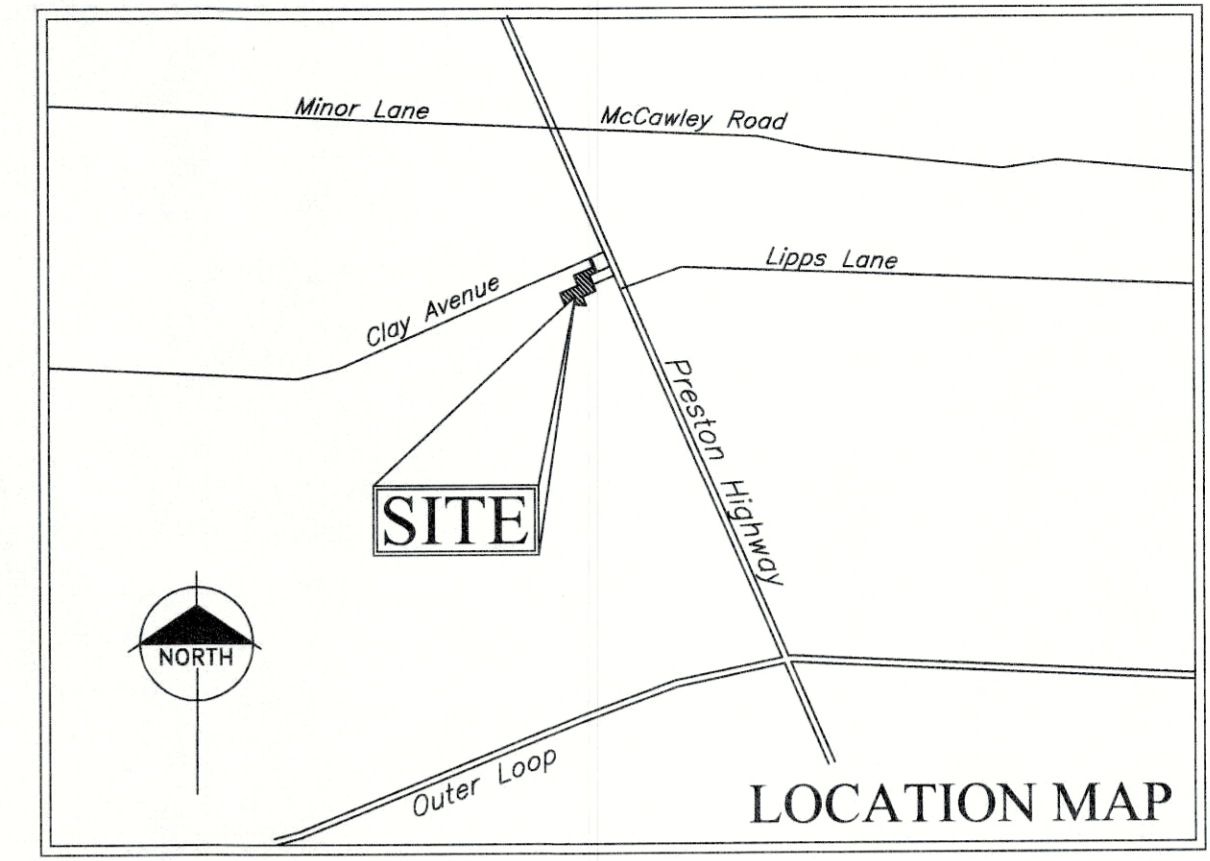


# Legend

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



### 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 ABUTTING 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 21110000E.
- 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 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. Detection 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 : 4,793 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 8,250 SF or 11%  
 EXISTING TREE CANOPY TO REMAIN 5,392 SF 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

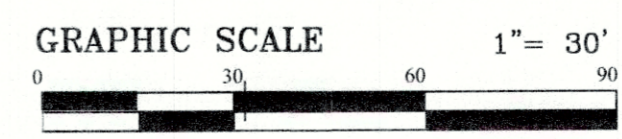
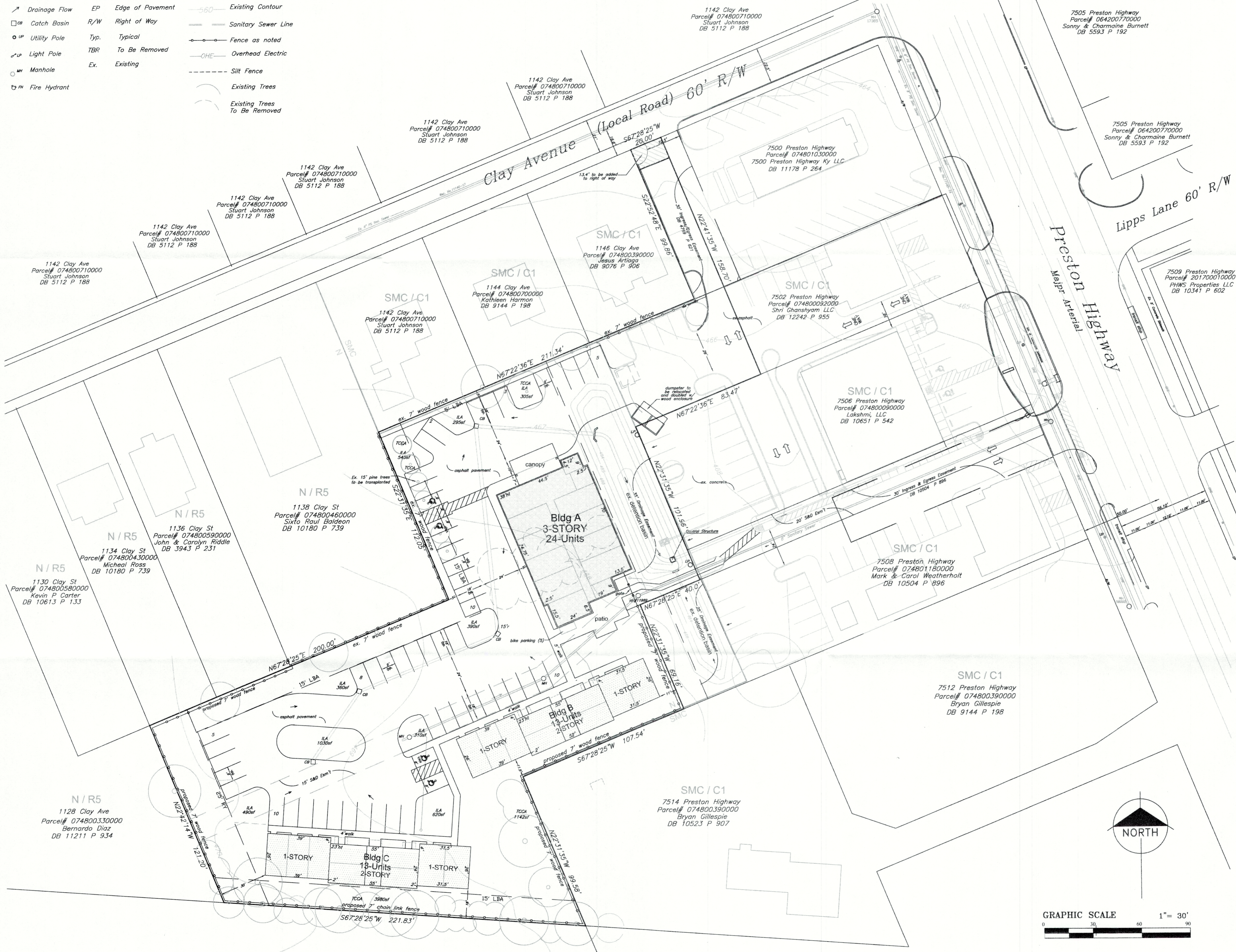
7504 Preston Highway, Louisville, KY 40219

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

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

**RECEIVED**  
 1006 Oxmoor Woods Parkway, Louisville, KY 40222-5582  
 PLANNING & DESIGN SERVICES

FILE 25033  
 NO.  
**DDP**



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

N / R 4  
 Parcel# 064200010000  
 Jefferson County Board of Education  
 7606 Preston Highway

N / R 5  
 1128 Clay Ave  
 Parcel# 074800330000  
 Bernardo Diaz  
 DB 11211 P 934

N / R 5  
 1130 Clay St  
 Parcel# 074800580000  
 Kevin P Carter  
 DB 10613 P 133

N / R 5  
 1134 Clay St  
 Parcel# 074800430000  
 Michael Ross  
 DB 10180 P 739

N / R 5  
 1136 Clay St  
 Parcel# 074800590000  
 John & Carolyn Riddle  
 DB 3943 P 231

N / R 5  
 1138 Clay St  
 Parcel# 074800460000  
 Sixto Raul Galdon  
 DB 10180 P 739

N / R 5  
 1142 Clay Ave  
 Parcel# 074800710000  
 Stuart Johnson  
 DB 5112 P 188

N / R 5  
 1142 Clay Ave  
 Parcel# 074800710000  
 Stuart Johnson  
 DB 5112 P 188

N / R 5  
 1142 Clay Ave  
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22-ZONE-0115

WM#11357