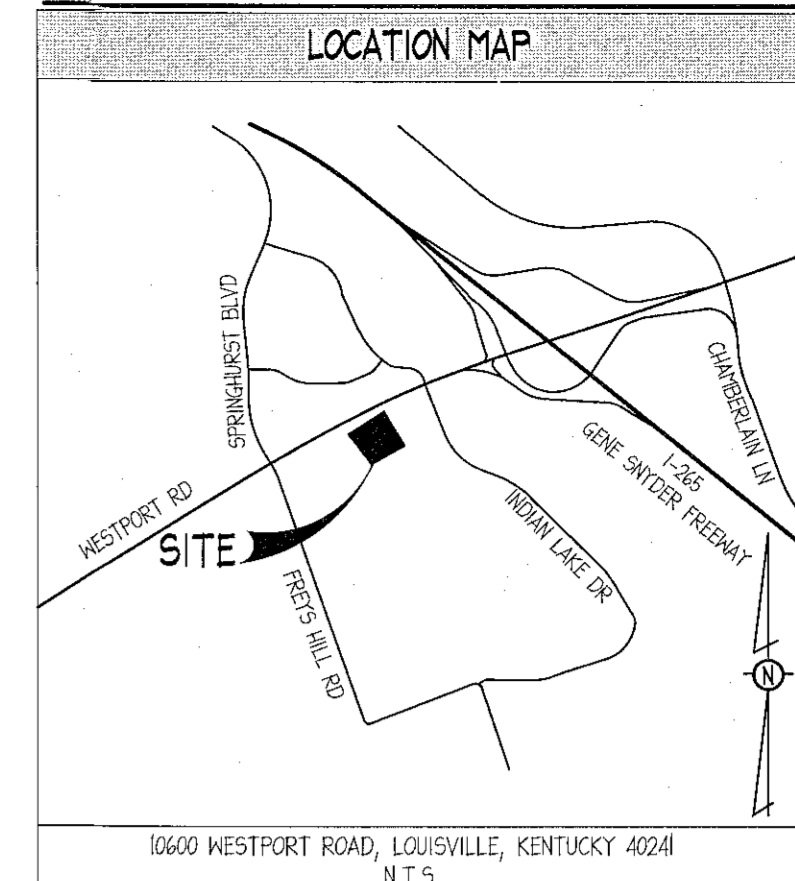


PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 8/24/15
 Date
 Development Review
 Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

- VARIANCES GRANTED:**
- VARIANCE GRANTED PER CASE 14, VARIANCE (V) TO ALLOW BUILDINGS TO BE A MAXIMUM OF 10' FROM THE NORTH LOT LINE.
- HAIVERS REQUESTED:**
- HAIVER OF LDC 10.2 TO ALLOW EASEMENTS TO ENCRoACH MORE THAN 50% INTO THE 25' LBA ALONG THE WEST PROPERTY LINE.
 - HAIVER OF LDC 10.2 TO ALLOW EASEMENTS TO ENCRoACH MORE THAN 50% INTO THE 25' LBA ALONG THE SOUTH PROPERTY LINE.
 - HAIVER OF LDC 5.6.1 TO ALLOW THE BUILDING FACADE TO HAVE LESS THAN 50% SURFACE AREA OF CLEAR WINDOWS AND DOORS.
 - HAIVER OF LDC 10.2 TO ALLOW EASEMENTS TO ENCRoACH MORE THAN 50% INTO THE 15' VUA LBA ALONG THE NORTH PROPERTY LINE.
- HAIVER NOTES:**
- THE APPLICANT REQUESTS A HAIVER FROM THE RESTRICTION ALLOWING ONLY 50% OF THE REQUIRED LANDSCAPE BUFFER AREA TO BE COUNTED WHEN OVERLAPPING AN EXISTING UTILITY EASEMENT. THE APPLICANT REQUESTS TO INCLUDE 100% OF THE UTILITY EASEMENT AS PART OF THE REQUIRED LANDSCAPE BUFFERS.
 - MULTIPLE UTILITY EASEMENTS EXIST ON THE NORTH, SOUTH AND EAST OF THE SUBJECT PROPERTY, PUTTING THE PROPERTY AT A DISADVANTAGE WHEN COMPARED TO NEIGHBORING PROPERTIES.
 - CODE REQUIRES A 15 FOOT LANDSCAPE BUFFER ALONG THE FRONTAGE, 22.5 FEET IS PROVIDED. ADDITIONALLY THE PROPERTY IS APPROXIMATELY 54' FROM THE EDGE OF PAVEMENT OF WESTPORT ROAD.
 - CODE REQUIRES A 25 FOOT LANDSCAPE BUFFER ALONG THE SOUTHERN PROPERTY LINE, THE APPLICANT IS PROVIDING 30 FEET OF WHICH 15 FEET IS AN EXISTING EASEMENT.
 - CODE REQUIRES A 25 FOOT LANDSCAPE BUFFER ALONG THE SOUTHWEST PROPERTY LINE. TWO UTILITY EASEMENTS EXIST IN THIS AREA TOTALING 35 FEET. THE APPLICANT IS PROVIDING APPROXIMATELY 48 FEET OF BUFFER AREA BETWEEN THE PROPERTY AND THE PROPOSED RETAINING WALL.



GRIMAL CRAWFORD, INC.
 ENGINEERING - PLANNING - GIS
 3650 MANSELL ROAD
 SUITE 405
 ALPHARETTA, GA 30022
 (770) 437-8860 (770) 437-8861
 www.g-c.com

CANOPY COVERAGE

QTY.	COMMON NAME	SIZE	CANOPY CREDIT SIZE	TOTAL CANOPY CREDITS
TREES				
28	LARGE DECIDUOUS TREE	1.75'-3' CAL.	720 S.F. TREE CREDIT	20,640 S.F. TREE CREDIT
8	MEDIUM DECIDUOUS TREE	1.75'-3' CAL.	452 S.F. TREE CREDIT	3,616 S.F. TREE CREDIT
TOTAL FOR SITE:				24,256 S.F. TREE CREDIT

DEVELOPMENT PLAN NOTES

OWNER: GREG OAKLEY
 C/O P PARTNERS II, LLC
 1307 MANAGERIAL DRIVE
 LOUISVILLE, KY 40223
 DB 10220, PG 904

DEVELOPER: CFT NV DEVELOPMENTS, LLC
 1683 WALNUT GROVE AVENUE
 ROSEMEAD, CA 91770
 PHONE: (626) 991-9898

ENGINEER: GRIMAL CRAWFORD, INC.
 3650 MANSELL ROAD, SUITE 405
 ALPHARETTA, GA 30022
 PHONE: 770.437.8860 X107

SITE ADDRESS: 10600 WESTPORT ROAD
 LOUISVILLE, KENTUCKY 40241

TAX BLOCK AND LOT NUMBER: BLOCK 2656, LOT 410

PROPERTY ZONING: C-1.4 NFD (COMMERCIAL 4 NEIGHBORHOOD FORM DISTRICT)

EXISTING USE: VACANT

PROPOSED USE: 27,600 SF RESTAURANT WITH DRIVE THRU; 13,500 SF RETAIL; ASSOCIATED PARKING, DRIVE AISLES AND LANDSCAPING.

SANITARY SEWER: LOUISVILLE METROPOLITAN SEWER DISTRICT

STORM DRAINAGE: LOUISVILLE METROPOLITAN SEWER DISTRICT

IMPERVIOUS SURFACE AREA: 42297 SF

IMPERVIOUS SURFACE RATIO: 48.9%

MAXIMUM IMPERVIOUS SURFACE AREA: NOT ADDRESSED PER LOCAL ORDINANCE.

SITE INFORMATION

ZONING: C-1.4 NFD (COMMERCIAL 4 NEIGHBORHOOD FORM DISTRICT)

SITE AREA: PROPOSED PARCEL 11.99 AC

BUILDING SETBACKS:
 FRONT (NORTH): 10' MIN, 80' MAX
 SIDE (EAST): 0'
 SIDE (WEST): 30' WITH 50' LOADING ZONE SETBACK (WEST SIDE) (BECAUSE OVER 5,000SF OF BUILDINGS)
 REAR (SOUTH): 30' WITH 50' LOADING ZONE SETBACK (REAR) (BECAUSE OVER 5,000SF OF BUILDINGS)

BUILDING AREA: 44,000 SF
BUILDING HEIGHT: 22'
PATIO AREA: 650 SF

PARKING REQUIRED:
 RESTAURANT (2,400 SF + 450 SF PATIO)
 MIN: 1 SPACE PER 25 SF INCLUDING PATIO
 MAX: 1 SPACE PER 50 SF INCLUDING PATIO
 MIN. RESTAURANT SPACES: 24 SPACES
 MAX. RESTAURANT SPACES: 65 SPACES

RETAIL (3,500 SF)
 MIN: 1 SPACE PER 250 SF
 MAX: 1 SPACE PER 50 SF
 MIN. RETAIL SPACES: 14 SPACES
 MAX. RETAIL SPACES: 24 SPACES

ENTIRE PROPERTY
 MIN. TOTAL SPACES: 40 SPACES
 MAX. TOTAL SPACES: 89 SPACES

PARKING SPACE SIZE: 9'x18'
QUEUE REQUIREMENT: 6 CARS

PARKING PROVIDED:
 REGULAR SPACES (9'x18') 60
 ACCESSIBLE SPACES (8'x18') 4
 TOTAL PARKING SPACES 64

BICYCLE PARKING:
 REQUIRED: 4 SHORT TERM + 2 LONG TERM
 PROVIDED: 4 SHORT TERM + 2 LONG TERM
 ** LONG TERM BIKE PARKING WILL BE PROVIDED IN APPROVED BIKE LOCKERS TO BE LOCATED AT REAR OF BUILDING.

DRIVE AISLE: TWO WAY: 24'

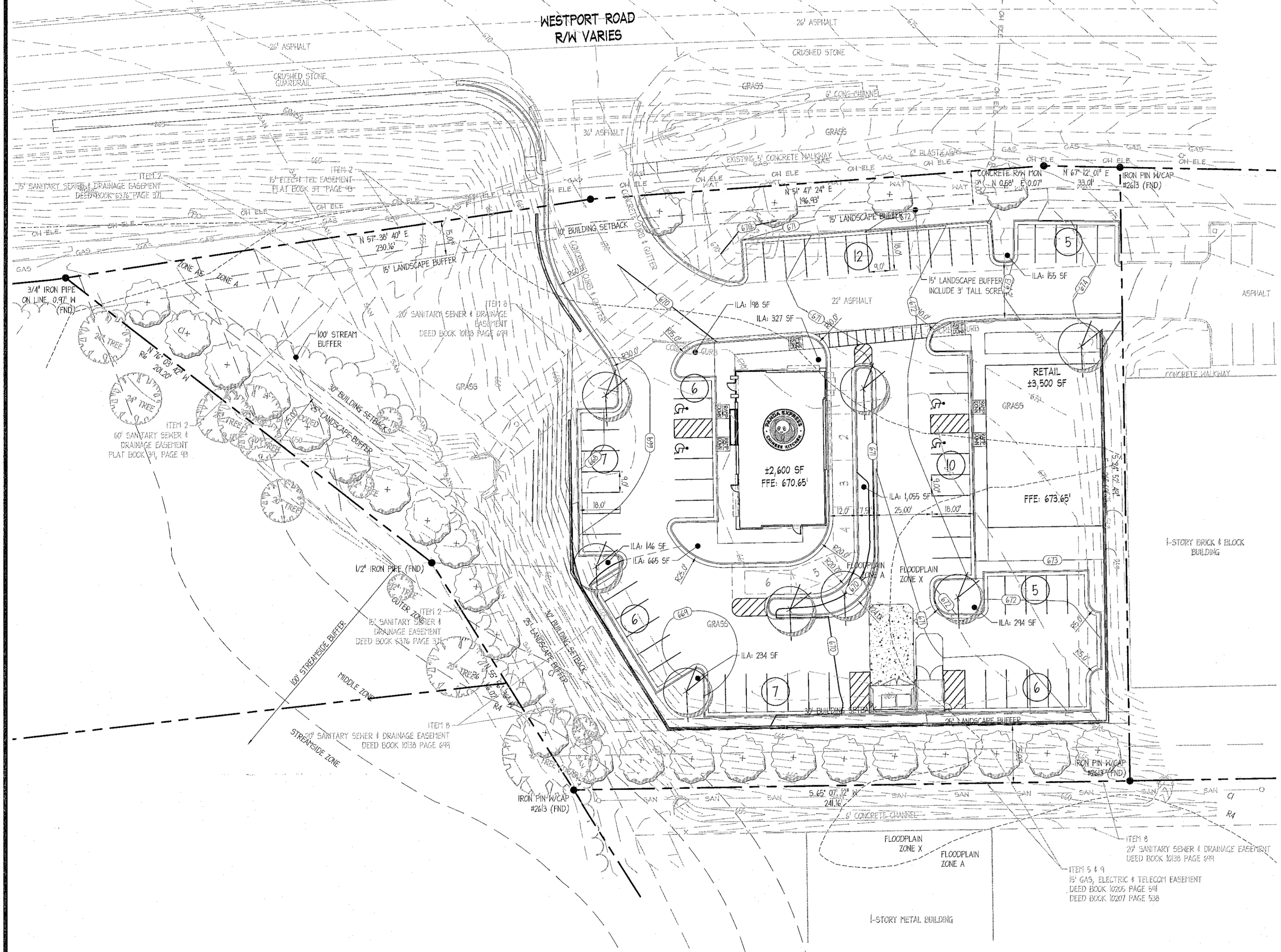
TREE CANOPY CALCULATIONS:
 TOTAL SITE AREA: 16,524 SF
 TOTAL EXISTING TREE CANOPY: 6,304 SF (7.3%)
 EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)
 TREE CANOPY REQUIRED: 17,393 SF (26%)
 TREE CANOPY PLANTED: 23,646 SF (22%)
 28 LARGE (TYPE A/1.75'-3.00' CAL.): 20,640 S.F.
 8 MEDIUM (TYPE B/1.75'-3.00' CAL.): 3,006 S.F.

ILA CALCULATIONS:
 VUA (VEHICULAR USE AREA): 32670 S.F.
 ILA (INTERIOR LANDSCAPED AREA) REQUIRED: 2,450 S.F. (7.5%)
 ILA (INTERIOR LANDSCAPED AREA) PROVIDED: 2934 S.F. (8.9%)

LANDSCAPE STRIPS REQUIRED:
 FRONT: 15'
 EAST: 0'
 WEST: 25'
 SOUTH: 25'

INTERIOR LANDSCAPED AREAS:
 1 MEDIUM OR LARGE TREE PER 4,000 SF OF VUA + 6 TREES

MONUMENT SIGN:
 HEIGHT: 10'



PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: [Signature]
 DATE: 8/24/15
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES. SEWAGE TO BE TREATED AT THE MORRIS FORMAN WQTC.

THE LOWEST FINISHED FLOOR OF BOTH STRUCTURES MUST BE VERIFIED AT OR ABOVE ELEVATION OF 661.00 PRIOR TO FULL CONSTRUCTION APPROVAL.

KYTC PERMIT & BOND REQUIRED FOR WORK WITHIN THE WESTPORT ROAD RIGHT OF WAY.

SIDEWALK ALONG WESTPORT ROAD IS REQUIRED BUT APPLICANT CAN PAY FEE IN LIEU.

CROSSOVER ACCESS AGREEMENT RECORDED IN DB 10205, PG 541.

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

SECTION 4.9.3 COMPLIANCE FIRM: GEM ENGINEERING ENGINEER: SAMANTHA SCHARDEIN, PE DATE: FEBRUARY 4, 2014 KARST FEATURES: NONE

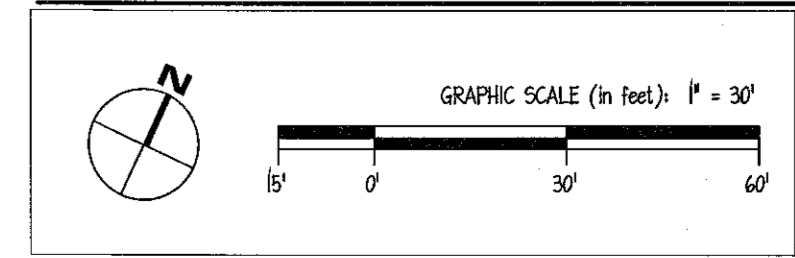
DUMPSTERS ARE TO BE SCREENED AS REQUIRED PER LDC 5.5.2.B.2

APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.

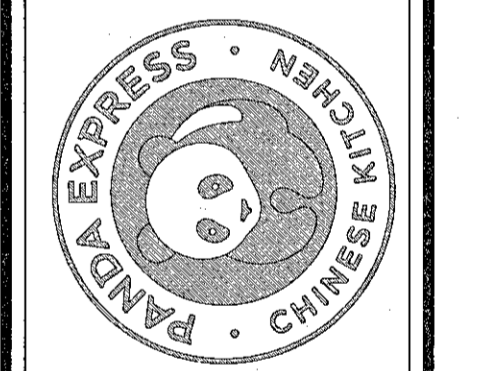
RECEIVED
 AUG 10 2015
 PLANNING & DESIGN SERVICES

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS & NEIGHBORING PROPERTIES.

WM# 10911



PANDA EXPRESS
 10600 WESTPORT ROAD
 LOUISVILLE, KENTUCKY 40241



CLIENT: CFT NV DEVELOPMENTS, LLC
 1683 WALNUT GROVE AVE
 ROSEMEAD, CA 91770
 PHONE: (626) 799-9898

REVISION HISTORY

NO.	DATE	DESCRIPTION
01	06/07/2015	ISSUE FOR PERMIT
02	07/17/2015	REVISED PER DISTRICT COMMENTS

THE CIVIL ENGINEER, REGISTERED UNDER THE ELECTIONS AND ELECTIONS ACT, HAS REVIEWED THE PROJECT AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PROVIDED TO HIS FIRM, RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS SHOWN IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY INFRINGE OR BE INFRINGED BY OTHERS. THE ORIGINAL INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

CCI PROJ # 1502
 DIAG NAME: P202 WSP.DWG
 ISSUE DATE: 06/07/15
 CCI PROJ MGR: JPP

REVISED DISTRICT DEVELOPMENT PLAN

RDDP01
 SHEET NUMBER

PRELIMINARY