

1. Development to be served by septic field.
2. All proposed streets shall be constructed to Oldham County Subdivision Radius, ROW, Length, Width, Offset, Grade, Etc. Regulations, specifications as applicable.
3. 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.
4. 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.
5. Runoff from this development will be conveyed to an adequate public outlet.
6. Place all sediment control devices prior to beginning construction.
7. 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.
8. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration 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.
9. Utilities will be constructed & easements provided as required and depicted on the Record Plat. Existing utility mapping to be submitted separately.
10. Open Space areas and detention basins to be owned and maintained by Home Owners Association. All open space areas storm water conveyances & will be placed in drainage easements.
11. No portion of the property subject to this Subdivision plan is located within one half (½) mile of existing sanitary sewer line.

1. All erosion control devices shall be constructed prior to clearing. Only clearing required to install devices may be done prior to installation.
2. Silt checks to be placed in all roadside ditches per detail.
3. Ditch linings will be determined by storm water system analysis.
4. Rock silt checks will be placed at all culverts inlets.
5. Rip Rap and/or energy dissipaters will be selected based on storm water system analysis.
6. Silt fence will be placed at the low side of all road construction.
7. Topsoil stockpile locations to be determined by engineer and must be protected by silt fence.
8. 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.

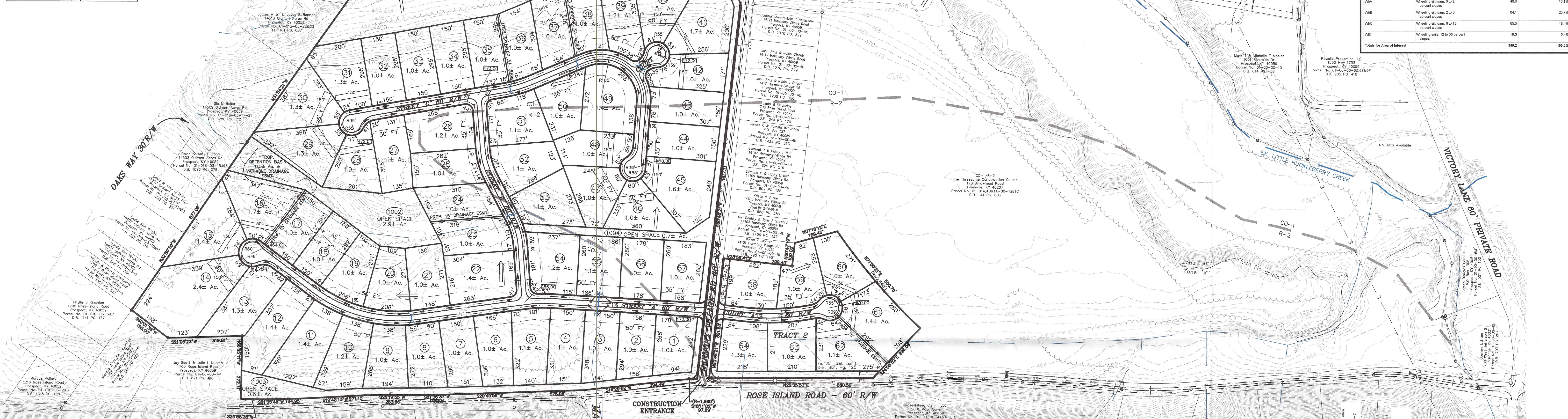
MINIMUM LOT AREA	= 12,000 SF WITH SANITARY SEWERS
MINIMUM SIDE YARD	= 43,560 SF WITHOUT SANITARY SEWERS
	= 7'
MIN. FRONT YARD & STREET SIDE YARD	= 25' TOTAL FOR BOTH SIDES
MINIMUM LOT WIDTH	= 35'
	= 80'
MINIMUM REAR YARD	= 150' FOR LOTS WITHOUT SANITARY SEWER
MAX. BUILDING HEIGHT	= 25'
MAX. LOT COVERAGE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

MINIMUM LOT AREA	= 43,560 SF
MINIMUM SIDE YARD	= 15'
MIN. FRONT YARD & STREET SIDE YARD	= 50'
	= 75' WHEN ADJACENT TO AN ARTERIAL ROADWAY
MINIMUM LOT WIDTH	= 150' IF UNDER 2.5 AC.
	= 300 IF OVER 2.5 AC.
MINIMUM REAR YARD	= 40'
MINIMUM LOT DEPTH	= 200'
MAXIMUM BUILDING HEIGHT	= 35'
MAXIMUM LOT COVERAGE	= 20%

TOTAL SITE AREA	=	101.9± Ac. (4,434,336 SF)
TRACT 1 AREA	=	92.5± Ac. (4,026,964 SF)
TRACT 2 AREA	=	9.4± Ac. (407,374 SF)
PERCENTAGE OF ROW	=	8.0± Ac. (348,444 SF)
ROW DEDICATION AREA	=	0.3± Ac. (12,134 SF)
NET SITE AREA	=	93.6± Ac. (4,037,763 SF)
EXISTING ZONING	=	R-2/CO-1
EXISTING R-2 AREA	=	25.8± Ac. (3,290,874 SF)
EXISTING CO-1 AREA	=	75.6± Ac. (3,295,608 SF)
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	=	64
LOT COVERAGE	=	0.33± Ac. (3,192,948 SF) (74%)
GROSS DENSITY	=	0.62 DU/Ac.
NET DENSITY	=	0.61 DU/Ac.
TRACT 1	=	0.74 DU/Ac.
TRACT 2	=	15.3± Ac.
OPEN SPACE PROVIDED	=	



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BWF	Basally-caneyritic rocky silt loam, 10 to 65 percent slopes	54.9	15.5%
S/B	Silt all loam, 2 to 6 percent slopes, rarely flooded	12.2	3.4%
H/C	Hunterton silt loam, 0 to 2 percent slopes, occasionally flooded	46.7	13.1%
Nc	Newark silt loam, 0 to 2 percent slopes, frequently flooded	20.2	5.7%
O/S	Chester all loam, 2 to 6 percent slopes	6.0	1.4%
PtS	Flood	0.8	0.2%
W/A	Wheeling silt loam, 0 to 2 percent slopes	48.6	13.1%
WNB	Wheeling silt loam, 0 to 6 percent slopes	84.1	23.7%
WHC	Wheeling silt loam, 6 to 12 percent slopes	65.5	18.4%
WD	Wheeling slope, 12 to 30 percent	19.3	5.4%
Totals for Area of Interest		356.2	100.0%



LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
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PHONE: (502) 426-9974 FAX: (502) 426-9975

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

PROPERTY ADDRESS:
ROSE ISLAND ROAD
PROSPECT, KY 40059

DEVELOPER:
CANFIELD REALTY & DEVELOPMENT
2801 MAYO LANE
PROSPECT, KY 40059

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

$X = \Delta \text{ CRA}/12$
 $\Delta C = 0.40 - 0.25 = 0.15$
 $A = 102.1 \text{ ACRES (TRACT 1 + LOTS 58-64)}$
 $R = 2.9 \text{ INCHES}$
 $X = (0.15)(102.1)(2.9)/12 = 3.7 \text{ AC.}-\text{FT.}$
 PROVIDED BASIN = 1.6 AC.

TOTAL = 1.6 AC. @ APPROX. 2.5 FT. DEPTH
 = 4.0 AC. > 3.7 AC.

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER STAMP

(IN FEET)

1 inch = 200 ft.

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