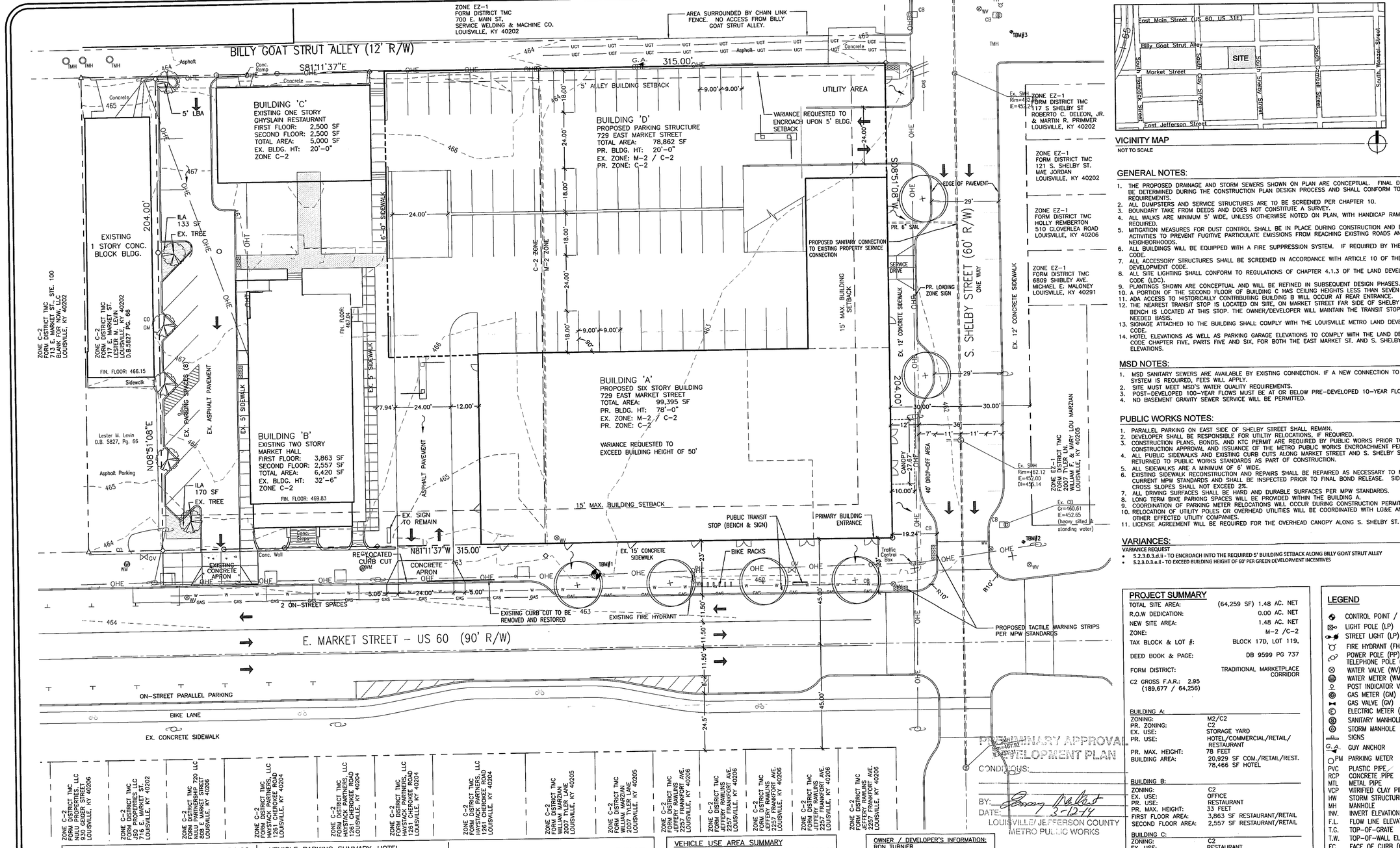

VICINITY MAP
NOT TO SCALE

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 REQUIRED 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
11. ADA ACCESS TO HISTORICALLY CONTRIBUTING BUILDING B WILL OCCUR AT REAR ENTRANCE.
12. 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.
13. SIGNAGE ATTACHED TO THE BUILDING SHALL COMPLY WITH THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
14. 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 LG&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.D.3.d.II - TO ENCROACH INTO THE REQUIRED 5' BUILDING SETBACK ALONG BILLY GOAT STRUT ALLEY
- 5.2.3.D.3.e.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:

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

BUILDING B:

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

BUILDING C:

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

BUILDING D:

EX. ZONING:	M2/C2
PR. ZONING:	C2
EX. USE:	STORAGE YARD
PR. USE:	PARKING STRUCTURE
PR. MAX. HEIGHT:	20 FEET
BUILDING AREA:	78,862 SF PARKING AREA

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
- SIGNS
- GUY ANCHOR
- PM PARKING METER
- PVC PLASTIC PIPE
- RCP CONCRETE PIPE
- MTL METAL PIPE
- VCP VITRIFIED CLAY PIPE
- HW STORM STRUCTURE HEADWALL
- MH MANHOLE
- INV. INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.G. TOP-OF-GRATE
- T.W. TOP-OF-WALL ELEVATION
- FC FACE OF CURB (GUTTER LINE)
- YD YARD INLET
- TMH TELEPHONE MANHOLE
- CB STORM INLET (CATCH BASIN)
- CHAIN LINK FENCE
- W WATER LINE
- GAS GAS LINE
- OHE OVERHEAD ELECTRIC
- OHT OVERHEAD TELE/CABLE
- UGE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELE/CABLE
- DRAINAGE FLOW

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

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

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

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%

OWNER / DEVELOPER'S INFORMATION:
RON TURNER
CREATION GARDENS
609 EAST MAIN STREET
LOUISVILLE, KY 40202
(502) 587-9012

PRELIMINARY APPROVAL
Condition of Approval:
3-12-14
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Tammy Mallard
DATE: 3-12-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

0 10 20 40 60 80
SCALE: 1" = 20'

RECEIVED
MAR 10 2014
PLANNING & DESIGN SERVICES

HOTEL NULU
729 EAST MARKET STREET
LOUISVILLE, KENTUCKY 40202

DEVELOPMENT PLAN

ENVIRONMENTS FULLY REALIZED
CARMAN
639 East Jefferson Street
Louisville, Kentucky 40202
Tel: (502) 742-6581
www.carmansite.com
Landscape Architecture • Land Planning
Site Engineering

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

DP-1
WM# 10899

13ZONE1028