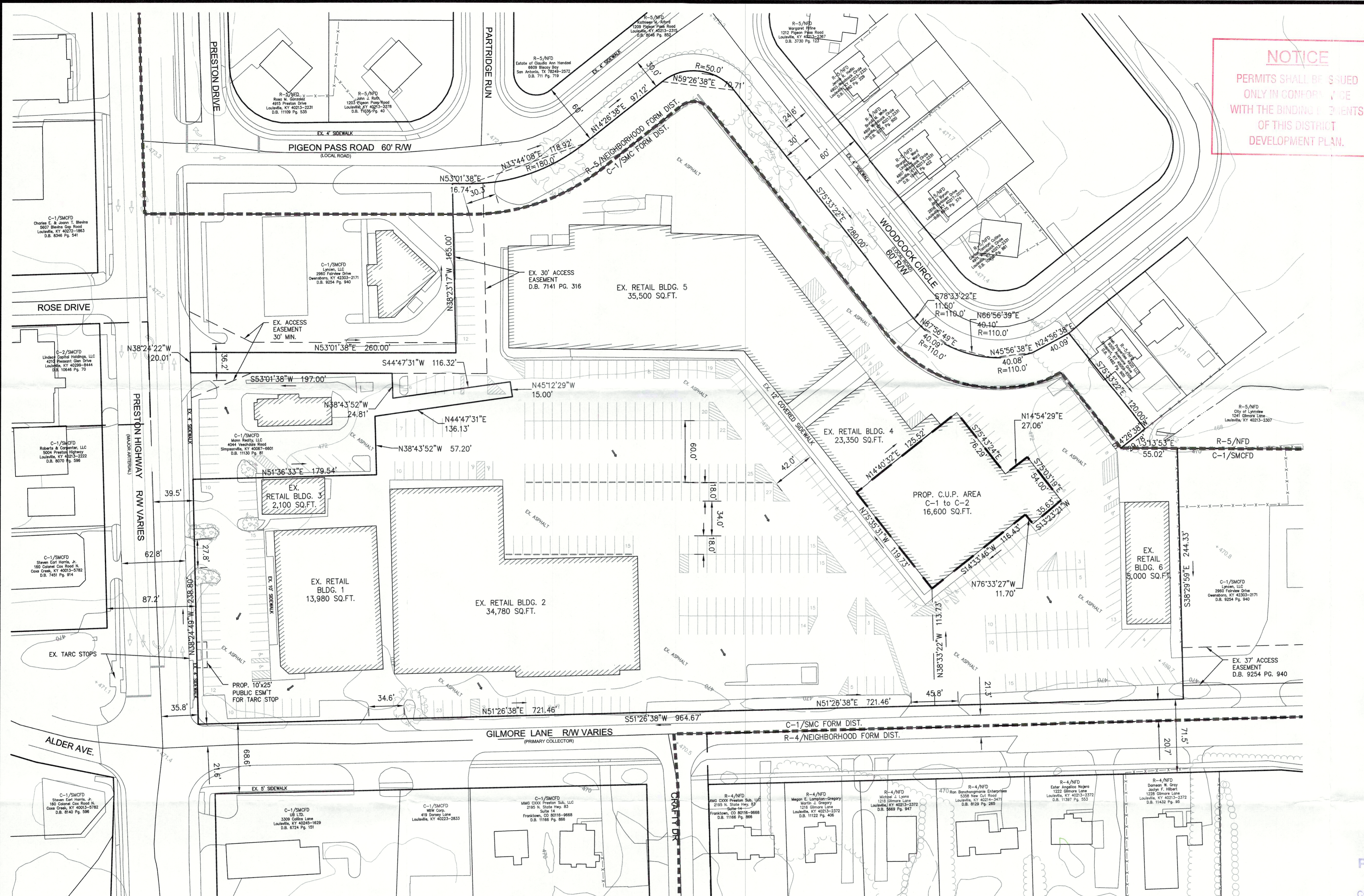


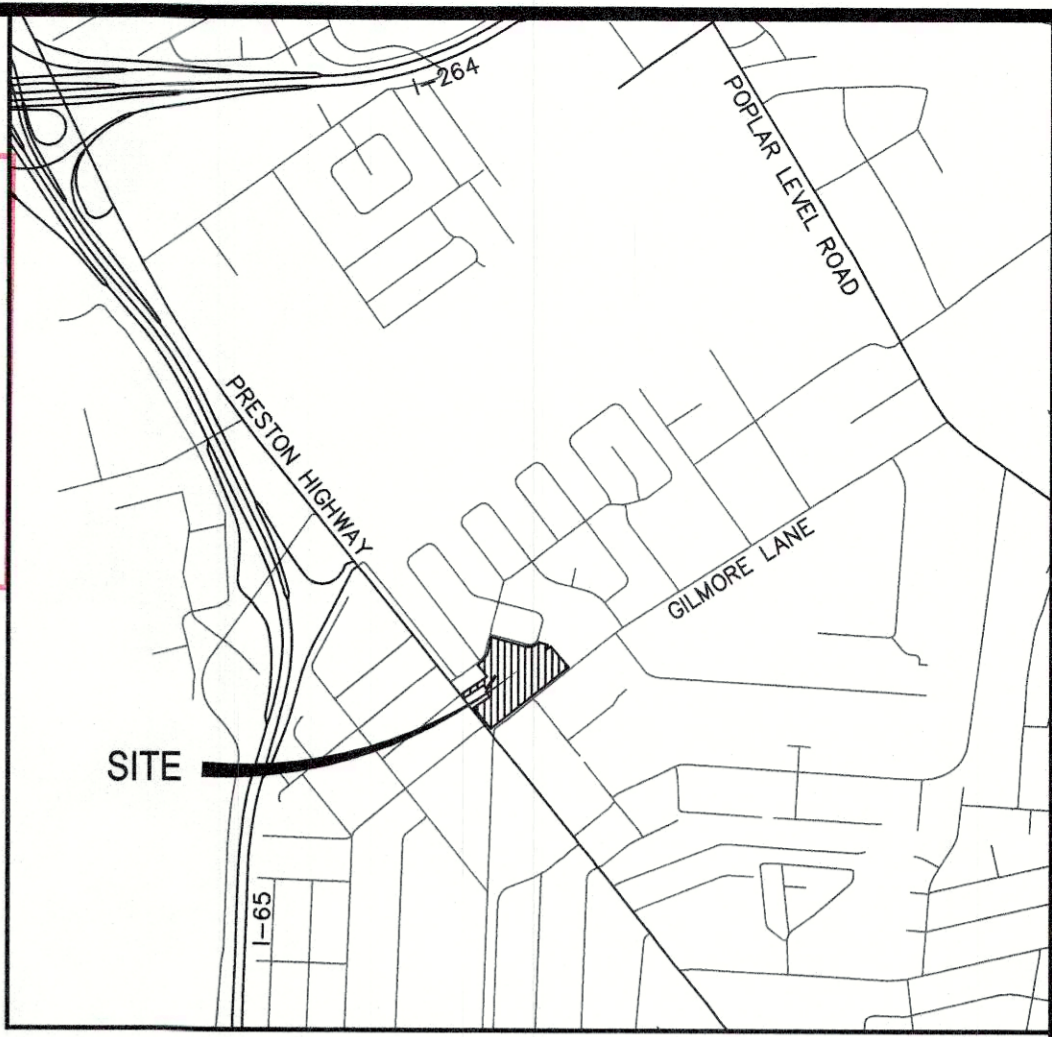
Case No. 19-ZONE-0069 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

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) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.



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



LOCATION MAP
 NOT TO SCALE

SITE DATA

SITE AREA	9.12 ACRES (397,483.99 S.F.)
EXISTING ZONING	C-1 & R-5
EXISTING FORM DISTRICT	SMCFD & NFD
EXISTING USE	SHOPPING CENTER
EXISTING BUILDING AREA	114,710 SQ.FT.
PROPOSED USE	SHOPPING CENTER w/ PLASMA CENTER
PROPOSED ZONING	C-1, C-2 w/C.U.P. & R-5
PARKING REQUIREMENTS	MIN. PARKING REQUIRED 402 SPACES SHOPPING CENTER - 98,110 S.F. (4 SP/1000 S.F. <400,000 S.F. SHOPPING CTR.) PLASMA CENTER - 16,600 S.F. (1 SP/500 S.F.) MAX. PARKING ALLOWED 574 SPACES (5 SP/1000 S.F. <400,000 S.F. SHOPPING CTR.)
PARKING PROVIDED	432 SPACES (INC. 17 ACCESSIBLE SPACES)
BIKE RACK:	SHORT TERM 2 SPACES LONG TERM 2 SPACES

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	224,649 S.F.
NO NEW LANDSCAPE REQUIRED.	

CONDITIONAL USE REQUEST

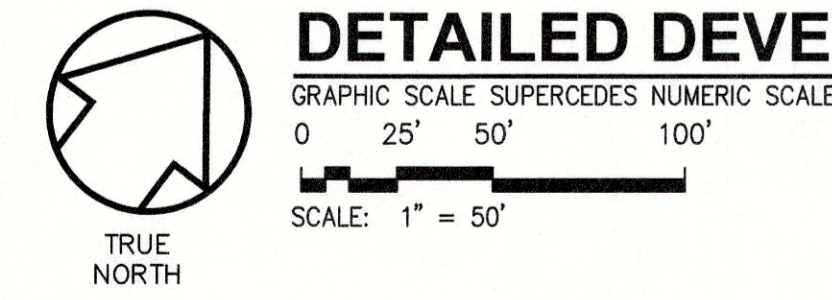
REQUEST CONDITIONAL USE FOR A BLOOD PLASMA CENTER PER CHAPTER 4.210 AND RELIEF FROM CHAPTER 4.210.A REGARDING DISTANCE FROM RESIDENTIAL PROPERTY.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: [Signature]
 DATE: 11/18/19
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED STRICT DEVELOPMENT PLAN
 DOCKET NO. 19-ZONE-0069
 APPROVAL DATE: Jan. 9, 2020
 EXPIRATION DATE: [Blank]
 SIGNATURE OF PLANNING COMMISSION: [Signature]
 PLANNING COMMISSION

PLANNING & DESIGN SERVICES
 NOV 08 2019
 190202-DDP
 SCALE: 1" = 50'
 SHEET 1.00



GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- BOUNDARY INFORMATION TAKEN FROM DEED AND TOPOGRAPHIC INFORMATION TAKEN FROM MSD LOGIC MAPPING.
- EXISTING SANITARY SEWER CONNECTIONS TO BE UTILIZED AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- NO NEW CONSTRUCTION PROPOSED. ALL BUILDINGS ARE EXISTING.
- ALL EXISTING SIGNAGE TO REMAIN WITH MODIFICATIONS AS PERMITTED BY LOUISVILLE DEVELOPMENT CODE.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE (AND RESTORE AREA AS REQUIRED) PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY PLANNING COMMISSION AND/OR TRANSPORTATION. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE ENTERED INTO. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTIES, THE APPLICANT FURTHER AGREES TO CONSTRUCT THE CROSS ACCESS EASEMENT/AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- CITY OF LYNNVIEW APPROVAL REQUIRED.

LEGEND

- EX. CHAIN LINK FENCE LINE
- EXISTING SOLID WOOD FENCE
- EX. STORM LINE
- EX. ZONING LINE
- EX. FORM DISTRICT LINE
- M.H.#10394 EXISTING SANITARY SEWER
- EXISTING CONTOUR LINE
- CENTERLINE
- EXISTING BUILDING
- EXISTING TREE
- EXISTING TREE LINE
- DRAINAGE FLOW

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	11/7/19	CRB

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 Serving the Bluegrass and Beyond
 3001 Taylor Road, Suite 100
 Lexington, KY 40503-4020
 (502) 459-8402 (502) 459-9427 Fax
 www.btmeng.com

DATE
 SIGNATURE

DATE
FOR REVIEW ONLY
 SIGNATURE

DATE
 SIGNATURE

DETAILED DEVELOPMENT PLAN
TALECRIS PLASMA RESOURCES
1207 GILMORE LANE
LOUISVILLE, KY 40213

DATE: OCTOBER 28, 2019
 DRAWING: 190202-DDP
 SCALE: 1" = 50'
 SHEET 1.00

NOT FOR CONSTRUCTION