



### LOCATION MAP

NOT TO SCALE

### SITE DATA

SITE AREA	1.31 ACRES (57,219.32 S.F.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	COMMERCIAL
EXISTING BUILDING AREA	10,000 SQ.FT.
PROPOSED USE	PLASMA CENTER
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1 SP/400 S.F.)	33 SPACES
MAX. PARKING ALLOWED (1 SP/200 S.F.)	50 SPACES
EXISTING PARKING PROVIDED	86 SPACES
PROPOSED PARKING PROVIDED (INC. 6 ACCESSIBLE SPACES)	85 SPACES
BIKE RACK: SHORT TERM	2 SPACES
LONG TERM	2 SPACES

### LANDSCAPE REQUIREMENTS

EXISTING VEHICLE USE AREA	33,336 S.F.
PROPOSED VEHICLE USE AREA	36,084 S.F.
7.5% INTERIOR LANDSCAPE REQUIREMENT	2,706 S.F.
I.L.A. PROVIDED	2,942 S.F.

\*PER CHAPTER 10.2.2.A.3 OF THE LDC, WITH SITE PARKING INCREASE OF 8%, NO ADDITIONAL LANDSCAPE REQUIRED.

### CONDITIONAL USE REQUEST

REQUEST CONDITIONAL USE FOR A BLOOD PLASMA CENTER PER CHAPTER 4.2.10 AND RELIEF FROM CHAPTER 4.2.10.A REGARDING DISTANCE FROM RESIDENTIAL PROPERTY.

### WAIVER & VARIANCE REQUESTS:

- REQUEST VARIANCE OF CHAPTER 4.8.3.A.1a TO ALLOW ADDITIONAL PROPOSED PARKING TO ENCROACH IN THE 100' STREAM CORRIDOR BUFFER.
- REQUEST VARIANCE OF CHAPTER 5.3.2.b TO ALLOW VEHICLE PARKING AND MANEUVERING TO ENCROACH INTO THE 25' REAR YARD.
- REQUEST WAIVER OF CHAPTER 10.2.4.B.1 TO ALLOW VEHICLE PARKING AND MANEUVERING TO ENCROACH INTO THE 25' LANDSCAPE BUFFER AREA ADJACENT TO R-4 ZONE.

### REVISED DETAILED DEVELOPMENT PLAN & CONDITIONAL USE PERMIT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

TRUE NORTH

### VARIANCE GRANTED

DOCKET #12068 APPROVED: DEC. 15, 2008

A VARIANCE OF CHAPTER 4.8.3 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED PARKING AND VEHICLE MANEUVERING AREAS TO ENCROACH A MAXIMUM OF 24' INTO THE REQUIRED 100' STREAM BUFFER.

### FLOOD PLAIN NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.I.R.M. MAP NO. 21111C0094E, DATED DEC. 5, 2006.

### MSD 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 AND APPROVED IN ACCORDANCE WITH MSD'S DESIGN MANUAL AND STANDARD SPECIFICATIONS 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.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- EXISTING SANITARY SEWER CONNECTION TO BE UTILIZED AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 2,684 SQ.FT. (0.07 ACRE).
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES X 1.5.

### GENERAL NOTES

- 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN PRESTON HIGHWAY RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A GROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
- 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.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- SITE LIGHTING SHALL COMPLY WITH ALL LAND DEVELOPMENT CODE STANDARDS.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.

### IMPERVIOUS AREA (SITE)

NET SITE AREA	1.31 ACRES
AREA OF DISTURBANCE	0.07 ACRES
EXISTING IMPERVIOUS SURFACE	1.04 ACRES (79.4%)
PROPOSED IMPERVIOUS SURFACE	1.10 ACRES (84.0%)
INCREASE IN IMPERVIOUS SURFACE	0.06 ACRES

### PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

DATE: 06/17/21

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

#### TYPICAL PARKING DETAIL

NO SCALE

### PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

JUN 14 2021

PLANNING & DESIGN SERVICES

CASE #21-CUP-0063

RELATED CASES: B-12068-08, 12017, 21-CUPPA-0017, B-09-04, 9-036-83

MSD WM #12254

NO.	BY	CHK	DATE	DESCRIPTION
1	DHS	CRB	5/26/2021	REVISIONS PER MSD COMMENTS
2	DHS	CRB	6/11/2021	REVISIONS PER MSD COMMENTS

### BTM Engineering, Inc.

Consulting Engineers, Landscape Architects, Planners & Surveyors

3001 Tucker Springs Drive Louisville, Kentucky 40220

(502) 459-8402 (502) 459-8427 Fax

www.btmeng.com

DATE

SIGNATURE

DATE

SIGNATURE

### FOR REVIEW ONLY

### REVISED DETAILED DEVELOPMENT PLAN & CONDITIONAL USE PERMIT PLAN

IMMUNOTEK BIO CENTERS, LLC

8209 PRESTON HIGHWAY

LOUISVILLE, KY 402XX

OWNER: IMMUNOTEK BIO CENTERS, LLC 8209 PRESTON HWY, SUITE 205 LAFAYETTE, LA 70503

DEVELOPER: IMMUNOTEK BIO CENTERS, LLC 8209 PRESTON HWY, SUITE 205 LAFAYETTE, LA 70503

DTM PROJECT NO: 210101

DATE: MARCH 26, 2021

DRAWN BY: DHS

CHECKED BY: CRB

DATE: 210101-CUP

SCALE: 1" = 20'

SHEET

1.00

NOT FOR CONSTRUCTION