


GENERAL NOTES:

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE METRO LOUISVILLE LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- STREET TREES SHALL BE PROVIDED PER LDC SECTION 10.2.8.
- THE SITE IS LOCATED IN THE FAIRDALE VILLAGE CENTER PLAN STUDY AREA.
- SITE TO BE SERVED WITH ROLL-OUT REFUSE DISPOSAL CONTAINERS.
- WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- RIGHT-OF-WAY DEDICATION BY PLAT OR DEED IS REQUIRED TO BE RECORDED WITHIN 90 DAYS AFTER ZONING IS APPROVED BY METRO COUNCIL.
- CROSSOVER PARKING AGREEMENT TO BE RECORDED WITHIN 90 DAYS AFTER ZONING IS APPROVED BY METRO COUNCIL.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- LOUISVILLE METRO TRANSPORTATION PLANNING APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. VERIFICATION OF THE IMMEDIATE DOWNSTREAM SYSTEM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMIT.
- THE ENTIRE SITE IS LOCATED WITHIN THE 100 YEAR FEMA FLOODPLAIN.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 2111C0108F.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 1,867 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 2,431 S.F.
INCREASE IN IMPERVIOUS SURFACE = 564 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

Cpre = 0.30
Cpost = 0.32
CHANGE IN RUNOFF COEFFICIENT, C = (0.32-0.30) = 0.02
SITE AREA = 0.465 ACRES
INCREASED RUNOFF = (0.02x2.8/12)x 0.465 AC = 0.002 AC-FT

PARKING SUMMARY

REQUIRED

OFFICE (1,109 S.F.)
MIN. (1 SPACE/ 750 S.F.)
MAX. (1 SPACE / 150 S.F.)

1 SPACE
7 SPACES

PARKING PROVIDED

STANDARD SPACES 2 SPACES
HANDICAP SPACES 1 SPACE

*TOTAL PROVIDED 3 SPACES

*PARKING TO BE PROVIDED WITHIN EXISTING APARTMENT COMMUNITY.

BICYCLE PARKING

REQUIRED

3 SPACES, OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER

PROVIDED

3 SPACES

PROJECT SUMMARY

MUNICIPALITY
EXISTING ZONING
PROPOSED ZONING
FORM DISTRICT
EXISTING USE
PROPOSED USE
EXISTING SITE ACREAGE
AREA TO BE DEDICATED FOR PUBLIC USE
NEW SITE ACREAGE
EXISTING BUILDING FOOTPRINT
VUA
ILA REQUIRED (0%)
F.A.R.


















LOUISVILLE
R4
R7
VILLAGE CENTER
SINGLE FAMILY RESIDENTIAL
OFFICE FOR ADJACENT APARTMENTS
0.513 AC. (22,352 S.F.)
0.048 AC. (2,085 S.F.)
0.465 AC. (20,267 S.F.)
1,109 S.F.
576 S.F.
0 S.F.
0.05

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Sam D. Darden*
DATE: 4/22/24
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

-  = EX. UTILITY POLE
-  = EX. CONTOUR
-  = EX. FIRE HYDRANT
-  = EX. OVERHEAD ELECTRIC
-  = EX. SIGN
-  = EXISTING LIGHT
-  = TO BE REMOVED
-  = PARKING COUNT
-  = EX. CONCRETE
-  = EX. OVERHEAD DOOR
-  = EX. DUMPSTER
-  = PROPOSED STORMWATER DRAINAGE
-  = PROPOSED SANITARY SEWER
-  = EX. BOLLARD
-  = EX. DOWN SPOUT
-  = EX. MAILBOX
-  = PROP. BIKE RACK (3 SPACES)

PRELIMINARY APPROVAL

Condition of Approval:

W. G. K. 4-19-24
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED

APR 17 2024

PLANNING & DESIGN
SERVICES

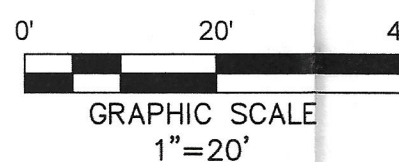
CASE# 24-ZONE-0028
RELATED CASE# 23-ZONEPA-0153

DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)

RADIUS WEST
APARTMENTS OFFICE

9715 & 9713 STARLET DR.
LOUISVILLE, KY 40118

OWNER/APPLICANT:
9800 STARLET DUO LLC
601 WOODLAND ST.
NASHVILLE, TN 37206
D.B. 12686 PG. 143
TAX BLOCK: 1050 LOT: 487 & 488



WM #12678

Milestone
design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

RADIUS WEST
APARTMENTS OFFICE

DATE: 1/22/2024
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

4/3/24 Agency Cmmts.

DDDP

JOB NUMBER
23079

1
OF
1

24-ZONE-0028