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

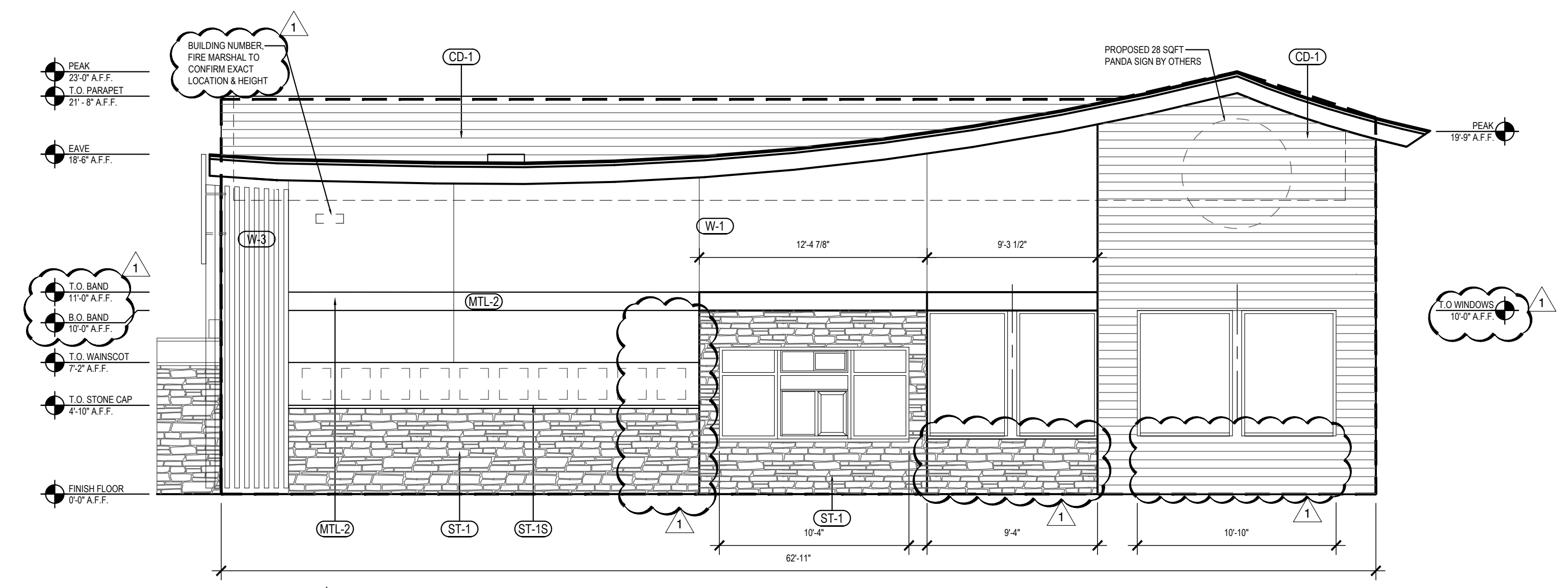
PANDA HOME - CUSTOM
261 98TH ST. SW
ALBUQUERQUE, NM 87212

A-202

EXTERIOR
COLOR ELEVATIONS

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229



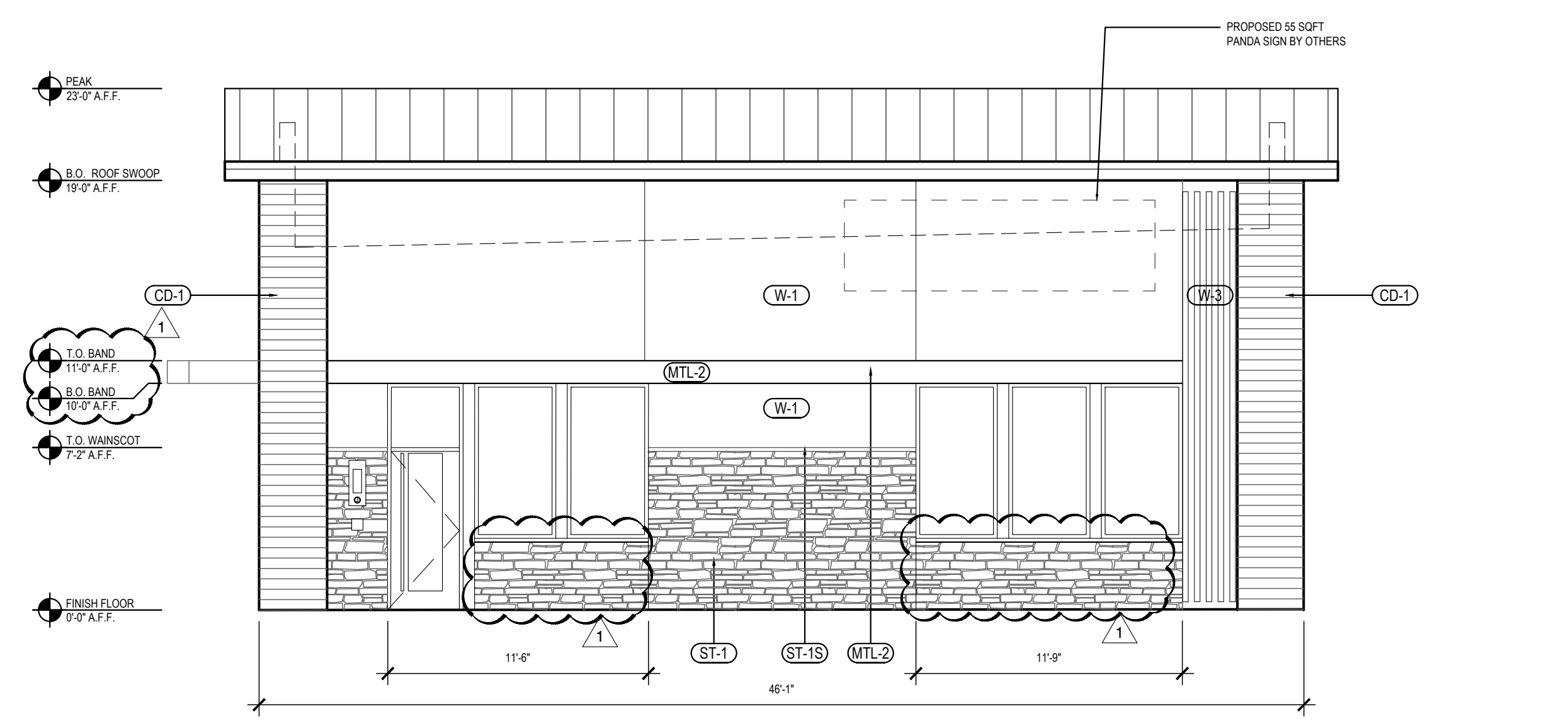
PER CITY ORDINANCE:
I.D.O. 2021 SECTION 5-11(E)(2)(a)

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.

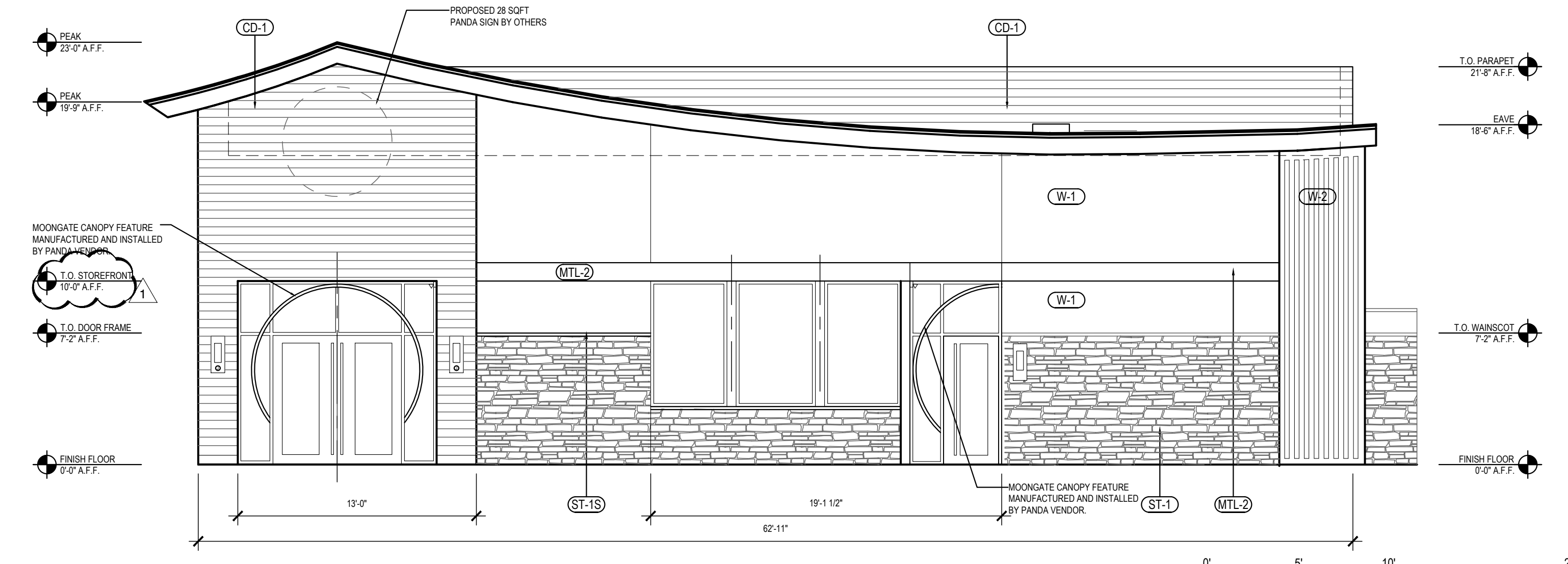
LENGTH OF BUILDING:
BUILDING LENGTH: 62'-11"
30% REQUIRED: 18'-11"

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

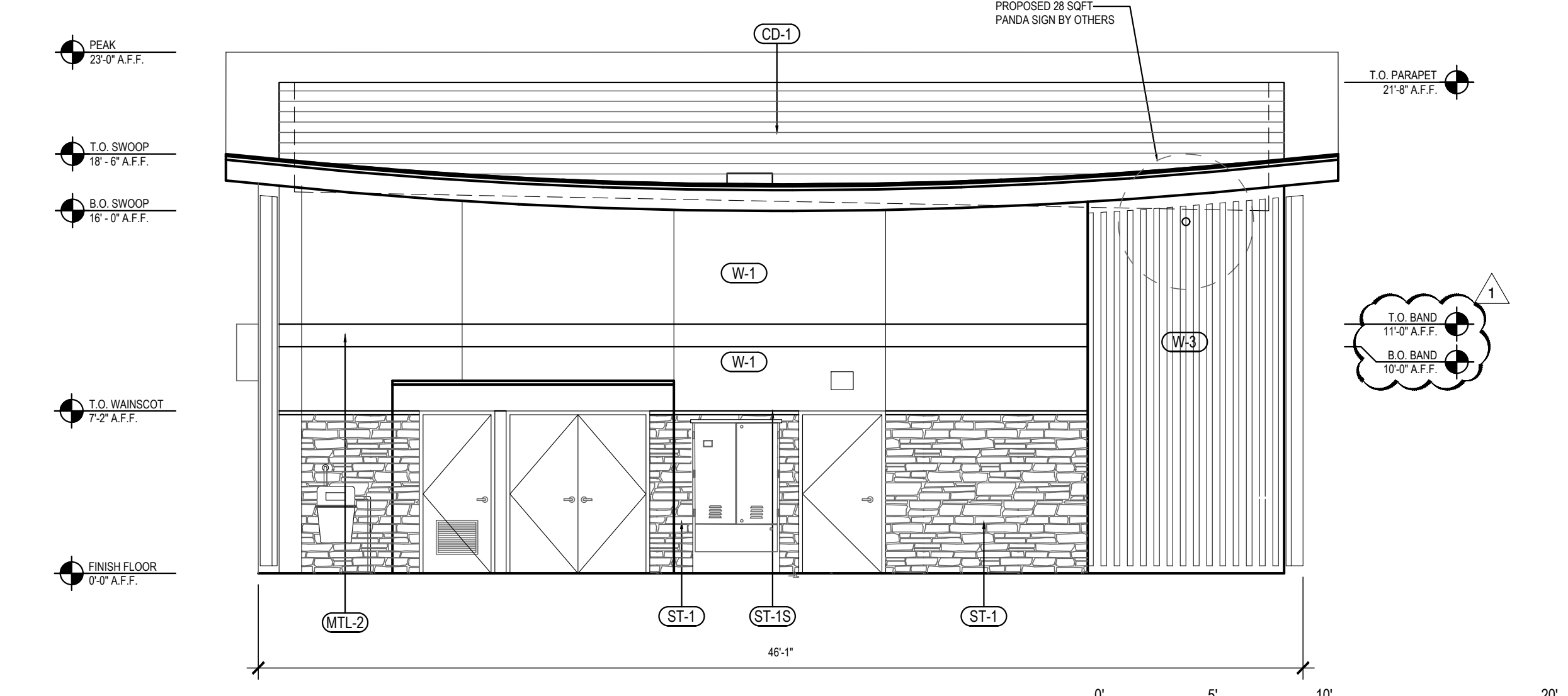
NORTH-EAST ELEVATION 2
Scale= 3/16" - 1'0" A-202



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)	NICHIHA	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.

ISOMETRIC TRELLIS VIEW

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

- COORDINATE SERVICE ENTRANCE SECTION, TRANSFORMER, PRIMARY SERVICE, SECONDARY SERVICE, AND SWITCHING CABINET OR POWER POLE LOCATIONS WITH SERVING UTILITY COMPANY AND COMPLY AS REQUIRED.
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND PROVIDING REQUIRED WORK FOR SUPPLYING ELECTRICAL POWER AND TELEPHONE UTILITIES TO THE BUILDING.
- CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED PRIOR TO TRENCHING. ALL UNDERGROUND UTILITIES DAMAGED DURING TRENCHING SHALL BE REPAIRED TO THE SATISFACTION OF INVOLVED UTILITY AT CONTRACTOR'S EXPENSE.
- MINIMUM CONDUCTOR SIZE THIS SHEET TO BE #10 CU, 1" CONDUIT.

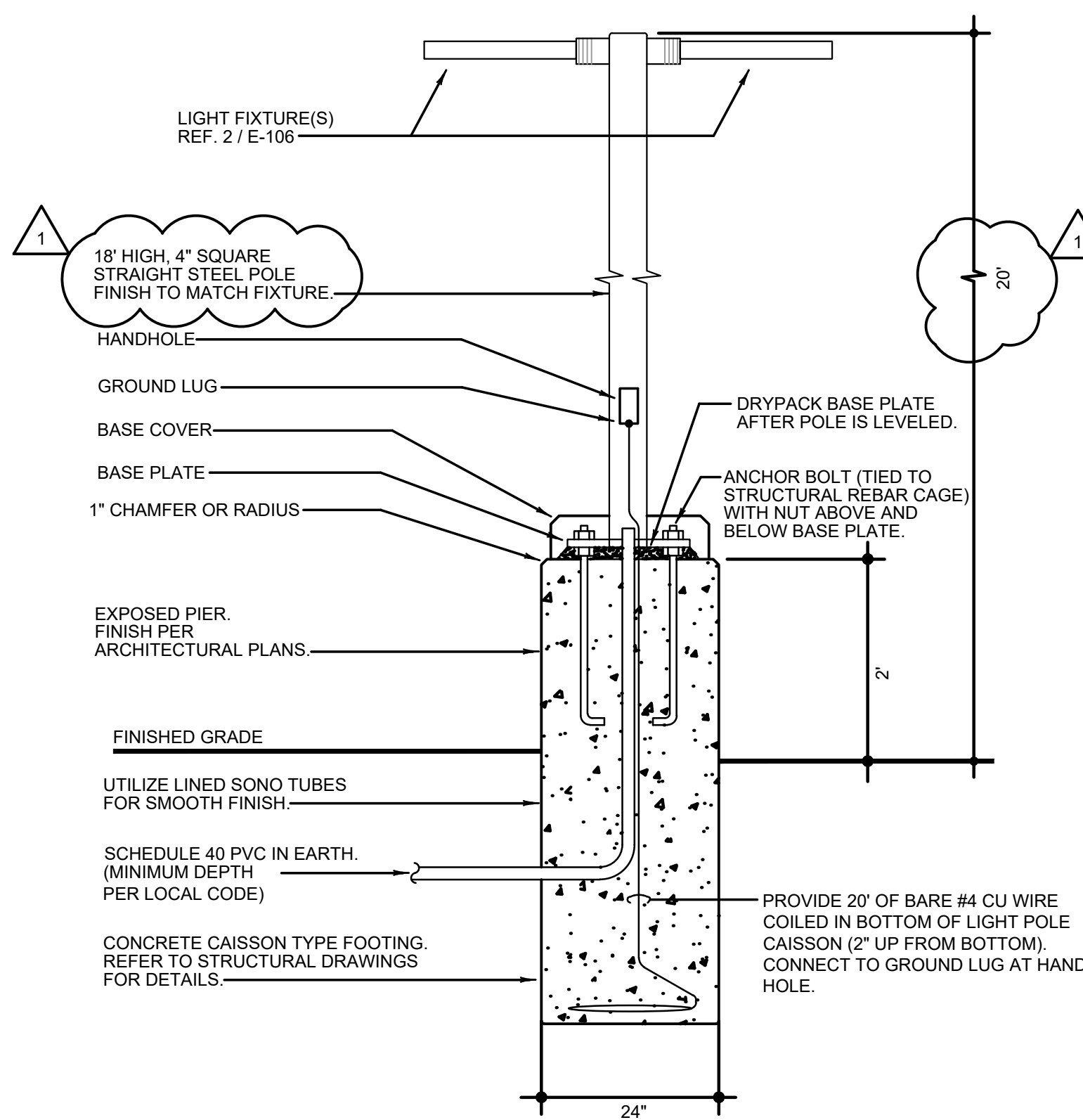
SITE PLAN GENERAL NOTES 2

E-105

1. FEED THROUGH LIGHTING CONTACTOR. REF: 11/E400.
2. STUB UP LOCATION FOR (3) 3/4" CONDUITS & PULL STRINGS, TO ENTER BUILDING & UP TO 6" ABOVE CEILING. REFER TO SHEET 1/E401.
3. STUB-UP LOCATION FOR MENU BOARD. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR. COORDINATE PRECISE LOCATION WITH ARCHITECT / OWNER.
4. DRIVE-THRU SENSOR LOOP. COORDINATE LOCATION. REFER TO DETAIL 1 / E401.
5. STUB-UP FOR DRIVE-THRU ORDER CONFIRMATION MONITOR. COORDINATE LOCATION WITH ARCHITECT / OWNER.
6. STUB UP LOCATION FOR PYLON SIGN OR MONUMENT SIGN. ELECTRICAL CONTRACTOR TO PROVIDE NON-FUSED DISCONNECT AT BASE OF SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER. CONNECT TO EXTERIOR BUILDING SIGN TIMER CONTROL. REFERENCE 11/E400.
7. SEE POLE MOUNTING DETAIL, REFER TO 4/E105.
8. CABLE PULL BOX; REFERENCE 1/E100. INSTALL MINIMUM 3' FROM SIDEWALK. DO NOT INSTALL IN SIDEWALK CONCRETE.
9. REF: 1/E400 FOR SES GROUNDING DETAIL.
10. EXISTING POLE/FOUNDATION/LUMINAIRE TO REMAIN - RECIRCUIT AS INDICATED.
11. EXISTING POLE/LUMINAIRE(S) TO BE RELOCATED AS SHOWN - PROVIDE NEW FOUNDATION PER 4/E-105 AND RECIRCUIT LUMINAIRE(S) AS INDICATED.

SITE PLAN KEYED NOTES 3

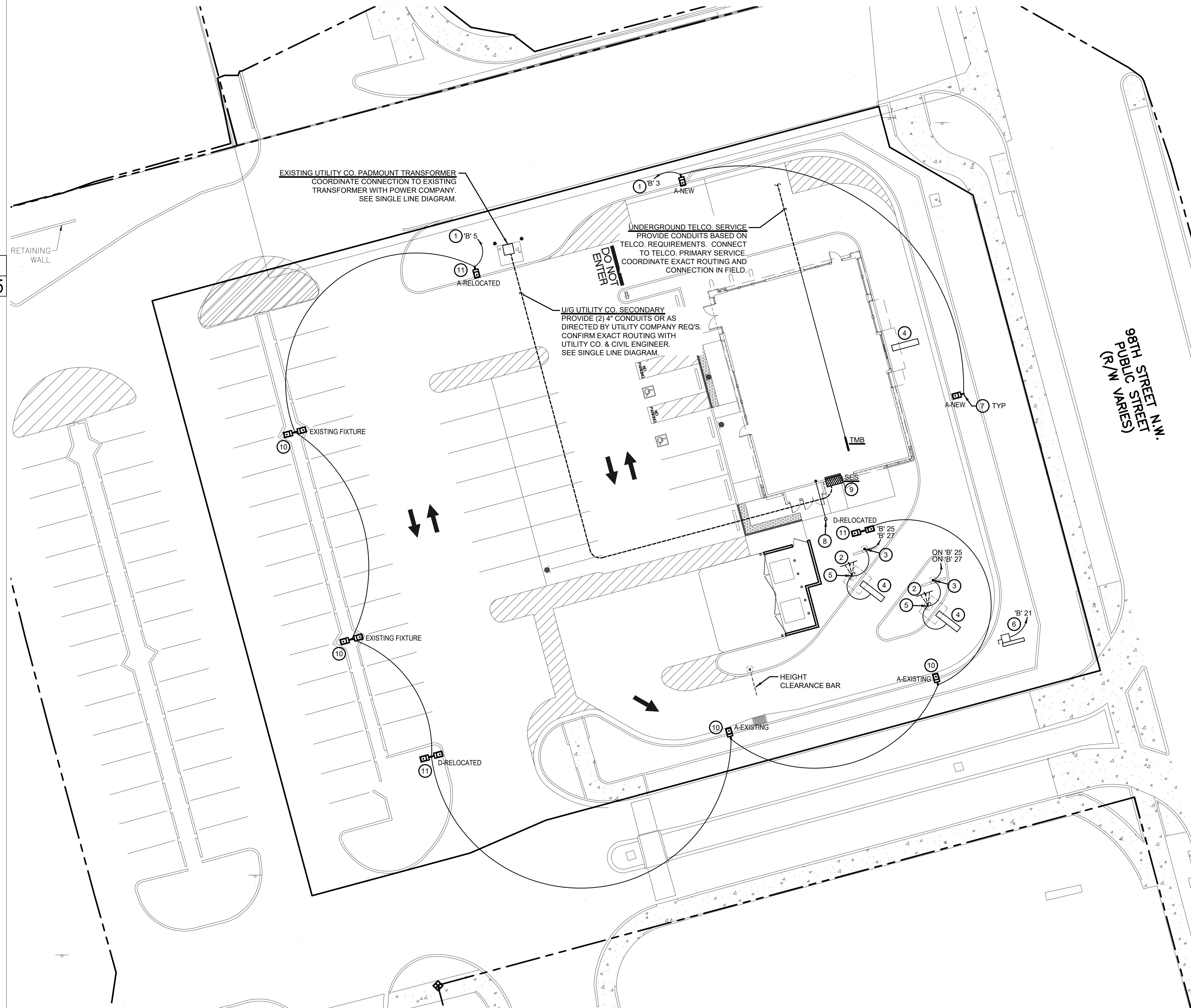
E-105



NOTE: THIS DETAIL IS FOR ELECTRICAL INSTALLATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

POLE MOUNTING DETAILS 4

NO SCALE E-105



SITE & EXTERIOR LIGHTING PLAN 1

1" = 16'-0" E-105



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 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

James F. Turner
Engineers, L.P.
Consulting Engineers
8540 Meadow Road, #160
Dallas, TX 75231
214.792.2920
DRAWN/DESIGN: JBJ/JBJ
CHECKED: TMM/JBM
Lic #48122



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 87212

E-105

SITE & EXTERIOR LIGHTING PLAN

PANDA HOME - SQUARE CUSTOM

DRB PERMIT PR-2022-007229



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:

1	DRB RESUBMITTAL	08-17-22
---	-----------------	----------

ISSUE DATE:

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

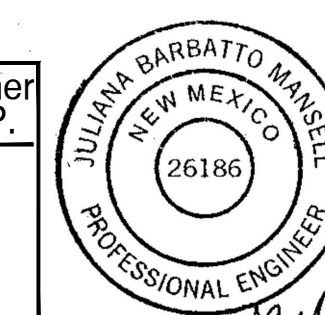
DRAWN BY: RCM

PANDA PROJECT #: S8-23-D220241

PANDA STORE #: D220241

ARCH PROJECT #: 21229

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

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 87212

E-106

SITE PHOTOMETRIC PLAN

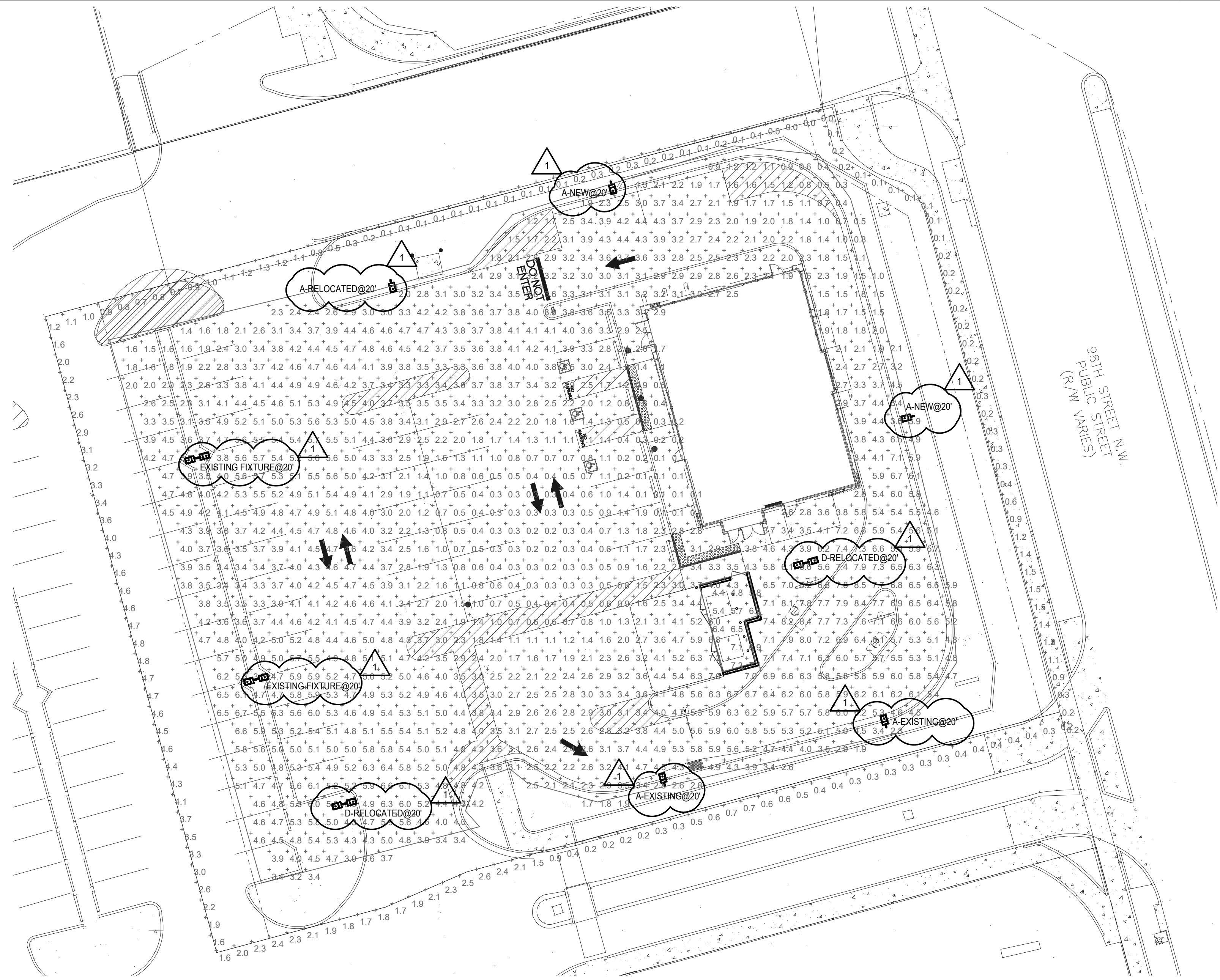
PANDA HOME - SQUARE CUSTOM

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

DRB PERMIT PR-2022-007229