

**GENERAL NOTES**

- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
- NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP No. 21111C0026E, DATED DECEMBER 5TH, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROW ( → ) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
- THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEED.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
- A CROSSOVER ACCESS AGREEMENT WILL BE COMPLETED, CONTINGENT TO DEVELOPMENT PLAN APPROVAL, TO ALLOW CONTINUED ACCESS BETWEEN THE TWO TRACTS. THIS AGREEMENT WILL BE IN PLACE PRIOR TO CONSTRUCTION PERMITTING.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY.
- PERMISSION WILL BE SOUGHT TO ALLOW SIGNAGE, PRINTED ON AWINGS, TO ENROACH INTO AIRSPACE WITHIN THE RIGHT-OF-WAY.
- PARKING LOTS, OR ANY PORTION OF PARKING LOTS, SHALL NOT BE PERMITTED WITHIN THE STATE RIGHT-OF-WAY.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
- PROJECT PLANS WILL BE SUBJECT TO REVIEW BY KYTC PROJECT DEVELOPMENT BRANCH FOR CONFORMANCE WITH THE E. MARKET STREET / NULU BEAUTIFICATION PROJECT.
- NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING 6" PIPES.
- 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.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS SHALL BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
- HOTELS SHALL BE IN ACCORDANCE WITH 902 KAR 7.010.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

**EROSION PREVENTION & SEDIMENT CONTROL NOTES**

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AS WELL AS OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

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 STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**UTILITIES NOTE**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-296-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES), WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**TREE CANOPY REQUIREMENTS (CLASS A)**

EXISTING CANOPY TO BE PRESERVED ..... 0%

NEW CANOPY REQUIRED ..... 10% (2,297 SF)

ALLOWED REDUCTION PER LDC 10.1.4 (F.A.R. > 0.5) ..... 66%

FINAL TREE CANOPY REQUIRED ..... 781 SF (APPROXIMATELY 2 TYPE "A" TREE @ 720 SF)

STREET TREES REQUIRED ..... NONE, PER LDC 10.2.8.A

STREET TREE CREDIT ..... 25% CANOPY INCREASE, PER LDC 10.2.8.C

CANOPY TO BE PROVIDED ..... TWO (2) TYPE "B" STREET TREES @ 540 SF = 1,080 SF, OR 4.7%

**LANDSCAPE REQUIREMENTS**

PERIMETER LANDSCAPE BUFFERS ..... NONE

VEHICLE USE AREA ..... 3,241 SF

REQUIRED BUFFER ..... 6 FT\*\*

INTERIOR LANDSCAPE AREAS (ILAS) REQUIRED ..... 0% (VUA UNDER 6,000 SF)

\*\* ALL VUA'S IN THIS INSTANCE ARE AT THE PROPERTY PERIMETER, ARE PART OF THE ENTRANCE DRIVE, OR ARE OBSTRUCTED BY THE BUILDING, SO NO TRUE BUFFER IS VISIBLE IN THIS SITUATION

**VARIANCE REQUEST (LDC 5.2.3.D.3.e)**

A VARIANCE IS SOUGHT TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 45 FEET (3 STORIES) BY 30 FEET, FOR A TOTAL BUILDING HEIGHT OF 75 FEET (6 STORIES).

**PARKING WAIVER REQUEST (LDC 9.1.3.F.6)**

A PARKING WAIVER IS SOUGHT FOR 2 PARKING SPACES. THE REMAINING PARKING REQUIREMENT (45 SPACES) WILL BE SATISFIED THROUGH 3 STREET PARKING SPACES AND A JOINT PARKING AGREEMENT, WHICH WILL PROVIDE 42 OFF-SITE PARKING SPACES TO BE UTILIZED AS VALET PARKING ONLY.

**EASEMENTS NEEDED**

A PUBLIC ACCESS EASEMENT IS REQUIRED TO ALLOW PEDESTRIANS TO CUT THROUGH THE SITE FROM MARKET STREET TO THE RABBIT HOLE DISTILLERY ADJACENT TO THE SITE TO THE SOUTH.

A CROSSOVER ACCESS EASEMENT IS REQUIRED TO ALLOW FREE ACCESS BETWEEN THE TWO PROPERTIES, WHICH WILL REMAIN UNCONOLIDATED.

A UTILITY EASEMENT IS REQUIRED TO ALLOW THE BUILDING AT 732 E. MARKET STREET TO RETAIN ACCESS TO UTILITIES THAT OUR LOCATED ON THE SITE.

**IMPERVIOUS SURFACE CALCULATIONS**

TOTAL SITE DISTURBANCE	21,442 SF, OR 0.49 AC
EXISTING IMPERVIOUS SURFACE	20,700 SF
PROPOSED IMPERVIOUS SURFACE	21,442 SF
NET CHANGE IN IMPERVIOUS	742 SF, OR 3.6% INCREASE



**VICINITY MAP**

NOT TO SCALE

**SITE DATA**

EXISTING FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR (TO REMAIN)
EXISTING ZONING	C-2 COMMERCIAL (TO REMAIN)
SPECIAL ZONING	ENTERPRISE ZONE
HISTORIC PRESERVATION	PHOENIX HILL SITE AREA
SITE 1 (OWNER #1)	0.15x ACRES (6,512 SF)
SITE 2 (OWNER #2)	0.38x ACRES (16,458 SF)
EXISTING USE	PARKING LOT / VACANT
PROPOSED USE	HOTEL (66,527 SF) & RESTAURANT (6,087 SF)
PROPOSED BUILDING FOOTPRINT	12,543 SF
PROPOSED BUILDING AREA	(1st FL: 12,543 SF, 2nd FL: 12,226 SF, 3-5th FL: 12,173 SF Ea., 6th FL: 11,326 SF) = 72,614 SF

**DIMENSIONAL INFO**

FRONT SETBACK	0 FT
WEST SIDE SETBACK	0 FT
EAST SIDE SETBACK	6 FT
REAR SETBACK	5 FT
MAXIMUM BUILDING HEIGHT	45 FT, OR 3 STORIES
PROPOSED BUILDING HEIGHT	75 FT, OR 6 STORIES
MAXIMUM F.A.R. ALLOWED	5.0 (PER LDC 2.4.4.E)
PROPOSED F.A.R.	0
SITE 1 (OWNER #1)	0 / 6,512 SF = 0
SITE 2 (OWNER #2)	72,614 / 16,458 SF = 4.41

**PARKING REQUIREMENTS**

PROPOSED USE	HOTEL
UNIT OF CALCULATION	ROOMS
NUMBER OF ROOMS	122
MIN. REQ. PARKING (0.5 SPACE PER ROOM)	61 SPACES
MAX. REQ. PARKING (1 SPACE PER ROOM)	122 SPACES

PROPOSED USE	RESTAURANT
UNIT OF CALCULATION	SQUARE FOOTAGE
SQUARE FOOTAGE	6,087 SF
MIN. REQ. PARKING (1 SPACE PER 1,000 SF)	6 SPACES
MAX. REQ. PARKING (1 SPACE PER 500 SF)	12 SPACES

TOTAL MIN. REQUIRED / MAX. ALLOWED	67 SPACES / 134 SPACES
TOTAL MIN. REQUIRED W/ 30% REDUCTION (PER LDC 9.1.F.1* & LDC 9.1.F.9)**	47 SPACES
STREET PARKING PROVIDED	3 SPACES
OFF-STREET PARKING PROVIDED	0 SPACES
OFF-SITE PARKING PROVIDED	42 SPACES (SEE SHEET DP-102)
TOTAL PARKING PROVIDED	45 SPACES (SEE WAIVER)

\* LDC 9.1.3.G.1: A TEN (10) PERCENT REDUCTION IN THE MINIMUM REQUIRED NUMBER OF SPACES SHALL APPLY TO ANY DEVELOPMENT WITHIN 1,000 FEET OF A DESIGNATED TRANSIT ROUTE.

\*\* LDC 9.1.3.G.9: A TWENTY (20) PERCENT REDUCTION IN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES SHALL APPLY TO ANY DEVELOPMENT THAT MEETS TWO OF THE DESIGN CRITERIA LISTED UNDER SITE DESIGN CRITERIA IN APPENDIX SA\*\*\* OF THE LDC.

\*\*\* APPENDIX SA: #1) CONSTRUCT OR RENOVATE A BUILDING THAT IS WITHIN 1/2 MILE OF AT LEAST 10 BASIC SERVICES AND HAS PEDESTRIAN ACCESS BETWEEN THE BUILDING AND THE SERVICES; AND #2) PROVIDE TREES OR OTHER STRUCTURES THAT SHADE OVER AT LEAST 40% OF THE LENGTH OF SIDEWALKS ON STREETS WITHIN OR CONTIGUOUS TO THE PROJECT. TREES MUST PROVIDE SHADE WITHIN TEN YEARS OF LANDSCAPE INSTALLATION.

**BICYCLE PARKING REQUIREMENTS**

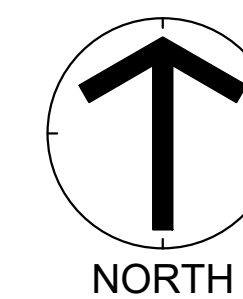
PROPOSED USE	HOTEL
UNIT OF CALCULATION	EMPLOYEES
NUMBER OF EMPLOYEES	LESS THAN 50
LONG-TERM PARKING REQUIRED	2 MINIMUM, OR 1 PER 50 EMPLOYEES
SHORT-TERM PARKING REQUIRED	NONE

PROPOSED USE	RESTAURANT
UNIT OF CALCULATION (LONG-TERM PARKING)	EMPLOYEES
NUMBER OF EMPLOYEES	LESS THAN 50
UNIT OF CALCULATION (SHORT-TERM PARKING)	SEATS
NUMBER OF SEATS	LESS THAN 200
LONG-TERM PARKING REQUIRED	2 MINIMUM, OR 1 PER 50 EMPLOYEES
SHORT-TERM PARKING REQUIRED	4 MINIMUM, OR 1 PER 50 SEATS

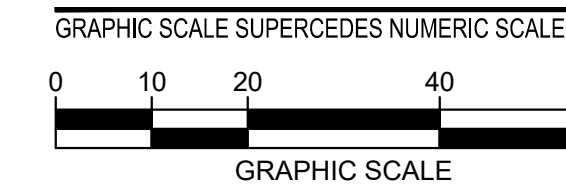
TOTAL LONG-TERM PARKING REQUIRED	4 SPACES
TOTAL SHORT-TERM PARKING REQUIRED	4 SPACES

**LEGEND**

[Symbol]	NEW BUILDING
[Symbol]	NEW CONCRETE PAVEMENT
[Symbol]	NEW PAVEMENT/CONC. STAMP 1
[Symbol]	NEW PAVEMENT/CONC. STAMP 2
[Symbol]	PROPOSED DRAINAGE FLOW ARROWS



**Bunkhouse Hotel CATEGORY 2B REVIEW**



**OWNER #1**

RABBIT HOLE SPIRITS LLC  
1452 CHEROKEE ROAD  
LOUISVILLE, KY 40204

**OWNER #1 SOURCE OF TITLE**

PARCEL 017D00840000: DB 10492 / PG 176

**OWNER #2**

GREEN BUILDING LLC  
1452 CHEROKEE ROAD  
LOUISVILLE, KY 40204

**OWNER #2 SOURCE OF TITLE**

PARCEL 017D01840000: DB 11368 / PG 501  
PARCEL 017D00860000: DB 11368 / PG 501  
PARCEL 017D00870000: DB 11368 / PG 501

**DEVELOPER**

MOUNTAIN SHORES PROPERTIES  
123 NORTH COURT STREET  
FAYETTEVILLE, WV 25840

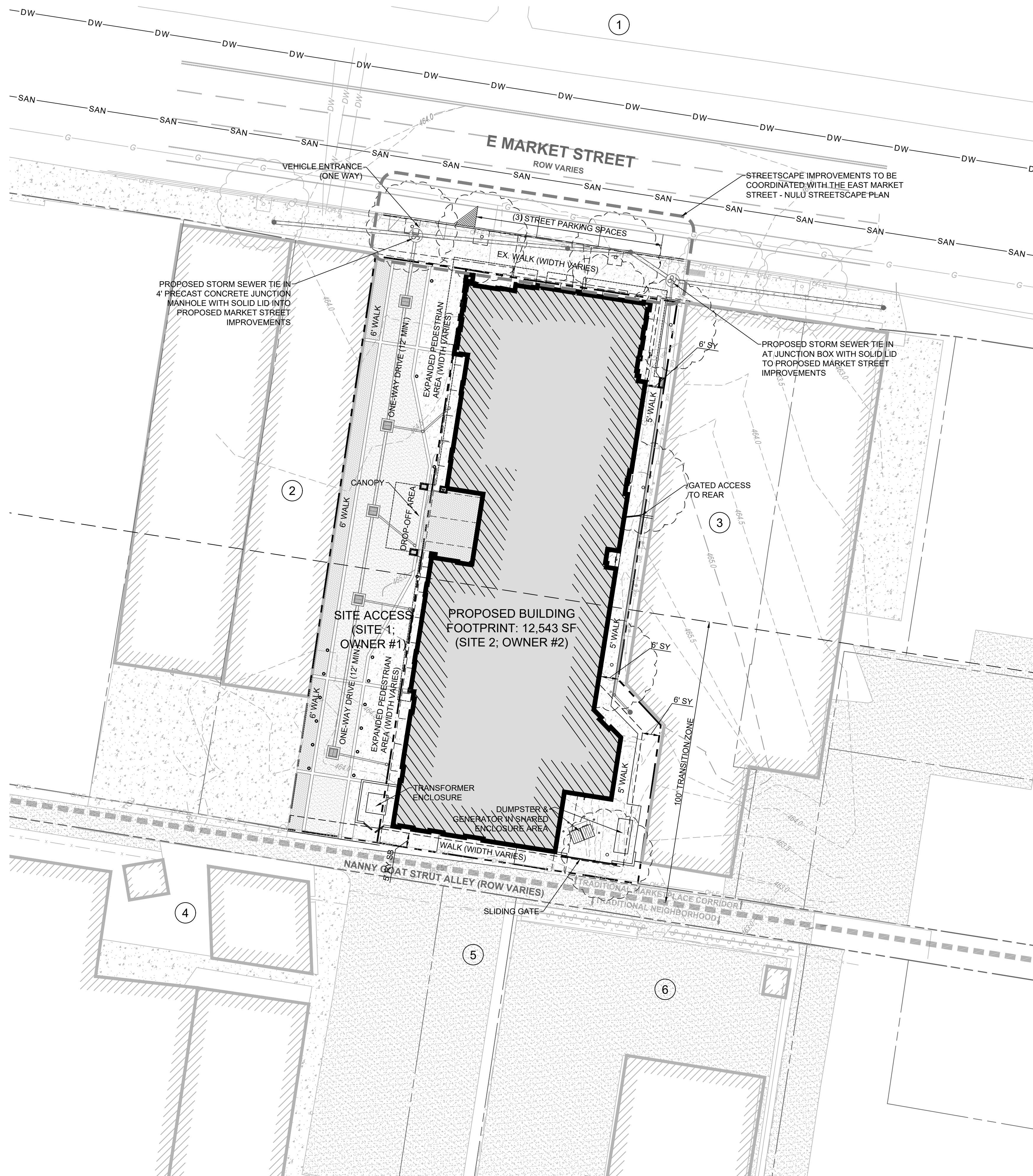
**SITE ADDRESS**

730 EAST MARKET STREET  
LOUISVILLE, KY 40202

WM# 12255

FOR REVIEW ONLY

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY



**1st TIER ADJOINING PROPERTY OWNERS**

1	PARCEL: 017D01900000 OWNER: Nulu LLC ADDRESS: 725 E. Market Street DB / PG: 10799 / 520 ZONING: TMC / C2	2	PARCEL: 017D01920000 OWNER: NewLou LLC ADDRESS: 720 E. Market Street DB / PG: 11311 / 934 ZONING: TMC / C2	3	PARCEL: 017D00880000 OWNER: Green Building LLC ADDRESS: 732 E. Market Street DB / PG: 11368 / 501 ZONING: TMC / C2	4	PARCEL: 017D01590000 OWNER: Rabbit Hole Spirits LLC ADDRESS: 711 E. Jefferson Street DB / PG: 10448 / 350 ZONING: TN / E21	5	PARCEL: 017D00640000 OWNER: Rabbit Hole Spirits LLC ADDRESS: 727 E. Jefferson Street DB / PG: 11079 / 634 ZONING: TN / C2	6	PARCEL: 017D00680000 OWNER: Jefferson Street Baptist Center Inc ADDRESS: 733 E. Jefferson Street DB / PG: 7990 / 779 ZONING: TN / C2
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REVISIONS	Date
Description	

CONTRACT NO.	2020.162
MADE BY	CRP
CHECKED BY	MDG
DATE	02/01/2021
DEVELOPMENT PLAN	
DRAWING NO.	
DP-101	