

ZONE I-1 REQUIREMENTS

MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM FRONT YARD	20 FT.
MINIMUM EACH SIDE YARD	N/A
MINIMUM REAR YARD	40 FT.
MAXIMUM LOT COVERAGE	N/A
MAXIMUM HEIGHT OF BUILDING	N/A
* SEE ZONING REGULATIONS.	

LEGEND

- ⊙ RAILROAD SPIKE SET
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- B.D. BUILDING SETBACK LINE AND DRAINAGE AND UTILITY EASEMENT
- O.H.E. OVERHEAD ELECTRIC EASEMENT
- △ DRIVEWAY

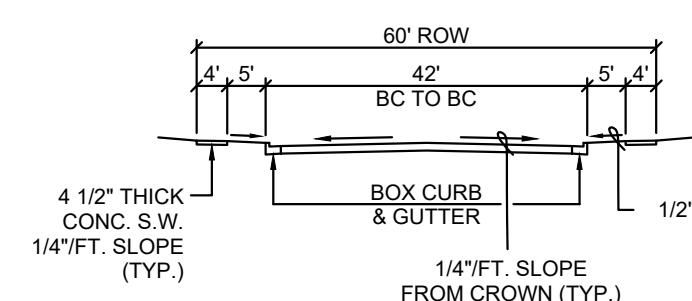
PUBLIC UTILITIES

WATER:	JCWD#1
SEWER:	CITY OF NICHOLASVILLE
ELECTRIC:	BLUEGRASS ENERGY
GAS:	DELTA GAS
TELEPHONE:	WINDSTREAM

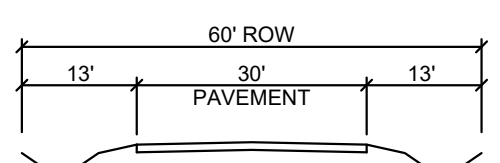
ADJOINER TABLE			
KEY	PVA #	PROPERTY OWNER	TITLE SOURCE
A	068-00-00-035.00	WILLIAM N. & JOYCE CASSITY	D.B. 125; P. 616 D.B. 360; P. 433
B	068-30-01-019.00	JOHN B. DAVIS	D.B. 721; P. 328 D.B. 138; P. 496
C	068-30-01-018.00	JANIS H. DEMOSS	D.B. 293; P. 227 P.C. 7; SL 133-B3
D	068-30-01-017.00	DWIGHT A. & EULENE Y. BOYLE	D.B. 149; P. 137 P.C. 7; SL 133-B3
E	068-30-01-016.00	LARRY D. & SUSAN C. STOKLEY	D.B. 169; P. 219 P.C. 7; SL 133-B3
F	068-30-01-015.00	DAVID M. & TERESA M. ALDRIDGE	D.B. 198; P. 26 P.C. 7; SL 133-B3
G	068-30-01-014.00	JAMES W. & DIANE F. HANCOCK	D.B. 751; P. 529 P.C. 7; SL 133-B3
H	068-30-01-013.00	STEWART A. & BONNIE G. HALL	D.B. 348; P. 288 P.C. 7; SL 133-B3
I	067-00-00-092.01	JOHN GILLISPIE	D.B. 229; P. 113 D.B. 238; P. 437
J	067-00-00-092.00	RWP LLC	D.B. 543; P. 445 P.C. 3; SL 11
K	067-00-00-090.00	COMMONWEALTH X-RAY INC	D.B. 241; P. 252 P.C. 3; SL 82
L	067-00-00-089.00	TIVERTON RENTALS LLC	D.B. 762; P. 207 P.C. 3; SL 132
M	067-00-00-088.00	RICHARD F. & LISA D. BAILEY	D.B. 224; P. 352 P.C. 3; SL 157
N	067-00-00-087.00	JAMES W. & FRANKIE D. GLADNEY	D.B. 340; P. 478 P.C. 3; SL 157
O	067-00-00-086.00	ELLEN T. & TERRY TATEM	D.B. 638; P. 53 P.C. 3; SL 157
P	067-00-00-085.00	DAVID K. SIMPSON	D.B. 676; P. 646 P.C. 3; SL 157
Q	067-00-00-084.00	BGA PROPERTIES LLC	D.B. 705; P. 499 P.C. 4; SL 12
R	067-00-00-083.00	LUCCI BROTHERS LLC	D.B. 757; P. 411 P.C. 4; SL 12
S	067-00-00-082.00	ERIK THOMASON	D.B. 751; P. 593 P.C. 4; SL 12
T	067-00-00-081.00	BOBBY G. WOMBLE, JR.	D.B. 355; P. 568 P.C. 4; SL 12
U	067-00-00-080.00	NOEL E. & LANE A. RICHIE	D.B. 580; P. 311 P.C. 4; SL 12

DETENTION NOTE

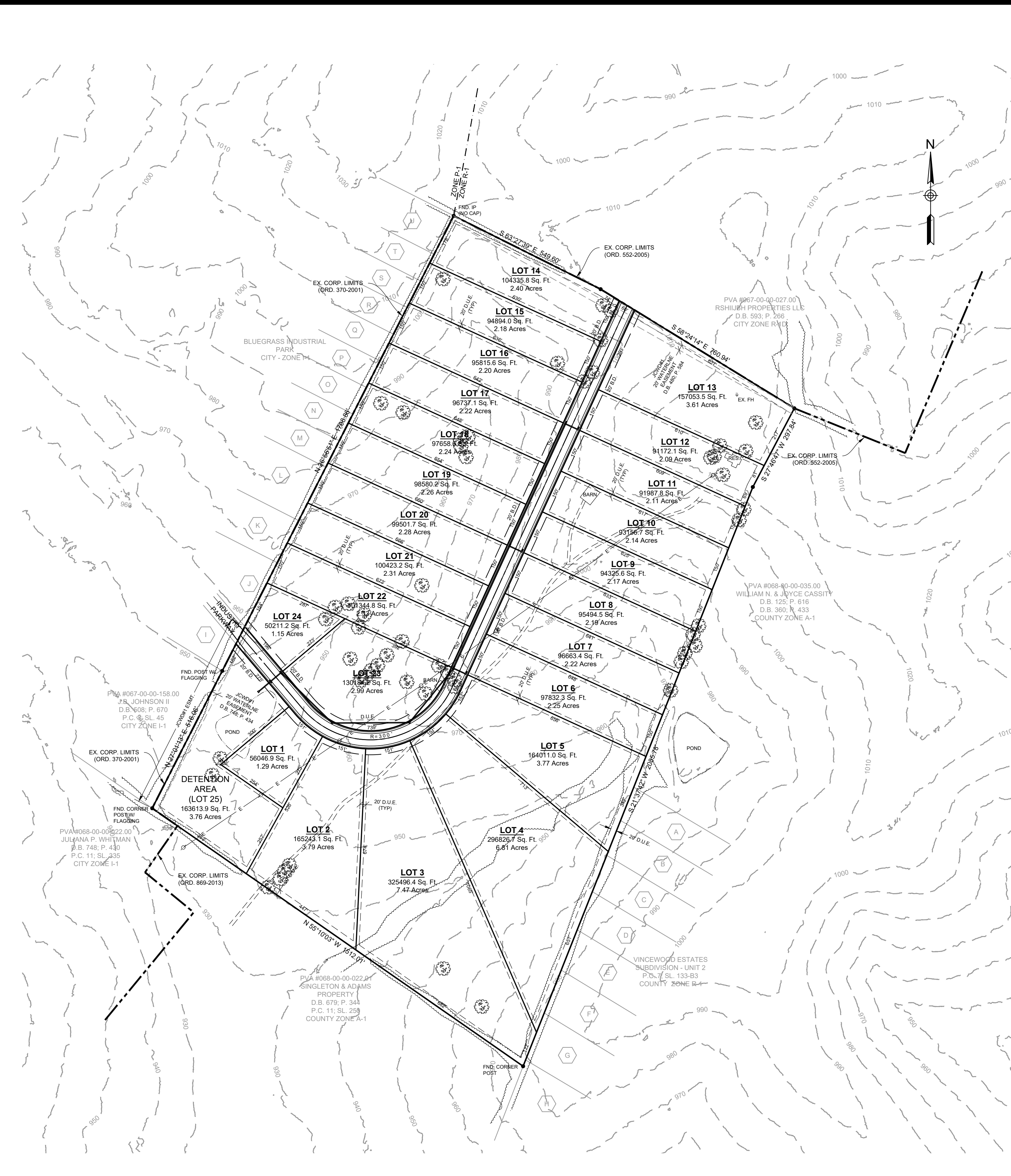
DETENTION EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN SUCH A FASHION TO ENSURE THAT VEGETATIVE GROWTH SHALL NOT EXCEED TWELVE INCHES (12") IN HEIGHT, THAT ALL FOREIGN OBJECTS, DEBRIS AND SILT WILL BE REMOVED FROM THE SITE, AND THAT NO POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARDS ARE CREATED. THE EASEMENTS SHALL NOT BE FENCED, LANDSCAPED, OR OTHERWISE ALTERED FROM THE APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE NICHOLASVILLE CITY COMMISSION. THE PROPERTY OWNER(S) SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE HYDRAULIC FUNCTION OF THE PROJECT(S). THE OWNER IS TO PERMIT NECESSARY ACCESS TO THE CITY OF NICHOLASVILLE OR THEIR REPRESENTATIVE FOR INSPECTION OF THE DETENTION SITE. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE CITY OF NICHOLASVILLE TO TAKE NECESSARY STEPS TO CORRECT THE NON-COMPLIANCE, AND THE COST THEREOF SHALL BE BORNE BY THE PROPERTY OWNER. THE CITY OF NICHOLASVILLE SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE PAYMENT FOR MAINTENANCE (I.E. LABOR AND MATERIALS) PERFORMED ON THE SITE IN ORDER TO BRING SAME WITHIN THE AFORESAID REQUIREMENTS.



PROPOSED STREET SECTION

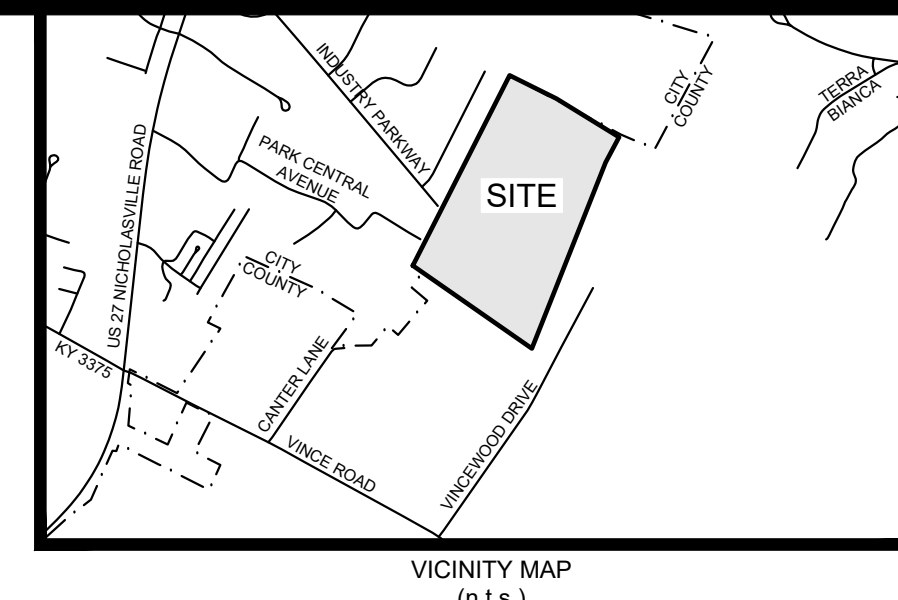


INDUSTRY PARKWAY (EXISTING)



SITE STATISTICS

TOTAL AREA	73.42 ACRES
AREA IN LOTS	70.21 ACRES
AREA IN RIGHT OF WAY	3.21 ACRES
NO. OF LOTS	25
LENGTH OF STREET	2330 L.F.
ZONE	COUNTY A-1
EXISTING	CITY I-1
PROPOSED	CITY I-1
SMALLEST LOT IS LOT 24 WITH 50211.2 SQ. FT.	
*INCLUDES DETENTION LOT	



PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION AT ITS MEETING HELD ON _____

CHAIRMAN OR HIS DESIGNEE _____ DATE _____

OWNER'S CERTIFICATION

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 AGREE TO ALL AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY. THIS CERTIFICATION IS BINDING ON HEIRS, ASSIGNS, OR SUCCESSORS IN TITLE.

OWNER _____ DATE _____
STREET _____
CITY _____

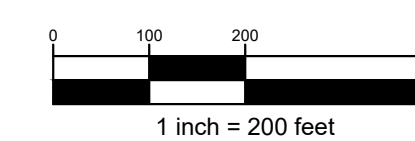
RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 530; PAGE 689 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE. CURRENT TITLE HOLDER: WILLIAM B. CANTER

NOTES:

- NO PART OF A PRINCIPAL BUILDING INCLUDING CRAWL SPACES OR BASEMENTS PROPOSED TO BE CONSIDERED UPON A LOT SHALL BE LOCATED LESS THAN (1') ONE FOOT ABOVE 100 YEAR FLOOD PLAIN. (ELEVATIONS TO BE SHOWN ON FINAL RECORD PLAT).
- NO TREES SHALL BE LOCATED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENTS.
- NO CHANGES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE NICHOLASVILLE PLANNING COMMISSION.
- ALL MONUMENTS ARE TO BE SET IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS IN KENTUCKY AND SECTION 211.09 OF THE NICHOLASVILLE SUBDIVISION REGULATIONS (AT THE TIME OF FINAL RECORD PLATS).
- ACCESS TO CORNER LOTS SHALL BE IN COMPLIANCE WITH SECTION 211.12 OF THE SUBDIVISION REGULATIONS. DISTANCES TO BE MEASURED FROM THE INTERSECTION 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 ADJUSTMENTS FROM DRAWING 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.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE PRELIMINARY ONLY AND THE FINAL EASEMENTS WILL BE SHOWN ON THE FINAL RECORD PLATS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE STREET LIGHT AND STOP SIGN INSTALLATION.
- THE LOCATION AND NUMBER OF STREET LIGHTS MAY VARY FROM THOSE SHOWN AS DETERMINED BY THE PLANNING COMMISSION. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH THE STREET LIGHT INSTALLATIONS.
- CONTOUR INTERVAL = 2'.
- ALL LOTS SHALL HAVE THE MINIMUM WIDTH OF THAT ZONE AT BUILDING SETBACK LINE.
- 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 OF THE NICHOLASVILLE ZONING ORDINANCE.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL AT THEIR OWN EXPENSE, WATER TAPS, SEWER TAPS, LATERALS, METER BOXES, ETC. TO CITY AND STATE SPECIFICATIONS.
- ALL GRAVEL AREAS SHOULD EITHER BE REMOVED OR PAVED TO CREATE A DUST FREE SURFACE.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWN GRADE SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE. FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET 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 WITH THE CITY OF NICHOLASVILLE.
- LOTS THAT HAVE A STORM WATER DETENTION BASIN OR RETENTION BASIN LOCATED ON THEM MAY BE RECORDED ON FINAL PLAT, BUT A BUILDING PERMIT FOR THOSE LOTS SHALL NOT BE ISSUED UNTIL THE DETENTION/RETENTION BASIN HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.
- OFF-STREET PARKING AND LOADING AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 9.
- LANDSCAPING FOR THE VEHICULAR USE AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 14.
- STREET LIGHTS IN THIS DEVELOPMENT WHICH ARE TO BE LOCATED ON PUBLIC STREET RIGHT-OF-WAY SHALL BE INSTALLED IN COMPLIANCE WITH CITY OF NICHOLASVILLE SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION TAKING PLACE, A PRELIMINARY PLAT SHALL BE SUBMITTED TO, AND APPROVED BY THE PLANNING COMMISSION.
- PRIVATE BASKETBALL GOALS ON STREETS OR ON OTHER PUBLIC PROPERTY SHALL BE PROHIBITED. THIS WILL BE ENFORCED BY THE NICHOLASVILLE PLANNING COMMISSION AND NICHOLASVILLE CODE ENFORCEMENT OFFICER.
- ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF NICHOLASVILLE SPECIFICATIONS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON INSURANCE RATE MAP NUMBER 2113C0070C, EFFECTIVE JUNE 2, 2011.
- PROPOSED GRADING SHALL BE ADDRESSED AT THE TIME THE CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY OF NICHOLASVILLE FOR APPROVAL.
- PROPOSED UTILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE WHEN THE CONSTRUCTION PLANS FOR THIS DEVELOPMENT ARE COMPLETED.
- SPECIFIC USE OF THE LOTS SHOWN HEREON IS UNKNOWN AT THIS TIME AND THEREFORE, NO SIZE, HEIGHT, FLOOR AREA, LOCATION AND ARRANGEMENT OF PROPOSED BUILDINGS AND PARKING CAN BE SHOWN. ONCE A SPECIFIC USE IS KNOWN, AN AMENDED DEVELOPMENT PLAN DETAILING THIS INFORMATION SHALL BE SUBMITTED TO THE CITY OF NICHOLASVILLE FOR APPROVAL.

GRAPHIC SCALE



Drawing: 17067_fdp.dwg

DATE	REVISION

Drawn By: CBS
Checked By: JDB
Project: 17067
Date: November, 2017
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FINAL DEVELOPMENT PLAN

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