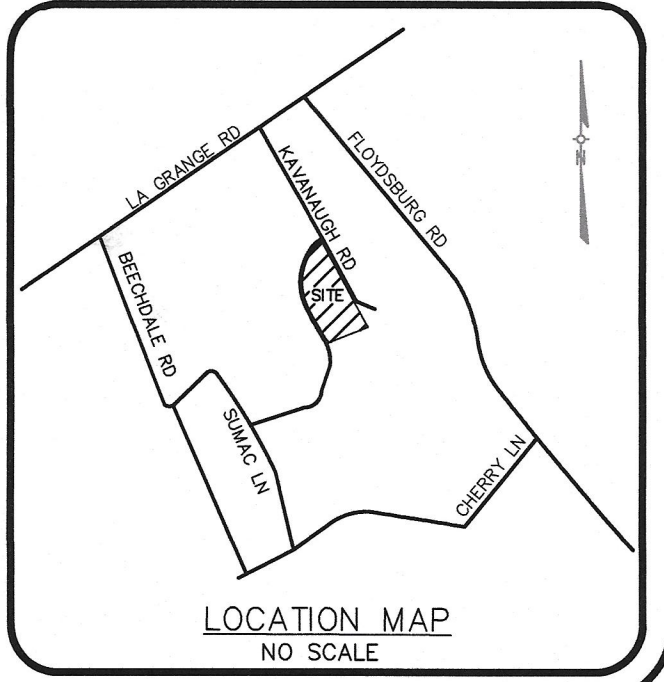




SITE DATA

CURRENT ZONING: R2
USE: SINGLE-FAMILY RESIDENTIAL
FIRE DISTRICT: SOUTH OLDHAM
TOTAL SITE AREA (GROSS): 9.357 AC
10 BUILDABLE LOTS CONTAIN (NET): 359,914 S.F., 8.262 AC.
STREET R/W AREA: 47,680 S.F., 1.095 AC.
MINIMUM LOT SIZE: 30,644 S.F., 0.703 AC.
TOTAL STREET LENGTH: 954 FT
GROSS DENSITY: 1.066 DU/AC
NET DENSITY: 1.210 DU/AC

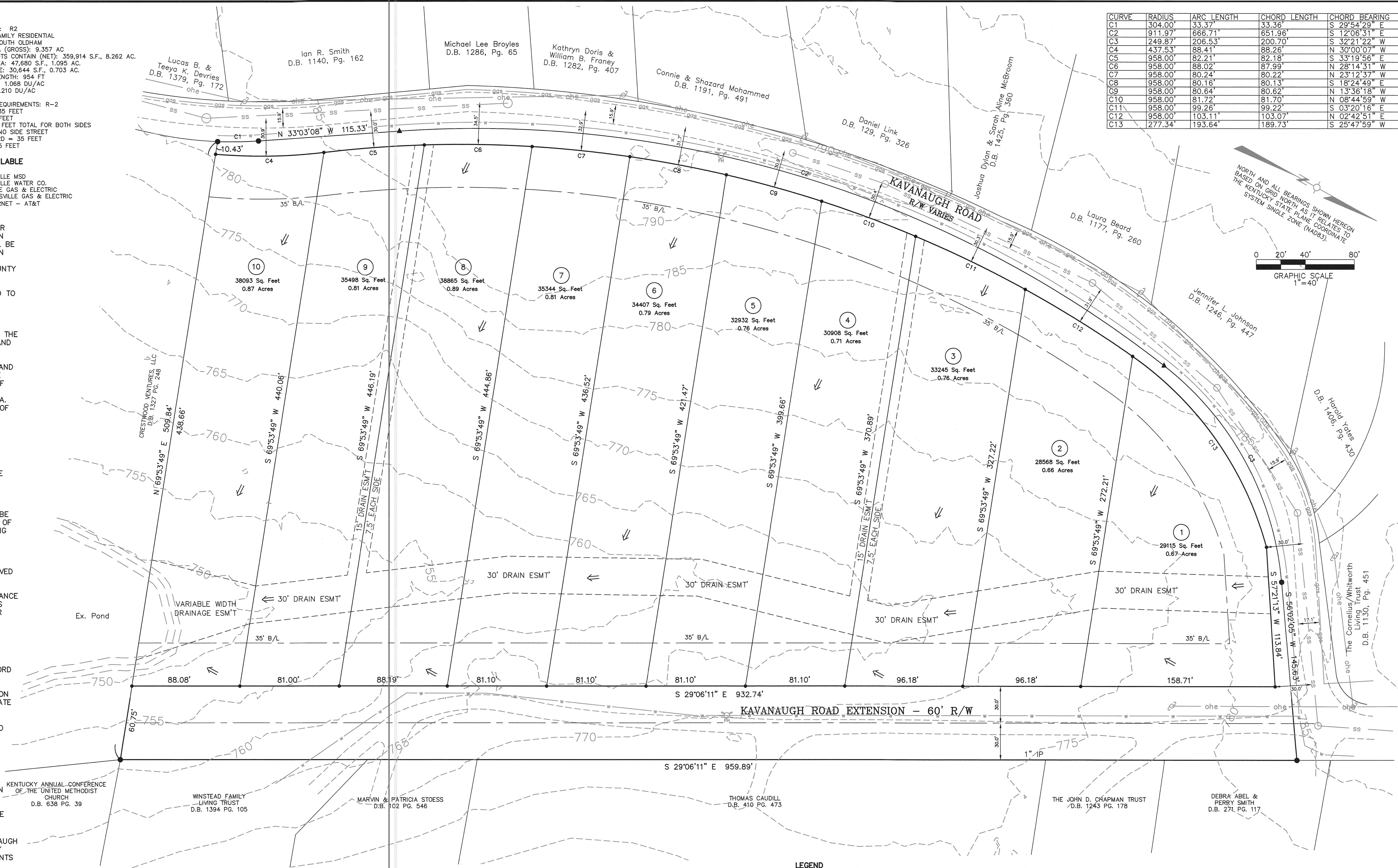
MINIMUM YARD REQUIREMENTS: R-2
FRONT YARD = 35 FEET
SIDE YARD = 7 FEET
25 FEET TOTAL FOR BOTH SIDES
IF NO SIDE STREET
STREET SIDE YARD = 35 FEET
REAR YARD = 25 FEET

UTILITIES AVAILABLE

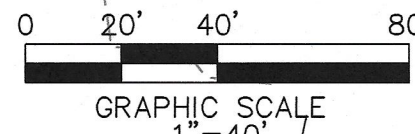
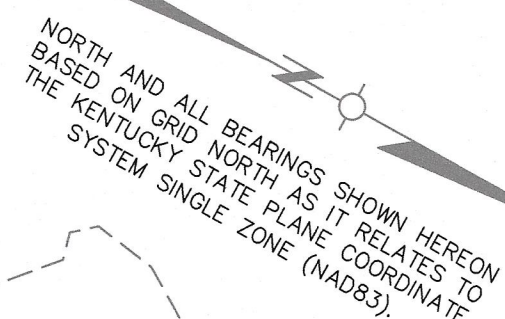
SEWER - LOUISVILLE MSD
WATER - LOUISVILLE WATER CO.
GAS - LOUISVILLE GAS & ELECTRIC
ELECTRIC - LOUISVILLE GAS & ELECTRIC
TELEPHONE/INTERNET - AT&T

GENERAL NOTES:

- ($\leftarrow$) DEPICTS DIRECTION OF STORM WATER FLOW FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO OLDHAM COUNTY SUBDIVISION REGULATIONS AND COUNTY ENGINEER RECOMMENDATIONS.
- RUNOFF FROM THIS DEVELOPMENT WILL BE CONVEYED TO AN ADEQUATE PUBLIC OUTLET.
- DRAINAGE FROM THE DEVELOPMENT IS INTENDED TO PRESERVE NATURAL DRAINAGE PATTERNS AND WILL ULTIMATELY BE CONVEYED TO THE EXISTING POND IN THE SOUTHEAST CORNER OF THE SUBJECT SITE. POND AND OUTFALL SHALL BE ANALYZED DURING THE CONSTRUCTION PLAN DESIGN PROCESS TO ENSURE COMPLIANCE WITH APPLICABLE ORDINANCES. POND AND ASSOCIATED OUTFALL SHALL BE PLATTED WITHIN THE LIMITS OF A DRAINAGE EASEMENT TO THE BENEFIT OF THE SUBJECT DEVELOPMENT AS WELL AS THE CAMP KAVANAUGH SITE ADJACENT TO THE SOUTH. A H.O.A. WILL BE ESTABLISHED PRIOR TO FINAL PLATTING OF THIS SUBDIVISION TO PROVIDE GUIDANCE AND PARAMETERS FOR MAINTENANCE AND INSPECTION REQUIREMENTS FOR SAID DRAINAGE FACILITY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING PLANTED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- DEVELOPMENT TO BE SERVED BY SANITARY SEWERS.
- A THREE FOOT GRAVEL SHOULDER IS PROPOSED TO BE INSTALLED ALONG THE KAVANAUGH ROAD FRONTAGE OF THIS DEVELOPMENT IN ACCORDANCE WITH THE BINDING ELEMENTS ASSOCIATED WITH CASE #PZ-23-014.
- NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RE-SUBDIVIDED 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 OLDHAM COUNTY SUBDIVISION REGULATIONS AND SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
- PLACE ALL SEDIMENT CONTROL DEVICES PRIOR TO BEGINNING CONSTRUCTION.
- UTILITIES WILL BE CONSTRUCTED AND EASEMENTS PROVIDED AS REQUIRED AND DEPICTED ON THE RECORD PLAT.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN CITY OF CRESTWOOD RIGHT-OF-WAY.
- PROPER SIGHT DISTANCE (280 FEET FOR A 25 MPH ROADWAY) SHALL BE PROVIDED AT ALL PROPOSED DRIVEWAYS IN ACCORDANCE WITH OLDHAM COUNTY REQUIREMENTS. DRIVEWAYS SHALL BE PLACED IN AN EFFORT TO PRESERVE MATURE TREES ALONG THE KAVANAUGH ROAD FRONTAGE, WHERE POSSIBLE. EXISTING TREES IMPACTING SIGHT DISTANCE SHALL BE REMOVED AS REQUIRED.
- RIGHT-OF-WAY SHALL BE DEDICATED ALONG KAVANAUGH ROAD TO PROVIDE 30 FEET FROM EXISTING ROADWAY CENTERLINE PER SUBDIVISION ORDINANCE REQUIREMENTS DURING THE RECORD PLAT PROCESS.
- RIGHT-OF-WAY SHALL BE DEDICATED ALONG KAVANAUGH EXTENSION TO PROVIDE 60 FEET OF WIDTH TOTAL PER SUBDIVISION ORDINANCE REQUIREMENTS DURING THE RECORD PLAT PROCESS.
- NO SLOPES EXCEEDING 30% ARE PRESENT ON THE SITE.
- THE EXISTING SITE IS ENTIRELY WOODED WITH A MIXTURE OF SCRUB BRUSH, UNDER STORY TREES AND MATURE TREE CANOPY.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	304.00'	33.37'	33.36'	S 29°54'29" E
C2	911.97'	666.71'	651.96'	S 12°06'31" E
C3	249.87'	206.53'	200.70'	S 32°21'22" W
C4	437.53'	88.41'	88.26'	N 30°00'07" W
C5	958.00'	82.21'	82.18'	S 33°19'56" E
C6	958.00'	88.02'	87.99'	N 28°14'37" W
C7	958.00'	80.24'	80.22'	N 23°12'37" W
C8	958.00'	80.16'	80.13'	S 18°24'49" E
C9	958.00'	80.64'	80.62'	N 13°36'18" W
C10	958.00'	81.72'	81.70'	N 08°44'59" W
C11	958.00'	99.26'	99.22'	S 03°20'16" E
C12	958.00'	103.11'	103.07'	N 02°42'51" E
C13	277.34'	193.64'	189.73'	S 25°47'59" W



MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY CONNECTION & NEW PSC FOR EACH LOT, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- MSD BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21185C0205E DATED OCTOBER 16, 2025.

LEGEND

- = INDICATES FOUND 1" PIPE
- = INDICATES SET 1/2"X18" IRON REBAR WITH CAP OR MAG NAIL WITH DISC STAMPED "RCW JR 4050"
- ▲ = INDICATES CALCULATED POINT (NOT SET)
- PH = EXISTING FIRE HYDRANT
- = EXISTING UTILITY POLE
- SS — = EXISTING SANITARY SEWER LINES
- W — = EXISTING WATER LINES
- ohe — = EXISTING OVERHEAD UTILITY LINES
- e — = EXISTING UNDERGROUND ELECTRIC LINES
- gas — = EXISTING UNDERGROUND GAS LINES

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE MADE UNDER MY SUPERVISION BY THE METHOD OF RANDOM TRAVERSE. THE ANGULAR AND LINEAR MEASUREMENTS WITNESSED BY MONUMENTS SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES. LAST FIELD DATE **AUGUST 18, 2026.**

RICHARD C. WILLIAMSON, JR. P.L.S. # 4050 DATE

OWNER/DEVELOPER:

CRESTWOOD VENTURES, LLC
P.O. BOX 684
PEWEE VALLEY, KY 40056
PARCEL ID: 24-24.10-00-64A
D.B. 1372, PG. 348

PREPARED BY:



108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

PRELIMINARY SUBDIVISION PLAN

THE RETREAT AT KAVANAUGH

PROJECT #23026 SHEET 1 OF 1

PRELIMINARY

SUBJECT TO AGENCY REVIEW
NOT FOR RECORDING