

LOCATION MAP  
NOT TO SCALE

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.2.1.C.2 TO NOT PROVIDE A MINIMUM 3-STORY STREET WALL.
2. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.6.2.A.2 TO NOT PROVIDE HORIZONTAL RHYTHM BETWEEN THE GROUND FLOOR EXTERIOR AND UPPER LEVELS.

PROJECT DATA

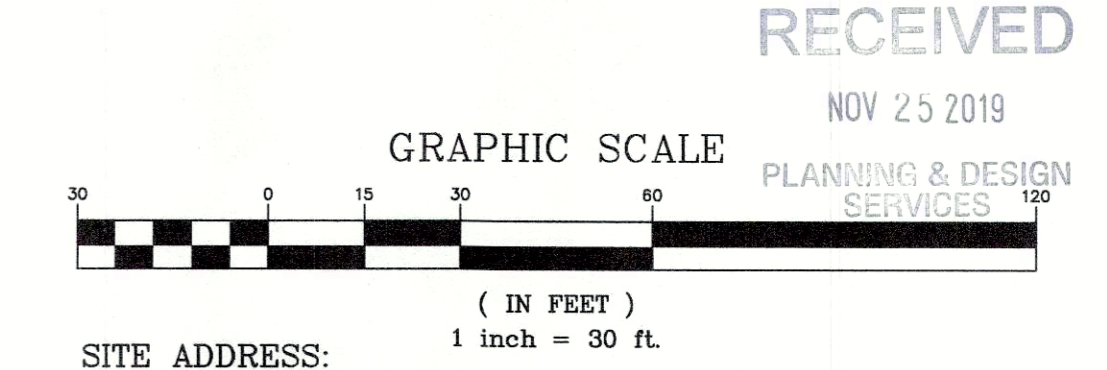
TOTAL SITE AREA	= 1.5± Ac. (65,340)
EXISTING ZONING	= M-2/EZ-1 (EAST MAIN-MARKET OVERLAY DISTRICT)
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= DISTILLERY
EXISTING BUILDING AREA	= 47,694 S.F. (1-2 STORIES)
TOTAL PROPOSED BUILDING AREA	= 11,200 S.F. (2 STORIES)
TOTAL BUILDING AREA	= 58,894 S.F. (24% INCREASE)
PROPOSED BUILDING FOOTPRINT AREA	= 5,600 S.F.
EXISTING BUILDING HEIGHT	= 39'-42'; 50' (2 STORIES)
BUILDING HEIGHT	= 39'-42' (2 STORIES)
F.A.R.	= 0.9 (3.0 MAX)
PARKING REQUIRED	= 0 SPACES
TOTAL VEHICULAR USE AREA	= 18,976 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= N/A
EXISTING IMPERVIOUS AREA	= 54,746 S.F.
PROPOSED IMPERVIOUS AREA	= 58,806 S.F. (7.22% INCREASE)
TOTAL SITE DISTURBANCE	= 13,460 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Existing alleys on-site have been closed per Case# 17896 in D.B. 10096 PG. 91
6. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final certificate of occupancy.
8. No truck maneuvering shall be permitted in the right of way.
9. 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.
10. All food service establishments must be in accordance with 902 KAR 45:005 regulations.
11. Must comply with all current Metro Smoking Ordinances.

MSD NOTES:

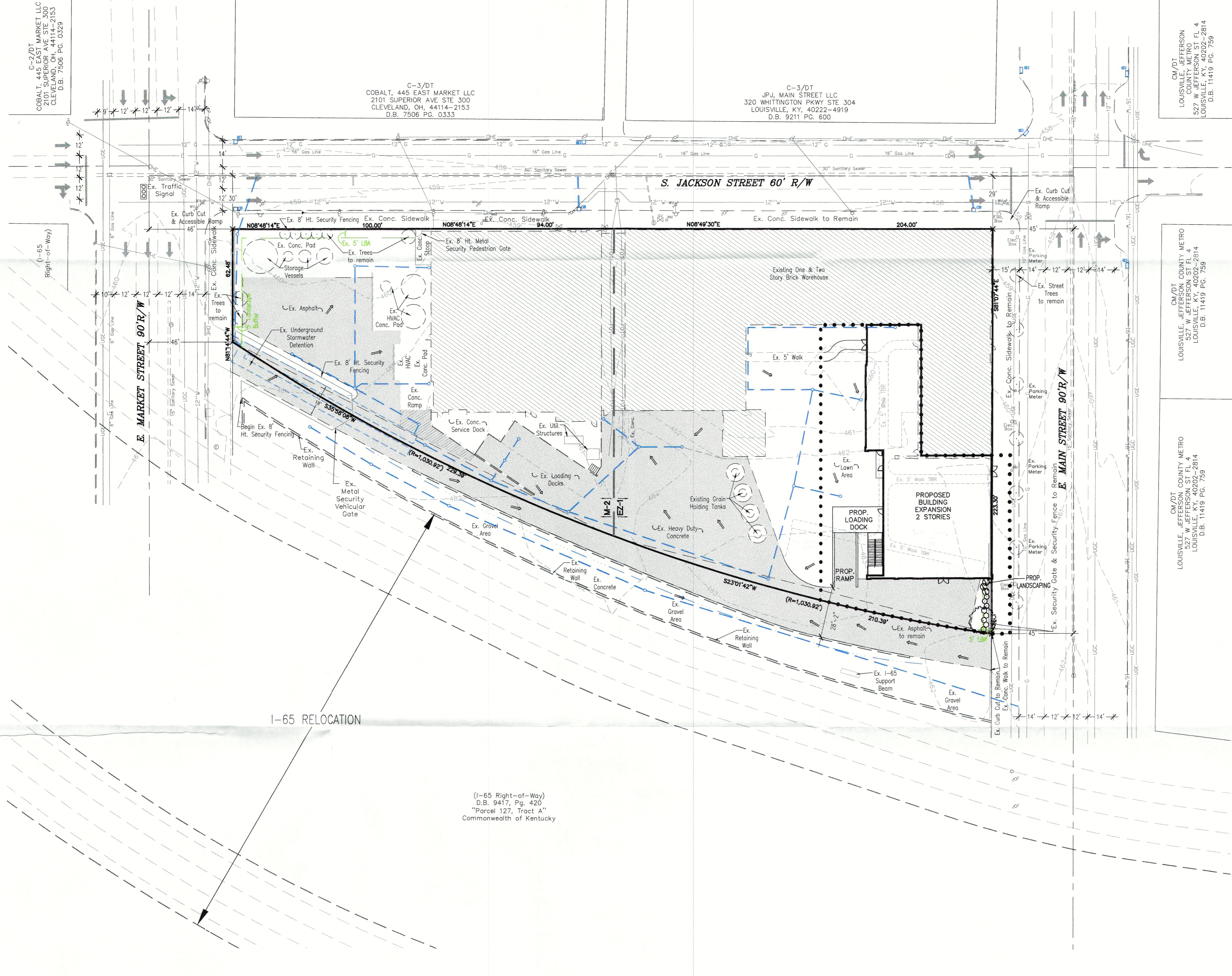
1. Sanitary sewer service will be provided through existing building
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0026E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control: Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request was submitted to MSD on November 25, 2019.
7. Post development 100 year flows have been limited to predevelopment 10-year flows in existing underground detention basin. Verification of capacity in the existing basin prior to MSD plan approval.
8. All retail shops must have individual connections per MSD's fats, oils and grease policy.
9. 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 Practices.



SITE ADDRESS:  
500 E. MAIN STREET  
LOUISVILLE, KY 40202  
T.B. 17C LOT 136  
D.B. 10261 PG. 0607

CASE# 19-DDP-0062  
RELATED CASES#  
15DEVPAN1029, 13DDR01002  
8791, 9-38-90, 17896  
WM# 10802

COUNCIL DISTRICT - 4  
FIRE PROTECTION DISTRICT - LOUISVILLE #2



LEGEND

○	EX. UTILITY POLE	— G —	EX. UNDERGROUND GAS LINES
▲	EX. GUY ANCHOR	— 12" W —	EX. UNDERGROUND WATER LINES
□	EX. LIGHT POLE	— UOC —	EX. UNDERGROUND ELECTRIC LINES
○	EX. FIRE HYDRANT	— — — — —	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
○	EX. WATER METER	— — — — —	EXISTING SEWER AND MANHOLE
○	EX. WATER VALVE	— — — — —	EX. CONTOUR
○	EX. GAS METER	— — — — —	EX. ZONING LINE
○	EX. GAS VALVE	— — — — —	PROPOSED DRAINAGE SWALE
○	EX. SANITARY SEWER CLEAN-OUT	● ● ● ● ●	PROPOSED LIMITS OF DISTURBANCE

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1	11-25-19	AGENCY COMMENTS		

PROJECT DATA

FILE NAME: 12192-RDDP-NEW-BLDG-ADD...  
DATE: 10-30-19  
SCALE: AS SHOWN  
CHECKED BY: AER  
DRAWN BY: JH/ARH

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**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
1000 WASHINGTON AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
PH: 502.444.9775 FAX: 502.444.9774  
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

ANGEL'S ENY  
OWNER/DEVELOPER  
LOUISVILLE DISTILLING COMPANY, LLC  
500 E. MAIN STREET  
LOUISVILLE, KY 40202

JOB NO. 12192  
SHEET 1 OF 1

19-DDP-0062