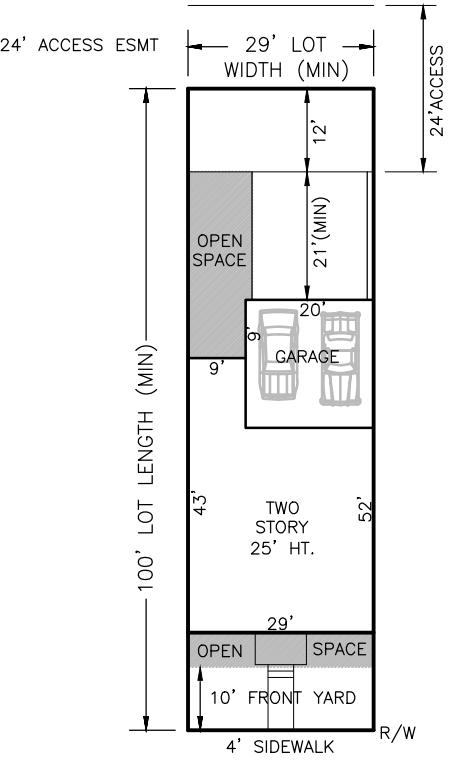
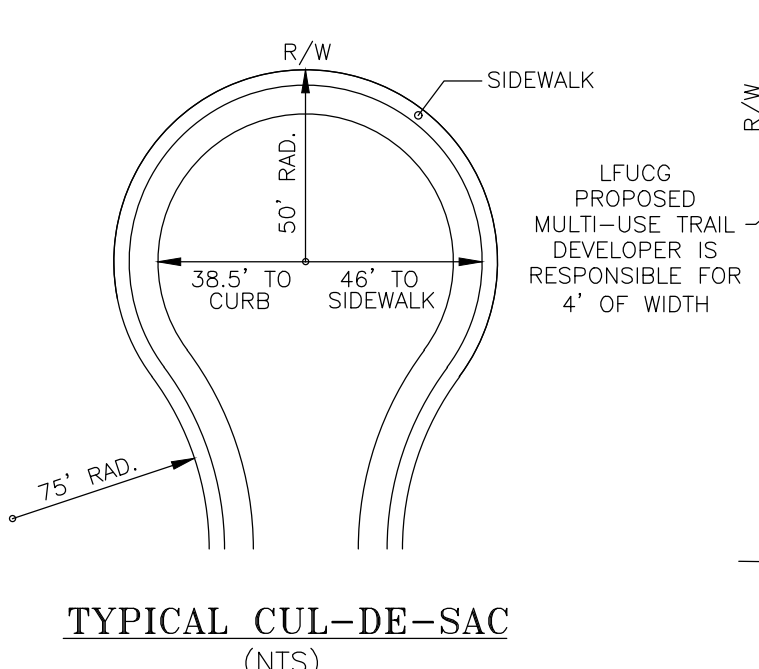


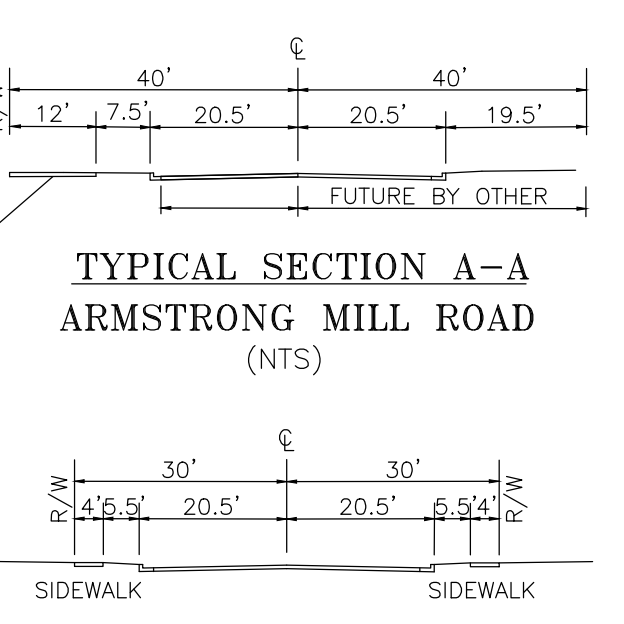
A B C D E F G H I J K L M N O P



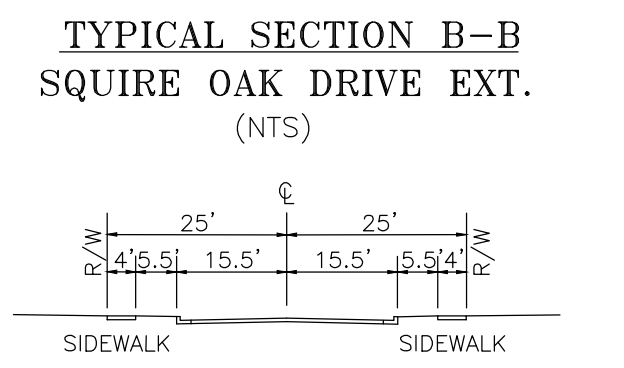
TYPICAL BUILDING LAYOUT



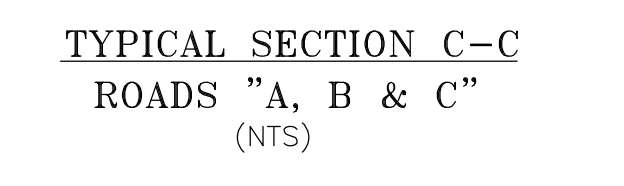
TYPICAL CUL-DE-SAC (NTS)



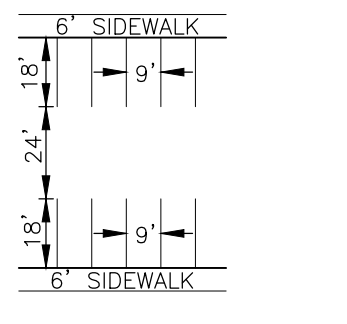
TYPICAL SECTION A-A ARMSTRONG MILL ROAD (NTS)



TYPICAL SECTION B-B SQUIRE OAK DRIVE EXT. (NTS)



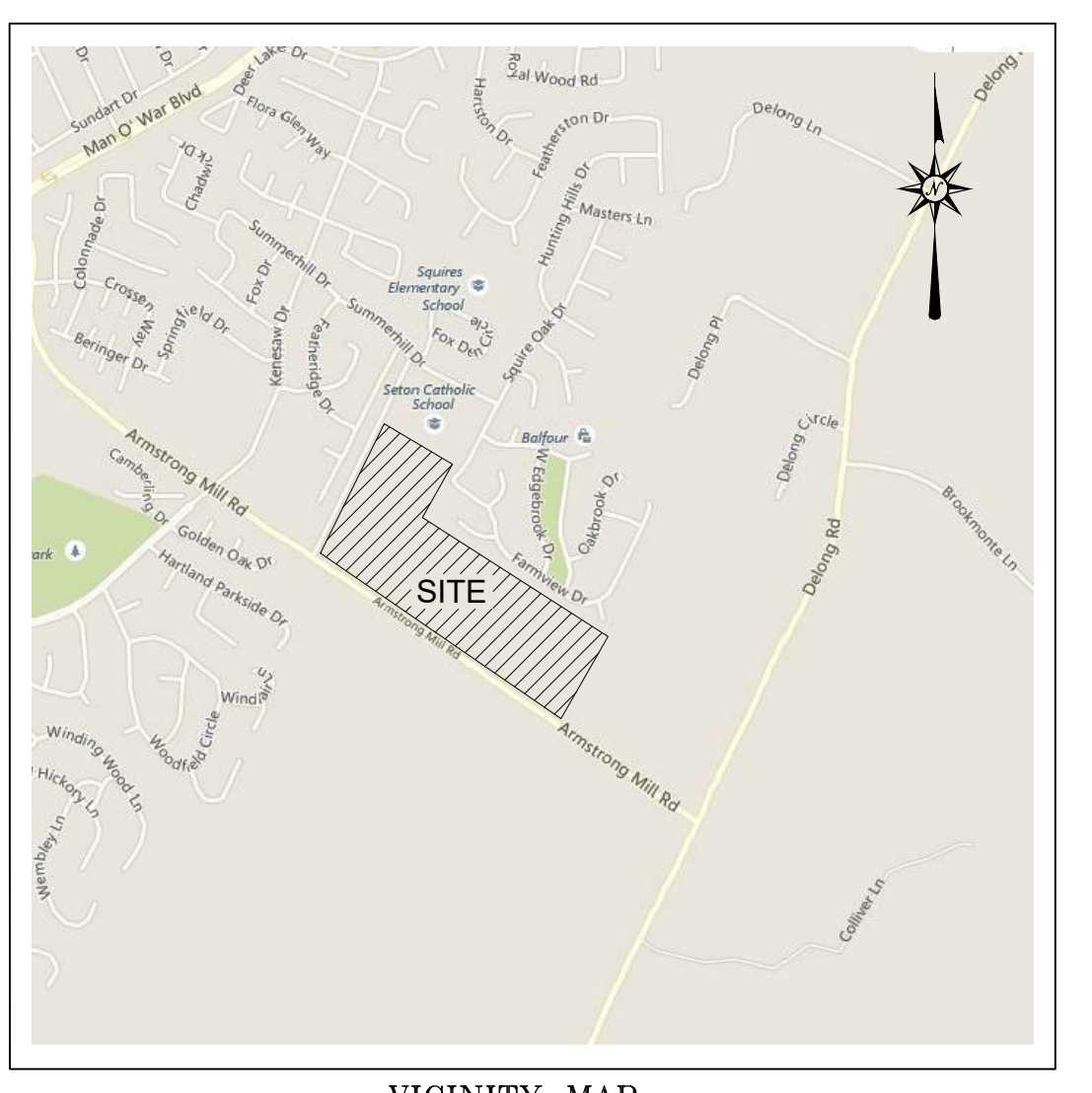
TYPICAL SECTION C-C ROADS "A, B & C" (NTS)



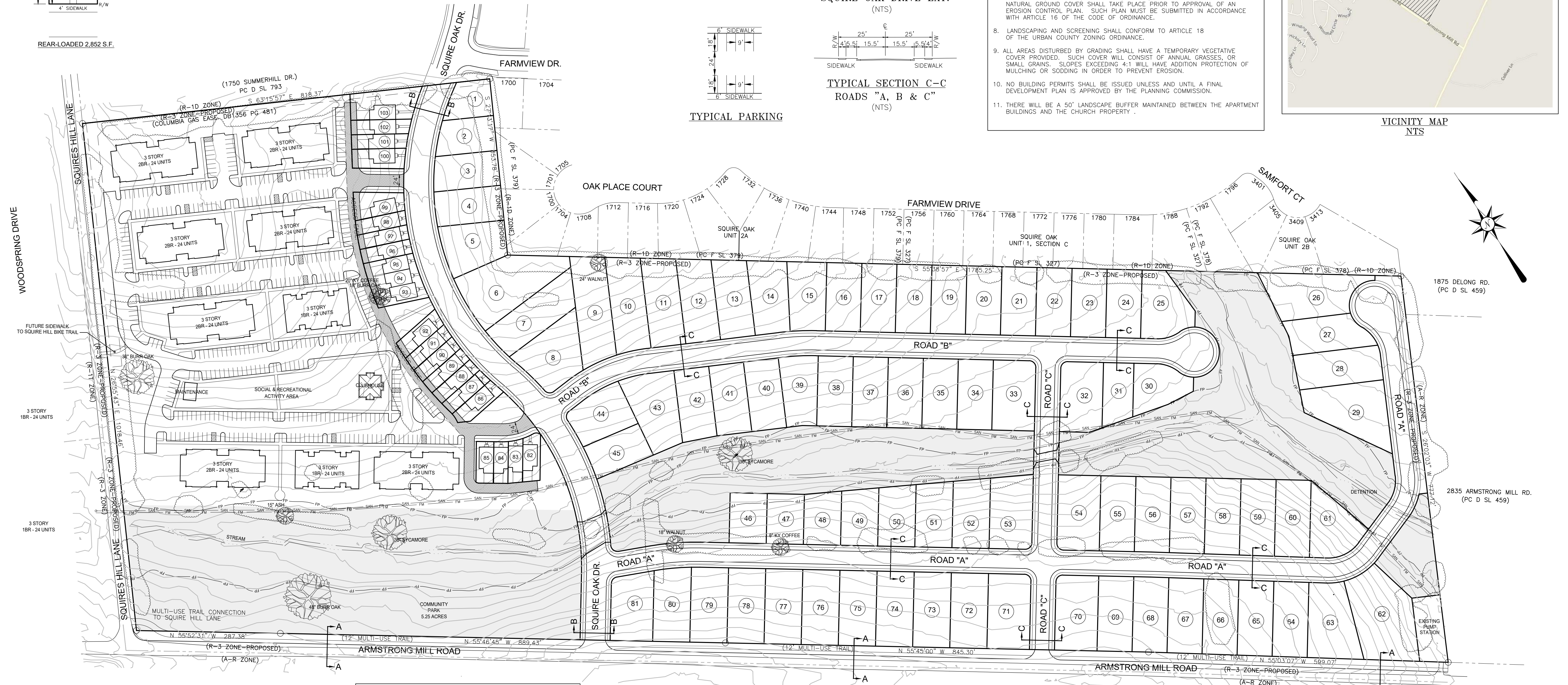
TYPICAL PARKING

GENERAL NOTES

1. THIS PRELIMINARY DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
2. ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
3. THE LOCATION OF ADDITIONAL FIRE SERVICE FEATURES; FIRE HYDRANTS AND OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE - WATER CONTROL OFFICE.
4. STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
5. THIS PRELIMINARY DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
6. SIGNAGE SHALL COMPLY WITH ARTICLE 17 OF THE LEXINGTON FAYETTE COUNTY ZONING ORDINANCE.
7. NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 16 OF THE CODE OF ORDINANCE.
8. LANDSCAPING AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING ORDINANCE.
9. ALL AREAS DISTURBED BY GRADING SHALL HAVE A TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES, OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITION PROTECTION OF MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
10. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
11. THERE WILL BE A 50' LANDSCAPE BUFFER MAINTAINED BETWEEN THE APARTMENT BUILDINGS AND THE CHURCH PROPERTY.



VICINITY MAP NTS



TREE INVENTORY PLAN

R-3 AREA	51.53 AC. (2,244,647 S.F.)
EXISTING TREE CANOPY	277,728 S.F.
REQUIRED CANOPY	30% - 673,394 S.F.
ADDITIONAL CANOPY REQUIRED	395,666 S.F.

TREE INVENTORY MAP LIST

THE EXISTING VEGETATION ON THE SUBJECT PROPERTY CONSISTS OF BURR OAK, CHINQUAPIN OAK, KENTUCKY COFFEE, ASH, HACKBERRY, MAPLE, WALNUT, SYCAMORES AND WHITE PINE TREES.

APARTMENT / TOWN HOUSE STATISTICS

TOTAL AREA (NET)(APARTMENT/TOWN HOME)	19.34 ACRES
TOTAL AREA (GROSS)(APARTMENT/TOWN HOME)	20.79 ACRES
GROSS BUILDING AREA (GBA)	350,344 S.F.
BUILDING COVERAGE (MAX.)	25%
BUILDING COVERAGE (PROVIDED)	16%
FLOOR AREA RATIO (0.7 MAX)	0.42
1 BR APARTMENT UNITS	48
2 BR APARTMENT UNITS	168
TOTAL BEDROOMS APARTMENTS	384
TOTAL TOWN HOME UNITS	22
PARKING SPACES (REQUIRED)*	379 SPACES
PARKING SPACES (PROPOSED)	434 SPACES
OPEN SPACE (REQUIRED)	168,488 SF OR 20%
OPEN SPACE (PROVIDED)	425,154 SF OR 50%
VEHICULAR USE AREA (VUA)	162,082 S.F.
INTERIOR LANDSCAPING (REQUIRED) (VUA x .05)	8,104 S.F.
INTERIOR LANDSCAPING (PROPOSED)	11,491 S.F.

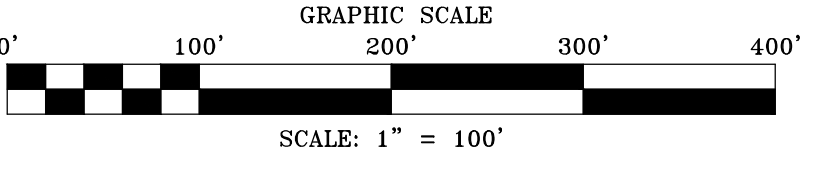
* APARTMENT PARKING REQUIREMENTS: 0.9 SPACES/BEDROOM OR 1.5 SPACES/UNIT, WHICHEVER IS LARGER.
** TOWNHOME PARKING REQUIREMENTS: 1.5 SPACES / UNIT OR 22 UNITS * 1.5 = 33 SPACES, EACH UNIT HAS 2 CAR GARAGE.

OVERALL SITE STATISTICS

EXISTING ZONE	A-R
PROPOSED ZONE	R-3
TOTAL AREA (NET)	51.53 ACRES
TOTAL AREA (GROSS)	54.55 ACRES

SINGLE FAMILY RESIDENTIAL STATISTICS

TOTAL AREA (NET)	32.19 ACRES
TOTAL AREA (GROSS)	33.76 ACRES
AREA IN RIGHT OF WAY	5.25 ACRES
AREA IN LOTS	26.94
NUMBER OF UNITS	81 UNITS



OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER _____ DATE _____
OWNER _____ DATE _____

PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON _____.

SECRETARY _____ DATE _____

VISION ENGINEERING
Water Resources, Civil Engineering, Geotechnical, Land Surveying
128 E. Reynolds Road Suite 150, Lexington, KY 40517
Ph: (609) 333-8015 - Fax: (609) 323-0095
www.visionengr.com

OWNER/APPLICANT:
OVERBROOK FARM LLC (2451 ARMSTRONG MILL RD.)
OVERBROOK FARM (2525 ARMSTRONG MILL RD.)
PO BOX 1110
LEXINGTON, KY 40508

OVERBROOK FARM
(FORMERLY SAMFORD AND McCRACKEN FARMS)
2451-2525 ARMSTRONG MILL ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
PRELIMINARY DEVELOPMENT PLAN

DATE: JAN. 2, 2018

ZONING DEVELOPMENT PLAN

PDP

A B C D E F G H I J K L M N O P