

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. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
10. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
11. No Karst features were observed on site during a site visit on June 6, 2022, by Derek Triplett, RLA.
12. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
13. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current APA, KYTC and MPW standards and shall be inspected prior to final bond release.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
3. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
4. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 F dated February 26, 2021.
6. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. Site discharges into a combined sanitary sewer system and shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
9. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
10. 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 Mgmt. Practices.
11. All road drainage shall be routed to the proposed underground detention basin.

PROJECT DATA

TOTAL SITE AREA	= 2.45± Ac. (106,554 SF)
EXISTING ZONING	= E2-1/C-2
PROPOSED ZONING	= E2-1/C-2
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= DISTILLERY
PROPOSED USE	= DISTILLERY/OFFICE
BUILDING HEIGHT	= 3 STORY (45' MAX. ALLOWED)
DISTILLERY/ACCESSORY USES	
BASEMENT	= 8,832 SF
FIRST FLOOR	= 43,456 SF
SECOND FLOOR	= 10,934 SF
THIRD FLOOR	= 3,678 SF
TOTAL DISTILLERY/ACCESSORY FLOOR AREA	= 66,898 SF
LOGISTICS EXPANSION	
FIRST FLOOR	= 21,193 SF
SECOND FLOOR	= 1,202 SF
TOTAL LOGISTICS EXPANSION FLOOR AREA	= 22,395 SF
OFFICE EXPANSION	
FIRST FLOOR	= 8,499 SF
SECOND FLOOR	= 13,778 SF
TOTAL OFFICE EXPANSION FLOOR AREA	= 22,277 SF
TOTAL BUILDING FLOOR AREA	= 111,570 SF
PARKING REQUIRED	MIN MAX
OFFICE	22,277 / 750 =30 =149
LOGISTICS	22,277 / 150 =3 =45
DISTILLERY/ ACCESSORY USES	22,395 / 10,000 =17 =134
66,898 / 4000 =50 =328	
TOTAL	66,898 / 500 =61 SPOTS
TOTAL PARKING PROVIDED	
F.A.R.	= 1.05 (5.0 MAX. ALLOWED)
PARKING AREA	= 10,500 SF
LOADING AREA	= 7,400 SF
TOTAL VEHICULAR USE AREA	= 17,900 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 895 SF (5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,000 SF
AREA OF DISTURBANCE	= 2.45 ACRES +/-
INCREASE IN IMPERVIOUS SURFACE	= 0 SF (0%)



LOCATION MAP
NOT TO SCALE

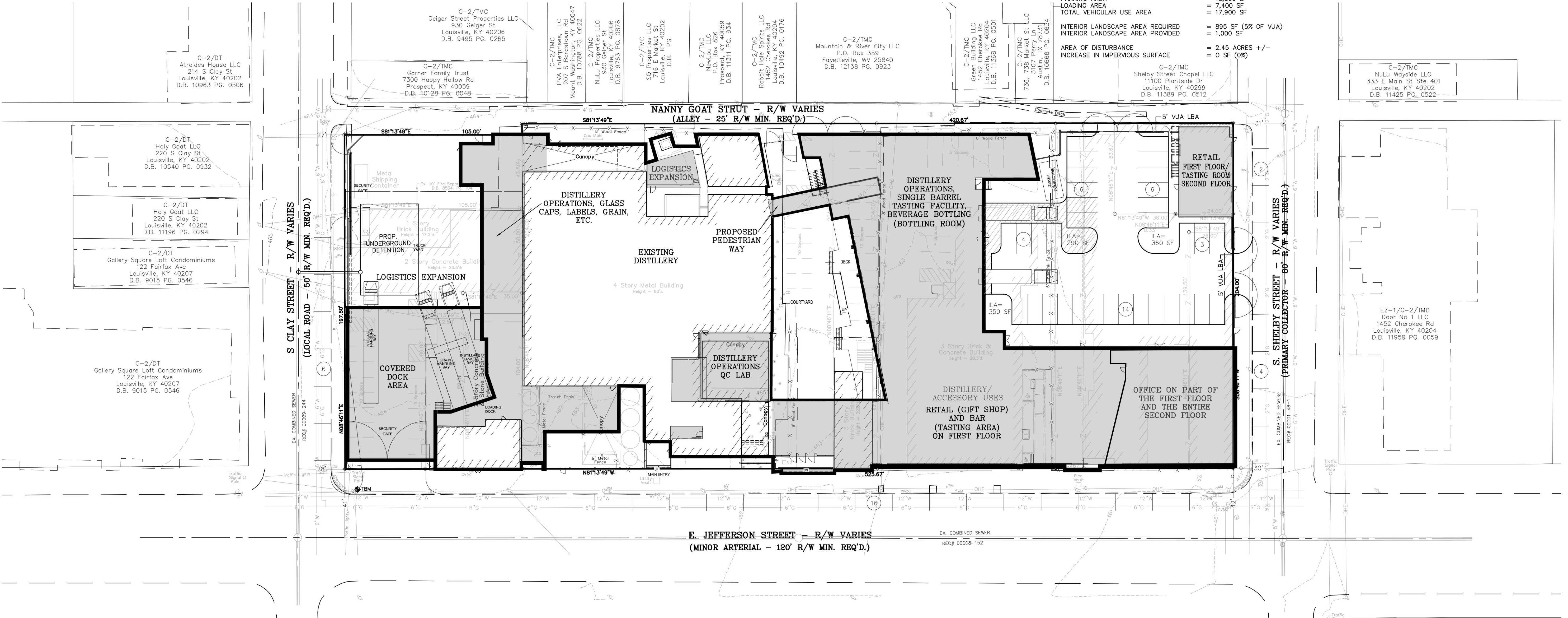
REVISIONS	DESCRIPTION	PER AGENCY COMMENTS
BY	DT	
DATE	4/15/24	
NO.	1	

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: 2003-RODDP		
DATE: 01/08/2024		
CHECKED BY: DT		
SCALE AS SHOWN		
DRAWN BY: JH		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WESTERN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
TEL: 502.581.1914 FAX: 502.581.1914 WWW.LD&D.COM

DETAILED DISTRICT/GENERAL DEVELOPMENT PLAN
RABBIT HOLE DISTILLERY
711 EAST JEFFERSON STREET
OWNER/DEVELOPER
RABBIT HOLE SPIRITS LLC
1452 CHEROKEE ROAD
LOUISVILLE, KY 40204

JOB NO. **22093**
SHEET **1** OF **1**



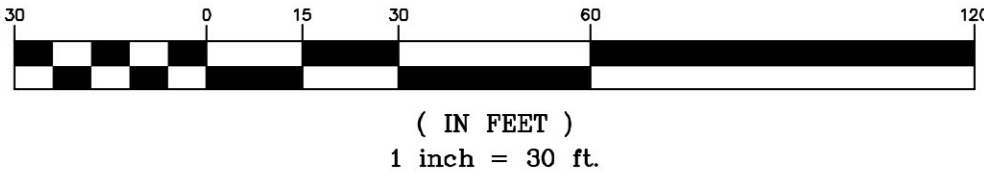
LEGEND

- Bollard
- Sign
- Utility Pole
- Guy Anchor
- ☆ Light Pole
- ⊙ Ground Light
- Catch Basin
- ⊙ Storm Drainage Manhole
- ⊙ Fire Hydrant
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Utility Manhole
- ⊙ Electric Manhole
- Gas Meter
- ⊙ Gas Valve
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Clean-Out
- A/C Air Conditioner
- LCA Landscape Area
- 12"W— Underground Water Line
- 6"G— Underground Gas Line
- OHE— Overhead Electric Line
- Set Mag Nail With Washer Stamped "LD&D SURVEYING PLS 3492"
- Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C \text{ pre/ex.} = 0.95$
 $\Delta C \text{ post/prop.} = 0.95$
 $A = 2.45 \text{ ACRES}$
 $R(10) = 4.5 \text{ INCHES}$
 $R(100) = 6.2 \text{ INCHES}$
 $X \text{ PRE } 10 = (0.95)(4.5)(2.45)/12 = 0.87 \text{ AC.-FT}$
 $X \text{ POST } 100 = (0.95)(6.2)(2.45)/12 = 1.2 \text{ AC.-FT}$
 $X = 1.2 \text{ AC.-FT} - 0.87 \text{ AC.-FT} = 0.33 \text{ AC.-FT. REQUIRED}$
PROVIDED BASIN = 9600 SQ.FT. @ 3 FT.
TOTAL = 28,800 CU.FT.
= 0.66 AC.FT. > 0.42 AC.FT.

GRAPHIC SCALE



OWNER:
RABBIT HOLE SPIRITS LLC
1452 CHEROKEE RD
LOUISVILLE, KY 40204
D.B. 12445 PG. 691

SITE ADDRESS:
707, 711 E JEFFERSON ST
223 S CLAY ST
LOUISVILLE, KY 40202
TAX BLOCK 017D, LOT 0064, 0159, 0189, 0195

SITE ADDRESS:
733 E JEFFERSON ST
LOUISVILLE, KY 40202
TAX BLOCK 017D, LOT 0068

SITE ADDRESS:
225 S CLAY STREET
LOUISVILLE, KY 40202
TAX BLOCK 017D, LOT 0052 SUBLOT 0053

SITE ADDRESS:
747 E JEFFERSON ST
LOUISVILLE, KY 40202
TAX BLOCK 017D, LOT 0071 & 0073

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2
MUNICIPALITY - LOUISVILLE
CASE # 24-ZONE-0004
WM# 11289