

Development Site/Data Table

Property Area: 2.09 Ac (91,040 SF)

Conceptual Development Program

Proposed Zoning: SP/MUG-A (FAR: 3.0)

Proposed Allowable Area: 273,120 SF

Hotel: 101,800 SF

Office: 148,870 SF

Retail/Restaurant/Ground Floor: 21,240 SF

Total: 271,910 SF (FAR 2.99)

Parking Requirements for Conceptual Development Program

Use	Criteria	Total
Hotel	1/Room + 1 per 2 Employees	228
Office	1/300 SF	496
Restaurant	1/100 SF	80
Retail	1/200 SF	28
		832

715 spaces provided based on shared parking analysis

NOTES

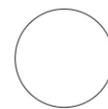
1. Subject property is located in Zone X on FEMA map No. 47037C0327F.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78/840 and approved by the Metropolitan Department of Water Services.
3. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain utilities on this site.
4. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. Minimum driveway culvert size in Metro R.O.W. is 15" CMP.
5. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.



GREEN AND LITTLE SP DISTRICT SITE PLAN

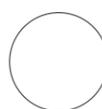
Note: Conceptual Site Plan Only - Details subject to change in final site plan





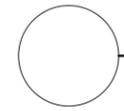
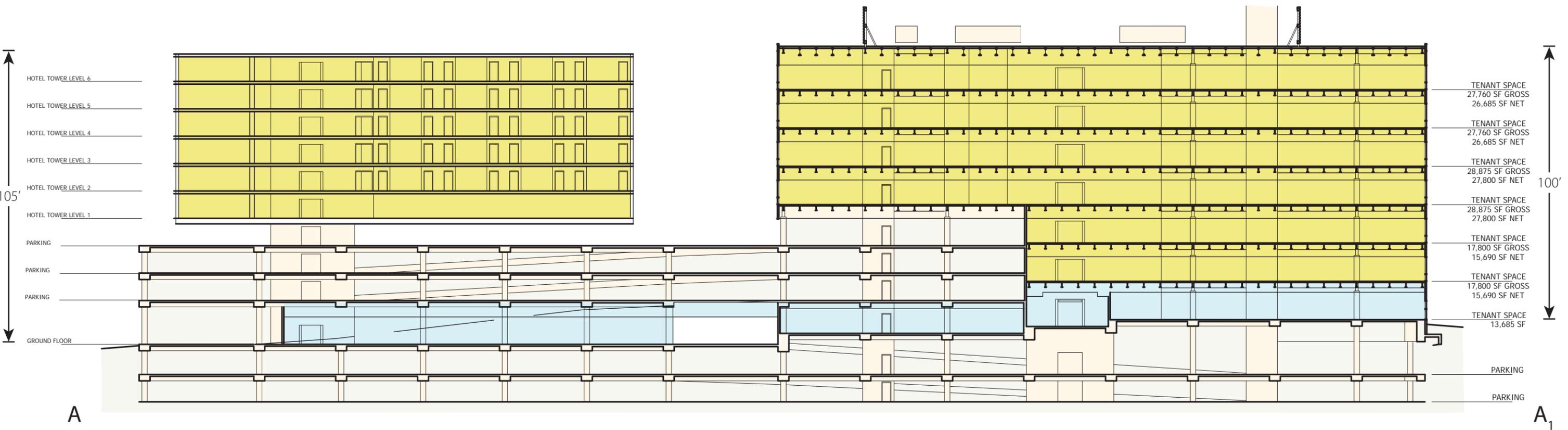
GREEN AND LITTLE SP DISTRICT EAST ELEVATION

Note: Conceptual Site Plan Only - Details subject to change in final site plan



GREEN AND LITTLE VIEW SOUTH ON CLEGHORN AVENUE

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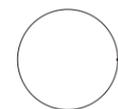
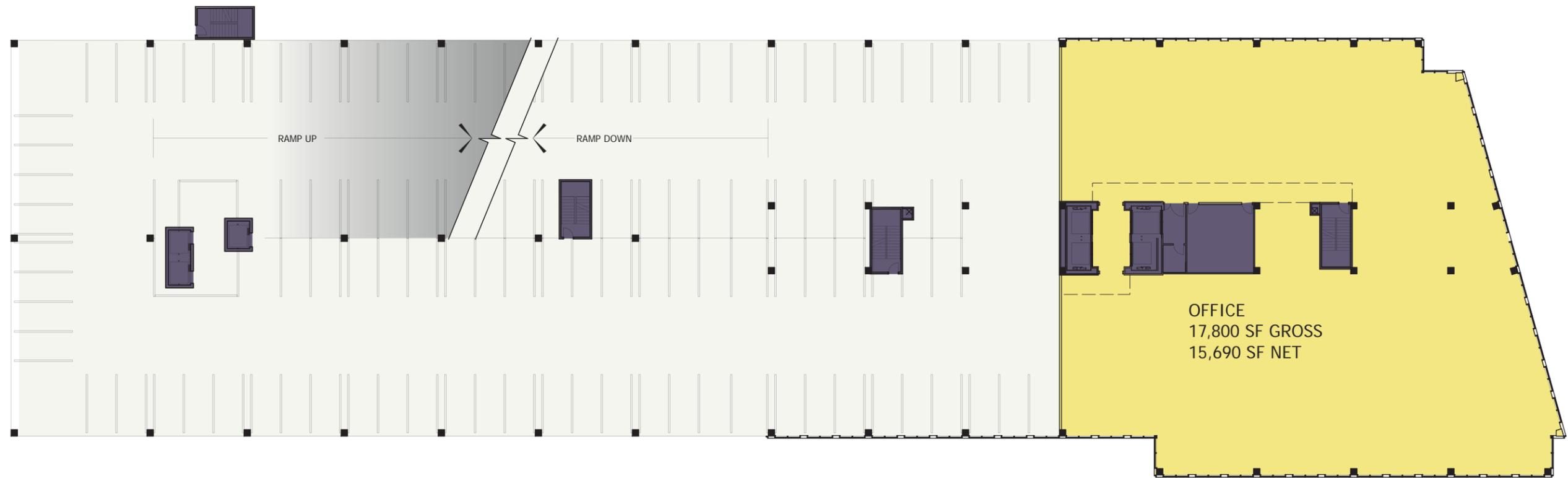


GREEN AND LITTLE SP DISTRICT BUILDING SECTION

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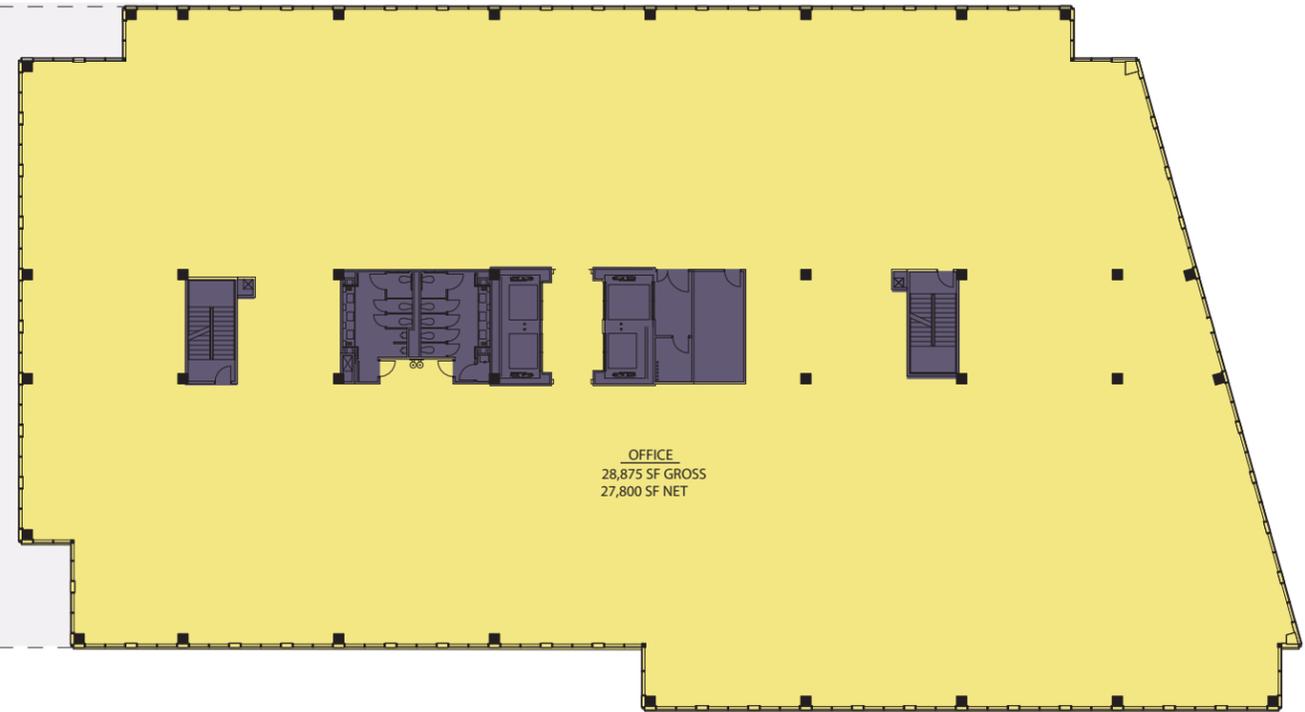
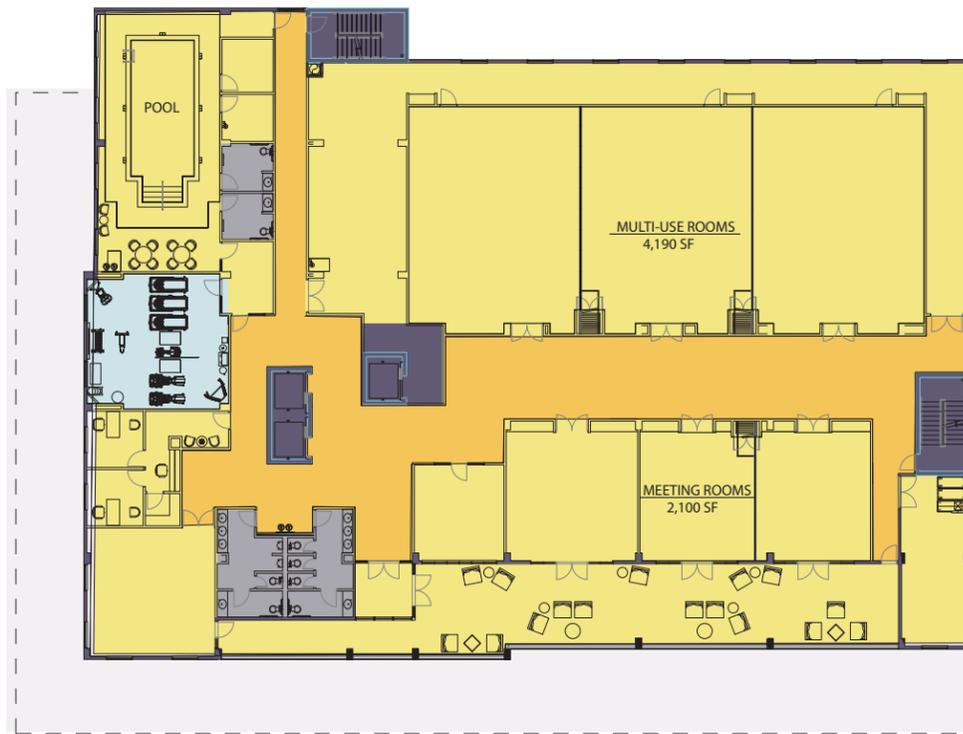
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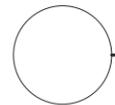
GREEN AND LITTLE P1-P3 PLAN/OFFICE TOWER LEVEL 1-3

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0 8 16 32



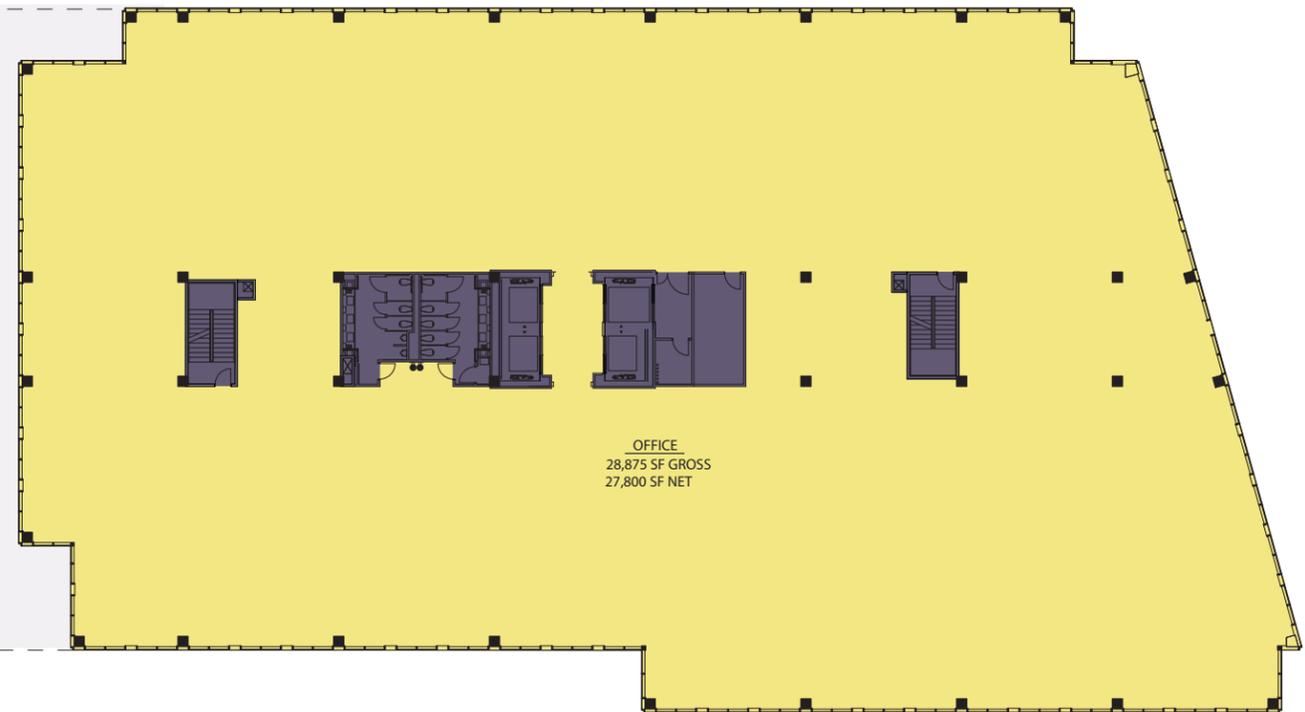
EDGE OF GARAGE BELOW



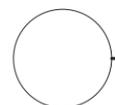
GREEN AND LITTLE HOTEL TOWER LEVEL 1/OFFICE TOWER LEVEL 4

Note: Conceptual Site Plan Only - Details subject to change in final site plan

0 8' 16' 32'



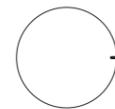
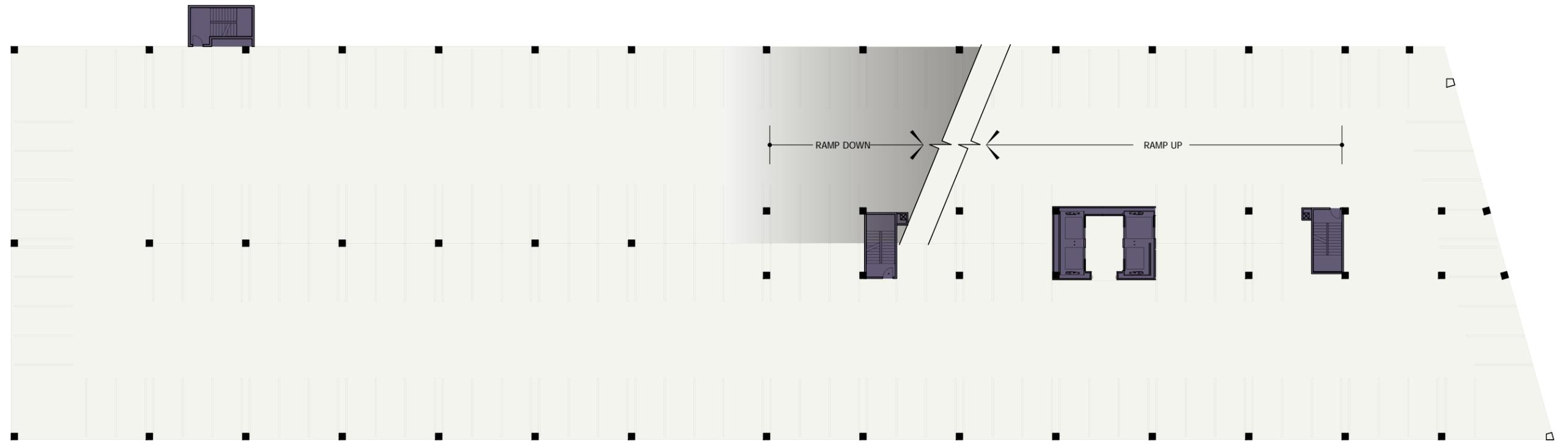
EDGE OF GARAGE BELOW



GREEN AND LITTLE HOTEL TOWER LEVEL 2-6/OFFICE TOWER LEVEL 5-7

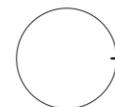
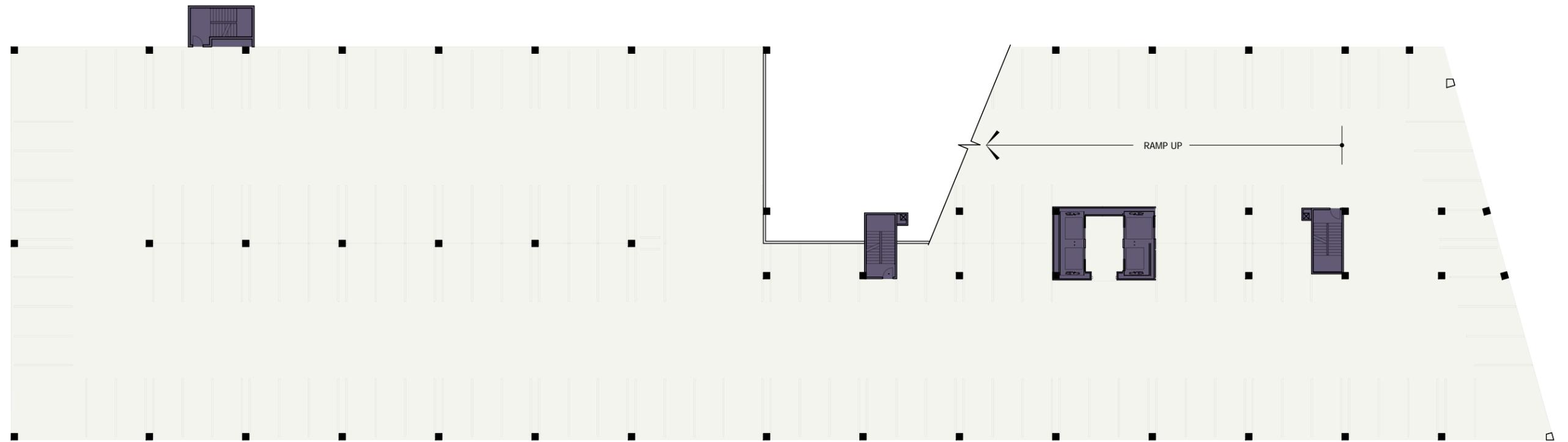
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0 8' 16' 32'



GREEN AND LITTLE UG1 PLAN

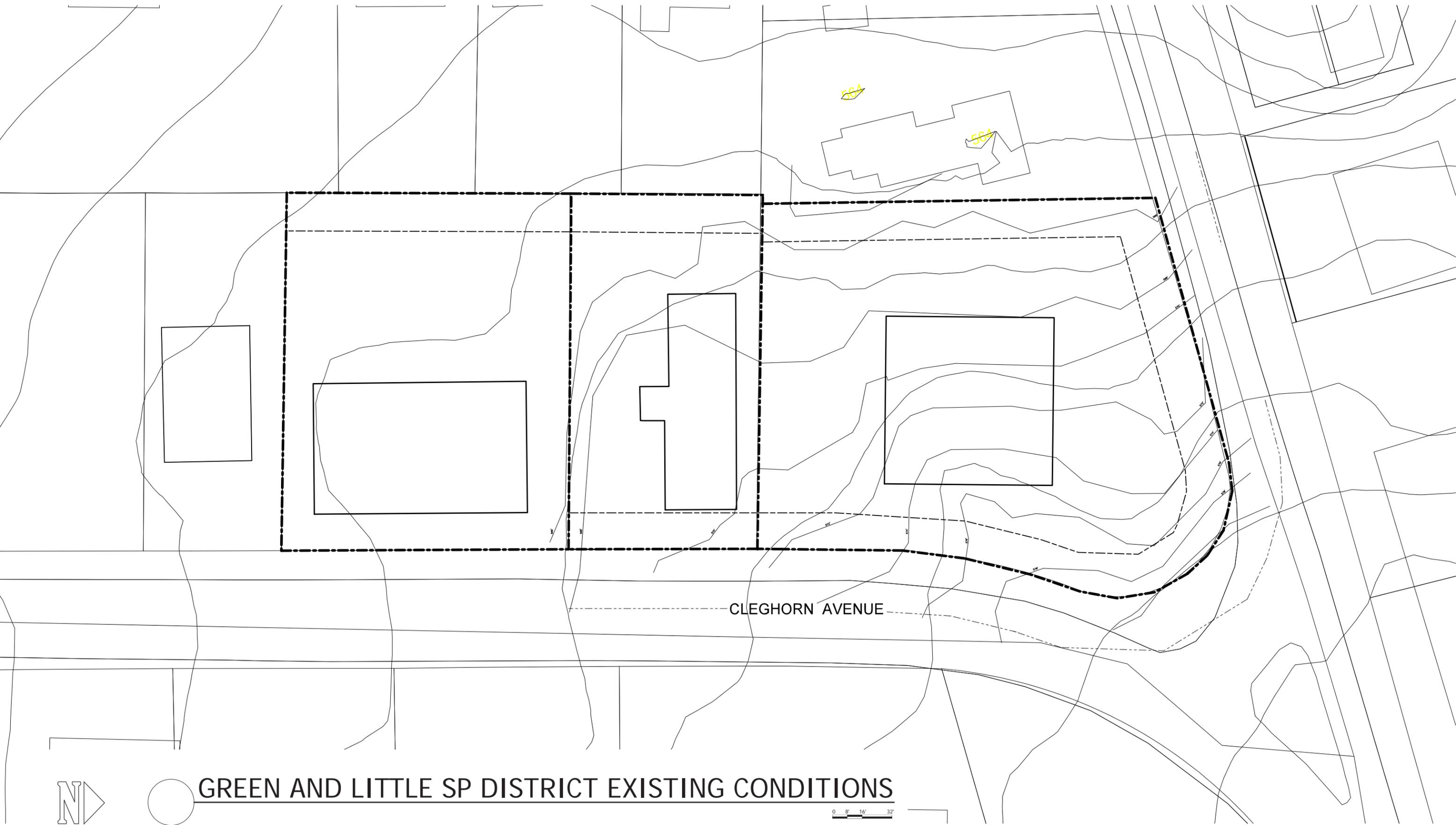
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GREEN AND LITTLE UG2 PLAN

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56A

56A

CLEGHORN AVENUE



GREEN AND LITTLE SP DISTRICT EXISTING CONDITIONS

0 8' 16' 32'