

Legend

Symbols	Abbreviations	Line Types
	EP Edge of Pavement	Existing Contour
	R/W Right of Way	Sanitary Sewer Line
	Typ. Typical	Fence as noted
	TBR To Be Removed	Overhead Electric
	Ex. Existing	Silt Fence
		Existing Trees
		Existing Trees To Be Removed

PRELIMINARY APPROVAL

Condition of Approval:

Development Review: Met/No for T.K. Date: 4-12-23

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

1142 Clay Ave Parcel# 074800710000 Stuart Johnson DB 5112 P 188

1144 Clay Ave Parcel# 074800710000 Stuart Johnson DB 5112 P 188

1146 Clay Ave Parcel# 074800390000 Kathleen Harmon DB 9076 P 906

1142 Clay Ave Parcel# 074800710000 Stuart Johnson DB 5112 P 188

1144 Clay Ave Parcel# 074800700000 Kathleen Harmon DB 9144 P 198

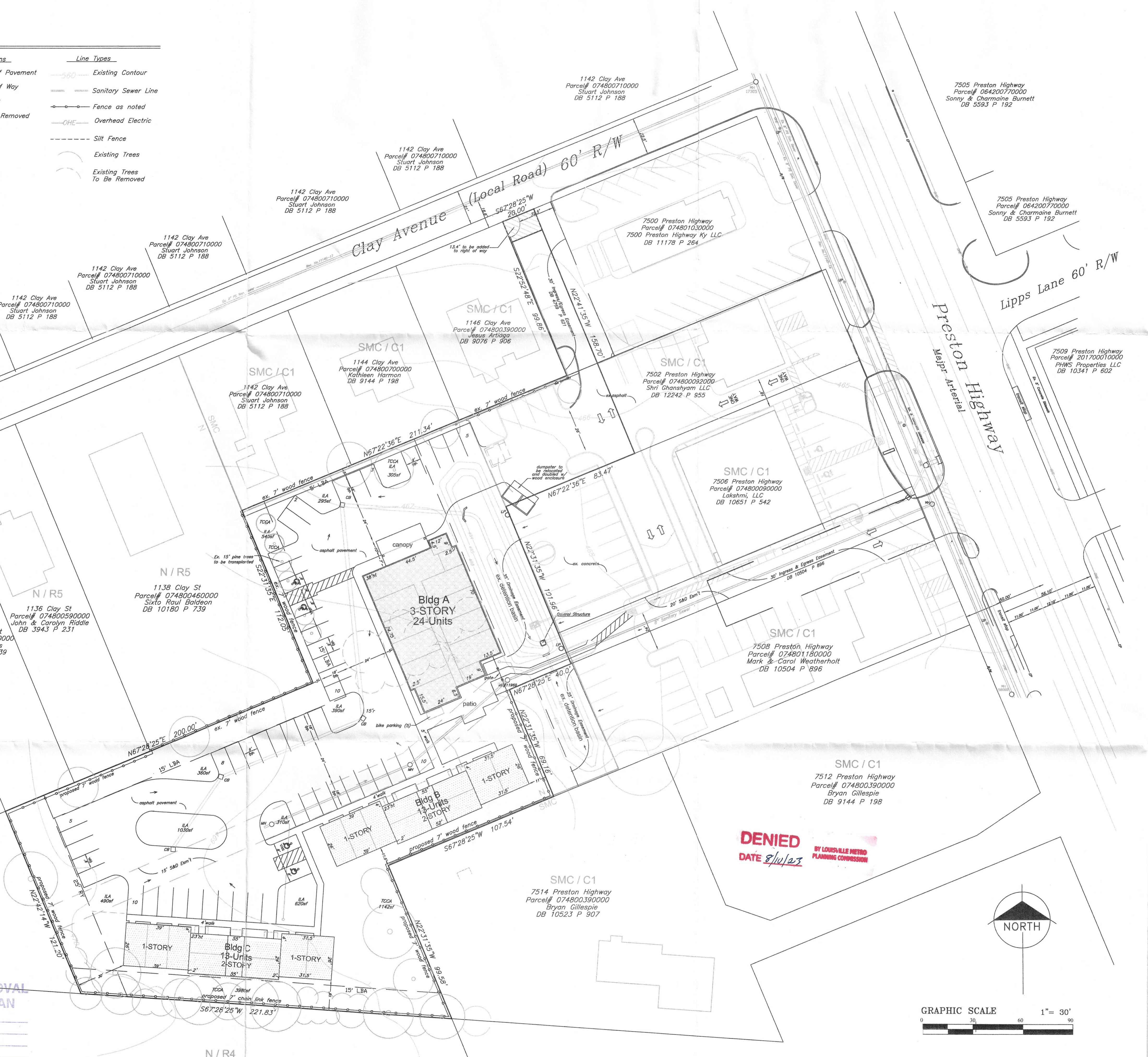
1142 Clay Ave Parcel# 074800710000 Stuart Johnson DB 5112 P 188

N/R5 1136 Clay St Parcel# 074800460000 Sixto Raul Baldeon DB 10180 P 739

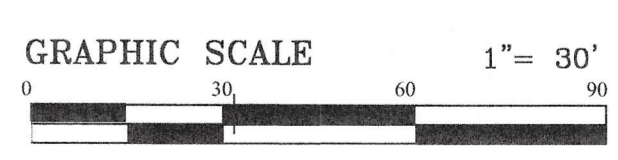
N/R5 1134 Clay St Parcel# 074800430000 John & Carolyn Riddle DB 3943 P 231

N/R5 1130 Clay St Parcel# 074800580000 Kevin P Carter DB 10613 P 133

N/R5 1128 Clay Ave Parcel# 074800330000 Bernardo Diaz DB 11211 P 934



DENIED
DATE 8/14/23
BY LOUISVILLE METRO PLANNING COMMISSION

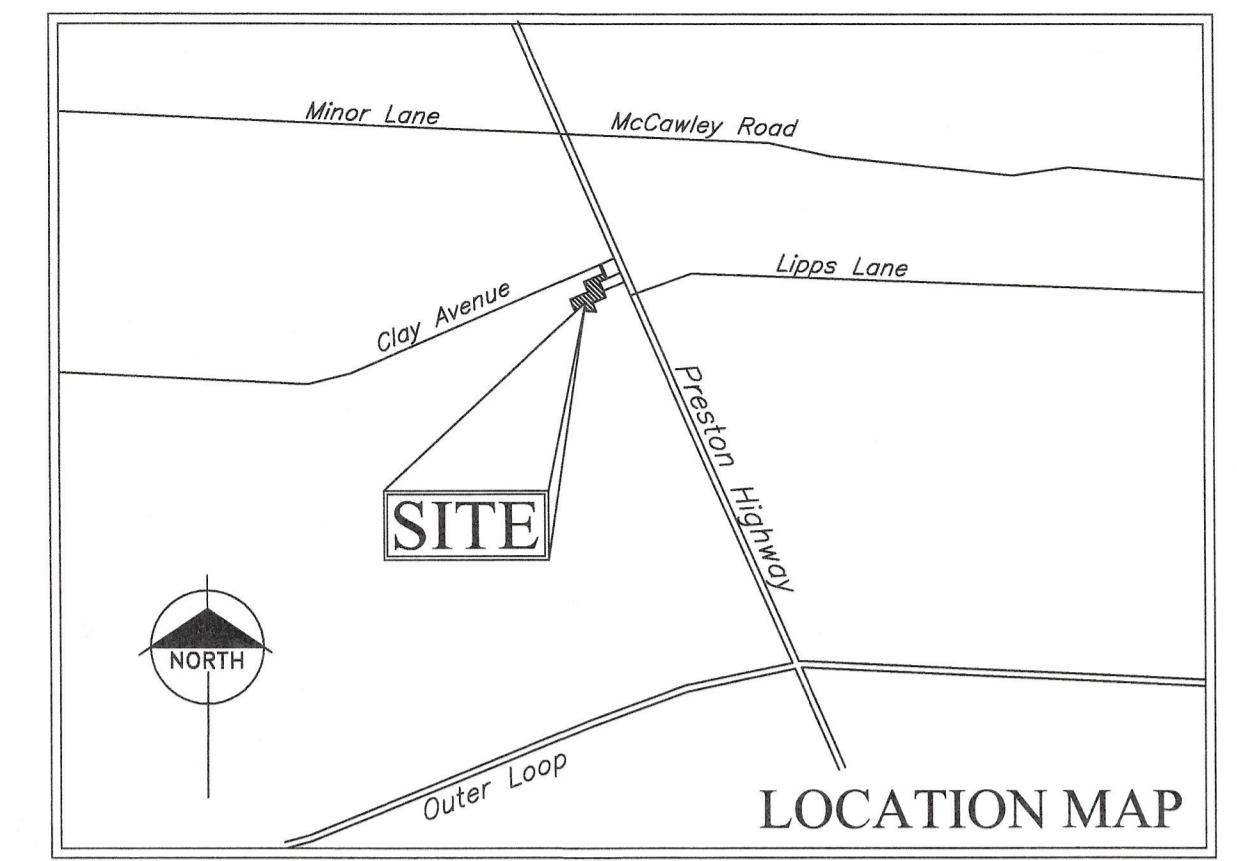


PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: Quinn W Paul
DATE: 4/13/23
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

N/R4
Parcel# 064200010000
Jefferson County Board of Education
7606 Preston Highway



- GENERAL NOTES**
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT OF WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
 - STREET TREES REQUIRED.
- WORKS NOTES**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- APCD NOTES**
- MITIGATION MEASURES FOR DUCT CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD NOTES**
- SANITARY SEWER SERVICE PROVIDED BY LE SUBJECT TO ANY FEES AND APPLICABLE CHARGES.
 - AN EPSC PLAN SHALL BE APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.
 - NO PART OF THIS PROPERTY IS IN THE 100-YEAR FLOODPLAIN PER FEMA PANEL 2111C0303F.
 - ONSITE DETENTION WILL BE PROVIDED IN THE EXISTING BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, IF IT IS MORE RESTRICTIVE. BASIN SHALL BE RE-ANALYZED TO PERMIT THE EXISTING LAYOUT. ADDITIONAL MODIFICATIONS MAY BE REQUIRED TO THE BASIN OR THE SITE LAYOUT.
 - MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - RUN OFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF x 1.5 ENCROACHMENT INTO END OF BASIN WILL BE MITIGATED BY PROPOSED PIPE SYSTEM.

Drainage Data

SITE AREA : 71,874 SF DISTURBED AREA : 46,660 SF
 EXISTING IMPERVIOUS : 6,280 SF PROPOSED IMPERVIOUS : 43,844 SF NET INCREASE : 37,564 SF

EROSION PREVENTION AND SEDIMENT CONTROL NOTES: The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMP's shall be installed per the plan and MSD's standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02. Where construction or land disturbing activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond or catch basin.

Site Data

EXISTING ZONING : R-5 & C-1 PROPOSED ZONING : OTF
 EXISTING FORM DISTRICT : SMC & N
 EXISTING LAND USE : UNDEVELOPED PROPOSED LAND USE : MOTEL
 TOTAL SITE AREA : 1.65 ACRES / 71,874 SF
 EXISTING BUILDING AREA : 0 SF PROPOSED BUILDING AREA : 23,697 SF
 BUILDING A : 14,751 SF 1ST FLOOR : 5,165 SF 2ND & 3RD FLOORS : 4793 SF MAX. HT. : 38'
 BUILDINGS B&C : 4,473 SF 1ST FLOOR : 1,320 SF 2ND FLOOR : 1,577 SF MAX. HT. : 23'
 TOTAL NUMBER OF RENTAL UNITS : 50
 ALLOWED FLOOR AREA RATIO : 1.0 PROPOSED FLOOR AREA RATIO : 0.33
 REQUIRED PARKING : 50 SPACES PROPOSED PARKING : 54 SPACES

PARKING CALCULATIONS
 MAXIMUM REQUIRED PARKING 1.5/ROOM = 74
 MINIMUM REQUIRED PARKING 1/ROOM = 49
 BICYCLE PARKING - 3 RACK SPACES REQUIRED 5 SPACES PROPOSED

VUA/ILA CALCULATIONS PROPOSED VUA : 26,804 SF
 REQUIRED ILA @7.5% : 2,010 SF PROPOSED ILA : 4,160 SF

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 71,874 SF REQUIRED TREE CANOPY 30% or 21,562 SF
 EXISTING TREE CANOPY 8,250SF or 11%
 EXISTING TREE CANOPY TO REMAIN 5,392SF or 7.5%
 REQUIRED NEW TREE CANOPY 22.5% or 16,172 SF
 PROPOSED TREE CANOPY - 16,560 SF (23 TYPE A TREES @ 720 SF)

PDS# 22-ZONE-0115
 RELATED CASE : PDS# 16DEVPLAN1021
District Development Plan
 PARCEL #074800350000 DB 10651 P 542

Preston Suites
 7504 Preston Highway, Louisville, KY 40219

MILLER · WIHRY
 MWLLC
 Engineers · Surveyors · Planners
 1387 South Fourth Street, Louisville, KY 40208 (502)636-5501

REVISIONS	SCALE
	1" = 30'
	DR.
	DK.
	DATE 3/1/25

RECEIVED

Owner & Developer : Lakshmi LLC © 2023
 1006 Oxmoor Woods Parkway, Louisville, KY 40222-5582

FILE 25033
 NO. **DDP**