

GENERAL NOTES:

- Development to be served by septic field.
- 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.
- The site is located within Zone AE & X of the 100-year Flood Plain per FEMA Map 21185 C 0090 D dated March 23rd, 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.
- Utilities will be constructed & easements provided as required and depicted on the Record Plat. Existing utility mapping to be submitted separately.
- Open Space areas and detention basins to be owned and maintained by Home Owners Association. All open space are storm water conveyances & will be placed in drainage easements.
- No portion of the property subject to this Subdivision plan is located within one half (1/2) mile of existing sanitary sewer line.

ADJACENT PROPERTY OWNERS

Christina M. & Josh Miller 1655 Riverside Dr. Prospect, KY 40059 Parcel No. 01-019-03-35 D.B. 1229 PG. 022	Geoffrey Schuit 14424 Oldham Acres Rd Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1283 PG. 013	Edward Rose & Carol K. Gofford 1324 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-39 D.B. 649 PG. 184	Ronald J. Thompson 1324 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-38 D.B. 1429 PG. 280	Jenna C. McFarland & Pamela R. Casey 1324 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 649 PG. 184	E. L. Gosman 1324 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-38 D.B. 649 PG. 184
James A. & Meghan L. Madley 1517 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-35 D.B. 1229 PG. 022	Antio Duffy 3908 Broadview Road Louisville, KY 40207 Parcel No. 01-018-03-37 D.B. 1025 PG. 302	Antio Duffy 3908 Broadview Road Louisville, KY 40207 Parcel No. 01-018-03-37 D.B. 1025 PG. 302	James M. Kingsbury 282 S.E. 31 Salem, OR 97301 Parcel No. 01-018-03-37 D.B. 967 PG. 310	James M. Kingsbury 282 S.E. 31 Salem, OR 97301 Parcel No. 01-018-03-37 D.B. 967 PG. 310	Harmony Village Sub 1110 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 088 PG. 171
Ramsey River Homes LLC 4007 Produce Rd Louisville, KY 40208 Parcel No. 01-018-03-28 D.B. 697 PG. 129	James A. Madley 1314 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	James A. Madley 1314 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	David E. & Mary T. Tindel 3905 Burning Bush Rd Louisville, KY 40281 Parcel No. 01-018-03-37 D.B. 1227 PG. 360	David E. & Mary T. Tindel 3905 Burning Bush Rd Louisville, KY 40281 Parcel No. 01-018-03-37 D.B. 1227 PG. 360	Harmony Village Sub 1110 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 088 PG. 171
Deborah & Daniel Benson 1214 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Kimberly K. & William M. Howell 1214 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Kimberly K. & William M. Howell 1214 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	John A. & Susan L. Lister 1214 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	John A. & Susan L. Lister 1214 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Harmony Village Sub 1110 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 088 PG. 171
Christopher Bennett & Amy Harris 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Cheryl & William Shannon 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Cheryl & William Shannon 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Robert P. Anderson 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Robert P. Anderson 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Harmony Village Sub 1110 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 088 PG. 171
Kenneth T. & Dawn L. Moore 1700 Victory Ct. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Rose E. & Renee C. McCallen 1700 Victory Ct. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Rose E. & Renee C. McCallen 1700 Victory Ct. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Robert P. Anderson 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Robert P. Anderson 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Harmony Village Sub 1110 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 088 PG. 171
James L. & Christine F. Stuart 1222 Riverside Drive Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Christophers Ann Harris 1222 Riverside Drive Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Christophers Ann Harris 1222 Riverside Drive Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Robert P. Anderson 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Robert P. Anderson 1124 River Forest Dr. Louisville, KY 40208 Parcel No. 01-018-03-37 D.B. 1229 PG. 022	Harmony Village Sub 1110 Riverside Dr. Prospect, KY 40059 Parcel No. 01-018-03-37 D.B. 088 PG. 171
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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 per detail.
- 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 dissipaters will be selected based on storm water system analysis.
- Silt fence will be placed at the low side of all road construction.
- Topsiolk 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.

R-2 REQUIREMENTS

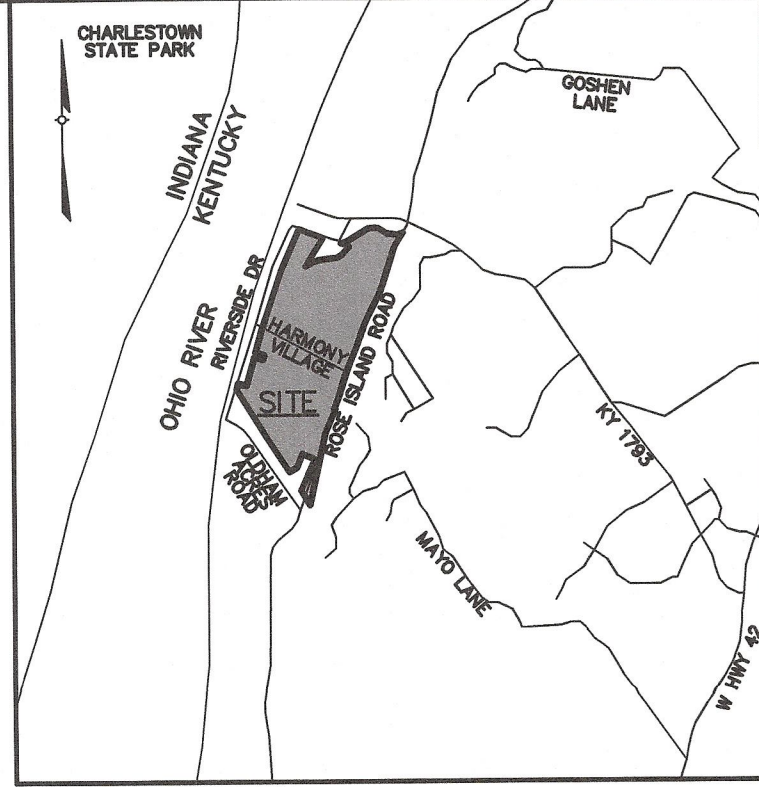
MINIMUM LOT AREA	= 12,000 SF WITH SANITARY SEWERS = 43,560 SF WITHOUT SANITARY SEWERS
MINIMUM SIDE YARD	= 7'
MIN. FRONT YARD & STREET SIDE YARD	= 25' TOTAL FOR BOTH SIDES
MINIMUM LOT WIDTH	= 80'
	= 150' FOR LOTS WITHOUT SANITARY SEWERS
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'
MAX. LOT COVERAGE	= 30%

CO-1 REQUIREMENTS

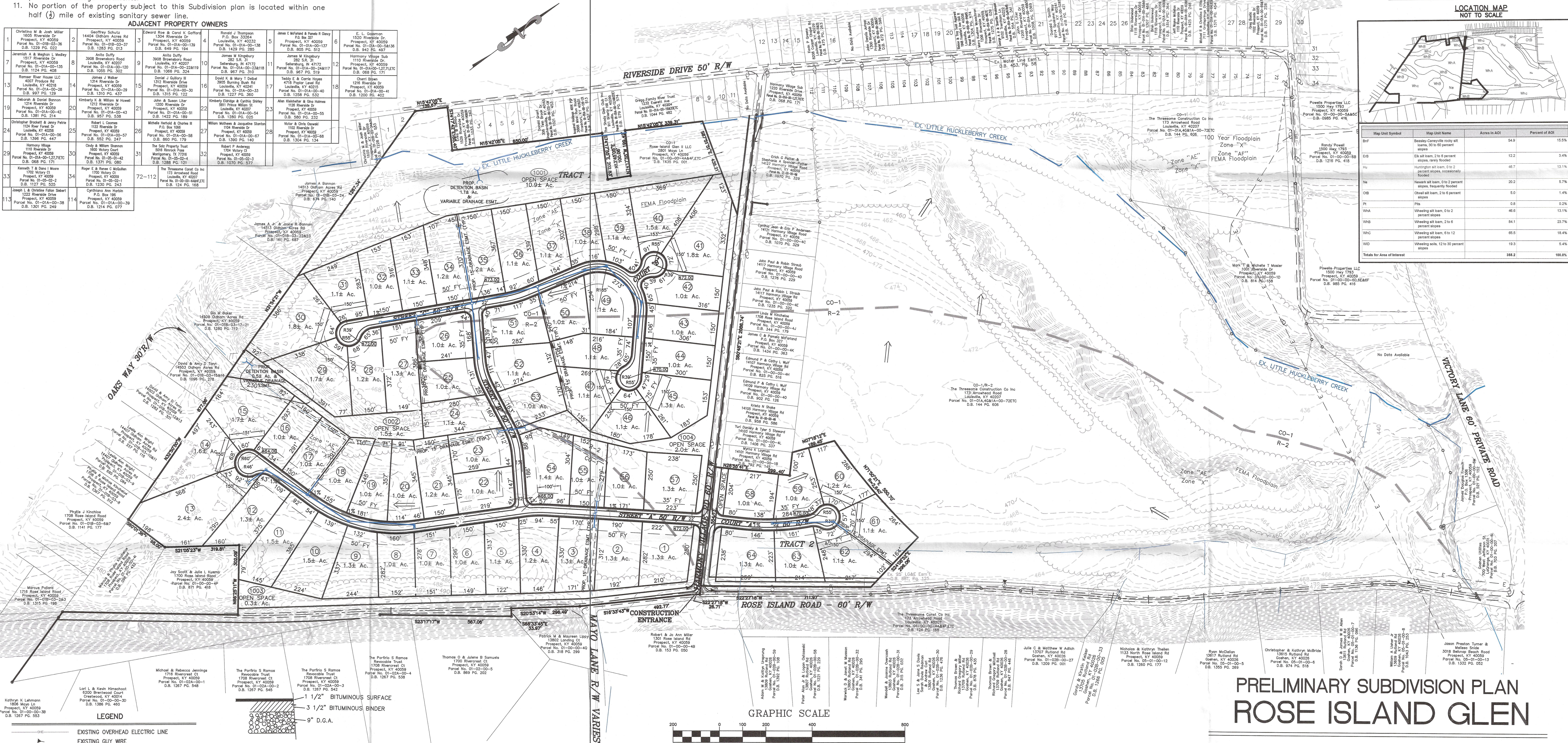
MINIMUM LOT AREA	= 43,560 SF
MINIMUM SIDE YARD	= 15'
MIN. FRONT YARD & STREET SIDE YARD	= 75' WHEN ADJACENT TO AN ARTERIAL ROADWAY = 150' IF UNDER 2.5 AC. = 300' IF OVER 2.5 AC.
MINIMUM LOT WIDTH	= 40'
MINIMUM REAR YARD	= 200'
MINIMUM LOT DEPTH	= 35'
MAXIMUM BUILDING HEIGHT	= 35'
MAXIMUM LOT COVERAGE	= 20%

SITE DATA

TOTAL SITE AREA	= 102± Ac. (4,094,236 SF)
TRACT 1 AREA	= 93.1± Ac. (4,055,389 SF)
TRACT 2 AREA	= 8.9± Ac. (388,474 SF)
TOTAL AREA OF ROW	= 5.1± Ac. (223,822 SF)
NET SITE AREA	= 90± Ac. (3,569,588 SF)
EXISTING ZONING	= R-2/CO-1
EXISTING R-2 AREA	= 75.6± Ac. (3,290,874 SF)
EXISTING CO-1 AREA	= 25.2± Ac. (1,097,012 SF)
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 64
LOT COVERAGE	= 76.3± Ac. (3,323,628 SF) (74%)
GROSS DENSITY	= 0.62 DU/Ac.
NET DENSITY	= 0.61 DU/Ac.
TRACT 1	= 0.78 DU/Ac.
TRACT 2	= 14.7± Ac.
OPEN SPACE PROVIDED	



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
B/F	Developed/Undeveloped	54.9	15.5%
D/B	5% to 10% Slope	12.2	3.4%
Hu	10% to 15% Slope	48.7	13.1%
He	15% to 20% Slope	20.2	5.7%
C/B	20% to 25% Slope	5.0	1.4%
FR	25% to 30% Slope	0.8	0.2%
VNA	30% to 35% Slope	46.0	13.1%
VNB	35% to 40% Slope	64.1	23.7%
VNC	40% to 45% Slope	65.5	18.4%
VND	45% to 50% Slope	19.3	5.6%
Totals for Area of Interest		355.2	100.0%



PRELIMINARY SUBDIVISION PLAN
ROSE ISLAND GLEN

OWNERS:
ROSE ISLAND GLEN II LLC
2801 MAYO LANE
PROSPECT, KY 40059
D.B. 1435, PG. 001
PARCEL NO. 01-00-00-4A&F, ETC

PROPERTY ADDRESS:
ROSE ISLAND ROAD
PROSPECT, KY 40059
DEVELOPER:
CANFIELD REALTY & DEVELOPMENT
2801 MAYO LANE
PROSPECT, KY 40059

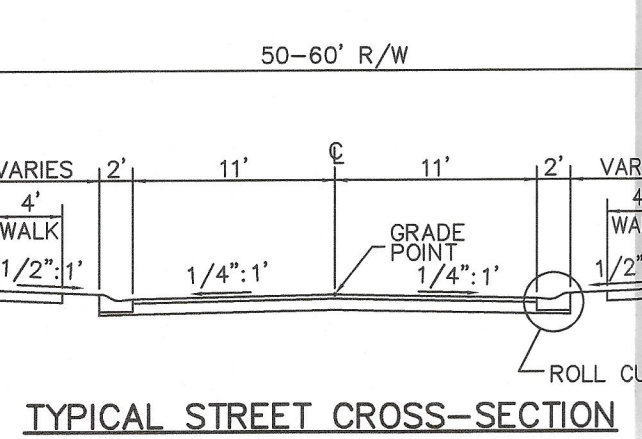
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
809 WABURRY AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 414-9514 FAX: (502) 414-9515

SCALE: 1" = 200' DATE: 07/22/26 JOB # 17097

LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- 100 YEAR FLOODPLAIN
- EXISTING TREE LINE
- TO BE REMOVED
- TBR
- CONSTRUCTION ENTRANCE
- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED DRAINAGE SWALE
- PROPOSED SEDIMENT BASIN

PROPOSED ROAD PAVEMENT DETAIL
NOT TO SCALE

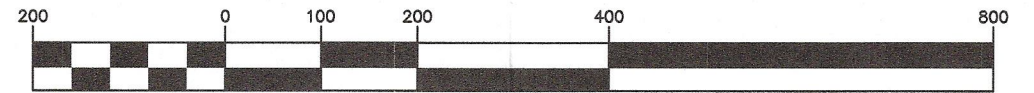


1 1/2" BITUMINOUS SURFACE
3 1/2" BITUMINOUS BINDER
9" D.G.A.

DETENTION BASIN #1 & #2 CALCULATIONS

X = Δ CRA/12
ΔC = 0.40 - 0.25 = 0.15
A = 102.1 ACRES (TRACT 1 + LOTS 58-64)
R = 2.0 INCHES
X = (0.15)(102.1)(2.0)/12 = 3.7 AC.-FT.
PROVIDED BASIN = 1.6 AC.
TOTAL = 1.6 AC. @ APPROX. 2.5 FT. DEPTH
= 4.0 AC. > 3.7 AC.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

NO.	DATE	REVISIONS	DESCRIPTION	BY

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER STAMP