

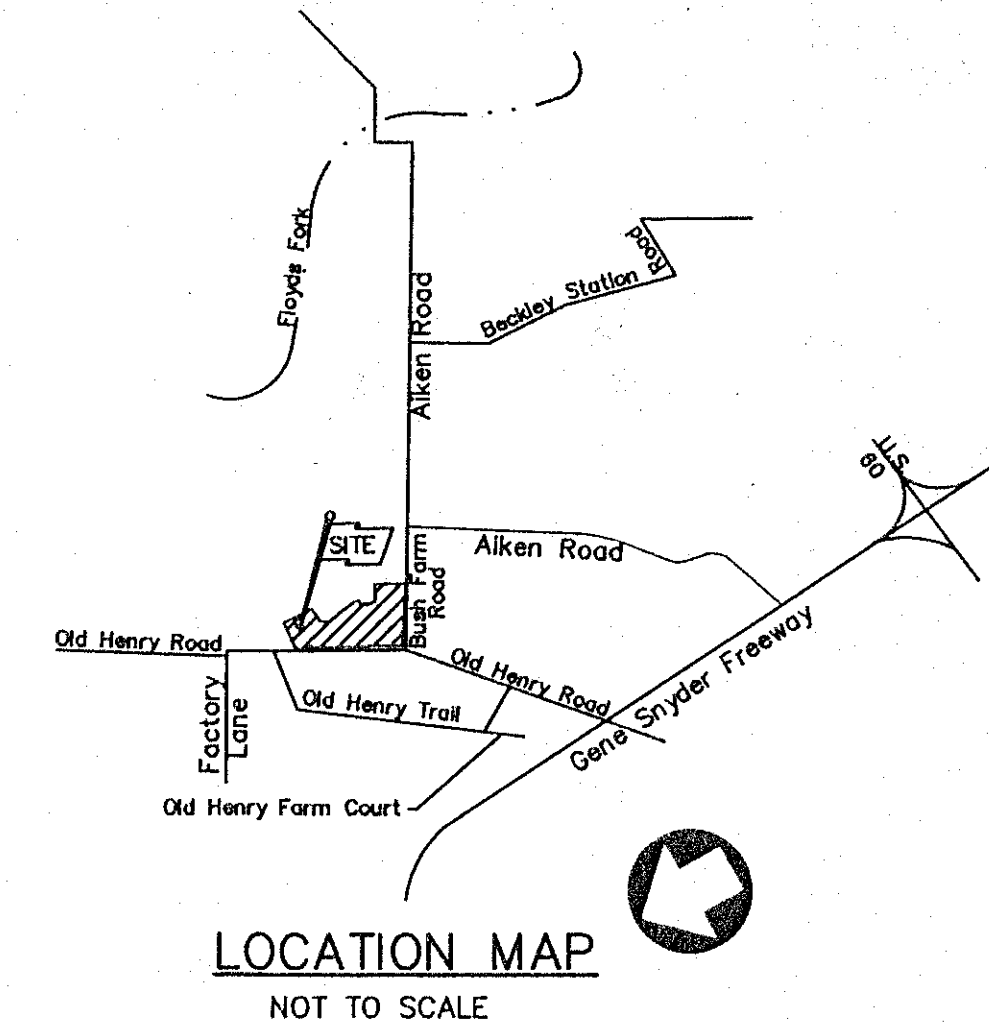
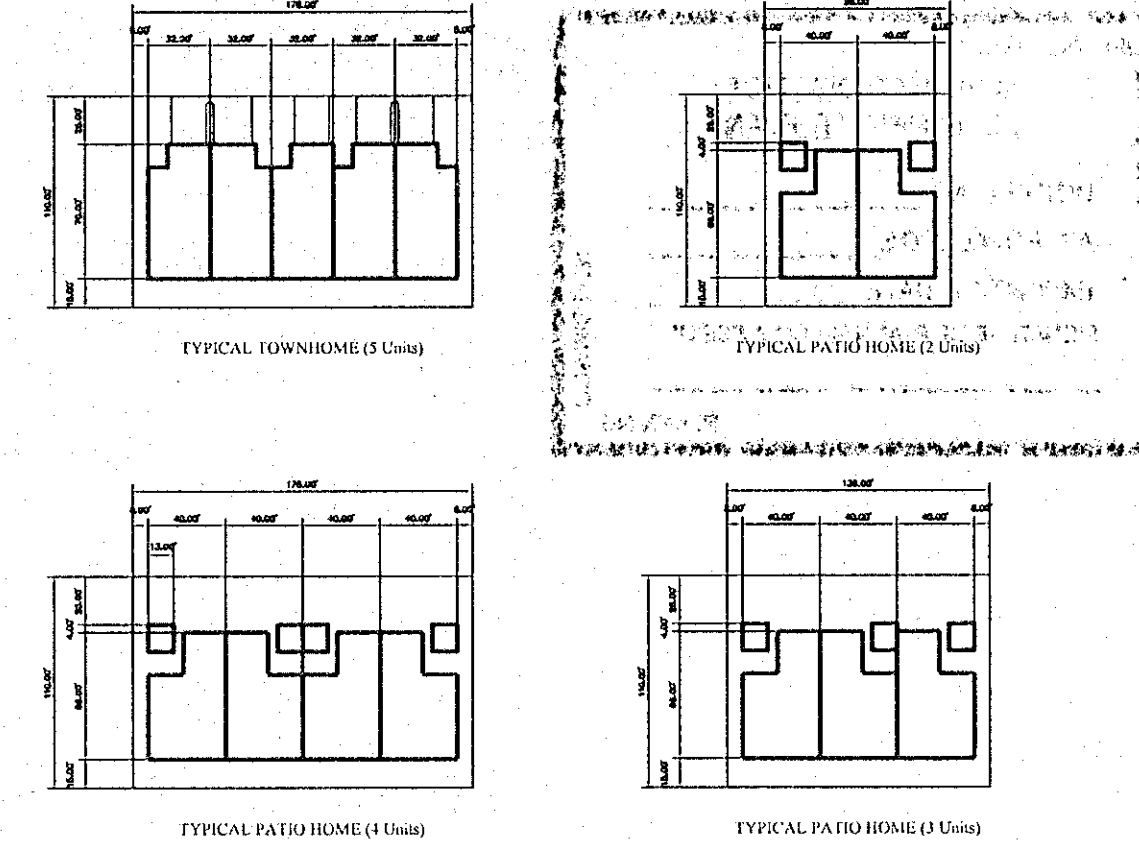
NOTES

1. WASTEWATER: SEWERS TO BE CONNECTED TO BECKLEY STATION DISPOSAL SYSTEM AND THE BECKLEY WOODS WASTE WATER TREATMENT PLANT.
2. SANITARY SEWER AND DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG LOT LINES AS REQUIRED BY MSD AND/OR BECKLEY STATION DISPOSAL SYSTEMS.
3. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
4. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0105 D).
6. DETAILED DRAINAGE CALCULATIONS WILL BE REQUIRED FOR CONSTRUCTION DRAWING APPROVAL.
7. NO DIRECT ACCESS TO OLD HENRY ROAD OR BUSH FARM ROAD WILL BE ALLOWED FROM THIS DEVELOPMENT.
8. AN ATTEMPT WILL BE MADE TO PRESERVE AS MANY EXISTING TREES AS POSSIBLE OUTSIDE OF STREET RIGHTS-OF-WAYS AND EASEMENTS.
9. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS WILL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
10. C.O.E. APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL IF HYDRIC SOILS ARE ON SITE.
11. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
12. STREETS "A", "B", "C", "D" & "E" SHALL BE 22' WIDE, EXCLUDING CURB AND GUTTER. COURTS "A" & "B" SHALL BE 18' WIDE, EXCLUDING CURB AND GUTTER. CURB AND GUTTER IS PROPOSED ALONG ALL STREETS.
13. A SIDEWALK WAIVER IS REQUESTED ALONG EXISTING BUSH FARM ROAD.

JEFFERSON COUNTY
LOUISVILLE
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-99-99
APPROVAL DATE 4/6/00
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
COMMISSION

SITE DATA

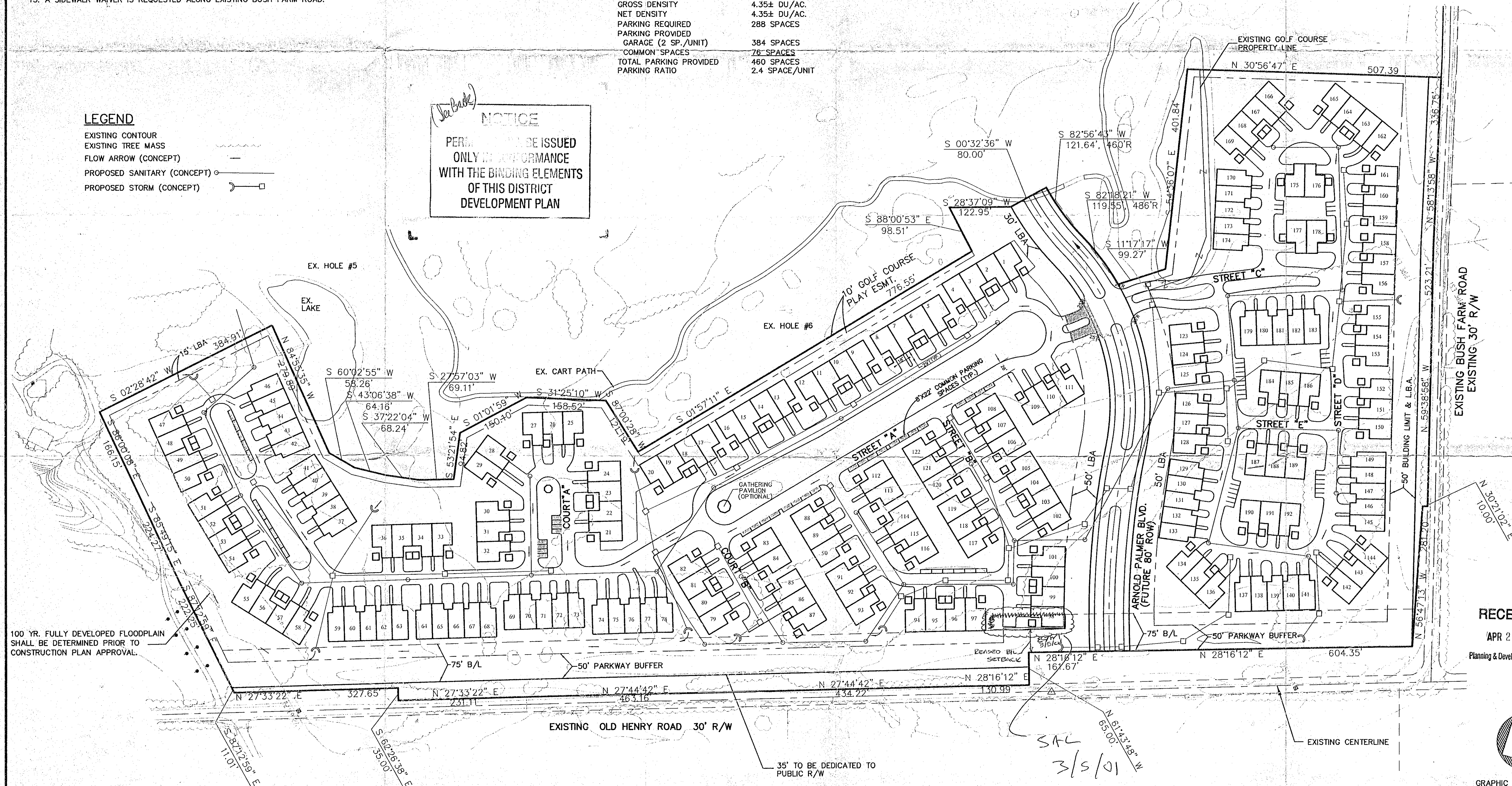
EXISTING ZONING	R-4
PROPOSED ZONING	R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL
GROSS LAND AREA	44.1± AC.
NET LAND AREA	44.1± AC.
TOTAL UNITS PROVIDED	192 UNITS
GROSS DENSITY	4.35± DU/AC.
NET DENSITY	4.35± DU/AC.
PARKING REQUIRED	288 SPACES
PARKING PROVIDED	384 SPACES
GARAGE (2 SP./UNIT)	76 SPACES
COMMON SPACES	460 SPACES
TOTAL PARKING PROVIDED	2.4 SPACE/UNIT
PARKING RATIO	



LEGEND

- EXISTING CONTOUR
EXISTING TREE MASS
FLOW ARROW (CONCEPT)
PROPOSED SANITARY (CONCEPT)
PROPOSED STORM (CONCEPT)

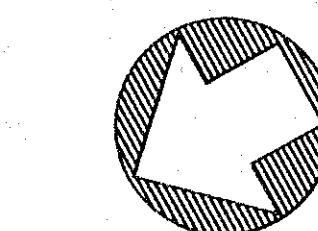
NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN



RECEIVED

APR 21 2000

Planning & Development Services



GRAPHIC SCALE 1"=100'
0 50 100 200

RELATED DOCKET # 10-13-95

MSD WM #6878

MINDEL SCOTT & ASSOCIATES, INC.
P.L.L.C.
LOUISVILLE, KY 40202
PHONE (502) 480-1000 FAX (502) 480-1001

ED1 ARCHITECTURE INC.
3701 S. GULF Fwy.
HOUSTON, TEXAS 77058
PHONE (713) 789-7292 FAX (713) 789-7292

ED1
Architecture

DEVELOPER
NTS DEVELOPMENT CO.
10170 LINN STATION ROAD
LOUISVILLE, KY 40223

OWNERS
NTS/LAKE FOREST II
RESIDENTIAL CORP.
10172 LINN STATION ROAD
LOUISVILLE, KY 40223

DETAIL DISTRICT DEVELOPMENT PLAN
LAKE FOREST DUPLEX UNITS
SECTIONS 55A, 55B, 55C, 55D, 52 & 53
D.B. 5924 & 5871 P. 737 & 600

Revisions	
3/5/01	B/L REVISION

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 11/09/99

Job Number: 1173-P

Sheet

1

of 1

DOCKET # 9-9-99 9-99-99