

Legend

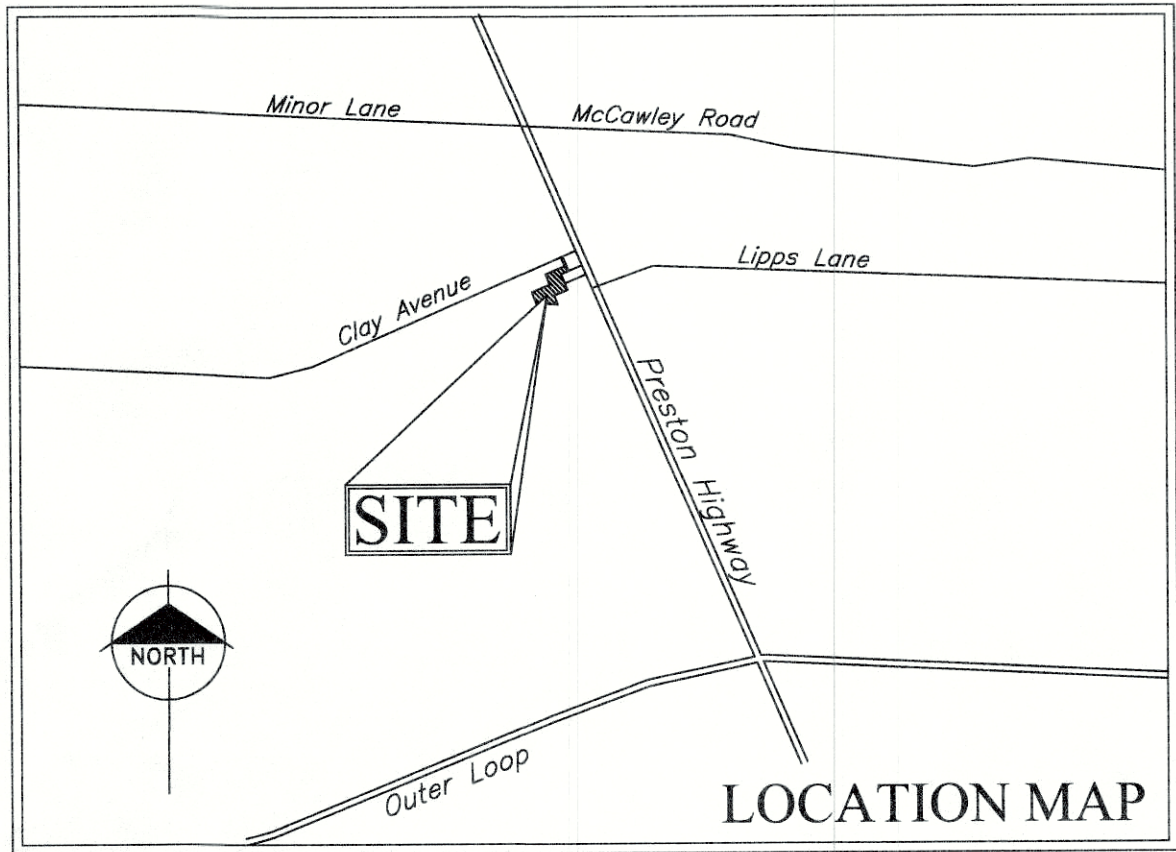
| Symbols         | Abbreviations       | Line Types                       |
|-----------------|---------------------|----------------------------------|
| ↗ Drainage Flow | EP Edge of Pavement | --- Existing Contour             |
| ▣ Catch Basin   | R/W Right of Way    | --- Sanitary Sewer Line          |
| ○ Utility Pole  | Typ. Typical        | --- Fence as noted               |
| ⊕ Light Pole    | TBR To Be Removed   | --- Overhead Electric            |
| ⊙ Manhole       | Ex. Existing        | --- Silt Fence                   |
| ⊕ Fire Hydrant  |                     | --- Existing Trees To Be Removed |

PRELIMINARY APPROVAL

Condition of Approval:

Michael P. T.K. 4-12-22  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



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 21111C0302P.
- ON-SITE 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 DOWNSIDE 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 : 4793SF 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

Owner & Developer : Lakshmi LLC

1006 Oxmoor Woods Parkway, Louisville, KY 40222-5582

RECEIVED

FILE 25033

NO.

DDP

SERVICES

22-ZONE-0115

WM#11357

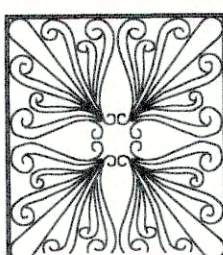
PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature] 4/13/22  
DATE:

LOUISVILLE & JEFFERSON COUNTY  
METRO PUBLIC WORKS

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



MILLER + WIHRY

MWLLC

Engineers - Surveyors - Planners

1387 South Fourth Street, Louisville, KY 40208 (502)636-5501

| REVISIONS | SCALE    |
|-----------|----------|
|           | 1" = 30' |
|           | DR.      |
|           | CK.      |
|           | DATE     |
|           | 3/1/23   |