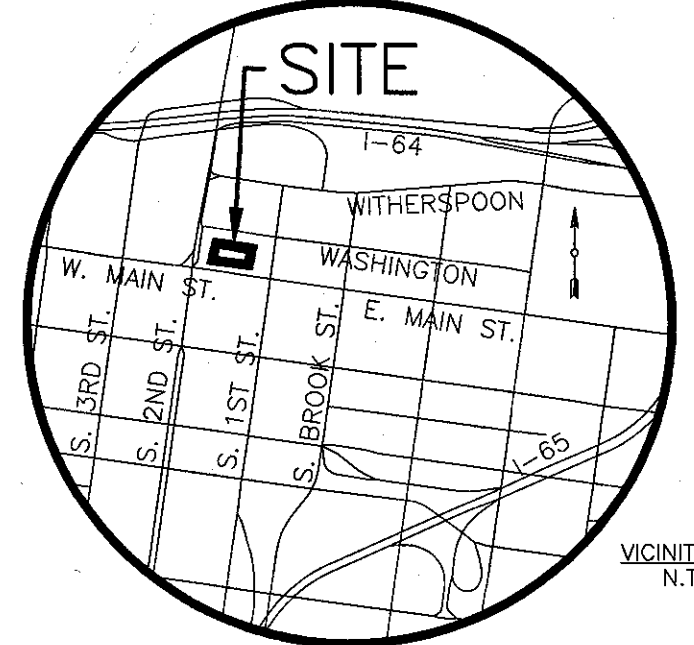
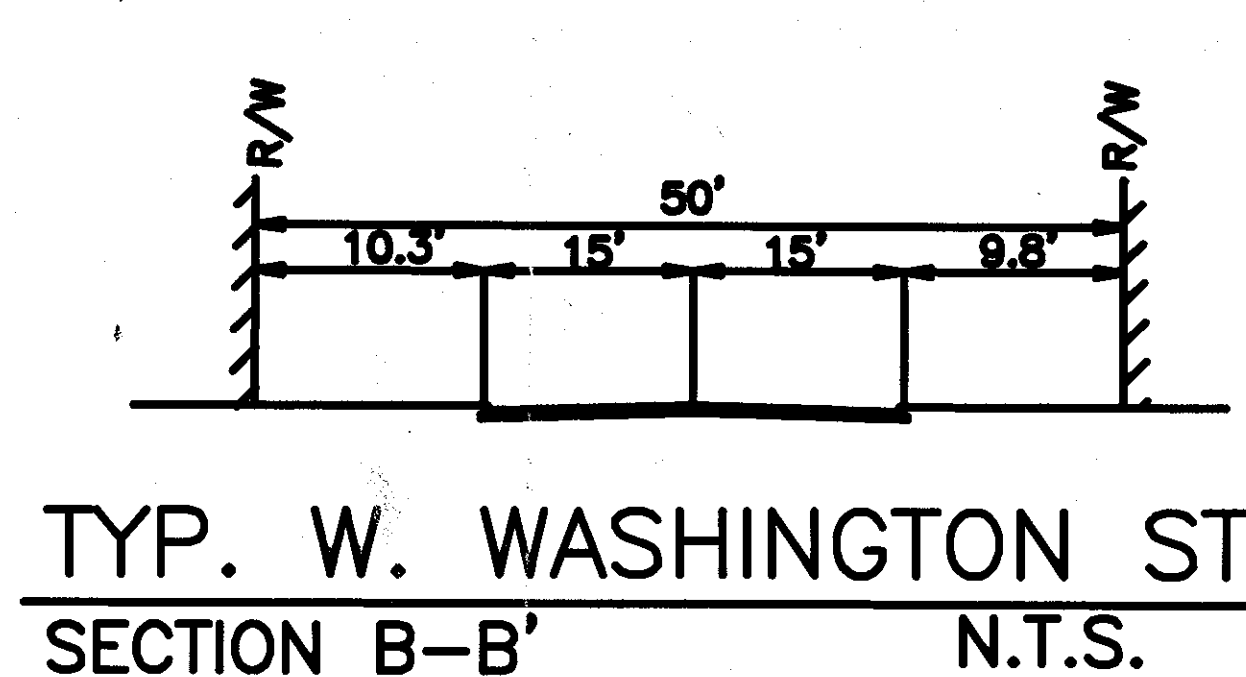
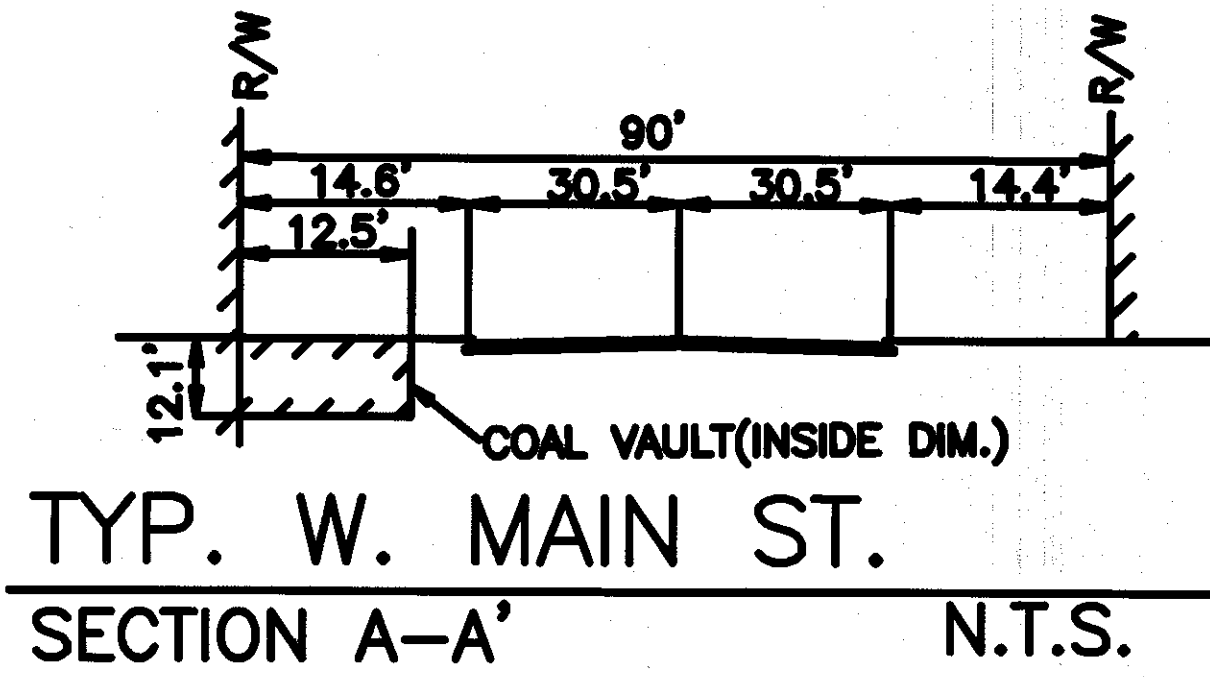


LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. H20NE1050
 APPROVAL DATE March 19, 2015
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



SITE PLAN STATISTICS:
 EXISTING ZONE: C-3 DOWNTOWN
 PROPOSED ZONE: E-2 ENTERPRISE ZONE
 EXISTING FORM DISTRICT: DOWNTOWN
 PROPOSED FORM DISTRICT: NO CHANGE
 TOTAL ACREAGE: 0.289 ACRES
 GROSS BUILDING FOOTPRINT: 11,717 SQ. FT.
 FLOOR AREA RATIO (FAR): 7:1
 EXISTING PARKING: NONE
 PROPOSED PARKING: NONE PROPOSED
 SHORT-TERM BICYCLE PARKING: 2
 LONG-TERM BICYCLE PARKING: 2

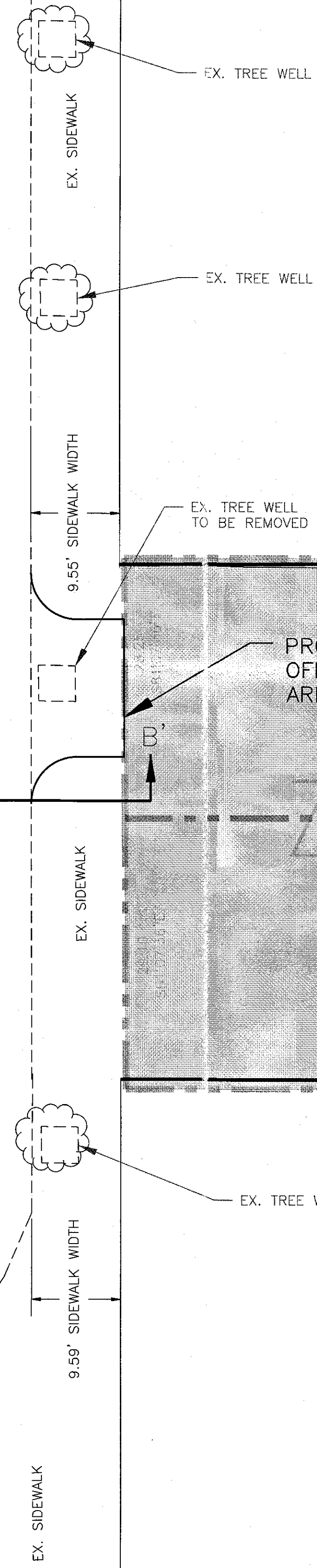
DRAWN: MCP
 CHECKED: MCP

DEVELOPMENT PLAN NOTES

1. THE SITE IS LOCATED IN THE WATERFRONT VIEW OVERLAY DISTRICT AND WILL REQUIRE REVIEW AND APPROVAL FROM THE WATERFRONT DEVELOPMENT CORPORATION.
2. THE SITE IS DESIGNATED AS AN INDIVIDUAL LANDMARK BUILDING AND SHALL CONFORM TO THE LOUISVILLE LANDMARKS COMMISSION'S PROCEDURES AND DESIGN GUIDELINES.
3. BUILDING DESIGN SHALL CONFORM TO CHAPTER 5 PART 6 OF THE LAND DEVELOPMENT CODE, INCLUDING 5.6.2 DOWNTOWN FORM DISTRICT BUILDING DESIGN STANDARDS.
4. REQUIRED SHORT-TERM BICYCLE PARKING WILL BE ACCOMMODATED BY EXISTING FACILITIES LOCATED ON THE WEST SIDE OF SECOND STREET, BENEATH THE SECOND STREET BRIDGE (WITHIN THE SAME BLOCK FACE) AND OUTDOOR BIKE RACKS LOCATED AT THE YUM CENTER WITHIN 400' FEET FROM THE SITE. LONG-TERM BICYCLE PARKING WILL BE ACCOMMODATED WITHIN THE BUILDING.
5. CONSTRUCTION BOND AND PERMIT FROM TRANSPORTATION PLANNING WILL BE REQUIRED FOR WORK WITHIN THE RIGHT-OF-WAY.
6. THE SIDEWALK EXPANSION IS CURRENTLY BEING CONSTRUCTED BY LG&E TO ACCOMMODATE AN UNDERGROUND UTILITY VAULT.
7. SIGNAGE WILL BE COMPLIANT WITH THE LAND DEVELOPMENT CODE.

100 WEST WITHERSPOON STREET
 PRESBYTERIAN CHURCH USA
 DB 5974/PG 272
 2.0608 Acres

LOADING ZONE



EXISTING ZONE C-3 DOWNTOWN
 115
 MAIN STREET REVITALIZATION LLC
 4-STORY BRICK BUILDING
 NO PLAT
 DB 9751/PG 951

117
 MAIN STREET REVITALIZATION LLC
 4-STORY FACADE, NO BUILDING
 NO PLAT, TAX BLOCK 18A LOT 20
 DB 9751/PG 951
 0.132 Acres
 5763 Sq. Feet

119
 MAIN STREET REVITALIZATION LLC
 4-STORY FACADE, NO BUILDING
 NO PLAT, TAX BLOCK 18A LOT 19
 DB 9751/PG 951
 0.137 Acres
 5955 Sq. Feet

EXISTING ZONE C-3 DOWNTOWN
 121
 DKH PROPERTIES INC AND DAREN DOOGARSINGH
 4-STORY BRICK BUILDING
 NO PLAT
 DB 8738/PG 0168

HEIGHT OF STRUCTURES:

- HEIGHT OF EXISTING MAIN STREET FAÇADE WALL WILL BE MAINTAINED AT APPROXIMATELY 60'
- NEW CONSTRUCTION ON WASHINGTON STREET WILL BE APPROXIMATELY 60'
- A PENTHOUSE STRUCTURE WILL BE CONSTRUCTED TO PROVIDE ACCESS TO ROOFTOP: APPROXIMATELY 72' TOTAL

EXISTING USES:

- BOTH SITES ARE VACANT

PROPOSED USES:

- DISTILLERY AND VISITOR TOUR EXPERIENCE IS LOCATED ON THE LOWER (WASHINGTON STREET) LEVEL AND THE FIRST THREE FLOORS OF THE BUILDING.
- A RESTAURANT AND RETAIL SPACE ON FIRST FLOOR
- EVENT SPACE AND MEETING ROOMS ON FOURTH FLOOR
- OUTDOOR ROOFTOP GARDEN AND BAR ON FIFTH FLOOR

FUTURE EXPANSION OF SIDEWALK FOR PROPOSED LG&E VAULT (CONSTRUCTION IS CURRENTLY ONGOING BY LG&E AND WILL BE COMPLETE BEFORE THE START OF CONSTRUCTION OF BUILDING)

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review
 Date: 1/20/15
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

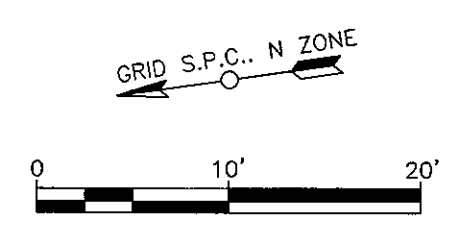
PRELIMINARY SITE PLAN
 OF
MAIN STREET REVITALIZATION LLC PROPERTY
 LOCATED AT:
 117 & 119 W. MAIN ST.
 LOUISVILLE, KY 40202
 JEFFERSON COUNTY

ehi
 CONSULTANTS
 815 W. MARKET ST., SUITE 704
 LOUISVILLE, KY 40202
 WWW.EHICONSULTANTS.ORG
 (502) 992-3191

Project: 2014-76 Scale: 1"=10' Date: 10/20/14

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 10/20/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
 JAN 26 2015
 PLANNING & DESIGN SERVICES



WM# 7476

**BINDING ELEMENTS
CASE NO. 14ZONE1050**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - d. The appropriate overlay permit shall be obtained to allow the development as shown on the approved district development plan.
 - e. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - f. A legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
5. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.