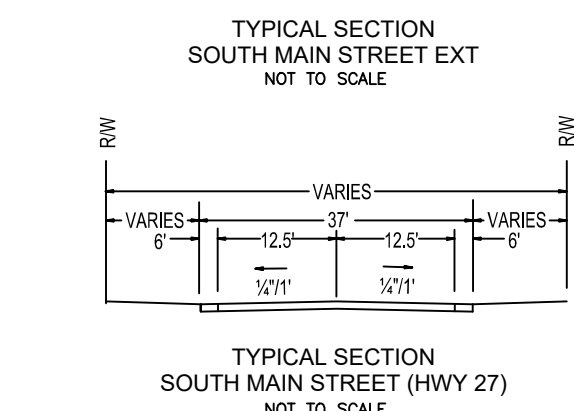
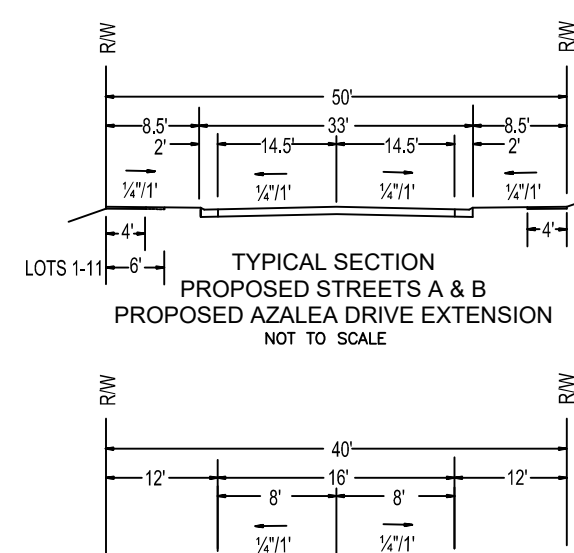
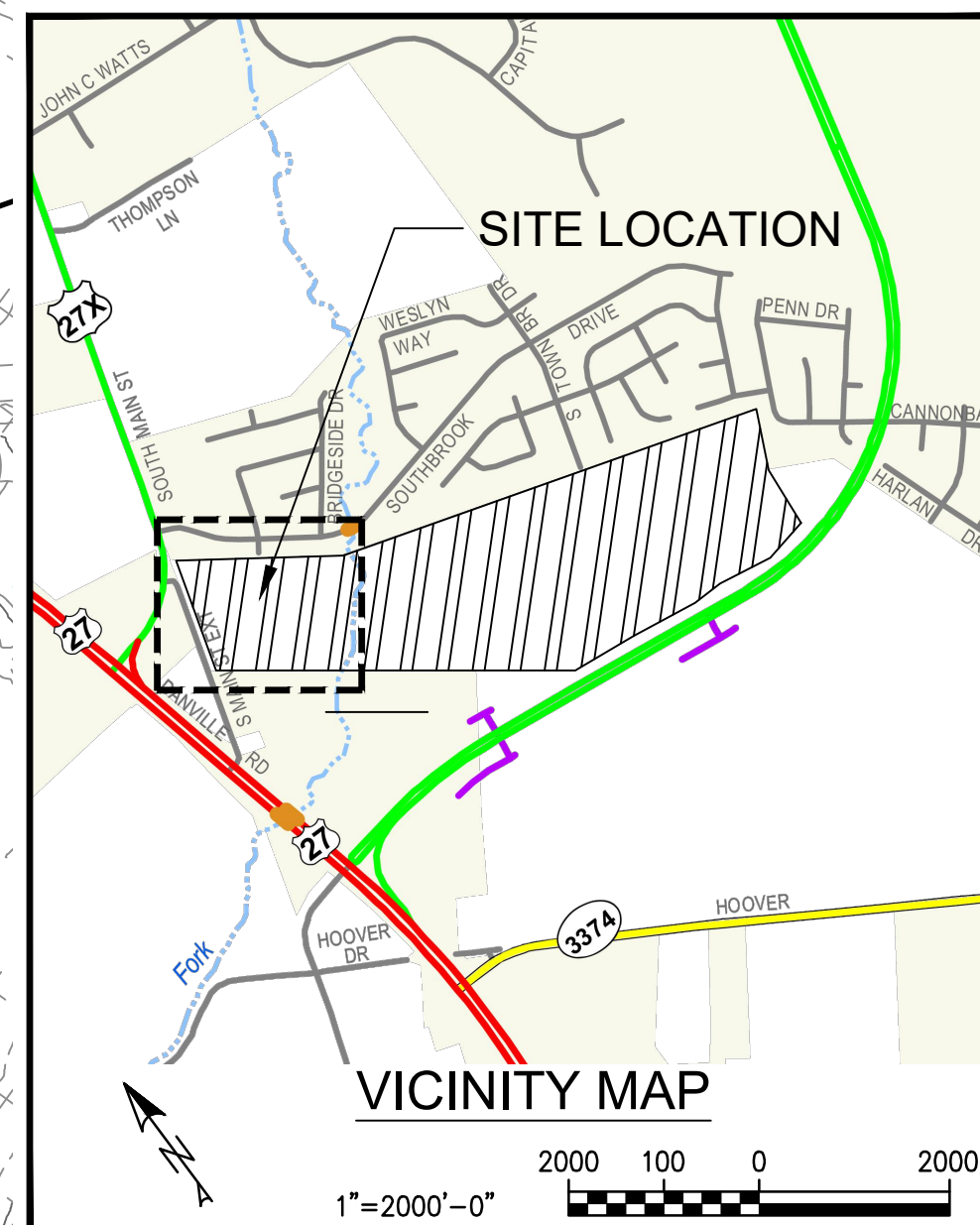




WMR-MDR, LLC
& SDK CORPORATION
DB 411 PG 340
DB 569 PG 239
PC 9 SL 23
ZONED A-1
(COUNTY)

NORTH INDICATED IS IN RELATION TO KY SINGLE
ZONE, NAD 83, NAVD 88



PROPERTY OWNERS
WMR-MDR, LLC. & SDK CORPORATION
1201 WILMORE ROAD
NICHOLASVILLE, KENTUCKY 40356

PROPERTY DEVELOPER
TOWN FORK DEVELOPMENT
145 CONSTITUTION STREET
LEXINGTON, KENTUCKY 40507-2112



TOWN FORK - PHASE 1 (WEST RIDGE)

TOWN FORK COMMONS - RESIDENTIAL DEVELOPMENT

WMMR-MDR, LLC & SDK CORPORATION

JESSAMINE COUNTY, KENTUCKY

JESSAMINE COUNTY, KENTUCKY

[illegible]

STATE OF KENTUCKY
GARRETT
OBRIAN WARD
3899
LICENSED
PROFESSIONAL
LAND SURVEYOR
7927



Know what's below.
Call before you dig

NOTES

1. FUTURE UTILITY EASEMENTS SHALL BE PROVIDED ON FINAL DEVELOPMENT PLAN(S).
2. PROPOSED STORM WATER AND DETENTION CALCULATIONS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
3. ALL SIDEWALKS TO BE ADA COMPLIANT.
4. PROPOSED CURB AND GUTTER TO BE 15" HIGH CURB. ALL PROPOSED ENTRANCES SHALL PROVIDE 1-1.5' FLAT AT CURB CUTS.
5. FEMA FLOOD HAZARD AREAS ARE SCALED FROM FLOOD INSURANCE RATE MAP 210126-0127-D. EFFECTIVE DATE DECEMBER 21, 2017.
6. ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF NICHOLASVILLE.
7. CONTRACTOR TO KEEP EXISTING STREETS CLEAN DURING CONSTRUCTION.
8. DURING CONSTRUCTION, EROSION CONTROL WILL BE REQUIRED ON ALL EXISTING STORM STRUCTURES RECEIVING SURFACE WATER FROM THE SITE.
9. DEVELOPER RESPONSIBLE FOR ALL STREET SIGNAGE AND MARKINGS. PURCHASE ORDER MUST BE APPROVED BY PUBLIC WORKS PRIOR TO INSTALLATION.
10. KIOSKS FOR CBP LOCATIONS SHALL BE NOTED ON THE FINAL PLAN.
11. NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN IN ACCORDANCE WITH ARTICLE 16 (NZO SECTIONS 1540.1 (15) AND 1540.02 (1)).
12. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION (NZO SECTION 1540.1 (16)).
13. THERE IS BUT NOT SHOWN, A FIVE FEET (5') DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ALL SIDE OF LINES, UNLESS OTHERWISE NOTED.
14. ACCESS TO CORNER LOTS SHALL COMPLY WITH SECTION 211.12 OF THE SUBDIVISION REGULATIONS. DISTANCES SHALL BE MEASURED FROM THE INTERSECTIONS OF STREET RIGHT OF WAYS.
15. FINISHED FLOOR ELEVATIONS FOR ALL UTILITY STRUCTURES AND HOUSES SHALL BE A MINIMUM OF 2' ABOVE THE UPSTREAM OR DOWNSTREAM MANHOLE.
16. STREET LIGHTS IN THIS DEVELOPMENT WHICH ARE TO BE LOCATED ON THE PUBLIC STREET RIGHT OF WAYS SHALL BE INSTALLED IN CONFORMANCE WITH CITY SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION BY THE NICHOLASVILLE CITY COMMISSION.
17. ALL FIRE HYDRANTS TO BE INSTALLED ACCORDING TO CITY SPECIFICATIONS.
18. A MINIMUM OF TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT HEREON.
19. DEPRESSIONED AREAS ARE TO BE EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
20. PRIOR TO ANY CONSTRUCTION TAKING PLACE, A PRELIMINARY PLAN, IF REQUIRED BY THE SUBDIVISION REGULATIONS, SHALL BE SUBMITTED TO, AND APPROVED BY THE PLANNING COMMISSION (NZO SECTION 1540.2 (2)).
21. WITHIN NINETY (90) DAYS OF THE PLANNING COMMISSIONS APPROVAL, THE FOLLOWING STEPS SHALL BE COMPLETED, OR ELSE PLANNING COMMISSIONS APPROVAL BECOMES NULL AND VOID: 1) THE DEVELOPER SHALL FULLY COMPLY WITH ANY CONDITIONS OF APPROVAL PLACED ON THE FINAL DEVELOPMENT (GRINT PLAN BY THE PLANNING COMMISSION); 2) THE DEVELOPMENT PLAN SHALL BE CERTIFIED BY THE PLANNING COMMISSION CHAIRPERSON, IF IT IS IN CONFORMANCE WITH ALL REQUIREMENTS; 3) FIVE (5) COPIES OF THE CERTIFIED DEVELOPMENT PLAN SHALL BE SUBMITTED AND APPROVED TO THE PLANNING COMMISSION AT THE DEVELOPER'S EXPENSE (NZO SECTION 1530.0).
22. SIDE YARD SETBACKS SHALL BE SIX (6) FEET ON LOTS AROUND PERIMETER OF PROPERTY. LOTS 29 THRU 51 AND LOTS 2 THRU 15.

CERTIFICATE OF OWNERSHIP

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, do fully agree to all graphic and textural representation shown hereon, and do adopt this as my (our) development plan for the property. This certification is binding on heirs, assigns, or successors in title. [NZO Section 1540.2 (3)]

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct to the accuracy required by the Nicholasville, Kentucky Planning Commission.

Licensed Engineer or Surveyor

CERTIFICATE OF PLANNING COMMISSION APPROVAL

I do hereby certify that this development plan was approved by the Nicholasville Planning Commission at its meeting held on _____, 2026.

Planning Commission Chairperson

Curve Table					Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length	Curve #	Length	Radius	Chord Direction	Chord Length
C1	39.36	25.00	N28° 10' 48"W	35.42	C19	14.35	25.00	S36° 47' 09"E	14.15
C2	33.18	125.00	N86° 40' 49"W	33.08	C20	17.68	25.00	S73° 29' 21"E	17.32
C3	10.59	125.00	N55° 39' 02"W	10.58	C21	31.37	50.00	S75° 46' 52"E	30.86
C4	40.08	25.00	S80° 50' 42"W	35.92	C22	34.36	50.00	S37° 59' 00"E	33.91
C5	36.46	25.00	N0° 09' 18"W	34.78	C23	37.18	50.00	S38° 29' 20"E	36.32
C6	1.91	25.00	N55° 24' 57"W	1.91	C24	28.93	50.00	S41° 01' 05"E	28.53
C7	14.03	25.00	N73° 41' 13"W	13.85	C25	19.05	25.00	S35° 45' 58"E	18.70
C8	41.54	50.00	N86° 58' 06"E	40.35	C26	30.61	25.00	S18° 09' 01"E	28.73
C9	33.33	50.00	N62° 06' 19"W	32.72	C27	26.26	25.00	S63° 15' 14"E	26.12
C10	33.33	50.00	N15° 07' 31"E	32.72	C28	39.18	25.00	N61° 49' 12"E	35.29
C11	32.57	50.00	N52° 53' 08"E	32.60	C29	47.93	25.00	N1° 50' 59"E	44.80
C12	15.94	25.00	N53° 16' 34"E	15.68	C30	38.55	25.00	S9° 36' 34"E	34.82
C13	14.35	25.00	N18° 34' 00"E	14.15	C31	40.04	25.00	S80° 53' 26"W	35.93
C14	21.04	50.00	N14° 11' 03"E	20.89	C32	30.61	25.00	S18° 09' 01"W	28.70
C15	35.97	50.00	N46° 51' 04"E	35.20	C33	47.93	25.00	S71° 50' 59"E	44.80
C16	33.33	50.00	N86° 33' 38"E	32.72	C34	38.55	25.00	S9° 36' 34"E	34.82
C17	41.24	50.00	S50° 42' 56"E	40.08	C35	40.04	25.00	S80° 53' 27"W	35.90
C18	5.88	50.00	S23° 42' 49"E	5.88	C36	30.61	25.00	N18° 08' 57"W	28.73

(SEE NOTE 22 ABOUT SIDEYARD SETBACKS)

20' U & D ESMT

25' REAR YARD SETBACK

25' FRONT YARD SETBACK

20' U & D ESMT

5' SIDEYARD SETBACK, U & D ESMT

LOT WIDTH

MIN. 50' AT SETBACK

TYPICAL LOT

SITE DATA

TOTAL AREA PHASE 1	26.37 ACRES +/-
AREA OF ROW	3.65 ACRES +/-
AREA OF LOTS	14.07 ACRES +/-
# OF LOTS	86 (2 NONBUILDABLE)
SMALLEST LOT	MULT. LOTS @ 6,000 SF +/-
LARGEST LOT	LOT 29 @ 13,755 SF +/-
OPEN SPACE/HOA LOTS	LOT 85 @ 8.58 ACRES +/- LOT 1 @ 0.07 ACRES +/-
DENSITY	4.72 LOTS PER ACRE
CURRENT ZONE	A-1 (COUNTY
PROPOSED ZONE	R-1E (PLANNED UNIT DEVELOPMENT ZONING OVERLAY PURSUANT TO N.Z.O ARTICLE 11)
MINIMUM LOT AREA	6,000 SF

* PER SECTION 11.61 OF THE N.Z.O., THE LOT AREA PER DWELLING MAY BE REDUCED BY NOT MORE THAN 40% OF THE MINIMUM REQUIRED AREA

LEGEND

BUILDING SETBACK
 UTILITY AND DRAINAGE EASEMENT
 PROPERTY BOUNDARY
 1005
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 EXISTING OVERHEAD UTILITY LINE
 OHU
 WL
 EXISTING WATER LINE
 PERENNIAL STREAM (DO NOT DISTURB)
 FEMA 100 YEAR FLOOD PLAIN
 FEMA 100 YEAR FLOODWAY
 EXISTING WOODEN TRANSMISSION POLE
 EXISTING TREE LINE



Palmer
ENGINEERING

JOB NUMBER: 13186.00	DATE: 07/7/2026
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SHEET: DP-01	SCALE: 1" = 60'
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