

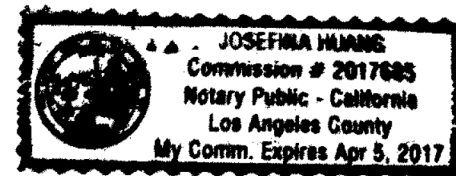
AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PANDA EXPRESS BROADWAY

A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 1N, RANGE 4E GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

California
STATE OF ARIZONA, County of Los Angeles
ON THIS 27th DAY OF June, 2013; BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED DAVID LUO OF CFT DEVELOPMENTS, LLC.,
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERUNTO SET MY HAND AND OFFICIAL SEAL:



BY: [Signature] 04/09/2017
NOTARY PUBLIC MY COMMISSION EXPIRES

CFT DEVELOPMENTS, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY:

BY: [Signature] 06/27/13
ITS: MEMBER DATE
APPROVED AS TO FORM
BY: [Signature]

LEGAL DESCRIPTION

LOT 1 OF PANDA EXPRESS BROADWAY AS RECORDED IN BOOK 1145, PAGE 41, RECORDS OF
MARICOPA COUNTY, ARIZONA.

APPROVALS

AMENDED PAD FOR PANDA EXPRESS BROADWAY APPROVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF TEMPE ON THIS 21ST DAY OF MARCH, 2013 (ORDINANCE 2013.16)

PAD FOR ARCO AM/PM APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
28TH DAY OF JUNE, 2007 (ORDINANCE 2007.25)

OWNER

CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVENUE
ROSEMead, CA 91770

CHARLIE SHEN - DAVID LUO - 626.998.9898

PROJECT DATA

908 EAST BROADWAY ROAD - TEMPE AZ, 85282

ZONING : COMMERCIAL SHOPPING AND SERVICE W/ PAD

BUILDING HEIGHT: 35' MAXIMUM HEIGHT - PROPOSED FINISH
HEIGHT OF PANDA EXPRESS RESTAURANT IS 22'-0"

TOP OF CURB AT HIGHEST POINT ALONG RURAL IS 71.68.
73.00 FFE PROPOSED AT BUILDING.

BUILDING LOT COVERAGE :

BUILDING FOOTPRINT AREA = 2,546 SQ. FT.

NET SITE AREA = 20,095 SQ. FT.

12.67% LOT COVERAGE

SITE LANDSCAPE COVERAGE :

TOTAL LANDSCAPE AREA = 3,529 SQ. FT.

ON-SITE PEDESTRIAN PAVING = 1,124 SQ. FT.

NET SITE AREA = 20,095 SQ. FT.

23.16 % LS COVERAGE

BUILDING SETBACKS : BROADWAY - 77'-10" STREET-SIDE YARD

RURAL - 68'-0" FRONT YARD

EAST - 17'-6" REAR YARD

NORTH - 18'-0" SIDE YARD

PARKING SETBACKS: 6'-0" FRONT+ STREET-SIDE YARD SETBACKS

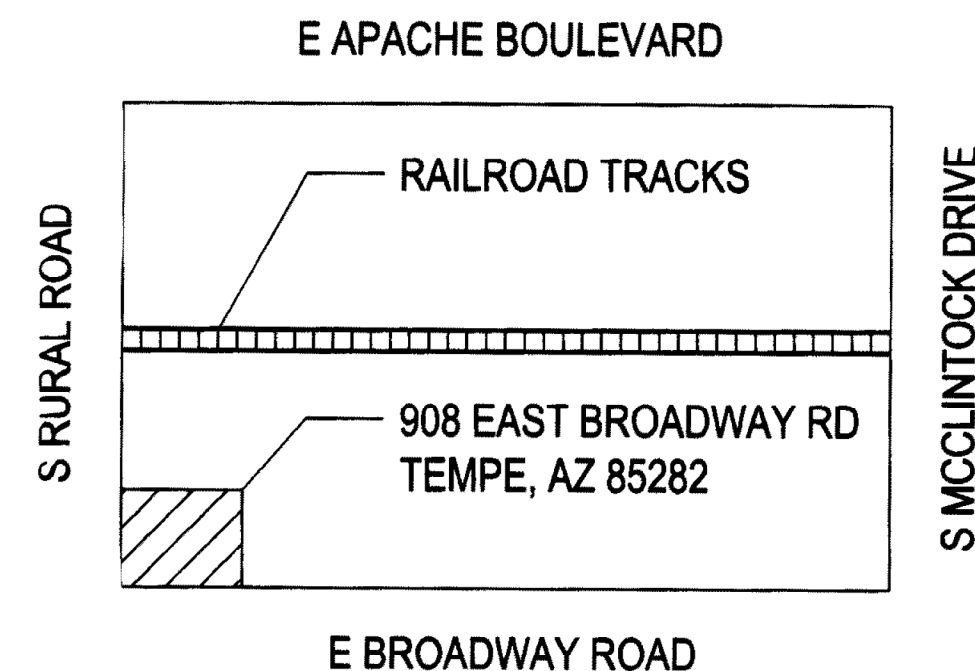
VEHICLE PARKING QUANTITY: 26 STALLS PROVIDED ON-SITE

AGREEMENT WITH SAFEWAY TO PROVIDE 4 PARKING STALLS
DIRECTLY NORTH OF SITE VIA MAINTENANCE OF OFF-STREET
PARKING COVENANT AND AGREEMENT.

** 30 PARKING STALLS REQUIRED

BICYCLE PARKING QUANTITY : MINIMUM OF 4 BICYCLE SPACES
WILL BE PROVIDED ON-SITE

SITE VICINITY MAP



CONDITIONS OF APPROVAL : PAD 13001

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE MARCH 21, 2015 OR THE
PLANNED AREA DEVELOPMENT OVERLAY OF THE PROPERTY MAY REVERT TO THAT IN PLACE
AT THE TIME OF THE APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING
PROCESS AS A PLANNED AREA DEVELOPMENT OVERLAY AMENDMENT.
2. THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING
THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR
DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE
EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY
CONDITIONS, STIPULATIONS, AND OR MODIFICATIONS IMPOSED AS A CONDITION OF
APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT
DEPARTMENT NO LATER THAN APRIL 22, 2013 OR THE PLANNED AREA DEVELOPMENT
OVERLAY SHALL BE NULL AND VOID.
3. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE AMENDED PLANNED AREA DEVELOPMENT
OVERLAY DOCUMENT FOR PANDA EXPRESS BROADWAY SHALL BE PUT INTO PROPER
ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE
CITY OF TEMPE COMMUNITY DEVELOPMENT DEPARTMENT.
4. REDUCE MINIMUM VEHICLE PARKING -- LANDSCAPE SETBACK FROM 10'-0" TO 6'-0" AT FRONT
YARD ON RURAL ROAD AND INCREASE MINIMUM VEHICLE PARKING -- LANDSCAPE SETBACK
FROM 0'-0" TO 6'-0" ON BROADWAY ROAD. AT EACH FRONTAGE MEASURE MINIMUM PARKING
SETBACK FROM RIGHT OF WAY LINE AFTER DEDICATION TO PARKING SPACE NOSE OVERHANG
OVER LANDSCAPE.
5. INCREASE MINIMUM LANDSCAPE LOT COVERAGE FROM 7 PERCENT TO 23 PERCENT.
6. RESTORE THE MINIMUM BUILDING REAR YARD SETBACK FROM 0'-0" TO 10'-0".
7. COMPLETE THE CROSS ACCESS AGREEMENT BETWEEN SUBJECT PROPERTY TO THE NORTH.
PRESENT RECORDED AGREEMENT TO ENGINEERING DIVISION DURING ENGINEERING PLAN
CHECK. INCLUDE AN EXHIBIT IN THE RECORDED AGREEMENT THAT DEPICTS THE FINAL SITE
PLAN FOR THE SUBJECT PROPERTY. COMPLETE MAINTENANCE OF OFF-STREET PARKING
COVENANT AND AGREEMENT BETWEEN THE TWO PROPERTIES THAT STIPULATES THE FOUR
(4) OFF-SITE PARKING SPACES THAT ARE DEDICATED TO THE SUBJECT PROPERTY. PROCESS
THIS AGREEMENT THROUGH THE PLANNING DIVISION. RECORD THIS AGREEMENT PRIOR TO
ISSUANCE OF BUILDING PERMIT.

GENERAL NOTES

1. 'SUBDIVISION PLAT TITLE AND COUNTY RECORDATION # 2013-0369076
2. 'CROSS ACCESS EASEMENT COUNTY RECORDATION # 2013-0103382
3. 'MAINTENANCE OF OFF-STREET PARKING COVENANT & AGREEMENT
COUNTY RECORDATION # 2013-0566363'
4. 'WAIVER OF RIGHTS & REMEDIES COUNTY RECORDATION # 2013-037979

REC 13027

PAD 13001

DS 120791



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

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

NO.	DESCRIPTION	DATE
1	FINAL PAD DOCUMENT	06-21-13

DRAWN BY: JC

PANDA PROJECT #: S8-12-D3442
ARCH PROJECT #: 12191

STAMP:



PANDA EXPRESS

908 EAST BROADWAY ROAD
TEMPE, AZ 85719

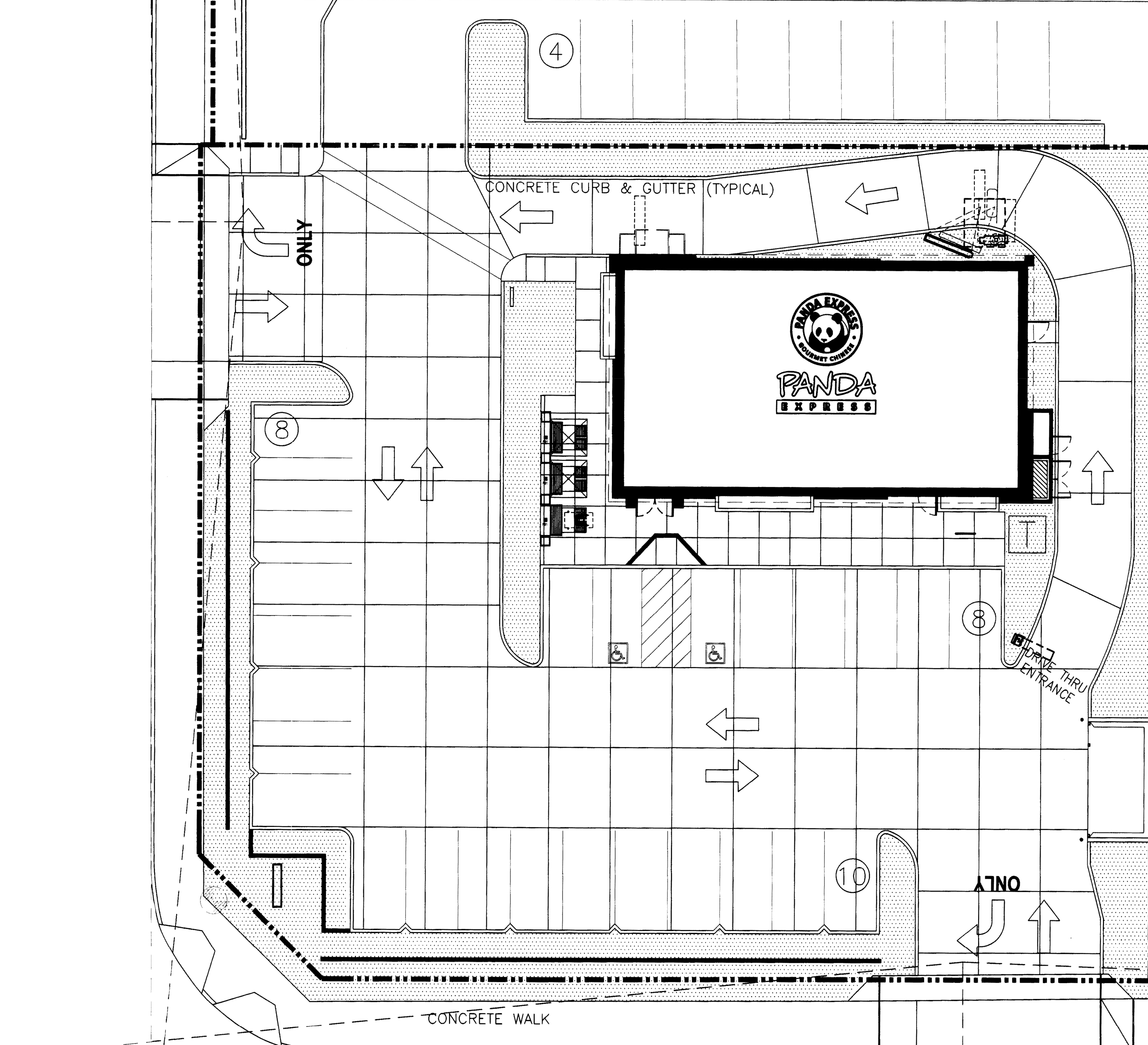
PAD 1

PLANNED AREA
DEVELOPMENT

DS 120791

PAD 13001

REC 13027



PANDA EXPRESS RESTAURANT
908 EAST BROADWAY ROAD
TEMPE, AZ 85282

ZONING : CSS (PAD), COMMERCIAL SHOPPING & SERVICE WITH
 PLANNED AREA DEVELOPMENT OVERLAY

APPLICABLE CODE: 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL PLUMBING CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2008 NATIONAL ELECTRICAL CODE
 2006 INTERNATIONAL FIRE CODE

OCCUPANT LOAD CALCULATION

OCCUPANCY: 92 PERSONS

INDOOR DINING - 1020 SQ. FT. / (15 / SQ. FT.) = 68
 KITCHEN - 982 SQ. FT. / (200 / SQ. FT.) = 5
 STORAGE - 252 SQ. FT. / (300 / SQ. FT.) = 1
 TOILET ROOMS - 292 SQ. FT. / (100 / SQ. FT.) = 3

OUTDOOR DINING - 222 SQ. FT. / (15 / SQ. FT.) = 15

TOTAL OCCUPANT LOAD 92

PARKING CALCULATION

INT. SQ. FT. (INSIDE EXT. WALL) = 2,248 SQ. FT.
 2,248 SQ. FT. / (75 / SQ. FT.) = 29.97 = 30 REQUIRED STALLS

EXT. SQ. FT. (PATIO SEATING) = 222 SQ. FT. = 0 REQUIRED STALLS

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION : GROUP A-2 (ASSEMBLY)
 TYPE OF CONSTRUCTION : V-B
 FIRE SPRINKLER : SPRINKLED BUILDING

HEIGHT : 22'-0"
 STORY : 1
 AREA : 2,548 SQ. FT.
 OCCUPANT LOAD : 92 PERSONS
 EXITS REQUIRED : 3

OWNER - CFT DEVELOPMENTS, LLC
 1683 WALNUT GROVE AVENUE
 ROSEMEAD, CA 91770

CHARLIE SHEN - DAVID LUO - 626.998.9898

ARCHITECT - HENGST STREFF BAJKO ARCHITECTS + ENGINEERS
 KEVIN HENGST
 2777 EAST CAMELBACK ROAD - SUITE 110
 PHOENIX, AZ 85016

CONTACT - JUSTEN CASSIDY
 602.283.2835
 JCASSIDY@HSBARCH.COM

PROJECT DESCRIPTION

THIS PROJECT IS A FREE-STANDING PANDA EXPRESS RESTAURANT WITH INTERIOR/EXTERIOR DINING AND DRIVE-THRU. REQUISITE PARKING, LANDSCAPE, AND HARDSCAPE SITE WORK WILL ALSO BE CONSTRUCTED TO PROPERLY SERVICE SITE FOR PEDESTRIANS AND VEHICLES.

THE SITE IS CURRENTLY DEMOLISHED AND HAS BEEN REMEDIATED - PRIOR USE WAS THAT OF AN AM/PM CONVENIENCE STORE AND GAS STATION.

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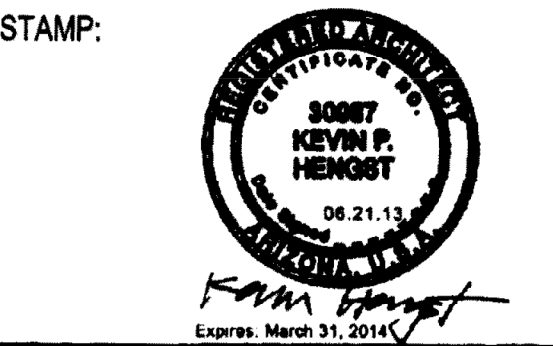
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NO.	DESCRIPTION	DATE
1	FINAL PAD DOCUMENT	06-21-13

DRAWN BY: JC

PANDA PROJECT #: S8-12-D3442
 ARCH PROJECT #: 12191



PANDA EXPRESS

908 EAST BROADWAY ROAD
 TEMPE, AZ 85719

PAD 2

PLANNED AREA DEVELOPMENT

DS 120791

PAD 13001

REC 13027