

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP No. 21111C0026E, DATED DECEMBER 5TH, 2006.
3. DRAINAGE PATTERN DEPICTED BY ARROW (\Rightarrow) 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.
4. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
5. ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
6. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
7. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
8. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
9. 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.
10. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
11. 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 SEEDED.
12. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
13. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
14. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
16. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS
17. 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.
18. 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.
19. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
20. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
21. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
22. ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
23. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY.
24. PERMISSION WILL BE SOUGHT TO ALLOW SIGNAGE, PRINTED ON AWNINGS, TO ENCR OACH INTO AIRSPACE WITHIN THE RIGHT-OF-WAY.
25. PARKING LOTS, OR ANY PORTION OF PARKING LOTS, SHALL NOT BE PERMITTED WITHIN THE STATE RIGHT-OF-WAY.
26. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
27. ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
28. DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
29. PROJECT PLANS WILL BE SUBJECT TO REVIEW BY KYTC PROJECT DEVELOPMENT BRANCH FOR CONFORMANCE WITH THE E. MARKET STREET / NULU BEAUTIFICATION PROJECT.
30. NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING 6" PSC'S.
31. 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.
32. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
33. ALL FOOD SERVICE ESTABLISHMENTS SHALL BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
34. HOTELS SHALL BE IN ACCORDANCE WITH 902 KAR 7.010.
35. 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 DISTRICT'S 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 SEEDED 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 SEEDED, 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. 502-266-5123) 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 3,244 SF
REQUIRED BUFFER 5 FT**
INTERIOR LANDSCAPE AREAS (ILA'S) 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 VIALBE 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 TO ELIMINATE ALL ON-SITE PARKING EXCEPT FOR STREET PARKING. AS AN ALTERNATIVE, A JOINT PARKING AGREEMENT WILL BE SOUGHT WITH A PARKING AREA IN THE VICINITY TO PROVIDE VALET PARKING ONLY.

EASEMENTS NEEDED

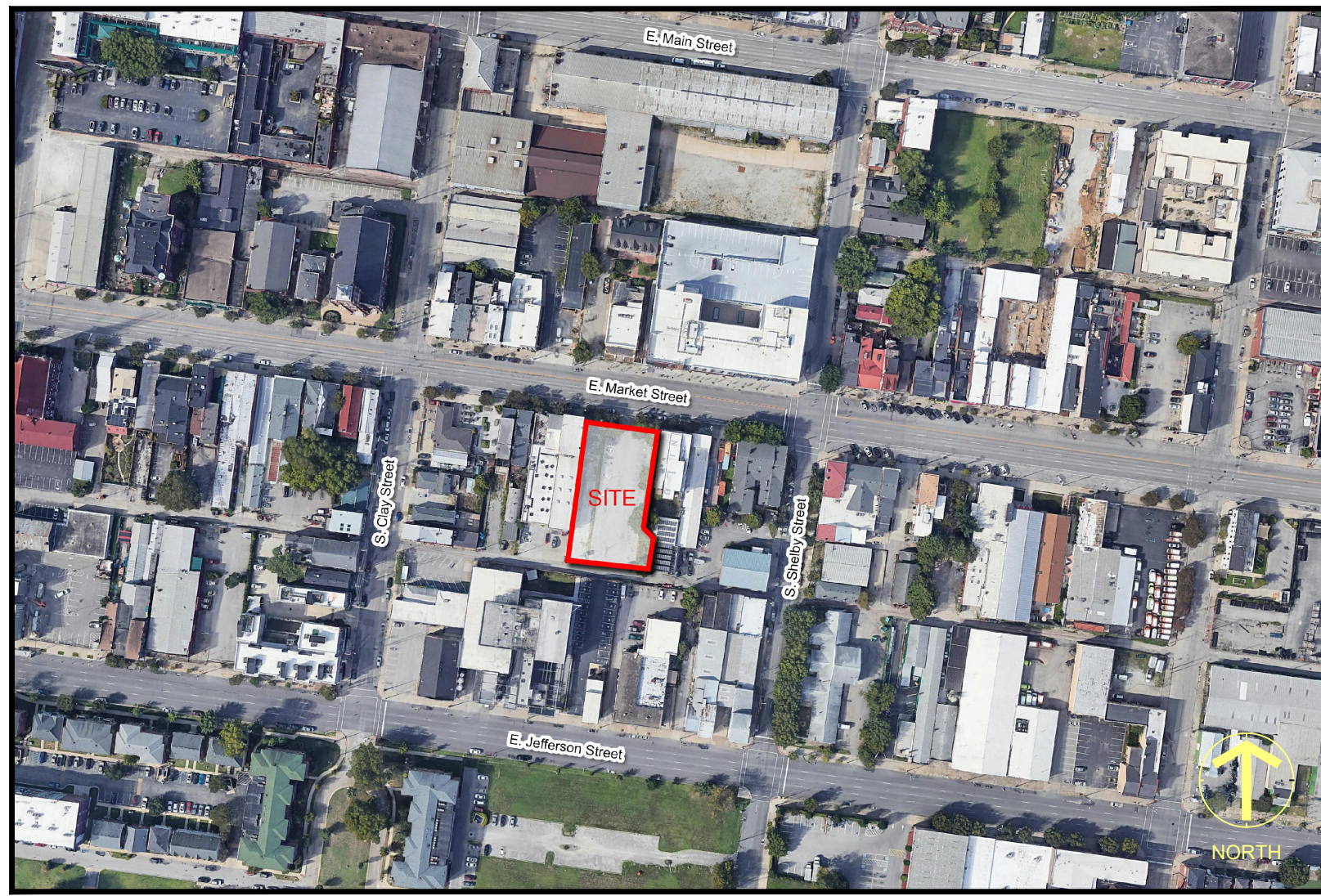
A PUBLIC ACCESS EASEMENT IS REQUIRED TO ALLOW PEDESTRIANS TO CUT THROUGH THE SITE FROM MARKET STREET TO THE RABBIT HOLE DISTILLERY ADJACENT TO THE SITE TO THE SOUTH.

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

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 0.53± ACRES (22,970 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. 72,614 / 22,970 SF = 3.2

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 (SEE WAIVER REQUEST)
TOTAL PARKING PROVIDED 3 SPACES

* 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 6A** OF THE LDC
*** APPENDIX 6A: #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 #6) 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

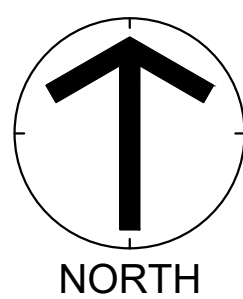
PROPOSED USE HOTEL
UNIT OF CALCULATION EMPLOYEES
NUMBER OF EMPLOYEES LESS THAN 50
LONG-TERM PARKING REQUIRED 2 MINIMUM, OR 1 PER 50 EMPLOYEES
SHORT-TERM PARKING REQUIRED NONE

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

[Solid Grey Box] NEW BUILDING
[Dashed Line Box] NEW CONCRETE PAVEMENT
[Stippled Box] NEW PAVR/CONC. STAMP 1
[Cross-hatched Box] NEW PAVR/CONC. STAMP 2
[Arrow Box] PROPOSED DRAINAGE FLOW ARROWS



Bunkhouse Hotel
CATEGORY 2B REVIEW

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

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

DEVELOPER
MOUNTAIN SHORE PROPERTIES
123 NORTH COURT STREET
FAYETTEVILLE, WV 25840

OWNER #2 SOURCE OF TITLE
PARCEL 017D01940000: DB 11368 / PG 501
PARCEL 017D00820000: DB 11368 / PG 501
PARCEL 017D00860000: DB 11368 / PG 501
PARCEL 017D00870000: DB 11368 / PG 501

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: 017D01190000
OWNER: Nulu LLC
ADDRESS: 725 E. Market Street
DB / PG: 10799 / 520
ZONING: TMC / C2

2 PARCEL: 017D01192000
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 / EZ1

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

REVISIONS	
#	Description

DATE 2020.162

MADE BY CRP CHECKED MDG

DATE 02/01/2021

DEVELOPMENT PLAN

DRAWING NO.

DP-101