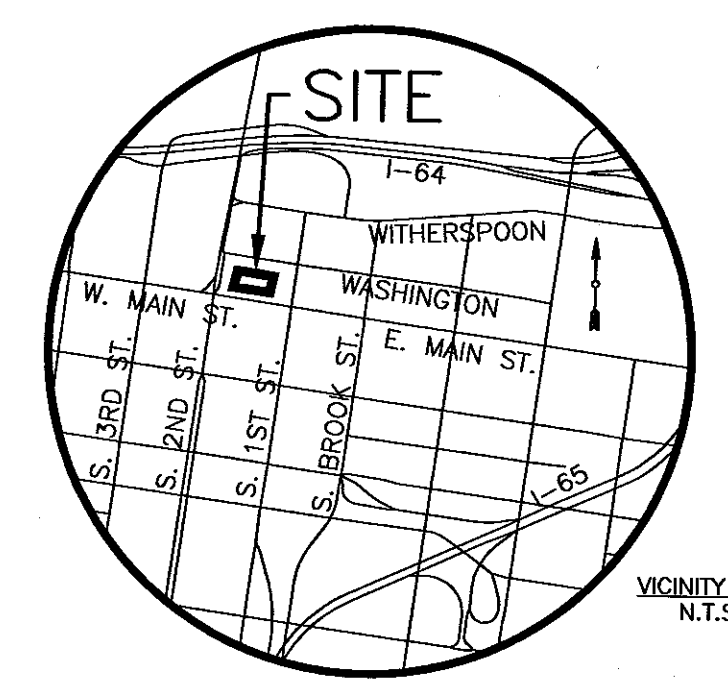
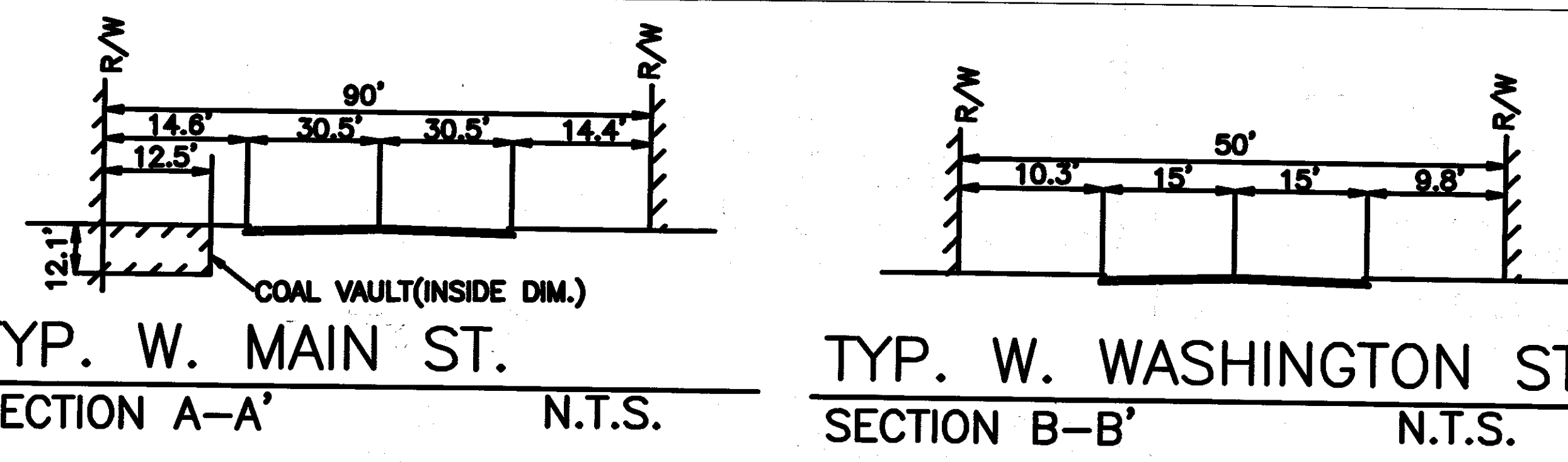


117&119 w main lou prelim site plan.dwg

3/19/2007



SITE PLAN STATISTICS:

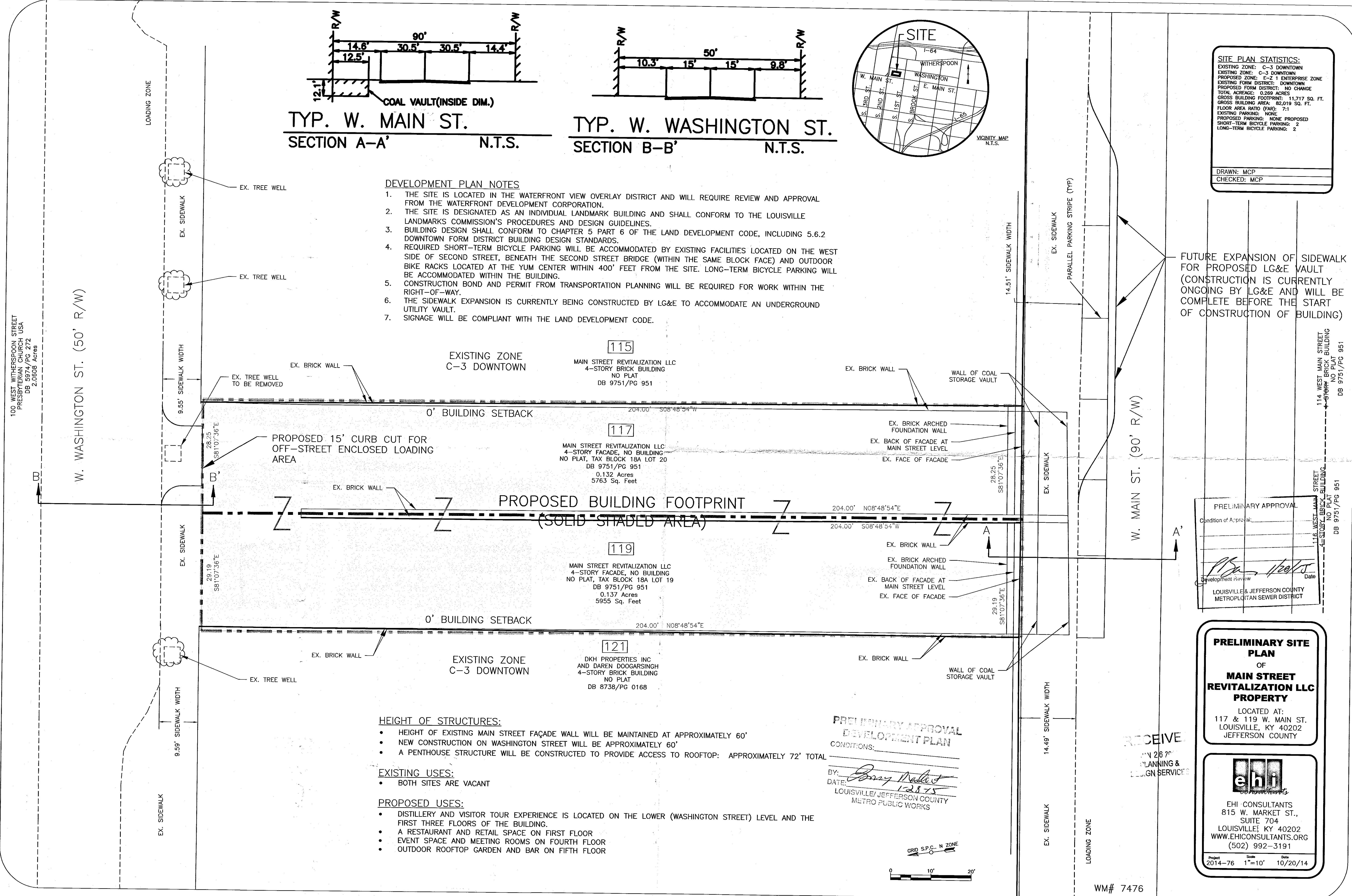
EXISTING ZONE:	C-3 DOWNTOWN
EXISTING ZONE:	C-3 DOWNTOWN
PROPOSED ZONE:	E-Z 1 ENTERPRISE ZONE
EXISTING FORM DISTRICT:	DOWNTOWN
PROPOSED FORM DISTRICT:	NO CHANGE
TOTAL ACREAGE:	0.289 ACRES
GROSS BUILDING FOOTPRINT:	11,717 SQ. FT.
GROSS BUILDING AREA:	82,019 SQ. FT.
FLOOR AREA RATIO (FAR):	71
EXISTING PARKING:	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.

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)



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:

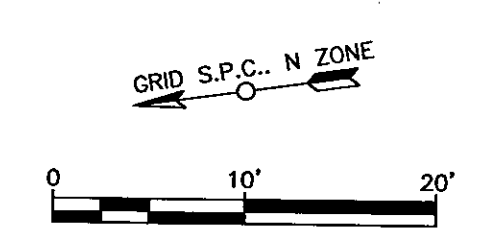
- BOTH SITES ARE VACANT

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
 BY: *Garry Nadel*
 DATE: 12/28/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review: *[Signature]* Date: *1/20/16*
 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

WM# 7476