

SITE ADDRESS: 711 E. JEFFERSON ST. LOUISVILLE, KY 40202

TAX BLOCK AND LOT NUMBER: TAX BLOCK: 017D LOT 159

CURRENT ZONING OF PROPERTY: EZ-1

PROPOSED ZONING: C2

ZONING OF ADJACENT PROPERTIES: C2

EXISTING USE: STORAGE WAREHOUSE

PROPOSED USE: MIXED USE - MANUFACTURING / RETAIL / EVENT

GROSS BUILDING FOOTPRINT AREA: 19,065 SF

GROSS FLOOR AREA OF BUILDINGS: 29,972 SF

NET ACREAGE OF SITE: 0.867 ACRES

GROSS ACREAGE OF SITE: 0.867 ACRES

HEIGHT OF STRUCTURES: + 30'-0" / + 54'-0"

OFF-STREET LOADING AREA: 2,700 SF

FLOOR AREA RATIO (FAR): 0.8

AREA OF PROPERTY (MARKET): 6,528 SF

AREA OF PROPERTY (JEFFERSON): 37,536 SF

FORM DISTRICT:

- TM** 1) TRADITIONAL MARKETPLACE CORRIDOR ON MARKET ST.
- TN** 2) TRADITIONAL NEIGHBORHOOD ON JEFFERSON

SETBACKS:

FRONT 0' (PREVAILING) WEST SIDE: 10'

REAR: 15' EAST SIDE: 10'

E. JEFFERSON ST. PARKING

RETAIL, GIFT SHOP (1,899 SF)
MIN. 1 SPACE PER 500 SF GROSS FLOOR AREA = 3.80 = 4 SPACES

RECEPTION HALL (4,817 SF)
MIN. 1 SPACE PER 100 SF GROSS FLOOR AREA = 48.17 = 48 SPACES

GENERAL OFFICE (1,696 SF)
MIN. 1 SPACE PER 500 SF GROSS FLOOR AREA = 3.39 = 3 SPACES

MANUFACTURING (15 TOTAL EMPLOYEES)
MIN. 1 SPACE PER 1.5 EMPLOYEES - (15) TOTAL EMPLOYEES = MAIN SHIFT + SECOND SHIFT
10 SPACES

TOTAL: 66 SPACES

REDUCTIONS:

10% REDUCTION WITHIN 200 FT OF TRANSIT ROUTE: 2 SPACES

GREEN DEVELOPMENT DESIGN REDUCTION 20% (LOCATED ON A PREVIOUSLY DEVELOPED SITE WITH 20% VEGETATED OPEN SPACE): 5 SPACES

REVISED TOTAL SPACES REQUIRED: 16 SPACES

PARKING COUNT IS BASED ON NEW CONSTRUCTION (PER LDC 9.1.3) EXISTING CONSTRUCTION IS EXEMPT FROM PARKING REQUIREMENTS.

BICYCLE PARKING

MANUFACTURING
REQUIRED LONG-TERM PARKING SPACES: 2, OR 1 PER 50,000 SF OF GROSS FLOOR AREA
REQUIRED SHORT-TERM PARKING SPACES: NONE

RESTAURANT
REQUIRED LONG-TERM PARKING SPACES: 2, OR 1 PER 50 EMPLOYEES
REQUIRED SHORT-TERM PARKING SPACES: 4, OR 1 PER 25,000 SF OF GROSS FLOOR AREA

SPACES PROVIDED: 4 LONG-TERM SPACES / 4 SHORT-TERM SPACES

TREE CANOPY CALCULATIONS

TREE CANOPY: CLASS A, (PER TABLE 10.1.1 LDC)

PRESERVED CANOPY COVERAGE: 0%

NEW CANOPY COVERAGE: 10%

REDUCTION PER FAR: 66%

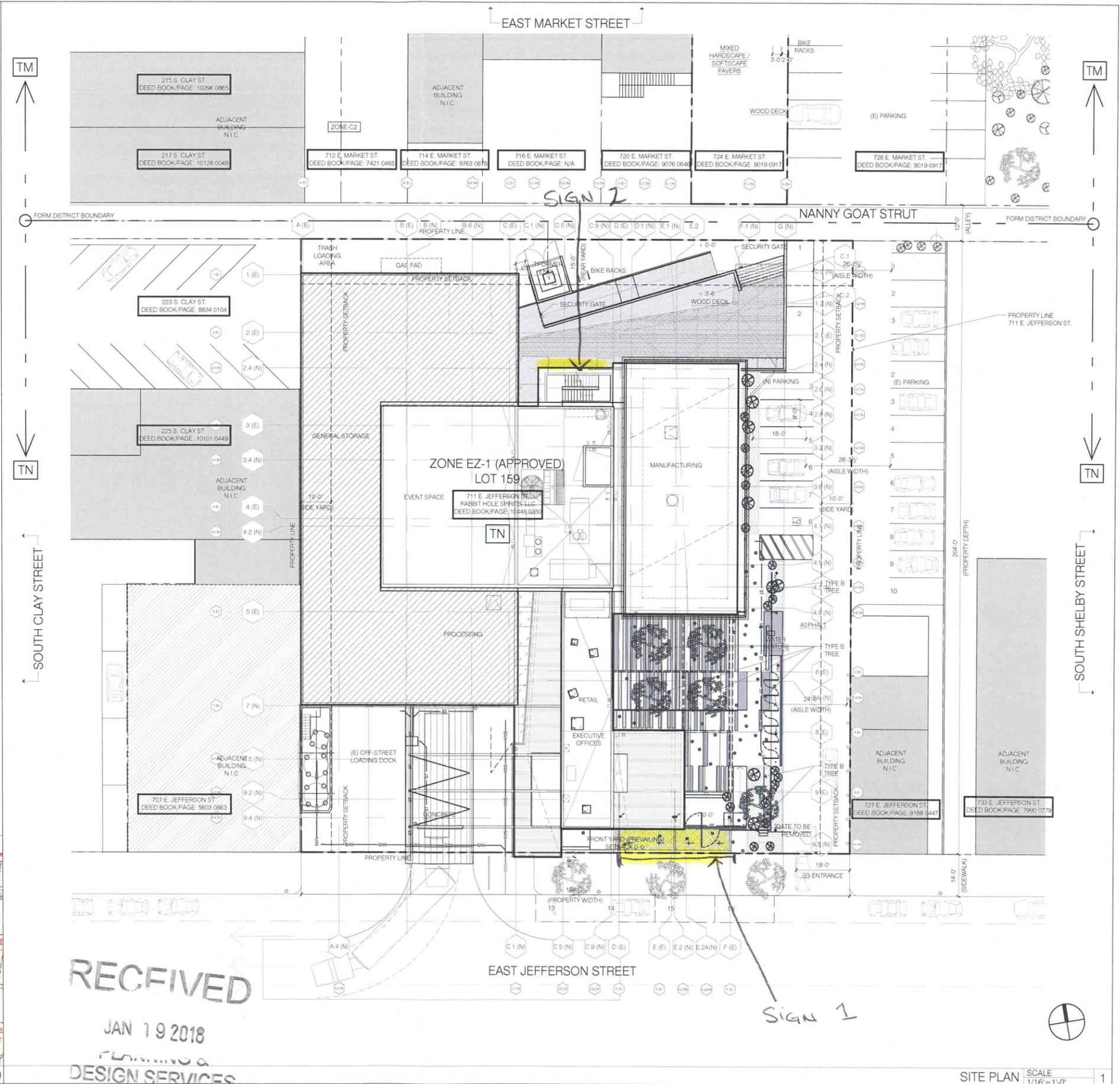
TOTAL REQUIRED CANOPY COVERAGE: 3.4%

TOTAL REQUIRED CANOPY COVERAGE (SF): 37,536 (0.034) = 1,276 SF

GENERAL NOTES SCALE N.T.S. 11



VICINITY MAP SCALE N.T.S. 10



RECEIVED
JAN 19 2018
PLANNING &
DESIGN SERVICES

Sign 1



SITE PLAN SCALE 1/16" = 1'-0" 1



OWNER:
RABBIT HOLE DISTILLING
611 E. MARKET ST.
LOUISVILLE, KY 40202
KAVEN ZAMARIAN, CEO

CONSULTANTS:
LUCKETT & FARLEY
CIVIL ENGINEER
705 S. 4TH ST.
LOUISVILLE, KY 40202
LUCKETT & FARLEY
MECHANICAL, PLUMBING AND ELECTRICAL ENGINEER
212 S. 4TH ST.
LOUISVILLE, KY 40202
VITOK ENGINEERS, INC.
ARCHITECTURAL ENGINEER
1800 W. MARKET ST.
LOUISVILLE, KY 40202
GEM ENGINEERING
GEOTECHNICAL ENGINEER
100 W. MARKET ST.
LOUISVILLE, KY 40202

RABBIT HOLE DISTILLING
711 EAST JEFFERSON ST. / EAST MARKET ST.
LOUISVILLE, KY 40202

NO.	ISSUE	DATE
1	LOG SHEET	09/19/15
2	SCHEMATIC DESIGN SET	10/09/15
3	ENGINEERING GUIDELINES SET	2/19/16
4	100% DESIGN DEVELOPMENT	4/26/16
5	CONTRACT DOCUMENTS	6/08/16
6	FOUNDATION PERMIT	7/25/16
7	DEMOLITION REVISIONS	10/14/16
8	PERMIT REVISIONS	11/17/16
9	PERMIT CORRECTIONS	1/26/17
10	10% CD ARCH 100% CD ENG	1/25/16
11	AS BUILT LANDSCAPE CORRECTA	1/11/17
12	AS BUILT LANDSCAPE CORRECTA	2/23/17
13	PERMIT CORRECTIONS	2/23/17
14	SCOPE CORRECTIONS	3/16/17
15	CONTRACT CLOSESET	4/14/17



TITLE
SITE PLAN
711 E. JEFFERSON ST.

PROJECT: 1518
SCALE: AS NOTED
DRAWN BY:
DATE: 09.21.15
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SHEET NUMBER:
A1-1.1

18 VARIANCE 1006