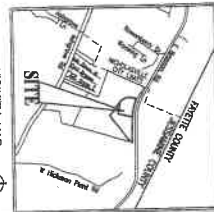


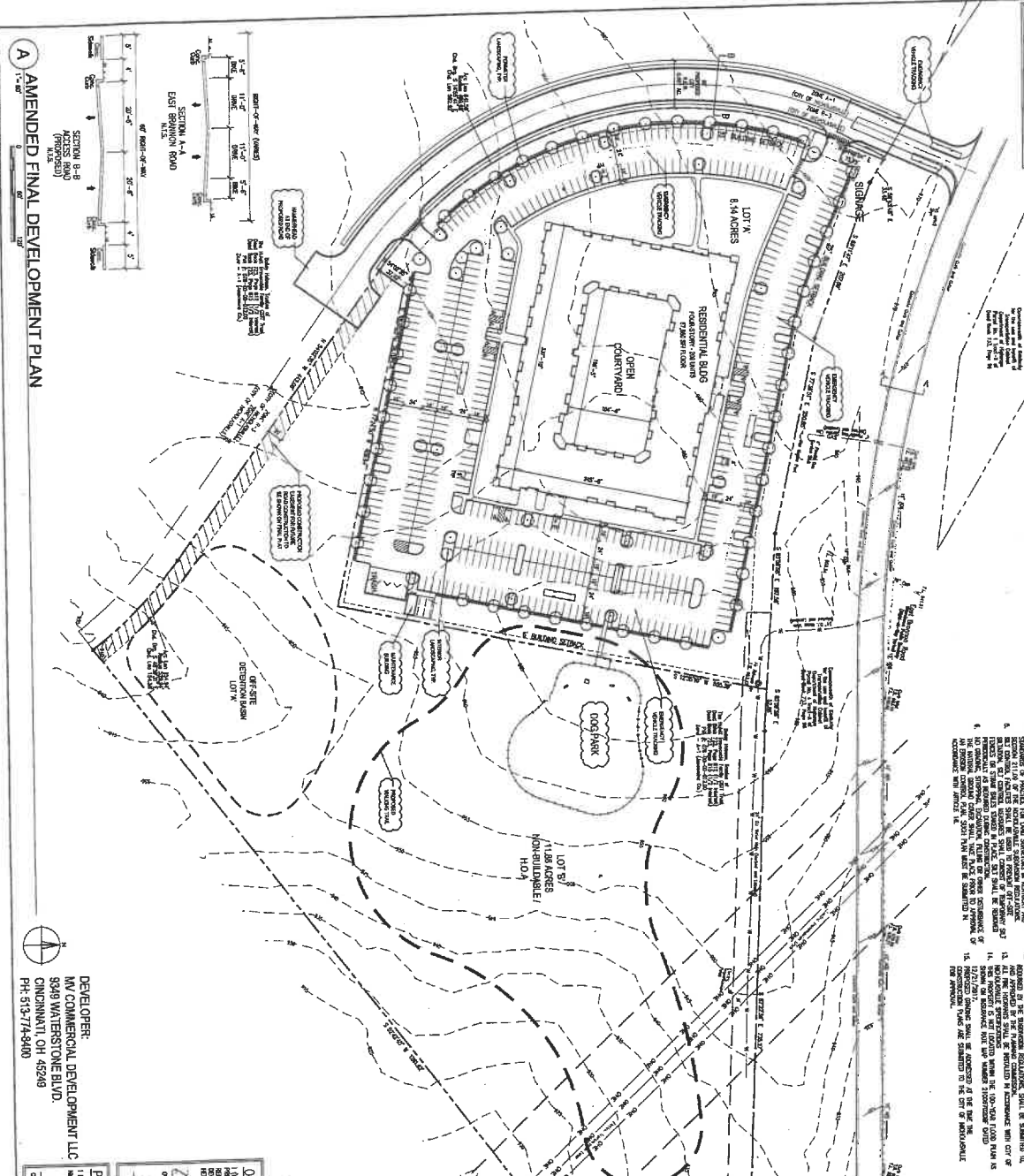
EX-A

**PURPOSE OF DEVELOPMENT PLAN**  
 PUBLIC UTILITIES  
 EXISTING UTILITIES  
 PROPOSED UTILITIES  
 EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN AS FOLLOWS:  
 EXISTING UTILITIES: DASHED LINES WITH CENTER LINE  
 PROPOSED UTILITIES: SOLID LINES WITH CENTER LINE  
 EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN AS FOLLOWS:  
 EXISTING UTILITIES: DASHED LINES WITH CENTER LINE  
 PROPOSED UTILITIES: SOLID LINES WITH CENTER LINE

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NICHOLASVILLE AND THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE KY DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT.



**CMW**  
 City of Nicholasville  
 Planning Department  
 217 E. Market Street  
 Nicholasville, KY 40401  
 PH: 502-708-2000



**AMENDED FINAL DEVELOPMENT PLAN**

**DEVELOPER:**  
 MW COMMERCIAL DEVELOPMENT LLC  
 8948 WATERSTONE BLVD.  
 CINCINNATI, OH 45249  
 PH: 513-774-8400

**PLANNING COMMISSION CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NICHOLASVILLE, KY.

**OWNERS CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE DEVELOPMENT PLAN AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS CERTIFICATION.

**RECORDED AT:**  
 Recorder's Office  
 518 E. Market Street  
 Nicholasville, KY 40401  
 PH: 502-708-2000

**ZONING REQUIREMENTS**  
 R-3  
 RESIDENTIAL SINGLE-FAMILY  
 LOT AREA: 10,000 SQ. FT. MIN.  
 LOT WIDTH: 30 FT. MIN.  
 LOT DEPTH: 100 FT. MIN.  
 SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 10 FT. REAR

**SITE STATISTICS - LOT A**  
 TOTAL AREA: 8.14 ACRES  
 TOTAL AREA: 352,000 SQ. FT.  
 TOTAL AREA: 352,000 SQ. FT.  
 TOTAL AREA: 352,000 SQ. FT.

**SITE STATISTICS - LOT B**  
 TOTAL AREA: 11.68 ACRES  
 TOTAL AREA: 508,000 SQ. FT.  
 TOTAL AREA: 508,000 SQ. FT.  
 TOTAL AREA: 508,000 SQ. FT.

**AMENDED FINAL DEVELOPMENT PLAN**  
 HULETT PROPERTY (PORTION)  
 EAST BRANNON ROAD  
 NICHOLASVILLE, KENTUCKY

**DATE:** 05/02/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**PROJECT NUMBER:** 2000102  
**DATE:** 05/02/2023

**PLAN NUMBER:** C-801