

C-2/DT
445 East Market LLC
P.O. Box 1509
Louisville, KY 40202
D.B. 7506 PG. 0339

C-3/DT
Cobalt 445 East Market LLC
P.O. Box 1509
Louisville, KY 40202
D.B. 7506 PG. 0333

C-3/DT
JPJ Main Street LLC
9505 Williamsburg PL2 Ste 200
Louisville, KY 40222
D.B. 9211 PG. 600

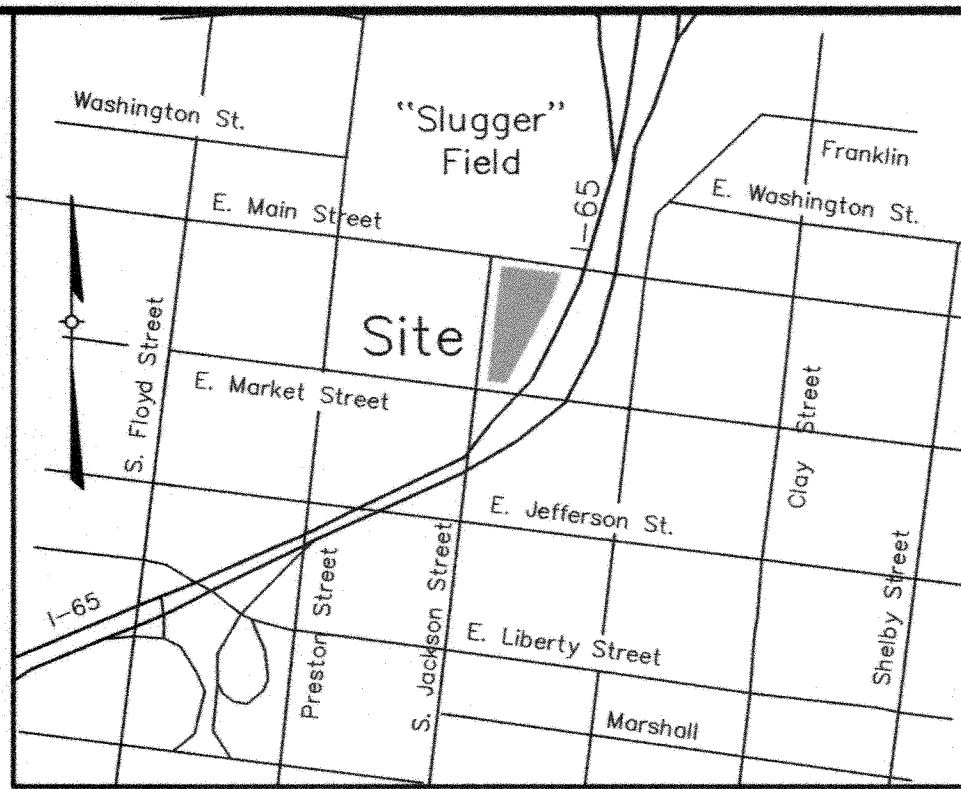
CM/DT
City of Louisville
601 W Jefferson St.
Louisville, KY 40202
D.B. 7133 PG. 0305

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WAIVER REQUEST:

A waiver is requested from Section 5.5.5.B.1 of the Louisville Metro Development Code, to permit the accessory structures to be located somewhere other than the rear of the principal structure.



LOCATION MAP
NOT TO SCALE

PHASE I PROJECT DATA

TOTAL SITE AREA	= 1.5± Ac.
EXISTING ZONING	= M-2/EZ-1 (EAST MAIN-MARKET OVERLAY DISTRICT)
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= VACANT
PROPOSED USE	= DISTILLERY
EXISTING BUILDING AREA	= 35,072 S.F. (1-2 STORY)
PROPOSED BUILDING ADDITION	= 8,000 S.F. (23% INCREASE)
TOTAL BUILDING AREA	= 43,072 S.F.
EXISTING BUILDING HEIGHT	= 50 FT (2 STORIES)
EXISTING TOTAL IMPERVIOUS AREA	= 46,892 S.F.
PROPOSED TOTAL IMPERVIOUS AREA	= 58,952 S.F.
F.A.R.	= 0.7 (3.0 MAX)
PARKING REQUIRED	= 0 SPACES
TOTAL PARKING PROVIDED	= 11 SPACES (1 ACCESSIBLE SPACE INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM SPACES (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 25,445 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,272 S.F. (5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,273 S.F.

RECEIVED
JUN 27 2015
PLANNING &
DESIGN SERVICES

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Existing sidewalk reconstruction and repairs shall be required as necessary to meet Louisville Metro Public Works Standards.
- Existing alleys on-site have been closed per Case# 17896 in D.B. 10096 PG. 91.
- Developer to coordinate with PARC and Metro Traffic Engineering regarding relocation of parking meters and striping.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Long term bicycle spaces to be provided inside building.
- Jackson and Main street sidewalks will be replaced as specified by Louisville Metro Public Works.
- Per Louisville Metro Public Works, the East Main Street and East Market Street proposed curbs shall be concrete and constructed per KY Transportation Cabinet standard specifications.
- Per Louisville Metro Public Works, the proposed accessible ramps at the Market Street and East Main Street curb cuts will be flush and do not require tactile warning strips.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0026E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Post development 100 year flows will be limited to predevelopment 10-year flows.
- Drainage from the building is to be routed to an underground stormwater vault sized to meet the detention. Details are to be worked out prior to construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 approval 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 discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

SITE ADDRESS:
101 S JACKSON STREET
LOUISVILLE, KY 40202
T.B. 17C LOT 136
D.B. 10261 PG. 0607

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

CASE # 15DEVPLAN1029
RELATED CASE# 13DDR01002
8791, 9-38-90, 17896
WM# 10802

ANGEL'S ENVY

OWNER/DEVELOPER
PAPILLON PROPERTY GROUP, LLC
101 SOUTH 5TH ST
LOUISVILLE, KY 40202

JOB NO.
12192

SHEET
1
OF 1

15DEVPLAN1029

(I-65 Right-of-Way)
"Parcel 127, Tract A"
Commonwealth of Kentucky

I-65 RELOCATION
UNDER CONSTRUCTION

(I-65 Right-of-Way)
D.B. 9417, Pg. 420
"Parcel 127, Tract A"
Commonwealth of Kentucky

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date: 7/29/15

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

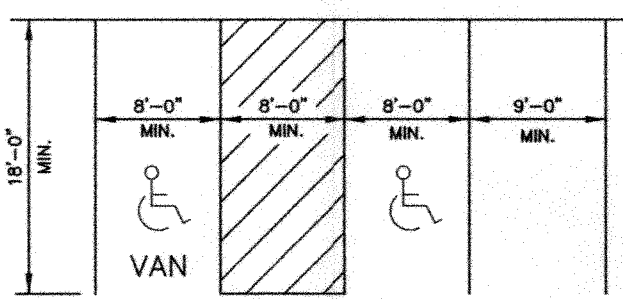
BY: [Signature]
DATE: 7/29/15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

STANDARD EROSION CONTROLS DETAILS

STONE BAG INLET PROTECTION

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED BUILDING EXPANSION
- PROPOSED VEHICULAR USE AREA



TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 64,468 S.F.
TOTAL TREE CANOPY AREA REQUIRED (1/2 OF 10%)	= 5% (3,223 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY PROVIDED	= 6% (3,600 S.F.)

GRAPHIC SCALE

