

**GENERAL NOTES:**

- G-1. This plan may be amended with the approval of the Urban County Planning Commission.
- G-2. If any part of this plan of this plan is judged to be invalid, such judgment shall not invalidate the remainder of the plan.
- G-3. Sanitary sewers and storm drainage shall be to the approval of the LFUCG Division of Engineering.
- G-4. Access shall be limited as shown on this plan.
- G-5. No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan.
- G-6. All areas that have been 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 additional protection of mulching or sodding in order to prevent erosion.
- G-7. Storm water detention for this development will be provided in accordance with the requirements of the LFUCG Land Subdivision Regulation. (See additional storm drainage notes below.)
- G-8. Street trees shall conform to Article 6-10 of the Land subdivision Regulations.
- G-9. Storm drainage improvements for the property shall be as specified in paragraph 4 of the Agreed Judgment. At the time of submission of improvement plans for the first phase of development of the property, the developer will present a revision of the overall PEH Storm Drainage Master Plan reflecting the land uses for the property called for in the Agreed Judgment. As improvement plans for each successive phase of development are presented hereafter, the developer shall submit revisions to the Storm Drainage Master Plan resulting from the proposed improvement plans, the standard applied by the Division of Engineering in reviewing improvement plans will be to maintain the same rates of discharge from the NDC property as reflected in the original Storm Drainage Master Plan.
- G-10. NDC will establish a Property Owners Association for the entire site that will include an annual storm water facilities assessment to create a fund sufficient for the maintenance of all publicly and privately owned storm water facilities on the entire site. The fund will be paid either to the LFUCG or to a private contractor chosen by the government, but must only be used for the maintenance of said facilities. It, and to the extent that the Lexington Christian Academy Foundation, Inc. does not participate in said assessments, NDC will ensure that the amount of assessments levied against the balance of the site is sufficient to fund the maintenance of the above referenced storm water facilities.
- G-11. For purpose of determining the existing water quality conditions, PEH Engineers will conduct a baseline survey of water quality by means of sediment analysis and aquatic biological survey consistent with the scope of the water quality study outlined in the letter from PEH dated April 28, 1998. Testing locations will be at two principle points where water exits the NDC property. This information will be provided to the LFUCG to facilitate their ongoing monitoring required by the NPDES permit. After sampling and collection of water quality data is completed, a grading permit for the first phase of construction may be issued. The results of the baseline survey and the water quality study shall be submitted with the improvement plans for the first phase of construction on the property. The study results shall be incorporated into the improvement design for the first phase and subsequent phases: (i) to the extent of the then currently adopted regulations / ordinances applicable to comparable developments throughout the community and (ii) to the extent not in conflict with the terms of the Agreed Judgment.

**SPECIAL NOTES:**

- S-1. The developer will establish a Property Owners Association for the ongoing maintenance of the site amenities including the boulevard medians and signage.
- S-2. Overall site coverage of Parcel A (zoned I-1) and Parcel C (zoned P-1) shall not exceed 80%.

**GENERAL TRANSPORTATION NOTES:**

- GT-1. There shall be no direct access to New Circle Road from this property. There shall be no direct access to Clays Mill Road from the portion of Parcel C which fronts on Clays Mill Road.
- GT-2. The general realignment of the roadway system, street cross-sections, the roundabout concept and street intersection spacing shall be consistent with the design shown on this plan. Design details will be determined at the time of the Preliminary Subdivision Plan and subject to the approval of the Department of Public Works.
- GT-3. The improvements within and/or modifications to the Reynolds Road right-of-way shall be subject to the approval of the KYDOD through the Encroachment Permit process after Planning Commission approval of the Preliminary Subdivision Plan (unless KYDOD control of the right-of-way has been released to the LFUCG).
- GT-4. On-site portions of Wellington Way, Post Road and that section of Reynolds Road from the railroad underpass to the roundabout will be four-lane boulevard with a median and will have a 120' right-of-way (excepting transition areas at the property lines).

**WEST REYNOLDS ROAD PHASING NOTES:**

- WR-1. The improvements to the portion of Reynolds Road east of the roundabout shall be constructed in conjunction with the development of the retail/industrial/professional office area as required by the subdivision Regulations. There shall be no restriction on the time when permitted uses on any tracts of the subject property shall be permitted to commence except that permitted uses in the B-6P area on Parcel B shall be permitted to obtain occupancy permits and commence operations on or after thirty-six (36) months from July 25, 1997. Construction plans, occupancy permits, and other land use related approvals shall not be denied or delayed based upon the fact that the Reynolds Road railroad underpass at the east side of the property has not been reconstructed or improved.
- WR-2. At the time the P-1 uses on Parcel C are developed, the developer shall a) dedicate the right-of-way necessary for the full boulevard section of Reynolds Road as a prerequisite to occupancy of the P-1 uses on Parcel C; and b) construct the full boulevard section of Reynolds Road from the eastern boundary of Parcel C to the roundabout at the time of construction of the roundabout.

**LANDSCAPE BUFFER NOTES:**

- LB-1. Arterial screening shall be required along New Circle Road and along Clays Mill Road. A unified plan for Clays Mill Road screening shall be submitted at the time of Preliminary Subdivision Plan for any property (exclusive of the park frontage) with Clays Mill Road frontage. A unified plan for the New Circle Road frontage (exclusive of the park frontage) shall be submitted at the time of Preliminary Subdivision Plan for any property with New Circle Road frontage and shall take into account the existing plant material along portions of New Circle Road.

**STORM DRAINAGE NOTES:**

- SD-1. The construction of the detention basins in the area to be dedicated to the LFUCG for the Shiloto Park expansion shall commence at such time as any portion of the retail area or adjacent P-1 area develops, but in any event shall commence within five years of the final approval of the rezoning of the property, that is, August 25, 1997. Phasing of the sedimentation and soil erosion control measures shall be to the approval of the Division of Engineering.
- SD-2. The potential for onsite stream bank degradation will be addressed by the improvement plans for each section of the development as it is proposed. Reshaping of the banks onsite may be proposed to minimize further erosion or to make the conveyance of storm water more appropriate / efficient. NDC's engineer will submit a letter expressing its opinion that the baseline NDC Storm Drainage Master Plan (which will be revised as provided in Note G-11) addresses, and the design of storm drainage improvements on the NDC property gives consideration to the issue of the degradation of off-site downstream stream banks; provided, however, that NDC's responsibility for off-site downstream storm water remedies and improvements is limited to the financial contribution by the Agreed Judgment.

**NOTE:**

LOTS 1-15, BLOCK 'B' ARE LIMITED TO 80% IMPERVIOUS AREA COVERAGE, PER THE AGREED JUDGMENT.  
 TEMPORARY LEFT AND RIGHT LANES ON REYNOLDS ROAD AT THE WESTERN LOOP ROAD INTERSECTION WILL BE PROVIDED AS A PART OF PHASE ONE CONSTRUCTION. PRIOR TO THE OCCUPANCY OF ANY PORTION OF THE B-6P PROPERTY, REYNOLDS ROAD SHALL BE WIDENED TO FOUR LANES WITH A MEDIAN ACCORDING TO THE APPROVED CROSS SECTION.

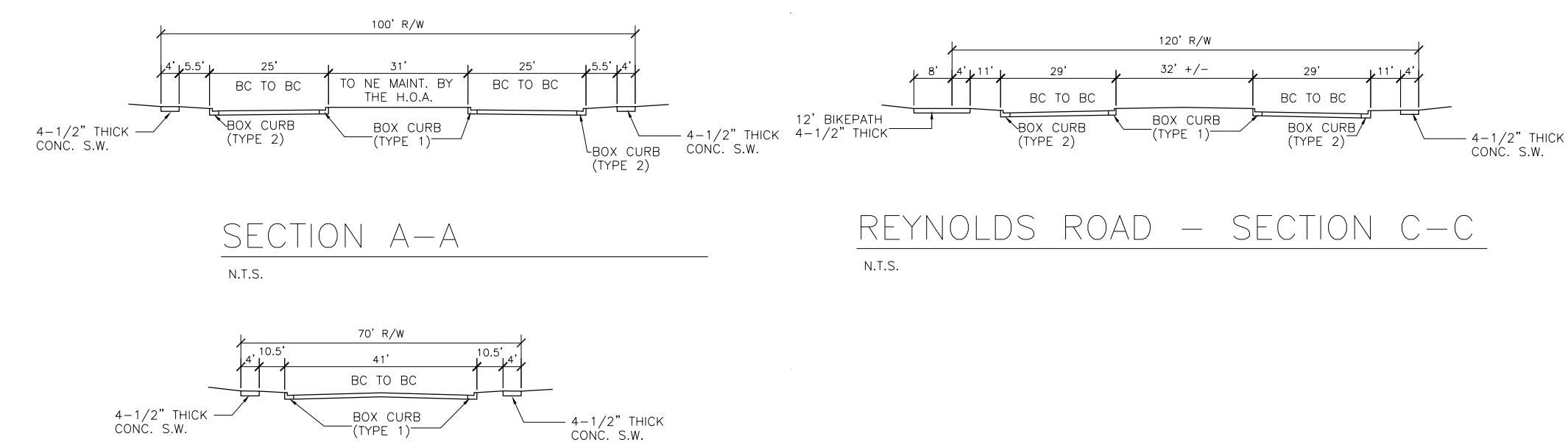
OVERALL SITE COVERAGE OF PARCEL C (LOT 1 ZONED P-1) SHALL NOT EXCEED 80%.

ALL MEDIANS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

A BOARD OF ADJUSTMENT FOR A CONDITIONAL USE WAS GRANTED FOR BUILDING 'E' ON MARCH 31, 2000. (CASE #C-2000-46)

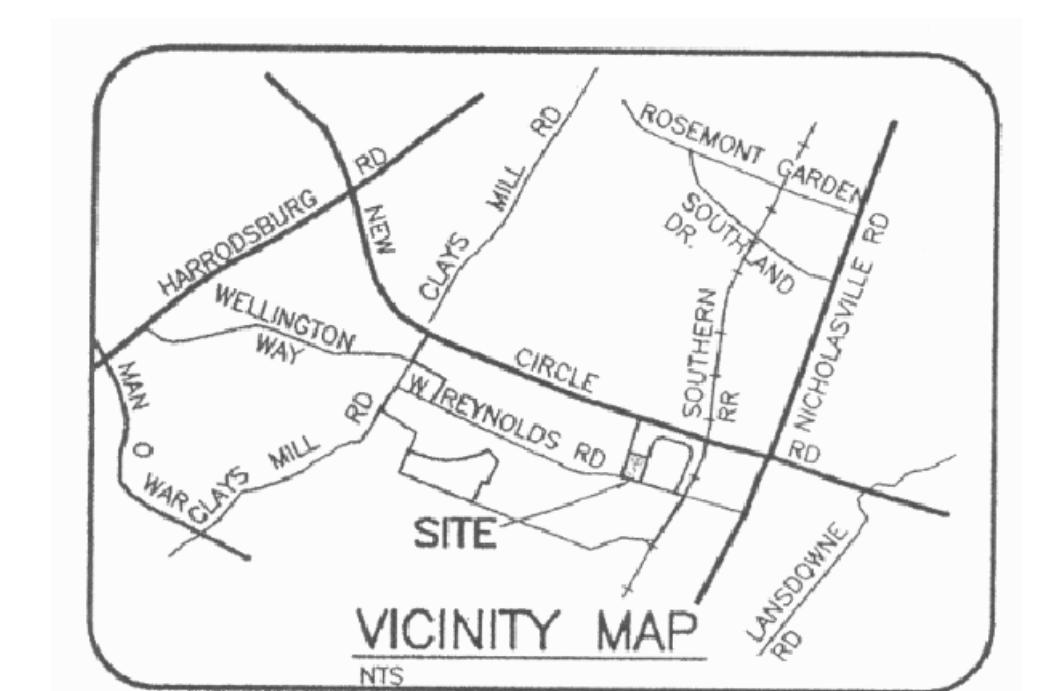
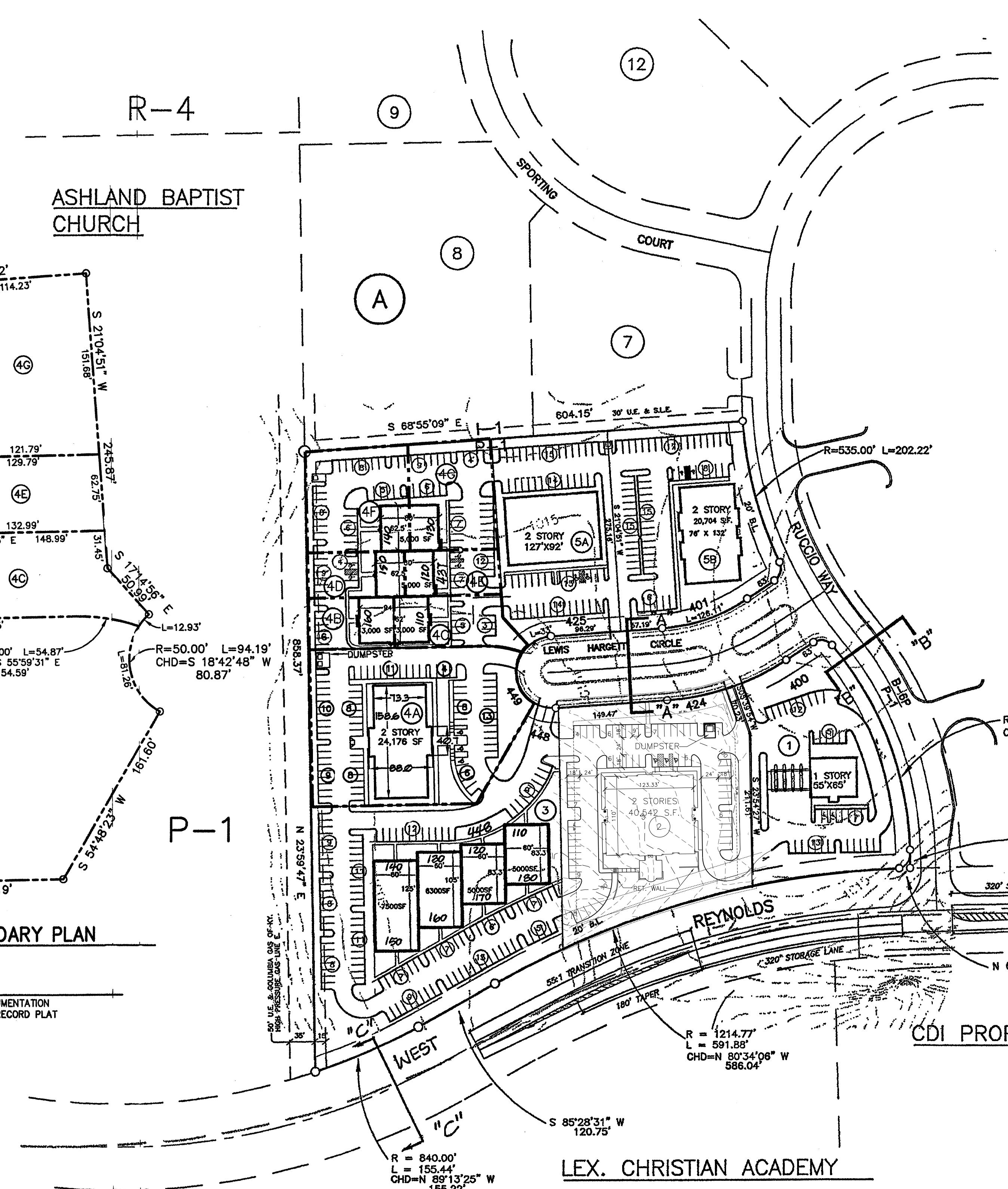
THE GAS LINE EASEMENT PREVIOUSLY SHOWN ON THIS PLAN & RECORDED IN DB 635, P 357 WAS RELEASED BY DB 2160, P 668 AS SHOWN ON PLAT OF RECORD IN CAB 'L', SLIDE 371.

THERE SHALL BE A RECIPROCAL PARKING AND ACCESS AGREEMENT BETWEEN ALL LOTS WITHIN THIS SITE.



**ENLARGED LOT 4 BOUNDARY PLAN**  
SCALE: 1" = 60'

**NOTE:**  
THE SUBDIVISION BOUNDARIES AND MONUMENTATION ARE DETAILED ON THE AMENDED FINAL PLAT FOR LOT 4.



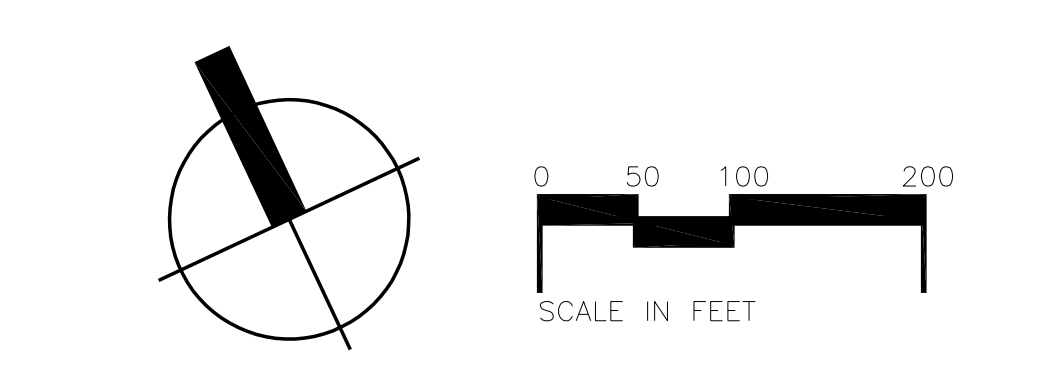
**OVERALL COVERAGE STATISTICS:**

LOT	TOTAL AREA	PERVIOUS AREA	IMPERVIOUS AREA	OVERALL COVERAGE
5B	53,878.43 SF	20,487.43 SF	33,391.00 SF	62%
5A	43,555.88 SF	12,469.57 SF	31,086.31 SF	71%
4B thru 4G	74,035.57 SF	22,185.94 SF	51,849.63 SF	70%
4A	60,506.52 SF	14,176.46 SF	46,330.06 SF	77%
3	109,142.48 SF	37,113.48 SF	72,029.00 SF	66%
2	78,408.64 SF	27,324.64 SF	51,084.00 SF	65%
1	59,211.82 SF	26,290.03 SF	32,921.79 SF	56%
TOTAL	478,739.34 SF	160,047.55 SF	318,691.79 SF	67%

**SITE STATISTICS:**

TOTAL ACREAGE: 11.93 AC. (INCLUDES 0.94 LEWIS HARGETT R.O.W.)  
 TOTAL NUMBER OF LOTS: 17  
 ZONE: P-1  
 USE: PROFESSIONAL OFFICE PARK  
 TOTAL VEHICULAR USE AREA: 206,729 SF  
 INTERIOR LANDSCAPE AREA REQUIRED: 10,338 SF  
 INTERIOR LANDSCAPE AREA PROVIDED: 18,119 SF

LOT	COVERAGE	FLOOR AREA	PARKING FLR. AREA	PARKING REQ'D	PARKING SHOWN	BLDG HEIGHT TO YARD RATIO (3:1)
5B	10,352	20,704	17,599	44	61	2 STORY - MIN. SIDE & REAR YARD 10'
5A	11,684	23,368	19,863	50	56	2 STORY - MIN. SIDE & REAR YARD 10'
4B thru 4G	16,000	16,000	13,600	34	99	1 STORY - MIN. SIDE & REAR YARD 20'
4A	12,088	24,176	20,550	52	77	2 STORY - MIN. SIDE & REAR YARD 10'
3	23,800	23,800	20,230	51	122	1 STORY - MIN. SIDE & REAR YARD 10'
2	13,514	40,542	24,451	61	66	2 STORY - MIN. SIDE & REAR YARD 20'
1	3,600	3,600	3,060	8	37	1 STORY - MIN. SIDE & REAR YARD 6'
TOTAL	91,038	152,190	119,353	300	518	



**JOHN L. CARMAN & ASSOCIATES, INC.**  
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 Landscape Architecture • Planning • Site Engineering

**NDC PROPERTY - UNIT 1**  
 WELLINGTON LOT 2

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5th AMENDED FINAL DEVELOPMENT PLAN

DATE: 8/25/04 DRAWN BY: CWH CHECKED: JJC REVISIONS:

SHEET NO. DP