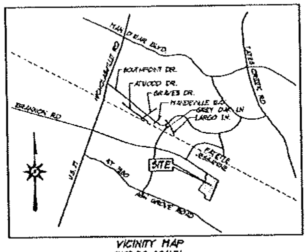
Preliminary Only



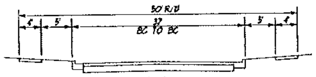
VICINITY MAP
(NOT TO SCALE)

PUBLIC UTILITIES

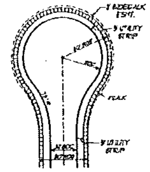
WATER: JESSAMINE CO WATER DISTRICT 01
SEWER: JESSAMINE SOUTH ELKHORN WATER DISTRICT
ELECTRIC: BLUE GRASS ENERGY
TELEPHONE: WINDSTREAM

R-1E REQUIREMENTS

MINIMUM LOT SIZE - 6,500 S.F.
MINIMUM LOT WIDTH - SEE VARIANCES
MINIMUM FRONT YARD - 25 FT.
MINIMUM EACH SIDE YARD - 6 FT.
MINIMUM REAR YARD - 25 FT.
MAXIMUM LOT COVERAGE - 35%
MAXIMUM HEIGHT OF BLDG. - 35 FT.



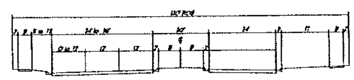
SECTION B-B

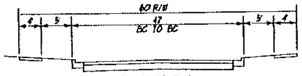

TYPICAL
CUL-de-SAC
(MAINTAIN A 5' UTILITY STRIP)

SITE STATISTICS:

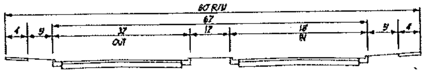
TOTAL AREA - 31.19 ACRES (GROSS) & 25.35 ACRES (NET)
AREA IN LOTS - 25.35 ACRES
AREA IN RIGHT OF WAY - 5.84 ACRES
NO. OF LOTS - 104 BUILDABLE - 1 H.O.A.
DENSITY - 3.33 LOTS / ACRE
LENGTH OF STREET - 3,936 L.F.
ZONE - R-1E
SMALLEST LOT IS LOT 91 WITH 6,760 S.F.

PER THE WAVER GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 24, 2014.
57' LOTS - 24 (23%)
51' LOTS - 37 (36%)
64' LOTS - 43 (41%)

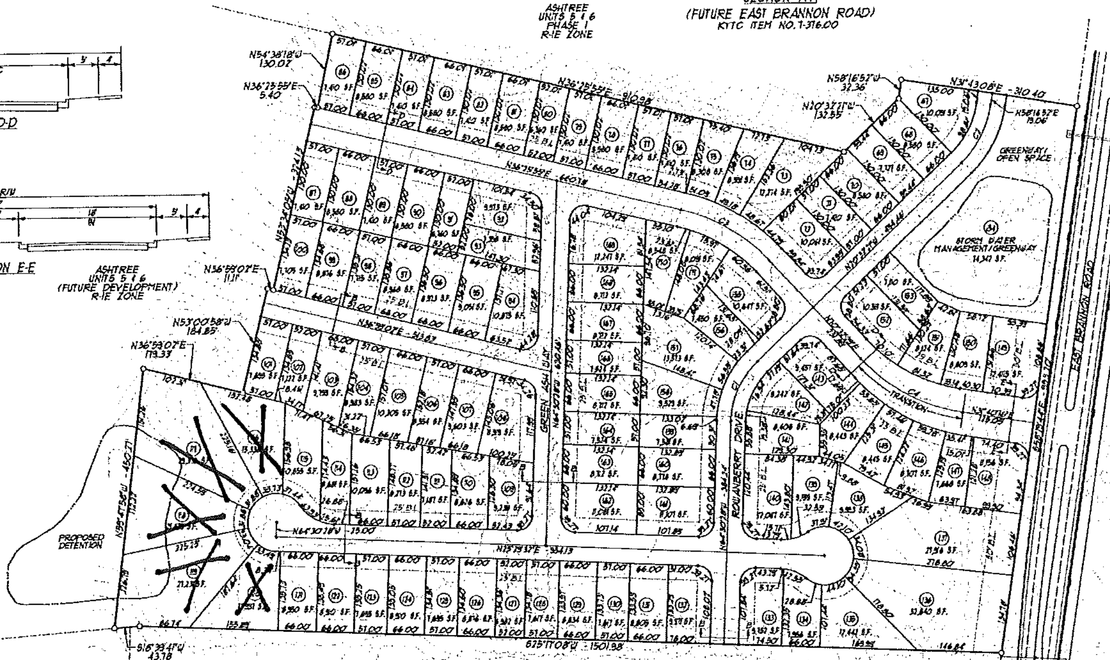

SECTION A-A
(FUTURE EAST BRANNON ROAD)
KYTC ITEM NO. 7-316.00



SECTION D-D

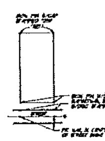


SECTION E-E



FLAGSHIP TWO, LLC
D.B. 533, PG. 63
3030 ASHGROVE ROAD
COUNTY A-1 ZONE

KATHERINE HULETT & SARAH WILLIAMS, TRUSTEE
DEAN HULETT REV. LIVING TRUST
D.B. 504, PG. 141
W.B. 5, PG. 5
3030 ASHGROVE ROAD
COUNTY A-1 ZONE


TYPICAL LOT
MONUMENTATION

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY EA PARTNERS, PLC IN JUNE, 2006 & JULY, 2008. THIS SURVEY WAS CONDUCTED BY RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO FOR THE TRAVERSE WAS 1 IN 31,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	[illegible]	150.00	[illegible]	92.3[illegible]
C2	[illegible]	175.00	[illegible]	[illegible]
C3	118.40	300.00	[illegible]	116.87
C4	303.33	300.00	[illegible]	[illegible]

GRAPHIC SCALE 1" = 100'

GENERAL NOTES

[illegible]

CERTIFICATE OF APPROVAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATE OF AVAILABILITY OF SEWER SERVICE

DEVELOPER
BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517

OWNER
ASH TREE PROPERTIES III, LLC
108 W. MAPLE STREET
NICHOLASVILLE, KENTUCKY 40356

EA Partners, PLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

PRELIMINARY SUBDIVISION PLAT
ASHTREE
UNITS 5 & 6, PHASE 2
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN
DATE 02/01/16
CHECKED
REVISED 02/12/16

SHEET
1