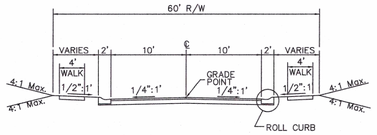
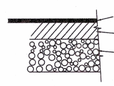


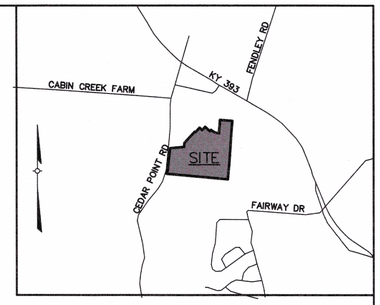
PROPOSED 50' R/W ROADWAY CROSS-SECTION
NOT TO SCALE



PROPOSED 60' R/W ROADWAY CROSS-SECTION
NOT TO SCALE



PROPOSED ROAD PAVEMENT DETAIL
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

R-2 REQUIREMENTS

MIN. LOT AREA	= 12,000 SF
MIN. LOT WIDTH	= 80'
MIN. FRONT & STREET SIDE YARD	= 35'
MIN. SIDE YARD	= 7'
	= 25' (TOTAL)
MIN. REAR YARD	= 25'
MAX. BLDG. HEIGHT	= 35'
F.A.R.	= 0.35
MAX. LOT COVERAGE	= 30%

SITE DATA

SITE AREA	= 67.9± Ac. (2,957,506 SF)
TOTAL AREA OF ROW	= 10.8± Ac. (470,089 SF)
NET SITE AREA	= 57.1± Ac. (2,487,417 SF)
EXISTING ZONING	= CO-1/R-2
PROPOSED ZONING	= R-2
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 145
TOTAL ARE OF LOTS	= 50.91± Ac. (2,217,594 SF)
GROSS DENSITY	= 2.13 DU/Ac. (3.63 DU/Ac. MAX. ALLOWED)
NET DENSITY	= 2.53 DU/Ac. (3.63 DU/Ac. MAX. ALLOWED)
OPEN SPACE PROVIDED	= 6.28± Ac. (273,647 SF)

GENERAL NOTES

1. Development to be served by sanitary sewers.
2. 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.
3. 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.
4. Runoff from this development will be conveyed to an adequate public outlet.
5. Place all sediment control devices prior to beginning construction.
6. No portion of this site is located in the 100 Year Flood Plain per F.E.M.A. map #21185C 0115 D, dated March 23, 2021.
7. 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.

EROSION CONTROL NOTES

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 @ 300' intervals.
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 dissapaters 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 maybe required and shall be installed as directed by the engineer and/or the Oldham County Inspector.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.50-0.23=0.27
A = 67.9 ACRES
R = 2.8 INCHES
X = (0.27)(67.9)(2.8)/12 = 4.28 AC.-FT
REQUIRED X = 186,437 CU.FT.

PROVIDED BASIN = 100,060 SQ.FT.

TOTAL = 100,060 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 250,150 CU.FT. > 186,437 CU.FT.

ELITE
1115 CEDAR POINT RD

PRELIMINARY SUBDIVISION PLAN

SITE ADDRESS:
CEDAR POINT ROAD
LaGRANGE, KY 40031
PARCEL NO. 30-00-00-7
D.B. 1075, PG. 059

OWNER:
MYRA SCHURECK REVOCABLE TRUST
C/O MYRA SCHURECK
1115 CEDAR POINT ROAD
LaGRANGE, KY 40031

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC
16218 SHELBYVILLE RD
LOUISVILLE, KY 40245

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

DATE: 10/20/2026
JOB: 22189#2

REVISIONS			
NO.	DATE	DESCRIPTION	BY

LEGEND
= PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
= PROPOSED SEWER AND MANHOLE
= PROPOSED DRAINAGE SWALE
722 = EXISTING CONTOUR
= EXISTING WETLANDS
= EXISTING ZONING LINE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

R-2
Robert A & Anna K Leet
2970 N Hwy 393
LaGrange, KY 40031
Parcel No. 30-00-00-1B & 7B
D.B. 102 PG. 430

R-2
David & Laura Setters
5007 Hickory Hill Dr
LaGrange, KY 40031
Parcel No. 30-03A-00-21
D.B. 997 PG. 055

R-2
David T & Ann G Hatfield
2902 Hickory Hill Dr
LaGrange, KY 40031
Parcel No. 30-03A-00-20
D.B. 728 PG. 384

R-2
Robert Joseph Bowling Jr & Jaime Luann
2904 Hickory Hill Dr
LaGrange, KY 40031
Parcel No. 30-03A-00-19
D.B. 1189 PG. 486

R-2
The Reba E Wheeler Living Trust
Reba E Wheeler Trustee
5302 Kamer Ct
LaGrange, KY 40031
Parcel No. 30-08-00-21
D.B. 1097 PG. 134

R-2
Richard & Deborah Neapolitan
5300 Kamer Ct
LaGrange, KY 40031
Parcel No. 30-08-00-22
D.B. 1007 PG. 0241

R-2
Odie T & Donna R Owens
1601 Kamer Ct
LaGrange, KY 40031
Parcel No. 30-08-00-23
D.B. 813 PG. 600

R-2
William A & Megan L Webb
1603 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-24
D.B. 1194 PG. 308

R-2
The Harrison Living Trust
1605 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-25
D.B. 1287 PG. 021

R-2
Ellis Eugene IV & Nicole G Anderson
1607 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-26
D.B. 1412 PG. 257

R-2
William T & Catherine M Miller
1609 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-27
D.B. 661 PG. 163

R-2
Feng Zhang & Sydney Young
1611 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-28
D.B. 1183 PG. 386

R-2
Benjamin L & Carolyn A Bredhich
1613 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-29
D.B. 1328 PG. 023

R-2
Joshua D & Jennifer L Anderson
1615 Kamer Dr
LaGrange, KY 40031
Parcel No. 30-08-00-30
D.B. 1118 PG. 091

R-2
James A & Debra R Carpenter
5225 Mockingbird Valley Rd
LaGrange, KY 40031
Parcel No. 30-00-00-7C
D.B. 236 PG. 347

R-2
Linda D Billings
5221 Mockingbird Valley Rd
LaGrange, KY 40031
Parcel No. 30-07-00-13
D.B. 375 PG. 367

R-2
Jordan Allen & Sarah Elizabeth Heltzman
5201 Carsdal Dr
LaGrange, KY 40031
Parcel No. 30-07-00-14
D.B. 1162 PG. 473

R-2
Dwayne L & Susan B Martin
5203 Carsdal Dr
LaGrange, KY 40031
Parcel No. 30-07-00-15
D.B. 316 PG. 206

R-2
John S & Holly Herring
5222 Schureck Ct
LaGrange, KY 40031
Parcel No. 30-07-00-43
D.B. 850 PG. 436

R-2
George D Jr & Anabela Riley
5303 Myra Ct
LaGrange, KY 40031
Parcel No. 30-07-00-41
D.B. 1038 PG. 510

R-2/CO-1
Randolph A & Jo Anne Schureck
5300 Myra Ct
LaGrange, KY 40031
Parcel No. 30-07-00-40
D.B. 283 PG. 377

R-2/CO-1
Kevin & Emily Kleinhaitter
5304 Myra Ct
LaGrange, KY 40031
Parcel No. 30-07-00-39
D.B. 1086 PG. 373

CO-1
Louisville & Jefferson C MSD
700 W Liberty St
Louisville, KY 40203
Parcel No. 30-07-00-45
D.B. 1252 PG. 099

AG-1/CO-1
Michael L & Robin L McCoy
1300 Cedar Point Road
LaGrange, KY 40031
Parcel No. 30-00-00-9B&9C
D.B. 417 PG. 084

AG-1/CO-1
Michael L & Robin L McCoy
1300 Cedar Point Road
LaGrange, KY 40031
Parcel No. 30-00-00-9B&9C
D.B. 417 PG. 084

AG-1
Daniel K Sr & Linda S Workman
1320 Cedar Point Road
LaGrange, KY 40031
Parcel No. 30-00-00-9F
D.B. 1379 PG. 329

AG-1
William & Martha Hemminger
1400 Cedar Point Road
LaGrange, KY 40031
Parcel No. 30-00-00-9D
D.B. 1285 PG. 218

R-2
Eric S & Patricia S Risinger
1401 Cedar Point Road
LaGrange, KY 40031
Parcel No. 30-00-00-9E
D.B. 1169 PG. 446

R-2
William & Martha Hemminger Living Trust
1400 Cedar Point Road
LaGrange, KY 40031
Parcel No. 30-00-00-9A
D.B. 1285 PG. 221

MOCKINGBIRD VALLEY RD
SCHURECK CT
CEDAR POINT RD
PROPOSED STREET "D" 50' R/W
PROP. CT "D" 50' R/W
PROP. CT "C" 50' R/W
PROP. CT "E" 50' R/W
PROPOSED STREET "C" 50' R/W
PROPOSED STREET "B" 60' R/W
PROPOSED STREET "A" 60' R/W
PROPOSED COURT "D" 50' R/W
PROPOSED DETENTION BASIN 93,160 SF
PROPOSED DETENTION BASIN 6900 SF
OPEN SPACE 6.0± Ac.
OPEN SPACE 0.25± Ac.
POND
Ex. R-2 To Remain
Ex. CO-1 TO R-2
Ex. R-2 To Remain
EXISTING SANITARY SEWER LINE
Ex. 15' Elec. & Tele. Esm't P.B. 3, Pg. 124
Ex. 10' Elec. & Tele. Esm't D.B. 206, Pg. 122
Ex. 12' Water Esm't D.B. 206, Pg. 122
Ex. 10' Elec. & Tele. Esm't D.B. 206, Pg. 122
PROP. 15' ESMT.
PROP. 10' SS ESMT.
PROP. 4' WALK
35' SETBACK