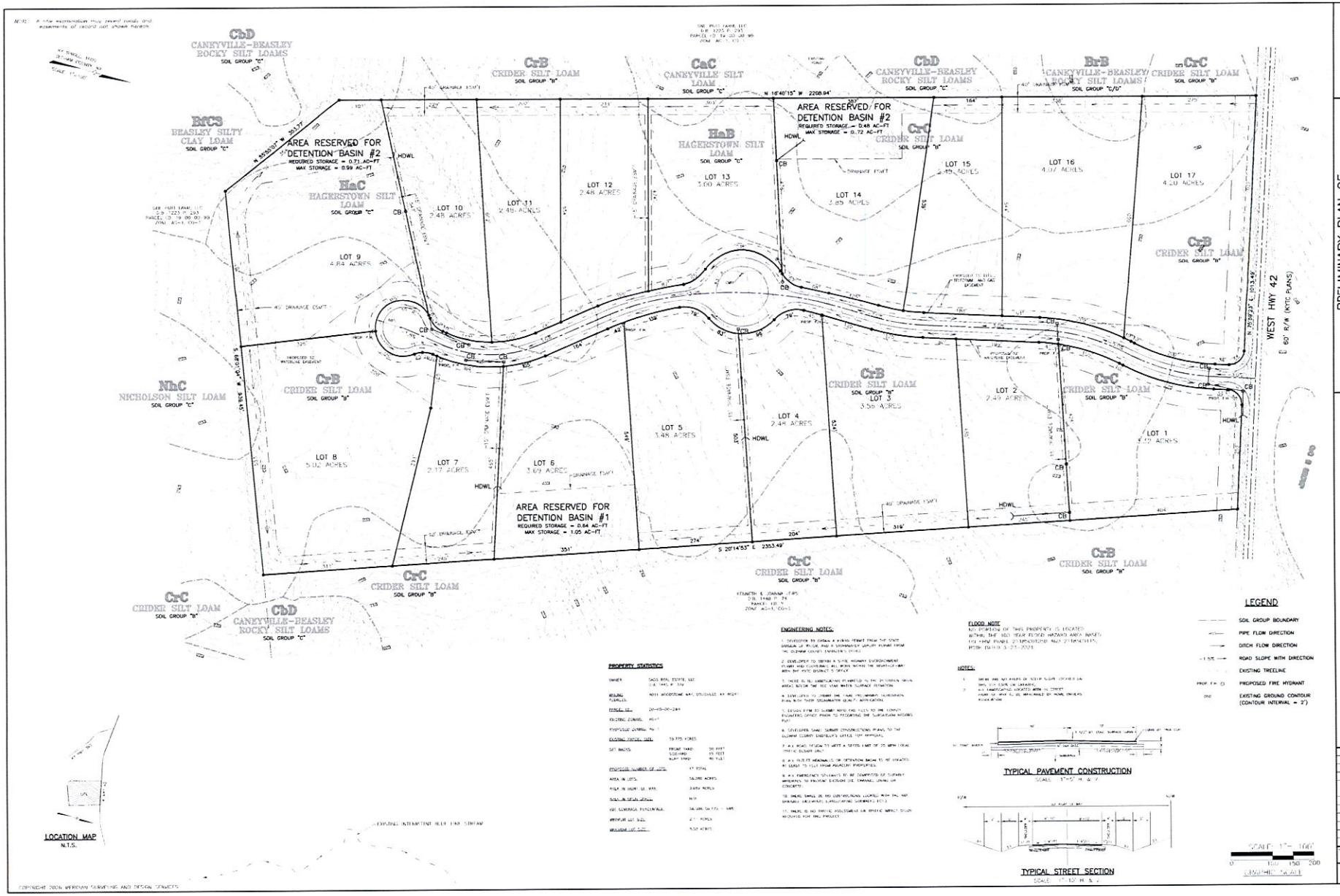


LOCATION MAP
N.T.S.

PROPERTY STATISTICS

OWNER	SADI REAL ESTATE, LLC (D.B. 1440, P. 576)
MAILING ADDRESS	4011 WOODSTONE WAY, LOUISVILLE, KY 40241
PARCEL ID	20-05-00-284
EXISTING ZONING	HC-1
PROPOSED ZONING	NC-1
EXISTING PARCEL SIZE	59.775 ACRES
SET BACKS	FRONT YARD: 50 FEET SIDE YARD: 15 FEET REAR YARD: 40 FEET
PROPOSED NUMBER OF LOTS	17 TOTAL
AREA IN LOTS	56.286 ACRES
AREA IN RIGHT OF WAY	3.489 ACRES
AREA IN DETAIL STRIPS	NOT
LOT COVERAGE PERCENTAGE	56.286 SQ.FT. / 59.775 = 94%
MINIMUM LOT SIZE	2.17 ACRES
MAXIMUM LOT SIZE	5.02 ACRES

ENGINEERING NOTES:

1. DEVELOPER TO OBTAIN A WIDENING PERMIT FROM THE STATE DIVISION OF PLUMB AND A STORMWATER QUALITY PERMIT FROM THE OLDHAM COUNTY ENGINEER'S OFFICE.
2. DEVELOPER TO OBTAIN A STATE HIGHWAY ENCROACHMENT PERMIT AND COORDINATE ALL WORK WITHIN THE HIGHWAY R/W WITH THE KYTC DISTRICT 5 OFFICE.
3. THERE IS NO LANDSCAPING PLANNED IN THE FLOODWAY OR FLOOD AREAS BELOW THE 100 YEAR WATER SURFACE ELEVATION.
4. DEVELOPER TO SUBMIT THE FINAL PRELIMINARY SUBDIVISION PLAN WITH THEIR SEDIMENTATION QUALITY APPLICATION.
5. DEVELOPER TO SUBMIT AS-BUILT AND FILLS TO THE COUNTY ENGINEERS OFFICE PRIOR TO RECORDING THE SUBDIVISION RECORDS PLAT.
6. DEVELOPER SHALL SUBMIT CONSTRUCTION PLANS TO THE OLDHAM COUNTY ENGINEER'S OFFICE FOR APPROVAL.
7. A 4:1 ROAD TAPER TO MEET A SPEED LIMIT OF 25 MPH (LOCAL TRAFFIC ESTIMATE ONLY).
8. A 4:1 SLOPE HEADWALL OR DETENTION BASIN TO BE LOCATED AT LEAST 75 FEET FROM ASPHALT PAVEMENT.
9. A 4:1 EMERGENCY SPILLWAY TO BE CONSTRUCTED OF SUITABLE MATERIALS TO PREVENT EROSION (SEE CHANNEL LINING OR CONCRETE).
10. THERE SHALL BE NO CONSTRUCTIONS LOCATED WITH THE 100 YEAR FLOOD HAZARD (LANDSCAPING EXCEPTED).
11. THERE IS NO PHYSICAL ASSESSMENT OR SPECIFIC IMPACT STUDY REQUIRED FOR THIS PROJECT.

FLOOD NOTE

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA BASED ON FIRM PANEL 21185C0155D, MAP REVISED DATED 3-23-2021.

NOTES:

1. THERE ARE NO AREAS OF STEEP SLOPE (GREATER THAN 15% SLOPE) OR CAVERNS.
2. NO LANDSCAPING LOCATED WITHIN THE STREET RIGHT OF WAY TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

LEGEND

- SOIL GROUP BOUNDARY
- PIPE FLOW DIRECTION
- DITCH FLOW DIRECTION
- ROAD SLOPE WITH DIRECTION
- EXISTING TREELINE
- PROPOSED FIRE HYDRANT
- EXISTING GROUND CONTOUR (CONTOUR INTERVAL = 2')

TYPICAL PAVEMENT CONSTRUCTION
SCALE: 1"=5' H. & V.

TYPICAL STREET SECTION
SCALE: 1"=10' H. & V.

SCALE: 1" = 100'
0 100 150 200
GRAPHIC SCALE

PRELIMINARY PLAN OF GOSHEN MEADOWS
FOR
JEFF PATE
WEST HIGHWAY 42
GOSHEN, KY 40026

MERIDIAN
SURVEYING AND DESIGN SERVICES

SCALE	1" = 100'
DRAWN	ACD
CHECKED	MAS
DATE	1-26-2026
REVISIONS	PRELIMINARY
1) 2-26-26 PER PDC COMMENTS	
PROJECT #	26-091
	PRELIM

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