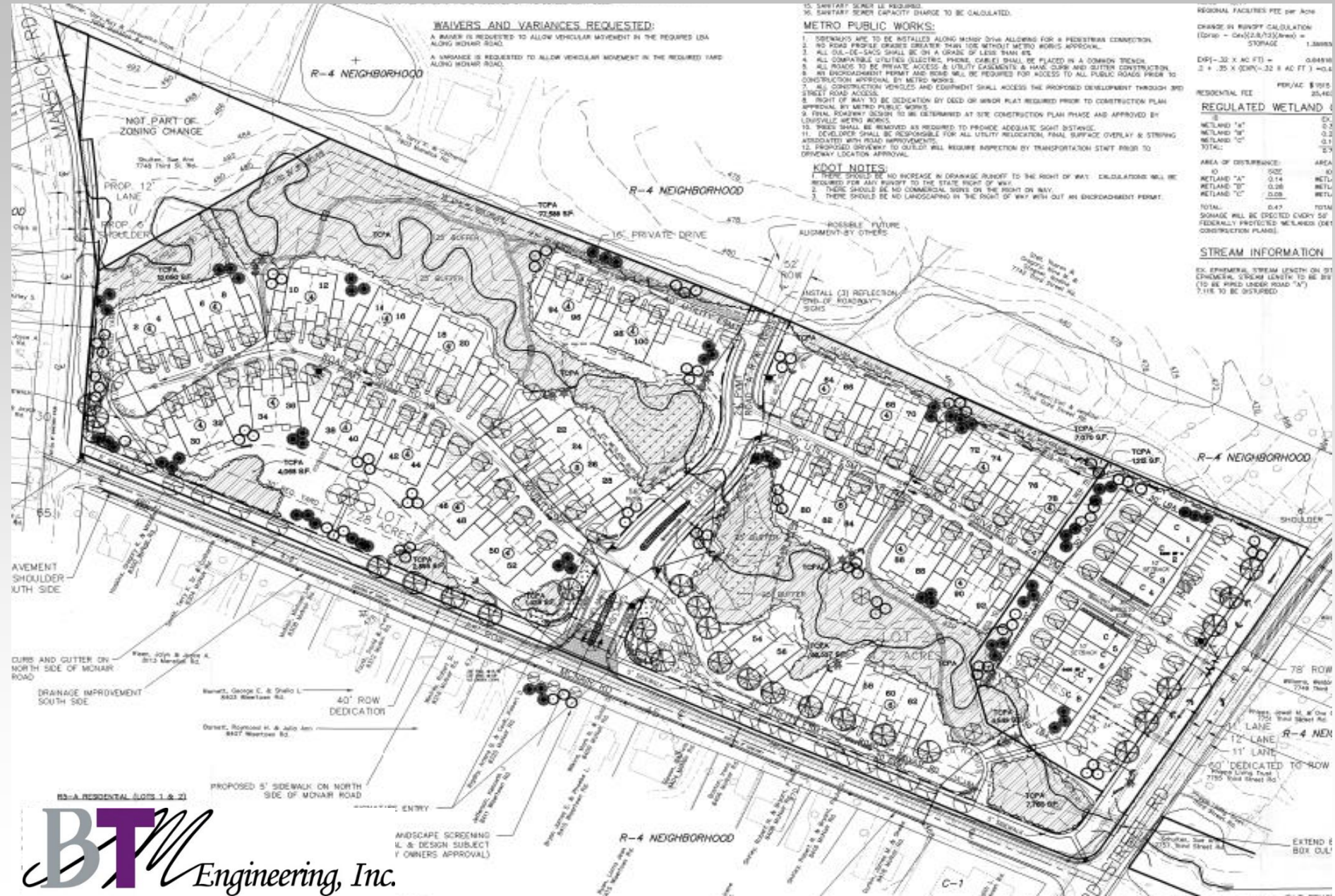


BUDDHA BLESS TEMPLE at PARK RIDGE VILLAGE

**Owner: Buddha Bless Temple, Inc.
Rev. Thich Hang Dat, President**

- Revised Detailed Development Plan
16DEVPLAN1035**
- Landscape Waiver**

APPROVED DEVELOPMENT PLAN - 2006



WAIVERS AND VARIANCES REQUESTED:

A WAIVER IS REQUESTED TO ALLOW VEHICULAR MOVEMENT IN THE REQUIRED LDA ALONG MONAR ROAD.
 A VARIANCE IS REQUESTED TO ALLOW VEHICULAR MOVEMENT IN THE REQUIRED YARD ALONG MONAR ROAD.

15. SLOTTED SAND IS REQUIRED.
 16. SLOTTED SAND CAPACITY CHARGE TO BE CALCULATED.

METRO PUBLIC WORKS:

1. SIDEWALKS ARE TO BE INSTALLED ALONG MONAR DRIVE ALLOWING FOR A PEDESTRIAN CONNECTION TO THE ROAD PROFILE GREATER THAN 10% WITHOUT METRO APPROVAL.
2. ALL CURB-DE-SACS SHALL BE ON A GRADE OF LESS THAN 8%.
3. ALL COMMERCIAL CURBS (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH.
4. ALL ROADS TO BE PRIVATE ACCESS & UTILITY EASEMENTS & HAVE CURB AND GUTTER CONSTRUCTION.
5. AN ENCROACHMENT PERMIT AND SIGNAGE WILL BE REQUIRED FOR ACCESS TO ALL PUBLIC ROADS PRIOR TO CONSTRUCTION APPROVAL BY METRO WORKS.
6. ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL ACCESS THE PROPOSED DEVELOPMENT THROUGH 3RD STREET ROAD ACCESS.
7. RIGHT OF WAY TO BE DEDICATED BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.
8. FINAL ROADWAY DESIGN TO BE DETERMINED AT THIS CONSTRUCTION PLAN PHASE AND APPROVED BY LOUISVILLE METRO WORKS.
9. TREES SHALL BE REMOVED AS REQUIRED TO PROVIDE ADEQUATE SIGHT DISTANCE.
10. DEVELOPER SHALL BE RESPONSIBLE FOR ALL UTILITY RELOCATION, FINAL SURFACE OVERLAY & STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
11. PROPOSED OVERLAY TO OUTLET WILL REQUIRE INSPECTION BY TRANSPORTATION STAFF PRIOR TO DRIVEWAY LOCATION APPROVAL.

KDOT NOTES:

1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITH AN ENCROACHMENT PERMIT.

REGIONAL FACILITIES FEE per Acre
 CHANGE IN RUNOFF CALCULATION
 (Drain - Cdn)(2.8/32/acre) =
 STORAGE 1.88888
 EXPY - 32 X AC FT) = 0.84444
 2 + .35 X (DRY-32 X AC FT) = 0.44

RESIDENTIAL FEE	PER/AC \$1915
REGULATED WETLAND	20.442
WETLAND "1"	0.2
WETLAND "2"	0.2
WETLAND "3"	0.2
WETLAND "4"	0.2
TOTAL:	0.8

AREA OF DISTURBANCE:	AREA
WETLAND "1"	0.2
WETLAND "2"	0.2
WETLAND "3"	0.2
WETLAND "4"	0.2
TOTAL:	0.8

TOTAL
 DISTURBANCE WILL BE DELETED CHECKY 50
 FEDERALLY PROTECTED WETLANDS (DET
 CONSTRUCTION PLANS)

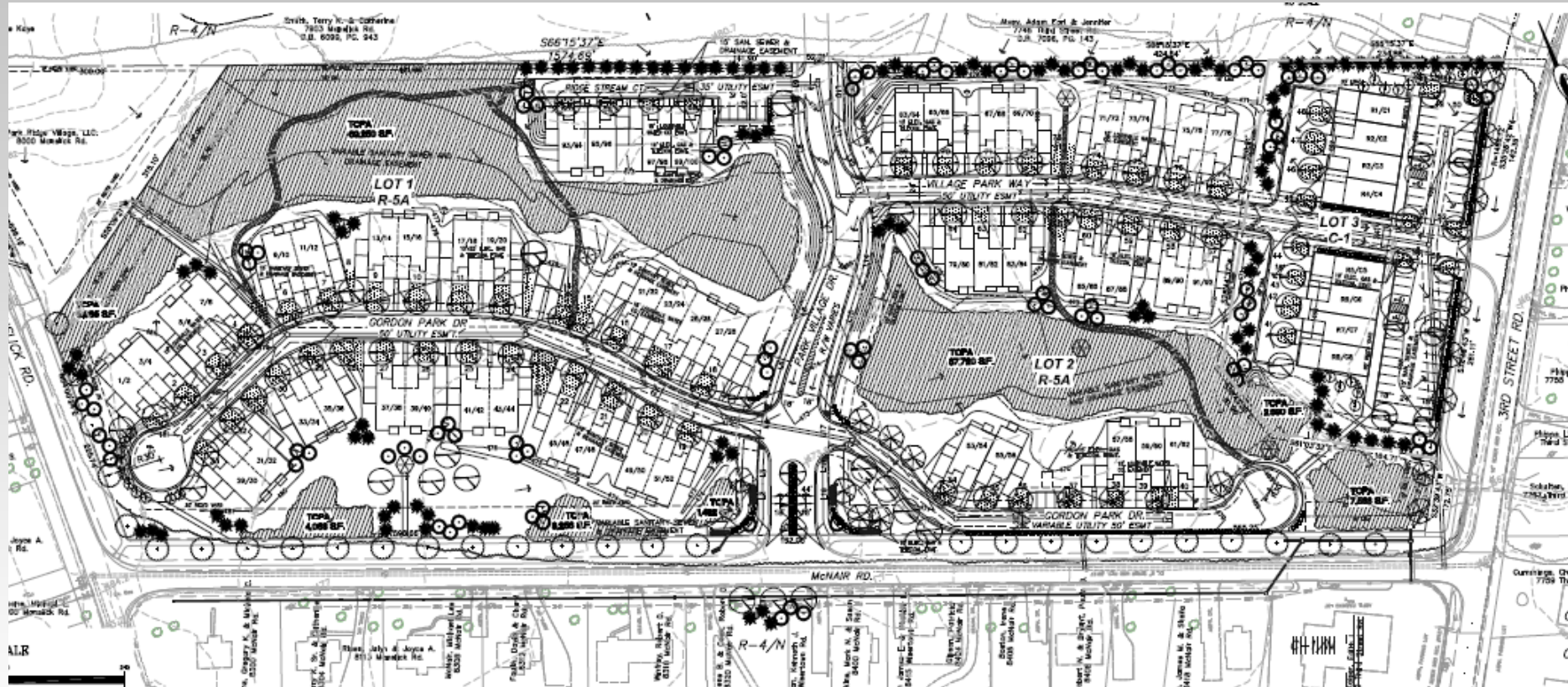
STREAM INFORMATION

EX: EPHRAIM, STREAM LENGTH ON ST
 CHANNEL, STREAM LENGTH TO BE 89
 (10 AC FORD UNDER ROAD "A")
 7.116 TO BE DISTURBED

AERIAL VIEW OF PHASE ONE – PARTIALLY CONSTRUCTED INFRASTRUCTURE



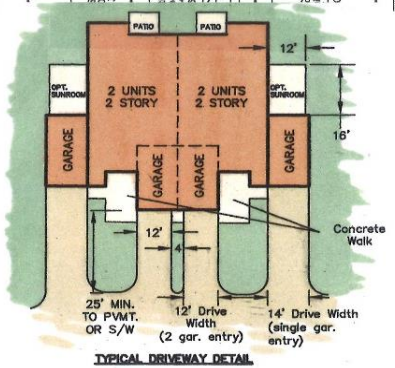
APPROVE LANDSCAPE PLAN- 2006



APPROVED DEVELOPMENT PLAN - 2006



REVISED DEVELOPMENT PLAN



**REVISED DETAILED DEVELOPMENT PLAN
 BUDDHA BLESSED TEMPLE at PARK RIDGE VILLAGE
 7748 THIRD STREET ROAD
 LOUISVILLE, KENTUCKY 40214**

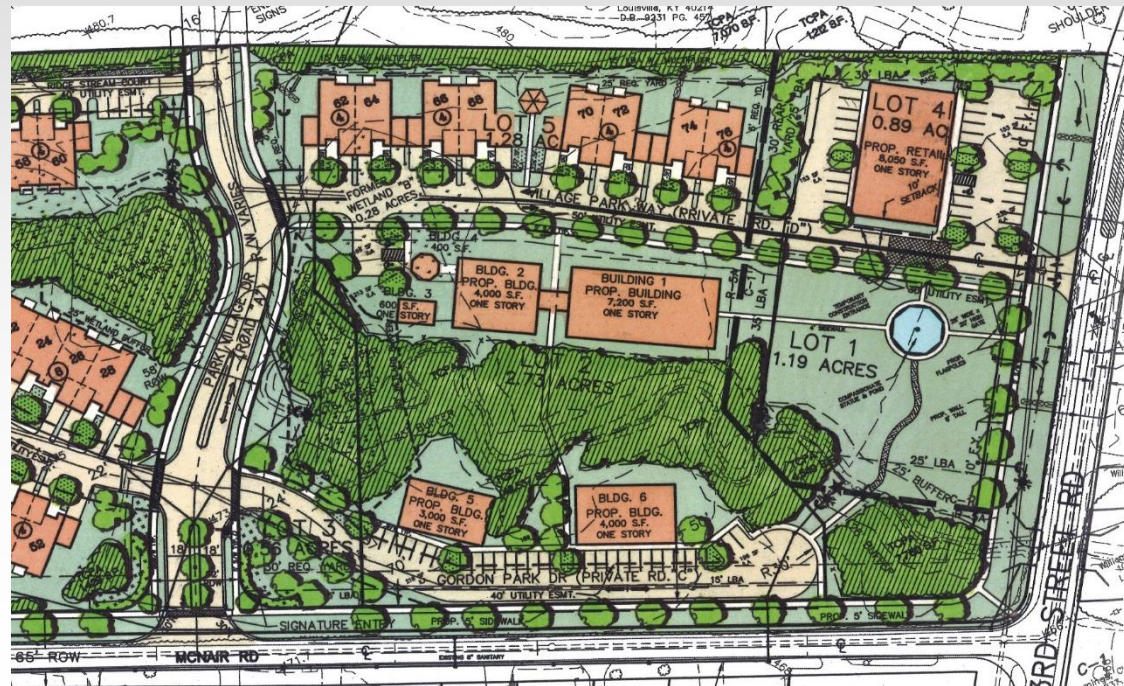
LAND USE CHANGES

- **RELIGIOUS CAMPUS (LOTS 1-3)**
 - 6 1-story buildings on 4.48 acres
 - Replaced 28 res. & 4 commercial condos
 - Added .80 acres of open green space
- **COMMERCIAL BUILDING (LOT 4)**
 - Reduced 4,750 SF & 1.05 acres
 - Reduced 4 multi-family condo units
 - 1-story building: 8,050 SF on .89 acres

PROPOSED REVISIONS



2006 PLAN



2016 PLAN

LAND USE UNCHANGED

- **MULTI-FAMILY CONDOMINIUMS**
 - 60 units on 7.3 acres (Lot 6)
 - 16 units on 1.28 acres (Lot 5)
 - Parking & TCPA totals unchanged
- **RIGHT-OF-WAY DEDICATION**
- **ROAD IMPROVEMENTS**
- **LANDSCAPE & BUFFERS**

Approved Four-Plex Condominiums



Alternate 1



Alternate 2



Alternate 3



Alternate 4

Approved Six-Plex Condominiums

Alternate 1



Alternate 2



Alternate 3



Approved Eight-Plex Condominiums



Alternate 1

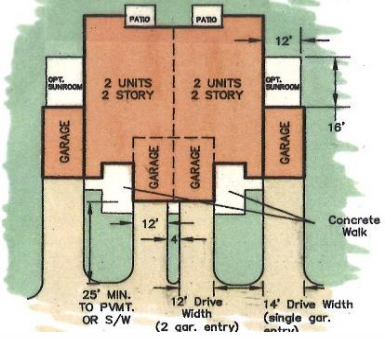


Alternate 2



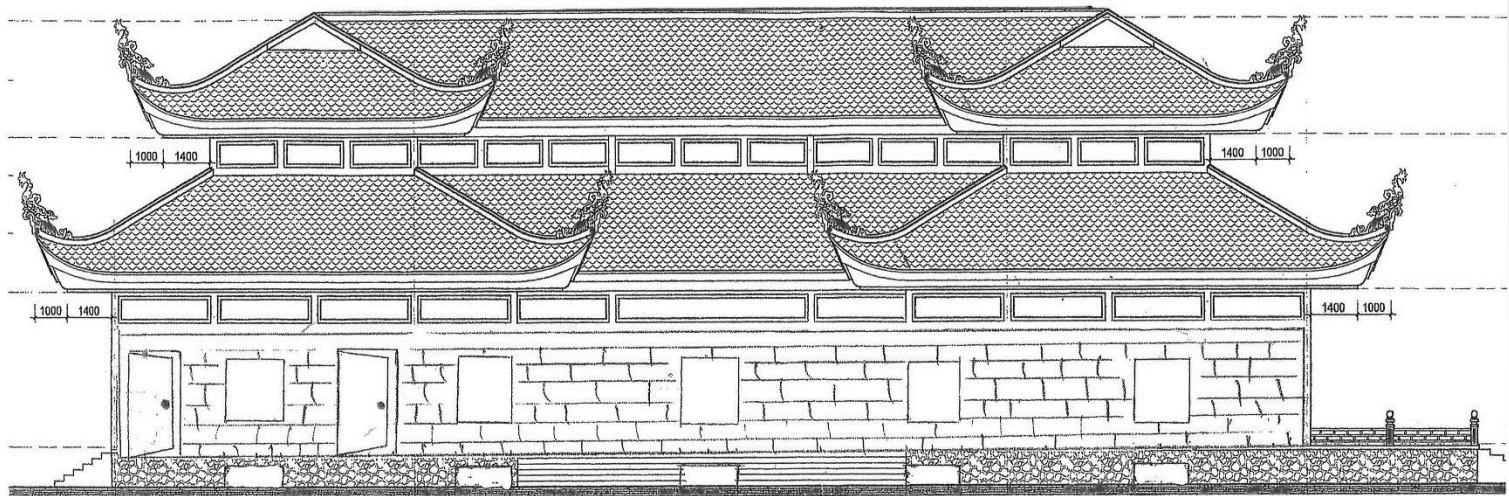
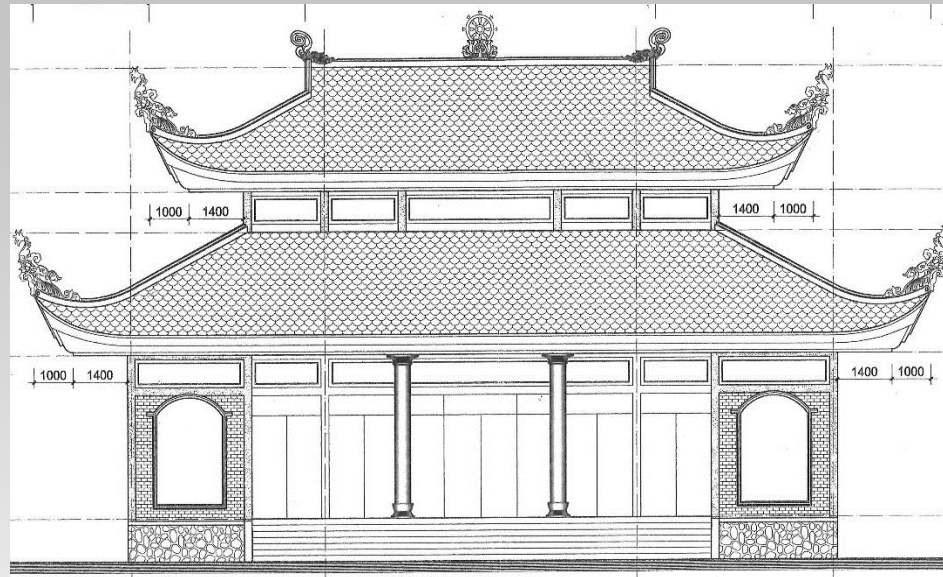
Alternate 3

REVISED DEVELOPMENT PLAN



**REVISED DETAILED DEVELOPMENT PLAN
 BUDDHA BLESSED TEMPLE at PARK RIDGE VILLAGE
 7748 THIRD STREET ROAD
 LOUISVILLE, KENTUCKY 40214**

TEMPLE – BUILDING # 1 (LOT 2)



EDUCATIONAL BUILDINGS (2, 5 & 6)



PRIVATE PRAYER BUILDINGS (3 & 4)



COMMERCIAL BUILDING LOT 4



AERIAL VIEW OF PHASE ONE – PARTIALLY CONSTRUCTED INFRASTRUCTURE



View Along McNair Road Looking West



SITE

View Along McNair Road Looking East



SITE

View from NcNair Road Looking North Along Manslick Road



View Along Manslick Road Looking North





Pictures of Subject Property-Significant Tree Preservation Will Contribute To a 28% Tree Canopy Coverage On Site When Completed

