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. No increase in drainage run off to state roadways.
4. 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.
5. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
6. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. Street trees to be provided in all adjacent rights-of-way in accordance with LDC Section 10.2.8. Final location and type to be shown on the approved Chapter 10 Landscape Plan.
8. A Licensure Agreement is required for any street furniture and bike racks on sidewalks within the public rights-of-way.
9. Historic mix is required for all new sidewalks within the public rights-of-way.
10. RW waivers were approved on 03-02-2023 by MPW and PDS for E. Main and South Shelby Streets.
11. Any changes to the street lights or traffic signal poles & boxes shall be coordinated with the Metro Public Works Transportation section.
12. Delivery trucks shall not maneuver in the street rights-of-way between 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m. and the streets shall be flagged at all other times when a truck is maneuvering in the street rights-of-way.
13. Trucks parked in the S. Shelby Street loading dock shall not overhang or block the public sidewalk.
14. A unified signage plan shall be created that sets consistent standards for the design & appearance & location of signs for the development per LDC 5.12.1.B.1.d.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity has been approved by MSD by letter dated 01-19-2023.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 F dated February 26, 2021.
4. 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.
5. 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.
6. Underground detention basin must meet the requirements of Section 10.3.8.4 of MSD's drainage manual.
7. Site discharge into the combined sanitary sewer system & shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge. Detention/infiltration shall comply with the MSD Design Manual.
8. All water from roof to be directed internally to underground detention vault. Pre-treatment required per MSD standards.
9. A storm water connection detail to be provided by the engineer and approved by MSD prior to construction plan approval.

PROJECT DATA

TOTAL SITE AREA	= 2.5± Ac. (107,152 SF)
EXISTING ZONING	= EZ-1
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RETAIL/OFFICE/MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 101'-4" AT PARAPET (50' MAX. ALLOWED) (VARIANCE REQUESTED)
BUILDING FOOTPRINT	= 90,000 SF
BUILDING AREA	= 104,609 SF
F.A.R.	= 3.4 (5.0 MAX. ALLOWED) (BASED ON THE AREA OF 360,000. THIS IS THE BUILDING AREA MINUS THE PARKING GARAGES.)
DENSITY	
0 BR DU/Ac.	= 14.4 0 BR DU/Ac. (435 DU/Ac. MAX. ALLOWED)
1 BR DU/Ac.	= 76.8 1 BR DU/Ac. (217 DU/Ac. MAX. ALLOWED)
2 BR DU/Ac.	= 28.8 2 BR DU/Ac. (145 DU/Ac. MAX. ALLOWED)
GROSS DENSITY	= 120 DU/Ac.
TOTAL DWELLING UNITS	= 300 DU

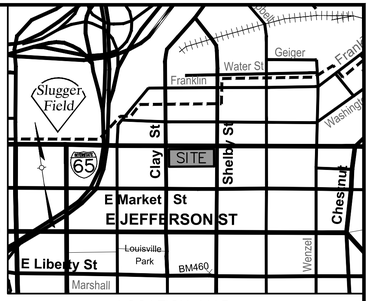
VARIANCE REQUESTED

1. A Variance is requested from Section 5.2.3.D.3.e of the Louisville Metro Land Development Code to permit the building height to exceed the maximum permitted.

WAIVER REQUESTED

1. A Waiver is requested from Section 5.5.1.A.3.b of the Louisville Metro Land Development Code to waive vehicular and parking access to the site via Billy Goat Strut Alley.

PARKING REQUIRED	MIN.	MAX.
OFFICE		
50,067/750 SF MIN.	= 67 SP	
50,067/150 SF MAX.		= 334 SP
RETAIL		
35,220/1,000 SF MIN.	= 35 SP	
35,220/200 SF MAX.		= 176 SP
MULTI-FAMILY RESIDENTIAL		
MIN. N/A	= N/A	
2/300 UNITS MAX.		= 600 SP
TOTAL PARKING REQUIRED	= 102 SP MIN.	1,110 SP MAX.
TOTAL PARKING PROVIDED	= 570 SP	
BIKE PARKING REQD/ PROVD	= 10 SP	
OUTDOOR AMENITY AREA REQD	= 9,000 SF (10% OF BLDG FTPRNT)	
OUTDOOR AMENITY AREA PRVD	= 9,000 SF	
MAIN STREET PLAZA	= 49,945 SF	
3RD FL OUTDOOR AREA	= 45,449 SF	
(INCLUDES AN OUTDOOR TRACK, SWIMMING POOL, PICNIC AREA, DOG PARK, FOUNTAIN & FOOD-BEVERAGE AREA)		
SHADED AREA REQD	= 2,250 SF (25% OF 9,000 SF)	
SHADED AREA PRVD	= 4,496 S.F (MAIN ST PLAZA)	
EXISTING IMPERVIOUS	= 107,152 SF	
PROPOSED IMPERVIOUS	= 107,152 SF (0% INCREASE)	



LOCATION MAP
NOT TO SCALE

EAST MAIN STREET – 90' R/W
MAJOR ARTERIAL – 120' MIN. REQ'D

SOUTH CLAY STREET – 60' R/W
LOCAL ROAD – 50' MIN. REQ'D

SOUTH SHELBY STREET – 60' R/W
COLLECTOR – 80' MIN. REQ'D

BILLY GOAT STRUT ALLEY – 12' R/W

PROPOSED EDGE OF PAVEMENT WILL NEED TO BE ADJUSTED FOR NULU CROSSINGS
STORM OUTFALL
S82°08'11"E
525.31'
PROPOSED TREE WELL (TYP.)
Ex. Concrete Sidewalk
EXISTING 3-STORY BUILDING (TBR)
RETAIL
MAIN RESIDENTIAL LOBBY
GARAGE ACCESS
PROPOSED BIKE RACK
PROPOSED PUBLIC PLAZA
OFFICE LOBBY
PROPOSED UNDERGROUND DETENTION VAULT 1,750± SF APPROX. 10' DEPTH
PROPOSED GATE W/ CARD READER
PARKING GARAGE (BELOW GRADE, GROUND FLOOR, MID FLOOR, AND SECOND FLOOR)
RETAIL (GROCERY)
RETAIL LOADING DOCK
TRANSFORMERS
N07°59'17"E
VALET
TRASH COLLECTION ROOM
BOH
GREASE TRAPS
S08°00'58"W
SIGHT TRIANGLE
N82°08'11"W
5' SETBACK
204.00'
Existing 18" Sanitary Sewer
Existing 72" Sanitary Sewer
Existing 12" Sanitary Sewer

C-2/TMC
STODDARD SPIRITS LANDCO LLC
121 S CLAY ST
LOUISVILLE, KY 40202
D.B. 12266, PG. 438

C-2/TMC
BLANK FOR NOW LLC
713 E MARKET ST STE 100
LOUISVILLE, KY 40202
D.B. 7573, PG. 580

C-2/TMC
2111 EDGELAND AVE
LOUISVILLE, KY 40204
D.B. 11303, PG. 946

C-2/TMC
112 MERIDIAN AVE PMB 2F
LOUISVILLE, KY 40207
D.B. 12453, PG. 749

C-2/TMC
APPLE HOSPITALITY LOUISVILLE 7136 LLC
814 E MAIN ST
RICHMOND, VA 23219
D.B. 12517, PG. 435

LEGEND

- 722 = EXISTING CONTOUR
- = EXISTING SEWER AND MANHOLE
- X" W = EXISTING WATER LINES
- X" G = EXISTING GAS LINES
- OHE = OVERHEAD ELETRIC
- UGE = UNDERGROUND ELECTRICAL
- = INDICATES COMMERCIAL ENTRANCES
- = EXISTING UTILITY POLE
- = EXISTING LIGHT POLE
- = EXISTING GUY WIRE
- = EXISTING GAS VALVE
- = EXISTING WATER VALVE
- = EXISTING FIRE HYDRANT

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.90
A = 2.5 ACRES
R = 1.7 INCHES
X = (1.7)(2.5)(0.9)/12 = 0.3188 AC.-FT
REQUIRED X = 13,885 CU.FT.

PROVIDED BASIN = 1,750 SQ.FT.

TOTAL = 1,750 SQ.FT. @ APPROX. 10 FT. DEPTH
= 17,500 CU.FT. > 13,885 CU.FT.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TREE CANOPY CALCULATIONS

SECTION 10.1.4.A EXISTING TREE CANOPY = 0
SECTION 10.1.4.B TABLE 10.1.1 = N/A

SITE ADDRESS:
700 E MAIN ST
LOUISVILLE, KY 40202
TAX BLOCK 17D, LOT 144
D.B. 12137, PG. 457

COUNCIL DISTRICT – LOUISVILLE #2
FIRE PROTECTION DISTRICT – 4
MUNICIPALITY – LOUISVILLE

CASES:
23-CAT3-0001
23-OVERLAY-0002
23-VARIANCE-0004
23-WAIVER-0040

MSD WM# 11477

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/6/23	AGENCIES COMMENTS	AR
2	3/6/23	AGENCIES COMMENTS	AR

ENGINEER'S SEAL

SURVEYOR'S SEAL

PROJECT DATA
FILE NAME: 22196 – CAT3
DATE: 12/22/22
SCALE: AS SHOWN
DRAWN BY: TF
CHECKED BY: AR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
529 WASHBURN AVENUE, SUITE 1A LOUISVILLE, KENTUCKY 40222
PHONE: (502) 893-4595 FAX: (502) 893-4599
WEB SITE: WWW.LDD-INC.COM

CATEGORY 3 PLAN

NULU CROSSING
700 E MAIN STREET
OWNER/DEVELOPER
NULU CENTRAL STATION LLC
1 WORLD TRADE CTR STE 46B
NEW YORK CITY, NY 10007

JOB NO. 22196

SHEET 1 OF 1

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Planning & Design
23-CAT3-0001