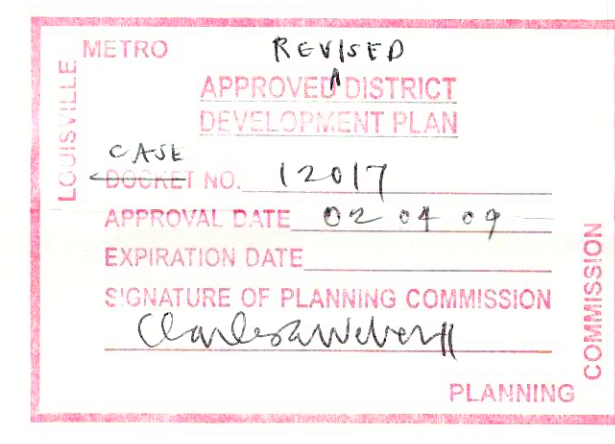


PROJECT SUMMARY

EXISTING FORM DISTRICT	SMC
EXISTING ZONE	C-2
EXISTING USE	VACANT/ADULT BOOK, ADULT THEATER & VIDEO STORE BINGO HALL
PROPOSED USE	1.31 AC
ACREAGE	33,367 SF
V.U.A.	2,503 SF
I.L.A. REQUIRED (7.5%)	2,518 SF
I.L.A. PROVIDED	10,000 S.F.
EXISTING BUILDING S.F.	0.18
FLOOR AREA RATIO (5.0 MAX)	

PARKING SUMMARY

PARKING REQUIRED	
BINGO HALL	10,000 SF
MIN. (1 SPACE/100 SF)	100 SPACES
MIN. (-10% TARC CREDIT)	90 SPACES
MAX. (1 SPACE/50 SF)	200 SPACES
PARKING PROVIDED	
STANDARD SPACES	86 SPACES
HANDICAP SPACES	4 SPACES
TOTAL PROVIDED	90 SPACES



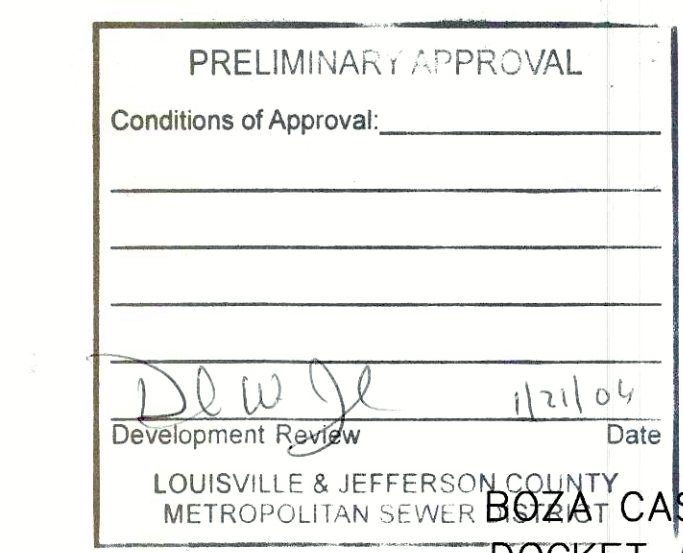
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

TREE CANOPY CALCULATIONS

CLASS: C
SITE AREA: 1.31 AC (57,980 SF)
EXISTING TREES PRESERVED: 0 SF (0%)
REQUIRED NEW TREE CANOPY: 11,596 SF (20%)
TREE CANOPY TO BE PLANTED: 11,596 SF (20%)

LEGEND

- WM ○ = EX. WATER METER
- ⊗ = EX. GAS VALVE
- ⊕ = EX. POWER POLE
- ⊙ = EX. FIRE HYDRANT
- ⊙ = EX. UTIL. POLE GUY ANCHOR
- = EX. OVERHEAD ELECTRIC
- X— = EX. CHAIN LINK FENCE
- 400— = EX. CONTOUR
- ⊙ = EX. SANITARY SEWER MANHOLE
- ⊙ = EX. LIGHT POLE



BOZA CASE # 12068
DOCKET # 9-36-83
REVISED DISTRICT DEVELOPMENT PLAN

OF
8209 PRESTON HIGHWAY
LOUISVILLE, KY. 40219
FOR
OWNER/DEVELOPER:
8209 PRESTON, LLC
303 S. LYNDON LANE
LOUISVILLE, KY 40222
(502) 643-1799

DEED BOOK 9133 PAGE 205
BLOCK 651 LOT 420

WM # 8227

08057DEV.dwg



108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

8209 PRESTON HIGHWAY

DATE: 10/13/08
DRAWN BY: T.D.T.
CHECKED BY: J.M.M.
SCALE: 1"=30' (HORZ)
SCALE: N/A (VERT)

REVISIONS

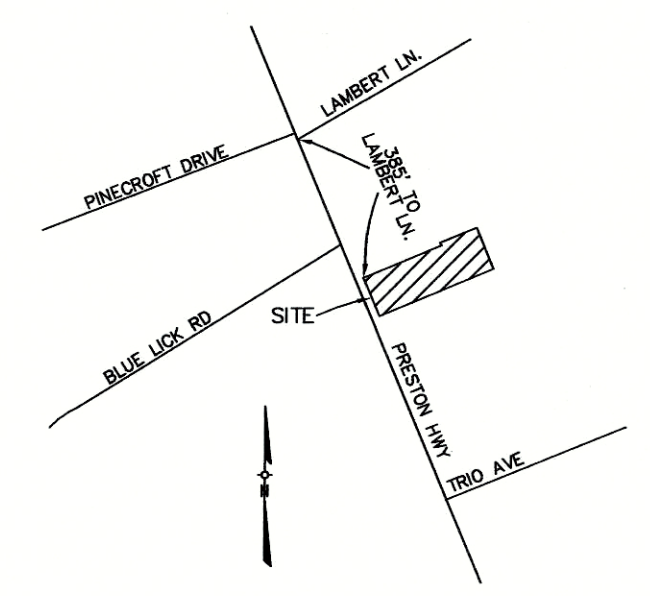
12/2/08	PDS 1ST REVIEW
1/8/09	PARKING REVISION

RECEIVED
JAN 12 2009
PLANNING & DESIGN SERVICES

REVISED DISTRICT DEVELOPMENT PLAN

JOB NUMBER
08057

1
OF
1



LOCATION MAP
NO SCALE

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. FINAL CONFIGURATION & DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO ALL M.S.D AND CODE REQUIREMENTS.
- M.S.D. FLOODPLAIN PERMIT REQUIRED.
- FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP 21111C0094E DATED DECEMBER 5, 2006.
- ALL DEBRIS, TRASH OR YARD WASTE SHALL BE REMOVED AND DISPOSED OF OFF SITE AT AN APPROVED LANDFILL.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS ON RIGHT OF WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF SO IT SHALL BE SHIELDED.
- A KTC BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- THE AREAS DESIGNATED AS CROSSOVER ACCESS ARE TO REMAIN CLEAR OF PARKING AND PROVIDE THE OPPORTUNITY FOR EXISTING AND FUTURE CROSSOVER ACCESS TO ADJACENT PROPERTIES. *SEE BINDING ELEMENTS*

VARIANCE "GRANTED"

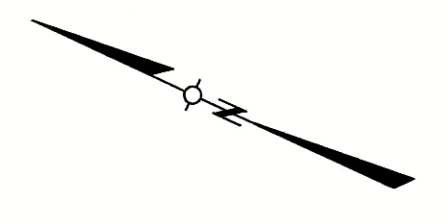
A VARIANCE WAS "GRANTED" OF THE LAND DEVELOPMENT CODE CHAPTER 4.8.3 TO ALLOW PROPOSED PARKING AND MANEUVERING AREAS TO ENCROACH A MAXIMUM OF 24' INTO THE REQUIRED 100' STREAM BUFFER (DOCKET #12068, DECEMBER 15, 2008).

FLOOD PLAIN NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0094E, DATED DEC. 5, 2006.

- BENCHMARK #1- TBM # D-3**
CHISELED SQUARE CUT ON THE WEST END OF CONCRETE HEADWALL ON THE SOUTHWEST CORNER OF ST. RITA DRIVE AND LINDA ROAD. ELEV. 481.841 (1929 NGVD DATUM)
- BENCHMARK #2**
BM IS A CHISELED SQUARE CUT ON S.E. CORNER OF H.W. CORNER OF PROPERTY TO LONG JOHN SILVER/ A&W ROOT BEER PRESTON HWY. ELEV. 470.68 (1929 NGVD DATUM)
- TEMPORARY BENCHMARK #1**
RAIL ROAD SPIKE EAST SIDE OF POWER POLE @ SOUTHERN MOST PROPERTY LINE TO 8209 PRESTON HWY. 2' EAST OF EASTERN MOST EDGE OF PAVEMENT TO PRESTON HWY. ELEV. 470.15 (1929 NGVD DATUM)

BOUNDARY INFORMATION
BOUNDARY INFORMATION HEREON WAS DERIVED FROM A MINOR PLAT CONDUCTED BY SABAK, WILSON & LINGO INC. DATED 2/17/94.



TAX BLOCK 651 LOT 366
VERNON HARRY W & MARY M
DEED BOOK 3617 PAGE 173
ZONE: C-2
FORM DISTRICT: N

FD: N
FD: SMC

TAX BLOCK 651 LOT 373
CRENSHAW WALTER A LOOS
PHYLLIS WILLIAMS C T
DEED BOOK 4177 PAGE 453
ZONE: C-2
FORM DISTRICT: SMC

TAX BLOCK 651 LOT 34
CRENSHAW WALTER A LOOS
PHYLLIS WILLIAMS C T
DEED BOOK 4177 PAGE 455
ZONE: C-2
FORM DISTRICT: SMC

TAX BLOCK 651 LOT 421
STEAK N SHAKE INC
C/O G & O REALTY
DEED BOOK 5443 PAGE 677
FORM DISTRICT: SMC

ZONE: R-4
ZONE: C-2

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 1/21/09
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRESTON HIGHWAY
R/W VARIES

EXISTING
MCDONALD'S RESTAURANT
TAX BLOCK 651 LOT 427
MCDONALDS CORP
STATE SITE 160019
DEED BOOK 5378 PAGE 738
ZONE: C-2
FORM DISTRICT: SMC

INCREASED RUNOFF CALCULATIONS

THERE IS NO INCREASE IN IMPERVIOUS SURFACE. THEREFORE, THERE IS NO INCREASE IN RUNOFF. NO MODIFICATIONS TO EXISTING DRAINAGE PATTERNS PROPOSED.

