



SITE DATA

TOTAL GROSS AREA 67.90 ACRES
 NET SITE AREA 50.99 ACRES
 TOTAL NO. OF UNITS 204
 GROSS DENSITY: 3.00 D.U./ACRE
 NET DENSITY: 3.65 D.U./ACRE
 PERCENTAGE OF OPEN SPACE 11.87 ACRES
 17.48%

SINGLE FAMILY LOTS

R-4 DISTRICT
 GROSS AREA 20.91 ACRES
 NET AREA 18.21 ACRES
 TOTAL NO. OF LOTS 35
 TOTAL NO. OF BUILDING LOTS 33
 TOTAL NO. OF NON-BUILDABLE LOTS 2
 GROSS DENSITY: 1.61 D.U./ACRE
 NET DENSITY: 1.81 D.U./ACRE
 EXISTING ZONING R-4
 PROPOSED ZONING R-4
 MAX. FRONT YARD 30'
 MAX. REAR YARD 25'
 REG. MIN. SIDE YARD 6' (18" T.O.U.)
 REG. MIN. SIDE YARD 0 ACRES
 OPEN SPACE PROVIDED 6.21 ACRES

R-4 TO R-5
 GROSS AREA 33.20 ACRES
 NET AREA 26.38 ACRES
 TOTAL NO. OF BUILDING LOTS 132
 TOTAL NO. OF NON-BUILDABLE LOTS 12
 TOTAL NO. OF LOTS 144
 (LOT 12 OPEN SPACE LOT TO BE USED FOR POOL AREA)
 GROSS DENSITY: 3.89 D.U./ACRE
 NET DENSITY: 4.89 D.U./ACRE
 EXISTING ZONING R-4
 PROPOSED ZONING R-5
 MAX. F.A.R. 0.95
 REG. FRONT YARD 25'
 REG. MIN. SIDE YARD 5' (10' TOTAL)
 REG. MIN. SIDE YARD 8' (10' T.O.U.)
 OPEN SPACE PROVIDED 5.68 ACRES

VILLAS' (LOT 13)
 GROSS AREA 7.99 ACRES
 NET AREA 5.62 ACRES
 TOTAL NO. OF BUILDING UNITS 22
 GROSS DENSITY: 2.78 D.U./ACRE
 NET DENSITY: 3.91 D.U./ACRE
 EXISTING ZONING R-5A
 PROPOSED ZONING R-5A
 PARKING PROVIDED 35

R-4 TO R-5A
 GROSS AREA 1.24 ACRES
 NET AREA 1.22 ACRES
 TOTAL NO. OF BUILDING UNITS 6
 GROSS DENSITY: 4.84 D.U./ACRE
 NET DENSITY: 4.92 D.U./ACRE
 EXISTING ZONING R-4
 PROPOSED ZONING R-5A
 PARKING PROVIDED 14

VILLAS' (LOT 93)
 GROSS AREA 5.06 ACRES
 NET AREA 4.45 ACRES
 TOTAL NO. OF BUILDING UNITS 10
 GROSS DENSITY: 2.77 D.U./ACRE
 NET DENSITY: 3.15 D.U./ACRE
 EXISTING ZONING R-5A
 PROPOSED ZONING R-5A
 PARKING PROVIDED 21



This section has been revised - see 1/31/03

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

APPROVED DISTRICT DEVELOPMENT PLAN
 BY: *[Signature]*
 DATE: 1/20/03

LEGEND

- SCHEMATIC SANITARY
- SCHEMATIC STORM
- ZONING BOUNDARY
- SLOPES 20% OR MORE

BENCHMARKS:
 SPOT ELEVATION LOCATED CENTERS OF FLAT ROCK SOUTH AND SOUTHERLY MAIN ENTRANCE PER MSD LOGIC MAPPING ELEVATION 774'

SIDEWALK SCHEDULE

STREET 'A'	SHERMAN'S BOTH SIDES OF STREET
STREET 'B'	SHERMAN'S BOTH SIDES OF STREET
STREET 'C'	SHERMAN'S BOTH SIDES OF STREET
STREET 'D'	SHERMAN'S BOTH SIDES OF STREET
STREET 'E'	SHERMAN'S BOTH SIDES OF STREET
TUNTON VALE RD.	NO SIDEWALK
BULB 'B'	NO SIDEWALK
BULB 'C'	NO SIDEWALK

WAIVER REQUESTS:
 1. ARTICLE 314; REQUEST TO OMIT A STUB STREET TO THE NORTH.
 2. PERMIT PRIVATE ROADS TO BE LESS THAN 50' RIGHT-OF-WAY AND 22' OF PAYMENT.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 SMALL COMPLEX WITH ORDINANCE #28
 CONDITIONS: Access Limit
 If must be observed Traffic signals made for the main
 DATE: 2-3-03
 DEPT. OF PUBLIC WORKS

PRELIMINARY SUBDIVISION POLO FIELDS/CURRY
 RECEIVED FEB 03 2000 SUB # 613
 DEVELOPER/OWNER: Polo Fields, Inc.
 1730 Polo Fields Lane
 Louisville, KY 40245
 PLANNING & ENGINEERS: SABAK, WILSON & LINGO, INC.
 315 WEST MARKET STREET
 LOUISVILLE, KY 40202

PRELIMINARY APPROVAL DEVELOPMENT PLAN
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GENERAL NOTES:

1. DRAINAGE PATTERN INDICATED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED BY THE DEVELOPER IN CONFORMANCE WITH THE 100 YEAR FLOODPLAIN DOW APPROVAL. CHANNELS SHALL BE CONFORM TO MSD REQUIREMENTS.
2. 8' SHOULDER IMPROVEMENT SHALL BE PROVIDED ON THE NORTH & WEST SIDES OF FLAT ROAD.
3. FLAT ROAD SHALL BE SERVED BY THE EXISTING POLO FIELDS TREATMENT PLANT.
4. THIS DEVELOPMENT WILL BE PROVIDED SANITARY SEWER SERVICE BY THE POLO FIELDS WASTEWATER TREATMENT PLANT.
5. THE DEVELOPER WILL PROVIDE OFFSITE RETENTION AT THE EXISTING LAKE ON THE ADJACENT CDD COURSE.
6. THE 100 YEAR FLOOD FLOODPLAIN WILL BE CONTAINED BY A DEDICATED SEWER AND DRAINAGE FLOODPLAIN DRAINAGE STUDY WILL BE PERFORMED DURING THE PREPARATION OF THE CONSTRUCTION PLANS TO DETERMINE THE 100 YEAR FLOODPLAIN. DOW APPROVAL WILL BE REQUIRED.
7. SINKHOLES SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER FOR A RECOMMENDED GRADING PLAN.
8. EXTENSION OF BOUNDARIES AGREEMENT WILL BE ENTERED INTO BETWEEN THE DEVELOPER AND ADJACENT PROPERTY OWNERS.
9. ALL RETENTION BASINS WILL BE IN SEWER AND DRAINAGE EXEMPTS.
10. CONSTRUCTION FENCING SHALL BE DIRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED AND SHALL REMAIN IN PLACE. THE AREA UNDERNEATH THE DRAINAGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE.
11. WAIVER REQUEST: NO STUB CONNECTION TO BLOCK 17 LOT 8 NOR BLOCK 1700 LOTS 3 AND 4.
12. PAVEMENT AND SHOULDER IMPROVEMENTS NORTH AND WEST SIDE OF FLAT ROAD SHALL BE SUBJECT TO INVESTIGATING AND GARAGE AND DRIVEWAY PROVIDING TMC SPACES FOR EACH UNIT.
13. IF ANY FILL IS REQUIRED IN THE LIMITS OF THE FULLY DEVELOPED 100 YEAR FLOODPLAIN, IT SHALL BE COMPENSATED FOR AT 1:1.
14. INDIVIDUAL LOT APPROVAL FOR LOTS 12, 14, 94, 95, AND 87 SHALL BE PROVIDED.
15. DUE TO CAPACITY LIMITATIONS AT THE POLO FIELDS TREATMENT PLANT BY PLANT EXPANSION BE USED FOR THIS WHICH SHOWS FLOODPLAIN THROUGHOUT SUBJECT TO REVIEW AND APPROVAL OF PUBLIC WORKS AT TIME OF CONSTRUCTION.