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 Date: 06/05/2015
 Author: [Redacted]
 Title: [Redacted]

REVISION	DESCRIPTION	DATE
18087		

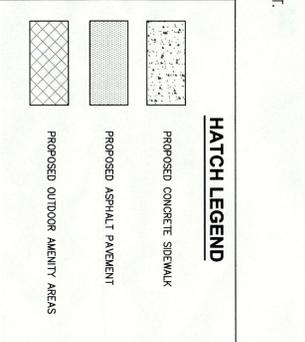
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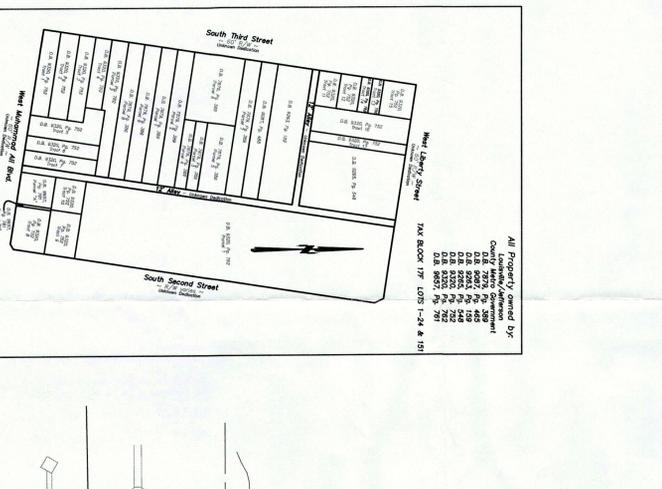
ISSUE
CATEGORY 3

SHEET TITLE
DEVELOPMENT PLAN

SHEET NO.
1 of 1



- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION PROVIDED BY FIELD SURVEY.
 2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE CONFORM TO USDC REQUIREMENTS.
 3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESP) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY. THE CONTRIBUTING DRAINAGE AREAS ARE SHOWN AND IDENTIFIED BY USDC'S PRIVATE DEVELOPMENT REVIEW OFFICE. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE PLAN AND USDC STANDARDS.
 4. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
 5. ANY STORM WATER NOT DIRECTED TO THE EXISTING 24" STORM SEWER AT 2ND AND LIBERTY STREETS WOULD BE DETAINED TO MATCH POST DEVELOPMENT FLOWS TO THE EXISTING 24" STORM SEWER PER USDC. ANY STORM WATER DIRECTED TO THE EXISTING 24" STORM SEWER AT 2ND STREET/LIBERTY STREET WILL NOT REQUIRE DETENTION.
 6. 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.
 7. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SALT FENCE.
 8. 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.
 9. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
 10. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 11. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 12. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
 13. REFER TO DDDO APPLICATION PACKAGE FOR ADDITIONAL BUILDING AND SITE DESIGN INFORMATION.
 14. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 15. 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.
 16. 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.
 17. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 18. PROPOSED BUILDING TO UTILIZE EXISTING SANITARY SEWER CONNECTIONS, SERVED BY WORKS FORMAN WOTC.
 19. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS AN AERB OUTSIDE THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111CO020E DATED DECEMBER 5, 2006.
 20. ALL LOADING, MECHANICAL/ELECTRICAL EQUIPMENT AND REFUSE STORAGE SHALL BE ENCLOSED WITHIN THE BUILDING STRUCTURE OR WITHIN UNDERGROUND VAULTS.

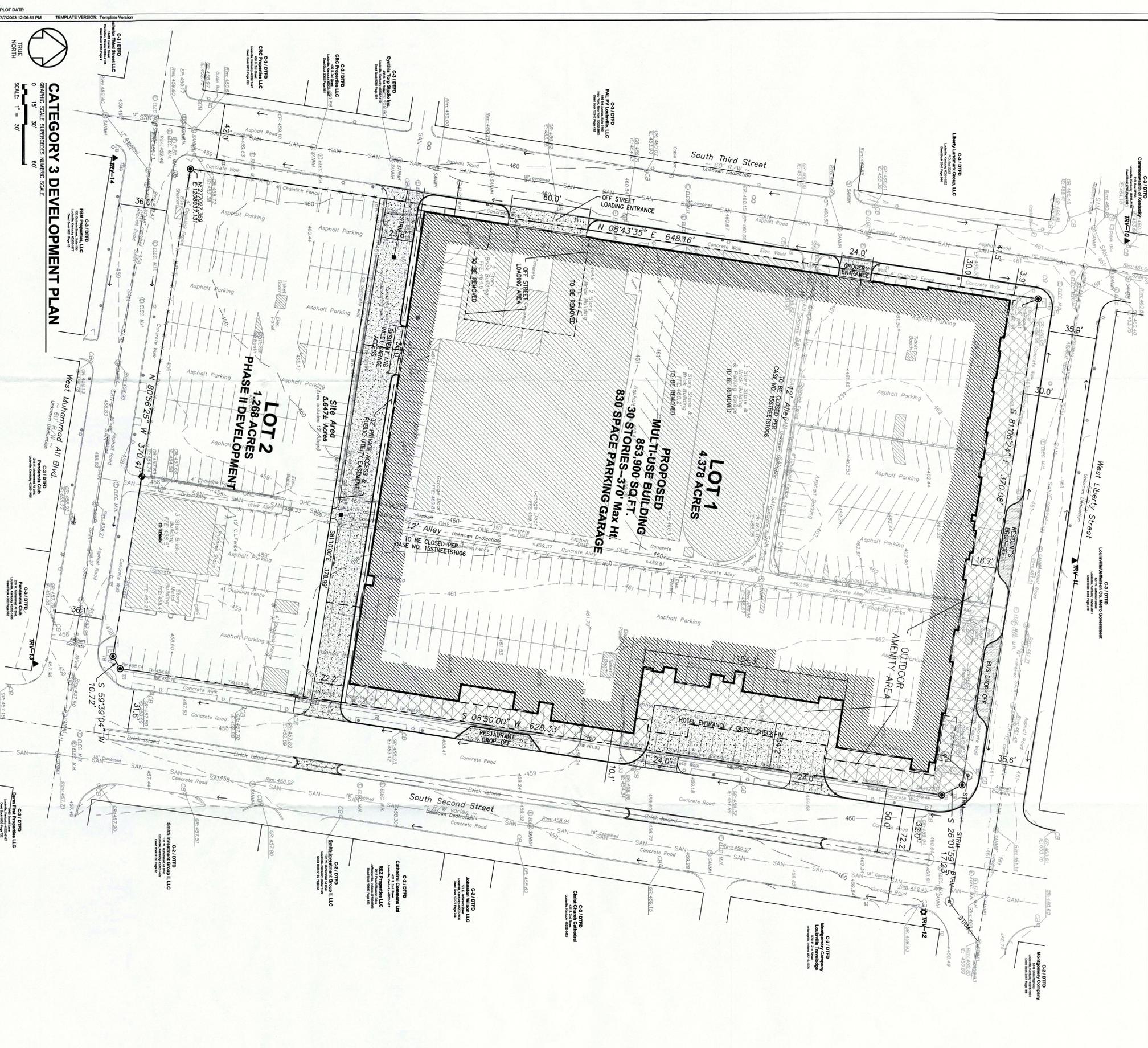


SITE DATA

TAX BLOCK 17F LOTS 1-24 & 151	5.646 ACRES
TOTAL SITE AREA	1.136,201 SQ.FT.
PHASE 1-4.378 ACRES	
PHASE 2--1.268 ACRES	
EXISTING FORM DISTRICT	C-3 DOWNTOWN FORM DISTRICT
EXISTING USE	DDDO - CORE/BROADWAY PARKING & OFFICE
PROPOSED USE	HOTEL, APARTMENTS, RETAIL & PARKING STRUCTURE
HOTEL	600 ROOMS
RESIDENTIAL	20,200 SQ.FT.
RESIDENTIAL	225 UNITS
TOTAL PROPOSED GROSS FLOOR AREA	1,136,201 SQ.FT.
HOTEL	576,816 SQ.FT. (INC. ANCILLARY USES)
RESIDENTIAL	292,262 SQ.FT.
F.A.R.	27,185 SQ.FT.
GROSS & NET DENSITY	3.47
	51.39 DU./AC.

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.



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CATEGORY 3 DEVELOPMENT PLAN

GRAPHIC SCALE SPHERICAL MAPPING SCALE
 SCALE: 1" = 30'

TRUE NORTH