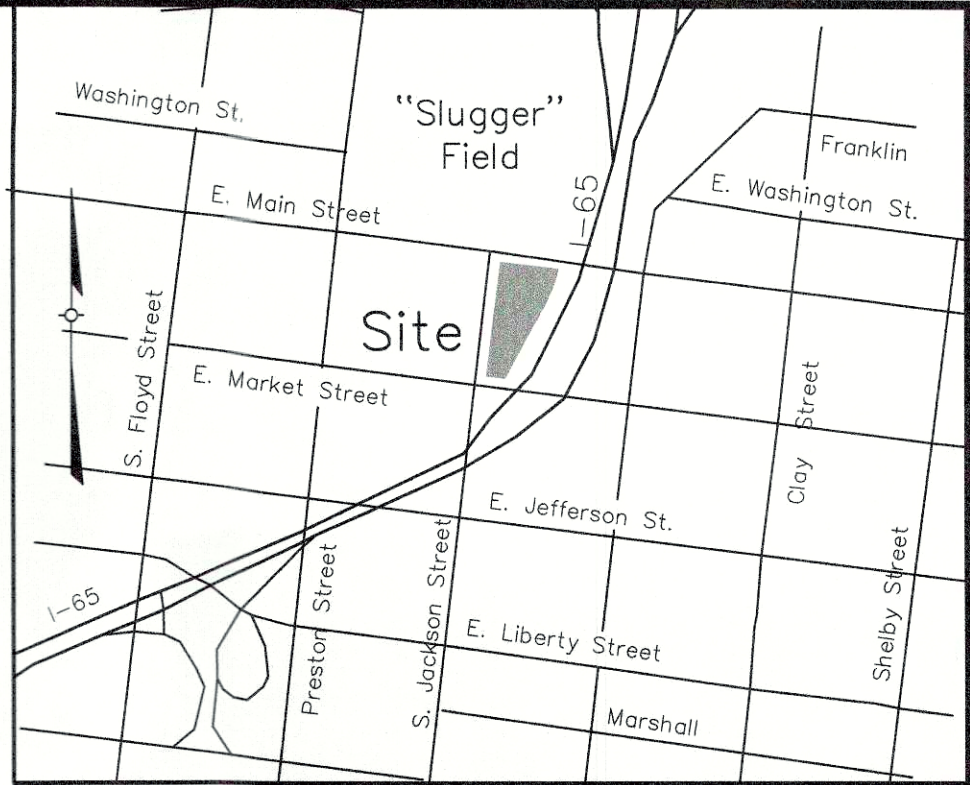
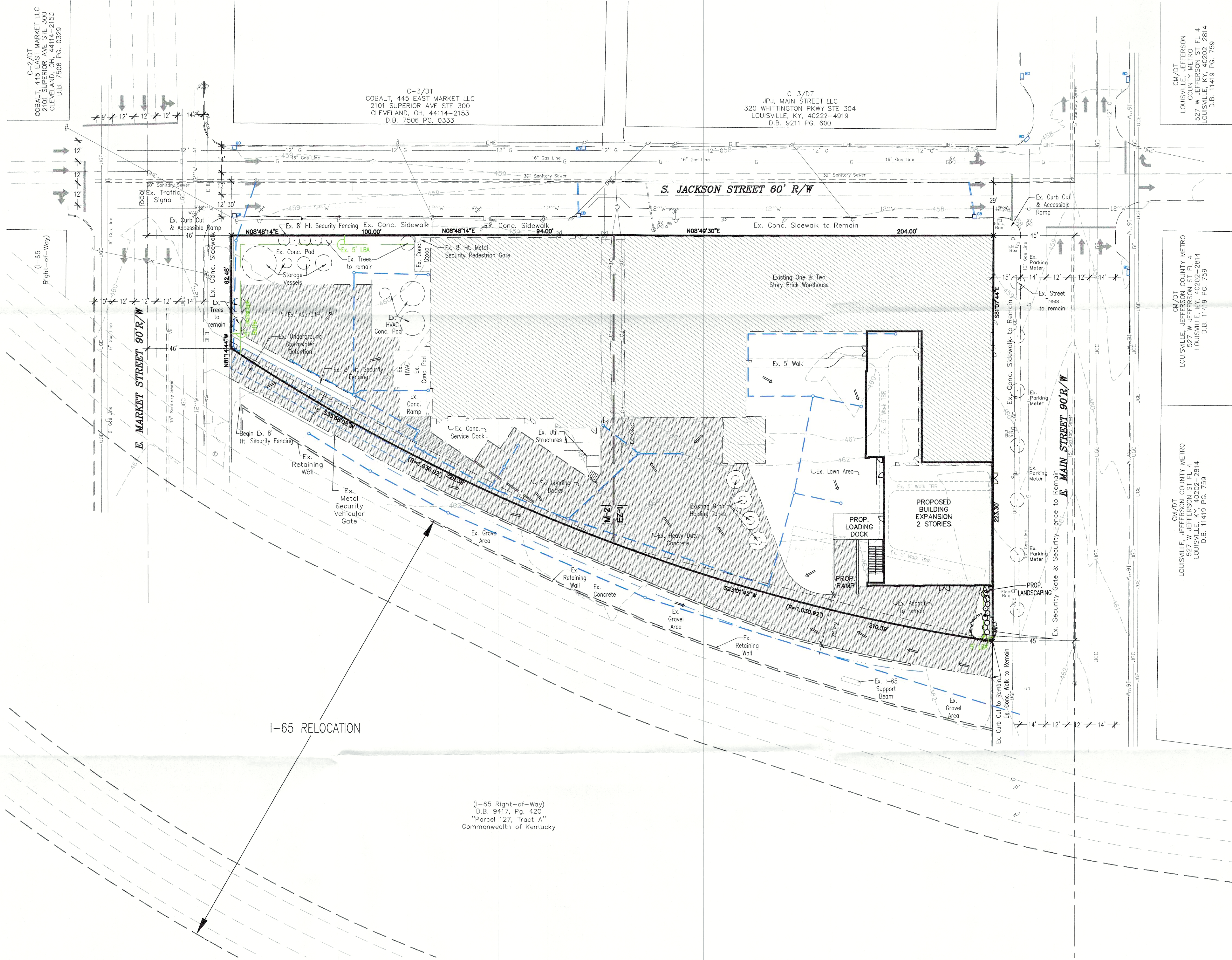




PROJECT DATA

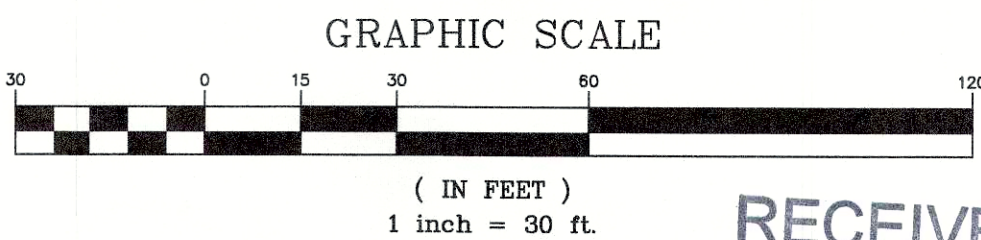
TOTAL SITE AREA	= 1.5± Ac. (65,340)
EXISTING ZONING	= M-2/EZ-1 (EAST MAIN-MARKET OVERLAY DISTRICT)
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= DISTILLERY
EXISTING BUILDING AREA	= 47,694 S.F. (1-2 STORIES)
TOTAL PROPOSED BUILDING AREA	= 11,200 S.F. (2 STORIES)
TOTAL BUILDING AREA	= 58,894 S.F. (24% INCREASE)
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
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM SPACES (PROVIDED INDOORS)
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)

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 alleys on-site have been closed per Case# 17896 in D.B. 10096 PG. 91
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Long term bicycle spaces to be provided inside building.

MSD NOTES:

- Sanitary sewer service will be provided through existing building
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0026C 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.
- Erosion & Silt Control: Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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 have been limited to predevelopment 10-year flows in existing underground detention basin.



RECEIVED
OCT 31 2019
PLANNING & DESIGN
SERVICES

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

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

WM# 10802

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

NO.	DATE	DESCRIPTION	BY

REVISIONS	DESCRIPTION	DATE	BY

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: 12192-RDDP-NEW-BLOC-ADD- DATE: 10-30-19 CHECKED BY: AER	SCALE: AS SHOWN DRAWN BY: JH/ARH	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1000 W. MARKET STREET, SUITE 100
LOUISVILLE, KY 40202
PHONE: 502.444.9714
FAX: 502.444.9714
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
ANGEL'S ENVY
OWNER/DEVELOPER
LOUISVILLE DISTILLING COMPANY, LLC
500 E. MAIN STREET
LOUISVILLE, KY 40202

JOB NO. 12192	SHEET 1 OF 1
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19-OVERLAY-0027

LEGEND

EX. UTILITY POLE	G	EX. UNDERGROUND GAS LINES
EX. GUY ANCHOR	12"W	EX. UNDERGROUND WATER LINES
EX. LIGHT POLE	UGC	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	---	