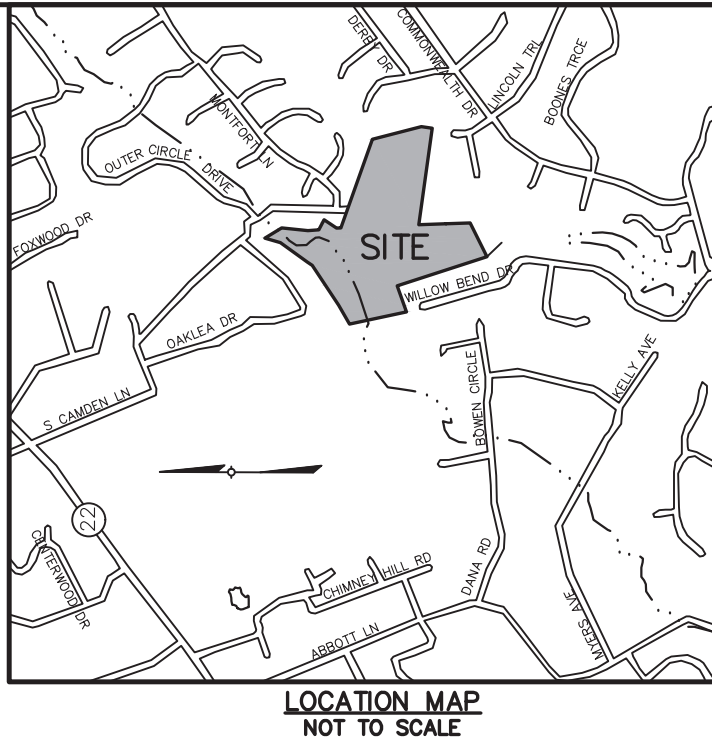


SOILS	DESCRIPTION
BeC	Beasley silt loam
BfD3	Beasley silt clay loam
CyF	Cynthiana-Faywood-Beasley complex
NhB	Nicholson silt loam
Ln	Lindsie silt loam
No	Nolin silt loam

YARD REQUIREMENTS	
AG-1:	= 50' FRONT YARD = 15' SIDE YARD = 50' STREET SIDE YARD = 75' SIDE YARD (ADJ. TO ARTERIAL ROADWAY) = 40' REAR YARD
R-1:	= 35' FRONT YARD = 15' SIDE YARD = 35' STREET SIDE YARD = 30' REAR YARD
CO-1:	= 50' FRONT YARD = 75' FRONT YARD (ADJ. TO ARTERIAL ROADWAY) = 15' SIDE YARD = 50' STREET SIDE YARD = 75' SIDE YARD (ADJ. TO ARTERIAL ROADWAY) = 40' REAR YARD



SITE DATA	
TOTAL SITE AREA	= 131.2± AC
EXISTING ZONING	= CO-1/AG-1/R-1
EXISTING USE	= RESIDENTIAL/FARM
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
TOTAL # LOTS	= 67 LOTS
TOTAL AREA OF ROW	= 13.0± AC
OPEN SPACE	= 11.13± AC (LOT #1001 & #1002)
NET SITE AREA	= 107.1± AC
GROSS DENSITY	= 0.51± DU/AC
NET DENSITY	= 0.63± DU/AC

- GENERAL NOTES:**
- Minimum lot size - 1.00 Ac..
  - Minimum Frontage at Building Limit - 150' (AG-1/ R-1 and CO-1)
  - All proposed streets shall be constructed to Oldham County Subdivision Regulations, specifications as applicable.
  - No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the Planning Commission.
  - A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Oldham County Subdivision Regulations and shall be submitted to the County Engineer.
  - Runoff from this development will be conveyed to an adequate public outlet.
  - Place all sediment control devices prior to beginning construction.
  - A portion of the site is located within Zone A of the 100-year Flood Plain per FEMA Map 21185 C 0210 D dated March 23, 2021.
  - Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to Oldham County Subdivision Regulations and County Engineer Recommendation.
  - Road grades depicted @ intersection are approximate but will comply with regulations @ construction plan stage.
  - Utilities will be constructed & easements provided as required and depicted on the Record Plat.
  - Sewer service to be provided by Septic tank & Lateral fields.
  - Roadway drainage to be collected by swales.
  - Sewer & drainage easements shall be added to the record plat for all jurisdictional streams. All storm water piping, facilities and conveyance outside of the county right-of-way in coordination with Oldham County Engineering.
  - Existing 6" water line located on Clore Farm may be relocated adjacent to public right of way as required by Oldham County Water District.
  - No State Division of Water permitted home Sewage treatment units of any type with direct discharge to lane or watercourse are allowed.
  - Construction traffic shall be directed to Camden Lane. Temporary construction gates shall be installed by Oldham County Road Department at stub street connections. Developer shall place appropriate signage indicating "No Construction Access".
  - Tree coverage typically early successional hardwood stand.

- EROSION CONTROL NOTES**
- All erosion control devices shall be constructed prior to clearing. Only clearing required to install devices may be done prior to installation.
  - Stone or Fiber bags silt checks to be placed in all roadside ditches @ 300' intervals.
  - All roadside ditch with Flow Velocity of <6 F.P.S. will be lined without channel lining.
  - Stone or Fiber bags silt checks will be placed at all culverts inlets.
  - Rip Rap pad will be placed at all culvert outlets with flow velocity > 6 F.P.S.
  - Silt fence will be placed at the low side of all road construction.
  - Topsoil stockpile locations to be determined by engineer and must be protected by silt fence.
  - Maintenance of all sediment control devices is the general contractor's responsibility. Additional measures may be required and shall be installed as directed by the engineer and/or the Oldham County Inspector.

#### DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$   
 $\Delta C = 0.41 - 0.30 = 0.11$   
 $A = 131.2 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.11)(131.2)(2.8) / 12 = 3.37 \text{ AC.-FT}$   
REQUIRED  $X = 146,686.8 \text{ CU.FT.}$

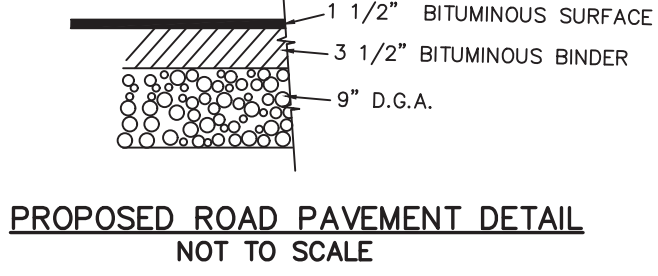
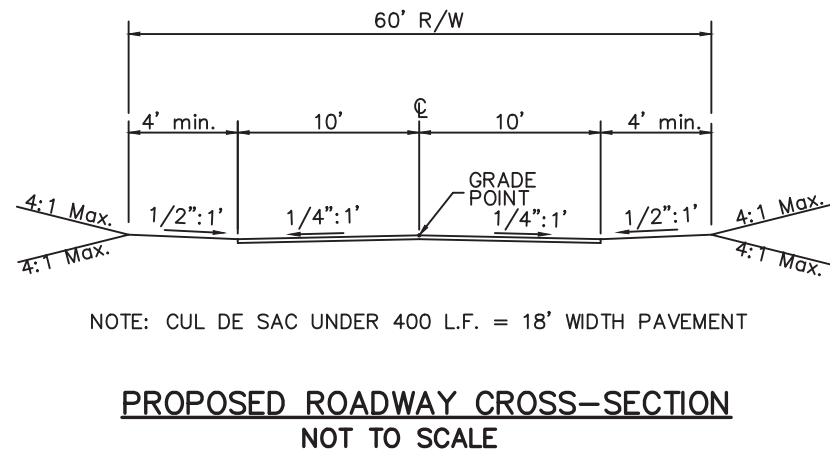
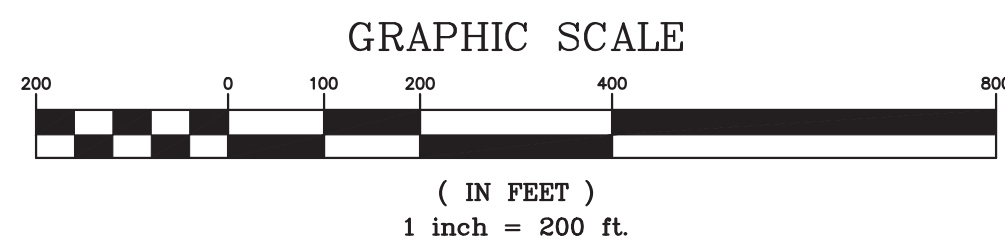
PROVIDED BASIN = 40,000 SQ.FT.

TOTAL = 40,000 SQ.FT. @ APPROX. 4 FT. DEPTH  
= 160,000 CU.FT. > 146,686.8 CU.FT.

LEGEND	
	20% SLOPES
	30% SLOPES
	TBR TO BE REMOVED
	CONSTRUCTION ENTRANCE
	PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
	PROPOSED DRAINAGE SWALE
	EXISTING TRELINE
	FEMA 100 YEAR FLOODPLAIN
	SEWER & DRAINAGE ESM/T

PRELIMINARY NOT FOR CONSTRUCTION	
ENGINEER STAMP	

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10.9.07	PER TRC COMMENTS	JH
2	01.19.08	Added road connection to Willow Bend	KMY
3	09.04.25	PER PRE-APP COMMENTS	ZS
4	10.28.25	PER AGENCY COMMENTS	NK
5	11.24.25	PER AGENCY COMMENTS	NK
6	12.22.25	LAYOUT REVISION	BB



## CAMDEN RIDGE

PRELIMINARY SUBDIVISION PLAN

OWNERS:  
CLORE CAMDEN LLC  
6711 HWY 329  
CRESTWOOD, KENTUCKY 40014  
D.B. 697, PG.233  
MAP 42-00-00-34A, 3BETC

PROPERTY ADDRESS:  
2800 SOUTH CAMDEN LANE  
DEVELOPER:  
CLORE CAMDEN LLC

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
503 WASHINGTON AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
PHONE: (502) 464-9774 FAX: (502) 464-9775

JOB # 07033-2  
DATE: 8/24/2025  
SCALE: 1" = 200'