

SITE STATISTICS
 Total Area - 34.00 Acres
 Lots proposed - 122
 Gross Density - 3.59
 Net Density - 5.54

Setback Dimensions
 Front - 20'
 Side - 5'
 Rear - 25'

Area in Street R/W - 7.21 Acres
 Area in Lots - 22.03 Acres
 Smallest Lot - 6,310 Sq Ft
 Largest Lot - 13,703 Sq Ft
 Average Lot - 7,931 Sq Ft

Utility Companies
 Telephone: AT&T Services-KY
 Electric: Kentucky Utilities Co
 Old Dominion Power
 City of Paris
 City of Paris
 Gas: Columbia Gas Co.

811
 Know what's below.
 Call before you dig.

Utility Note
 Underground utilities shown on this "Prel. Subdivision Plat" were marked in the field (03-01-2018) by The Utility Protection Center "KENTUCKY 811 CALL BEFORE YOU DIG", (toll free Phone No. 1-800-732-6007) Ticket No. 1803010551, 1803010579, 1803010581, 1803010584. This number was established to provide accurate location of existing underground utilities (i.e. Cables, Water, Electric Wires, & Gas)

Purpose: This Preliminary Major Subdivision Plat is intended for submital purposes only for the proposed subdivision of the Houston's Station Subdivision. Said plat is not intended for any other purpose. Said plat is not intended to be a recordable document and should not be interpreted as a complete boundary survey.

Note:
 1) Property ownership information provided herein is based on information obtained from readily available sources (i.e.: Bourbon County P.A. D.B. 263 PG. 30, and D.B. 289 PG. 617). Therefore, No Warranty Is Provided Regarding The Accuracy of Ownership Information or The Approximate Graphical Representations of Such (adjoining Property Lines including Easements Etc). Proposed easements are tentative location until further review by the appropriate utilities companies.
 2) The perimeter boundary is taken from a Minor Subdivision and Consolidation Plat (Cabinet C Shale 242)
 3) Landscape material in perimeter buffer areas shall meet the Landscape Ordinance Requirements.

CERTIFICATE OF ACCURACY
 I do hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Bourbon County Joint Planning Commission Office and a urban class survey. The monuments are as shown.
 Method of survey was conducted by gps "RTK" (real time kinematic) positional accuracy is less than 10:100-200 ppm. The horizontal datum is nad 1983. The bearings shown hereon are based on the Kentucky North Zone state plane coordinate system derived from a GPS survey. The directions and distances shown on the plat are not based on an adjusted survey. All property corners indicated "found" have been with an iron pin (1 1/2" length, 1 1/2" diameter) and cap stamped #870 unless otherwise noted hereon.

Surveyor:
 Date:
 Keith G Winstead
 110 E. Main St. Suite 206
 Georgetown, KY 40324
 Date of Survey - 2018-03-15

CERTIFICATION OF OWNERSHIP
 We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of the development with our own free consent.

Owner:
 Alliance Banking Company
 695 Bullion Boulevard
 Winchester, Kentucky 40391

Applicant:
 Centrust Capital Homes LLC

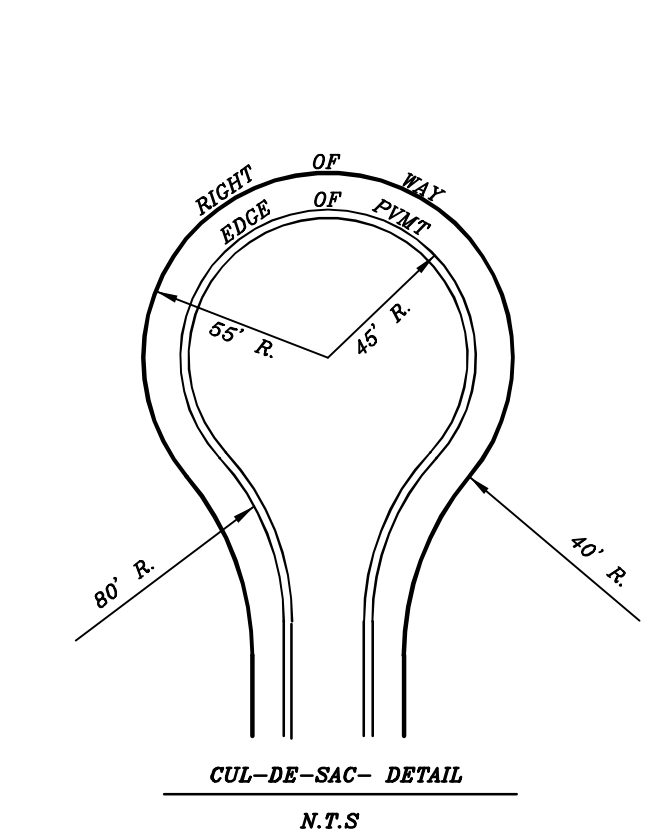
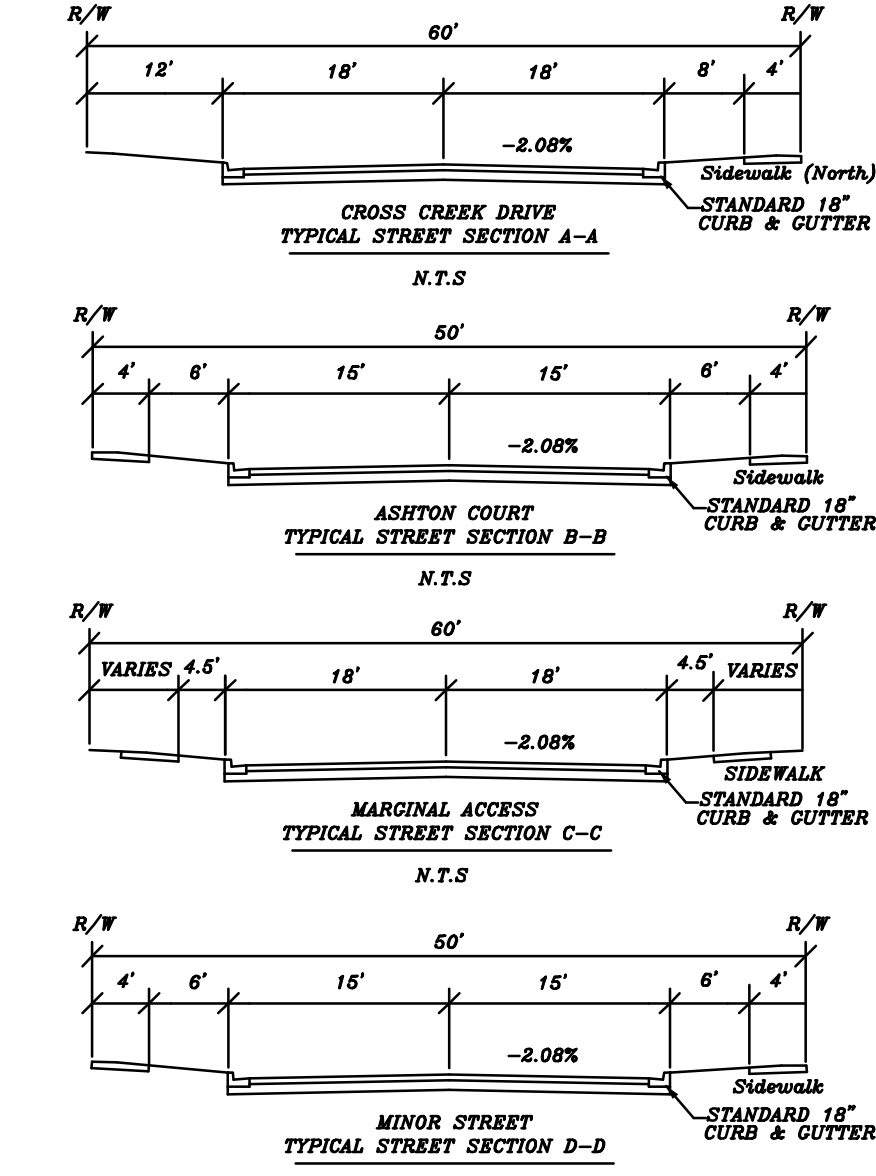
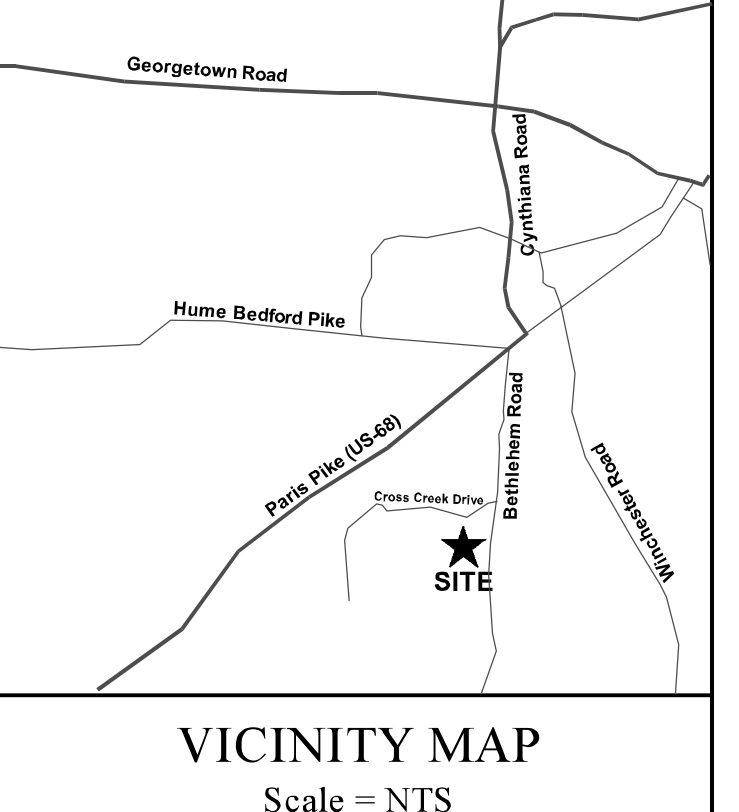
(Owner's Signature)

 (Owner's Signature)

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
 I hereby certify that the Preliminary Major Subdivision Plat shown hereon has been found to comply with the subdivision and development regulations for Paris and Bourbon County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the planning commission.

 (Chairman, Bourbon Co. Joint Planning Commission)

- LEGEND**
- Existing Structure Infrastructure
 - Property Boundary
 - Edge of Pavement
 - Water Line
 - Sanitary Line
 - Overhead Electrical Line
 - Underground Telephone (ATT)
 - Gas Line
 - Fire Hydrant
 - Water Meter
 - Gas Meter
 - Sanitary Manhole
 - Electric Pole
 - Property Corners (Parent Tract)
 - Property Corners (Proposed)
 - Found Property Corners (Metal Stake)
 - Found Property Corners (IBC PLS 3553)
 - Found Mag Nail

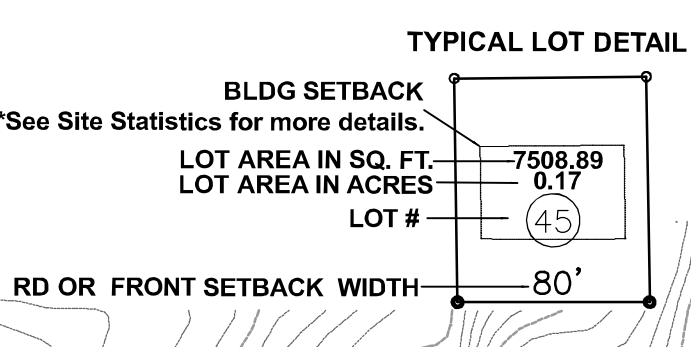
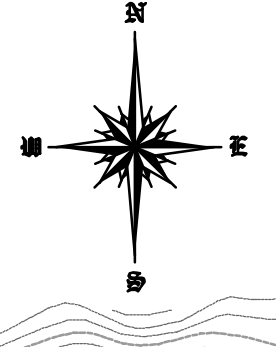


- Watershed 1**
 Size: 7.85 acres
 Storm Event: 100 year, 24 hour, 6.55 inches
 Storm Type: II
 Pre Outflow: 16.55 cfs
 Post-Outflow (before detention): 27.53 cfs
 Discharge: to Proposed Detention Area 1
- Watershed 2**
 Size: 26.15 acres
 Storm Event: 100 year, 24 hour, 6.55 inches
 Storm Type: II
 Pre Outflow: 55.15 cfs
 Post-Outflow (before detention): 88.74 cfs
 Discharge: to Proposed Detention Area 2
- Watershed 3 (Also Detention Area 2)**
 Size: 3.10 acres
 Storm Event: 100 year, 24 hour, 6.55 inches
 Storm Type: II
 Pre Outflow: N/A
 Post-Outflow (before detention): N/A
 Discharge: to watershed 3

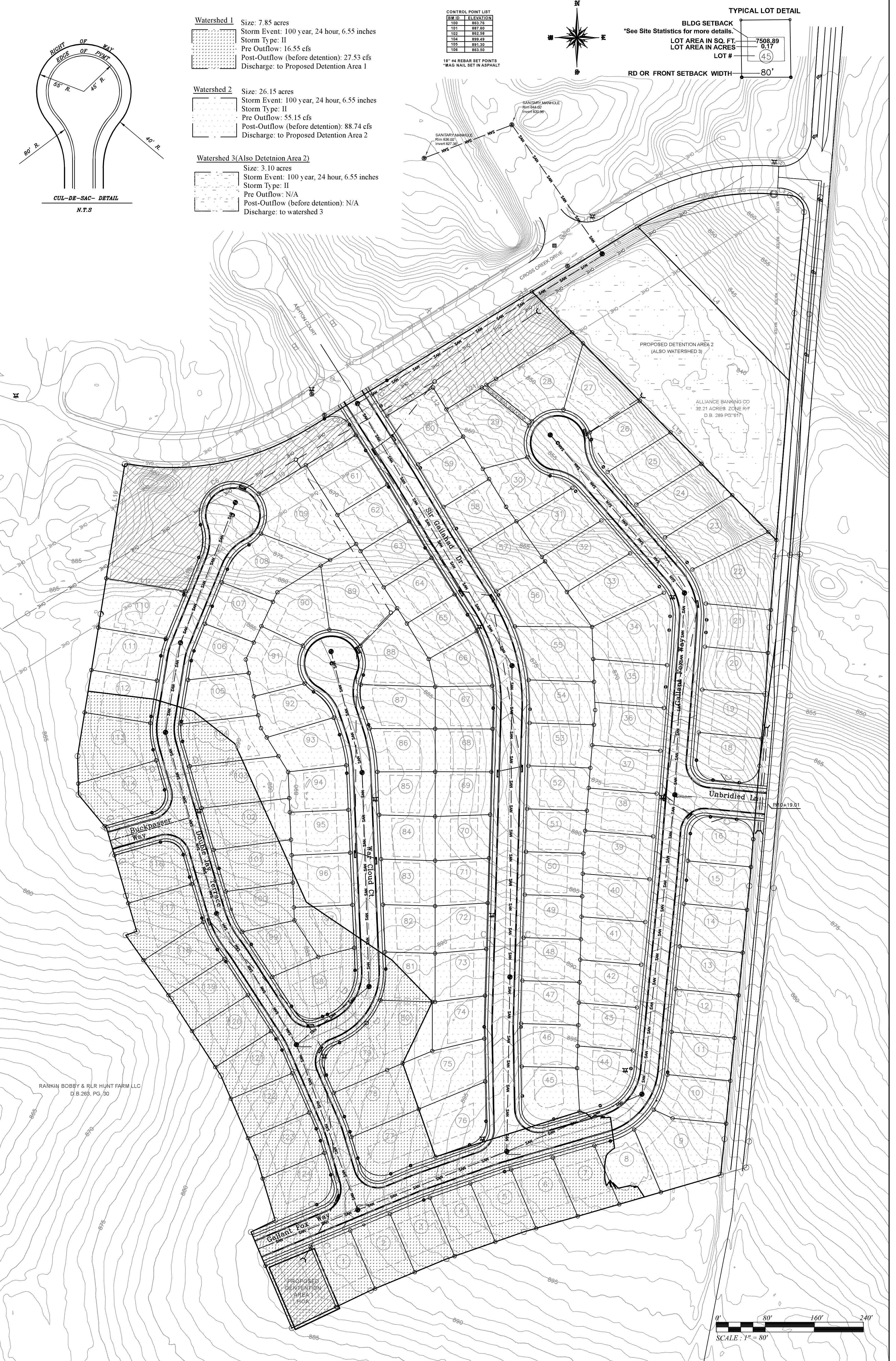
CONTROL POINT LIST

BM ID	ELEVATION
100	892.70
101	887.60
102	892.78
104	899.81
105	891.50
106	893.50

18" 64 REBAR SET POINTS
 *MAG NAIL SET IN ASPHALT



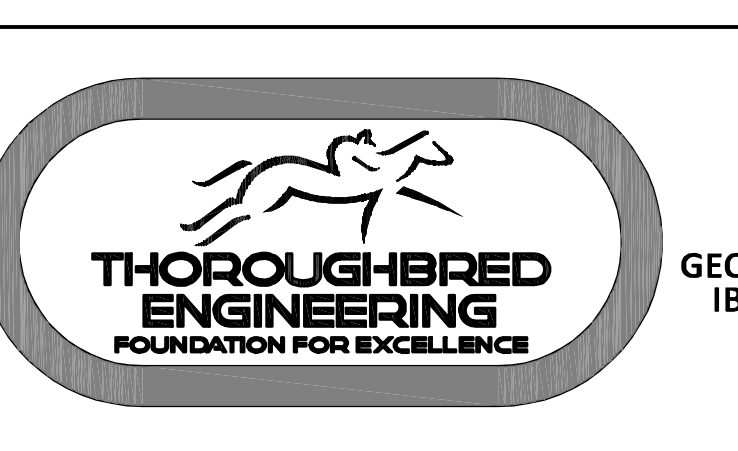
Notes:
 1) Pre-Discharge indicates existing discharge conditions for each watershed before construction. Post-Discharge indicates discharge conditions after construction is completed. All discharge values correspond to a 100 year, 24 hour storm event. Proposed detention areas will discharge waters at existing discharge levels or lower after construction is completed.



PROJECT NO.:	DRAWN BY:
DATE:	KWH
ISSUED FOR SUBMITTAL	REVIEWED BY:
REVISION:	ABC
DATE:	
DRAWING NAME:	
Prel. Storm & San. Layout	

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PRELIMINARY STORM & SANITARY LAYOUT PLAN
HOUSTON'S STATION
CENTRUST CAPITAL HOMES LLC
 CROSS CREEK DRIVE, BOURBON COUNTY, PARIS KY 40357



THOROUGHbred ENGINEERING
 P.O. BOX 481 LEXINGTON, KY 40588
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 CIVIL DESIGN, LAND SURVEYING,
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