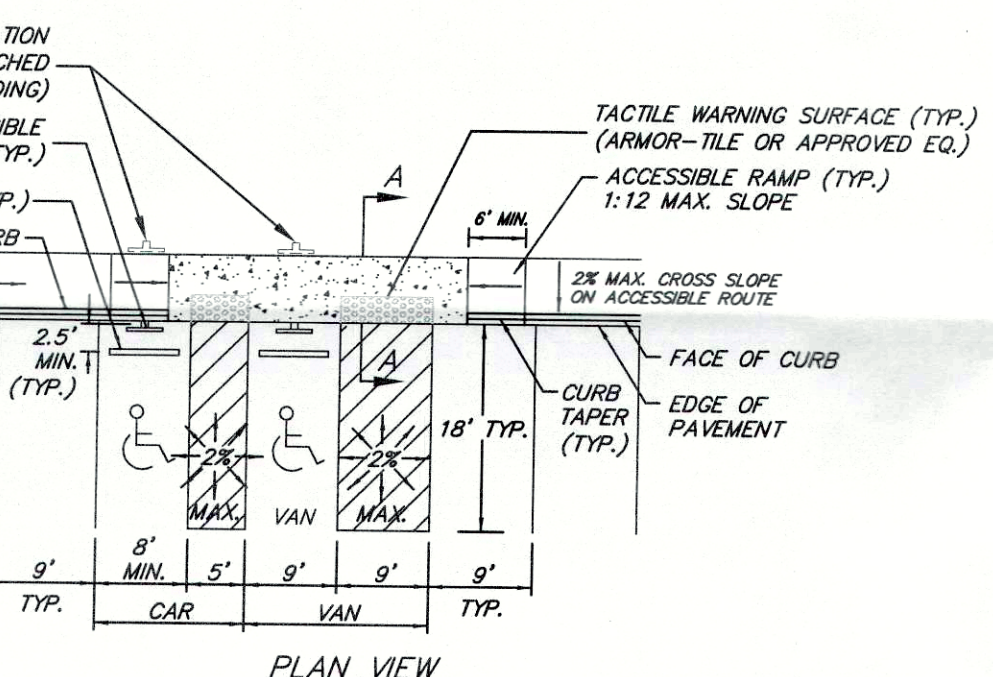
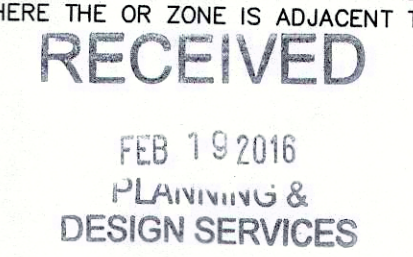


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - CITY OF LYNDON APPROVAL REQUIRED.
 - ALL EXISTING BUILDINGS ARE TO BE REMOVED.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR THE DOWNSTREAM CAPACITY, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0030E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING" FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING SHALL BE A MINIMUM OF 5' WIDE.
 - ALL WORK WITHIN THE RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT AND BOND.

WAIVER REQUEST
A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED (WITHIN & NOT AT THE PERIMETER OF THIS SITE) TO OMIT THE LBA REQUIRED WHERE THE OR ZONE IS ADJACENT TO THE C-1 ZONE.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT DATA: PHASE I

| | |
|---|--------------------|
| FORM DISTRICT | TC |
| EXISTING ZONING | C1 |
| EXISTING LAND USE | VACANT/RESIDENTIAL |
| PROPOSED LAND USE | OFFICE CONDOS |
| PHASE I LAND AREA | 0.52± AC. |
| TOTAL BUILDING AREA | 12,800± S.F. |
| BUILDING HEIGHT | 35± |
| FLOOR AREA RATIO | 0.58 |
| PARKING SPACES REQUIRED (10% TRANSIT ROUTE REDUCTION) | 33-64 SPACES |
| 1SP./350 S.F. MIN | |
| 1SP./200 S.F. MAX | |
| PARKING SPACES PROVIDED | 39 SPACES |
| (INCLUDES 2 HDCP, 2 CARPOOL & 18 OFFSITE SPACES) | |
| PARKING AREA RATIO | 1 SP./326 S.F. |
| BICYCLE PARKING REQUIRED | 0 SP. |
| BICYCLE PARKING PROVIDED | 2 SP. |

LANDSCAPE DATA: PHASE I

| | |
|---------------------------|-------------|
| V.U.A. | 6,828± S.F. |
| LLA REQUIRED (7.5% X VUA) | 512 S.F. |
| LLA PROVIDED | 705± S.F. |

PROJECT DATA: PHASE II

| | |
|---|-----------------------------|
| FORM DISTRICT | TC & N |
| EXISTING ZONING | C1 & R5 |
| EXISTING LAND USE | R5 TO OR VACANT/RESIDENTIAL |
| PROPOSED LAND USE | OFFICE CONDOS |
| PHASE II LAND AREA | 2.21± AC. |
| TOTAL BUILDING AREA | 31,452± S.F. |
| BUILDING HEIGHT | 35± |
| FLOOR AREA RATIO | 0.33 |
| PARKING SPACES REQUIRED (10% TRANSIT ROUTE REDUCTION) | 81-157 SPACES |
| 1SP./350 S.F. MIN | |
| 1SP./200 S.F. MAX | |
| PARKING SPACES PROVIDED | 127 SPACES |
| (INCLUDES 5 HDCP & 3 CARPOOL SPACES) | |
| PARKING AREA RATIO | 1 SP./248 S.F. |
| BICYCLE PARKING REQUIRED | 0 SP. |
| BICYCLE PARKING PROVIDED | 2 SP. |

LANDSCAPE DATA: PHASE II

| | |
|---------------------------|--------------|
| V.U.A. | 45,840± S.F. |
| LLA REQUIRED (7.5% X VUA) | 3,423 S.F. |
| LLA PROVIDED | 3,563 S.F. |

OVERALL PROJECT DATA

| | |
|---|-----------------------------|
| FORM DISTRICT | TC & N |
| EXISTING ZONING | C1 & R5 |
| EXISTING LAND USE | R5 TO OR VACANT/RESIDENTIAL |
| PROPOSED LAND USE | OFFICE CONDOS |
| TOTAL LAND AREA | 2.73± AC. |
| TOTAL BUILDING AREA | 44,252± S.F. |
| BUILDING HEIGHT | 35± |
| FLOOR AREA RATIO | 0.37 |
| PARKING SPACES REQUIRED (10% TRANSIT ROUTE REDUCTION) | 114-221 SPACES |
| 1SP./350 S.F. MIN | |
| 1SP./200 S.F. MAX | |
| PARKING SPACES PROVIDED | 165 SPACES |
| (INCLUDES 7 HDCP, 5 CARPOOL & 17 OFFSITE SPACES) | |
| PARKING AREA RATIO | 1 SP./268 S.F. |
| BICYCLE PARKING REQUIRED | 0 SP. |
| BICYCLE PARKING PROVIDED | 4 SP. |

OVERALL LANDSCAPE DATA

| | |
|---------------------------|-------------|
| V.U.A. | 52,468 S.F. |
| LLA REQUIRED (7.5% X VUA) | 3,935 S.F. |
| LLA PROVIDED | 4,268 S.F. |

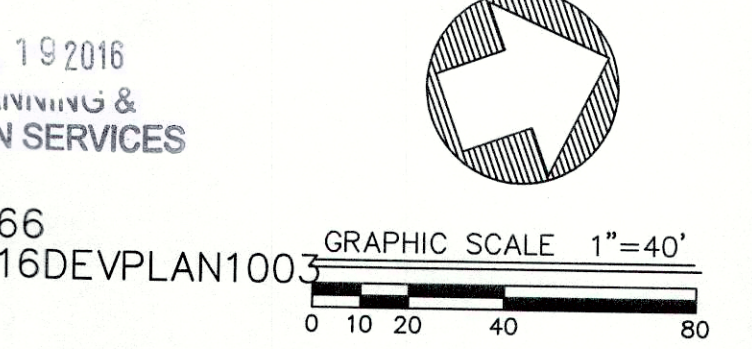
DETENTION CALCULATIONS
2.9/12 (0.83-0.35) (2.73) = 0.32 AC.FT.
(2.0' BASIN DEPTH)

OVERALL TREE CANOPY DATA

| | |
|--------------------------------------|--------------------|
| GROSS SITE AREA | 119,124± S.F. |
| TREE CANOPY CATEGORY | CLASS C |
| EXISTING TREE CANOPY | 52,164± S.F. (44%) |
| EXISTING TREE CANOPY TO BE PRESERVED | 0± S.F. (0%) |
| TREE CANOPY TO BE PLANTED | 25,016± S.F. (21%) |
| TOTAL TREE CANOPY REQUIRED | 25,016± S.F. (21%) |

PERCENTAGE TREE CANOPY DATA

| | |
|----------------------------|--------------------|
| EXISTING TREE CANOPY | 52,164± S.F. (44%) |
| TREE CANOPY TO BE PLANTED | 25,016± S.F. (21%) |
| TOTAL TREE CANOPY REQUIRED | 25,016± S.F. (21%) |



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MSA

DEVELOPER
SYDNEY E. AND ELSE R. WRIGHT PINNACLE PROPERTIES, LLC.
SYD WRIGHT COMPANY
4800 SHERBURN LANE
LOUISVILLE, KY. 40253

OWNER
SYDNEY E. AND ELSE R. WRIGHT PINNACLE PROPERTIES, LLC.
SYD WRIGHT COMPANY
4800 SHERBURN LANE
LOUISVILLE, KY. 40253

DETAILED DISTRICT DEVELOPMENT PLAN FOR REZONING
LYNDON OFFICE CENTRE: PHASE II
504, 506, 510 & 16 LYNDON LANE
LOUISVILLE, KENTUCKY 40222
TAX BLOCK 260, LOTS 177, 85, 107, 86, 12
D.B.7883 PG.450, D.B.6831 PG.726, D.B.6686 PG.126,
D.B.6982 PG.496 & D.B.6982 PG.494

Revisions:
2/7/16 REVISION LAYOUT, AGENCY COMMENTS
2/7/16 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 01/04/16
Job Number: 1180
Sheet: 1 of 1