



Design Services
For The Built
Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fort Lauderdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

GRESHAM
SMITH AND
PARTNERS
101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900
WWW.GSPNET.COM

REVISED GENERAL/DETAILED
DISTRICT DEVELOPMENT PLAN

8211 OLD WESTPORT RD

DEVELOPER:
ARLINGTON PROPERTIES, INC.
2117 2nd AVENUE NORTH
BIRMINGHAM, AL 35203
PHONE: (205) 328-9800

RECEIVED
MAY 23 2016
PLANNING &
DESIGN SERVICES

No.	Date	Revision
3/9/15		DEVELOPER COMMENTS
1/25/16		REVISE NORTHWEST ENTRANCE ROAD
4/18/16		MOVE EXISTING HOUSE

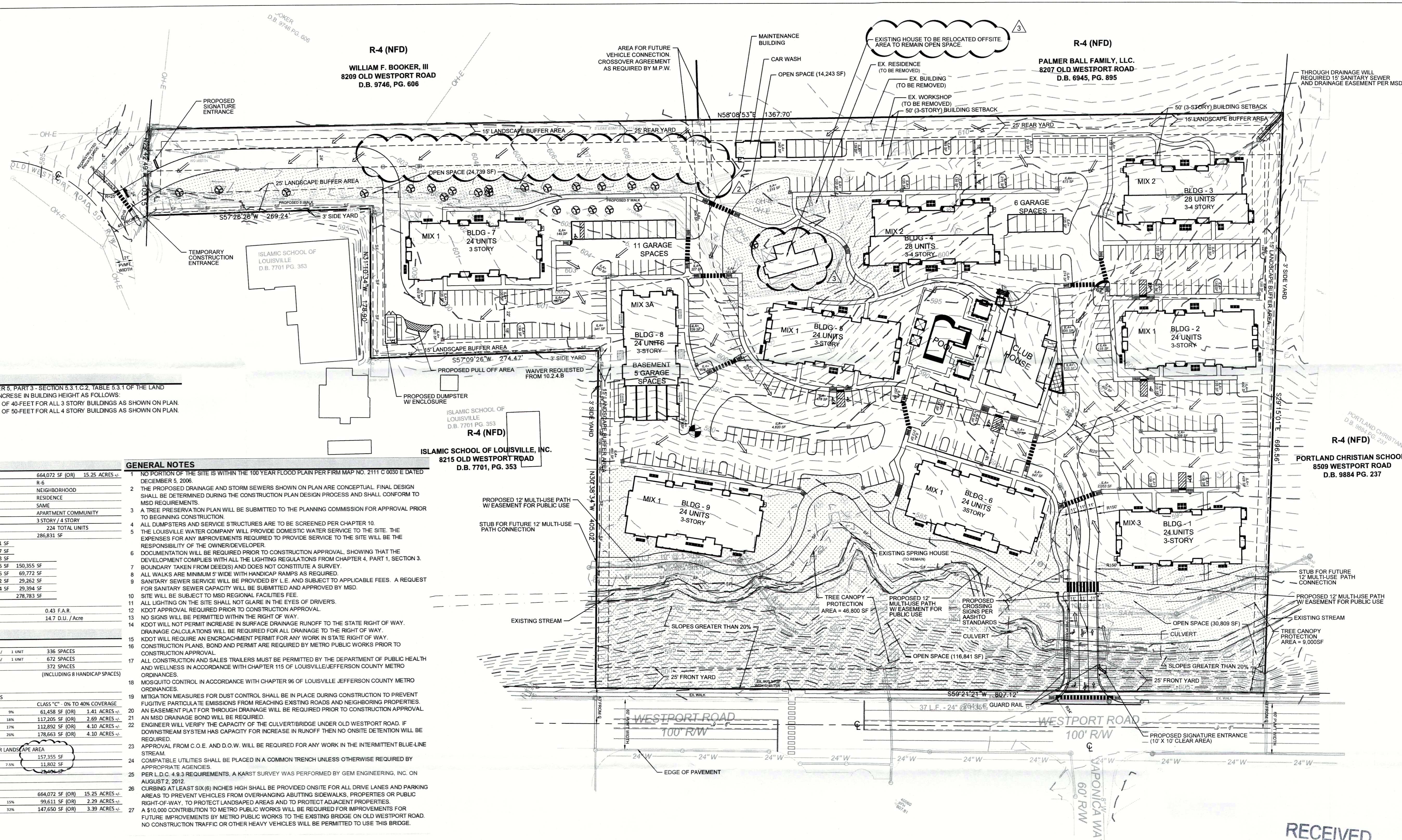
GENERAL / DETAILED
DISTRICT DEVELOPMENT
PLAN

CASE # 17756

FILE: 4972026_801280.dwg
PROJECT: 28977.00
DATE: FEBRUARY 24, 2015

WM: 10627

10PEVPLAN1115



VARIANCE GRANTED

1. A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 3 - SECTION 5.3.1.C.2, TABLE 5.3.1 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR AN INCREASE IN BUILDING HEIGHT AS FOLLOWS:

- ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 40 FEET FOR ALL 3 STORY BUILDINGS AS SHOWN ON PLAN.
- ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 50 FEET FOR ALL 4 STORY BUILDINGS AS SHOWN ON PLAN.

GENERAL PROJECT SUMMARY

TOTAL SITE AREA	664,072 SF (OR)	15.25 ACRES +/-
EXISTING ZONING	R-6	
EXISTING FORM DISTRICT	NEIGHBORHOOD	
EXISTING USE	RESIDENCE	
PROPOSED FORM DISTRICT	SAME	
PROPOSED USE	APARTMENT COMMUNITY	
BUILDING HEIGHT (VARIANCE REQUESTED)	3 STORY / 4 STORY	
NUMBER OF UNITS	224 TOTAL UNITS	
TOTAL FLOOR AREA	286,831 SF	
EXISTING HOUSE	1,471 SF	
PROPOSED CLUBHOUSE	6,577 SF	
PROPOSED APARTMENTS	278,783 SF	
BLDG 2,5,6,7,9	31,656 SF	150,355 SF
BLDG 3,4	34,886 SF	60,772 SF
BLDG 8	29,262 SF	29,262 SF
BLDG 1	29,394 SF	29,394 SF
APARTMENT GROSS SF	278,783 SF	

FLOOR AREA RATIO (MAX ALLOWED = 0.75) 0.43 F.A.R.

DENSITY 14.7 D.U./Acre

- GENERAL NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0030 E DATED DECEMBER 5, 2006.
 - THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
 - A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
 - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3. BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
 - ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
 - THE SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE.
 - ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
 - KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - KDOT WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
 - KDOT WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
 - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. AN MSD DRAINAGE BOND WILL BE REQUIRED.
 - ENGINEER WILL VERIFY THE CAPACITY OF THE CULVERT/BIDGE UNDER OLD WESTPORT ROAD. IF DOWNSTREAM SYSTEM HAS CAPACITY FOR INCREASE IN RUNOFF THEN NO ONSITE DETENTION WILL BE REQUIRED.
 - APPROVAL FROM C.O.E. AND D.O.W. WILL BE REQUIRED FOR ANY WORK IN THE INTERMITTENT BLUE-LINE STREAM.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - PER L.D.C. 4.9.3 REQUIREMENTS, A KARST SURVEY WAS PERFORMED BY GEM ENGINEERING, INC. ON AUGUST 2, 2012.
 - CURBS AT LEAST SIX (6) INCHES HIGH SHALL BE PROVIDED ONSITE FOR ALL DRIVE LANES AND PARKING AREAS TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
 - A \$10,000 CONTRIBUTION TO METRO PUBLIC WORKS WILL BE REQUIRED FOR IMPROVEMENTS FOR FUTURE IMPROVEMENTS BY METRO PUBLIC WORKS TO THE EXISTING BRIDGE ON OLD WESTPORT ROAD. NO CONSTRUCTION TRAFFIC OR OTHER HEAVY VEHICLES WILL BE PERMITTED TO USE THIS BRIDGE.

CHAPTER 9 AND 10 SUMMARY

CHAPTER 9 - BICYCLE AND PARKING SUMMARY

MINIMUM PARKING REQUIRED	1.5 SPACES / 1 UNIT	336 SPACES
MAXIMUM PARKING ALLOWED	3 SPACES / 1 UNIT	672 SPACES
TOTAL PARKING PROVIDED	372 SPACES	(INCLUDING 8 HANDICAP SPACES)
GARAGE SPACES = 28		
SURFACE SPACES = 344		

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS

CANOPY COVERAGE CLASS	CLASS "C" - 0% TO 40% COVERAGE
PERCENTAGE OF TREE CANOPY PRESERVED	9%
PERCENTAGE OF TREE CANOPY PLANTED	18%
TOTAL TREE CANOPY REQUIRED	17%
TOTAL TREE CANOPY TO BE PROVIDED	28%

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA

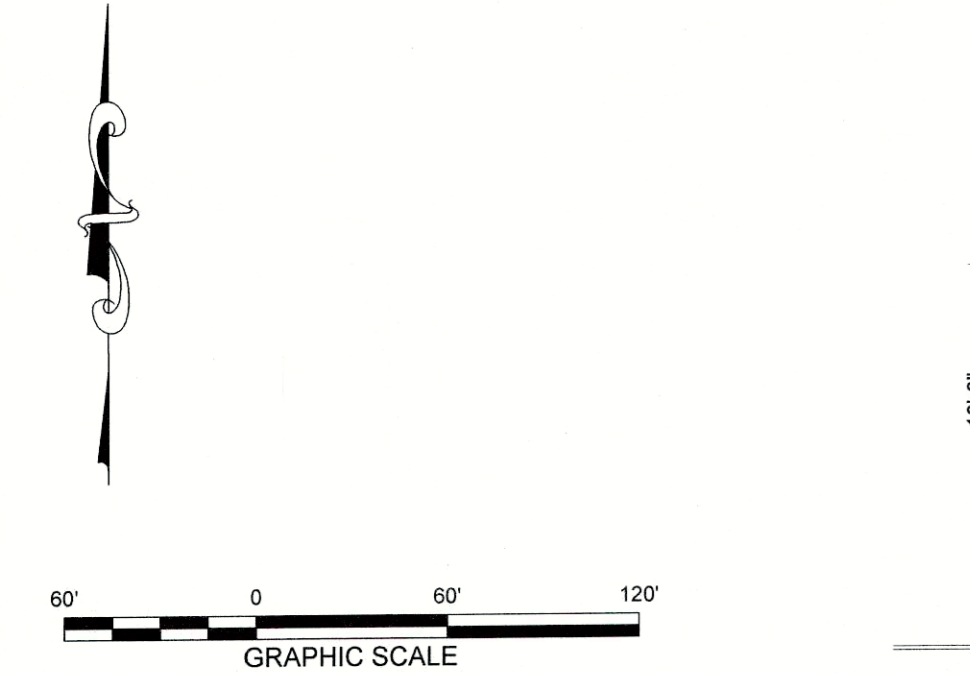
TOTAL VUA	157,355 SF
ILA REQUIRED	11,802 SF
ILA PROVIDED	11,802 SF

CHAPTER 10 - PART 5, OPEN SPACE

TOTAL SITE AREA	664,072 SF (OR)	15.25 ACRES +/-
OPEN SPACE REQUIRED	99,611 SF (OR)	2.29 ACRES +/-
OPEN SPACE PROVIDED	147,650 SF (OR)	3.39 ACRES +/-

IMPERVIOUS AREA

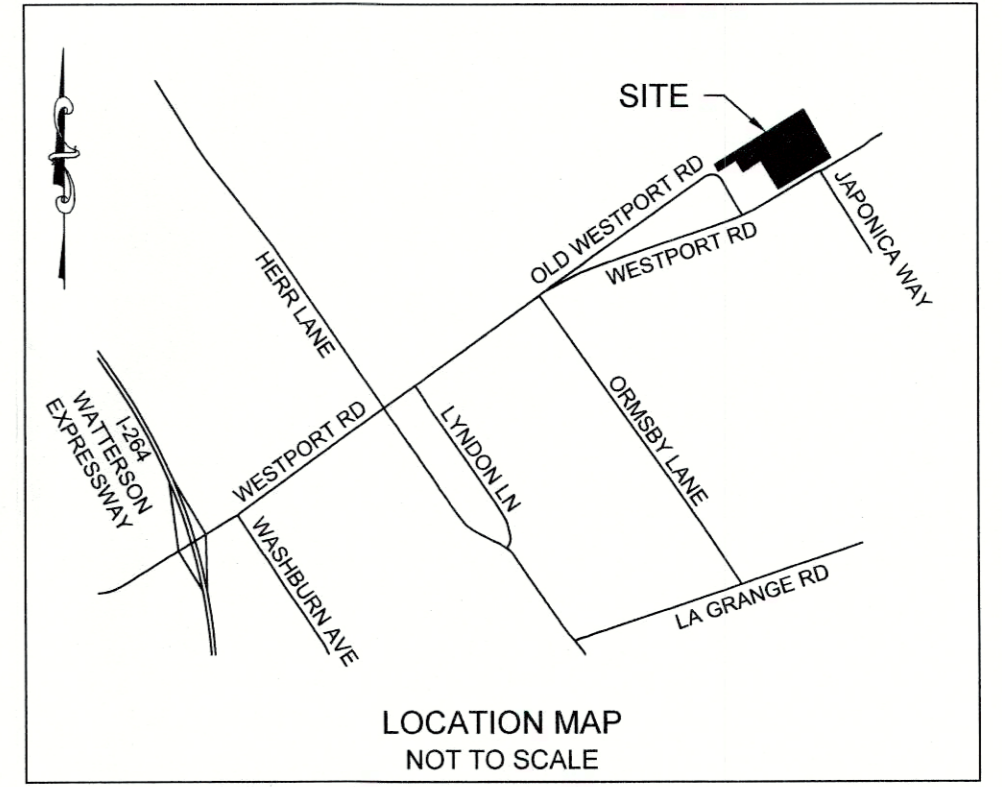
TOTAL PROPOSED SITE IMPERVIOUS AREA = 301,888 SF



- LEGEND**
- ST - ST = CONCEPTUAL STORM SEWER, CATCH BASIN AND HEADWALL
 - SF = CONCEPTUAL SILT FENCE / LIMITS OF DISTURBANCE
 - ILA = CONCEPTUAL DRAINAGE PATTERN
 - ILA = CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
 - BENCHMARK = BENCHMARK TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM SURVEY DATA. BOUNDARY INFORMATION TAKEN FROM DEED PLOT.
 - EXISTING TREE
 - EXISTING TREES TO REMAIN
 - OPEN SPACE
 - SLOPES GREATER THAN 20%
 - SAN = EXISTING SANITARY LINE

OWNERS:
WESTPORT APARTMENTS, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
9625 ORMSBY STATION ROAD
LOUISVILLE, KENTUCKY 40223

PROPERTY INFO:
8211 OLD WESTPORT ROAD
LOUISVILLE, KY 40222
TAX: BLOCK 0008, LOT 46
DEED BOOK 9470, PG. 332



P:\1020206\0497722\021115.DWG - Only, Auto, 4/25/16 1:43:07 PM