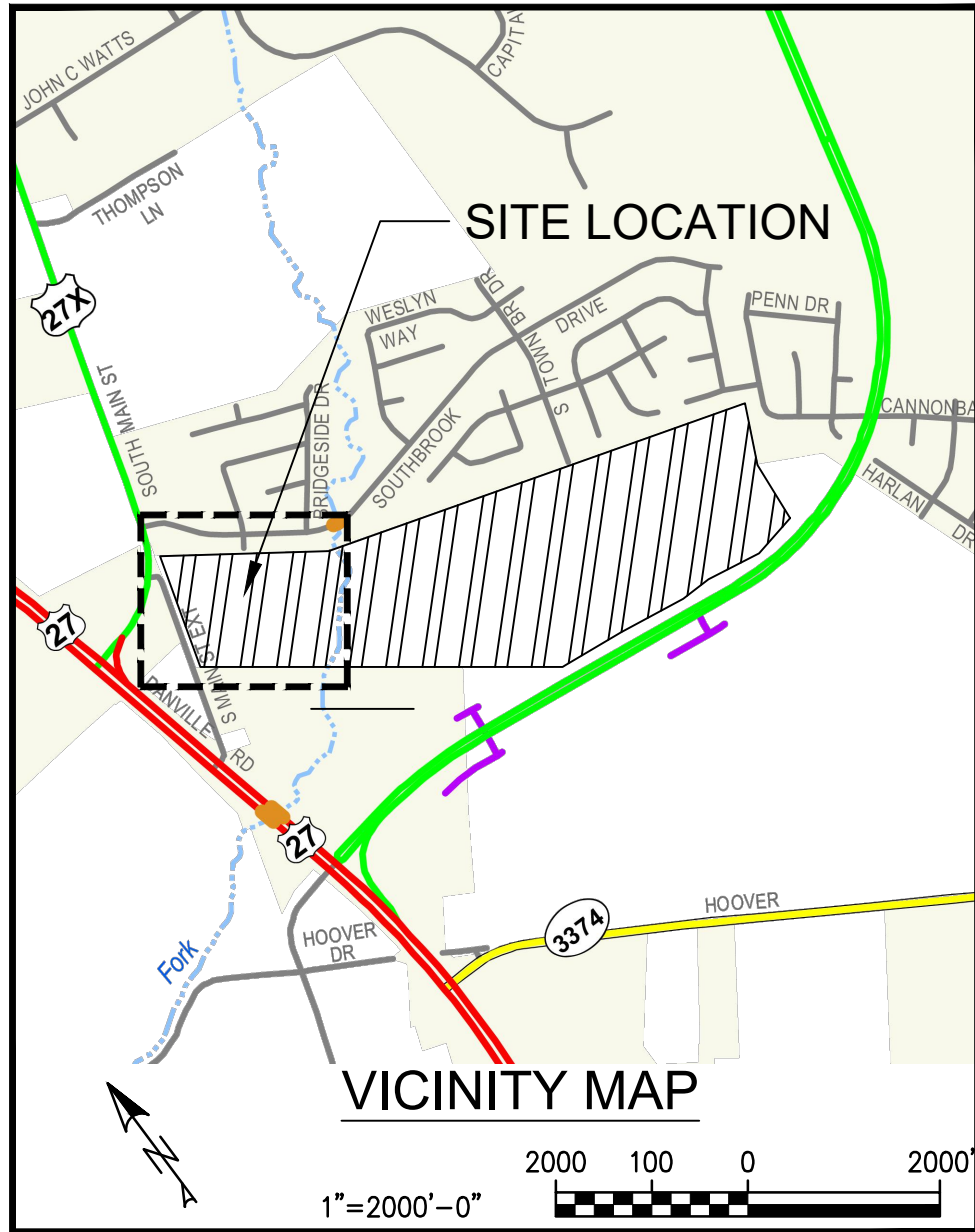
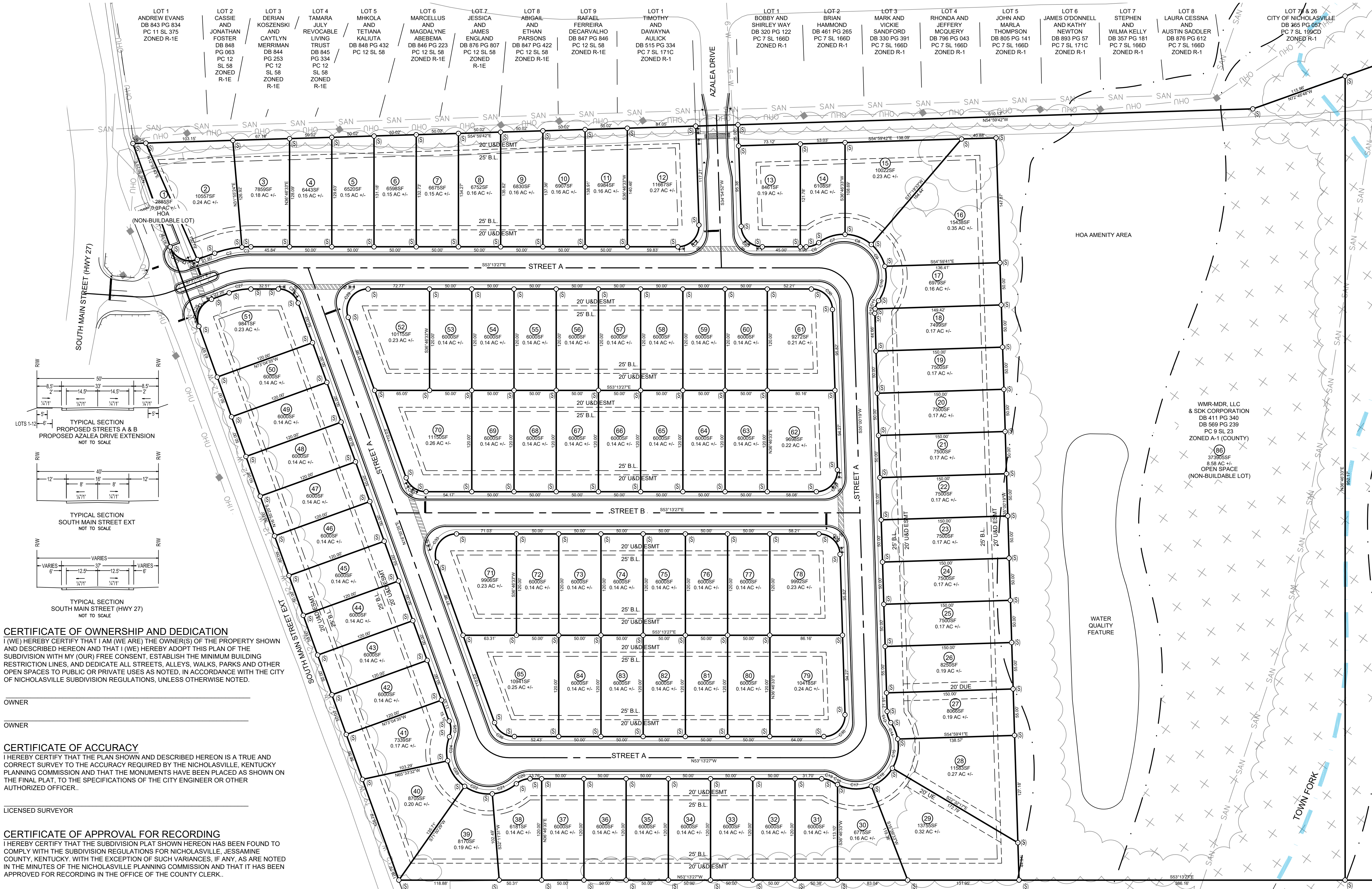




PURPOSE OF PLAT
TO SUBDIVIDE THE WMR-MDR, LLC PROPERTY (PC 9 SL 23) TO CREATE LOTS 1 THRU 86, AS SHOWN HEREON.

FLOOD HAZARD NOTE:
A PORTION OF THE PROPERTY PLATTED HEREON LIES WITHIN THE FEMA FLOOD ZONE HAZARD AREA AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBERS 210126-0127-D, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED DECEMBER 21, 2017.

- GENERAL NOTES**
- ALL CORNERS INDICATED WERE FOUND OR SET THIS SURVEY, AS NOTED.
 - ALL PROPERTY PLATTED HEREON IS SUBJECT TO ANY EXISTING EASEMENT, RECORDED, OR UNRECORDED.
 - NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS FOUND THIS SURVEY.
 - PROPERTY IS ZONED R-1E.
 - THIS SURVEY WAS PERFORMED BY GUIDELINES AS ESTABLISHED BY STATE BOARD OF REGISTRATION AND MEETS THE REQUIREMENTS OF AN URBAN SURVEY.
 - ACRONYMS: DUE = DRAINAGE & UTILITY EASEMENT, ECE = ELECTRIC & COMMUNICATIONS EASEMENT, BL = BUILDING SETBACK, UE = UTILITY EASEMENT, SE = SANITARY EASEMENT.
 - ENTRANCE PERMITS MUST BE OBTAINED FROM THE CITY OF NICHOLASVILLE FOR ALL ENTRANCES ASSOCIATED WITH THIS PLAT.
 - MAIL DELIVERY SHALL BE PROVIDED VIA CENTRALIZED MAIL BOX UNITS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NICHOLASVILLE POST MASTER.
 - ACCESS TO CORNER LOTS SHALL COMPLY WITH SECTION 211.12 OF THE SUBDIVISION REGULATIONS. DISTANCES ARE TO BE MEASURED FROM THE INTERSECTIONS OF STREET RIGHT OF WAYS.
 - SILT CONTROL FACILITIES SHALL BE USED TO PREVENT OFF SITE SILTATION. SILT CONTROL MEASURES SHALL CONSIST OF TEMPORARY SILT FENCES. SILT SHALL BE REMOVED PERIODICALLY, AS REQUIRED, DURING CONSTRUCTION.
 - THE NICHOLASVILLE CITY ORDINANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENT FROM GRANTING ANY VARIANCE FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A DEED OF RESTRICTIONS EFFECTING THESE LOTS.
 - A MINIMUM OF TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT HEREON.
 - A SITE DEVELOPMENT PLAN FOR THIS PROPERTY IS ON FILE IN THE STAFF OFFICE OF THE NICHOLASVILLE PLANNING COMMISSION. CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THIS PLAN.
 - THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH A SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2' ABOVE THE MANHOLE TOP EITHER UPSTREAM OR DOWNSTREAM ON THE SANITARY SEWER MAIN LINE SERVING THE STRUCTURE. FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL NOT BE LESS THAN 2' ABOVE THE MANHOLE TOP AT THE FIRST DOWN GRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WHOSE FLOOR ELEVATION IS LESS THAN 3 FEET ABOVE THE TOP OF THE PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DISCHARGE POINT MEETING THE REQUIRED DISTANCES ABOVE THE TOPS OF THE MANHOLES AND PUMP STATION WET WELLS, AND HAS EXECUTED A WAIVER AND RELEASE AND HOLD HARMLESS AGREEMENT WITH THE CITY OF NICHOLASVILLE.
 - ALL RESIDENTIAL DWELLING UNITS IN THE R-1E AREA SHALL HAVE AN ATTACHED TWO-CAR GARAGE. MINIMUM OF SIMILAR CONSTRUCTION AS THE DWELLING. THIS WILL BE ENFORCED BY THE NICHOLASVILLE PLANNING COMMISSION.
 - ALL ELECTRIC SERVICE IN THE RESIDENTIAL DEVELOPMENT SHALL BE UNDERGROUND.
 - THE ZONING ORDINANCES, SUBDIVISION REGULATIONS, CONSTRUCTION SPECIFICATIONS, AND BUILDING CODES ENFORCED BY THE CITY AT THE TIME OF DEVELOPMENT SHALL BE FOLLOWED EXCEPT AS OTHERWISE PROVIDED HEREIN.
 - STREET LIGHTS IN THIS DEVELOPMENT WHICH ARE TO BE LOCATED ON THE PUBLIC STREET RIGHT OF WAY SHALL BE INSTALLED IN COMPLIANCE WITH CITY SPECIFICATIONS. ANY VARIATION FROM CITY SPECIFICATIONS SHALL BE APPROVED PRIOR TO INSTALLATION BY THE NICHOLASVILLE CITY COMMISSION.
 - ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO CITY SPECIFICATIONS.
 - PRIVATE BASKETBALL GOALS IN THE STREET OR ON OTHER PUBLIC PROPERTY SHALL BE PROHIBITED.
 - AN INCENTIVE FEE PAYMENT SHALL BE PAID TO THE CITY BY THE PROPERTY OWNER AT THE TIME THAT A BUILDING PERMIT IS RECEIVED FOR EACH UNIT, IN THE AMOUNT OF \$1,500 FOR EACH LOT PLATTED IN THE R-1E AREA.
 - LANDSCAPING WITHIN THE ENTRANCE ISLAND, SUBDIVISION SIGNS, PLANK FENCES, AND LANDSCAPING ADJACENT, SHALL BE THE RESPONSIBILITY OF THE HOA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED, IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE, KENTUCKY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAT, TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

LICENSED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE NICHOLASVILLE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN OR HIS DESIGNEE

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT: (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED, IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS, IN THE SUBDIVISION ENTITLED: TOWN FORK PHASE 1 OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE CITY LEGISLATIVE BODY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR AUTHORIZED REPRESENTATIVE FOR THE STREETS AND/OR STORM DRAINAGE FACILITIES

CITY ENGINEER OR AUTHORIZED REPRESENTATIVE FOR THE WATER AND/OR SEWERAGE FACILITIES

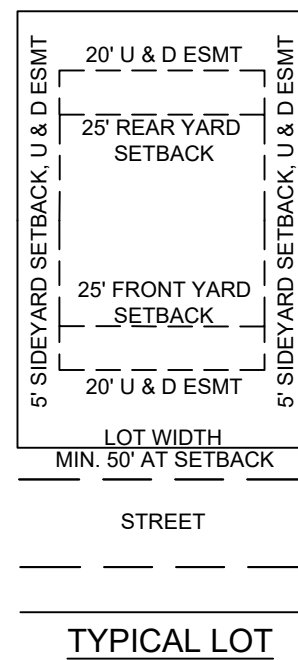
CERTIFICATE OF AVAILABILITY OF WATER AND/OR SEWER SERVICES

I HEREBY CERTIFY THAT NICHOLASVILLE UTILITIES SHALL SUPPLY TOWN FORK COMMONS WITH WATER AND/OR SEWER SERVICES.

(WATER)
CITY ENGINEER OR AUTHORIZED REPRESENTATIVE

(SANITARY)
CITY ENGINEER OR AUTHORIZED REPRESENTATIVE

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	N65°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	34.60	50.00	S37°59'00"E	33.91
C5	38.46	25.00	N9°09'18"W	34.78	C23	37.18	50.00	S3°08'29"W	36.32
C6	15.94	25.00	N71°29'43"W	15.68	C24	28.93	50.00	S41°01'05"W	28.53
C7	33.28	50.00	N70°42'03"W	32.66	C25	19.05	25.00	S35°49'38"W	18.60
C8	34.00	50.00	N32°09'17"W	33.35	C26	30.61	25.00	S18°09'01"E	28.73
C9	30.84	50.00	N4°59'52"E	30.36	C27	26.26	75.00	S63°15'14"E	26.12
C10	42.65	50.00	N47°06'30"E	41.37	C28	39.18	25.00	N61°49'12"E	35.29
C11	10.57	25.00	N59°26'25"E	10.49	C29	47.93	25.00	N71°50'59"E	40.92
C12	5.38	25.00	N41°10'09"E	5.37	C30	38.50	25.00	S9°06'34"E	34.80
C13	14.35	25.00	N18°34'00"E	14.15	C31	40.04	25.00	S80°53'26"W	35.90
C14	21.04	50.00	N14°11'03"E	20.89	C32	30.61	25.00	N18°09'01"W	28.73
C15	35.97	50.00	N48°51'04"E	35.20	C33	47.93	25.00	N71°50'59"E	40.92
C16	33.33	50.00	N86°33'38"E	32.72	C34	38.50	25.00	S9°06'34"E	34.80
C17	41.24	50.00	S50°42'44"E	40.08	C35	40.04	25.00	S80°53'27"W	35.90
C18	5.88	50.00	S23°42'56"E	5.88	C36	30.61	25.00	N18°08'57"W	28.73



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 +/-
DENSITY	LOT 1 @ 0.07 ACRES +/-
CURRENT ZONE	4.72 LOTS PER ACRE
	R-1E (PLANNED UNIT DEVELOPMENT ZONING OVERLAY PURSUANT TO N.Z.O ARTICLE 11)
MINIMUM LOT AREA	6,000 SF

HOUSE OF EVANGELICAL CHURCH, LLC.
DB 883 PG 131
PC 12 SL 84
ZONED I-1

KY REO LAND, LLC.
DB 731 PG 452
ZONED B-2

LEGEND	
---	BUILDING SETBACK
---	UTILITY AND DRAINAGE EASEMENT
---	PROPERTY BOUNDARY
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING WATER LINE
---	PERENNIAL STREAM (DO NOT DISTURB)
---	FEMA 100 YEAR FLOOD PLAIN
---	FEMA 100 YEAR FLOODWAY
---	EXISTING WOODEN TRANSMISSION POLE
---	IRON PIN AND CAP
---	FOUND
---	SET (PLS 2726)
---	ADDRESS

1"=60'-0"

PRELIMINARY SUBDIVISION PLAT TOWN FORK - PHASE 1 (WEST RIDGE)

NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

Drawn RMT	CLIENT: TOWN FORK DEVELOPMENT 145 CONSTITUTION STREET LEXINGTON, KENTUCKY 40507-2112	Checked GBW
Date 09/30/2026		Job Number 11934.00
Scale 1" = 60'		Page 1 of 1

Palmer
ENGINEERING
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Fax (859) 744-1266