

# GENERAL NOTES:

- Development to be served by septic field.
- All proposed streets shall be constructed to Odham County Subdivision Rules, ROW, Length, Width, Offset, Grade, Etc. Regulations, specifications as applicable.
- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the Planning Commission.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Odham County Subdivision Regulations and shall be submitted to the County Engineer.
- Runoff from this development will be conveyed to an adequate public outlet.
- Place all sediment control devices prior to beginning construction.
- The site is located within Zone X of the 100-year Flood Plain per FEMA Map 21111 C 003 F dated March 28th, 2021.
- 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 Odham County Subdivision Regulations and County Engineer Recommendation.
- Utilities will be constructed & easements provided as required and depicted on the Record Plat. Existing utility mapping to be submitted separately.
- Open Space areas and detention basins to be owned and maintained by Home Owners Association.

# EROSION CONTROL NOTES

- All erosion control devices shall be constructed prior to clearing. Only clearing required to install devices may be done prior to installation.
- Silt checks to be placed in all roadside ditches @ 300' intervals.
- Ditch linings will be determined by storm water system analysis.
- Rock silt checks will be placed at all culverts inlets.
- Rip Rap and/or energy dissipaters will be selected based on storm water system analysis.
- Silt fence will be placed at the low side of all road construction.
- Topsoil stockpile locations to be determined by engineer and must be protected by silt fence.
- Maintenance of all sediment control devices is the general contractor's responsibility. Additional measures might be required and shall be installed as directed by the engineer and/or the Odham County Inspector.

# R-2 REQUIREMENTS

MINIMUM LOT AREA  
MINIMUM SIDE YARD  
MIN. FRONT YARD & STREET SIDE YARD  
MINIMUM LOT WIDTH  
MINIMUM REAR YARD  
MAX. BUILDING HEIGHT  
MAX. LOT COVERAGE

= 12,000 SF WITH SANITARY SEWERS  
= 43,560 SF WITH SANITARY SEWERS  
= 25' TOTAL FOR BOTH SIDES  
= 30'  
= 100' FOR LOTS WITHOUT SANITARY SEWERS  
= 25'  
= 30'  
= 30%

# CO-1 REQUIREMENTS

MINIMUM LOT AREA  
MINIMUM SIDE YARD  
MIN. FRONT YARD & STREET SIDE YARD  
MINIMUM LOT WIDTH  
MINIMUM REAR YARD  
MINIMUM LOT DEPTH  
MAXIMUM BUILDING HEIGHT  
MAXIMUM LOT COVERAGE

= 43,560 SF  
= 15'  
= 75' MIN. WIDTH IS IN REAR YARD  
= 100' F. UNDER 2.5 AC.  
= 200' F. OVER 2.5 AC.  
= 40'  
= 32'  
= 32'

# SITE DATA

TOTAL SITE AREA  
TRACT 1 AREA  
TRACT 2 AREA  
TRACT 3 AREA (RESIDUAL)  
TRACT 4 AREA (RESIDUAL)  
TOTAL AREA OF FLOOD  
R/W DEDICATION AREA  
NET SITE AREA  
EXISTING ZONING  
PROPOSED USE  
TOTAL # RESIDENTIAL LOTS  
OPEN SPACE  
NET DENSITY PROPOSED

= 217.74 AC. (9,483,368 SF)  
= 83.28 AC. (3,629,392 SF)  
= 100.28 AC. (4,363,888 SF)  
= 7.88 AC. (342,553 SF)  
= 3.88 AC. (168,328 SF)  
= 5.58 AC. (242,491 SF)  
= 12.08 AC. (528,592 SF)  
= 7.28 AC. (318,614 SF)  
= 188.38 AC. (8,357,850 SF)  
= R-2/CO-1  
= UNDEVELOPED  
= SINGLE FAMILY RESIDENTIAL  
= 84  
= 0.45 DU/AC.  
= 0.45 DU/AC.  
= 49.38 AC.

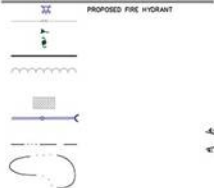


**Flood Plain Boundary**

ADJACENT PROPERTY OWNERS
<p>1. [Owner Name], [Address], [City, State, Zip]</p> <p>2. [Owner Name], [Address], [City, State, Zip]</p> <p>3. [Owner Name], [Address], [City, State, Zip]</p> <p>4. [Owner Name], [Address], [City, State, Zip]</p> <p>5. [Owner Name], [Address], [City, State, Zip]</p> <p>6. [Owner Name], [Address], [City, State, Zip]</p> <p>7. [Owner Name], [Address], [City, State, Zip]</p> <p>8. [Owner Name], [Address], [City, State, Zip]</p> <p>9. [Owner Name], [Address], [City, State, Zip]</p> <p>10. [Owner Name], [Address], [City, State, Zip]</p> <p>11. [Owner Name], [Address], [City, State, Zip]</p> <p>12. [Owner Name], [Address], [City, State, Zip]</p> <p>13. [Owner Name], [Address], [City, State, Zip]</p> <p>14. [Owner Name], [Address], [City, State, Zip]</p> <p>15. [Owner Name], [Address], [City, State, Zip]</p> <p>16. [Owner Name], [Address], [City, State, Zip]</p> <p>17. [Owner Name], [Address], [City, State, Zip]</p> <p>18. [Owner Name], [Address], [City, State, Zip]</p> <p>19. 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# LEGEND



# DETENTION BASIN #1 CALCULATIONS

$X = \Delta CRA/12$   
 $AC = 0.40 - 0.25 - 0.15$   
 $A = 63.6$  ACRES  
 $R = 2.9$  INCHES  
 $X = (0.15)(63.6)(2.9)/12 = 2.3$  AC.-FT.  
 PROVIDED BASIN = 1.8 AC.  
 TOTAL = 1.8 AC. @ APPROX. 1.5 FT. DEPTH = 2.7 AC. > 2.3 AC.

# DETENTION BASIN #2 CALCULATIONS

$X = \Delta CRA/12$   
 $AC = 0.40 - 0.25 - 0.15$   
 $A = 82.0$  ACRES  
 $R = 2.9$  INCHES  
 $X = (0.15)(82.0)(2.9)/12 = 3.0$  AC.-FT.  
 PROVIDED BASIN = 1.7 AC.  
 TOTAL = 1.7 AC. @ APPROX. 3.0 FT. DEPTH = 5.1 AC. > 3.0 AC.

# PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	4/28/21	REVISED PER AGENCY COMMENTS	JH
2	5/18/21	FIRE HYDRANTS	BB

ENGINEER STAMP

THE THREESOMES CONSTRUCTION CO. INC.  
 A KY CORPORATION  
 175 ABBOTSFORD ROAD  
 LOUISVILLE, KY 40207  
 D.B. 154, PG. 158  
 PARCEL NO. 01-00-00-444AF, ETC.  
 PROPERTY ADDRESS  
 ROSE ISLAND ROAD  
 DEVELOPER  
 CANFIELD REALTY & DEVELOPMENT  
 5801 MAYO LANE  
 PROSPER, KY 40069

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 100 HANCOCK AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40202  
 PHONE: (502) 454-9714 FAX: (502) 454-9715

# PRELIMINARY SUBDIVISION PLAN ROSE ISLAND GLEN

SCALE: 1" = 200' DATE: 4/5/21 JOB # 17097