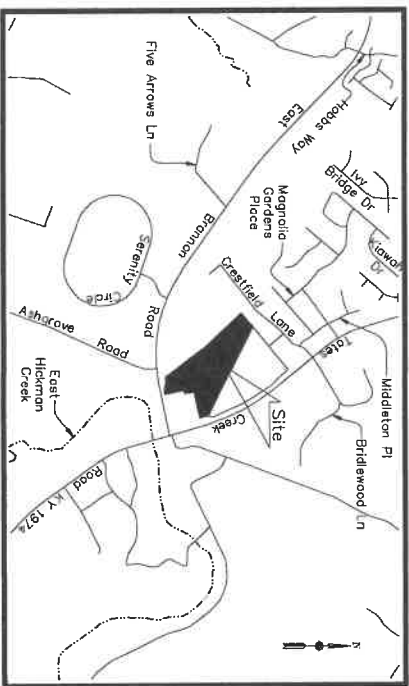


CONSTRUCTION PLANS

of

GDK FARM LLC PROPERTY (TURNER PROPERTY)

LEXINGTON, JESSAMINE COUNTY, KENTUCKY



VICINITY MAP
N.T.S.

FOR
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356

PREPARED BY:

EAGLE
ENGINEERING
& ASSOCIATES

CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS

215 E. RENYARDS ROAD, STE. F
 LEXINGTON, KENTUCKY 40517
 502.282.7104

UTILITY PROVIDERS:
 ELECTRIC: KENTUCKY UTILITIES
 LEXINGTON, KY 40004
 1-800-861-0900
 NATURAL GAS: NATURAL GAS
 P.O. BOX 1421
 LEXINGTON, KY 40512
 (606) 284-0212
 WATERSHED: WATERSHED
 1001 MERCEZ ROAD
 LEXINGTON, KY 40512
 (606) 284-1200

CALL 811 BEFORE ANY EXCAVATION ON SITE.

TABLE OF CONTENTS

COVER SHEET.....	1
PRELIMINARY SUBDIVISION PLAT.....	2
EXISTING CONDITIONS.....	3
GRADING AND EROSION CONTROL NOTES.....	4
GRADING PLAN.....	5
DETENTION POND.....	6
STREET PLAN.....	7
STREET TYPICAL SECTIONS.....	8
STREET PROFILES.....	9
EROSION CONTROL PLAN, PHASE 1.....	10
EROSION CONTROL PLAN, PHASE 2.....	11
EROSION CONTROL DETAILS.....	12
STORM SEWER PLAN/PROFILES.....	13
STORM SEWER DETAILS.....	14
STORM INLET WATERSHED MAP.....	15
SANITARY-LINE A PLAN/PROFILE.....	16
SANITARY-LINE B PLAN/PROFILE.....	17
SANITARY DETAILS.....	18
WATERLINE PLAN.....	19





SHEET:
3 OF 19



EAGLE
ENGINEERING
& ASSOCIATES
218 E. BETHWOOD ROAD, STE. F
LEWISBURG, KENTUCKY 40317

CONSULTING ENGINEERS
LAND SURVEYORS
PLANNERS & DESIGNERS
938.292.7104



DATE: 4-18-2025

EXISTING CONDITIONS
TURNER PROPERTY
5447 TATES CREEK ROAD
JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
1002 FIVE ARROWS LANE
NICHOLASVILLE, KENTUCKY 40356



Contract Summary
 Project Name: 5447 TATES CREEK RD. - 2.000 AC. - 1174' x 1174' LOTS
 Client: TURNER PROPERTY, LLC
 Date: 4-18-2025
 Scale: AS SHOWN
 Drawing No.: 2525-19

THIS IS A PRELIMINARY GRADING PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE GRADING PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE GRADING PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE GRADING PLAN IS NOT A GUARANTEE OF ACCURACY. THE GRADING PLAN IS NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN. THE GRADING PLAN IS NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN. THE GRADING PLAN IS NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN.

SHEET
 5
 OF
 19


EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 218 E. REYNOLDS ROAD, STE. F
 LEITCHFORD, KENTUCKY 40321
 502.252.7104

DATE: 4-18-2025


GRADING PLAN
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356



SHEET
7 OF
19

EAGLE
ENGINEERING
& ASSOCIATES

CONSULTING ENGINEERS
LAND SURVEYORS
PLANNERS & DESIGNERS

210 E. NEWBOLD ROAD, STE. F
LEWISBURG, KENTUCKY 40357
606.382.7104

STATE OF KENTUCKY
WILLIAM E. MCALISTER
LICENSED PROFESSIONAL ENGINEER
2238

DATE: 4-18-2026

STREET GEOMETRY

TURNER PROPERTY

5447 TATES CREEK ROAD
JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC

1002 FIVE ARROWS LANE
NICHOLASVILLE, KENTUCKY 40356

SELECTED STREET CONSTRUCTION SPECIFICATIONS
CONSTRUCTION NOTES

1) SUBGRADE

Subgrade shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents. The subgrade shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents. The subgrade shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents.

2) BASE MATERIAL

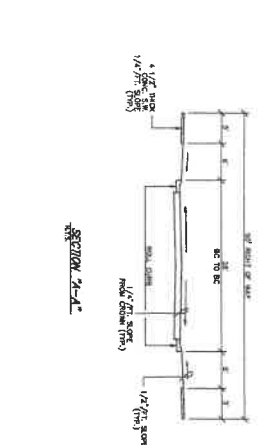
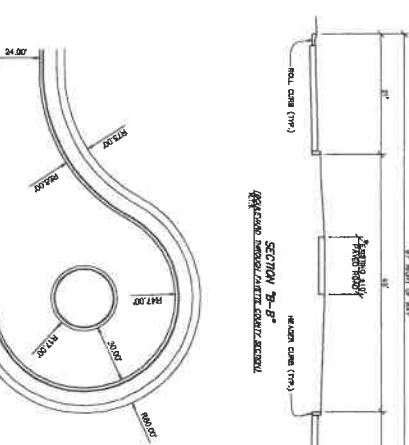
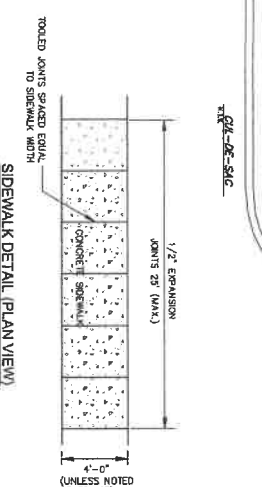
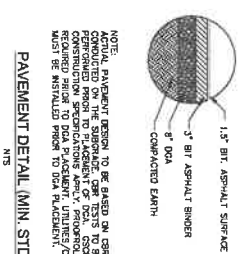
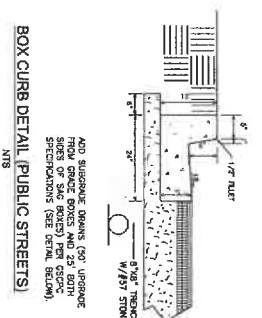
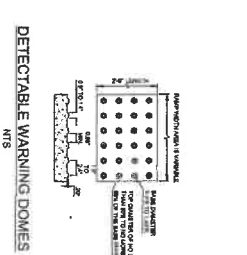
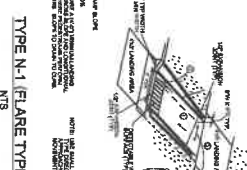
Base material shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents. The base material shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents.

3) ASPHALT LAYERS

Asphalt layers shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents. The asphalt layers shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents.

5) CURBS AND GUTTERS

Curbs and gutters shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents. The curbs and gutters shall be prepared and compacted to the specified minimum density in the entire area to be improved. Construction shall be in accordance with the approved construction documents.

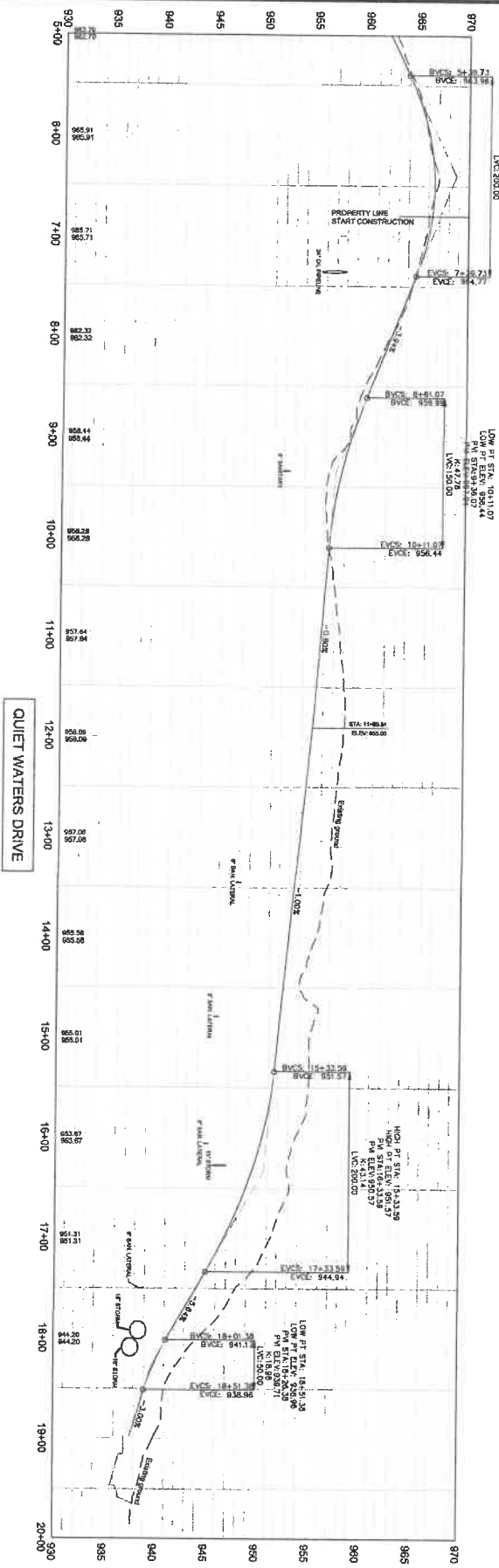
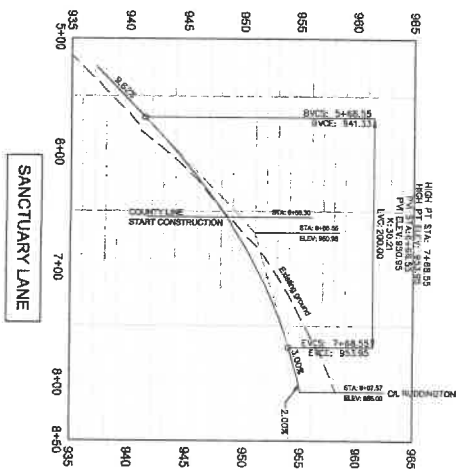


EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 AND SURVEYORS
 PLANNERS & DESIGNERS
 216 E. NEWBOLD ROAD, STE. F
 LEITCHFIELD, KENTUCKY 40511
 609.252.1104

DATE: 11-2023
 STATE OF KENTUCKY
 JESSAMINE COUNTY
 ENGINEER

TYPICAL SECTIONS
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356



SHEET
9 OF 19

EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 216 S. BIRCHWOOD ROAD, STE. F
 LEXINGTON, KENTUCKY 40517
 502.252.7164

STATE OF KENTUCKY
 WILLIAM B. WILSON
 LICENSED PROFESSIONAL SURVEYOR
 DATE: 4-15-2024

STREET PROFILES
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356



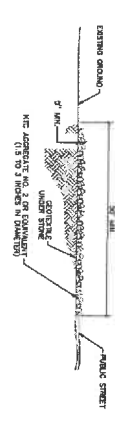
SHEET
11
OF
19

EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 278 E. REYNOLDS ROAD, STE. F
 LEXINGTON, KENTUCKY 40517
 606.262.7104

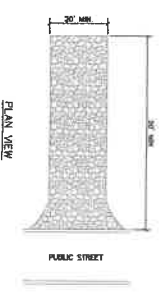
DATE: 2-11-2022
 WILLIAM E. MCGUIRE
 REGISTERED PROFESSIONAL ENGINEER

EROSION PLAN - Phase 2
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356

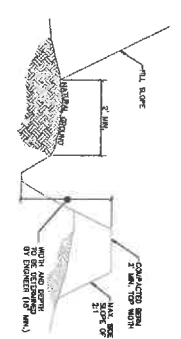


CROSS SECTION

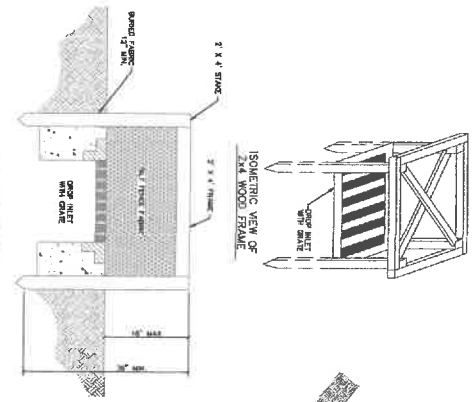


PLAN VIEW

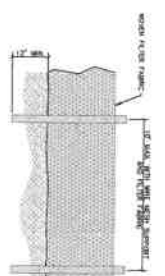
CONSTRUCTION ENTRANCE



TEMPORARY DIVERSION DITCH



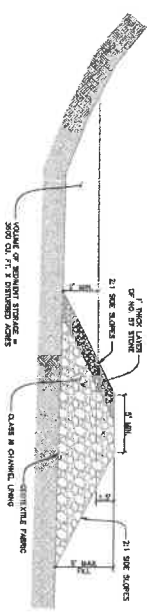
DROP & TYPE "F" INLET PROTECTION



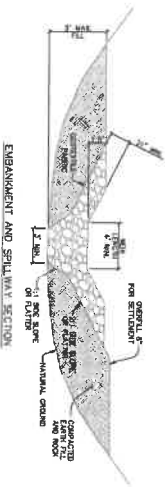
SILT FENCE DETAIL

- TEMPORARY SILT FENCE GENERAL NOTES
1. CONSTRUCTION SILT FENCES SHALL BE CONSTRUCTED WITH 12" HIGH POLYPROPYLENE SOD STRIPS OR EQUIVALENT. SOD STRIPS SHALL BE SPACED AT 10' ON CENTER. SOD STRIPS SHALL BE 12" WIDE AT THE TOP AND 6" WIDE AT THE BOTTOM.
 2. SOD STRIPS SHALL BE AT LEAST 5' HIGH IN LENGTH.
 3. SOD STRIPS SHALL HAVE PROJECTIONS FOR FASTENING, HOLE AND HOLES SHALL BE 1/2" DIA. FOR 1/2" DIA. SOD STRIPS.
 4. THE SOD STRIPS SHALL BE SPACED AT 10' ON CENTER. SOD STRIPS SHALL BE 12" WIDE AT THE TOP AND 6" WIDE AT THE BOTTOM.
 5. THE SOD STRIPS SHALL BE SPACED AT 10' ON CENTER. SOD STRIPS SHALL BE 12" WIDE AT THE TOP AND 6" WIDE AT THE BOTTOM.
 6. THE SOD STRIPS SHALL BE SPACED AT 10' ON CENTER. SOD STRIPS SHALL BE 12" WIDE AT THE TOP AND 6" WIDE AT THE BOTTOM.
 7. SOD STRIPS SHALL BE SPACED AT 10' ON CENTER. SOD STRIPS SHALL BE 12" WIDE AT THE TOP AND 6" WIDE AT THE BOTTOM.
 8. SOD STRIPS SHALL BE SPACED AT 10' ON CENTER. SOD STRIPS SHALL BE 12" WIDE AT THE TOP AND 6" WIDE AT THE BOTTOM.

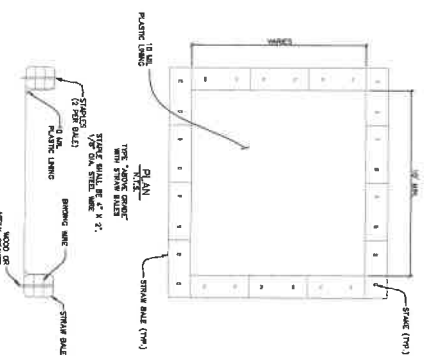
TEMPORARY SEEDING:
 MARCH 1 TO OCTOBER 31: ANNUAL PVE AT 120 LBS/ACRE
 NOVEMBER 1 TO FEBRUARY 28: ANNUAL PVE AT 120 LBS/ACRE
 PERMANENT SEEDING:
 KENTUCKY 31 TALL FESCUE AT 40 LBS/ACRE



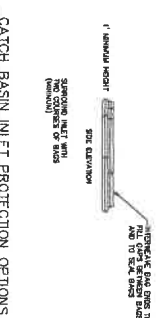
STONE SECTION



EXPANSION AND SPILLWAY SECTION



CONCRETE WASHOUT



CATCH BASIN INLET PROTECTION OPTIONS

Best Management Practices General Notes:

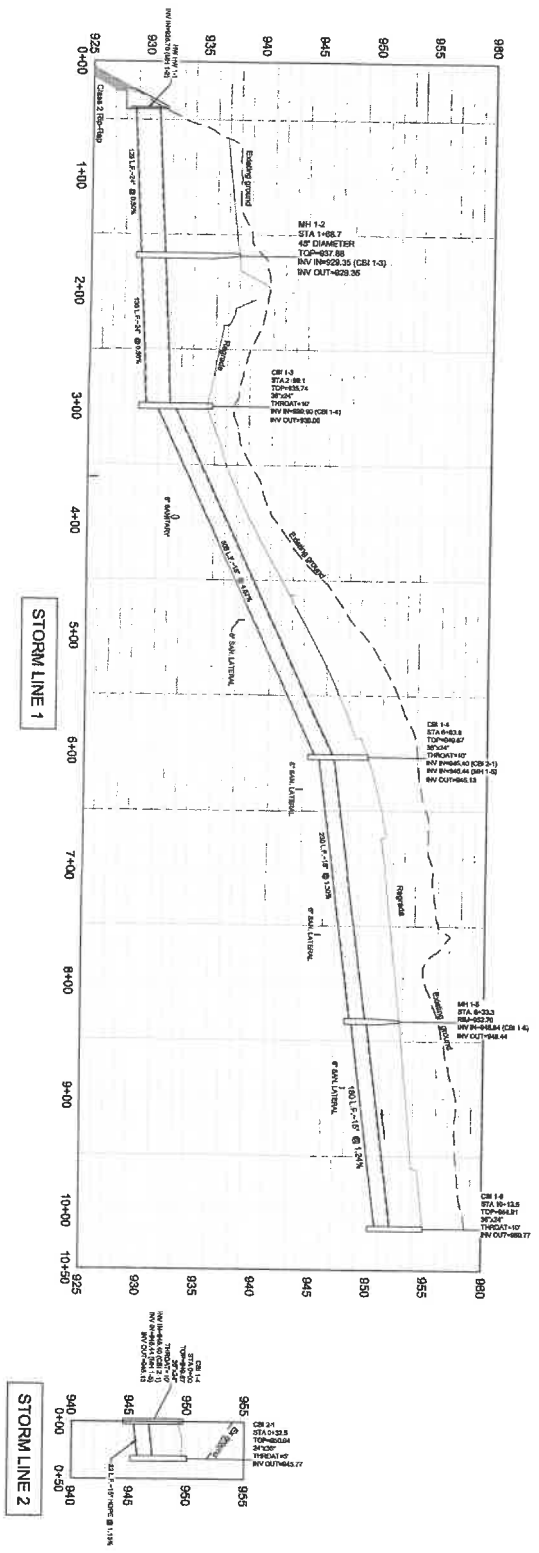
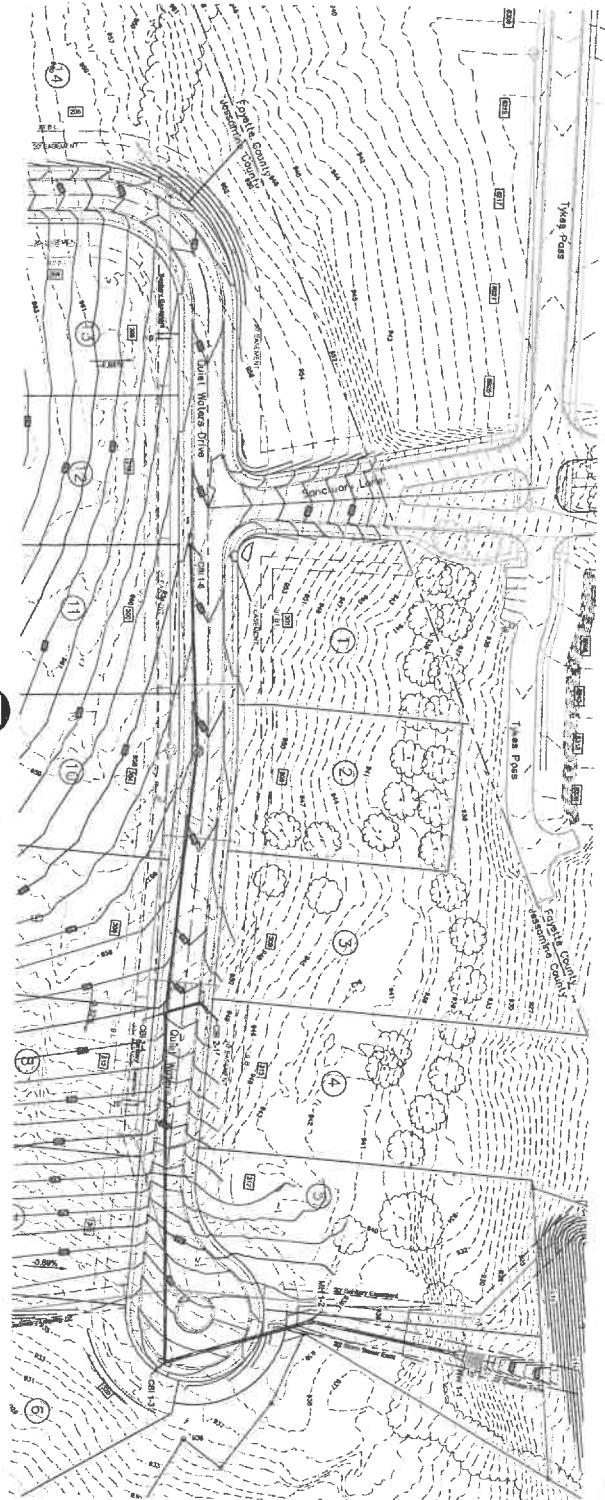
1. The purpose of this plan is to provide a general overview of the construction site and to provide a general overview of the construction site.
2. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
3. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
4. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
5. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
6. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
7. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
8. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
9. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.
10. The contractor shall be responsible for providing a general overview of the construction site and to provide a general overview of the construction site.

EROSION CONTROL DETAILS
 TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
 TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356

EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 1000 W. MAIN ST., SUITE 200
 NICHOLASVILLE, KY 40301
 606.221.2027

STATE OF KENTUCKY
 REGISTERED PROFESSIONAL ENGINEER
 No. 10000
 DATE: 4.11.13



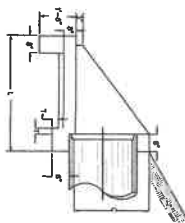
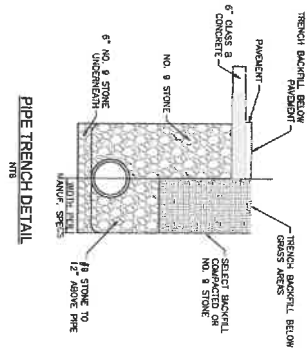
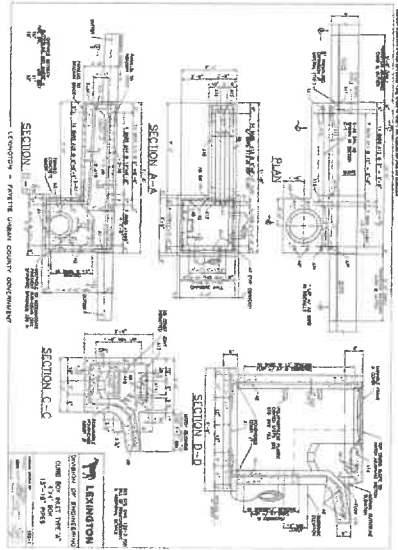
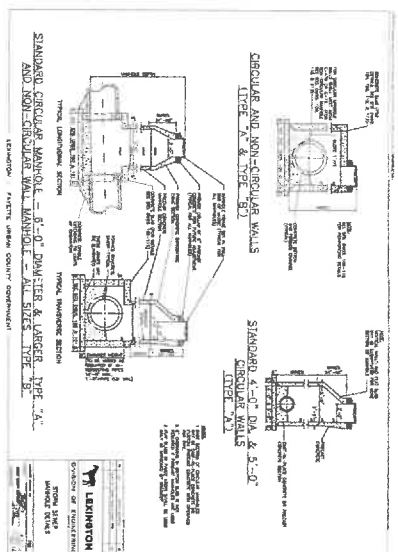
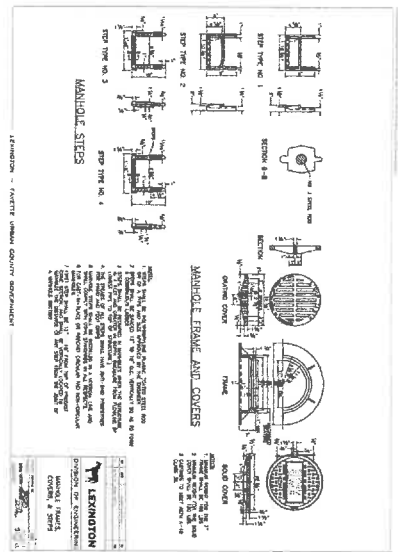
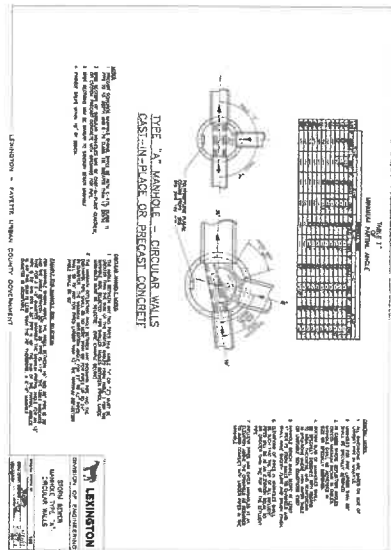
EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 218 E. REYNOLDS ROAD, STE. F
 LEXINGTON, KENTUCKY 40517
 502.252.7104

WILLIAM E. McLELLAN
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 4-18-2028

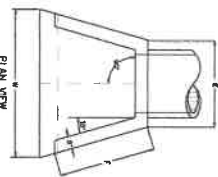
STORM - PLAN & PROFILE
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356

SHEET
 13 OF 19



PIPE DIA.	12"	18"	24"	30"	36"	42"	48"	54"	60"
HEADWALL HEIGHT	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
HEADWALL WIDTH	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
HEADWALL SLOPE	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1
HEADWALL FLARE	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1
HEADWALL TOP WIDTH	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
HEADWALL BOTTOM WIDTH	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
HEADWALL VOLUME	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0





SHEET 15 OF 19

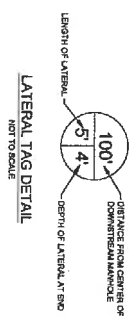
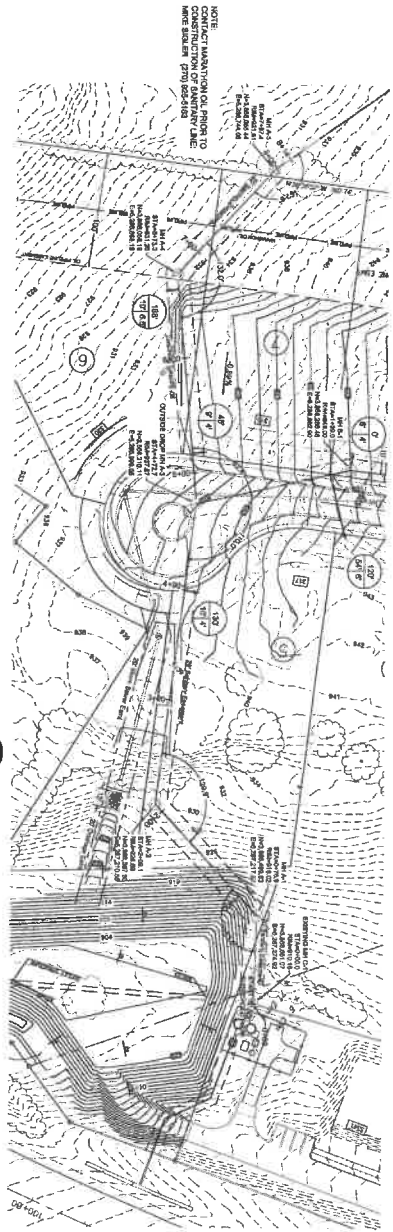


CONSULTING ENGINEERS
LAND SURVEYORS
PLANNERS & DESIGNERS
208 E. HENRIETTA ROAD, STE. 7
LEXINGTON, KENTUCKY 40507
PH: 606-710-4

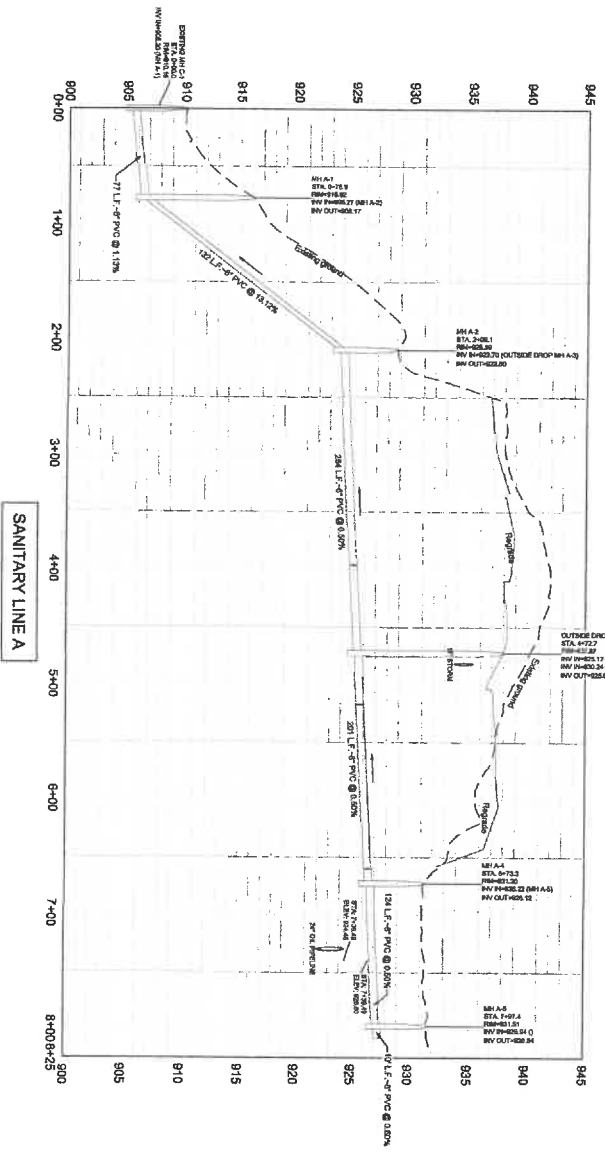


STORM INLET WATERSHEDS
TURNER PROPERTY
5447 TATES CREEK ROAD
JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
1002 FIVE ARROWS LANE
NICHOLASVILLE, KENTUCKY 40356



NOTE: ALL LATERALS ARE SINGLE SERVICE & PVC WITH CLEAN OUT.



SANITARY LINE A

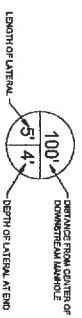
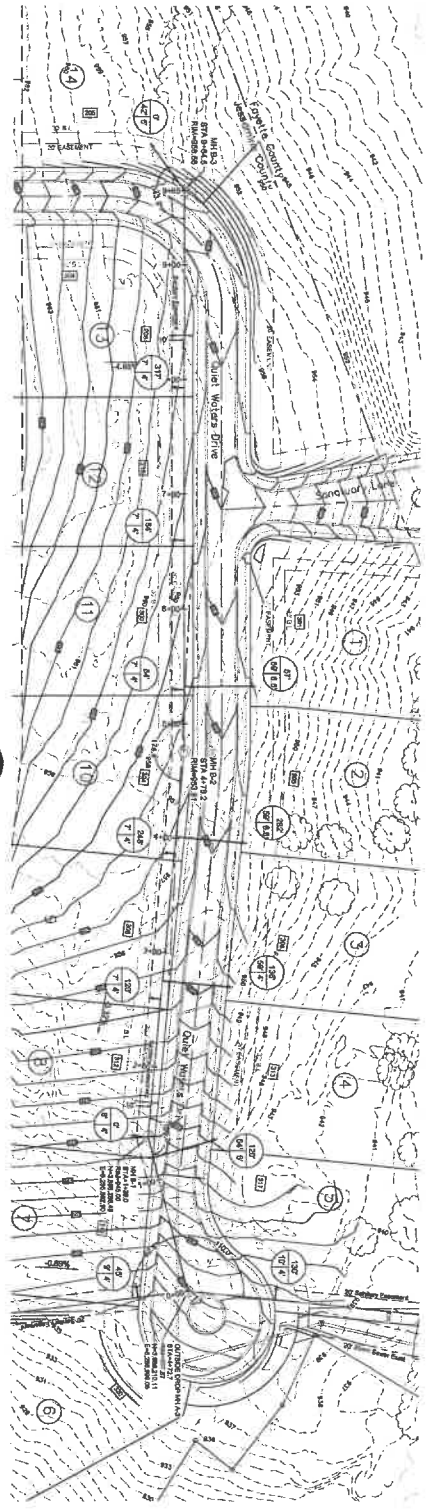
SHEET 16 OF 19

EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 278 E. HENRIE ROAD, 2ND FLOOR
 LEITCHFIELD, KENTUCKY 40317
 606.257.7104

DATE: 4-16-2020

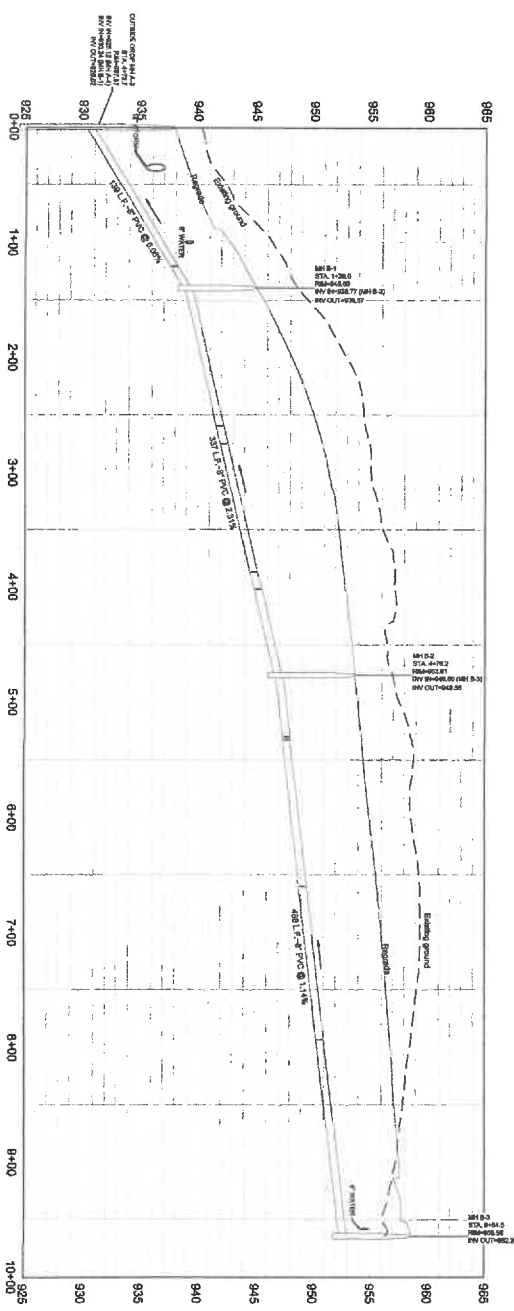
SANITARY LINE A - PLAN/PROFILE
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356



LATERAL TAG DETAIL
NOT TO SCALE

NOTE: ALL LATERALS ARE SINGLE SERVICE @ P/C WITH CLEAN OUT.



SANITARY LINE B

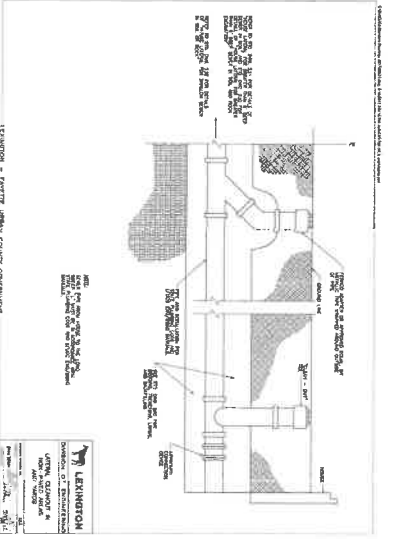
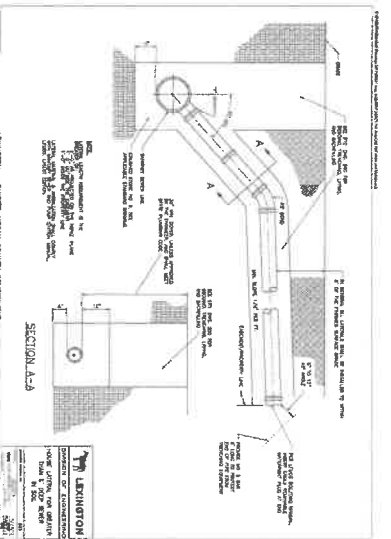
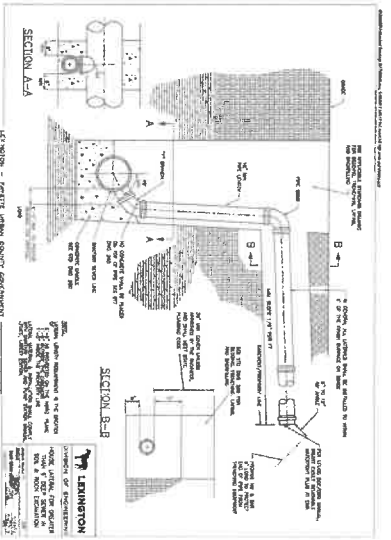
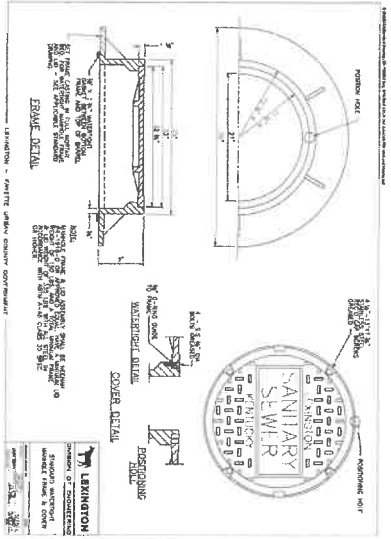
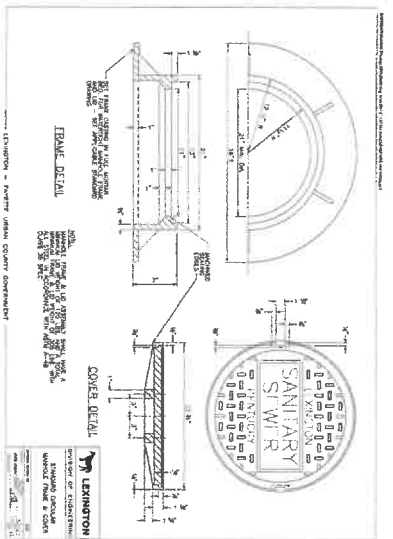
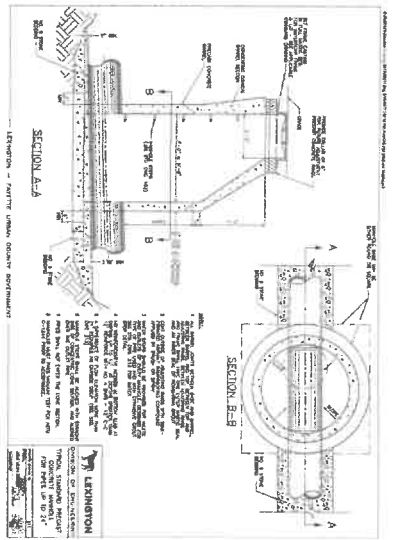
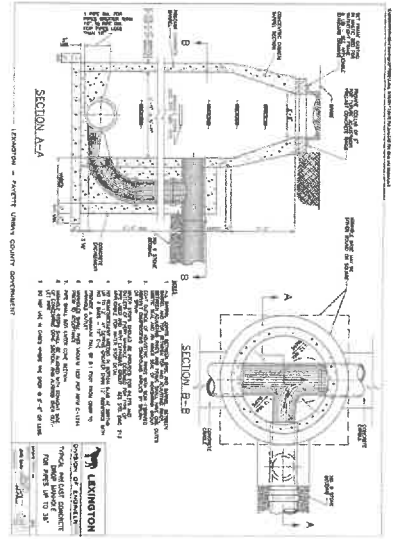
SHEET 17 OF 19

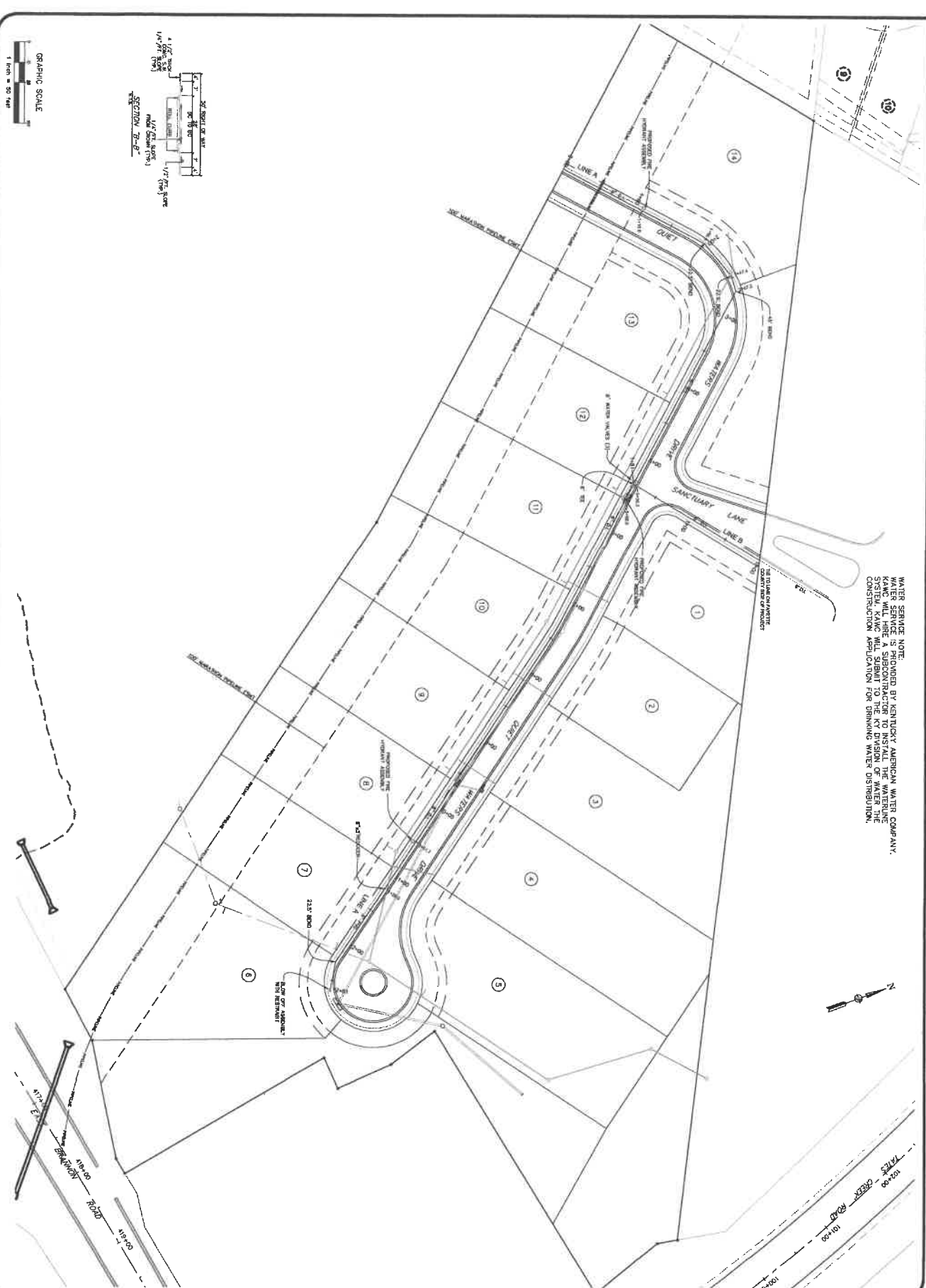
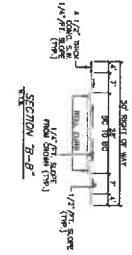
EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 218 E. HENRIETTA ROAD, 2ND F.
 LOUISVILLE, KENTUCKY 40203
 502.252.7104

STATE OF KENTUCKY
 WILLIAM E. BUCKLEY
 REGISTERED SURVEYOR
 10000

SANITARY LINE B - PLAN/PROFILE
TURNER PROPERTY
 5427 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356





WATER SERVICE NOTE:
 TO BE ORDERED BY KENTUCKY AMERICAN WATER COMPANY.
 KAWC WILL HIRE A SUBCONTRACTOR TO INSTALL THE WATERBLUE
 SYSTEM. KAWC WILL SUBMIT TO THE KY DIVISION OF WATER THE
 CONSTRUCTION APPLICATION FOR DRINKING WATER DISTRIBUTION.



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EAGLE ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS & DESIGNERS
 210 E. BETHLEHEM ROAD, 3RD F.
 LEXINGTON, KENTUCKY 40507
 606.262.7104



WATERLINE PLAN
TURNER PROPERTY
 5447 TATES CREEK ROAD
 JESSAMINE COUNTY, KENTUCKY

OWNER:
TURNER MANAGEMENT, LLC
 1002 FIVE ARROWS LANE
 NICHOLASVILLE, KENTUCKY 40356