

- GENERAL NOTES:**
1. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
 2. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 3. BOUNDARY TAKE FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
 4. ALL WALKS ARE MINIMUM 5' WIDE, UNLESS OTHERWISE NOTED ON PLAN, WITH HANDICAP RAMPS AS REQUIRED.
 5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
 6. ALL BUILDINGS WILL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. IF EXISTING BY THE BUILDING CODE.
 7. ALL ACCESSORY STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH ARTICLE 10 OF THE LAND DEVELOPMENT CODE.
 8. ALL SITE LIGHTING SHALL CONFORM TO REGULATIONS OF CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE (LDC).
 9. PLANTINGS SHOWN ARE CONCEPTUAL AND WILL BE REFINED IN SUBSEQUENT DESIGN PHASES.
 10. A PORTION OF THE SECOND FLOOR OF BUILDING C HAS CEILING HEIGHTS LESS THAN SEVEN FEET TALL. ADA ACCESS TO HISTORICALLY CONTRIBUTING BUILDING B WILL OCCUR AT REAR ENTRANCE.
 11. THE NEAREST TRANSIT STOP IS LOCATED ON SITE, ON MARKET STREET FAR SIDE OF SHELBY STREET. A BENCH IS LOCATED AT THIS STOP. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS.
 12. SIGNAGE ATTACHED TO THE BUILDING SHALL COMPLY WITH THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 13. HOTEL ELEVATIONS AS WELL AS PARKING GARAGE ELEVATIONS TO COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER FIVE, PARTS FIVE AND SIX, FOR BOTH THE EAST MARKET ST. AND S. SHELBY ST. ELEVATIONS.

- MSD NOTES:**
1. MSD SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION. IF A NEW CONNECTION TO THE MSD SYSTEM IS REQUIRED, FEES WILL APPLY.
 2. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
 3. POST-DEVELOPED 100-YEAR FLOWS MUST BE AT OR BELOW PRE-DEVELOPED 10-YEAR FLOWS.
 4. NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.

- PUBLIC WORKS NOTES:**
1. PARALLEL PARKING ON EAST SIDE OF SHELBY STREET SHALL REMAIN.
 2. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
 3. CONSTRUCTION PLANS, BONDS, AND KTC PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
 4. ALL PUBLIC SIDEWALKS AND EXISTING CURB CUTS ALONG MARKET STREET AND S. SHELBY ST. WILL BE RETURNED TO PUBLIC WORKS STANDARDS AS PART OF CONSTRUCTION.
 5. ALL SIDEWALKS ARE A MINIMUM OF 6' WIDE.
 6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REPAIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
 7. ALL DRIVING SURFACES SHALL BE HARD AND DURABLE SURFACES PER MPW STANDARDS.
 8. LONG TERM BIKE PARKING SPACES WILL BE PROVIDED WITHIN THE BUILDING A.
 9. COORDINATION OF PARKING METER RELOCATIONS WILL OCCUR DURING CONSTRUCTION PERMITTING.
 10. RELOCATION OF UTILITY POLES OR OVERHEAD UTILITIES WILL BE COORDINATED WITH L&E AND ANY OTHER EFFECTED UTILITY COMPANIES.
 11. LICENSE AGREEMENT WILL BE REQUIRED FOR THE OVERHEAD CANOPY ALONG S. SHELBY ST.

- VARIANCES:**
- VARIANCE REQUEST
- 5.2.3.0.3.d.ii - TO ENCLOSE INTO THE REQUIRED 5' BUILDING SETBACK ALONG BILLY GOAT STRUT ALLEY
 - 5.2.3.0.3.a.ii - TO EXCEED BUILDING HEIGHT OF 60' PER GREEN DEVELOPMENT INCENTIVES

PROJECT SUMMARY

TOTAL SITE AREA:	(64,259 SF) 1.48 AC. NET
R.O.W DEDICATION:	0.00 AC. NET
NEW SITE AREA:	1.48 AC. NET
ZONE:	M-2 / C-2
TAX BLOCK & LOT #:	BLOCK 17D, LOT 119,
DEED BOOK & PAGE:	DB 9599 PG 737
FORM DISTRICT:	TRADITIONAL MARKETPLACE CORRIDOR
C2 GROSS F.A.R.:	2.95 (189,677 / 64,256)

BUILDING A:	M2/C2
ZONING:	C2
PR. ZONING:	STORAGE YARD
EX. USE:	HOTEL/COMMERCIAL/RETAIL/RESTAURANT
PR. USE:	
PR. MAX. HEIGHT:	78 FEET
BUILDING AREA:	20,929 SF COM./RETAIL/REST. 78,466 SF HOTEL

BUILDING B:	C2
ZONING:	C2
EX. USE:	OFFICE
PR. USE:	RESTAURANT/OFFICE
PR. MAX. HEIGHT:	33 FEET
FIRST FLOOR AREA:	3,863 SF RESTAURANT/RETAIL
SECOND FLOOR AREA:	2,557 SF RESTAURANT/RETAIL

BUILDING C:	C2
ZONING:	C2
EX. USE:	RESTAURANT
PR. USE:	RESTAURANT/OFFICE
PR. MAX. HEIGHT:	20 FEET
FIRST FLOOR AREA:	2,500 SF RESTAURANT
SECOND FLOOR AREA:	2,500 SF OFFICE

LEGEND

- ⊕ CONTROL POINT / BENCHMARK
- ⊙ LIGHT POLE (LP)
- ⊕ STREET LIGHT (LP)
- ⊕ FIRE HYDRANT (FH)
- ⊕ POWER POLE (PP)
- ⊕ TELEPHONE POLE (TP)
- ⊕ WATER VALVE (WV)
- ⊕ WATER METER (WM)
- ⊕ POST INDICATOR VALVE (PIV)
- ⊕ GAS METER (GM)
- ⊕ GAS VALVE (GV)
- ⊕ ELECTRIC METER (EM)
- ⊕ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ METRO SIGN
- ⊕ GUY ANCHOR
- ⊕ PARKING METER
- ⊕ PLASTIC PIPE SOCKET NO. 150
- ⊕ CONCRETE PIPE PER APPROVAL DATE
- ⊕ METAL PIPE PER APPROVAL DATE
- ⊕ VITRIFIED CLAY PER APPROVAL DATE
- ⊕ STORM STRUCTURE PER APPROVAL DATE
- ⊕ MANHOLE
- ⊕ INVERT ELEVATION
- ⊕ FLOW LINE ELEVATION
- ⊕ TOP-OF-GRADE
- ⊕ FACE-OF-WALL ELEVATION
- ⊕ FACE OF CURB (GUTTER LINE)
- ⊕ YD INLET
- ⊕ TELEPHONE MANHOLE
- ⊕ STORM INLET (CATCH BASIN)
- ⊕ CHAIN LINK FENCE
- ⊕ WATER LINE
- ⊕ GAS LINE
- ⊕ OVERHEAD ELECTRIC
- ⊕ OVERHEAD TELE/CABLE
- ⊕ UNDERGROUND ELECTRIC
- ⊕ UNDERGROUND TELE/CABLE
- ⊕ DRAINAGE FLOW

ZONE C-2 FORM DISTRICT TMC NULU PROPERTIES, LLC 713 E. MARKET ST., STE. 100 LOUISVILLE, KY 40202	ZONE C-2 FORM DISTRICT TMC HAYSTACK PARTNERS, LLC 716 E. MARKET ST. LOUISVILLE, KY 40202	ZONE C-2 FORM DISTRICT TMC HAYSTACK PARTNERS, LLC 720 LLC 808 E. MARKET STREET LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC HAYSTACK PARTNERS, LLC 1281 CHEROKEE ROAD LOUISVILLE, KY 40204	ZONE C-2 FORM DISTRICT TMC HAYSTACK PARTNERS, LLC 1281 CHEROKEE ROAD LOUISVILLE, KY 40204	ZONE C-2 FORM DISTRICT TMC HAYSTACK PARTNERS, LLC 1281 CHEROKEE ROAD LOUISVILLE, KY 40204	ZONE C-2 FORM DISTRICT TMC WILLIAM MARZIAN LOUISVILLE, KY 40205	ZONE C-2 FORM DISTRICT TMC WILLIAM MARZIAN LOUISVILLE, KY 40205	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206	ZONE C-2 FORM DISTRICT TMC JEFFERY RAWLINS LOUISVILLE, KY 40206
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VEHICLE PARKING SUMMARY-HISTORIC BUILDINGS

RESTAURANT/RETAIL	MIN. PARKING REQUIRED: 1/250 SF
MAX. PARKING REQUIRED: 1/125 SF	
TOTAL RESTAURANT AREA: 8,920 SF	
TOTAL PARKING REQUIRED: 36 SPACES	
OFFICE	MIN. PARKING REQUIRED: 1/500 SPACES
MAX. PARKING REQUIRED: 1/200 SPACES	
TOTAL RESTAURANT AREA: 2,500 SF	
TOTAL PARKING REQUIRED: 5 SPACES	
TOTAL REQUIRED PARKING 41 SPACES	
MINUS 10% TARC CREDIT (4.1 SPACES)	
MINUS 20% SITE DESIGN CRITERIA (8.2 SPACES)	
MINUS 20% NATIONAL REGISTER ELIGIBLE BUILDING (8.2 SPACES)	
TOTAL REQUIRED PARKING AFTER CREDITS 21 SPACES	

VEHICLE PARKING SUMMARY-HOTEL

HOTEL	MIN. PARKING REQUIRED: 1 PER ROOM
MAX. PARKING REQUIRED: 1.5 PER ROOM	
TOTAL NUMBER OF ROOMS: 154 ROOMS	
TOTAL PARKING REQUIRED: 154 SPACES SPACES	
COMMERCIAL/RETAIL/RESTAURANT	MIN. PARKING REQUIRED: 1/250 SF
MAX. PARKING REQUIRED: 1/125 SF	
TOTAL RETAIL AREA: 9,827 SF	
TOTAL PARKING REQUIRED: 40 SPACES	
6TH FLOOR BAR/BANQUET	MIN. PARKING REQUIRED: 1/250 SPACES
MAX. PARKING REQUIRED: 1/125 SPACES	
TOTAL RESTAURANT AREA: 11,102 SF	
TOTAL PARKING REQUIRED: 45 SPACES	
TOTAL REQUIRED PARKING 239 SPACES	
MINUS 10% TARC CREDIT (23.9 SPACES)	
MINUS 20% SITE DESIGN CRITERIA (47.8 SPACES)	
TOTAL REQUIRED PARKING AFTER CREDITS 168 SPACES	

PROPOSED ANGLED PARKING 7 SPACES

PROPOSED PARALLEL PARKING 2 SPACES

PROPOSED ON-STREET PARKING 3 SPACES

PROPOSED HANDICAP PARKING 7 SPACES

PROPOSED PARKING GARAGE STRUCTURE 207 SPACES

TOTAL PROPOSED VEHICULAR PARKING 225 +/- SPACES

TOTAL REQUIRED VEHICULAR PARKING 189 SPACES

TREE CANOPY REQUIREMENTS

LAND USE: RETAIL, OFFICE, RESTAURANT

ZONING: C2

FORM DISTRICT: TMC

TRANSITION STANDARDS: NONE

CANOPY COVERAGE CLASS: CLASS "A"

REQUIRED CANOPY COVERAGE AREA GREATER THAN 1.0 FAR: 0%

VEHICLE USE AREA SUMMARY

TOTAL EX. VUA TO REMAIN: 5,350 SF

REQUIRED INTERIOR LANDSCAPE AREA (ILA) (5,350 x 5.0%): 268 SF

EX. ILA TO REMAIN: 303 SF

BICYCLE PARKING SUMMARY

REQUIRED LONG TERM PARKING: 6 SPACES

REQUIRED SHORT TERM PARKING: 8 SPACES

TOTAL PR. LONG TERM BICYCLE SPACES: 6 SPACES

TOTAL PR. SHORT TERM BICYCLE SPACES: 8 SPACES

OWNER / DEVELOPER'S INFORMATION:

RON TURNER
CREATION GARDENS
609 EAST MAIN STREET
LOUISVILLE, KY 40202
(502) 587-9012

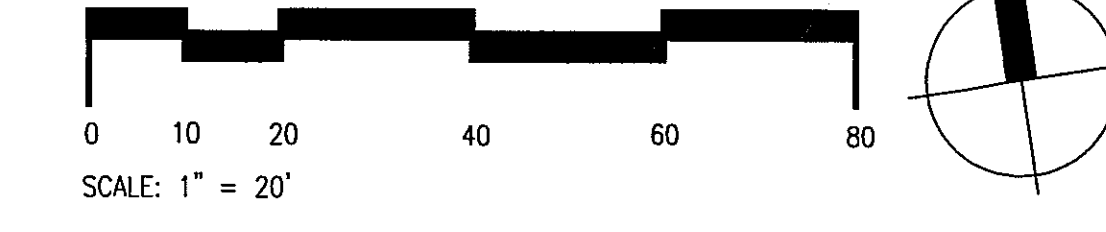
PRELIMINARY APPROVAL
Condition of Approval: _____

Development Review 3-12-14 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NOTICE

PERMITS SHALL BE ISSUED ONLY IF THIS DEVELOPMENT PLAN IS APPROVED WITH THE BOUNDARY ELEMENT OF THIS DISTRICT DEVELOPMENT PLAN.



RECEIVED

MAR 10 2014

PLANNING & DESIGN SERVICES

DEVELOPMENT PLAN

HOTEL NULU
729 EAST MARKET STREET
LOUISVILLE, KENTUCKY 40202

ENVIRONMENTALLY FRIENDLY REALIZED
CARMAN
639 East Jefferson Street
Louisville, Kentucky 40202
Tel: (502) 742-6581
www.carmansite.com
Land Use Planning & Engineering

DRAWN: JE
DATE: 12/2/2013
CHECKED: CR
REVISED: 3/10/2013
JLC # 13-148

DP-1
WM# 10899

1320NE1028