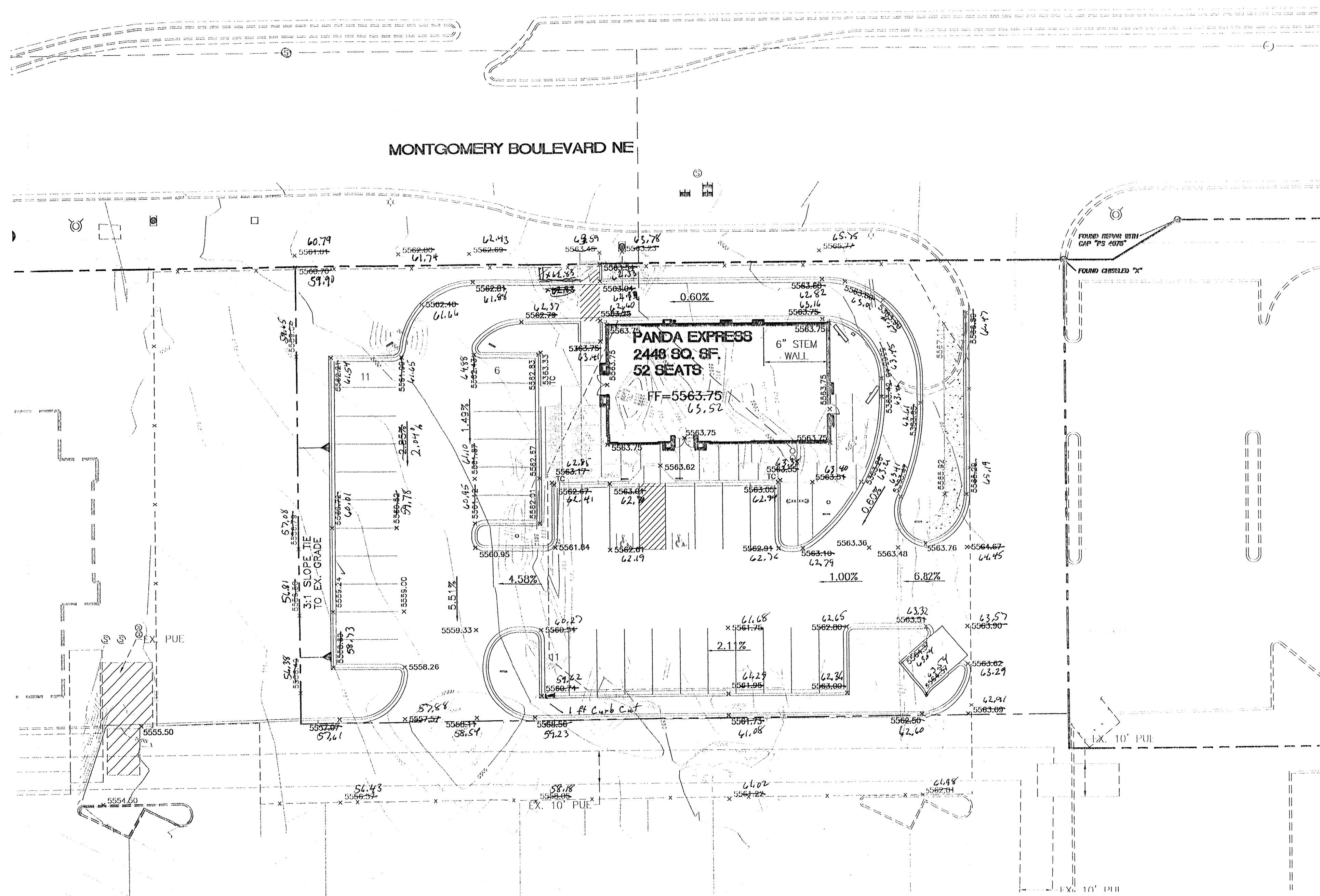




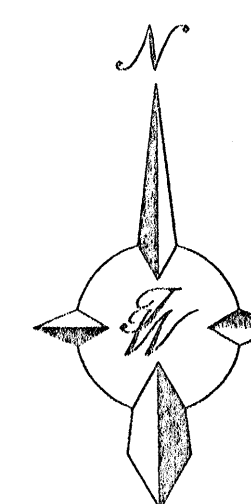
DRAINAGE CERT. WORK BY OTHERS
10/20/04

DRAINAGE CERTIFICATION
I, SARAH LAY, NWS 1502, OF THE FIRM TERRA WEST, LLC, HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH, AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/07/04, WITH DRAINAGE REPORT DATED 09/07/04. THE RECORD INFORMATION SUBMITTED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TERRA WEST, LLC, NWS 1502, OF THE FIRM, TERRA WEST, LLC, ASSOCIATE.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/07/04 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF DRAINAGE FOR FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

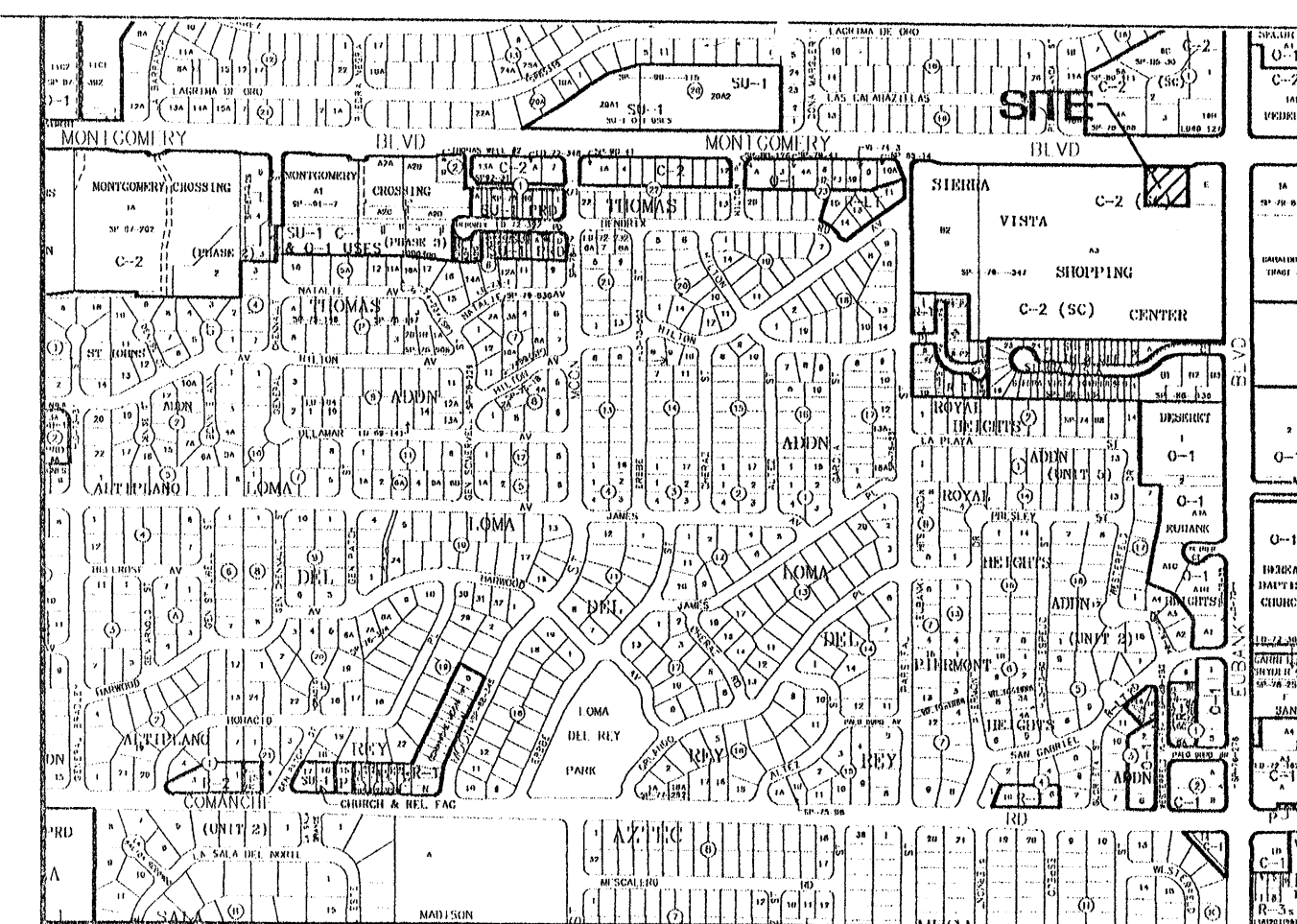
SARAH LAY
09/07/04
DATE



GRAPHIC SCALE

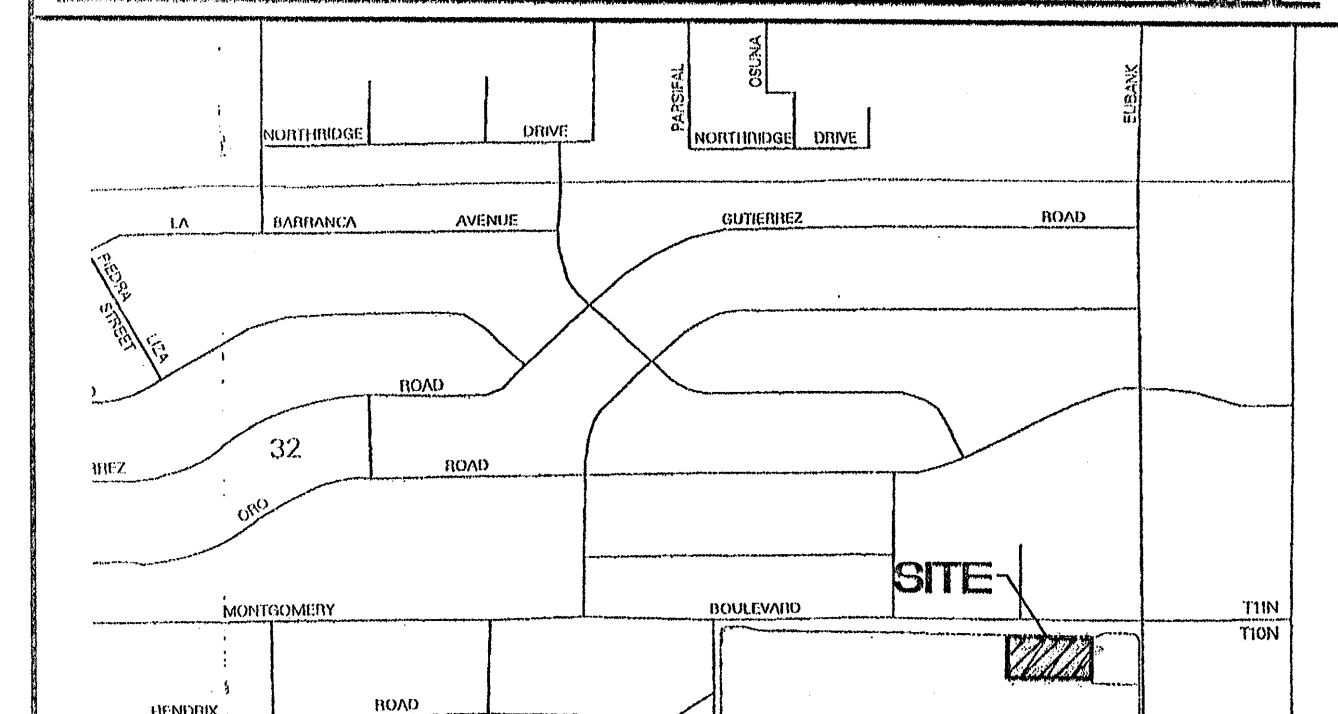


SCALE: 1"=20'



VICINITY MAP

9-20-7



FEMA MAP

35001043.D

LEGAL DESCRIPTION

ALL OF TRACT B-2 AND A PORTION OF TRACT A-3 OF THE REVISED AND AMENDED PLAT OF TRACTS LETTERED "A-3", "B-2", AND "E", SIERRA VISTA SHOPPING CENTER, ALBUQUERQUE, NEW MEXICO.

NOTE

1. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

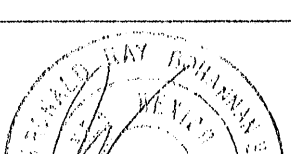
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

LEGEND

- ⊙ EXISTING STORM SEWER MANHOLE
- EX. 18" SD --- EXISTING STORM SEWER LINE
- ⊙ PROPOSED STORM SEWER MANHOLE
- 18" SD --- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- NEW CURB

RECEIVED
APR 26 2005
HYDROLOGY SECTION

ROUGH GRADING APPROVAL

ENGINEER'S SEAL	PANDA EXPRESS • SIERRA VISTA SHOPPING CENTER	DRAWN BY BDG
	GRADING AND DRAINAGE PLAN	DATE 09/07/04
		2450GRE-7-29-04
RONALD R. BOHANNON P.E. #77868	 TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2
		JOB # 24050

1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.403.8688

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, design arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE THRU

BUILDING CODES UBC 1997 EDITION

EXISTING ZONING: C-2

SITE AREA: 28,700 SQ. FT.

BUILDING AREA: 2,448 SQ. FT.

ALLOWABLE SQ. FT.)	BASIC ALLOWABLE 6,000 SQ. FT. 5% INCREASE (SEPARATION ON ALL SIDES EA FT OVER 20FT) 100% (40FT MIN. AT ALL SIDES) X 6,000 = 6,000 SQ.FT. TOTAL ALLOWABLE 12,000 SQ. FT.
--------------------	--

CONSTRUCTION TYPE: V-N

OCCUPANCY TYPE: A-3 (RESTAURANT)

LDT COVERAGE: 0.5%

LANDSCAPE PROVIDED: 4,744 SQ. FT. (17%)

INDOOR SEATING 52

OUTDOOR SEATING 24

PARKING REQUIRED: 19 SPACES, (52+24=72 SEATS 72/4 =18 SPACES)
(INCLUDES 2 REQUIRED HANDICAPPED
ACCESSIBLE SPACES)
2 BICYCLES

PARKING PROVIDED: 35 SPACES (INCLUDES 2 HANDICAPPED ACCESSIBLE SPACES)
5 BICYCLES

DEVELOPER:	PANDA RESTAURANT GROUP, INC. 1683 WALNUT GROVE AVE., ROSEMead, CA 91770 626-799-9898
ARCHITECT:	ITRA GROUP INC. 556 N. DIAMOND BAR BLVD., 304A DIAMOND BAR, CA 91765 909-396-6983
ELECTRICAL ENGINEERING CONSULTING ENGINEERS	556 N. DIAMOND BAR BLVD., 304 DIAMOND BAR, CA 91765 909-396-6168

REVISIONS:

Handwriting practice lines with the letter 'A' and dots for tracing.

ISSUE DATE:

1ST	PLANNING	06-30
2ND		
3RD		
4TH		
5TH		
6TH		

DRAWN BY: HW

PANDA PROJECT #: S8-05-13
ARCH PROJECT #: 040116

ARCHITECT:

ITRA GROUP INC.

556 N. Diamond Bar Blvd.
Suite 304A
Diamond Bar, CA 91765
Tel: 909-396-6983
Fax: 909-396-6986
E-Mail: rogers@ilcgroupinc.com



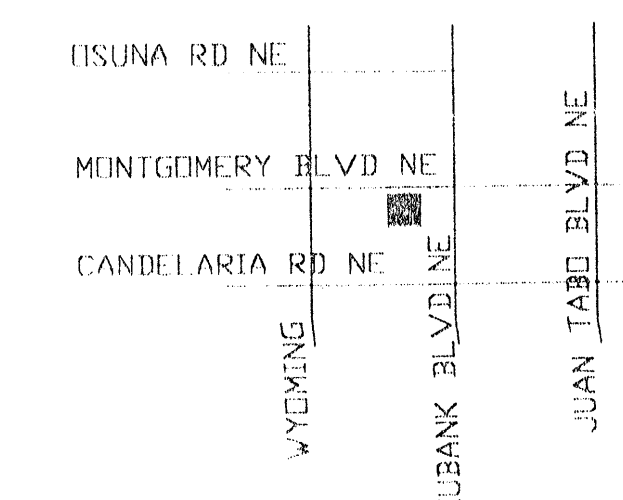
STAMP:

ADMINISTRATIVE AMENDMENT

File # 04/1001077, Project # 1000980
Approx construction of Panda
Express on existing pad site

 APPROVED BY _____ DATE 8-11-04

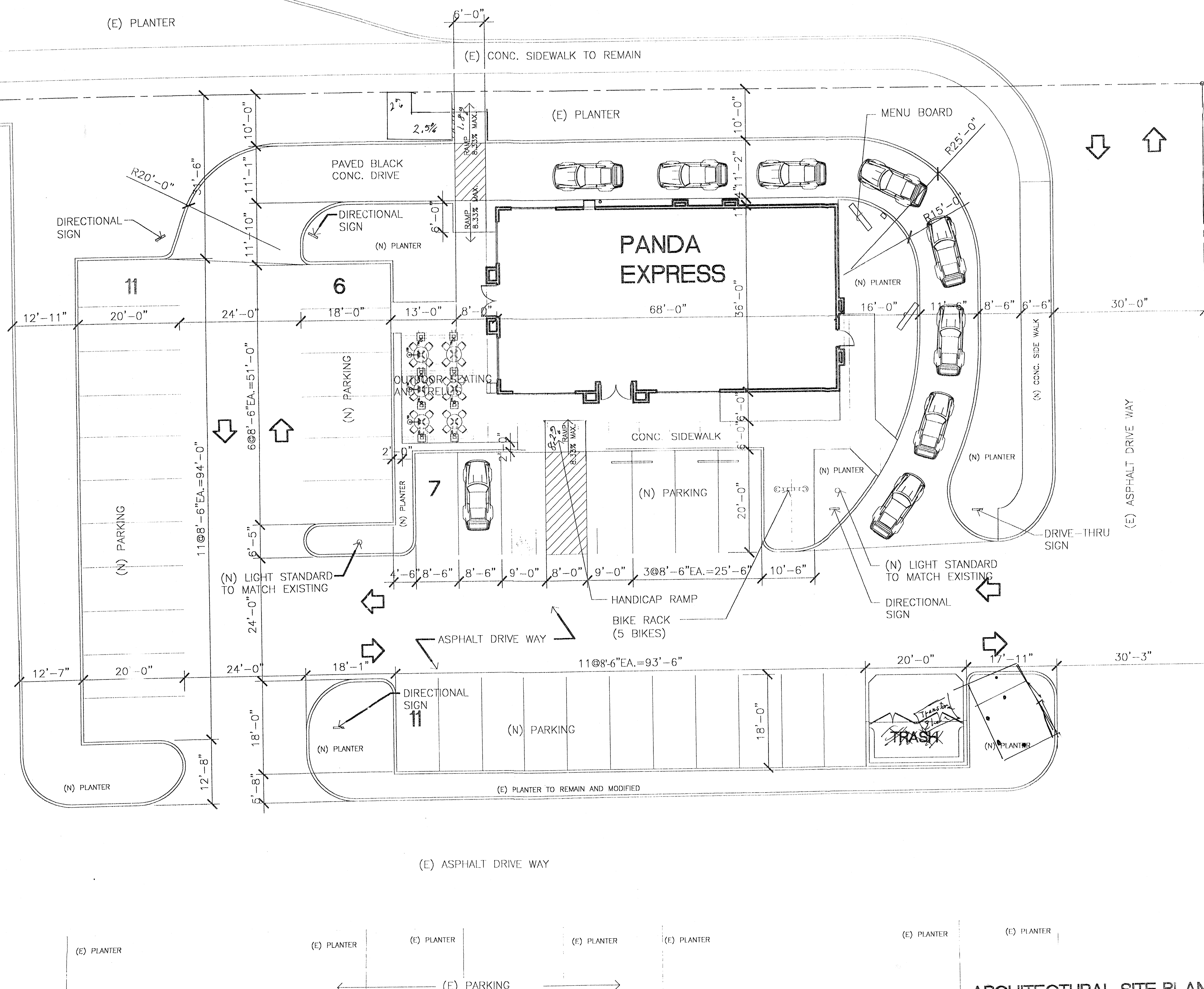
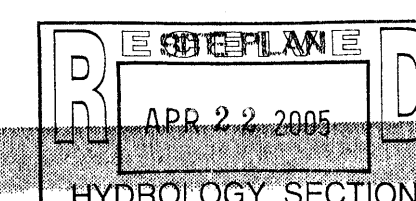
VICINITY MAP



MONTGOMERY & EUBANK

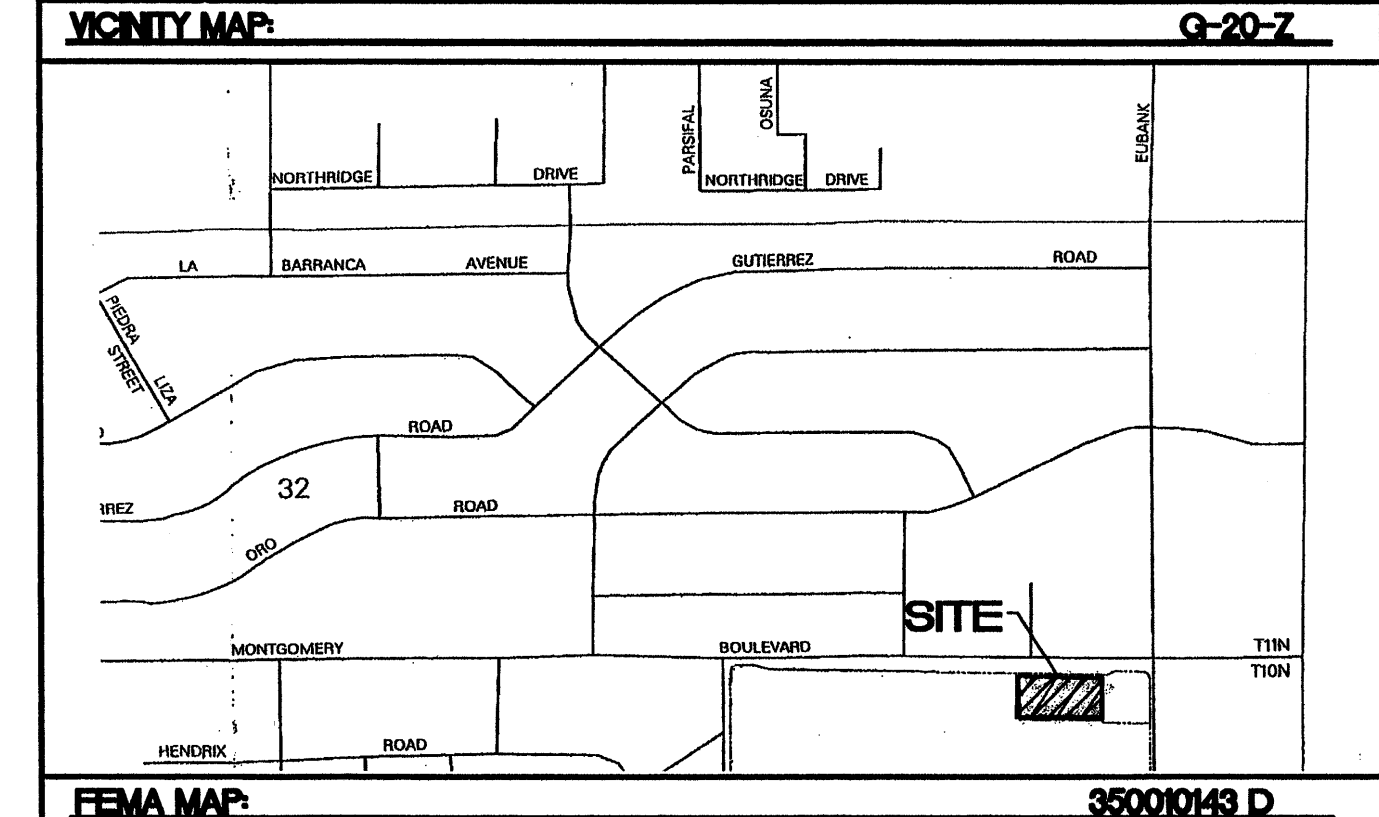
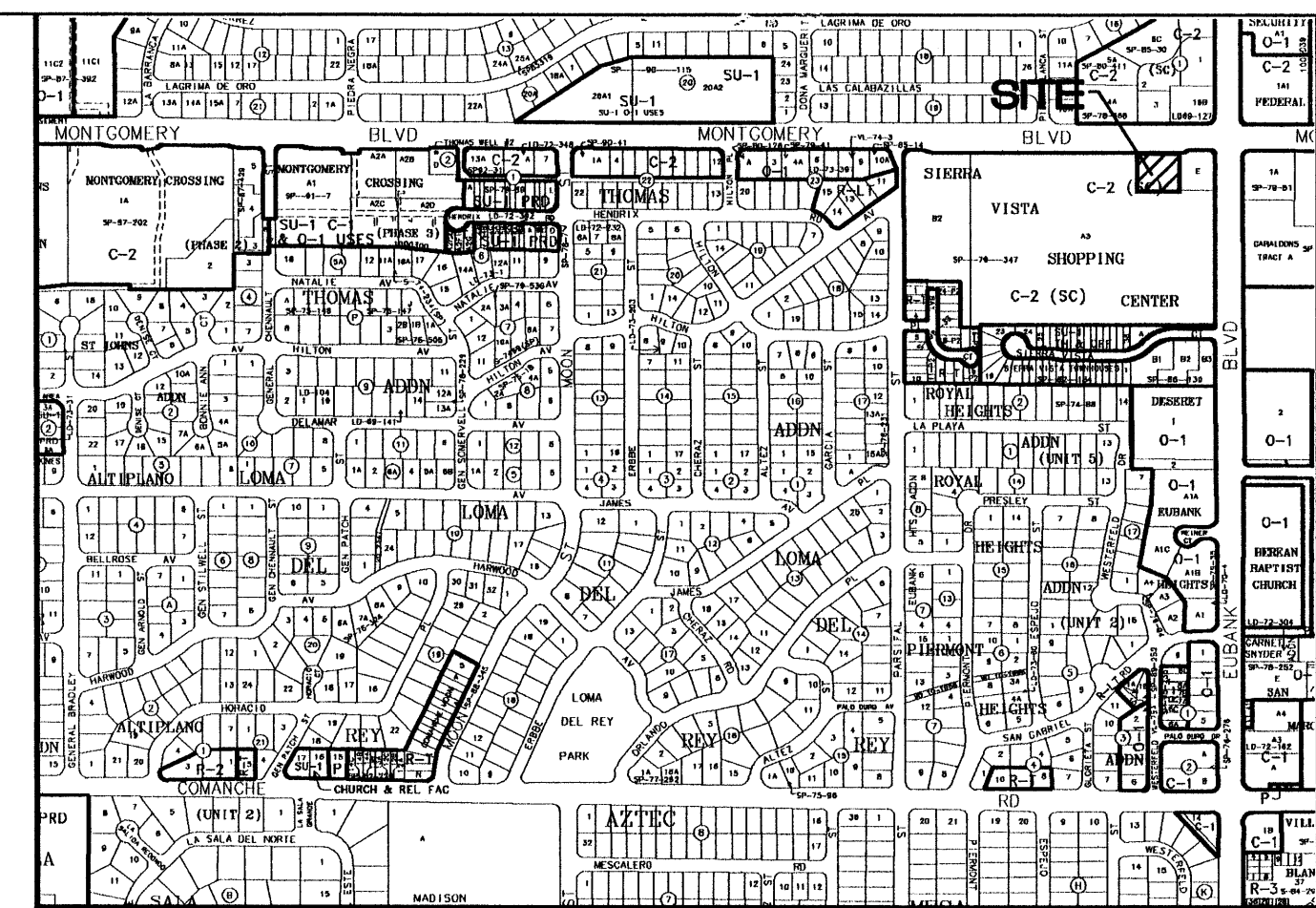
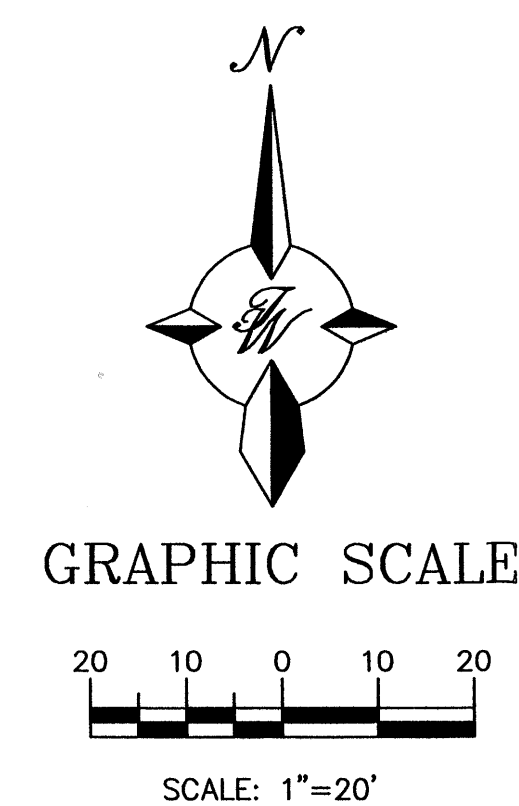
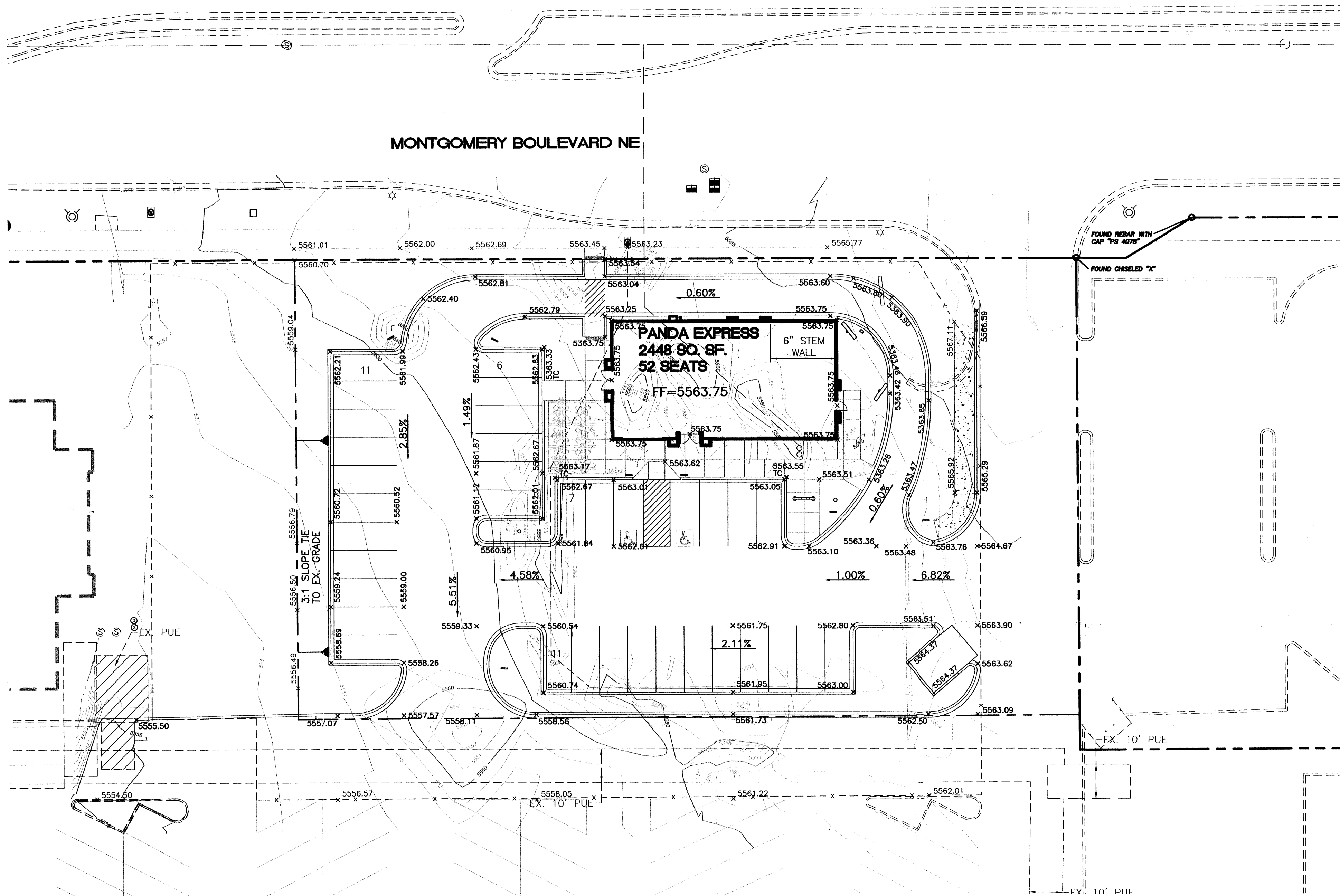
ALBUQUERQUE, NEW MEXICO

A-1.0



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



LEGAL DESCRIPTION:
ALL OF TRACT B-2 AND A PORTION OF TRACT A-3 OF THE REVISED AND AMENDED PLAT OF TRACTS LETTERED "A-3", "B-2", AND "E", SIERRA VISTA SHOPPING CENTER, ALBUQUERQUE, NEW MEXICO.

NOTE
1. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

LEGEND	
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	NEW CURB

ROUGH GRADING APPROVAL		
	PANDA EXPRESS •	DRAWN BY BDG
	SIERRA VISTA SHOPPING CENTER	DATE 09/07/04
	GRADING AND DRAINAGE PLAN	2450GRE-7-29-04X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 24050