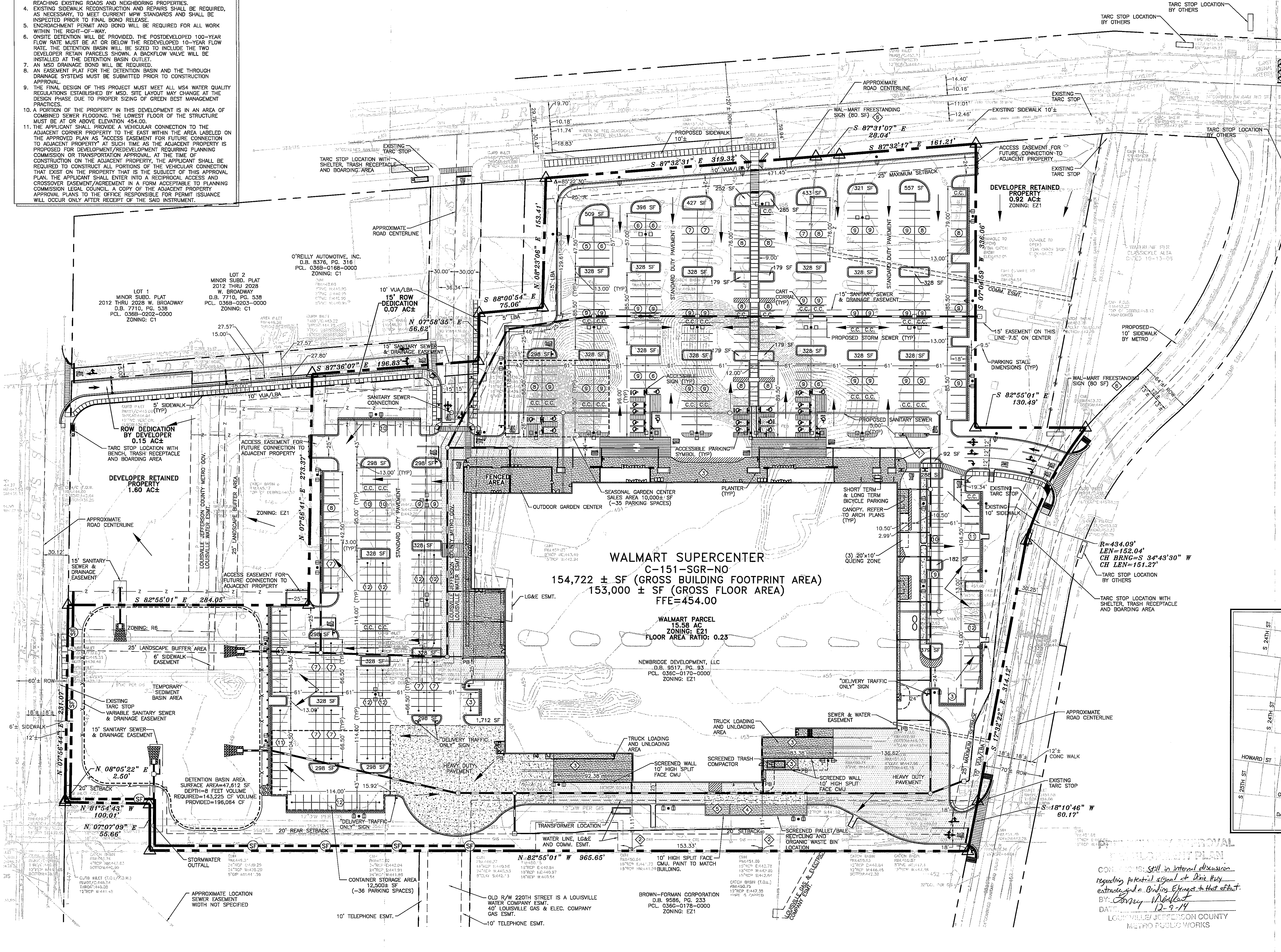
LOUISVILLE–JEFFERSON COUNTY METRO GOVERNMENT NOTE:

1. CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT–OF–WAY.
2. PORTIONS OF THE EXISTING MSD SANITARY SEWERS AND ASSOCIATED MSD EASEMENTS WILL BE RELEASED PRIOR TO CONSTRUCTION APPROVAL. NO SANITARY SEWER FEES ARE DUE FOR THIS DEVELOPMENT. SANITARY SEWERS AVAILABLE BY CONNECTION.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
5. ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT–OF–WAY.
6. ONSITE DETENTION WILL BE PROVIDED. THE POSTDEVELOPED 100–YEAR FLOW RATE MUST BE AT OR BELOW THE REDEVELOPED 10–YEAR FLOW RATE. THE DETENTION BASIN WILL BE SIZED TO INCLUDE THE TWO DEVELOPER RETAIN PARCELS SHOWN. A BACKFLOW VALVE WILL BE INSTALLED AT THE DETENTION BASIN OUTLET.
7. AN MSD DRAINAGE BOND WILL BE REQUIRED.
8. AN EASEMENT PLAT FOR THE DETENTION BASIN AND THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED PRIOR TO CONSTRUCTION APPROVAL.
9. 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 MANAGEMENT PRACTICES.
10. A PORTION OF THE PROPERTY IN THIS DEVELOPMENT IS IN AN AREA OF COMBINED SEWER FLOODING. THE LOWEST FLOOR OF THE STRUCTURE MUST BE AT OR ABOVE ELEVATION 454.00.
11. THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT CORNER PROPERTY TO THE EAST WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVAL PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNCIL. A COPY OF THE ADJACENT PROPERTY APPROVAL PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF THE SAID INSTRUMENT.

EXTERIOR STORAGE/SALES REQUIREMENTS

CONTAINER STORAGE IS PERMITTED ON THIS SITE. THERE IS NO SPECIFIED LIMIT FOR THE NUMBER OF CONTAINERS ALLOWED ONSITE. CONTAINERS STORAGE MUST BE SCREENED FROM VIEW. CONTAINERS STORAGE ARE ALLOWED MAXIMUM 2 MONTHS PER YEAR. STORAGE AREA IS LIMITED TO THE LOCATION SHOWN ON PLAN.

PARKING LOT SALES INCLUDING GARDEN CENTER SALES ARE PERMITTED ON THIS SITE. SALES AREA ARE LIMITED TO THE LOCATION SHOWN ON PLAN.



WALMART PARCEL 15.58± AC
15' ROW DEDICATION 0.07± AC
TOTAL PURCHASE 15.65± AC

SITE ANALYSIS TABLE

WALMART	154,722 SF
*PARKING (ASSOCIATE AND CUSTOMER)	596 SPACES
ACCESSIBLE	23 SPACES
*TOTAL PARKING	616 SPACES
*RATIO	3.98/1,000 SF
CART CORRALS	14 DOUBLE, 3 SINGLE/31 SPACES

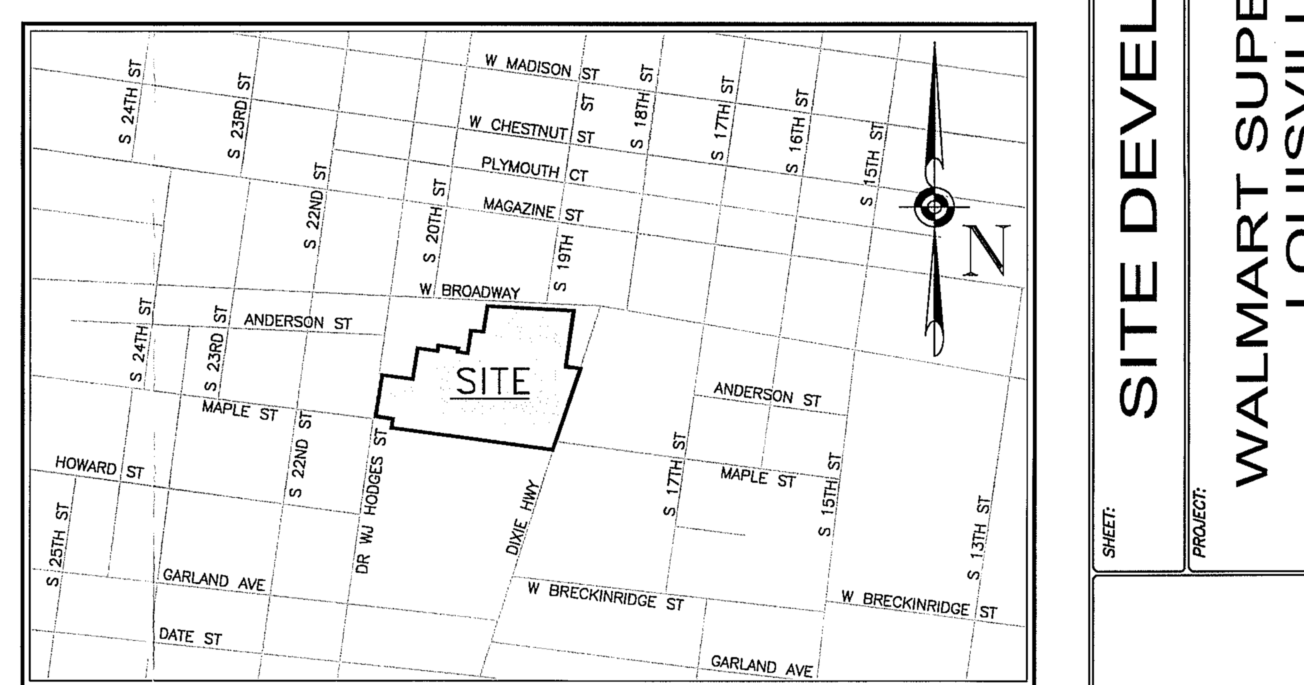
*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO

LEGEND

- PROPERTY LINE
- HEAVY DUTY PAVEMENT
- ARCHITECTURAL CONCRETE
- 2' CONCRETE BUFFER
- 3' CONCRETE BUFFER
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- STRIPED TRAFFIC ISLAND
- CURBED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT (STRIPED YELLOW)
- ASSOCIATE PARKING COUNT (STRIPED WHITE)
- CART CORRAL
- TRAFFIC FLOW ARROW (IN DRIVE)
- SILT FENCE
- DRAINAGE FLOW ARROW

◇ NOTES:

1. FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.
2. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
3. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
4. PALLET/BALE RECYCLING AREA. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
5. ORGANIC WASTE BIN LOCATION. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
6. FREESTANDING SIGN CONSTRUCTION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR. DIMENSIONS SHOWN ARE PERPENDICULAR DISTANCES FROM THE EDGE OF SIGN TO THE PROPERTY LINE OR BACK OF THE CURB. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SIGN DETAILS AND FOR ADDITIONAL INFORMATION CONCERNING SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO COMPLETE SIGN AND SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY MATERIALS WHICH ARE NOT PROVIDED AND INSTALLED BY OTHERS.



VICINITY MAP
NTS

ADDRESS	TAX PARCEL ID	PB & PG
LOT 170: 1800 WEST BROADWAY	036C–0170–0000	9517, 93
LOT 178: 713 KENDALL COURT	036B–0178–0000	9272, 903
LOT 156: 714 S. 20th STREET	036B–0156–0000	8942, 282
LOT 173: 715 KENDALL COURT	036B–0177–0000	10186, 623
LOT 157: 712 S. 20th STREET	036B–0157–0000	10186, 610
LOT 155: 716 S. 20th STREET	036B–0155–0000	6234, 175
LOT 94: 1824 WEST BROADWAY	036C–0094–0000	10182, 778

FLOODPLAIN:
THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 21111C0040E, DATED: DECEMBER 5, 2006.

TREE CANOPY REQUIREMENTS:

10.1.4 TREE CANOPY STANDARDS
FORM DISTRICT: TRADITIONAL WORKPLACE
ZONING: EZ1/TW

TABLE 10.1.1 TREE CANOPY CATEGORIES BY FORM DISTRICT
CLASS C

TABLE 10.1.2 MINIMUM TREE CANOPY COVERAGE
A.
EXISTING TREE CANOPY: THERE IS NO TREE CANOPY. TOTAL SITE 690,426 SF. SITE IS CLASS A – 10% NEW TREE CANOPY.
PRESERVED TREE CANOPY: 0
NEW TREE CANOPY COVERAGE AREA: 10% OR 69,042.6 SF
TOTAL TREE CANOPY COVERAGE AREA REQUIRED: 10% OR 69,042.6 SF

B. a. TREE CANOPY REDUCTION FOR NONRESIDENTIAL DEVELOPMENTS:
NEW BUILDING FLOOR AREA 157,162SF / TOTAL SITE AREA 690,426 SF = .227 FAR.
NO REDUCTION IS ALLOWED.

EXISTING USE
VACANT

PROPOSED USE
RETAIL COMMERCIAL

ZONING
EZ1 (COMMERCIAL)
TW (TRADITIONAL WORKPLACE)

SOILS TYPE
TYPE UA (URBAN LAND)

HEIGHT OF STRUCTURE
30'

IMPERVIOUS AREA
EXISTING: 13.48 AC, 587,359 SF
PROPOSED: 11.84 AC, 515,845 SF
REDUCTION: 1.64 AC, 71,514 SF

ISLAND LANDSCAPE AREA/VEHICULAR USE AREA CALCULATIONS
ISLAND LANDSCAPE AREA: 0.59 AC (8.83% OF VUA)
VEHICULAR USE AREA: 6.62 AC

WASTE WATER TREATMENT PLANT
MORRIS FORMAN

SUB/WM NUMBER
7390

PARKING CALCULATIONS
REQUIRED: MIN: 1/500=309
MAX: 1/200=786
OUTDOOR GARDEN CENTER: MIN: 1/500=6
MAX: 1/300=10
(3,090 SF) OUTDOOR GARDEN CENTER=6
OUTSIDE SALES: MIN: 1/500=20
MAX: 1/300=33
OUTSIDE SALES AREA REPLACEMENT=35
(10,000±SF) OUTSIDE SALES = 1/500=20
CONTAINER STORAGE: MIN 1/500=25
MAX 1/300=42
CONTAINER STORAGE AREA REPLACEMENT=36
(12,500±SF) CONTAINER STORAGE=25
SUB–TOTAL=431
10% TRANSIT ROUTE DEDUCTION=43
TOTAL=388

PROVIDED: TOTAL=619

BICYCLE PARKING CALCULATIONS
SHORT TERM PARKING
1 PER 25,000 SF = 6
LONG TERM PARKING
1 PER 50,000 SF = 3

CONDITIONAL APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Still in internal discussion regarding potential signal at Dixie Hwy extended and a Binding Element to that effect.
BY: [signature]
DATE: 12-9-14
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[signature] 12/10/14
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
DEC 10 2014
PLANNING & DESIGN SERVICES

OWNER NAME & ADDRESS:
NEWBRIDGE DEVELOPMENT, LLC
2350 NEW MILLENNIUM DRIVE
LOUISVILLE, KENTUCKY 40216

WM# 7390

CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710

DWG: 6391 SITE DEVELOPMENT
DATE: NOVEMBER 20, 2014
SCALE: 1"=50'
SHEET 3 OF 37

SHEET:
SITE DEVELOPMENT PLAN

PROJECT:
WALMART SUPERCENTER #6391-00
LOUISVILLE, KENTUCKY

Walmart
Save money. Live better.

REVISIONS

NO.	DATE	DESCRIPTION