

GENERAL NOTES:

- 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.
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 X of the 100-year Flood Plain per FEMA Map 21111 C 003 F dated March 26th, 2021.
8. 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.
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 is a sewer & drainage easement.

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 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.

R-2 REQUIREMENTS

- MINIMUM LOT AREA = 12,000 SF WITH SANITARY SEWERS
MINIMUM SIDE YARD = 5'
MINIMUM FRONT YARD & STREET SIDE YARD = 25' TOTAL FOR BOTH SIDES
MINIMUM LOT WIDTH = 80'
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 = 50'
MINIMUM LOT WIDTH = 75' WHEN ADJACENT TO AN ARTERIAL ROADWAY
MINIMUM REAR YARD = 150' IF UNDER 2.5 AC.
MINIMUM LOT DEPTH = 300' IF OVER 2.5 AC.
MAXIMUM BUILDING HEIGHT = 40'
MAXIMUM LOT COVERAGE = 200'

SITE DATA

- TOTAL SITE AREA = 217.7± Ac. (9,483,434 SF)
TRACT 1 AREA = 93.1± Ac. (4,055,389 SF)
TRACT 2 AREA = 8.9± Ac. (388,474 SF)
RESIDUAL TRACT 1 = 3.8± Ac. (163,945 SF)
RESIDUAL TRACT 2 = 1.0± Ac. (43,633 SF)
RESIDUAL TRACT 3 = 98.5± Ac. (4,204,692 SF)
RESIDUAL TRACT 4 = 7.8± Ac. (340,285 SF)
TOTAL AREA OF ROW = 6.9± Ac. (300,826 SF)
R/W DEDICATION AREA = 7.6± Ac. (330,769 SF)
NET SITE AREA = 210.1± Ac. (9,152,574 SF)
EXISTING ZONING = R-2 CO-1
EXISTING R-2 AREA = 129.4± Ac. (5,637,223 SF)
EXISTING CO-1 AREA = 76.9± Ac. (3,351,706 SF)
PROPOSED USE = UNDEVELOPED
SINGLE FAMILY RESIDENTIAL = 64
TOTAL # RESIDENTIAL LOTS = 76.3± Ac. (3,323,628 SF) (36%)
GROSS DENSITY = 0.29 DU/Ac.
TRACT 1 = 0.61 DU/Ac.
TRACT 2 = 0.78 DU/Ac.
OPEN SPACE PROVIDED = 14.7± Ac.

SLOPES TABLE with columns for MINIMUM SLOPE, MAXIMUM SLOPE, and COLOR.

ADJACENT PROPERTY OWNERS

Table listing adjacent property owners with columns for owner name, address, parcel number, and other details.

LOCATION MAP NOT TO SCALE

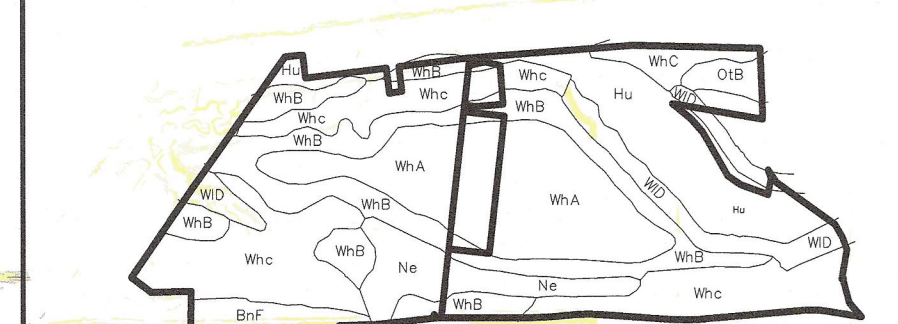
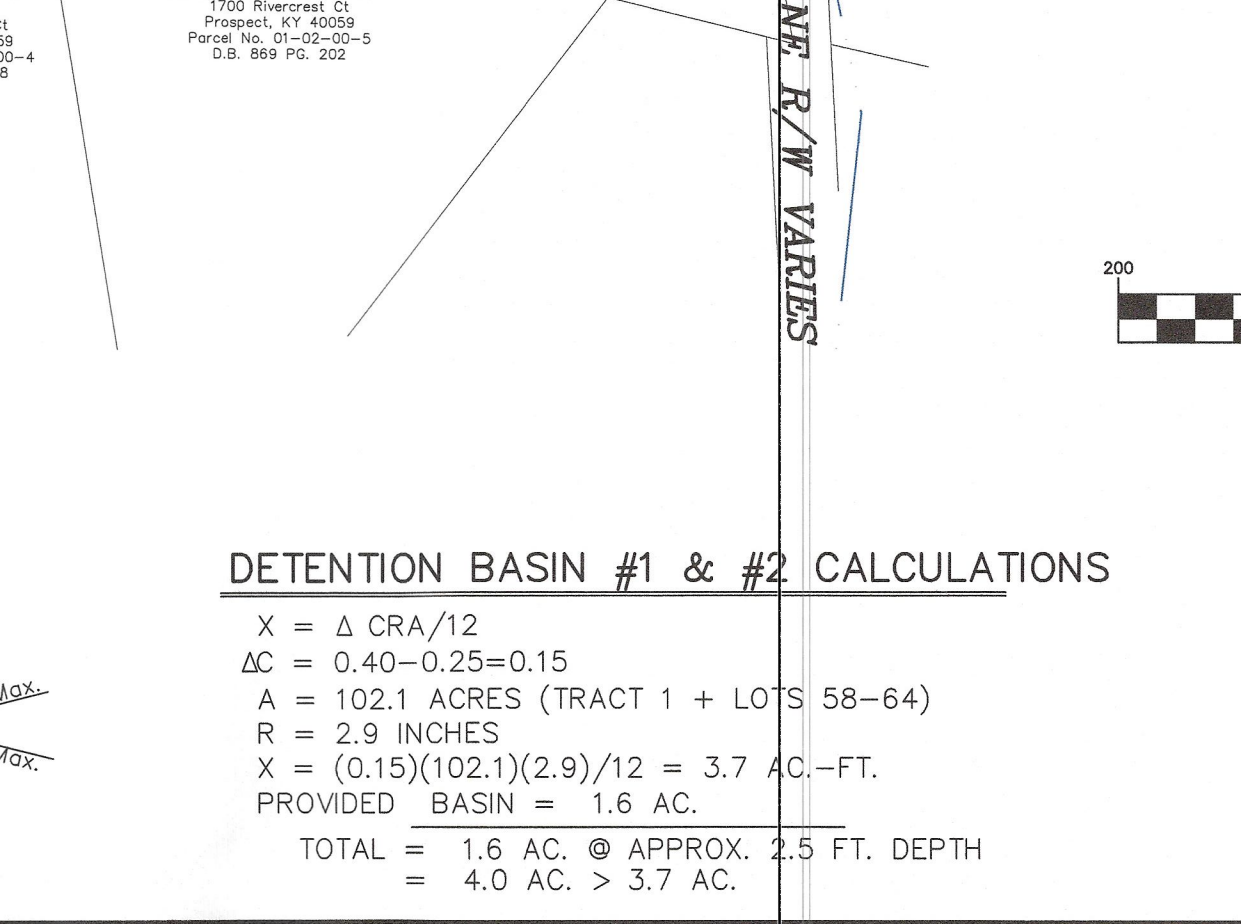
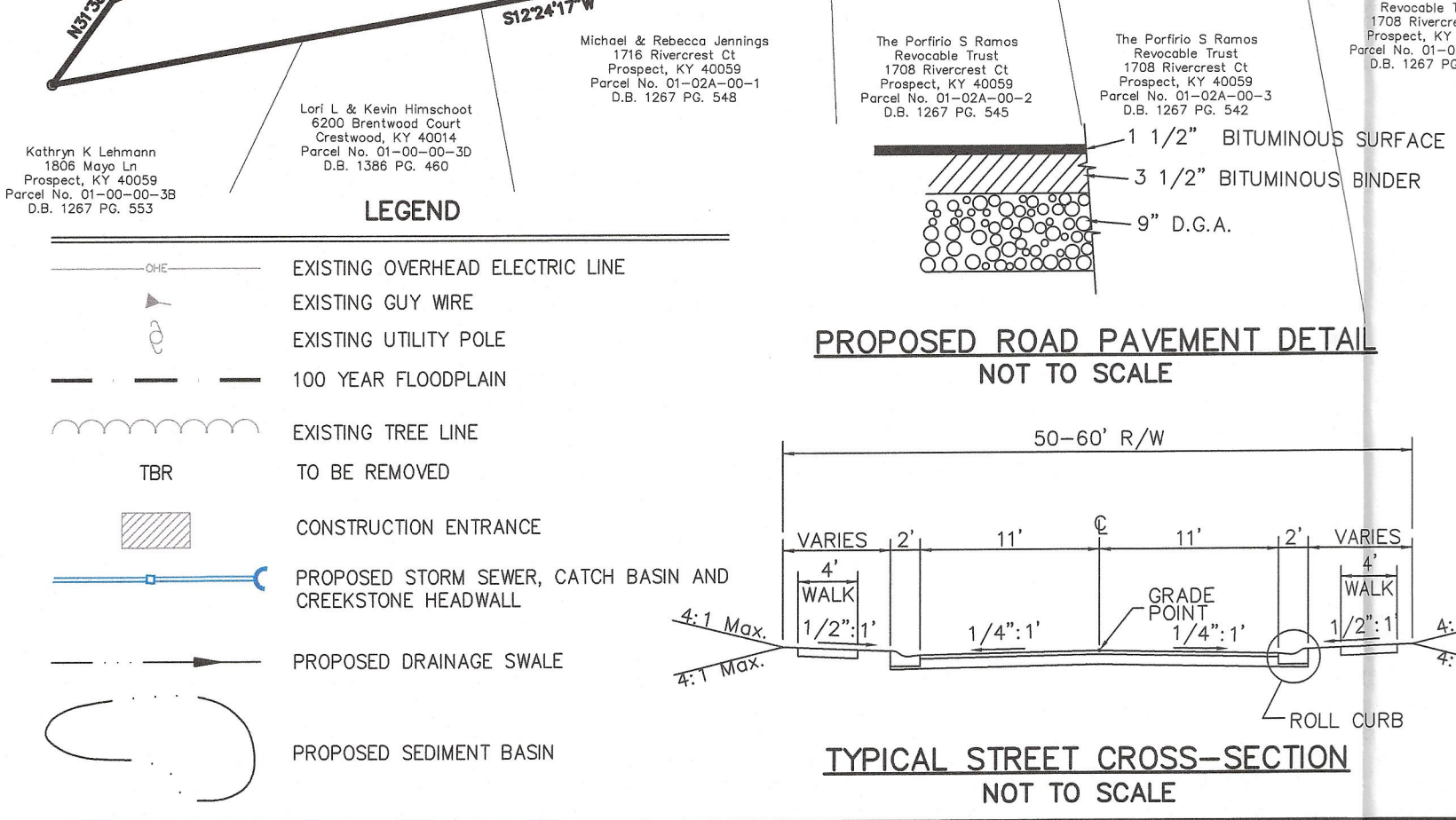
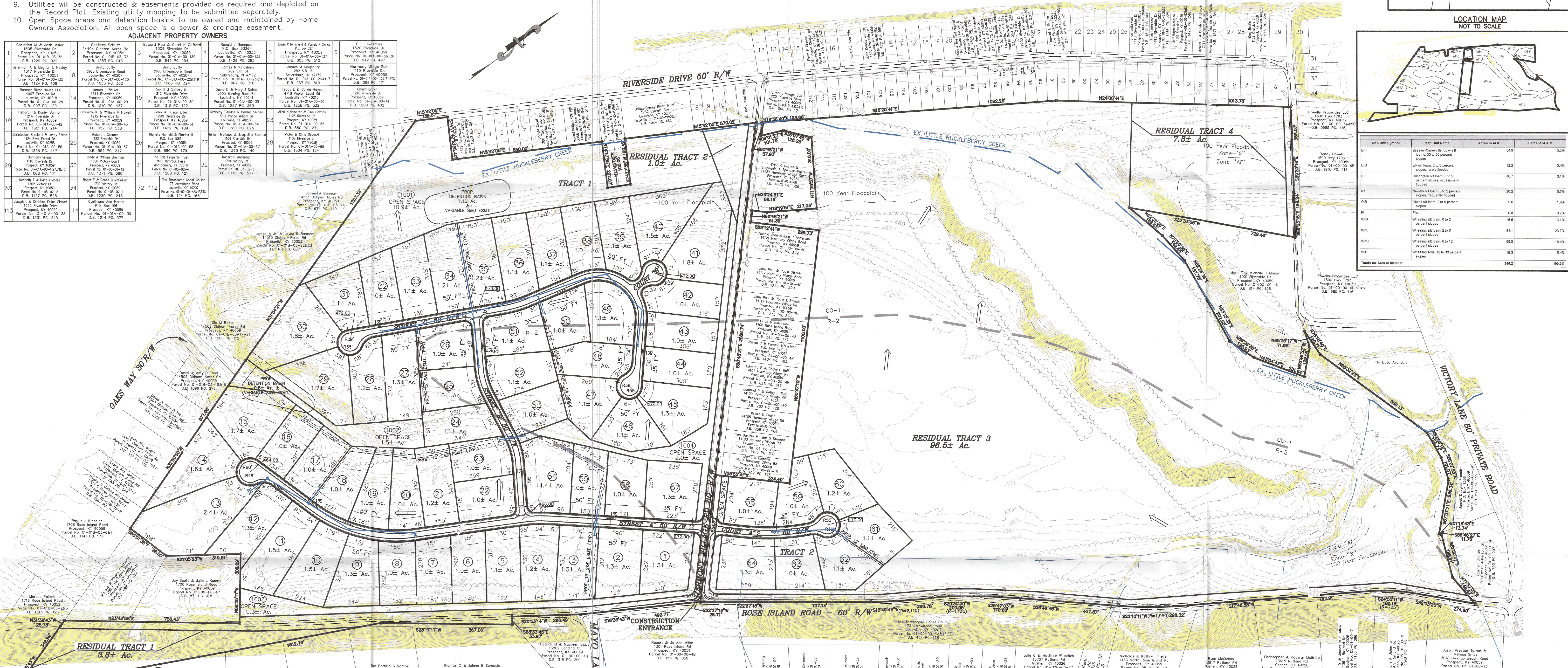


Table with columns: Map Unit Symbol, Map Unit Name, Acres in A/DI, Percent of A/DI. Lists various map units and their percentages.



REVISIONS table with columns: NO., DATE, DESCRIPTION, BY. Includes a GRAPHIC SCALE and ENGINEER STAMP area.

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