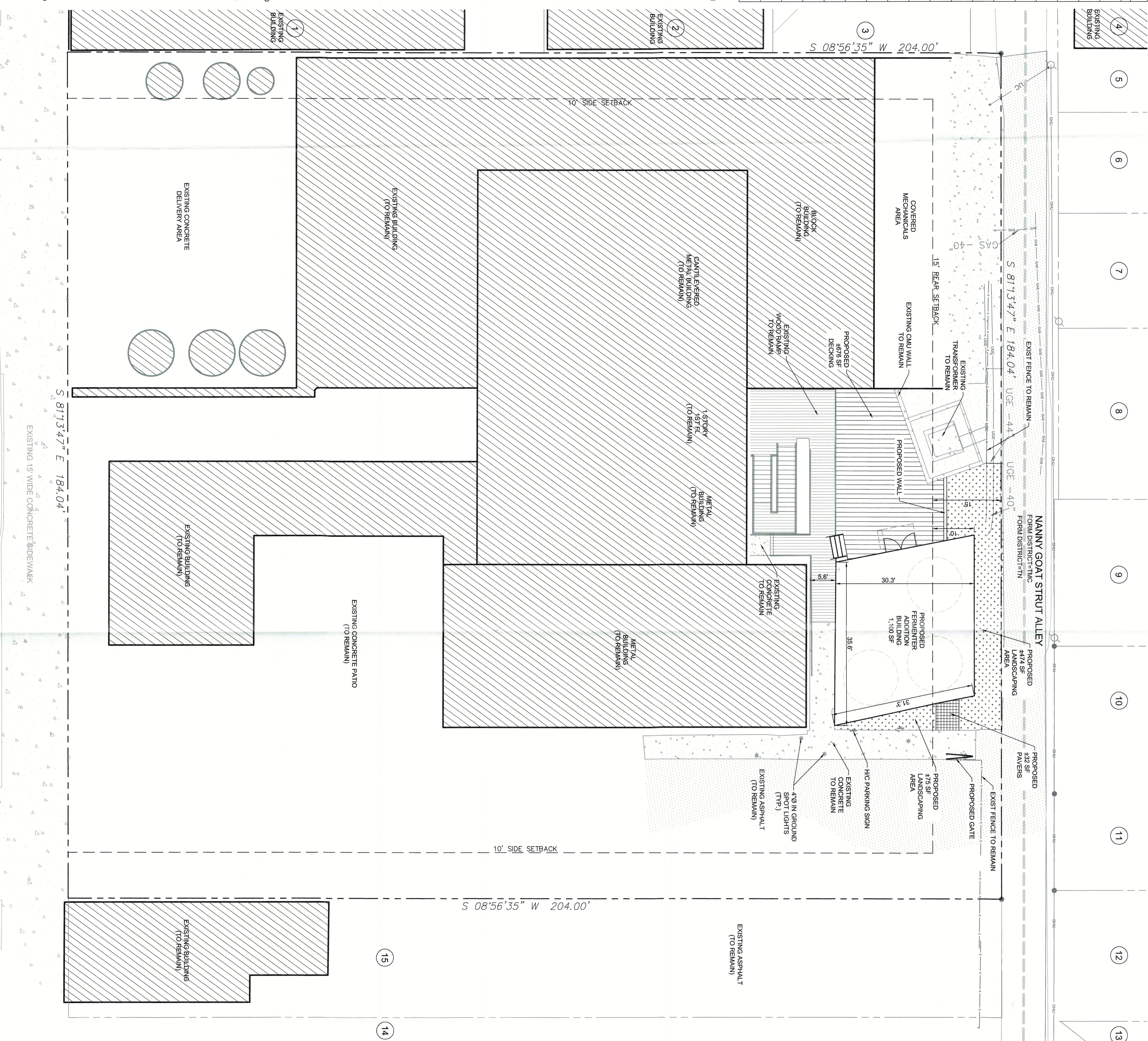


PARCEL	ADDRESS	ZONING	OWNER INFO	DBA/PO
1	707 E JEFFERSON ST	C2	RABBIT HOLE SPINETS LLC LOUISVILLE, KY 40204-4178	10794-0002
2	225 S CLAY ST	C2	CLARK, CHARLES J and CLARK, MARGERY LOUISVILLE, KY 40203-2403	10701-0449
3	223 S CLAY ST	C2	SO PROPERTIES LLC LOUISVILLE, KY 40202-1008	4884-0104
4	217 S CLAY ST	C2	GARNER, FAYAL TRUST THE LOUISVILLE, KY 40203-0048	10729-0048
5	707 E MARKET ST	C2	GEIGER, STREET PROPERTIES LLC LOUISVILLE, KY 40204-9486	846-0285
6	712 E MARKET ST	C2	PAV ENTERPRISES LLC MOUNTAIN VIEW, KY 40361-7248	10789-0022
7	714 E MARKET ST	C2	NLUU PROPERTIES LLC LOUISVILLE, KY 40204-8149	9783-8278
8	718 E MARKET ST	C2	SO PROPERTIES LLC LOUISVILLE, KY 40202-1008	-
9	720 E MARKET ST	C2	NEWQUIL LLC PO BOX 100 LOUISVILLE, KY 40208-0205	13311-934
10	724 E MARKET ST	C2	RABBIT HOLE SPINETS LLC LOUISVILLE, KY 40204-4178	10960-0176
11	728 E MARKET ST	C2	GREEN BUILDING LLC LOUISVILLE, KY 404-4178	11304-501
12	728 E MARKET ST	C2	GREEN BUILDING LLC LOUISVILLE, KY 404-4178	11304-501
13	729 E MARKET ST	C2	GREEN BUILDING LLC LOUISVILLE, KY 404-4178	11304-501
14	733 E JEFFERSON ST	C2	JEFFERSON STREET PARTNERS CENTER LOUISVILLE, KY 40202-1009	7393-0719
15	727 E JEFFERSON ST	C2	RABBIT HOLE SPINETS LLC LOUISVILLE, KY 40204-4178	11077-834
16	730 E JEFFERSON ST	PO	NLUU COMMERCIAL CO2EN LLC LOUISVILLE, KY 40202-2880	11831-103
17	710 E JEFFERSON ST	PO	COLOMELLE, KY 40202-2880	11831-103
18	BALLARD ST	PO	LOUISVILLE, KY 40203-986	11841-72

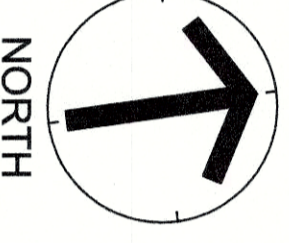
EROSION PREVENTION AND SEDIMENT CONTROL NOTES:
 THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE EPSC PLAN SHALL BE REVIEWED AND APPROVED BY MISSOURI PRIVATE DEVELOPMENT CONSULTING ENGINEER (EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MISSOURI 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 COVERED 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.

GENERAL NOTES:
 1. NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRMA MAP No. 2111100008E, DATED DECEMBER 5TH, 2008.
 2. BEARINGS AND DISTANCES SHOWN ON THIS PLAN DO NOT CONSTITUTE A BOUNDARY SURVEY.
 3. ANY PROPOSED LIGHTING TO NOT SURPASS 0.8 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
 4. ALL LIGHTING ON THE SITE SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL USES. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
 5. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
 6. THE SITE SHALL BE MAINTAINED TO PREVENT DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 7. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
 8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 9. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 11. REPAIRING EXISTING ROADS AND NEIGHBORING PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 12. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 13. EXISTING SIDEWALKS RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 15. FLOOD PLAN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS LATEST REVISIONS AND SHALL NOT BE CONSIDERED AS A GUARANTEE OR DENIAL OF FLOODING POTENTIAL. PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED OUTSIDE OF THE 100-YEAR FLOOD ZONE AS INDICATED BY FEMA MAP NO. 2111100008E.
 16. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 17. 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.
 18. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.



EAST JEFFERSON STREET (RW VARIES)

FORM DISTRICT N
FORM DISTRICT N



RABBIT HOLE DISTILLERY - FERMENTER ADDITION
 DEVELOPMENT PLAN
 GRAPHIC SCALE: SUPERIMPOSED NUMERIC SCALE
 GRAPHIC SCALE: 0 5 10 20 30,0001



SUMMARY

SITE DATA	ADDITIONAL NEIGHBORHOOD (TO REMAIN)
EXISTING FORM/DISTRICT	EXISTING ZONING: E21 (TO REMAIN)
EXISTING ZONING	ENTERPRISE ZONE
JEFFERSON COUNTY DISTRICT	NLUU
SITE AREA	0.877 ACRES (37,503 SF)
EXISTING USE	MULTI-USE (STORAGE WAREHOUSE, MANUFACTURING, OFFICE, RETAIL, RECEPTION HALL)
PROPOSED USE	SAME (ADDITIONAL MANUFACTURING)
PROPOSED BUILDING AREA	1,100 SF
TOTAL DISTURBED AREA	2,500 SF

DIMENSIONAL INFO	MAXIMUM
FRONT SETBACK	0 FT (25 MAXIMUM)
REAR SETBACK	10 FT
RIGHT SIDE SETBACK	15 FT (SEE VARIANCE REQUEST)
REAR SETBACK	45 FT OR 3 STORIES
MAXIMUM BUILDING HEIGHT	15 FT
PROPOSED BUILDING HEIGHT	5.0 (PER LDC 261.1 E)
MAXIMUM FAR ALLOWED	1.100 SF / 27,503 SF = 0.86
PROPOSED FAR	1.100 SF / 27,503 SF = 0.86

PARKING REQUIREMENTS	NOT APPLICABLE PER TABLE 9.1.3A
BICYCLE PARKING REQUIREMENTS	4 SHORT-TERM ALONG-TERM
PROPOSED PROVIDED	NONE (MANUFACTURING ADDITION DOES NOT RESULT IN INCREASE OF EMPLOYEES)

LOT COVERAGE CALCULATION	
TOTAL LOT	37,503 SF
EXISTING LOT FOOTPRINT	17,501 SF
EXISTING LOT COVERAGE	46.67%
PROPOSED BUILDING FOOTPRINT	1,100 SF
TOTAL BUILDING FOOTPRINT	18,601 SF
PROPOSED LOT COVERAGE	49.62%
RESULTING INCREASE IN COVERAGE	3.3%

VICINITY MAP

LEGEND

[Hatched Box]	EXISTING ASPHALT	[Dotted Box]	PROPOSED ASPHALT
[Hatched Box]	EXISTING CONCRETE	[Dotted Box]	PROPOSED CONCRETE
[Hatched Box]	EXISTING WOOD DECKING	[Dotted Box]	PROPOSED WOOD DECKING
[Hatched Box]	EXISTING GRVEL	[Dotted Box]	PROPOSED GRVEL

OWNER
 RABBIT HOLE SPINETS LLC
 1452 CHEROKEE RD
 LOUISVILLE, KY 40204-4178

OWNER SOURCE OF TITLE
 DB 10448 / PO 0200

DEVELOPER
 RABBIT HOLE SPINETS LLC
 1452 CHEROKEE RD
 LOUISVILLE, KY 40204-4178

SITE ADDRESS
 711 E JEFFERSON ST
 LOUISVILLE, KY 40202

RECEIVED
 OCT 28 2020
 PLANNING & DESIGN SERVICES

WM#11289
 DEVELOPMENT PLAN

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

SHEET REVISIONS	
#	Description



AMMENDED DEVELOPMENT PLAN
 RABBIT HOLE DISTILLERY - FERMENTER ADDITION
 711 EAST JEFFERSON STREET
 LOUISVILLE, KY 40202

Lockett & Farley
 Architecture | Engineering | Interior Design
 737 South 3rd Street
 Louisville, Kentucky 40202-2100
 tel. 502-585-4181 fax. 502-587-0488
 www.lockett-farley.com

DATE	BY	REVISION
2020.10.09		
AUG 2020		
09-21-2020		

DEVELOPMENT PLAN
 DP-101