

**SITE DATA:**

**DEVELOPER:** KAVER ZAMAMIAN, RABBIT HOLE DISTILLING, LOUISVILLE, KY 40204

**OWNER:** RABBIT HOLE DISTILLING, 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:** 08 10448, PG 0390

**PARCEL ID:** 017001590000

**TAX BLOCK & LOT NO.:** TAX BLOCK: 017D, LOT NO. 108

**GROSS ACREAGE:** 0.87 AC

**GROSS BLDG FOOTPRINT AREA:** 17,901 SF

**GROSS BLDG FLOOR AREA:** 31,068 SF

**EXISTING ZONING:** C2

**ADJACENT ZONING:** C2

**FORM DISTRICT:** TRADITIONAL NEIGHBORHOOD

**EXISTING USE:** STORAGE WAREHOUSE

**PROPOSED USE:** MANUFACTURING/RETAIL OFFICE/RECEPTION HALL

**HEIGHT OF STRUCTURES:** +39.07' / +44.97'

**OFF-STREET LOADING AREA:** 2,400 SF

**MINIMUM REQUIRED SETBACKS:** 0' FRONT, 3' STREET SIDE, 10' SIDE, 15' REAR

**MAXIMUM SETBACKS:** 25' FRONT, 25' FRONT

**COUNCIL DISTRICT:** 4

**FIRE DISTRICT:** CITY OF LOUISVILLE

**SQUARE FOOTAGE CALCULATIONS**

**PROPOSED:**

FIRST FLOOR: MANUFACTURING: 4,789 SF  
 MANUFACTURING: 1,463 SF  
 MANUFACTURING: 4,550 SF  
 RETAIL GIFT SHOP: 1,899 SF  
 GENERAL STORAGE: 4,789 SF  
 MANUFACTURING: 1,139 SF  
 MANUFACTURING: 2,228 SF

SECOND FLOOR: OFFICE: 1,698 SF  
 MANUFACTURING: 347 SF  
 RECEPTION HALL: 31,068 SF

**TOTAL:** 47,890 SF

**INCREASE:** 27%

EXISTING FAR: 0.83  
 PROPOSED FAR: 0.82

**\*UNIMPROVED SPACE**

**TOTAL COVERAGE CALCULATIONS**

LOT LOT = 37,903 SF  
 EXISTING BUILDING FOOTPRINT = 24,910 SF  
 EXISTING BUILDING FOOTPRINT PER LOT = 17,501 SF  
 TOTAL BUILDING = 17,501 SF  
 PERCENTAGE COVERED = 46.3%

**ZONE CHANGE REQUESTED**

JEFFERSON ST PROPERTY IS TO BE REZONED FROM C2 TO E2-1.  
 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 WAIVERS**

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 E2-1.  
 3. WAIVER TO REDUCE THE MINIMUM REQUIRED PARKING SPACES FROM 40 TO 36.

**PARKING**

MIN. 1 SPACE PER 100 SF GROSS FLOOR AREA = 43.99 = 4 SPACES  
 MAX. 1 SPACE PER 50 SF GROSS FLOOR AREA = 67.18 = 67 SPACES  
 MIN. 1 SPACE PER 500 SF GROSS FLOOR AREA = 3.39 = 3 SPACES  
 MAX. 1 SPACE PER 200 SF GROSS FLOOR AREA = 6.48 = 8 SPACES  
 MANUFACTURING (1.5 TOTAL EMP. COEFF.)  
 MIN. 1 SPACE PER 1.5 EMPLOYEE = 15 SPACES  
 MAX. 1 SPACE PER 1 EMPLOYEE = 15 SPACES

RETAIL GIFT SHOP (1.888 SF)  
 MIN. 1 SPACE PER 500 SF GROSS FLOOR AREA = 3.80 = 4 SPACES  
 MAX. 1 SPACE PER 100 SF GROSS FLOOR AREA = 12.88 = 13 SPACES

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

**REDUCTIONS**

20% - GREEN DEVELOPMENT REDUCTION  
 20% - GREEN DEVELOPMENT REDUCTION  
 REDUCED TOTAL MINIMUM PARKING REQUIREMENTS = 61 - 16 = 45 SPACES

**PARKING PROVIDED:**

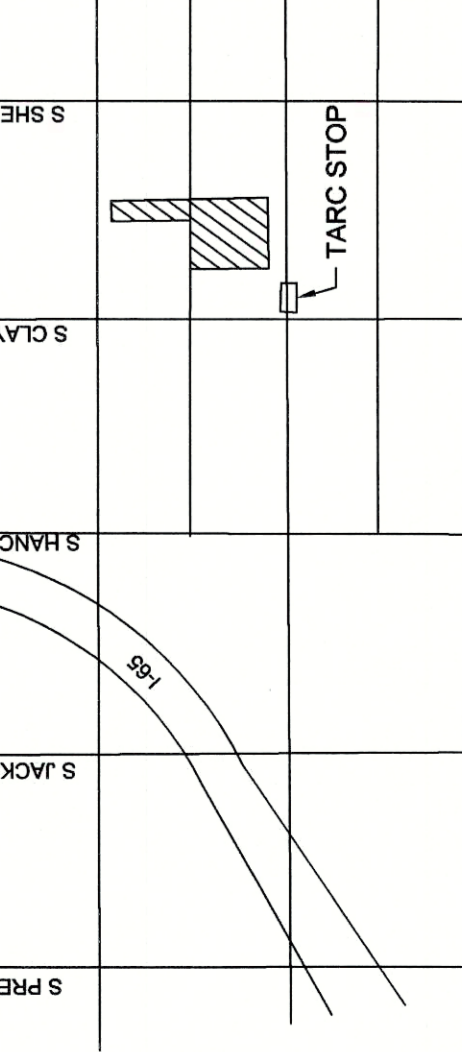
ON-SITE: 8  
 NEIGHBORHOOD STREET: 1  
 MARKET STREET: 1  
 TOTAL: 10

EXISTING RECIPROCAL ACCESS AND PARKING EASEMENT BETWEEN NULU BRIDGESTONE, LLC AND THE OWNER OF 711 E. JEFFERSON STREET.  
 PROP. PARKING ASMT WITH 223 CLAY STREET  
 PROP. PARKING ASMT WITH 111 E. JEFFERSON STREET

**TOTAL: 13**

REFER TO ASSOCIATED PARKING STUDY FOR MORE INFORMATION

**VICINITY MAP**



**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 APPROVED EPSC PLAN MUST BE SUBMITTED TO AND APPROVED BY THE DISTRICT ENGINEER, REGIONAL OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE OPERATIONAL PRIOR TO ANY CONSTRUCTION ACTIVITY. 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 SEED, 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-22.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SILT FENCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD 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. A CONSTRUCTION BOND AND 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. SIDEWALKS SHALL BE RECONSTRUCTED AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

**AIR POLLUTION NOTE**

CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**TREE CANOPY CALCULATIONS**

EXISTING TREE CANOPY = 0%  
 REQUIRED NEW TREE CANOPY COVER AREA = 10% = 3,754 SF

REDUCTIONS  
 FLOOR AREA RATIO = 0.69  
 68% REDUCTION PER ILC 10.1.48 = 2,478 SF  
 REVISED TREE CANOPY COVER AREA = 1,276 SF

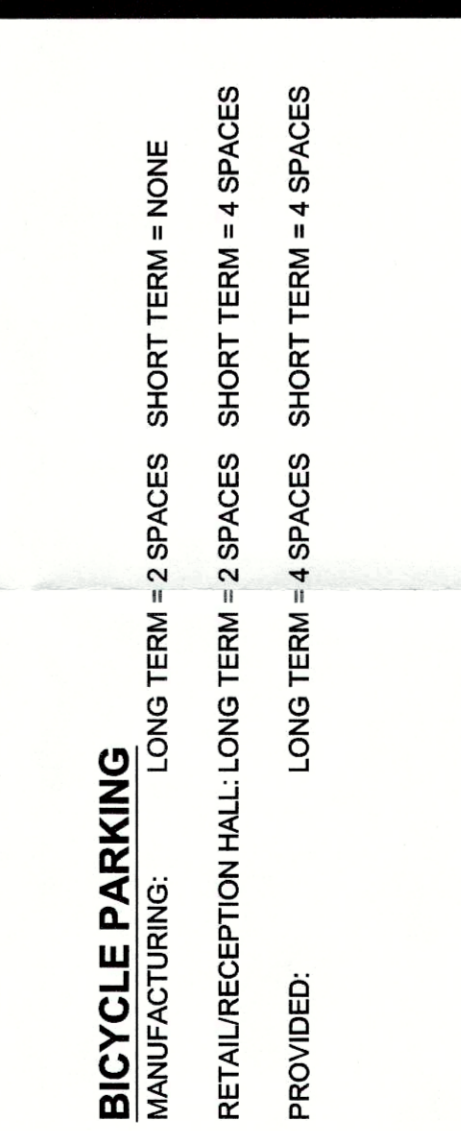
**INTERIOR LANDSCAPE AREA**

NO MORE THAN 10% OF THE TOTAL INTERIOR FLOOR AREA SHALL BE COVERED BY LANDSCAPE.  
 LA PROVIDED = 196 SF

**IMPERVIOUS AREA**

THERE IS NO INCREASE IN IMPERVIOUS AREA.

**LEGEND**

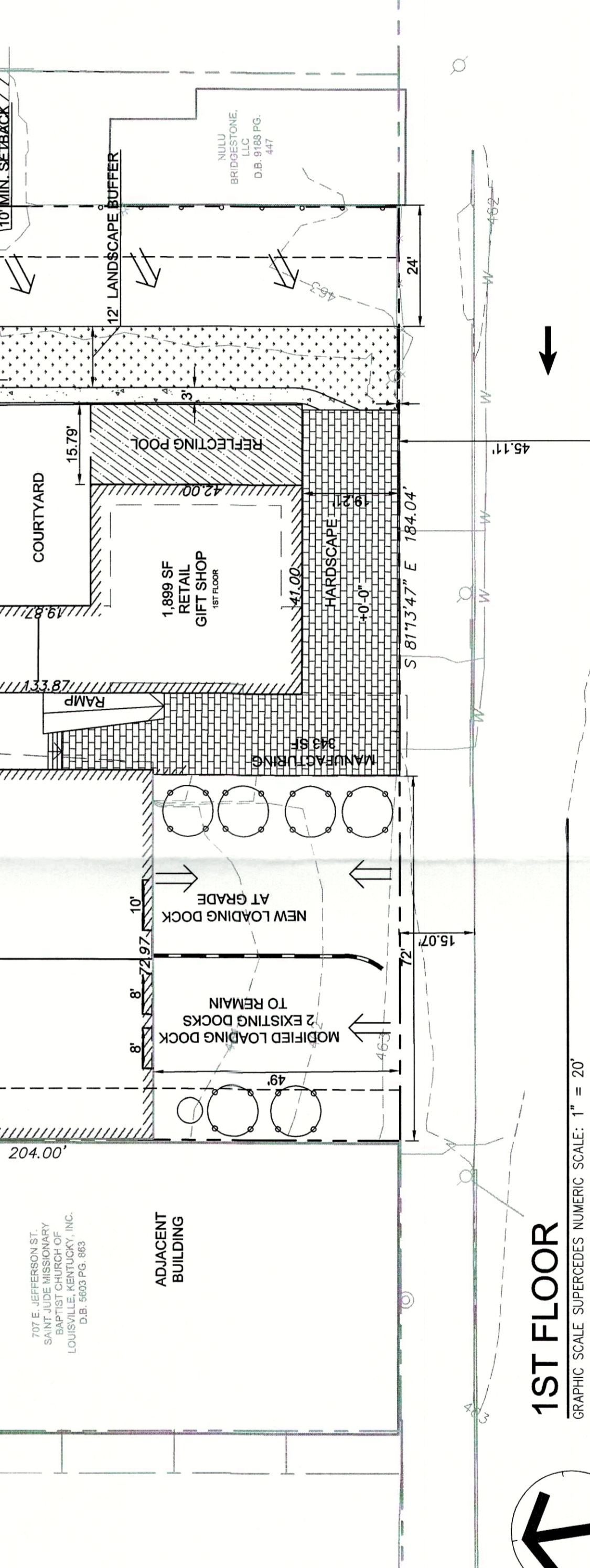
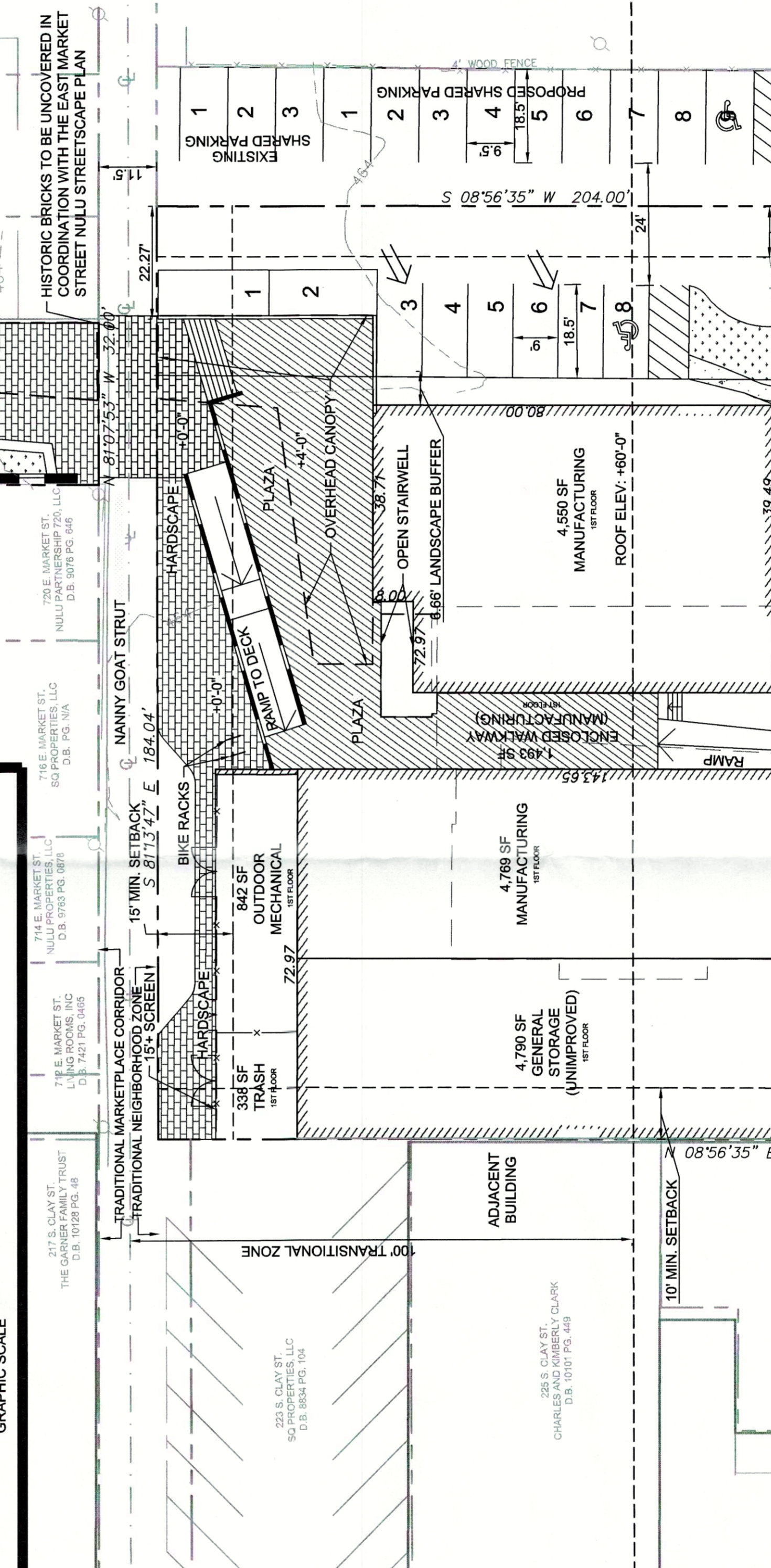
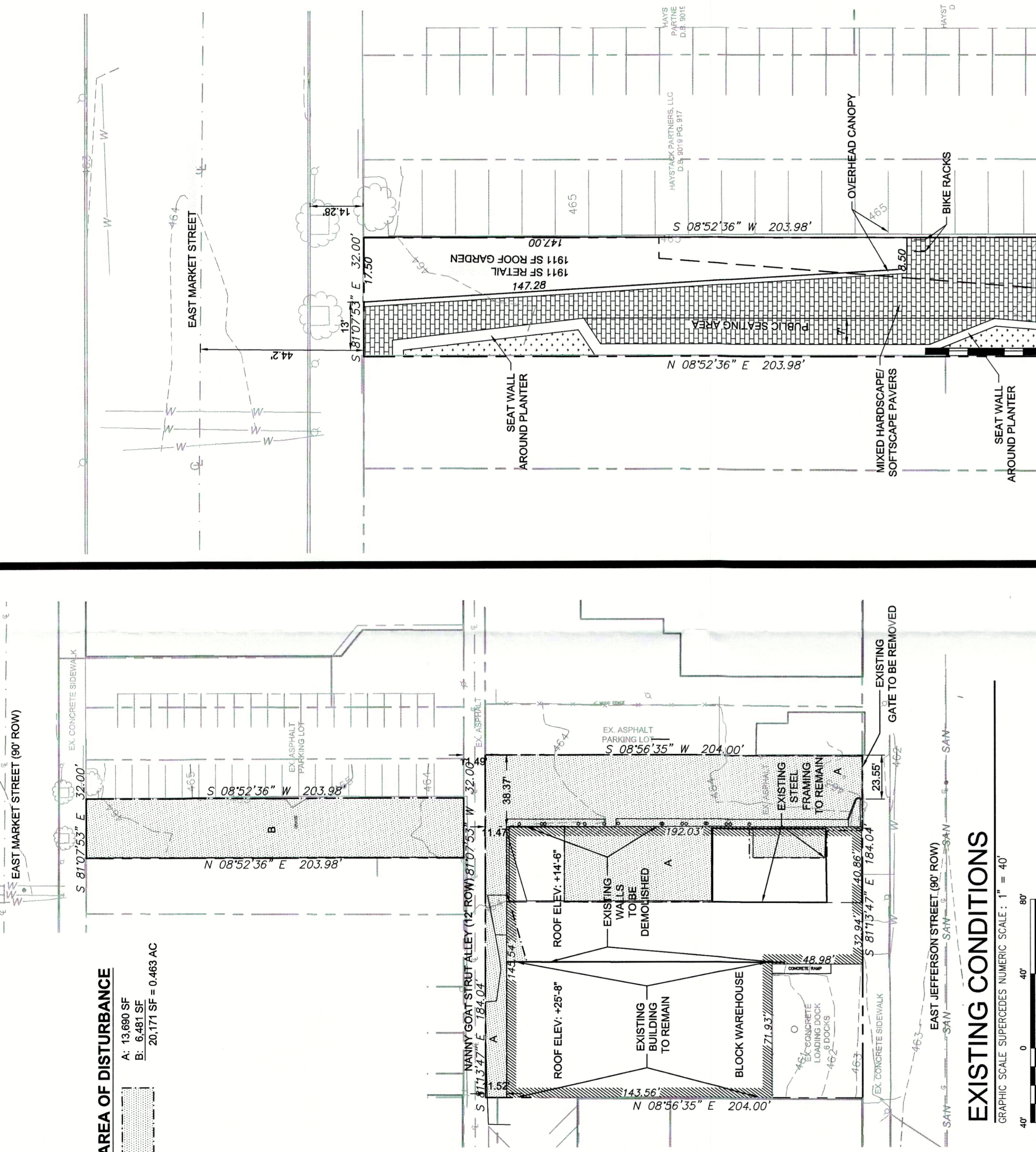


**BICYCLE PARKING**

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

**FLOOD NOTE:**

FLOOD PLAN DETERMINATION IS RESTRICTED TO A REVIEW OF EXISTING RECORDS AND FIELD SURVEY DATA. THE OWNER SHALL NOT BE CONSIDERED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL PORTIONS OF THE PROPERTY OR SHOWN ON THE FLOOD MAP. THE FLOOD ZONE AS INDICATED BY FEMA MAP NO. 20110002E.



**[smart design]**  
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 Design Build | Building Commissioning | Special Inspections  
 1853

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

**REVISIONS**

#	Description	Date

**2015.2.26**  
 DATE: 03-14-2016  
 DRAWN BY: AMB  
 CHECKED BY: AMB  
 PROJECT: DEVELOPMENT PLAN  
 SHEET: DDP.1

**RECEIVED**  
 APR 14 2016  
 PLANNING & DEVELOPMENT  
**15 ZONE 1052**  
 WM # 11289

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY