

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.
BUILDING 1	13,980 S.F.
BUILDING 2	34,780 S.F.
BUILDING 3	2,100 S.F.
BUILDING 4	23,350 S.F.
RETAIL PLAZA CTR	6,760 S.F.
BUILDING 5	35,500 S.F.
BUILDING 6	5,000 S.F.
PROPOSED USE	SHOPPING CENTER w/ PLAZA CENTER
PROPOSED ZONING	C-1, C-2 w/C.U.P. & R-5

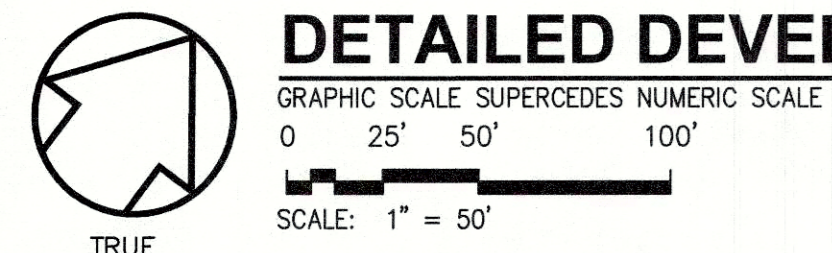
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED	402 SPACES
SHOPPING CENTER - 98,110 S.F.	392 SP.
(4 SP/1000 S.F. <400,000 S.F. SHOPPING CTR.)	
PLAZA CENTER - 16,600 S.F.	55 SP.
(1 SP/300 S.F.)	
MAX. PARKING ALLOWED	574 SPACES
(5 SP/1000 S.F. <400,000 S.F. SHOPPING CTR.)	
PARKING PROVIDED (INC. 17 ACCESSIBLE SPACES)	432 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 PLAZA CENTER PER CHAPTER 4.2.10 AND RELIEF FROM CHAPTER 4.2.10.A REGARDING DISTANCE FROM RESIDENTIAL PROPERTY.

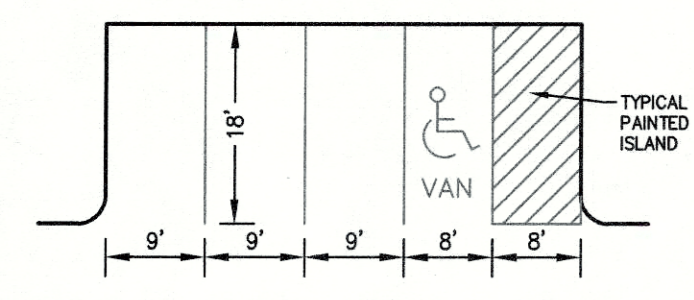


DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
SCALE: 1" = 50'

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S 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.



TYPICAL PARKING DETAIL
NO SCALE

LEGEND

- EX. CHAIN LINK FENCE LINE
- EX. 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.	DATE
1	11/7/19
BY	DESCRIPTION
DHS	REVISIONS PER AGENCY COMMENTS
CHK	CRB

BTM Engineering, Inc.
Civil, Mechanical, Electrical & Surveying
Consulting Engineers
Serving the Bluegrass and Beyond
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

DATE	
SIGNATURE	

FOR REVIEW ONLY

DATE	
SIGNATURE	

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

DEVELOPER: PLAZA RESOURCES
1207 GILMORE LANE
LOUISVILLE, KY 40213

OWNER: UNASCEN, LLC
2860 FARVIEW DRIVE
OWENSBORO, KY 42303-2171

BTM PROJECT NO.: 190202
SITE INFORMATION:
DEED BOOK 7088 PAGE 950
TAX BLOCK 640, LOT 139

DRAWN BY:	DHS	CHECKED BY:	CRB
DATE:	OCTOBER 28, 2019		
DRAWING:	190202-DDP		
SCALE:	1" = 50'		
SHEET			

MSD WM #XXXX

1.00

NOT FOR CONSTRUCTION