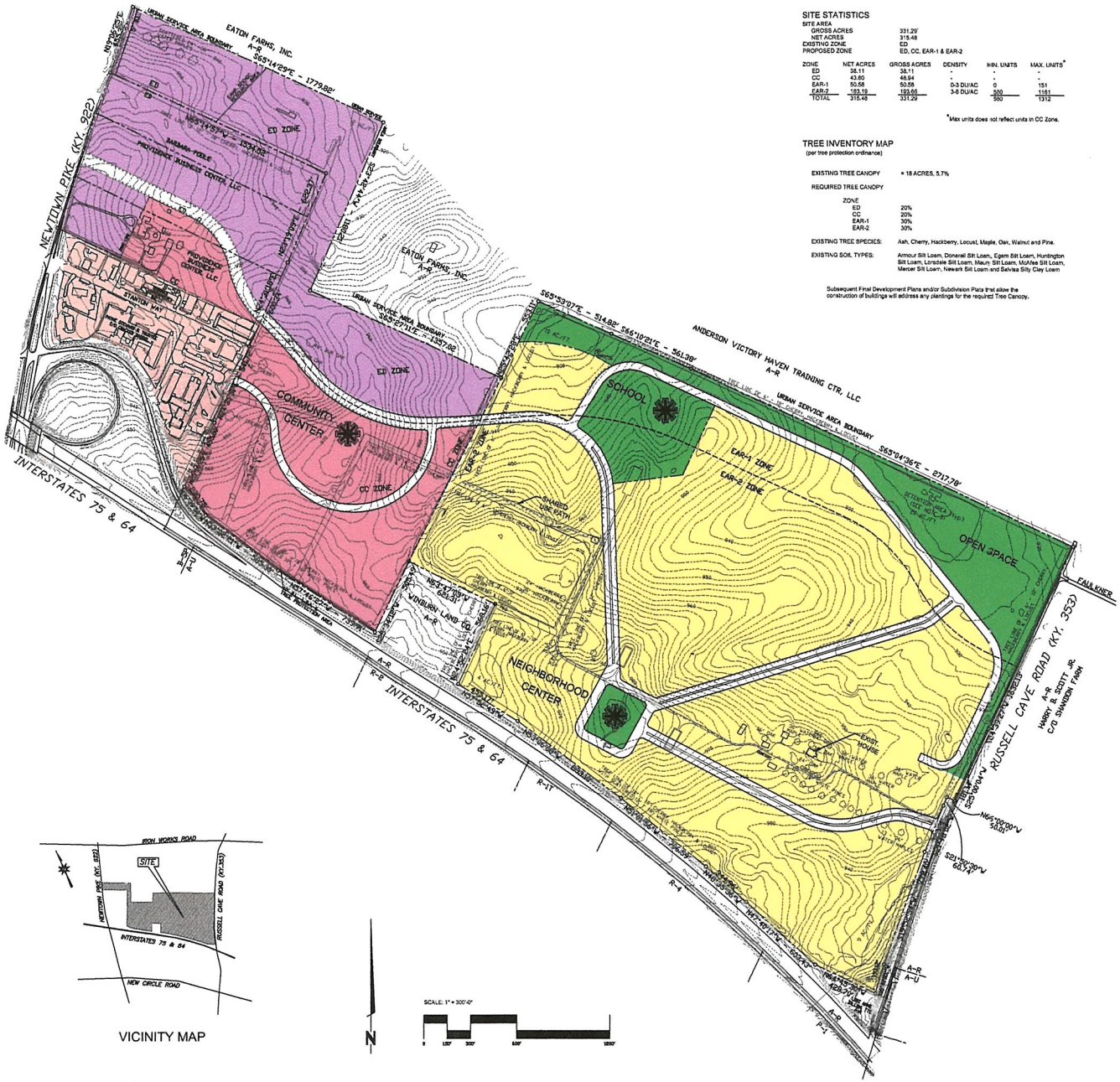


SITE STATISTICS

SITE AREA	
GROSS ACRES	331.29'
NET ACRES	315.48
EXISTING ZONE	ED
PROPOSED ZONE	ED, CC, EAR-1 & EAR-2

ZONE	NET ACRES	GROSS ACRES	DENSITY	MIN. UNITS	MAX. UNITS*
ED	38.11	38.11	-	-	-
CC	43.80	48.94	-	-	-
EAR-1	50.58	50.58	0-3 DU/AC	0	151
EAR-2	183.19	193.66	3-8 DU/AC	580	1161
TOTAL	315.48	331.29		580	1312

*Max units does not reflect units in CC Zone.

TREE INVENTORY MAP

(per tree protection ordinance)

EXISTING TREE CANOPY = 18 ACRES, 5.7%

REQUIRED TREE CANOPY

ZONE	
ED	20%
CC	20%
EAR-1	30%
EAR-2	30%

EXISTING TREE SPECIES: Ash, Cherry, Hackberry, Locust, Maple, Oak, Walnut and Pine.

EXISTING SOIL TYPES: Armour Silt Loam, Donerail Silt Loam, Egam Silt Loam, Huntington Silt Loam, Lonsdale Silt Loam, Maury Silt Loam, McAfee Silt Loam, Mercer Silt Loam, Newark Silt Loam and Salvisa Silty Clay Loam

Subsequent Final Development Plans and/or Subdivision Plats that allow the construction of buildings will address any plantings for the required Tree Canopy.

OWNERS CERTIFICATION:
I (we) do hereby certify that I am (we are) the owners of the property shown hereon, do fully agree to all graphic and textual representations shown hereon, and do adopt this as my (our) development plan for the property.

Owner _____ Date _____

Witness _____

COMMISSION'S CERTIFICATION:
I do hereby certify that this development plan was approved by the Urban County Planning Commission at its meeting held on _____, 2005.

Planning Commission Secretary _____ Date _____

NOTES:

1. This development plan shall not be used as the basis for sale of this property. Any sale shall be based upon an approved subdivision plan.

2. Access shall be limited to the points indicated on this plan

3. This development plan may be amended with the approval of the Planning Commission as set forth in the Zoning Ordinance.

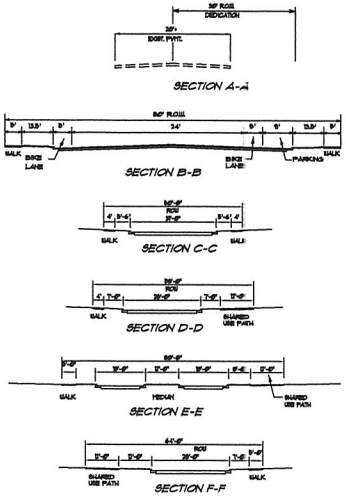
4. No grading, filling or other construction activity shall commence on this property unless and until a soil erosion control plan is approved by the Division of Engineering.

5. Screening and landscaping shall be as required by Article 18 of the Zoning Ordinance and Article 6-10 of the Subdivision Regulations.

6. If any part of this plan shall be judged invalid, such judgment shall not invalidate the remainder of the plan.

7. This property shall not be developed until either a final development plan or preliminary subdivision plan is approved by the Planning Commission.

8. Storm and sanitary sewers and detention shall comply with Lexington-Fayette Urban County Government engineering manuals.



Date: March 7, 2006

Barrett Partners, Inc.
Planning and Landscape Architecture
209 East High Street
Lexington, Kentucky 40507
(859) 381-9697
Fax (859) 381-0292
e-mail: tony@barrettpartnersinc.com

Preliminary Development Plan

PDP

KINGSTON HALL

2175, 2301 RUSSELL CAVE ROAD & 2350 NEWTOWN PIKE
Lexington, Fayette County, Kentucky