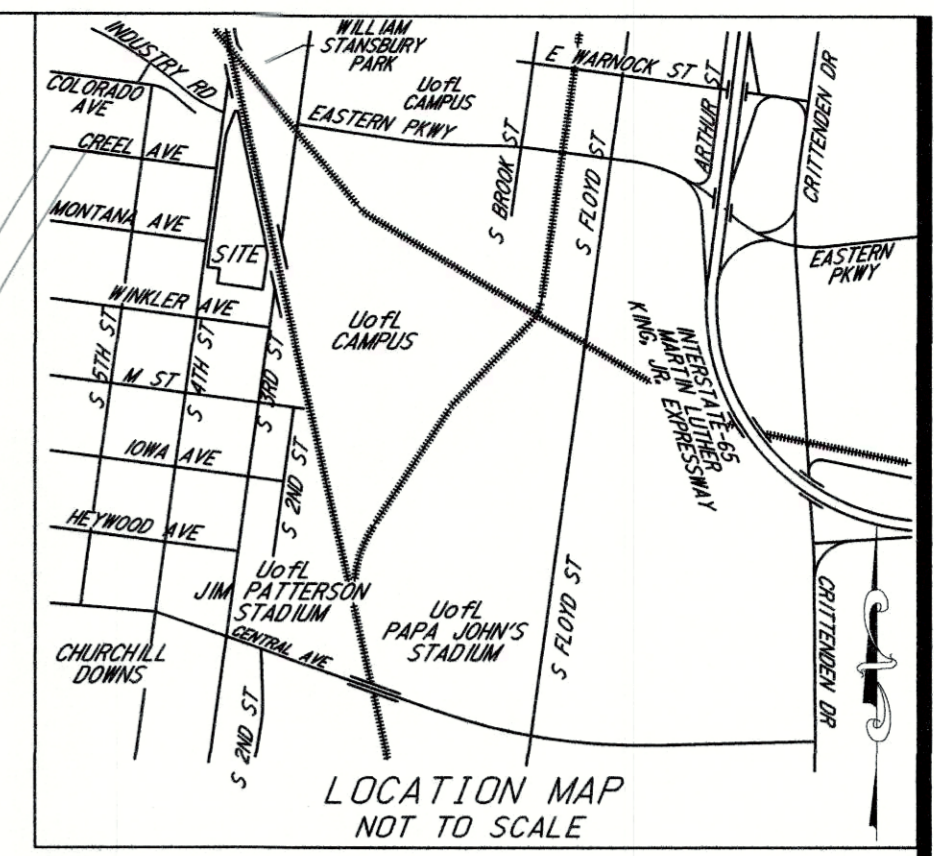
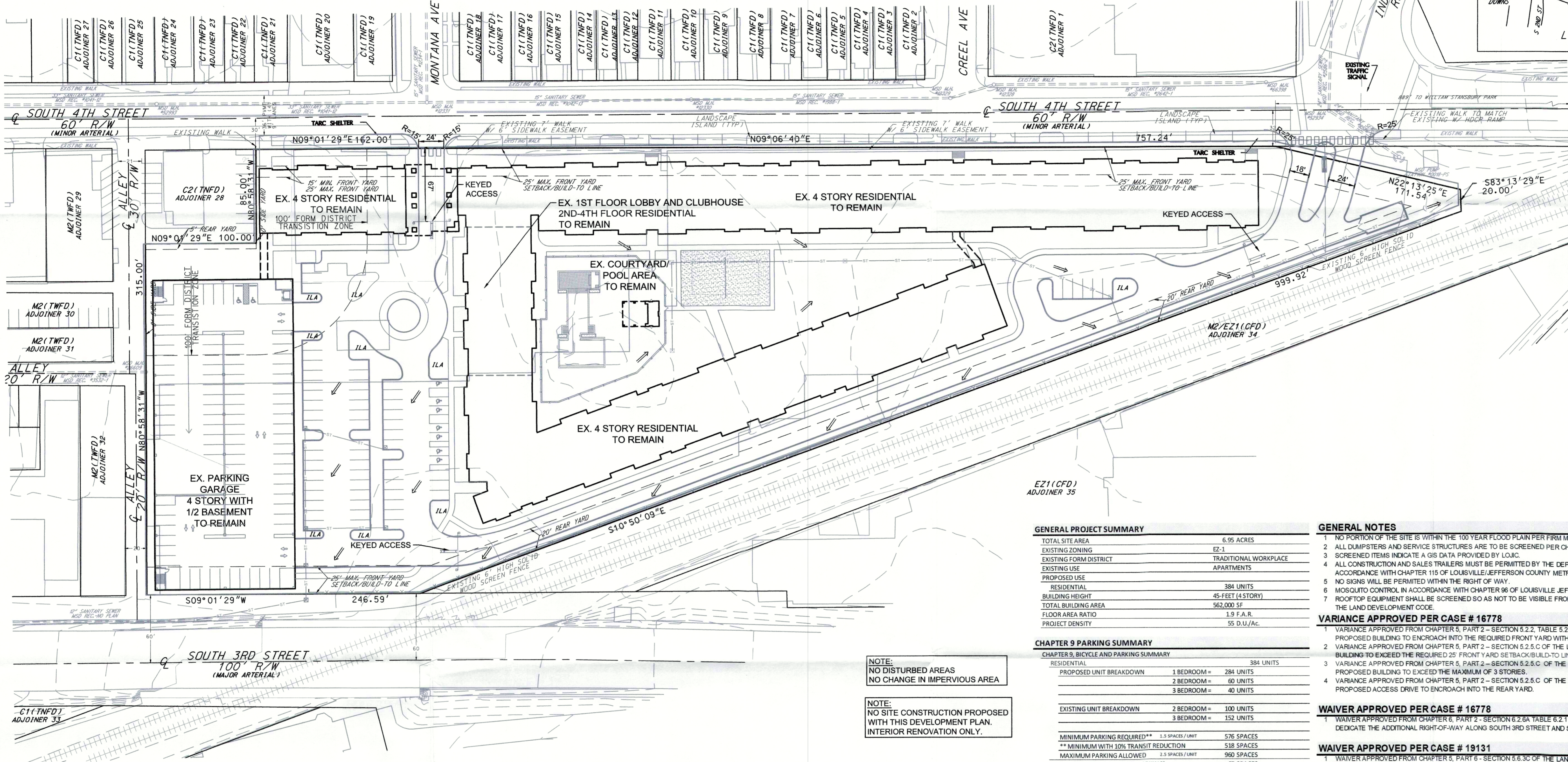
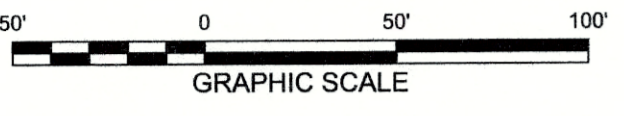
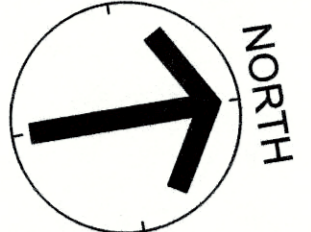


THE ARCH

DEVELOPER:
CREI, LLC
402 OFFICE PARK DRIVE, SUITE 150
BIRMINGHAM, AL 35223
(205) 949-3844



- ADJOINER 2
MAYER, KENNETH P
D.B. 3894, PG. 0500
- ADJOINER 3
JOYNER, DAVID
D.B. 5768, PG. 0960
- ADJOINER 4
DIEHL, MANDY
D.B. 7351, PG. 0208
- ADJOINER 5
CORRALES, ODALYS
D.B. 9834, PG. 0240
- ADJOINER 7
MOUTEN, WY H
D.B. 3824, PG. 0236
- ADJOINER 8
ALLEN, GARY L
D.B. 8976, PG. 0298
- ADJOINER 9
ALLEN, GARY
D.B. 8614, PG. 0903
- ADJOINER 10
MATTHEWS, ARLIE
D.B. W0537, PG. 0216
- ADJOINER 12
FRYE, WILLIAM R & VIRGINIA
D.B. 8024, PG. 0384
- ADJOINER 13
HAMID, SCHAL & KIASAR FARZANA
D.B. 8578, PG. 0617
- ADJOINER 14
FAITH, MARLIN G & JANICE
D.B. 6433, PG. 0823
- ADJOINER 15
MILEST, EDWARD P JR & DIANE M
D.B. 6608, PG. 0728
- ADJOINER 17
RED PLANET LLC
D.B. 8802, PG. 0461
- ADJOINER 18
RED PLANET LLC
D.B. 8802, PG. 0461
- ADJOINER 19
CITY OF LOUISVILLE
D.B. * PG.
- ADJOINER 20
SANGSTER, DAVID P
D.B. 5865, PG. 0273
- ADJOINER 22
OWEN, THOMAS L, PHYLLIS J JOHNSTON
D.B. 9170, PG. 0860
- ADJOINER 23
OWEN, THOMAS L, PHYLLIS J JOHNSTON
D.B. 9167, PG. 0624
- ADJOINER 24
YONG, HARRISON
D.B. 9850, PG. 0723
- ADJOINER 25
TECHNICAL SERVICE CORP
D.B. 4210, PG. 0421
- ADJOINER 27
CONVENIENCE STORES
LEASING & MGMT
D.B. 7575, PG. 0423
- ADJOINER 28
TOHEN, TAI O
D.B. 9287, PG. 0231
- ADJOINER 29
SWEETSPOT PROPERTIES LTD
D.B. 6341, PG. 0380
- ADJOINER 30
SWEETSPOT PROPERTIES LTD
D.B. 6341, PG. 0369
- ADJOINER 32
DODGE, BRUCE B 111
D.B. 8949, PG. 0302
- ADJOINER 33
4574, KHANDAKER LLC
D.B. 8544, PG. 0224
- ADJOINER 34
LOUISVILLE & NASHVILLE RR
D.B. * PG.
- ADJOINER 35
UNIVERSITY OF LOUISVILLE
D.B. * PG.



NOTE:
NO DISTURBED AREAS
NO CHANGE IN IMPERVIOUS AREA

NOTE:
NO SITE CONSTRUCTION PROPOSED
WITH THIS DEVELOPMENT PLAN.
INTERIOR RENOVATION ONLY.

GENERAL PROJECT SUMMARY

| | |
|------------------------|-----------------------|
| TOTAL SITE AREA | 6.95 ACRES |
| EXISTING ZONING | EZ-1 |
| EXISTING FORM DISTRICT | TRADITIONAL WORKPLACE |
| EXISTING USE | APARTMENTS |
| PROPOSED USE | RESIDENTIAL |
| RESIDENTIAL UNITS | 384 UNITS |
| BUILDING HEIGHT | 45 FEET (4 STORY) |
| TOTAL BUILDING AREA | 562,000 SF |
| FLOOR AREA RATIO | 1.9 F.A.R. |
| PROJECT DENSITY | 55 D.U./AC. |

CHAPTER 9 PARKING SUMMARY

| | |
|---|---|
| CHAPTER 9, BICYCLE AND PARKING SUMMARY | |
| RESIDENTIAL 384 UNITS | |
| PROPOSED UNIT BREAKDOWN | 1 BEDROOM = 284 UNITS 2 BEDROOM = 60 UNITS 3 BEDROOM = 40 UNITS |
| EXISTING UNIT BREAKDOWN | 2 BEDROOM = 100 UNITS 3 BEDROOM = 152 UNITS |
| MINIMUM PARKING REQUIRED** | 1.5 SPACES/UNIT = 576 SPACES |
| ** MINIMUM WITH 10% TRANSIT REDUCTION | 518 SPACES |
| MAXIMUM PARKING ALLOWED | 960 SPACES |
| PARKING PROVIDED (SURFACE PARKING) | 67 SPACES |
| PARKING PROVIDED (STRUCTURED PARKING) | 515 SPACES |
| TOTAL PARKING PROVIDED | 582 SPACES |
| (INCLUDING 9 MINIMUM HANDICAP SPACES) | |
| ON-STREET PARKING ALONG PROPERTY FRONTAGE | 28 SPACES |

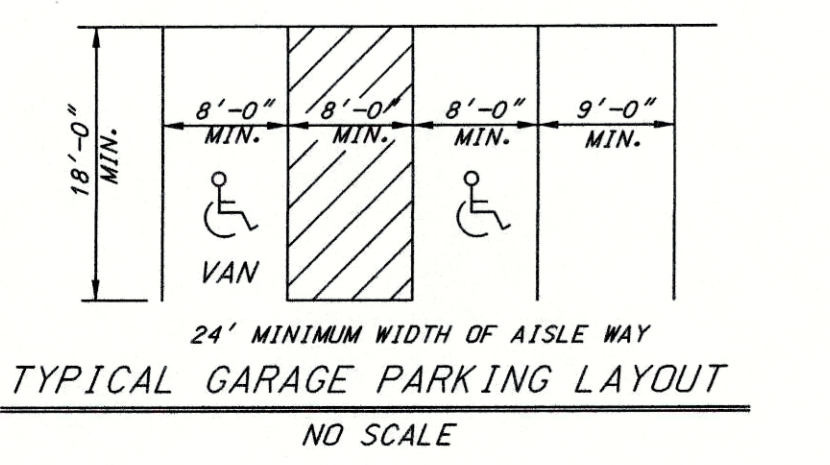
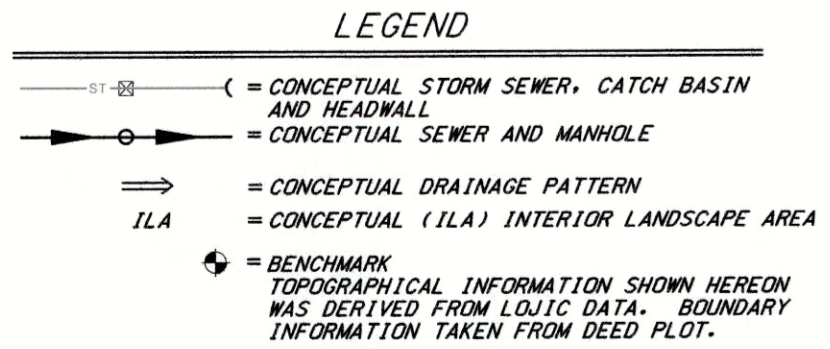
- GENERAL NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0077 E DATED DECEMBER 5, 2006.
 - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 - SCREENED ITEMS INDICATE A GIS DATA PROVIDED BY LOJIC.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
 - NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
 - 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.

- VARIANCE APPROVED PER CASE # 16778**
- VARIANCE APPROVED FROM CHAPTER 5, PART 2 - SECTION 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED BUILDING TO ENCRoACH INTO THE REQUIRED FRONT YARD WITHIN THE 100' TRANSITION ZONE.
 - 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.
 - 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.
 - VARIANCE APPROVED FROM CHAPTER 5, PART 2 - SECTION 5.2.5.C OF THE LAND DEVELOPMENT CODE TO ALLOW OUR PROPOSED ACCESS DRIVE TO ENCRoACH INTO THE REAR YARD.

- WAIVER APPROVED PER CASE # 16778**
- WAIVER APPROVED FROM CHAPTER 6, PART 2 - SECTION 6.2.A 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 APPROVED PER CASE # 19131**
- WAIVER APPROVED FROM CHAPTER 5, PART 8 - SECTION 5.8.3C 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 # 16778.

CHAPTER 10 - LANDSCAPE / OPEN SPACE SUMMARY



RECEIVED
MAY 06 2014
PLANNING & DESIGN SERVICES

OWNER:
CREI, LOUISVILLE, LLC
402 OFFICE PARK DRIVE, SUITE 150
BIRMINGHAM, AL 35223
PHONE: (205) 949-3844

SITE ADDRESS: 2501 SOUTH 4TH STREET
TAX BLOCK 50C, LOT 43 - DEED BOOK 11362, PAGE 905

| No. | Date | Revision |
|---------|------|-----------------|
| 5/8/13 | | AGENCY COMMENTS |
| 4/10/19 | | PLAN REVISION |
| 5/8/19 | | AGENCY COMMENTS |
| | | |
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| | | |
| | | |

CASE # 19131
RELATED CASES # 16778
AND 18374

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