DRAINAGE PATTERN DEPICTED BY ARROW (\implies) 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

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

. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPETY 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 SEEDED.

.. 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

4. 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.

6. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS 7. 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 PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

9. 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. . 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

22. ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

3. 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 ENCROACH 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.

7. 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

30. NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING 6" PSC'S. . 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

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.

WITH THE E. MARKET STREET / NULU BEAUTIFICATION PROJECT.

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

UTILITIES NOTE

REQUIRED BUFFER

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 NEW CANOPY REQUIRED 10% (2,297 SF) ALLOWED REDUCTION PER LDC 10.1.4 (F.A.R. > 0.5) .. FINAL TREE CANOPY REQUIRED . 781 SF (APPROXIMATELY 2 TYPE "A" TREE @ 720 SF) STREET TREES REQUIRED NONE, PER LDC 10.2.8.A .. 25% CANOPY INCREASE, PER LDC 10.2.8.C STREET TREE CREDIT

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

LANDSCAPE REQUIREMENTS PERIMETER LANDSCAPE BUFFERS VEHICLE USE AREA

BUILDING, SO NO TRUE BUFFER IS VIABLE IN THIS SITUATION

. 0% (VUA UNDER 6,000 SF) INTERIOR LANDSCAPE AREAS (ILA'S) REQUIRED **** ALL VUA'S IN THIS INSTANCE ARE AT THE PROPERTY PERIMETER, ARE PART OF THE ENTRANCE DRIVE, OR ARE OBSTRUCTED BY THE

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

UTILITIES THAT OUR LOCATED ON THE SITE.

VALET PARKING ONLY.

ALTERNATIVE, A JOINT PARKING AGREEMENT WILL BE SOUGHT WITH A PARKING AREA IN THE VICINITY TO PROVIDE

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

1st TIER ADJOINING PROPERTY OWNERS

PARCEL: 017D01190000

DB / PG: 10799 / 520

ZONING: TMC / C2

ADDRESS: 725 E. Market Street

1) OWNER: NuLu LLC

PARCEL: 017D01920000

DB / PG: 11311 / 934

ZONING: TMC / C2

ADDRESS: 720 E. Market Street

(2) OWNER: NewLou LLC

NONE

3,241 SF

IMPERVIOUS SURFACE CALCULATIONS TOTAL SITE DISTURBANCE **EXISTING IMPERVIOUS SURFACE** PROPOSED IMPERVIOUS SURFACE

> √GATED ACCESS TO REAR

> > PARCEL: 017D00640000

DB / PG: 11079 / 634

ZONING: TN / C2

(5) OWNER: Rabbit Hole Spirits LLC

ADDRESS: 727 E. Jefferson Street

PROPOSED BUILDING

FOOTPRINT: 12,543 SF

DUMPSTER &<

GENERATOR IN SHARED

ENCLOSURE AREA

SLIDING GATE

→ PARCEL: 017D01590000

DB / PG: 10448 / 350

ZONING: TN / EZ1

(4) OWNER: Rabbit Hole Spirits LLC

ADDRESS: 711 E. Jefferson Street

-TRANSFORMER ENCLOSURE

NANNY GOAT STRUT ALLEY (ROW VARIES)

PARCEL: 017D00880000
OWNER: Green Building LLC

DB / PG: 11368 / 501

ZONING: TMC / C2

ADDRESS: 732 E. Market Street

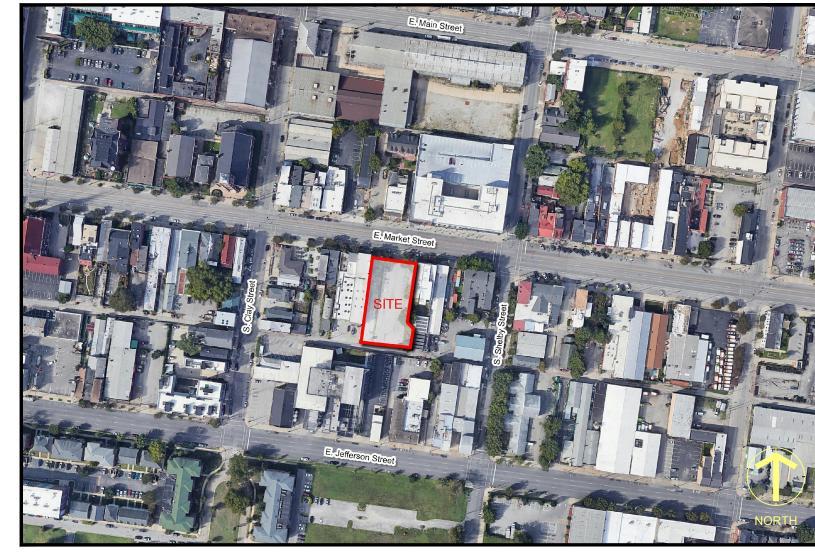
STREETSCAPE IMPROVEMENTS TO BE

STREET - NULU STREETSCAPE PLAN

COORDINATED WITH THE EAST MARKET

NET CHANGE IN IMPERVIOUS

21,442 SF, OR 0.49 AC 20,700 SF 21,442 SF 742 SF, OR 3.6% INCREASE



VICINITY MAP

NOT TO SCALE

SITE DATA	
EXISTING FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR (TO REMAIN)
EXISTING ZONING	· · · · · · · · · · · · · · · · · · ·
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	
REAR SETBACK	5 FT
MAXIMUM BUILDING HEIGHT	45 FT, OR 3 STORIES
PROPOSED BUILDING HEIGHT	,
MAXIMUM F.A.R. ALLOWED	5.0 (PER LDC 2.4.4.E)
PROPOSED F.A.R	

PROPOSED USE	HOTEL
UNIT OF CALCULATION	ROOMS
NUMBER OF ROOMS	
MIN. REQ. PARKING (0.5 SPACE PER ROOM)	61 SPACES
MAX. REQ. PARKING (1 SPACES 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
MIN. REQ. PARKING (1 SPACE PER 1,000 SF)	

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

** 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 5A*** OF THE LDC. APPENDIX 5A: #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 #9) 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

UNIT OF CALCULATION

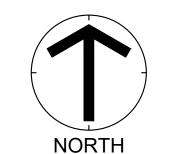
1,000 FEET OF A DESIGNATED TRANSIT ROUTE.

PARKING REQUIREMENTS

01411 01 07 (2002) (11014	
NUMBER OF EMPLOYEES	LESS THAN 50
LONG-TERM PARKING REQUIRED	
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

NUMBER OF SEATS ... LESS THAN 200 . 2 MINIMUM, OR 1 PER 50 EMPLOYEES LONG-TERM PARKING REQUIRED .. 4 MINIMUM, OR 1 PER 50 SEATS SHORT-TERM PARKING REQUIRED . 4 SPACES TOTAL LONG-TERM PARKING REQUIRED 4 SPACES TOTAL SHORT-TERM PARKING REQUIRED





Bunkhouse Hotel **CATEGORY 2B REVIEW** GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

GRAPHIC SCALE

OWNER #1 RABBIT HOLE SPIRITS LLC 1452 CHEROKEE ROAD LOUISVILLE, KY 40204

DEVELOPER

MOUNTAIN SHORE PROPERTIES

OWNER #2 SOURCE OF TITLE

SITE ADDRESS

WM# 12255

123 NORTH COURT STREET

FAYETTEVILLE, WV 25840

PARCEL 017D01940000: DB 11368 / PG 501 PARCEL 017D00850000: DB 11368 / PG 501 PARCEL 017D00860000: DB 11368 / PG 501 PARCEL 017D00870000: DB 11368 / PG 501

730 EAST MARKET STREET LOUISVILLE, KY 40202

OWNER #1 SOURCE OF TITLE

PARCEL 017D00840000: DB 10492 / PG 176

2020.162 CRP MDG 02/01/2021 **DEVELOPMENT PLAN**

PARCEL: 017D00680000

DB / PG: 7990 / 779

ZONING: TN / C2

(6) OWNER: Jefferson Street Baptist

Center Inc.

ADDRESS: 733 E. Jefferson Street

FOR REVIEW ONLY

OWNER #2

GREEN BUILDING LL

1452 CHEROKEE ROAD

LOUISVILLE, KY 40204

EMPLOYEES

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY