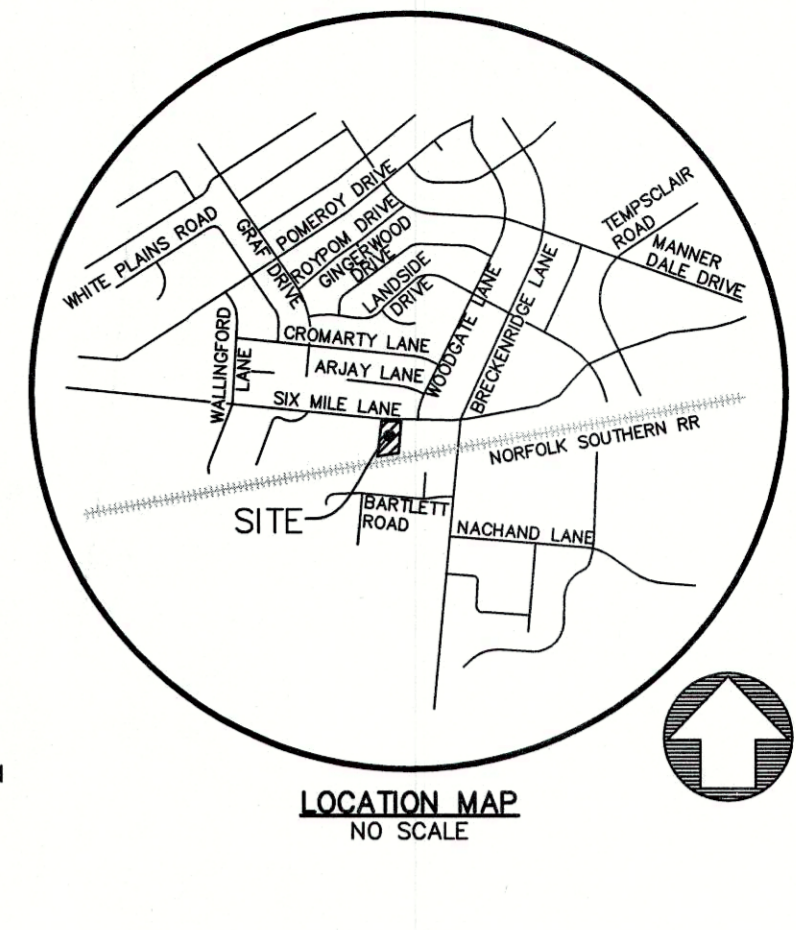
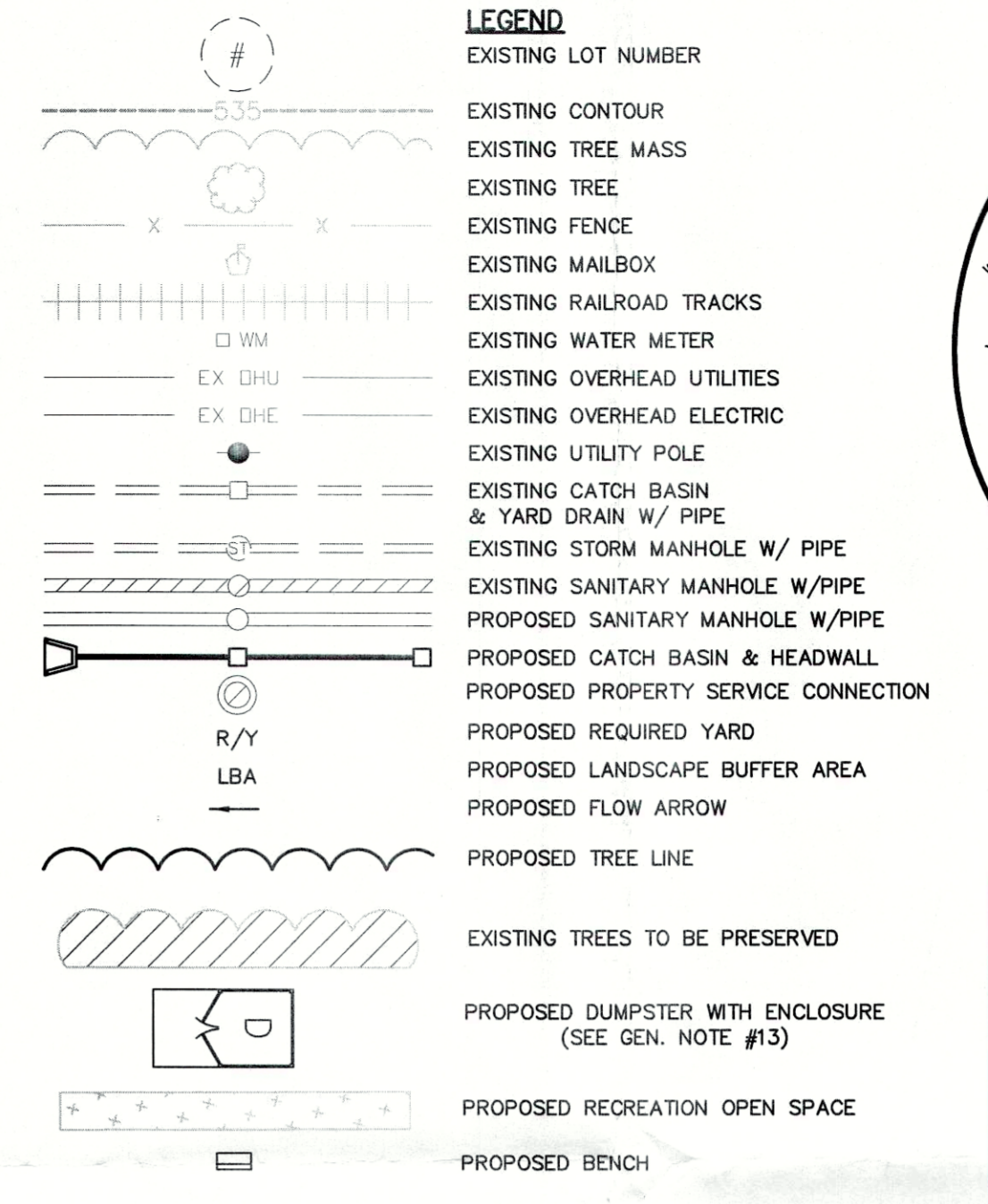
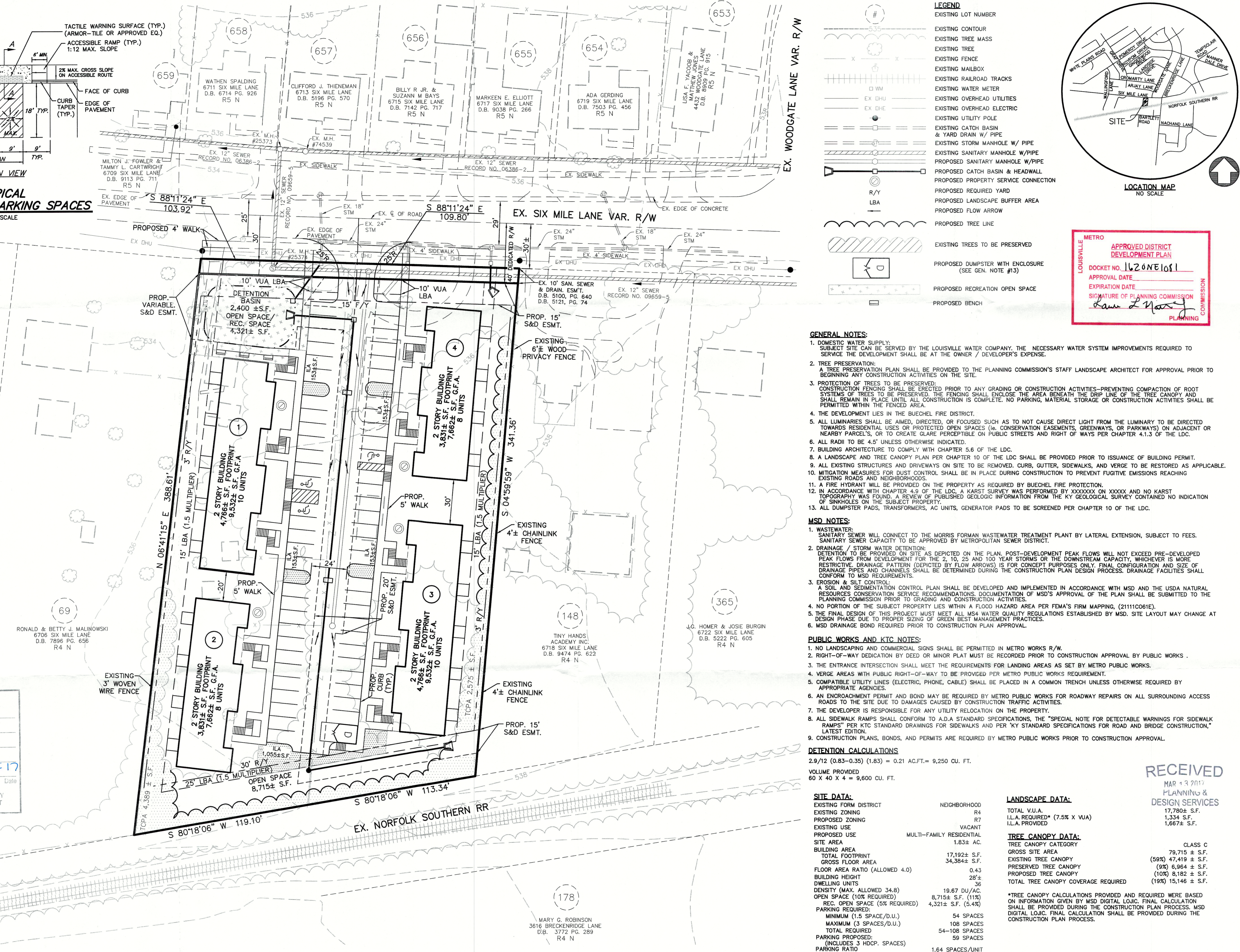


PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Tommy Kelly*  
DATE: 3-15-17  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
*Tommy Kelly* 3-15-17  
Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



LOUISVILLE METRO  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 16ZONE1081  
APPROVAL DATE  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION  
*Laura L. Hays*  
PLANNING COMMISSION

**GENERAL NOTES:**  
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.  
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.  
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.  
4. THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.  
5. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.  
6. ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.  
7. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.  
8. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.  
9. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED. CURB, GUTTER, SIDEWALKS, AND VERGE TO BE RESTORED AS APPLICABLE.  
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.  
11. A FIRE HYDRANT WILL BE PROVIDED ON THE PROPERTY AS REQUIRED BY BUECHEL FIRE PROTECTION.  
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY XXXXXX ON XXXXX AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.  
13. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.

**MSD NOTES:**  
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.  
2. DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR THE DOWNSTREAM CAPACITY, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT 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 MSD REQUIREMENTS.  
3. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.  
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C061E).  
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.  
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**PUBLIC WORKS AND KTC NOTES:**  
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.  
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.  
3. THE ENTRANCE INTERSECTION SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.  
4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS REQUIREMENT.  
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.  
6. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.  
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.  
8. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.  
9. CONSTRUCTION PLANS, BONDS, AND PERMITS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

**DETENTION CALCULATIONS**  
2.9/12 (0.83-0.35) (1.83) = 0.21 AC.F.T. = 9,250 CU. FT.  
VOLUME PROVIDED  
60 X 40 X 4 = 9,600 CU. FT.

**SITE DATA:**

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE AREA	1.83± AC.
BUILDING AREA	
TOTAL FOOTPRINT	17,192± S.F.
GROSS FLOOR AREA	34,384± S.F.
FLOOR AREA RATIO (ALLOWED 4.0)	0.43
BUILDING HEIGHT	28'±
DWELLING UNITS	36
DENSITY (MAX. ALLOWED 34.8)	19.67 DU/AC
OPEN SPACE (10% REQUIRED)	8,715± S.F. (11%)
REC. OPEN SPACE (5% REQUIRED)	4,321± S.F. (5.4%)
PARKING REQUIRED:	
MINIMUM (1.5 SPACES/D.U.)	54 SPACES
MAXIMUM (3 SPACES/D.U.)	108 SPACES
TOTAL REQUIRED	54-108 SPACES
PARKING PROVIDED:	
(INCLUDES 3 HDCP. SPACES)	59 SPACES
PARKING RATIO	1.64 SPACES/UNIT

**LANDSCAPE DATA:**

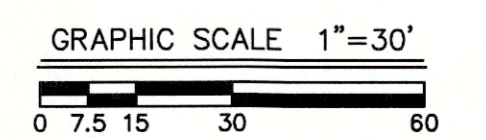
TOTAL V.U.A.	17,780± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	1,334 S.F.
I.L.A. PROVIDED	1,667± S.F.

**TREE CANOPY DATA:**

TREE CANOPY CATEGORY	CLASS C
GROSS SITE AREA	79,715 ± S.F.
EXISTING TREE CANOPY	(59%) 47,419 ± S.F.
PRESERVED TREE CANOPY	(90) 6,964 ± S.F.
PROPOSED TREE CANOPY	(10%) 8,182 ± S.F.
TOTAL TREE CANOPY COVERAGE REQUIRED	(19%) 15,146 ± S.F.

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

RECEIVED  
MAR 13 2017  
PLANNING & DESIGN SERVICES



CASE # 16ZONE1081  
PREVIOUS CASE # 16168  
MSD WM # 10457

Mindel, Scott & Associates, Inc.  
Planning · Engineering · Surveying · Landscape Architecture  
Utility Consulting · Property Management  
5151 Jefferson Road, Louisville, KY 40219  
Phone: (502) 485-1500 Fax: (502) 485-1000 Email: main@mindelmsa.com



DEVELOPER  
EMM3, LLC.  
11414 MAIN STREET, STE. 202  
LOUISVILLE, KY. 40243

OWNER  
J.G. HOMER BURGIN  
6726 SIX MILE LANE  
LOUISVILLE, KY. 40218

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN  
**SIX MILE LANE APARTMENTS**  
6710 AND 6714 SIX MILE LANE  
LOUISVILLE, KY 40218  
TAX BLOCK 44, LOTS 151 & 149  
D.B. 8128 PG. 275 & D.B. 5677, PG. 189

Revisions

NO.	DATE	DESCRIPTION

Vertical Scale: N/A  
Horizontal Scale: 1"=30'  
Date: 1/30/17  
Job Number: 2984  
Sheet  
**1**  
of 1