

Notes/Legend

Site Statistics	
Stat	Question
4.18	Total Acreage of Subdivision
0.506	Acreage in Street ROW
13	Number of Single-Family Lots
0	Amount of Other Land Uses
12,000	Minimum Lot Size (Square Feet)
4.18	Existing R-2 Zoning (Total Acreage)
4.18	Proposed Same R-2 Zoning (Total Acreage)
0	Amount of Open Space
0	Lot Coverage
0/0	Parking Spaces Required and Provided

- Existing Utilities**
- Water - Oldham County Water District 8" Main Surrounds Property
 - Sewer - Capacity approved by Louisville MSD
 - New 8" sewer line to gravity feed to MH#124178
 - A new pumping station will not be required
 - Electric - Provided by LG&E with either UG or Overhead service

- Natural Features**
- An Ephemeral stream exists across the south of the property
 - When flowing, the stream creates a waterfall (WF) in back of Lot #11
 - A rock ledge outcrops at several locations on the property
 - Except for a small area around the WF, no slope over 30% exists

- Manmade Features**
- There is an existing house and garage currently on the property
 - Both will be removed

- Drainage Facilities**
- Existing Culverts:
 - 24" Crossing Saddlers Mill near Lot #13
 - 16" Under Driveway to be Removed
 - Proposed Culverts:
 - 24" Under Driveway for Lots 12
 - 16" Under Bridget Way near Cox Lane
 - 16" Under Driveway of Lot 13 near Cox Lane
 - 12" Crossing Driveways for Lots 1 - 9

- 100 Year Flood Data**
- Per FEMA Map, Property Has Minimal Flood Hazard, Zone X
 - 100 Year Flood Elevation -725
 - Lowest Golf Course View Property Elevation 750'

- Storm Water Flow**
- All Storm Water to flow thru Existing 24" culvert under Saddlers Mill

- Variances and Waivers**
- No Sidewalks
 - No curbs for newly proposed Local Access Street Bridget Way
 - Lot #10 Front Setback 25'
 - Lot #11 Front Setback 25'

Streets

Existing Streets	Location	ROW (ft)	Paved Width (ft)
- Cox Lane	East Boundary		12
- Saddlers Mill	South Boundary		24
New Streets	Location	ROW (ft)	Paved Width (ft)
- Bridget Way	Off Cox Lane	50	18

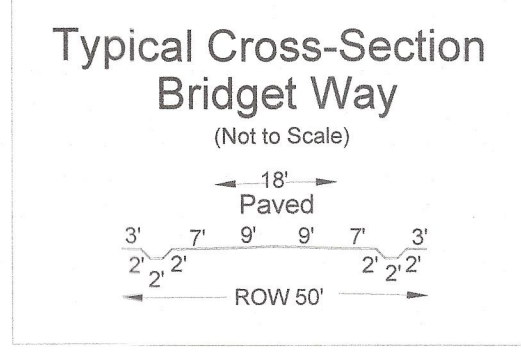
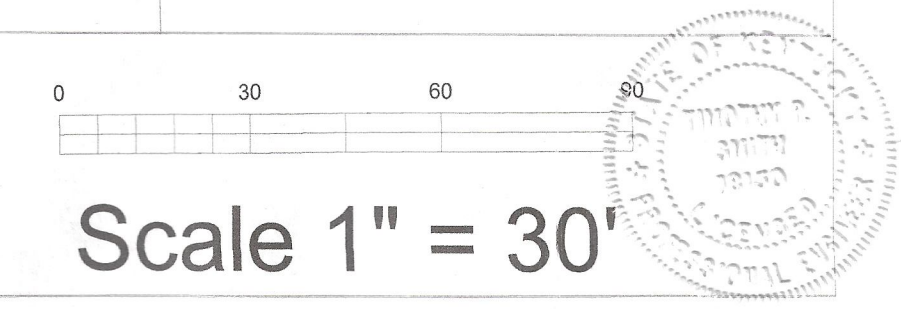
- Public Non-Public Sites**
- There no public sites proposed for the development

LEGEND

- Standard Symbols Found in Drawing
- Existing Overhead Electric
 - Existing Power Pole
 - Existing 8" Water Line
 - Property Iron Pin
 - Proposed 8" Sewer Line

Golf Course View
 Preliminary Subdivision Plat
 Prepared by Property Owner:
American Engineering Services Corporation
 1974 Button Lane, Lagrange, Kentucky 40031
 Date Prepared: June 1, 2026

DATE	Revised By
4/22/26	TPSCS
5/15/26	TPSCS
5/22/26	TPSCS
5/22/26	TPSCS



Vicinity Map (Not to Scale)



Pre-Construction Hydrology
 100/24 Rainfall 6.15"
 Area: 4.18 ac
 Default Ground Cover Open Spaces w/ Fair Soil (B)
 Paved Roofs and Driveways
 Paved Streets w/Open Ditches (B)
 Curve No: 70 SCS Method
 Runoff 2.886" 43,777 cu ft 32% Gal
 Time of Concentration: 0.166 Hrs 10 Min
 Peak Discharge Flow: 15.954 cfs

Post-Construction Hydrology
 100/24 Rainfall 6.15"
 Area: 4.18 ac
 Default Ground Cover Open Spaces w/ Fair (B)
 Paved Roofs and Driveways
 Paved Streets w/Open Ditches
 Curve No: 75.5 SCS Method
 Runoff 13.458" 52,454 cu ft 392% Gal
 Time of Concentration: 0.150 Hrs 9.0 Min
 Peak Discharge Flow: 18.596 cfs 146% Gal

Detention Pond Storage: 0.207 ac ft

NOTE:
 A waiver is currently being discussed with the Kentucky State Reformatory to allow storm water to be discharged directly from the property through the existing 24" culvert that runs under Saddlers Mill Road which would eliminate the need for a detention pond. The alternative is to construct a detention pond that is capable of storing 0.207 ac ft at the location shown on Lot 13.