

PROPERTY OWNERS

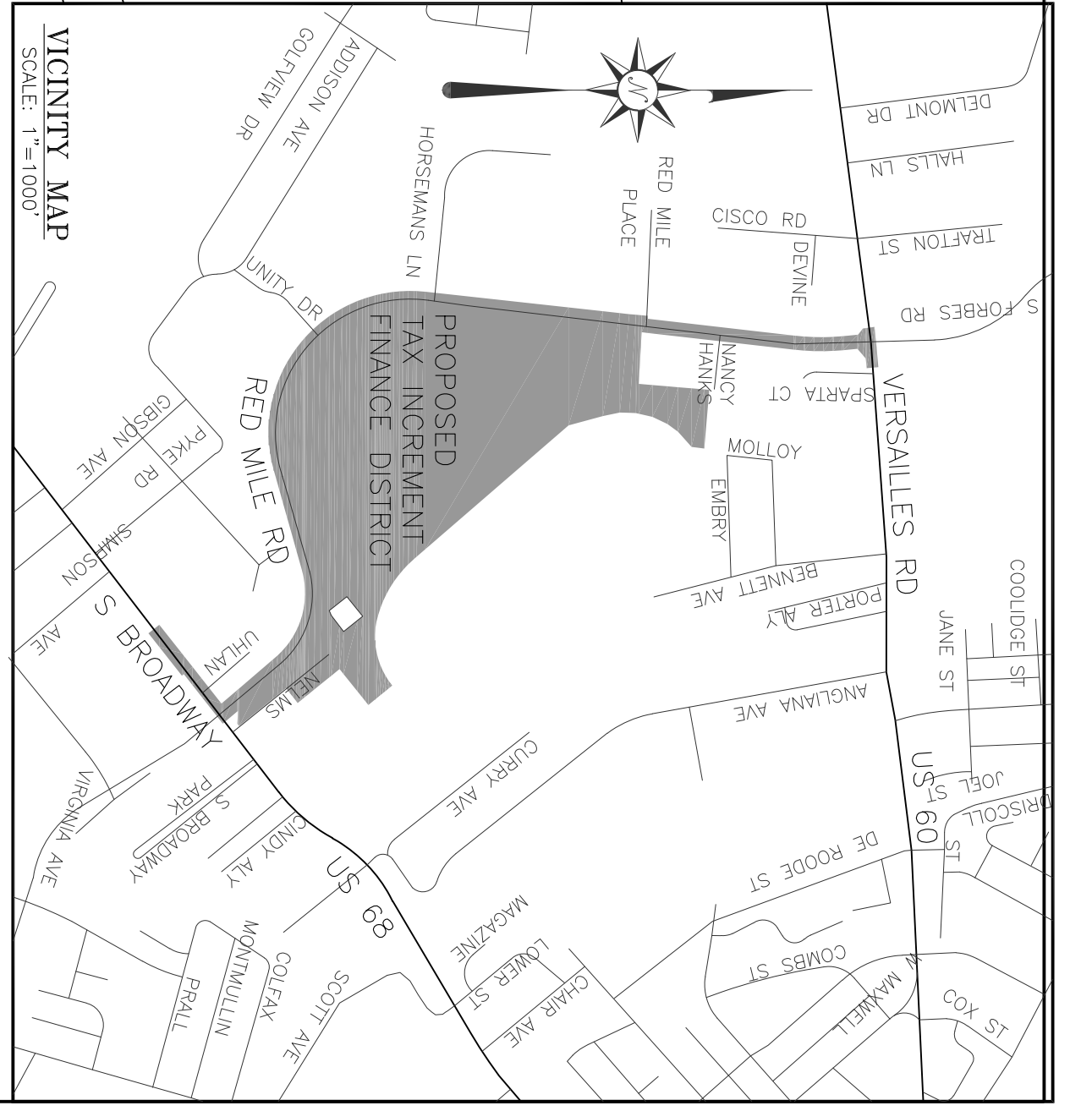
- 1) 1144 RED MILE RD. PVA 10021100, DB: 2550, PG: 428
- 2) 888 SPARNA CT. PVA 10021730, DB: 2554, PG: 38
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TIF BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.00'	424.17'	418.15'	S 57.36 5.3° E
C2	475.00'	453.68'	418.63'	N 78.15 4.3° E
C3	577.22'	3.15'	3.15'	N 49.07 0.1° E
C4	577.22'	198.08'	197.09'	N 39.26 3.7° E
C5	436.30'	204.28'	202.42'	N 16.12 0.2° E
C6	90.00'	76.43'	74.15'	N 27.08 5.7° E

TIF BOUNDARY CURVE TABLE

LINE	BEARING	LENGTH	DISTANCE FROM BEGINNING OF LINE
1	S 76.55 1.6° W	119.26'	119.26'
2	S 13.27 3.2° E	100.00'	219.26'
3	S 76.55 1.6° W	115.00'	334.26'
4	N 40.01 2.6° W	55.90'	390.16'
5	N 42.42 2.7° W	57.31'	447.47'
6	N 37.12 3.0° W	54.63'	502.10'
7	N 37.12 3.0° W	54.63'	556.73'
8	S 82.58 5.8° W	75.00'	631.73'
9	S 67.74 4.2° W	50.00'	681.47'
10	S 67.74 4.2° W	50.00'	731.21'
11	N 45.58 5.8° W	15.50'	746.71'
12	N 61.46 5.0° W	50.00'	796.45'
13	N 65.24 4.9° W	60.00'	856.45'
14	N 74.28 3.3° W	50.00'	906.45'
15	N 85.40 2.6° W	50.00'	956.45'
16	S 81.00 1.7° W	55.30'	1011.75'
17	S 72.74 1.5° W	50.00'	1061.75'
18	S 48.05 2.3° W	125.25'	1187.00'
19	S 36.22 2.0° W	60.51'	1247.51'
20	S 25.08 5.2° W	102.37'	1349.88'
21	S 13.11 1.7° W	104.00'	1453.88'
22	S 02.04 0.7° W	104.00'	1557.88'
23	S 15.16 5.0° E	106.44'	1664.32'
24	S 40.51 1.4° E	125.62'	1789.94'
25	S 81.08 5.7° E	35.74'	1825.68'
26	N 09.26 6.5° W	18.66'	1844.34'
27	N 51.26 4.5° E	138.62'	1982.96'
28	N 38.33 1.5° W	93.28'	2076.24'
29	N 39.01 5.3° W	84.25'	2160.49'
30	N 37.25 1.5° W	183.41'	2343.90'
31	N 89.54 3.9° W	61.71'	2405.61'



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SITE STATISTICS

TOTAL BUILDING AREA	963,751 SQ. FT.
EXISTING GRAND STAND	34,151 SQ. FT.
PROPOSED HOTEL / ENTERTAINMENT	147,300 SQ. FT.
PROPOSED BUSINESS / RETAIL	277,000 SQ. FT.
PROPOSED PROFESSIONAL OFFICE	24,000 SQ. FT.
PROPOSED MULTI-FAMILY GRAND-REQUIRED PARKING = 1 SPACE/SEATS	297,000 SQ. FT.
PROPOSED GARAGE PARKING	184,300 SQ. FT.
TOTAL MULTI-FAMILY UNITS	204 UNITS
TOTAL GARAGE UNITS	48 UNITS
TOTAL SPACES	252 UNITS
LEFT APARTMENTS	96 UNITS
OPEN SPACE	9.3 ACRES/41.1 ACRES (23%)

PARKING REQUIREMENTS

BLDG. #	GROSS S.F.	*NET S.F.	**REQUIRED PER BLOCK/FER BLOCK	PROPOSED PER BLOCK/FER BLOCK
1	6,000	5,100	17	17
2	15,000	12,750	43	77
3	6,000	5,100	17	19
4	9,000	7,650	26	26
5	9,000	7,650	26	26
6	5,000	4,250	15	15
7	5,000	4,250	15	15
8	5,000	4,250	15	15
9	6,000	5,100	17	17
10	6,000	5,100	17	17
11	6,000	5,100	17	17
12	6,000	5,100	17	17
13	6,000	5,100	17	17
14	6,000	5,100	17	17
15	6,000	5,100	17	17
16	6,000	5,100	17	17
17	6,000	5,100	17	17
18	6,000	5,100	17	17
19	6,000	5,100	17	17
20	6,000	5,100	17	17
21	6,000	5,100	17	17
22	6,000	5,100	17	17
23	6,000	5,100	17	17
24	6,000	5,100	17	17
25	6,000	5,100	17	17
26	6,000	5,100	17	17
27	6,000	5,100	17	17
28	6,000	5,100	17	17
29	6,000	5,100	17	17
30	6,000	5,100	17	17
31	6,000	5,100	17	17
TOTAL	12,000	10,200	34	68



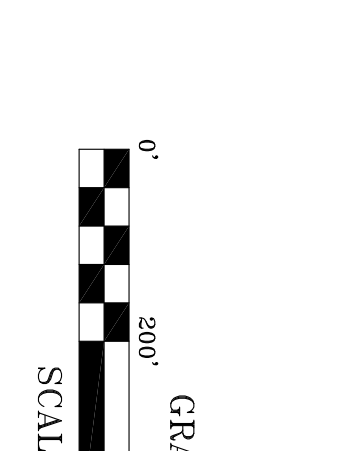
TAX INCREMENT FINANCE DEVELOPMENT PLAN

DATE: JANUARY 16, 2020

RED MILE ROAD
LENGINGTON, FAYETTE COUNTY, KENTUCKY

VISION ENGINEERING

1281 Reynolds Road, Suite 100, Lexington, KY 40517



GRAPHIC SCALE
SCALE: 1" = 200'

