

SITE DATA TABLE

JURISDICTION:
ALBUQUERQUE
ZONING:
C-2 MIX-M

REQUIRED BUILDING SETBACKS:
FRONT (S) = 5'
REAR (N) = 15'
SIDE (E) = 0'
SIDE (W) = 0'

BUILDING:
HEIGHT: XX
SPRINKLERS: NONE

CONSTRUCTION TYPE:
VB

SITE ACREAGE:
PANDA EXPRESS SITE = 49,099 SF / 0.981 ACRES

FLOOR AREA RATIO:
PANDA EXPRESS = 2,749 SF BLDG
SITE AREA 49,099 SF = 5.62%

PROPOSED SITE IMPERVIOUS SURFACE RATIO
TOTAL SITE = 49,099 SF
PAVEMENT/SIDEWALKS = 38,266 SF
BUILDING = 2,749 SF
TOTAL IMPERVIOUS = 41,015 SF
TOTAL PERVIOUS = 8,084 SF
PERCENT IMPERVIOUS = 83.53%

PARKING
RESTAURANT PARKING REQUIRED: 8/1000 SF
PANDA EXPRESS - 2,749 SF = 22 SPACES
REQUIRED MOTORCYCLE PARKING: 2 SPACES
REQUIRED BICYCLE PARKING: 3 SPACES
TOTAL ADA PARKING PROVIDED: 2 SPACES
TOTAL PARKING PROVIDED: 41 SPACES

REQUIRED PARKING SETBACKS:
FRONT (W) = N/A
REAR (E) = 15' FOR 1-5 SPACES, 25' FOR 6+ SPACES
SIDE (N) = N/A
SIDE (S) = N/A

FLOOD HAZARD:
FLOOD ZONE X
F.I.R.M. MAP 35001C0351H



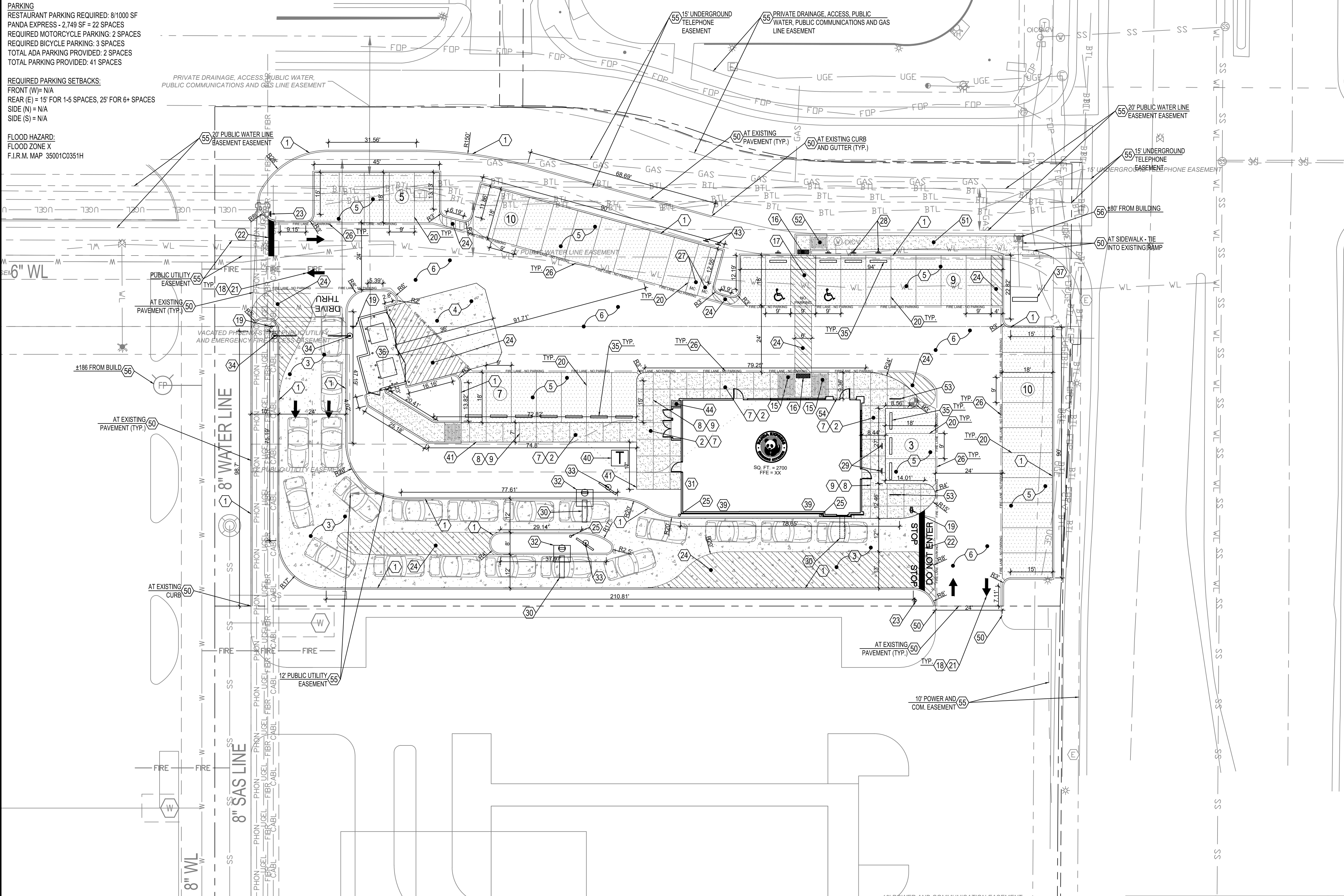
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

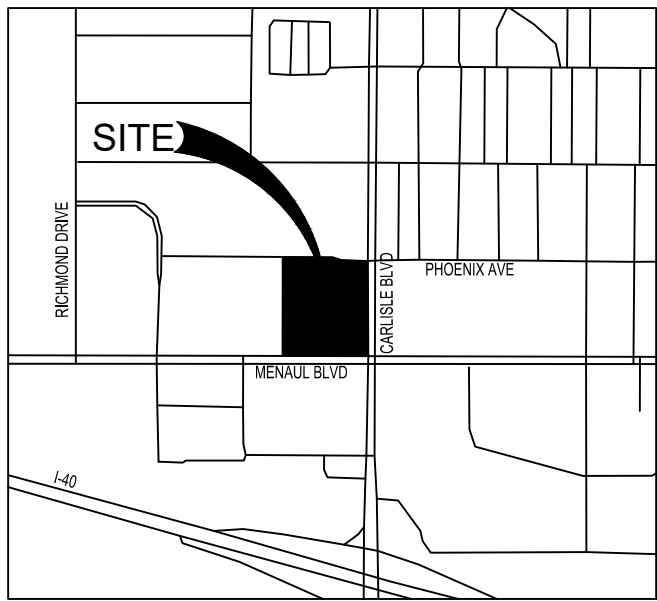
Reviewer: ADRIAN MAREZ

Date: 9-12-25



PROPOSED SITE LEGEND

- (8) PARKING STALL COUNT - SEE PLANS
- LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
- HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
- CONCRETE SIDEWALK - SEE DETAIL SHEET (C03.1)
- CONCRETE PAVING AT DUMPSTER ENCLOSURE AND DRIVE THRU PER GEOTECHNICAL REPORT
- ADA PARKING
- DIRECTIONAL ARROWS
- PROPOSED CURB AND GUTTER AT CONCRETE - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

SEE NOTES ON SHEET C01.1

SITE KEY NOTES:

PAVEMENT AND CURBING

- PROVIDE CURB AND GUTTER AT ASPHALT - MONOLITHIC CURB AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- PROVIDE CONCRETE SIDEWALKS PER DETAIL SHEET (C03.2) - PROVIDE CONCRETE SIDEWALK WITH INTEGRAL CURB AT BUILDING AND PARKING PER DETAIL SHEET (C03.1)
- HEAVY DUTY CONCRETE PAVING AT DRIVE THRU ISLE - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT (GRAY COLOR, LIGHT BROOM FINISH)
- NEW HEAVY DUTY CONCRETE APRON AT DUMPSTER ENCLOSURE - SEE ARCHITECTURAL DETAIL SHEET - SEE DETAIL SHEET (C03.1)
- LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
- HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
- 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. AND ALL SIDE WALKS.
- EXPANSION JOINT - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- CONTROL JOINTS - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)

PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE

- ADA ACCESSIBLE RAMP AT ADA PARKING STALLS - SEE GRADING PLAN FOR ELEVATIONS - SEE ADA PARKING ON DETAIL SHEET (C03.1)
- ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE ADA PARKING DETAIL ON DETAIL SHEET (C03.1)
- ADA AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.1)
- ALL SITE DIRECTIONAL SIGNAGE, PAVEMENT STRIPING AND MARKINGS SHALL BE COORDINATED WITH PRG'S PROJECT MANAGER.
- "ONE WAY" SIGN PER MUTCD SPECS. - SEE DETAIL SHEET (C03.2)
- 4" WIDE PARKING STRIPE PAINTED YELLOW PER MUTCD SPECS.
- TRAFFIC ARROW PAINTED YELLOW - SEE DETAIL SHEET (C03.1)
- STOP BAR PAINTED WHITE PER MUTCD SPECS.
- "STOP" SIGN PER MUTCD/LOCAL MUNICIPALITY SPECIFICATIONS
- 4" WIDE PARKING STRIPE, SPACED AT 2' O.C. AT 45° PAINTED YELLOW PER MUTCD SPECS.
- BOLLARD PLAN - SEE DETAIL (C03.2)
- FIRE LANE STRIPING PER CITY SPECS. - SEE FIRE ORDINANCES 503.3.1
- MOTORCYCLE PARKING STALL PER CITY SPECS.
- ONLINE ORDER PICKUP SIGN - SEE ARCHITECTURAL DETAILS
- DRIVE-THRU WAITING SIGN - SEE ARCHITECTURAL DETAILS

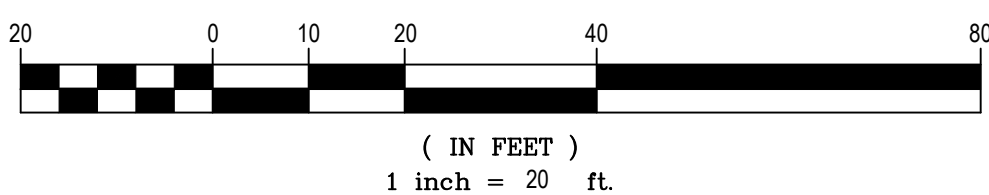
PANDA EXPRESS SITE FEATURES

- DRIVE THRU LANE SENSOR LOOP SEE DETAIL - SEE ARCH DETAIL SHEET
- NEW PAINTED SWITCHGEAR LOCATION - SEE ELECTRICAL PLANS
- ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET
- DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA P.M. - SEE ARCH DETAIL SHEET
- CLEARANCE BAR INSTALLED BY SIGN VENDOR - RE- ELECTRICAL DRAWING FOR REQUIREMENTS. G.C. TO COORDINATE LOCATION WITH PRG P.M
- 6"X6"XWXL WHEEL STOP - PROVIDE RUBBER PARKING BLOCK WITH YELLOW STRIPING - ANCHOR WITH (3 MINIMUM) - 12" MIN. LAG BOLTS AT 12" O.C. TO PAVEMENT PER MANUFACTURER INSTALLATION SPECS - LAG BOLTS TO BE IMBEDDED A MIN. OF 6"
- TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET
- PROVIDE NEW POLE MOUNTED SIGN (SEE DESIGN BY OTHERS)
- LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)
- TIE TO ROOF DRAIN COLLECTOR FROM BUILDING - SEE PLUMBING PLANS FOR UNDERGROUND CONNECTION AT BUILDING - SEE ELEVATION THIS SHEET - OVERFLOW PIPE FROM ROOF DRAIN TO DAYLIGHT UNDER CONCRETE FLATWORK AT FACE OF CURB - SEE PLUMBING PLANS FOR LOCATION
- APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER PAD PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO CONSTRUCTION
- EDGE OF CONCRETE SIDEWALK AT PLANTER BED - SEE LANDSCAPE PLAN (L01.0)
- "THANK YOU / DO NOT ENTER" SIGN
- MOTORCYCLE PARKING ONLY FREE-STANDING SIGN PER CITY SPECS. - SEE DETAIL SHEET (C03.2)
- 4" DEEP STONE MULCH AREA WITH WEED MATTING - STONE MULCH TO MATCH LANDSCAPE PLAN - SLOPE TO MATCH PROPOSED SIDEWALK - SEE GRADING PLAN

ADDITIONAL SITE FEATURES

- MATCH MASTER PLAN GRADE
- SIDEWALK PER CITY SPECS
- ADA SIDEWALK RAMP - SEE DETAIL SHEET (C03.2)
- BICYCLE HOOP W/LOOK-IT - SEE DETAIL SHEET (C03.2)
- KNOX-BOX - SEE ARCHITECTURAL DETAIL SHEET
- EASEMENTS AND RIGHT OF WAYS
- FIRE HYDRANT

GRAPHIC SCALE



BM #1
TYPE: SET 60D NAIL
NORTHING: 1495540.38
EASTING: 534376.49
ELEVATION: 5144.75'

BM #2
TYPE: SET 60D NAIL
NORTHING: 1495827.08
EASTING: 534389.51
ELEVATION: 5148.32'

FLOOD STATEMENT:
THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0351H, WHICH BEARS AND EFFECTIVE DATE OF 08/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST XXXXXX XX-XX-22

DRAWN BY: JRJ

PANDA PROJECT #: S8-25-D31723

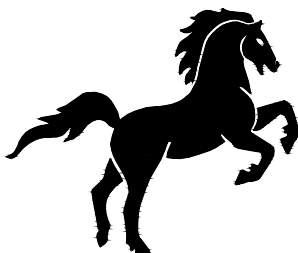
PANDA STORE #: D31723

ARCH PROJECT #: 31723



09/11/2025

CIVIL ENGINEERING SERVICES P.C.



- FAST
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- VISIONARY

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PANDA EXPRESS

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SITE PLAN

C03.0

TRUE WARM & WELCOME

ISSUE FOR CONSTRUCTION XX-XX-XXXX