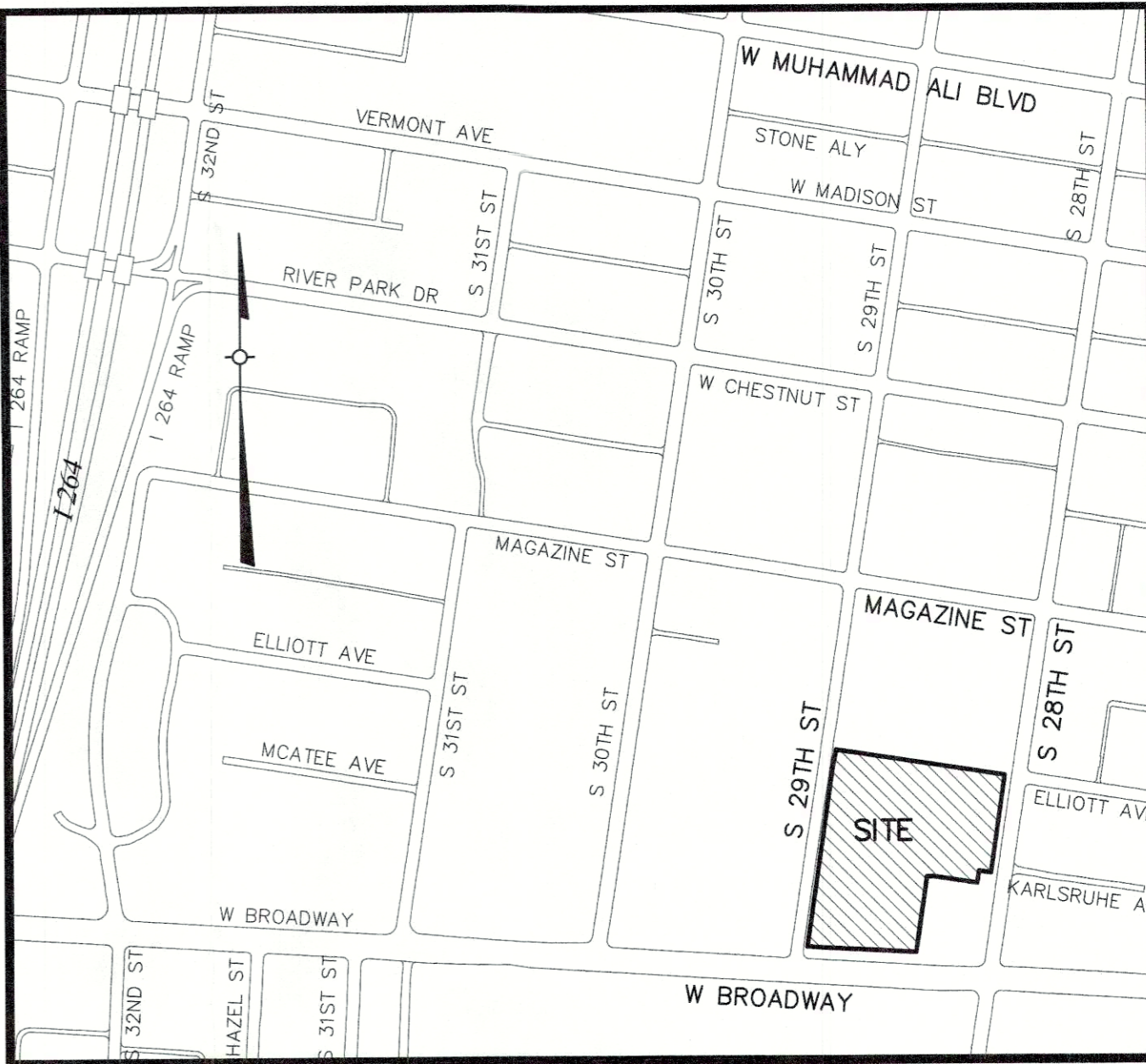


- LEGEND**
- EX. SIGN
  - EX. TREE
  - EX. FENCE
  - EX. TELEPHONE MANHOLE
  - EX. ELECTRIC MANHOLE
  - EX. POWER POLE
  - EX. GUY ANCHOR
  - EX. LIGHT STANDARD
  - EX. RIGHT OF WAY
  - EX. BUILDING
  - EX. CATCH BASIN
  - EX. GAS VALVE
  - EX. GAS METER
  - EX. GAS LINES
  - EX. WATER VALVE
  - EX. WATER METER
  - EX. WATER LINE
  - EX. FIREHYDRANT
  - EX. SEWER MANHOLE
  - EX. CLEANOUT



**LOCATION MAP**  
1" = 400'

**PRELIMINARY APPROVAL**  
Condition of Approval: Portion of site in area of mapped combined sewer flooding  
*Michael Lee for TK 8-18-20*  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**CONDITIONAL USE PERMIT REQUESTED**

A Conditional Use Permit is requested from Louisville Land Development Code Section 4.2.10 for a Blood/Plasma Collection Center.

**PROJECT DATA**

|   |  |
|---|--|
| TOTAL SITE AREA   | = 3.81 ACRES (166,092 SF)  |
| TOTAL AREA OF REZONING W/ CUP REQUEST                           | = 10,965 SF  |
| EXISTING ZONING   | = E2-  |
| PROPOSED ZONING   | = E2-1 & C-2 WITH CUP REQUESTED FOR PORTION OF THE SITE AS SHOWN |
| FORM DISTRICT   | = TOWN CENTER  |
| EXISTING USE  | = MEDICAL OFFICE & RETAIL  |
| PROPOSED USE  | = MEDICAL OFFICE, RETAIL & BLOOD/PLASMA CENTER                   |
| EXISTING BUILDING FOOTPRINT AREA                                | = 45,407 SF  |
| EXISTING BUILDING HEIGHT  | = 45'  |
| F.A.R.  | = 0.27   |
| <b>PARKING REQUIRED</b>   | <b>MIN. MAX.</b>   |
| EX. DISCOUNT STORE (DOLLAR TREE 14,275 SF) TO REMAIN            | = 29 SP 71 SP  |
| EX. MEDICAL OFFICE (DIALYSIS CTR. 6,715 SF) TO REMAIN           | = 13 SP 45 SP  |
| EX. RETAIL STORE (CITI-TRENDS 13,452 SF) TO REMAIN              | = 27 SP 67 SP  |
| EX. OCTAPharma PLASMA INC. (PLASMA COLLECTION CENTER 10,965 SF) | = 37 SP 37 SP  |
| TOTAL PARKING REQUIRED  | = 106 SP 220 SP  |
| TOTAL PARKING PROVIDED  | = 217 (5 ADA SP INCLUDED)  |
| EXISTING IMPERVIOUS AREA =                                      | = 158,357.69 SF (TO REMAIN)                                      |

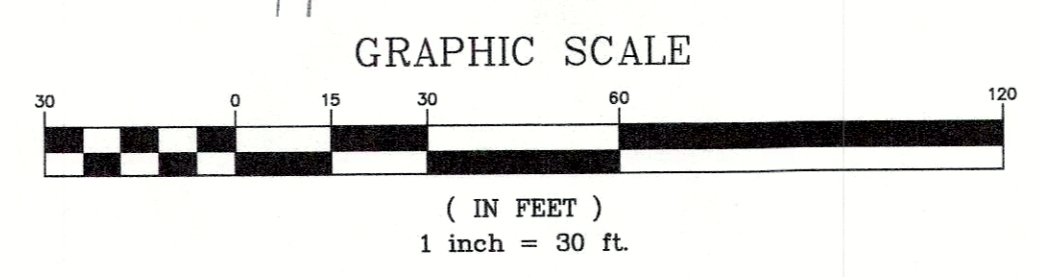
**GENERAL NOTES:**

- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Existing sidewalk reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be inspected prior to final bond release.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0024 E dated December 5, 2006.
- Property boundary and topographic information shown hereon provided by client as prepared by HDR.
- Accessory structures shall be in compliance with Sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from the adjacent public streets and residential uses.
- A Downstream Facilities Capacity request will be submitted to MSD.
- Site disturbance and construction is less than 2,000 s.f. and no MSD permit is required.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
BY: *James W. Deal*  
DATE: *8/24/20*  
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED  
AUG 03 2020  
PLANNING & DESIGN SERVICES



CASES: 20-ZONE-0055 AND 20-CUP-0088  
OWNER: ELDA KY LV LLC, 1505 NE VILLAGE ST, FAIRVIEW, OR 97024-3825  
SITE ADDRESS: 2809 W BROADWAY, LOUISVILLE, KY 40211, PARCEL ID: 001F00020000, D.B. 9980, PG. 357

REVISIONS

| NO. | DATE    | DESCRIPTION       | BY  |
|-----|---------|-------------------|-----|
| 1   | 8-03-20 | AGENCIES COMMENTS | AER |

PROFESSIONAL'S SEAL

PROJECT DATA

|                      |                 |
|----------------------|-----------------|
| FILE NAME: 20056-DDP | SCALE: AS SHOWN |
| DATE: 3-20-20        | DRAWN BY: ARH   |
| CHECKED BY: AR       |                 |

**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
LANDSCAPE ARCHITECTURE  
507 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
PHONE: 502.444.9714  
FAX: 502.444.9714  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**OCTAPharma PLASMA, INC.**  
2809 WEST BROADWAY  
APPLICANT  
**OCTAPharma PLASMA, INC.**  
10644 WESTLAKE DRIVE  
CHARLOTTE, NC 28273

JOB NO. 20056  
SHEET 1 OF 1