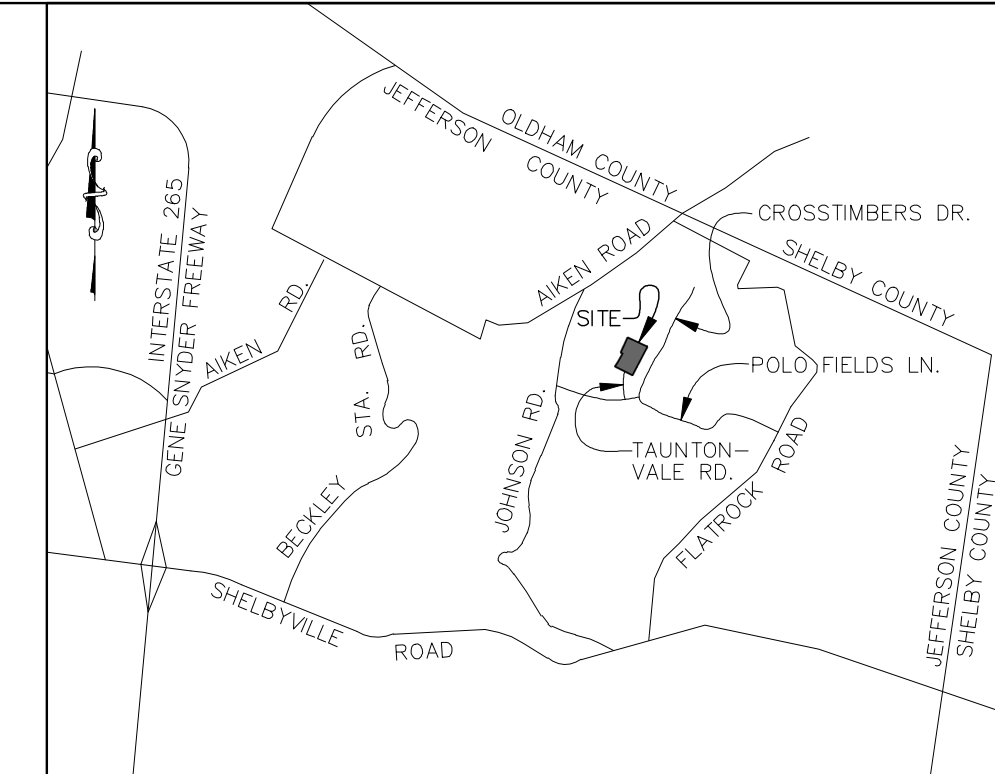


GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0110 D dated February 2, 1994.
- 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 MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Boundary taken from deed(s) and does not constitute a survey.
- Related Case: 9-079-99 and 9-077-99
- Sanitary sewer service will be provided by connection and subject to applicable fees.
- A request for sanitary sewer capacity has been submitted to MSD.
- 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.
- Fire Department approval will be required prior to construction approval.
- All roads within the development shall have curb and gutters. Cul-de-sacs within the subdivision shall have a pavement width of 22 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 30 foot radius at intersections.
- Sidewalks shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The dripline of the tree canopy shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided.
- Sewers by L. E. and subject to all applicable fees.
- All common open space shall be a public access and Utility easement and is non-buildable.
- Garbage collection is proposed at curbside.
- Extension of storm water boundaries required.
- May need to verify capacity of Down Stream System.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Verge areas within public right-of-way to be provided per Metro Public Works.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- An encroachment permit and bond are required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic activities.
- All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1% maximum grade shall be 10%.
- The developer will be responsible for any utility relocation on the property.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- All cul-de-sacs and bubble pavement widths, radiuses, sidewalk locations and offsets shall be in accordance with Metro Public Works standards and approved at the time of construction.
- Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.
- All interior Landscape islands to be irrigated.
- The Waste Water Treatment Area is Floyds Fork.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions reaching existing roads and neighborhoods.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	972,349 S.F.
WOODLAND PROTECTION AREA	2% (20,575 S.F.)
TREE CANOPY PROTECTION AREA	7% (67,543 S.F.)
TOTAL TREE CANOPY TO BE PRESERVED	9% (88,118 S.F.)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	17% (165,299 S.F.)
166 Type A Street Trees @ 1 3/4" caliper (900 S.F. credit each)	= 149,400 S.F.
249 Type A Trees @ 1 3/4" caliper (720 S.F. credit each)	= 179,280 S.F.
PERCENTAGE TREE CANOPY TO BE PLANTED	= 34% (328,680 S.F.)
TOTAL TREE AREA PROVIDED	= 43% (416,798 S.F.)



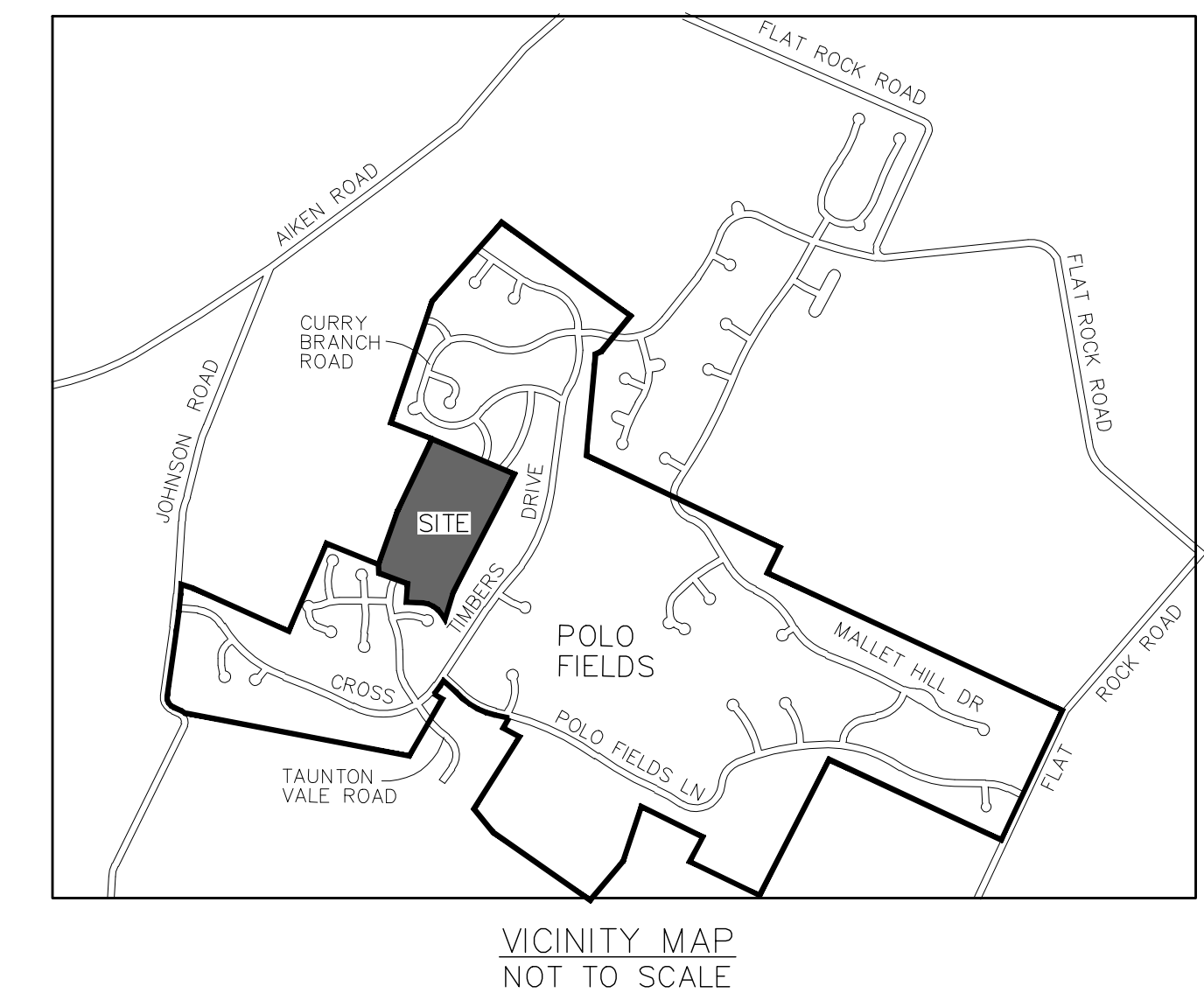
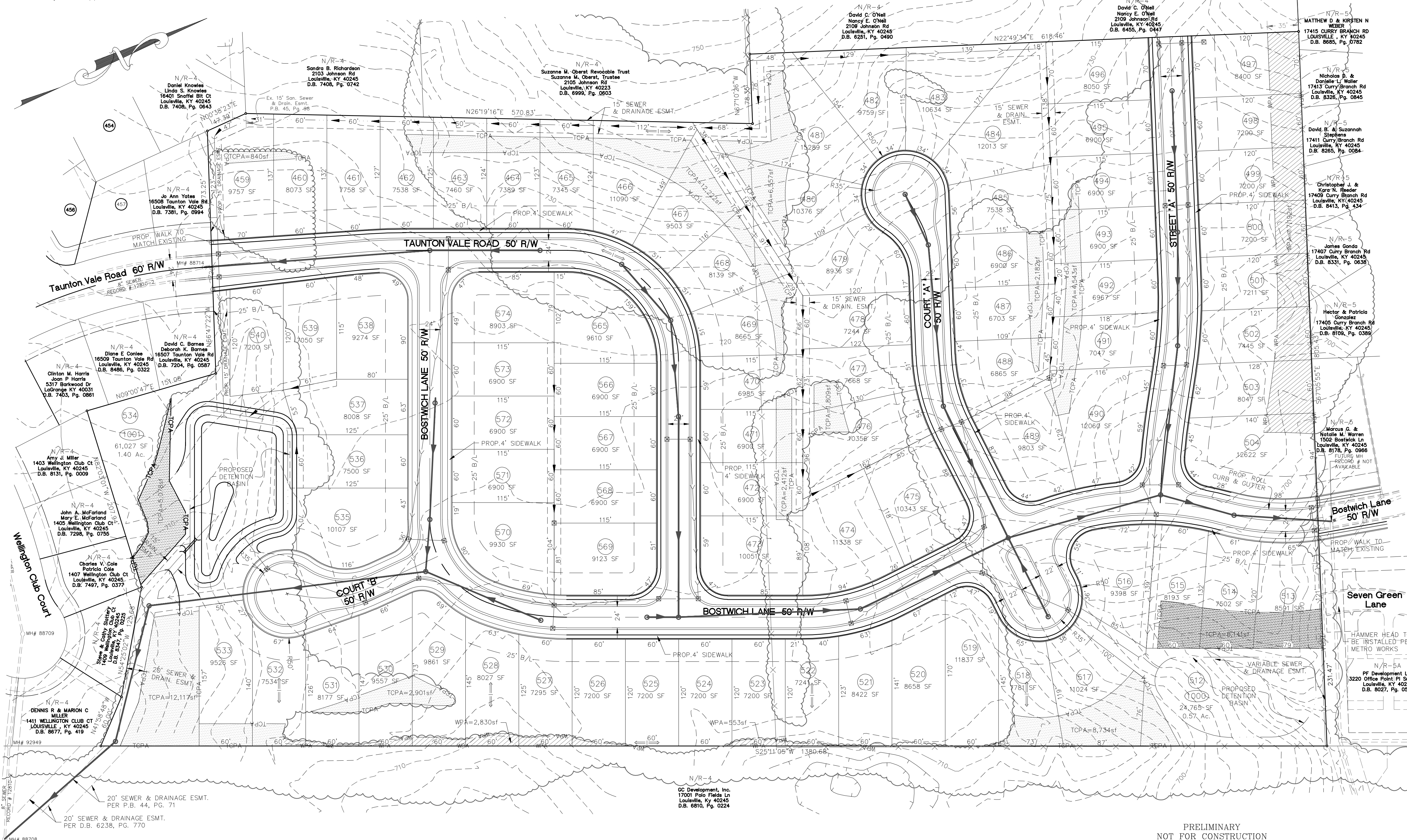
LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 22.3± AC.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
TOTAL # LOTS	= 83
TOTAL # OPEN SPACE LOTS	= 2
OPEN SPACE AREA	= 2.0± AC.
TOTAL AREA OF R/W	= 4.3± AC.
NET SITE AREA	= 18.0± AC.
GROSS DENSITY	= 3.72± DU/AC.
NET DENSITY	= 4.61± DU/AC.

DETENTION CALCULATIONS

VOLUME REQUIRED:	$V = [(0.72 - 0.23)(22.3)(2.8/12)] = 2.55$ ACRE-FEET
VOLUME PROVIDED:	
BASIN AREA	= 0.72 ACRES
AVERAGE DEPTH	= 3.0 FEET
VOLUME = (0.71)(3)	= 2.13 ACRE-FEET



VICINITY MAP NOT TO SCALE

POLO FIELDS SECTION 10

PRELIMINARY SUBDIVISION PLAN

OWNER: PF Developers, LLC
 3220 Office Pointe Place #200
 Louisville, KY 40220

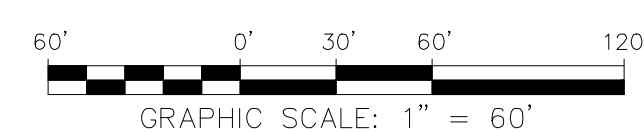
DEVELOPER: Polo Joint Venture, LLC
 3240 Office Pointe Place #200
 Louisville, KY 40220
 502-326-1000

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 8014 VINE CREST AVENUE, SUITE 8
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9376

SITE ADDRESS: TERMINUS OF TAUNTON VALE ROAD
 LOUISVILLE, KY 40245
 TAX BLOCK 25, LOT 254, D.B. 8027, PG. 559
 Related Cases Docket# 09-79-99 & 10-07-02

JOB: 04007
 SCALE: 1" = 60'
 DATE: 10/4/05
 MSD SUB# 613 DOCKET# 10-37-05

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10.4.05	EXPANDED OPEN SPACE & LOST 2 LOTS	TLC
2	10.20.05	TRC COMMENTS	TLC



PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER STAMP

