SITE DATA:

DEVELOPER:	KAVEH ZAMANIAN 1452 CHEROKEE RD LOUISVILLE, KY 40204
OWNER:	RABBIT HOLE SPIRITS, LLC 711 E. JEFFERSON ST. LOUISVILLE, KY 40202
ENGINEER:	LUCKETT & FARLEY 737 S. THIRD ST. LOUISVILLE, KY 40202
SITE ADDRESS:	711 E. JEFFERSON ST. LOUISVILLE, KY 40202
DEEDBOOK,PAGE	DB 10448, PG 0350
PARCEL ID: TAX BLOCK & LOT NO.:	017D01590000 TAX BLOCK: 017D LOT NO. 159
GROSS ACREAGE: NET ACREAGE:	0.867 AC. 0.867 AC.
GROSS BLDG FOOTPRINT AREA: GROSS BLDG FLOOR AREA:	17,501 SF 31,006 SF
EXISTING ZONING: PROPOSED ZONING: ADJACENT ZONING:	C2 EZ-1 C2
FORM DISTRICT: EXISTING USE: PROPOSED USE:	TRADITIONAL NEIGHBORHOOD STORAGE WAREHOUSE MIXED USE: MANUFACTURING/RETAIL/OFFICE/RECEPTION HALL
HEIGHT OF STRUCTURES:	+30'-0" / +54'0"
OFF-STREET LOADING AREA:	2,400 SF
MINIMUM REQUIRED SETBACKS: MAXIMUM SETBACKS:	0' FRONT ; 3' STREET SIDE ;10' SIDE; 15' REAR 25' FRONT
COUNCIL DISTRICT: FIRE DISTRICT:	4 CITY OF LOUISVILLE

SQUARE FOOTAGE CALCULATIONS

EXISTING :	24,510 SF		
PROPOSED:	FIRST FLOOR:	MANUFACTURING:	4,769 SF
		MANUFACTURING:	1,493 SF
		MANUFACTURING:	4,550 SF
		RETAIL-GIFT SHOP:	1,899 SF
		GENERAL STORAGE*:	4,790 SF
	SECOND FLOOR:	MANUFACTURING:	3,738 SF
		MANUFACTURING:	1,139 SF
		MANUFACTURING:	2,226 SF
		OFFICE:	1,696 SF
	THIRD FLOOR:	MANUFACTURING:	347 SF
		RECEPTION HALL:	4,359 SF
	TOTAL		31,006 SF

INCREASE: 27%

EXISTING FAR: 0.63
PROPOSED FAR: 0.82

*UNIMPROVED SPACE

LOT COVERAGE CALCULATIONS

TOTAL LOT = 37,503 SF
EXISTING BUILDING FOOTPRINT = 24,510 SF
PROPOSED BUILDING FOOTPRINT = 17,501 SF
TOTAL BUILDING = 17,501 SF
PERCENTAGE COVERED = 46.3%

ZONE CHANGE REQUESTED

JEFFERSON ST PROPERTY TO BE REZONED FROM C2 TO EZ-1.

MARKET STREET PROPERTY IS NOT TO BE REZONED.

REQUESTED VARIANCES

1. VARIANCE TO ALLOW FRONT YARD REQUIRED SETBACK TO BE MORE THAN 0'.
2. VARIANCE TO ALLOW BUILDING HEIGHT OF 54'.
3. VARIANCE TO ALLOW PLAZA TO ENCROACH ON THE 15' REAR YARD SETBACK.
4. VARIANCE TO ALLOW THE EXISTING STRUCTURE TO ENCROACH ON THE 10' SIDE YARD SETBACK.

REQUESTED WAVIERS

1. GENERAL WAIVER TO ALLOW THE EXISTING FRONT LOADING AREA ON JEFFERSON STREET TO BE VISIBLE FROM THE STREET.
2. GENERAL WAIVER TO WAIVE LANDSCAPE BUFFER BETWEEN ZONES C2 AND EZ-1

PARKING

RECEPTION HALL (4,359 SF)
MIN: 1 SPACE PER 100 SF GROSS FLOOR AREA = 43.59 = 44 SPACES
MAX: 1 SPACE PER 50 SF GROSS FLOOR AREA = 87.18 = 87 SPACES

GENERAL OFFICE (1,696 SF)
MIN: 1 SPACE PER 500 SF GROSS FLOOR AREA = 3.39 = 3 SPACES
MAX: 1 SPACE PER 200 SF GROSS FLOOR AREA = 8.48 = 8 SPACES

MANUFACTURING (15 TOTAL EMPLOYEES)
MIN: 1 SPACE PER 1.5 EMPLOYEES = 10 SPACES
MAX: 1 SPACE PER 1 EMPLOYEE = 15 SPACES

RETAIL, GIFT SHOP (1,899 SF)
MIN: 1 SPACE PER 500 SF GROSS FLOOR AREA = 3.80 = 4 SPACES
MAX: 1 SPACE PER 150 SF GROSS FLOOR AREA = 12.66 = 13 SPACES

TOTAL MINIMUM PARKING REQUIREMENT= 61 SPACES
TOTAL MAXIMUM PARKING REQUIREMENT = 123 SPACES

REDUCTIONS
10% - TRANSIT ROUTE REDUCTION
20% - GREEN DEVELOPMENT REDUCTION
30% TOTAL REDUCTION = 18.3 SPACES = 18 SPACES

REDUCED TOTAL MINIMUM PARKING REQUIREMENT= 61-18= 43 SPACES

RECIPROCAL ACCESS AND PARKING EASEMENT BETWEEN NULU BRIDGESTONE, LLC AND THE OWNER OF 711 E. JEFFERSON STREET. DB 10448 PG 0344

BICYCLE PARKING

MANUFACTURING: LONG TERM = 2 SPACES SHORT TERM = NONE

RETAIL/RECEPTION HALL: LONG TERM = 2 SPACES SHORT TERM = 4 SPACES

PROVIDED: LONG TERM = 4 SPACES SHORT TERM = 4 SPACES

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 MODIFICATION 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 THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 THROUGHOUT WITH 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 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.

MSD NOTE

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

PUBLIC WORKS

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ALLEY DAMAGES OCCURRING DURING CONSTRUCTION.

UTILITY NOTE

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

SIGNAGE NOTE

SIGNAGE IS TO BE DETERMINED AND PERMITTED AT A LATER DATE.

SIDEWALK NOTE

EXISTING SIDEWALKS RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

AIR POLLUTION NOTE

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

TREE CANOPY CALCULATIONS

CLASS A PER LDC TABLE 10.1.1
EXISTING TREE CANOPY = 0%
REQUIRED NEW TREE CANOPY COVER AREA = 10% = 3,754 SF

REDUCTIONS
FLOOR AREA RATIO = 0.82
66% REDUCTION PER LDC 10.1.4B = 2,478 SF

REVISED TREE CANOPY COVER AREA = 1,276 SF

INTERIOR LANDSCAPE AREA

NONE REQUIRED PER LDC 10.2.12 (FEWER THAN 10 SPACES PROVIDED)
ILA PROVIDED = 1345 SF

IMPERVIOUS AREA

THERE IS NO INCREASE IN IMPERVIOUS AREA.

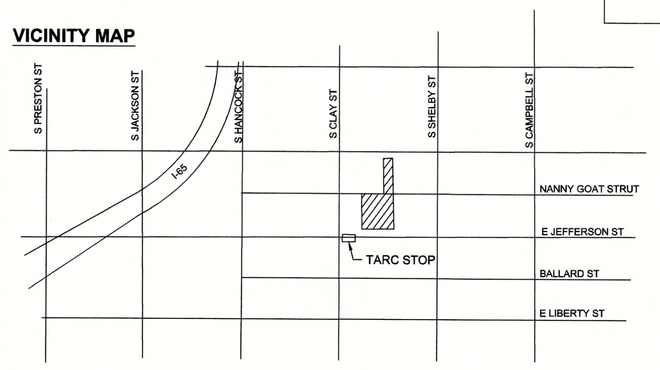
LEGEND

- PROPERTY LINE
- 463 EXISTING CONTOUR
- UTILITY EASEMENT OR DESIGN SETBACK/BUFER
- STREET CENTER LINE
- WALL
- DRAINAGE FLOW ARROW
- EXISTING TREE
- PROPOSED LANDSCAPE AREA
- PARKING SPACE NUMBER
- EXTERNAL TANK

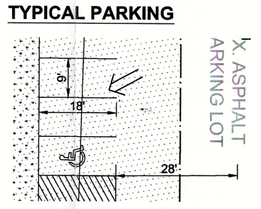
FLOOD NOTE:

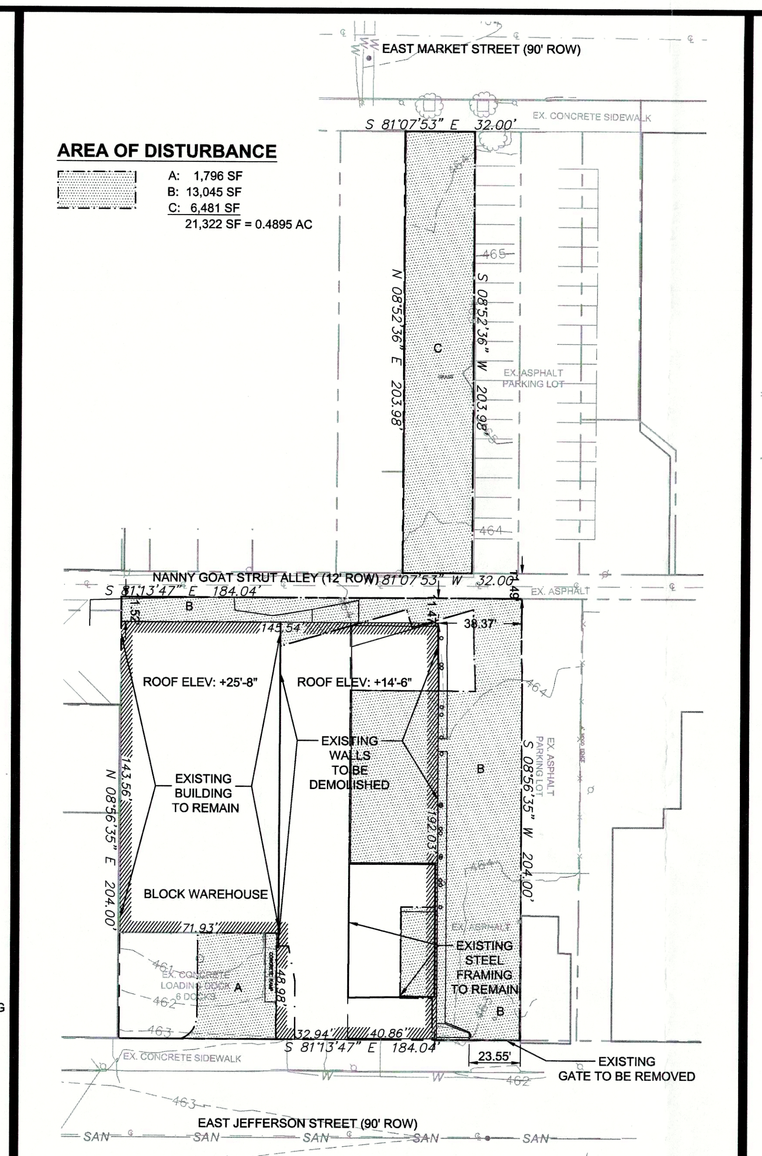
FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0026E.

VICINITY MAP



TYPICAL PARKING

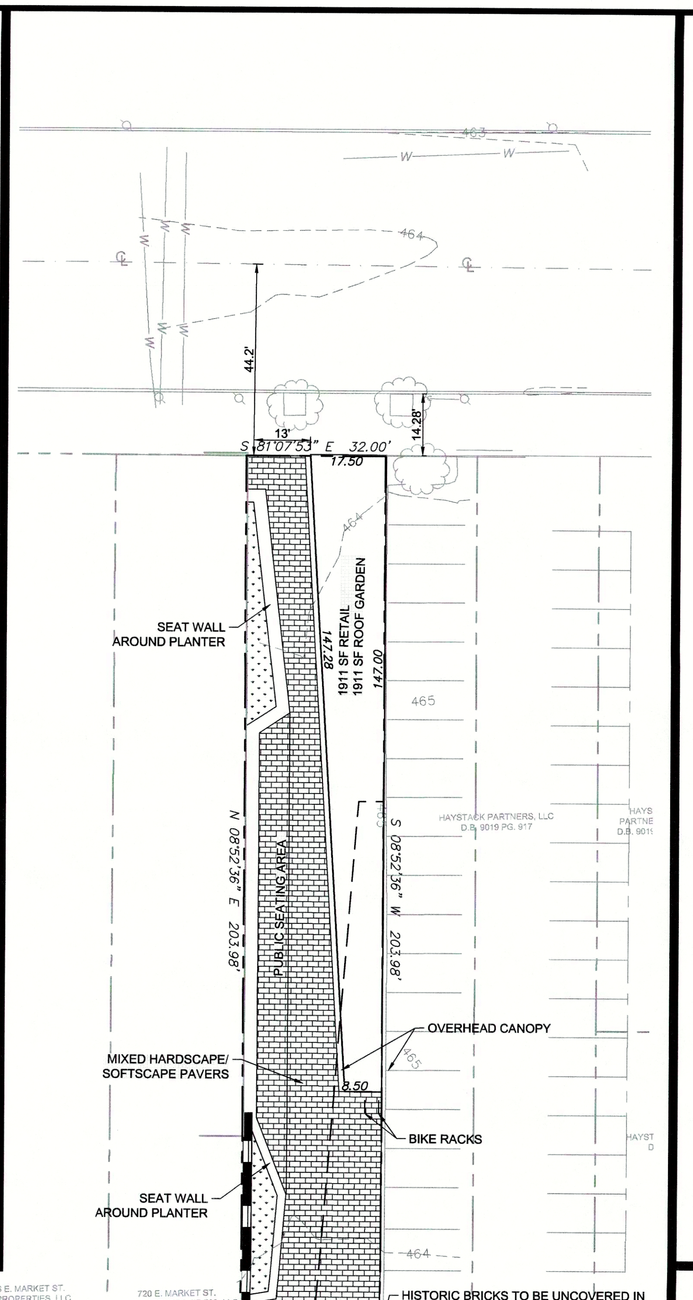


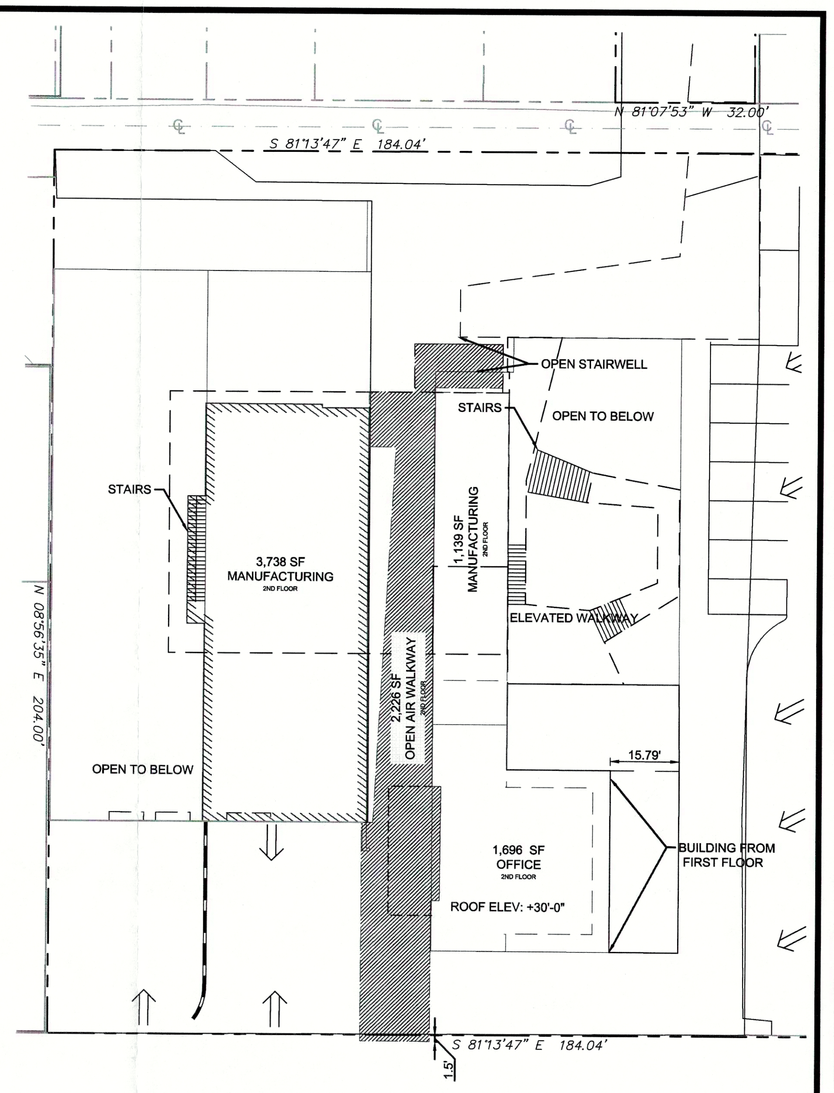


EXISTING CONDITIONS

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE : 1" = 40'

GRAPHIC SCALE

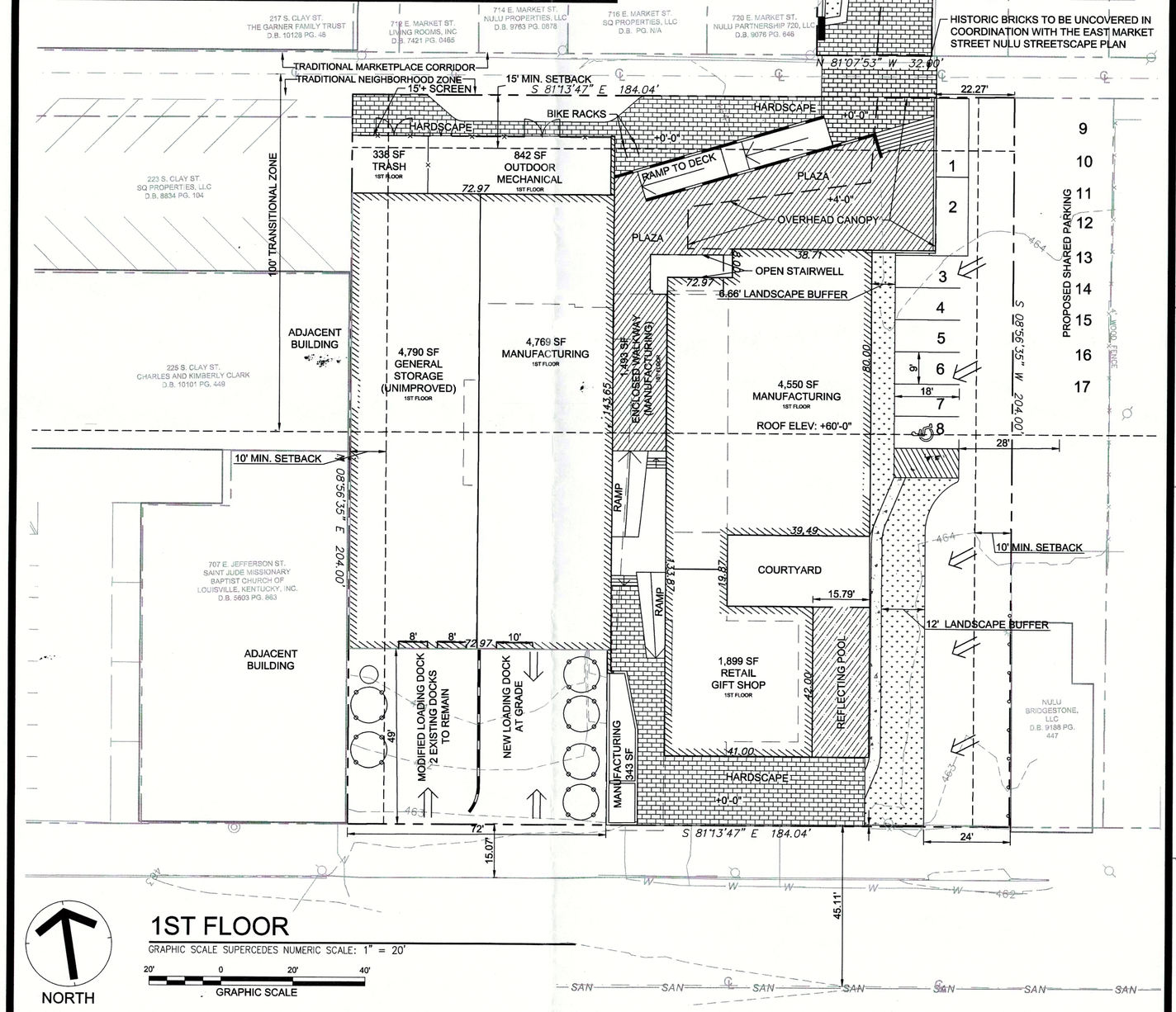




2ND FLOOR

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE: 1" = 20'

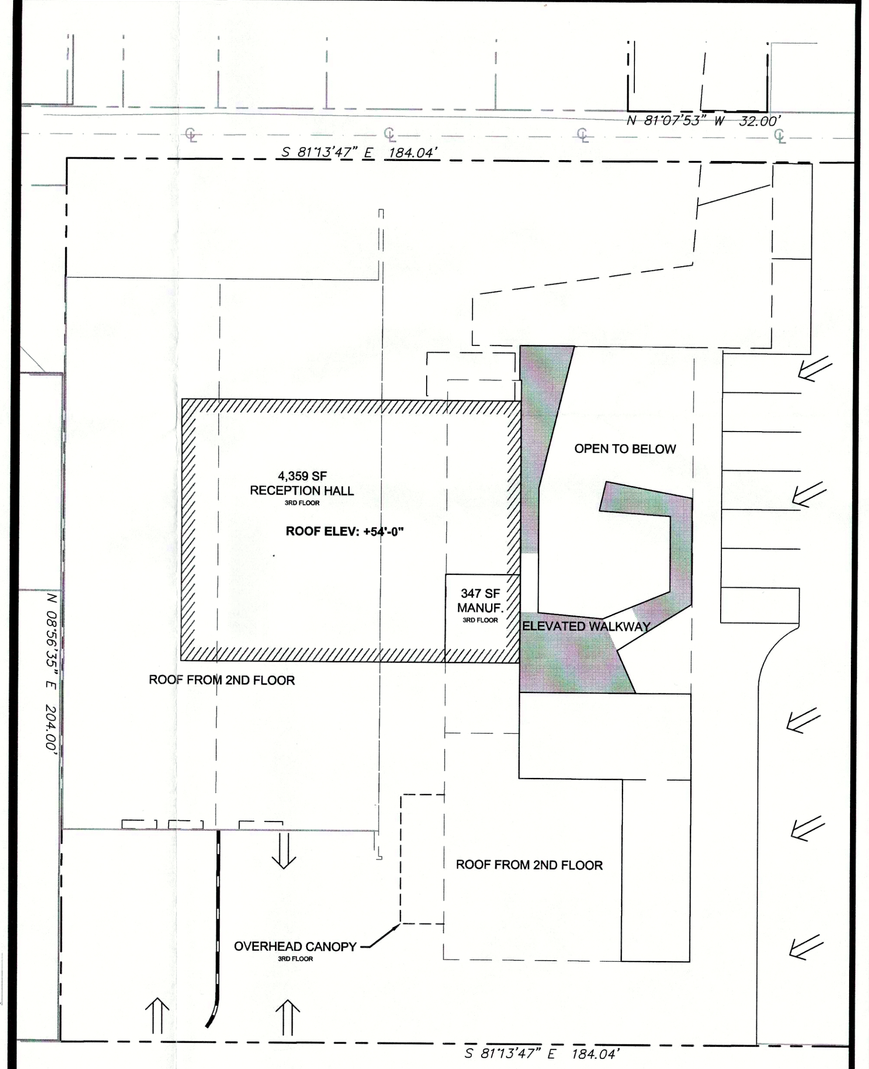
GRAPHIC SCALE



1ST FLOOR

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE: 1" = 20'

GRAPHIC SCALE



3RD FLOOR

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE : 1" = 20'

GRAPHIC SCALE

15 ZONE 1052

WM # 11289

0 1/2" 1"

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

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1853

RABBIT HOLE DISTILLING

711 EAST JEFFERSON ST.
LOUISVILLE, KY 40202

REVISIONS	Date
Description	

COMM. NO.	2015.246
MADE BY: AMB	CHECKED
DATE	02-05-2016
DEVELOPMENT PLAN	
DRAWING NO. DDP.1	BID PKG.