

- 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.
  - Silt checks to be placed in all roadside ditches @ 300' intervals.
  - Ditch linings will be determined by storm water system analysis.
  - Rock silt checks will be placed at all culverts inlets.
  - Rip Rap and/or energy dissipators will be selected based on storm water system analysis.
  - 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.

- GENERAL NOTES**
- Development to be served by sewers.
  - All proposed streets shall be constructed to Oldham County Subdivision Radius, ROW, Length, Width, Offset, Grade, Etc. 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.
  - No portion of the site is within the 100-year Flood Plain per FEMA Map 21185 C 0115 D dated March 23, 2021 nor the FEMA Map 21185 C 0205 E dated October 10, 2025.
  - 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.
  - Utilities will be constructed & easements provided as required and depicted on the Record Plat.

SLOPES TABLE		
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	30.00%	
30.00%	>	

SOILS	DESCRIPTION
BeC	Beasley silt loam
BeD	Beasley silt loam
BfD3	Beasley silt clay loam
CrB	Crider silt loam
CaC	Caneyville silt loam
CbD	Caneyville-Beasley rocky silt loams
No	Nolin silt loam
BfC3	Beasley silt clay loam

**DETENTION CALCULATIONS BASIN #1**

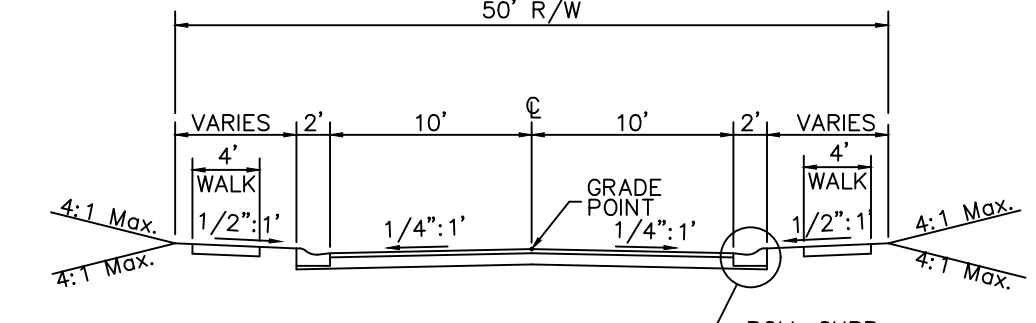
VOLUME REQUIRED:  
 $V = (0.50 - 0.23)(4.1)(2.9/12) = 0.30$  ACRE-FEET

VOLUME PROVIDED:  
 BASIN AREA = 0.2 ACRES  
 AVERAGE DEPTH = 2 FEET  
 VOLUME = (0.2)(2.0) = 0.4 ACRE-FEET

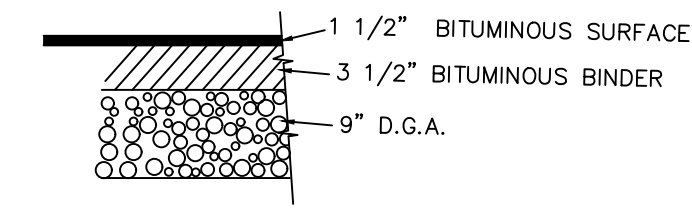
**DETENTION CALCULATIONS BASIN #2**

VOLUME REQUIRED:  
 $V = (0.50 - 0.23)(5.7)(2.9/12) = 0.40$  ACRE-FEET

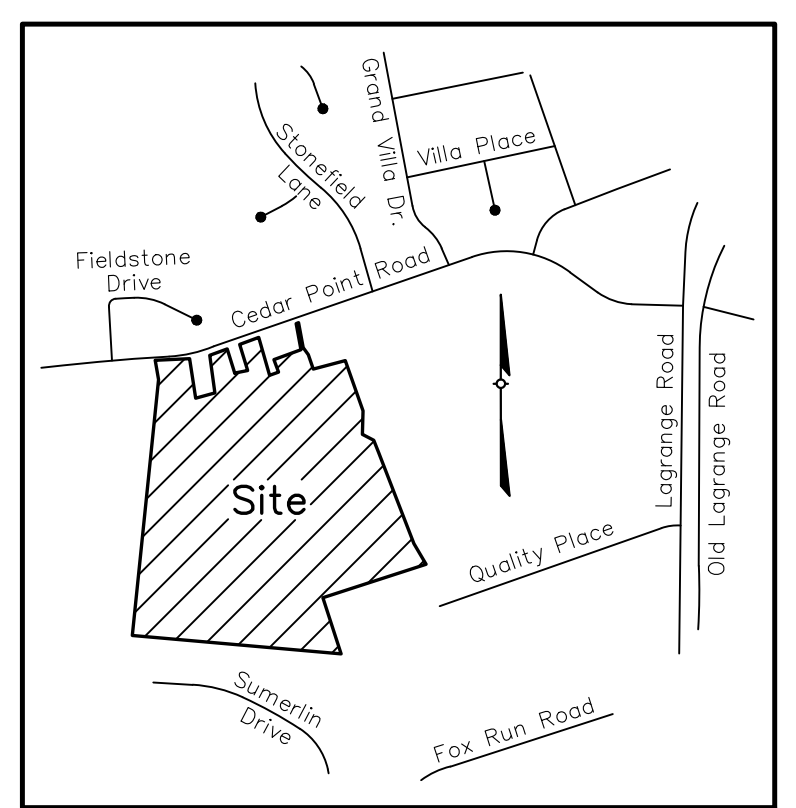
VOLUME PROVIDED:  
 BASIN AREA = 0.2 ACRES  
 AVERAGE DEPTH = 2.5 FEET  
 VOLUME = (0.2)(2.5) = 0.5 ACRE-FEET



**PROPOSED ROADWAY CROSS-SECTION**  
NOT TO SCALE



**PROPOSED ROAD PAVEMENT DETAIL**  
NOT TO SCALE



**LOCATION MAP**  
Not To Scale

**SITE SUBJECT TO THE OLDAM COUNTY ZONING ORDINANCE**

**OVERALL SITE DATA**

OVERALL AREA = 82.92± AC (3,612,032 SF)  
 PROPOSED TRACT 1 = 77.5± AC (3,381,970 SF)  
 PROPOSED REMAINING TRACT 2 = 3.2± AC (140,406 SF)  
 PROPOSED REMAINING TRACT 3 = 2.0± AC (89,656 SF)

**TRACT 1 - DATA**

TOTAL SITE AREA = 77.5± AC (3,381,970 SF)  
 TOTAL AREA OF R/W = 7.9± AC (347,972 SF)  
 NET SITE AREA = 69.6± AC (3,034,978 SF)

EXISTING ZONING = R-2 (70.4± AC)/CO-1 (7.1± AC)  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL

TOTAL # OF LOTS = 36 LOTS  
 95' WIDE / 150' DEEP (#1 TO #36) = 36 LOTS  
 80' WIDE / 135' DEEP (#37 TO #123) = 87 LOTS  
 TOTAL = 123 LOTS

GROSS DENSITY = 1.59 DU/AC.  
 NET DENSITY = 1.27 DU/AC.  
 OPEN SPACE PROVIDED = 27.4± AC (35% SITE)

**R-2 STANDARDS**

MINIMUM LOT AREA = 12,000 SF (WITH SANITARY SEWERS)  
 MINIMUM LOT FRONTAGE & WIDTH = 80'  
 MAXIMUM DENSITY/INTENSITY = 3.63 DU/AC, 0.35 F.A.R.  
 MAXIMUM STRUCTURE HEIGHT = 35'  
 MINIMUM FRONT YARD SETBACK (FY) = 35'  
 MINIMUM SIDE YARD SETBACK (SY) = 7' (25' TOTAL FOR BOTH SIDES)  
 MINIMUM REAR YARD SETBACK (RY) = 35' STREETSIDE  
 MAX. LOT COVERAGE = 30%  
 MINIMUM REAR YARD SETBACK (RY) = 25'

# CEDAR POINT ROAD

## PRELIMINARY SUBDIVISION PLAN

**OWNERS:** ILL INVESTMENTS, LLC  
 P.O. BOX 388, BUCKNER, KENTUCKY 40010  
 D.B. 888, PG. 540 - TAX PARCEL NOS. 31-00-00-31 & 31-00-00-58

**SITE ADDRESS:** 3104 and 3112 CEDAR POINT RD. LAGRANGE, KY 40031

**MICHAEL T. & LOIS HEDGES**  
 3112 CEDAR POINT ROAD, LAGRANGE, KY 40031  
 D.B. 528, PAGE 93 - TAX PARCEL NO. 31-00-00-3A

**PREPARED BY:**

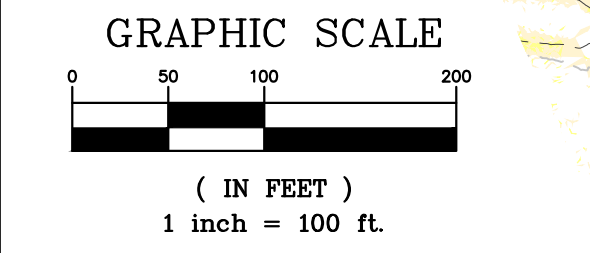
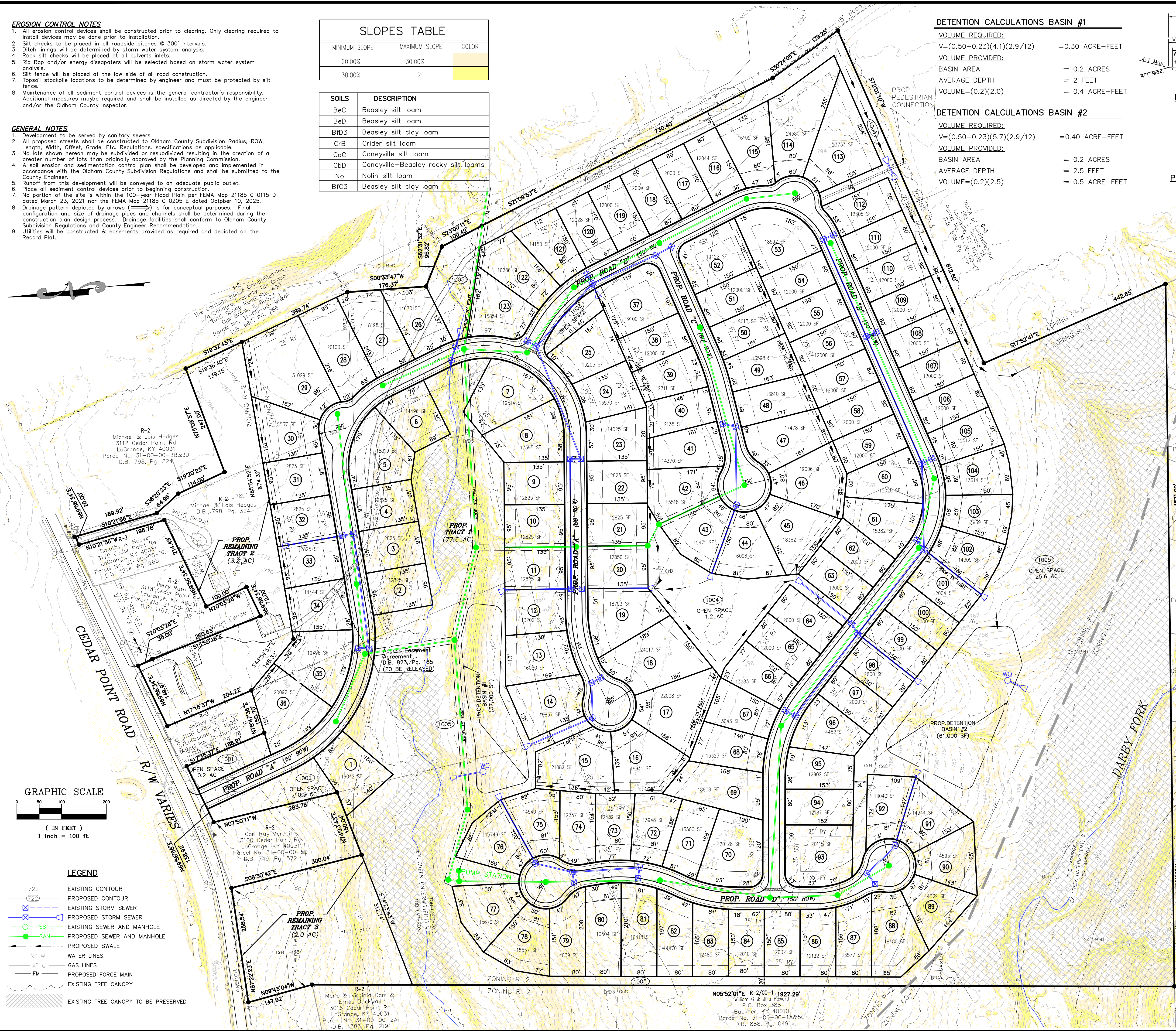
**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SURVEYING • PLANNING  
 503 WARDEN AVENUE, SUITE 101  
 LANSVILLE, KENTUCKY 40323  
 PHONE: (606) 624-2714 FAX: (606) 624-2775

JOB: 24158  
 DATE: 03/18/2026

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY

ENGINEER STAMP



- LEGEND**
- 722 --- EXISTING CONTOUR
  - 722 --- PROPOSED CONTOUR
  - S --- EXISTING STORM SEWER
  - S --- PROPOSED STORM SEWER
  - SS --- EXISTING SEWER AND MANHOLE
  - SS --- PROPOSED SEWER AND MANHOLE
  - SW --- PROPOSED SWALE
  - W --- WATER LINES
  - G --- GAS LINES
  - FM --- PROPOSED FORCE MAIN
  - --- EXISTING TREE CANOPY
  - --- EXISTING TREE CANOPY TO BE PRESERVED