

Architect
350 N. St. Paul St. Suite 100
Dallas, TX 75201

Interior Designer
Wadrop, Nichols Studio
3001 Taylor Springs Drive
Dallas, TX 75231

Structural Engineer
Brookette/Davis/Drake, Inc.
4144 N. Central Expressway, Suite 1100
Dallas, Texas 75241

MEP-FF Engineers
Blum Consulting Engineers
8144 Walnut Hill Lane
Dallas, TX 75231

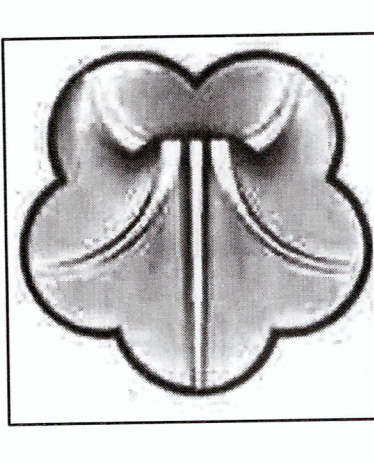
Civil Engineer
BTM Engineering, Inc.
3001 Taylor Springs Drive
Louisville, Kentucky 40220

Vertical Transportation
Lerch Bates Inc.
4995 Bradenton Ave., Suite 210
Dublin, Ohio 43017 USA

Owner
Louisville/Jefferson Co. Metro
527 W. Jefferson Street
Louisville, Kentucky 40202-2814

Developer
Omni Louisville, LLC
4001 Maple Avenue, Suite 600
Dallas, Texas 75219 USA

OMNI LOUISVILLE HOTEL & RESIDENCES



INTERIM REVIEW ONLY
These documents are for informational purposes only and are not intended for construction. They are subject to change without notice. All dimensions and quantities are approximate. Aerial Photo: XXXXXXXX. Arch. Ref. No.: XXXX. Date: XXXXXXXX.

KEY PLAN

REVISION NO.	DESCRIPTION	DATE
1	AGENCY COMMENTS	6/29/15
2	AGENCY COMMENTS	7/7/15
3	AGENCY COMMENTS	7/7/15

RECEIVED
JUL 14 2015
PLANNING & DESIGN SERVICES

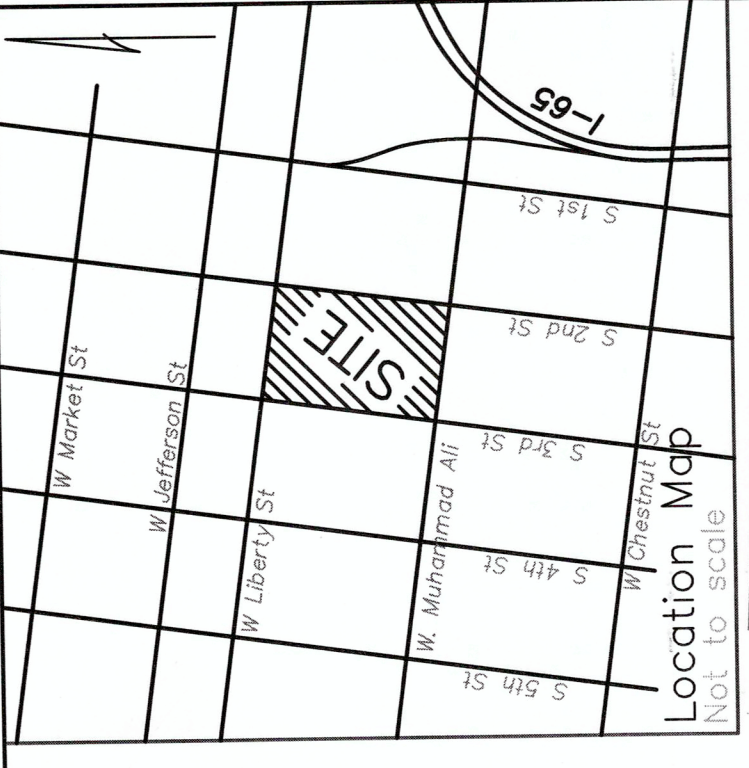
HKS PROJECT NUMBER
18087

DATE
06 / 05 / 2015

ISSUE
CATEGORY 3

SHEET TITLE
DEVELOPMENT PLAN

SHEET NO.
1 of 1



SITE DATA

TAX BLOCK 17F LOTS 1-24 & 151

TOTAL SITE AREA
5.646 ACRES

C-3
DOWNTOWN FORM DISTRICT
DDRO - CORE/BROADWAY
PARKING & OFFICE
HOTEL, APARTMENTS, RETAIL & PARKING STRUCTURE

EXISTING ZONING
EXISTING ZONING DISTRICT

PROPOSED USE

600 ROOMS
20,201 SQ.FT.
225 UNITS

HOTEL
RETAIL
RESIDENTIAL

TOTAL PROPOSED GROSS FLOOR AREA
1,136,201 SQ.FT.

576,816 SQ.FT. (INC. ANGLARY USES)
282,302 SQ.FT.
271,083 SQ.FT.

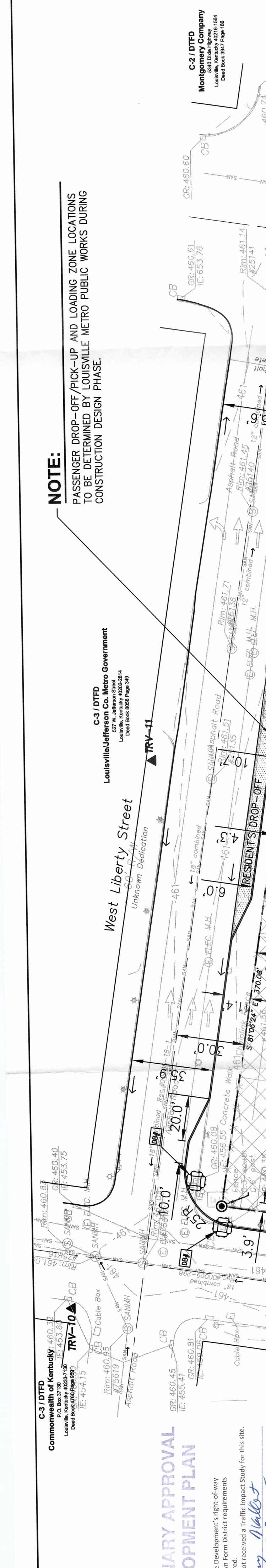
3.47
51.39 D.U./AC.

BICYCLE PARKING REQUIREMENTS

SHORT TERM BICYCLE PARKING
NONE REQUIRED

LONG TERM BICYCLE PARKING
2 SPACES
2 SPACES
2 SPACES

ALL LOCATED WITHIN THE BUILDING



OUTDOOR AMENITIES CALCULATIONS

BUILDING FOOTPRINT
160,448 SQ.FT.

10% REQUIREMENT
16,045 SQ.FT.

PROVIDED
38,076 SQ.FT.

GROUND LEVEL
17,139 SQ.FT.

3RD LEVEL
20,937 SQ.FT.

WAIVER AND VARIANCE REQUESTS:

- VARIANCE FROM SECTIONS 5.2.1.C.5, 5.2.1.C.6, 5.2.1.C.7 TO ALLOW BUILDING SETBACKS GREATER THAN ZERO ALONG ALL THREE STREET FRONTS, INCLUDING CORNERS.
- WAIVER OF SECTION 5.2.1.D. BUILDING MASS AND FORM: TO ACCOMMODATE AN INNOVATIVE HIGH RISE DESIGN THAT PROPOSES TWO TOWERS THAT ARE NOT STEPPED BACK AT AND ABOVE THE 14TH FLOOR LEVEL.

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY FIELD SURVEY.
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO ALL REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSO'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSO STANDARDS. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL SAMPLES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SOIL FENCES.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- REFER TO DRDO APPLICATION PACKAGE FOR ADDITIONAL BUILDING AND SITE DESIGN INFORMATION.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- PROPOSED BUILDING TO UTILIZE EXISTING SANITARY SEWER CONNECTIONS WITH THE USE OF A BACKFLOW PREVENTION DEVICE, SERVED BY MORRIS FORMAN WOTC.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS AN AREA OUTSIDE THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 211100022E DATED DECEMBER 5, 2006.
- ALL LOADING, MECHANICAL/ELECTRICAL EQUIPMENT AND REUSE STORAGE SHALL BE ENCLOSED WITHIN THE BUILDING STRUCTURE OR WITHIN UNDERGROUND VAULTS.
- COORDINATION WITH LOUISVILLE METRO PUBLIC WORKS REQUIRED AT THE TIME BRICKS ARE REMOVED FROM THE S. 2ND STREET MEDIAN.
- UNSATURATED MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND SURROUNDING PROPERTIES.
- GREEN BEST MANAGEMENT PRACTICES.
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- DRAINAGE DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSO. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
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- MSO WILL ALLOW A FREE DISCHARGE OF THE STORM WATER RUNOFF GENERATED BY THIS DEVELOPMENT IF DIRECTED TOWARD AND INTO AN EXISTING 24" STORM SEWER LOCATED AT THE INTERSECTION OF 2ND STREET AND LIBERTY STREET. ANY DISCHARGE OF STORM WATER INTO AN EXISTING 24" STORM SEWER SHALL BE SUBJECT TO THE DISCHARGE RATES TO THE PRE-DEVELOPED DRAINAGE AREA NOT DIRECTED TOWARD THIS DEVELOPMENT. DISCHARGE RATES TO THE PRE-DEVELOPED DRAINAGE AREA SHALL BE 1.0 CFS PER AC FOR ALL AREAS NOT DIRECTED TO THE DEDICATED 24" STORM SEWER AT 2ND STREET AND LIBERTY STREET.
- 10 TO 24 HOUR RATE FOR ALL AREAS NOT DIRECTED TO THE DEDICATED 24" STORM SEWER AT 2ND STREET AND LIBERTY STREET.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSO'S FATS, OILS AND GREASE POLICY.
- THE DEVELOPMENT AGREEMENT BETWEEN OMNI AND LOUISVILLE METRO REQUIRES THE CITY TO CONVERT 3RD STREET TO 2-WAY TRAFFIC BETWEEN LIBERTY STREET AND MUHAMMAD ALI BOULEVARD AND TO CONDUCT A TRAFFIC STUDY FOR NOT ONLY THE AREA BETWEEN LIBERTY STREET AND MUHAMMAD ALI BOULEVARD BUT ALSO THE 3RD STREET CORRIDOR FROM MAIN STREET TO BROADWAY.
- OMNI AND THE CITY ARE WORKING TOGETHER REGARDING THE SCOPE AND FUNDING OF THE TRAFFIC STUDY FOR CONVERSION OF 3RD STREET TO 2-WAY TRAFFIC PURSUANT TO THE AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND OMNI.
- THE DROP OFF AREA DESIGNATED ALONG LIBERTY STREET WILL BE FOR RESIDENCE AND GROCERY STORE, LOADING AND UNLOADING, AND CHARTER BUS DROP-OFF ONLY. NO PERMANENT PARKING SPACES WILL BE LOCATED WITHIN THIS DESIGNATED AREA.

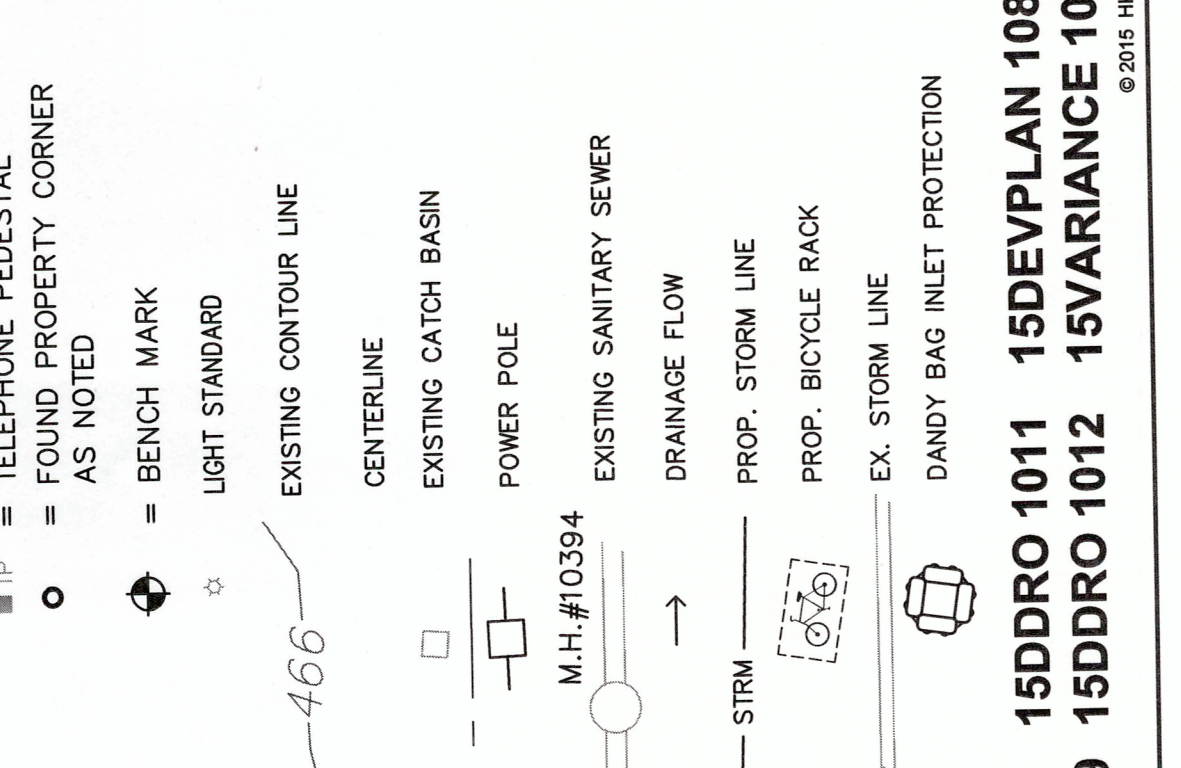
LEGEND

- EX. CHAIN LINK FENCE LINE
- OVERHEAD UTILITIES
- GAS LINE
- TELEPHONE LINE
- DOMESTIC WATER LINE
- UTILITY POLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- POLYVINYL CHLORIDE PIPE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FOUND PROPERTY CORNER
- AS NOTED
- BENCH MARK
- LIGHT STANDARD
- EXISTING CONTOUR LINE
- CENTERLINE
- EXISTING CATCH BASIN
- POWER POLE
- EXISTING SANITARY SEWER
- DRAINAGE FLOW
- PROP. STORM LINE
- PROP. BICYCLE RACK
- EX. STORM LINE
- DANDY BAG INLET PROTECTION

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED OUTDOOR AMENITY AREAS

PROPERTY OWNED BY:
County Metro Government
0.8 2007 P. 455
0.8 2007 P. 456
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0.8 2007 P. 499
0.8 2007 P. 500



CATEGORY 3 DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'

SCALE: 1" = 30'

MSD WM# 11199 15DDRO 1012 15VARIANCE 10841
15DDRO 1011 15DEVPLAN 1083

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