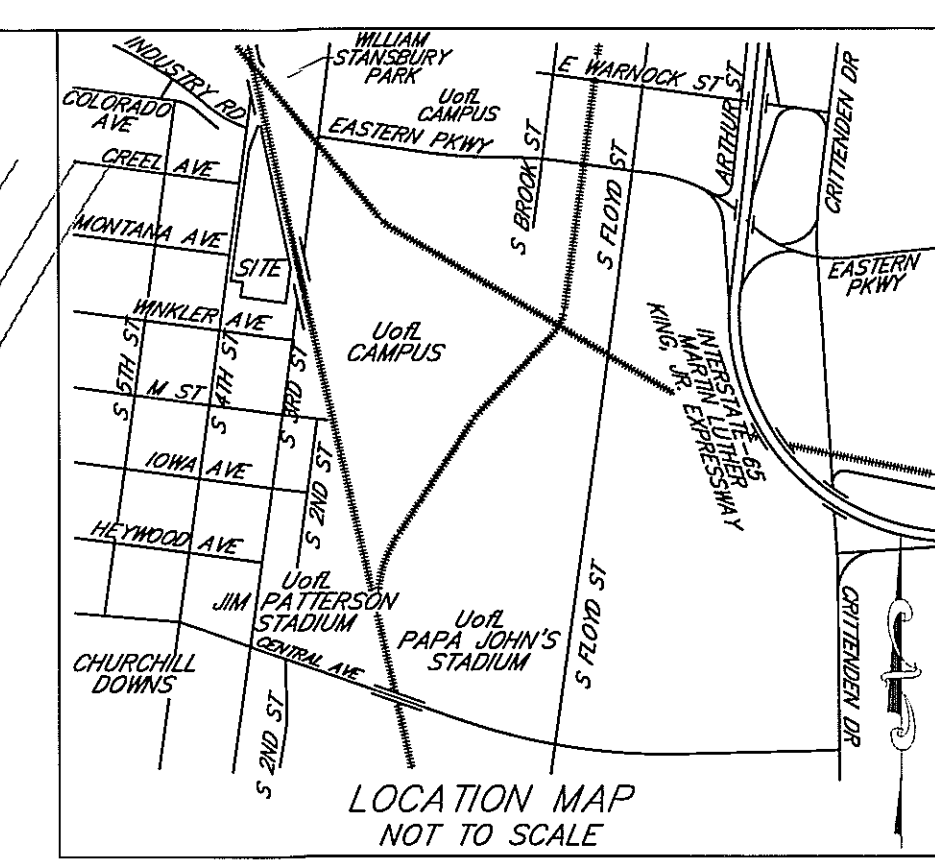
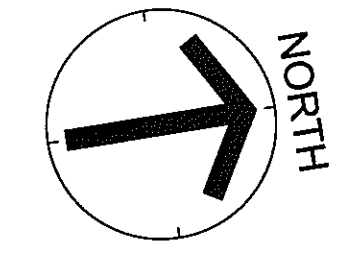




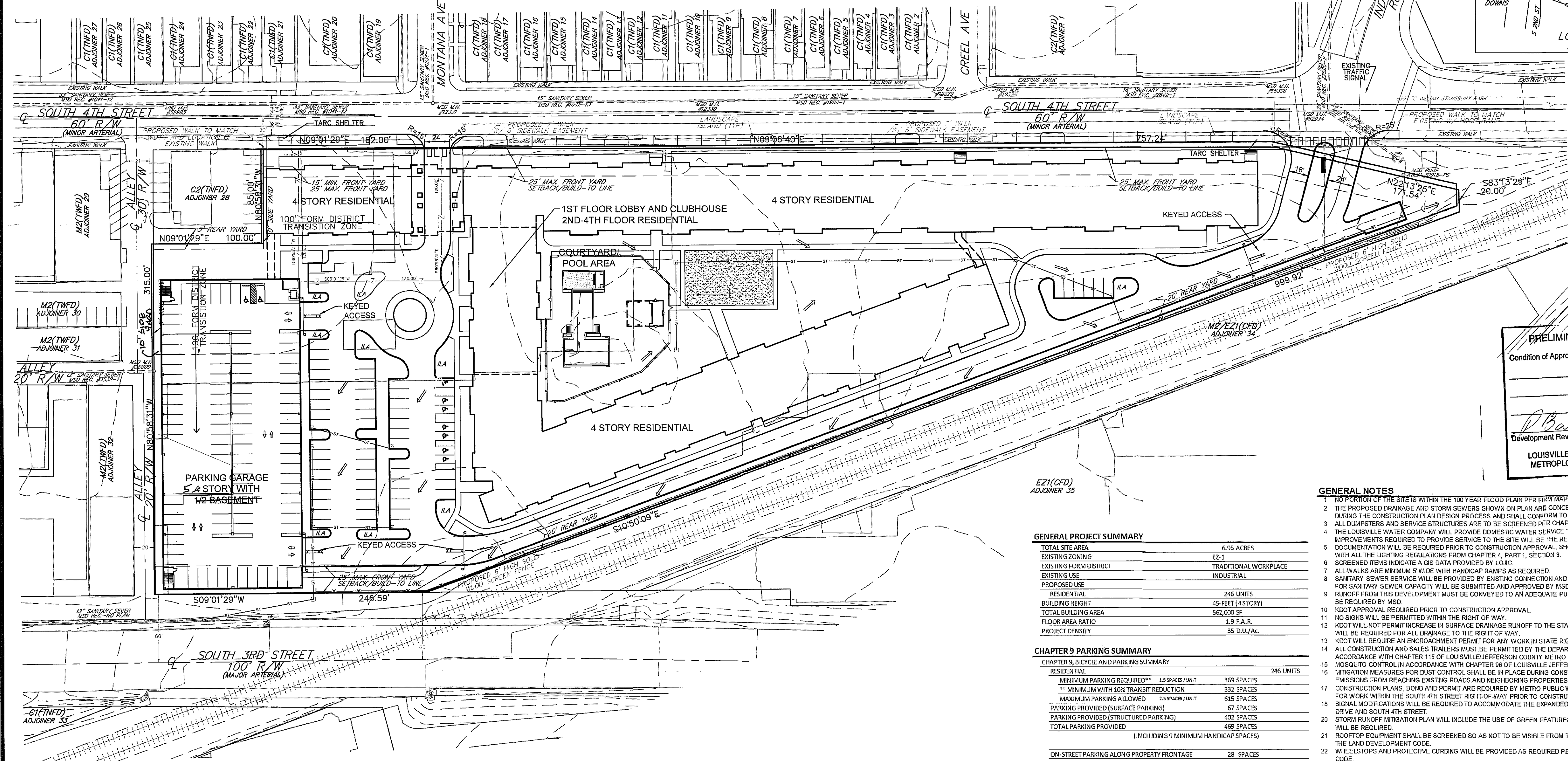
Design Services For The Built Environment

- 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



- ADJOINER 2: MARY KENNETH P. D.B. 5854, PG. 0300
ADJOINER 7: NORTON WAY H. D.B. 5854, PG. 0236
ADJOINER 12: FRYE, WILLIAM R. & VIRGINIA. D.B. 6608, PG. 0884
ADJOINER 17: RED PLANET LLC. D.B. 8902, PG. 0461
ADJOINER 22: OWEN, THOMAS L, PHYLLIS J JOHNSTON. D.B. 9170, PG. 0860
ADJOINER 27: CONVENIENCE STORES LEASING & MGMT. D.B. 7575, PG. 0423
ADJOINER 32: DODGE BRIDGE B III. D.B. 8548, PG. 0302
ADJOINER 33: ASIA KHANDAKER LLC. D.B. 8544, PG. 0224
ADJOINER 34: LOUISVILLE & NASHVILLE RR. D.B., PG.
ADJOINER 35: UNIVERSITY OF LOUISVILLE. D.B., PG.



PRELIMINARY APPROVAL
Condition of Approval:
Development Review: [Signature] Date: 5/14/13
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- GENERAL NOTES: 1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER PHM MAP NO. 2111 C 0077 E DATED DECEMBER 5, 2008.
2. 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.
3. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
4. 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.
5. 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.
6. SCREENED ITEMS INDICATE A GIS DATA PROVIDED BY LOJC.
7. ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
9. RUNOFF FROM THIS DEVELOPMENT MUST BE CONVEYED TO AN ADEQUATE PUBLIC OUTLET. A REGIONAL FACILITY FEE MAY BE REQUIRED BY MSD.
10. KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
11. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
12. 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.
13. KDOT WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
14. 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.
15. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
16. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
17. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR WORK WITHIN THE SOUTH 4TH STREET RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.
18. SIGNAL MODIFICATIONS WILL BE REQUIRED TO ACCOMMODATE THE EXPANDED ENTRANCE AT THE INTERSECTION OF INDUSTRY DRIVE AND SOUTH 4TH STREET.
19. STORM RUNOFF MITIGATION PLAN WILL INCLUDE THE USE OF GREEN FEATURES AND/OR ONSITE DETENTION. MSD APPROVAL WILL BE REQUIRED.
20. ROOFTOP EQUIPMENT SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM THE GROUND SURFACE PER SECTION 5.6.3.04 OF THE LAND DEVELOPMENT CODE.
21. WHEELSTOPS AND PROTECTIVE CURBING WILL BE PROVIDED AS REQUIRED PER SECTION 9.1.12C OF THE LAND DEVELOPMENT CODE.
22. CLUBHOUSE AND POOL MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL.
23. EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC, WITH A MINIMUM SIX INCH SANITARY SEWER. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC, WITH MINIMUM SIX INCH SANITARY SEWER.

GENERAL PROJECT SUMMARY
TOTAL SITE AREA: 6.95 ACRES
EXISTING ZONING: E2
EXISTING FORM DISTRICT: TRADITIONAL WORKPLACE
EXISTING USE: INDUSTRIAL
PROPOSED USE: RESIDENTIAL
BUILDING HEIGHT: 45 FEET (4 STORY)
TOTAL BUILDING AREA: 562,000 SF
FLOOR AREA RATIO: 1.9 F.A.R.
PROJECT DENSITY: 35 D.U./AC.

CHAPTER 9 PARKING SUMMARY
RESIDENTIAL: 246 UNITS
MINIMUM PARKING REQUIRED: 369 SPACES
MAXIMUM PARKING ALLOWED: 615 SPACES
PARKING PROVIDED (SURFACE PARKING): 67 SPACES
PARKING PROVIDED (STRUCTURED PARKING): 402 SPACES
TOTAL PARKING PROVIDED: 469 SPACES
ON-STREET PARKING ALONG PROPERTY FRONTAGE: 28 SPACES

CHAPTER 10 - LANDSCAPE / OPEN SPACE SUMMARY
CANOPY COVERAGE CLASS: CLASS 'B'
TOTAL SITE AREA: 302,742 SF (OR) 6.95 ACRES +/-
PERCENTAGE OF TREE CANOPY PRESERVED: 0%
PERCENTAGE OF TREE CANOPY PLANTED: 15%
TOTAL TREE CANOPY PROVIDED: 45,411 SF (OR) 1.04 ACRES +/-

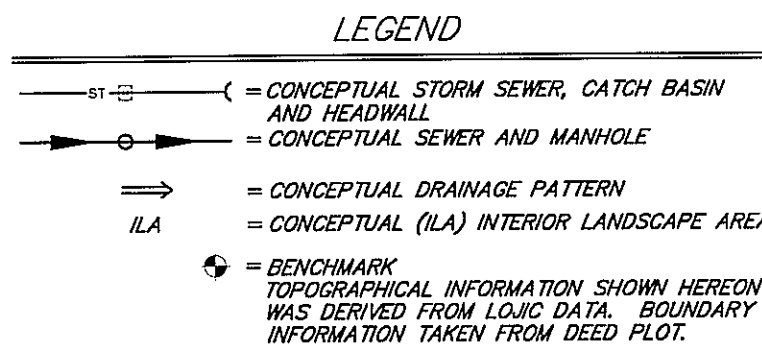
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA
TOTAL VUA: 59,300 SF
VUA PROVIDED: 4,500 SF

CHAPTER 10 - PART 5, OPEN SPACE REQUIREMENTS
TOTAL NET SITE AREA: 302,742 SF
OPEN SPACE REQUIRED: NONE
OPEN SPACE PROVIDED (PRIVATE): 40,000 SF

- VARIANCE APPROVED PER CASE # 16778
1. VARIANCE APPROVED FROM CHAPTER 5, PART 2 - SECTION 5.2.2, TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED BUILDING TO ENCR OACH INTO THE REQUIRED FRONT YARD WITHIN THE 100' TRANSITION ZONE.
2. VARIANCE APPROVED FROM CHAPTER 5, PART 2 - SECTION 5.2.5.C OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED BUILDING TO EXCEED THE REQUIRED 25' FRONT YARD SETBACK/BUILD-TO LINE.
3. VARIANCE APPROVED FROM CHAPTER 5, PART 2 - SECTION 5.2.5.C OF THE LAND DEVELOPMENT CODE TO ALLOW OUR PROPOSED BUILDING TO EXCEED THE MAXIMUM OF 3 STORIES.
4. VARIANCE APPROVED FROM CHAPTER 5, PART 2 - SECTION 5.2.5.C OF THE LAND DEVELOPMENT CODE TO ALLOW OUR PROPOSED ACCESS DRIVE TO ENCR OACH INTO THE REAR YARD.

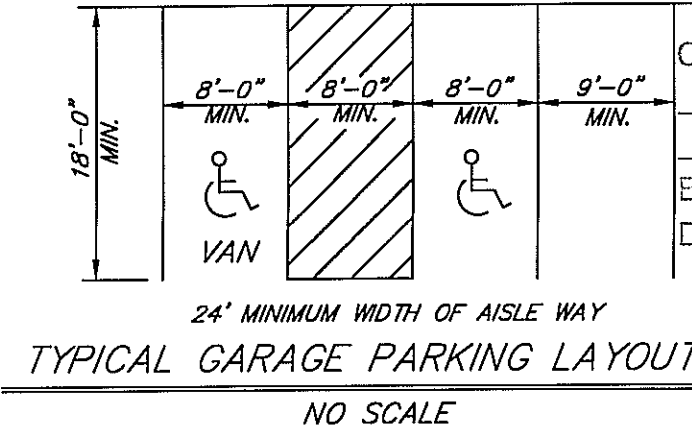
- WAIVER APPROVED PER CASE # 16778
1. WAIVER APPROVED FROM CHAPTER 6, PART 2 - SECTION 6.2.6A TABLE 6.2.1 OF THE LAND DEVELOPMENT CODE TO NOT DEDICATE THE ADDITIONAL RIGHT-OF-WAY ALONG SOUTH 3RD STREET AND SOUTH 4TH STREET.

- WAIVER REQUESTED
1. A WAIVER IS REQUESTED FROM CHAPTER 5, PART 6 - SECTION 5.6.3C OF THE LAND DEVELOPMENT CODE TO ALLOW THE PARKING STRUCTURE TO EXCEED THE MAXIMUM HEIGHT OF 20 FT. TO EXCEED A LENGTH OF 100 FT. AND TO HAVE BUILDING DESIGN AND MATERIALS AS APPROVED PER CASE #



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 5-14-13
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



REVISED DETAILED DISTRICT DEVELOPMENT PLAN

CAMPUS CREST

DEVELOPER: CAMPUS CREST DEVELOPMENT, 2100 REXFORD ROAD, SUITE 414, CHARLOTTE, NC 28211, (704) 496-2500

Revision table with columns for No., Date, and Revision.

CASE # 19131 RELATED CASES # 16778 AND 18374

OWNER: CAMPUS CREST AT LOUISVILLE, LLC
2100 REXFORD ROAD, SUITE 414 CHARLOTTE, NC 28211
PHONE: (704) 496-2500
SITE ADDRESS: 2601 SOUTH 4TH STREET
TAX BLOCK 50C, LOT 43 - DEED BOOK 10047, PAGE 184
SITE ADDRESS: 2605 SOUTH 4TH STREET
TAX BLOCK 50C, LOT 41 - DEED BOOK 10047, PAGE 184

RECEIVED MAY 08 2013 PLANNING & DESIGN SERVICES

PROJECT: 28205.00 DATE: APRIL 12, 2013

W/M # 9783