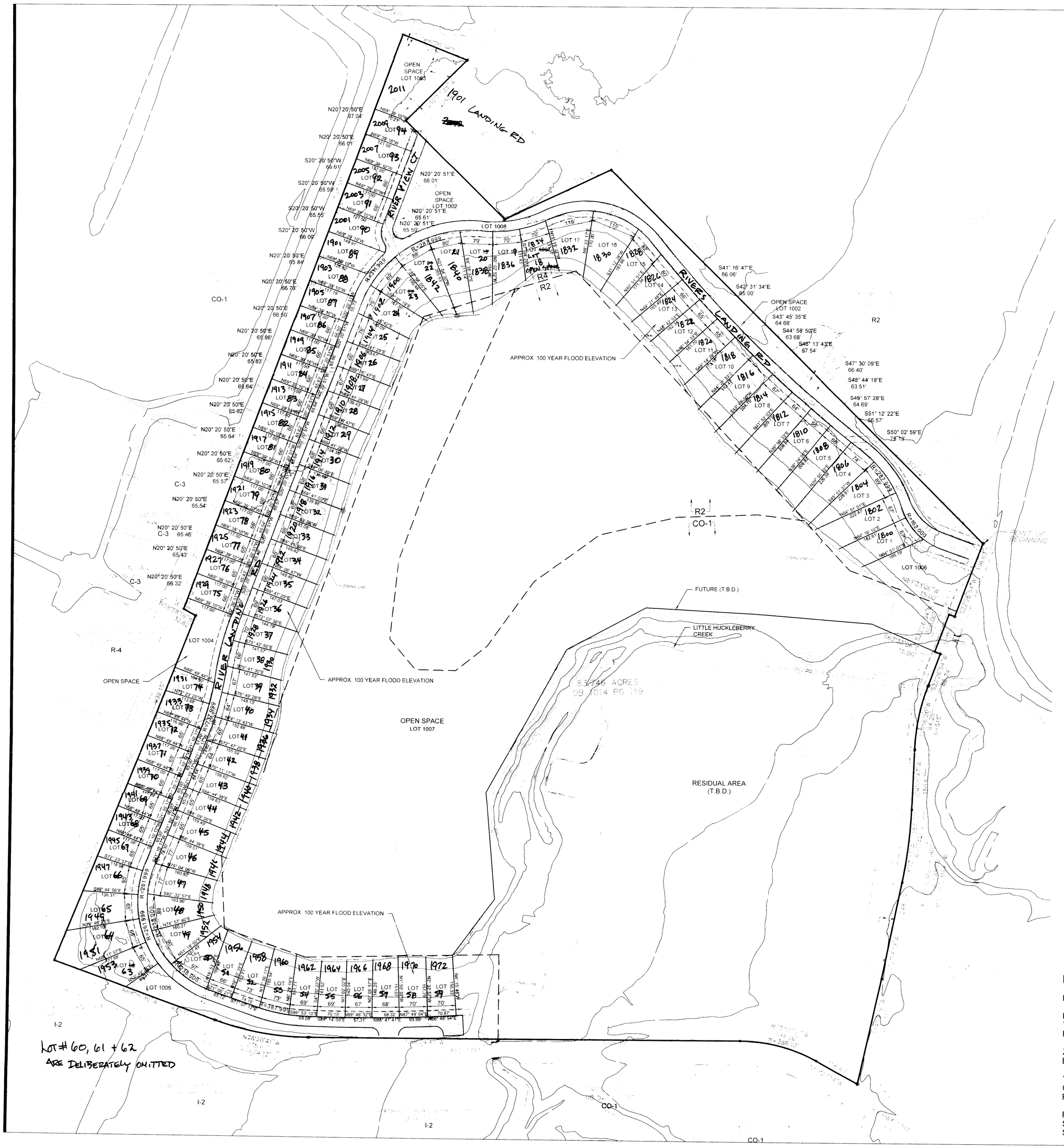

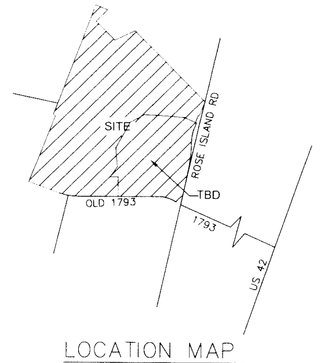

LOCATION MAP

NOT TO SCALE

LOT AREAS WORKSHEET

LOT	AREA (SF)	LOT	AREA (SF)
1	11,413	48	10,237
2	13,809	49	10,106
3	12,850	50	10,193
4	14,549	51	10,237
5	14,157	52	10,150
6	13,721	53	9,627
7	14,070	54	9,409
8	14,593	55	9,496
9	13,634	56	9,845
10	12,153	57	10,629
11	10,934	58	10,193
12	10,890	59	10,454
13	11,021	60	17,380
14	11,587	61	12,545
15	12,066	62	9,627
16	15,769	63	7,938
17	13,591	64	7,623
18	12,240	65	7,623
19	13,024	66	7,623
20	13,024	67	7,623
21	12,458	68	7,623
22	11,587	69	7,744
23	10,585	70	6,360
24	9,975	71	7,754
25	9,496	72	7,667
26	9,278	73	7,667
27	9,104	74	7,667
28	8,886	75	7,667
29	9,191	76	7,667
30	9,365	77	7,667
31	9,409	78	7,667
32	9,627	79	7,667
33	9,888	80	7,710
34	9,670	81	7,710
35	9,757	82	7,797
36	9,540	83	7,797
37	9,322	84	7,928
38	9,496	85	9,104
39	10,106	86	8,712
40	10,193	87	7,971
41	10,542	88	7,971
42	10,629	89	8,015
43	10,498	90	7,536
44	10,411	SUBTOTAL	907,357 20.83 AC
45	11,064	OPEN SPACES	
46	11,064	1001	9,315 0.21 AC
47	10,106	1002	96,093 2.21 AC
		1003	25,396 0.58 AC
		1004	16,858 0.39 AC
		1005	50,050 1.15 AC
		1006	27,835 0.64 AC
		1007	1,336,972 30.69 AC
		1008	123,854 2.84 AC
		SUBTOTAL	1,686,373 38.71 AC
		TOTAL	2,593,730 59.54 AC
		RESIDUAL AREA	1,054,340 24.20 AC

GENERAL NOTES

1. *A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 210185 0065 B DATED AUGUST 19, 1987.*
2. *BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.*
3. *THE DEVELOPMENT WILL BE SERVED BY SANITARY SEWERS.*
4. *LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE.*
5. *NORTH OLDHAM FIRE DEPARTMENT PROTECTION DISTRICT.*
6. *EXISTING GATED ENTRANCE SHALL PROVIDE A CLEAR OPENING AT LEAST 14 FEET IN WIDTH AND SHALL ALLOW EMERGENCY SERVICE VEHICLES TO ACCESS THE PROJECT AT ALL TIMES.*
7. *A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AND SHALL BE SUBMITTED TO THE COUNTY ENGINEER PRIOR TO CONSTRUCTION APPROVAL.*
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 OLDHAM COUNTY INSPECTOR.*
9. *NO DIRECT ACCESS FROM ANY UNITS OR LOTS TO ROSE ISLAND ROAD, VICTORY COURT OR OLD HWY 1793 FROM ANY PARCEL.*

LEGEND

ST

SAN

PROJECT SUMMARY

PROPOSED BUILDING LOTS (14 EXISTING UNITS)	= 90 LOTS (≈ 20.83 AC)
PROPOSED OPEN SPACE LOTS	= 8 LOTS (≈ 38.71 AC)
TOTAL	= 98 LOTS (≈ 59.54 AC)
RESIDUAL AREA T.B.D.	≈ 24.20 AC

ZONING SUMMARY
EXISTING ZONING: CO-1, R2, R4

YARD REQUIREMENTS:
CO-1: 50' FY, 15' SY, 40' RY
R4: 25' FY, 7.5' SY, 25' RY

REQUESTED VARIANCE PER SECTION 100-040:
SUBDIVISION :1 FRONT YARD: FROM 25' - 15'
SIDE YARD: FROM 7.5' - 3'

NORTH

GRAPHIC SCALE 100' 0 100' 200'

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jackson
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

REVISED DEVELOPMENT PLAN/
MAJOR SUBDIVISION PRELIMINARY PLAN

RIVERS LANDING

OWNER:
FIRST FEDERAL SAVINGS BANK
2323 RING ROAD
ELIZABETHTOWN, KY 42702
PHONE: (270) 765-2134

PRELIMINARY NOT FOR CONSTRUCTION

No. - Date - Revision

REVISED DEVELOPMENT PLAN / MAJOR SUBDIVISION PRELIMINARY PLAN

PROJECT: 29299.00
DATE: SEPTEMBER 23, 2013