

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.
- No increase in drainage run off to state roadways.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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.
- A Licensure Agreement is required for any street furniture and bike racks on sidewalks within the public rights-of-way.
- Historic mix is required for all new sidewalks within the public rights-of-way.
- RW waivers were approved on 03-02-2023 by MPW and PDS for E. Main and South Shelby Streets.
- Any changes to the street lights or traffic signal poles & boxes shall be coordinated with the Metro Public Works Transportation section.
- 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.

- Trucks parked in the S. Shelby Street loading dock shall not overhang or block the public sidewalk.
 - 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:**
- 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.
 - 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.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 F dated February 26, 2021.
 - 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.
 - 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.
 - Underground detention basin must meet the requirements of Section 10.3.8.4 of MSD's drainage manual.
 - Site discharge into the combined sanitary sewer system & shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge. Detention/filtration shall comply with the MSD Design Manual.
 - All water from roof to be directed internally to underground detention vault. Pre-treatment required per MSD standards.
 - 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	= E2-1
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RETAIL/OFFICE/MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 101'-4" AT PARAPET (50' MAX. ALLOWED)
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

PARKING REQUIRED

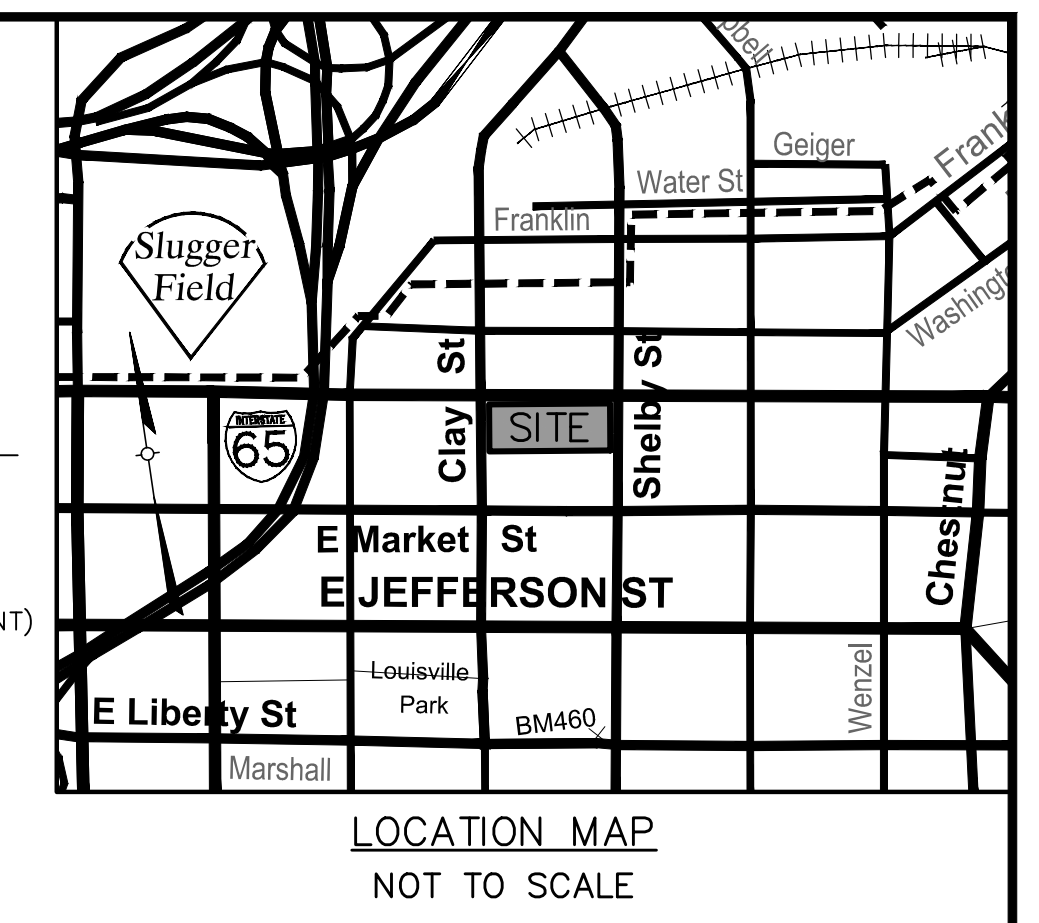
OFFICE	50,067/750 SF MIN.	= 67 SP	= 334 SP
RETAIL	50,067/150 SF MAX.	= 35 SP	= 176 SP
MULTI-FAMILY RESIDENTIAL	35,220/1,000 SF MIN. (VARIANCE REQUESTED)	= N/A	= 600 SP
MULTI-FAMILY RESIDENTIAL	35,220/200 SF MAX.		
	2/300 UNITS MAX.		
TOTAL PARKING REQUIRED		= 102 SP MIN.	1,110 SP MAX.
TOTAL PARKING PROVIDED		= 570 SP	
BIKE PARKING REQ'D/ PROVD		= 10 SP	
OUTDOOR AMENITY AREA REQ'D		= 9,000 SF (10% OF BLDG FTRPNT)	
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 REQ'D		= 2,250 SF (25% OF 9,000 SF)	
SHADED AREA PRVD		= 4,496 SF (MAIN ST PLAZA)	
EXISTING IMPERVIOUS		= 107,152 SF	
PROPOSED IMPERVIOUS		= 107,152 SF (0% INCREASE)	

VARIANCE REQUESTED

- 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.

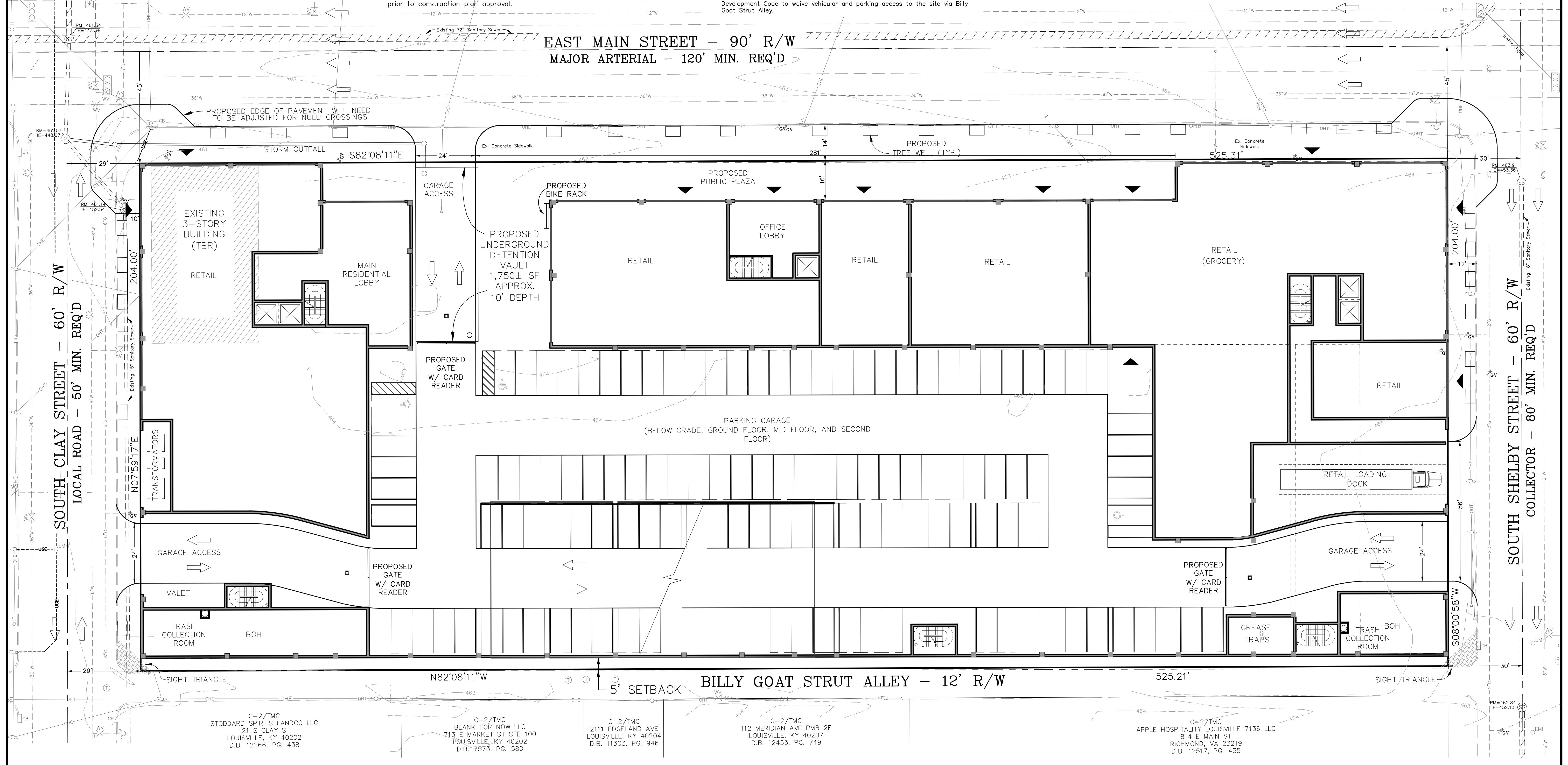
WAIVER REQUESTED

- 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.



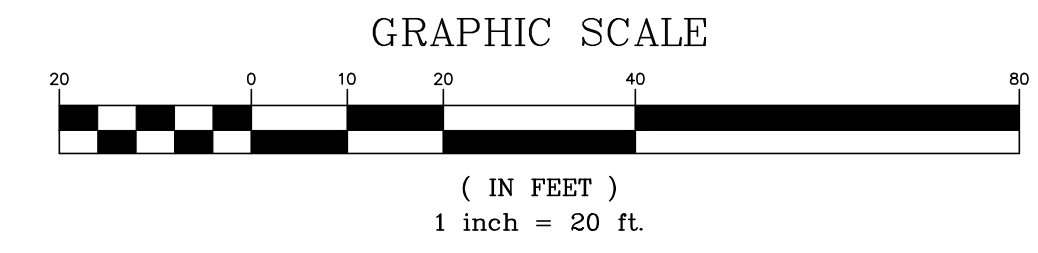
REVISIONS

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



DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.90$
 $A = 2.5$ 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.



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

PROJECT DATA

FILE NAME: 23196 - CAT3
DATE: 12/22/22
SCALE: AS SHOWN
DRAWN BY: TF
CHECKED BY: AR

ENGINEER'S SEAL

SURVEYOR'S SEAL

L&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON ST. SUITE 200
 LOUISVILLE, KY 40202
 TEL: 502.452.4500 FAX: 502.452.4501
 WEB SITE: WWW.LD-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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