

LOCATION MAP
NOT TO SCALE

PROJECT DATA

| | |
|-------------------------|---|
| FORM DISTRICT | SW (SUBURBAN WORKPLACE) |
| EXISTING ZONING | R-6 |
| EXISTING LAND USE | COMMERCIAL GREENHOUSE, PLANT NURSERY, LANDSCAPE MATERIAL SUPPLY |
| TOTAL LAND AREA | 1.4± AC. |
| RIGHT-OF-WAY DEDICATION | 0.1± AC. |
| PARKING SPACES REQUIRED | 3 SPACES |
| DISPLAY 1/500 MIN | 5 SPACES |
| DISPLAY 1/300 MAX | 4 SPACES |
| GROSS FLOOR 1/300 MIN | 8 SPACES |
| GROSS FLOOR 1/150 MAX | 7 SPACES MINIMUM |
| PARKING SPACES REQUIRED | 13 SPACES MAXIMUM |
| PARKING SPACES PROVIDED | 7 SPACES (INCLUDES 1 ADA SPACE) |

LEGEND

| | |
|------------------------------|--|
| EXISTING TREE LINE | |
| EXISTING 8' SOLID WOOD FENCE | |
| PROPOSED LANDSCAPING | |
| EXISTING DRAINAGE FLOW ARROW | |

GENERAL NOTES

1. DOMESTIC WATER SUPPLY:
WATER IS EXISTING TO THE SITE
2. TREE PRESERVATION:
ALL EXISTING TREES WILL REMAIN, EXCEPT FOR TREES IN THE STORAGE AND DISPLAY AREAS.
3. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
4. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO REMAIN.
5. NO NEW CONSTRUCTION IS PLANNED FOR THIS DEVELOPMENT.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. NO DUMPSTER IS PROPOSED FOR THIS DEVELOPMENT. ALL TRASH WILL BE BY CURB PICK UP.
8. OFF STREET LOADING AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREET AND FROM RESIDENTIAL USES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDED AND STABILIZED.

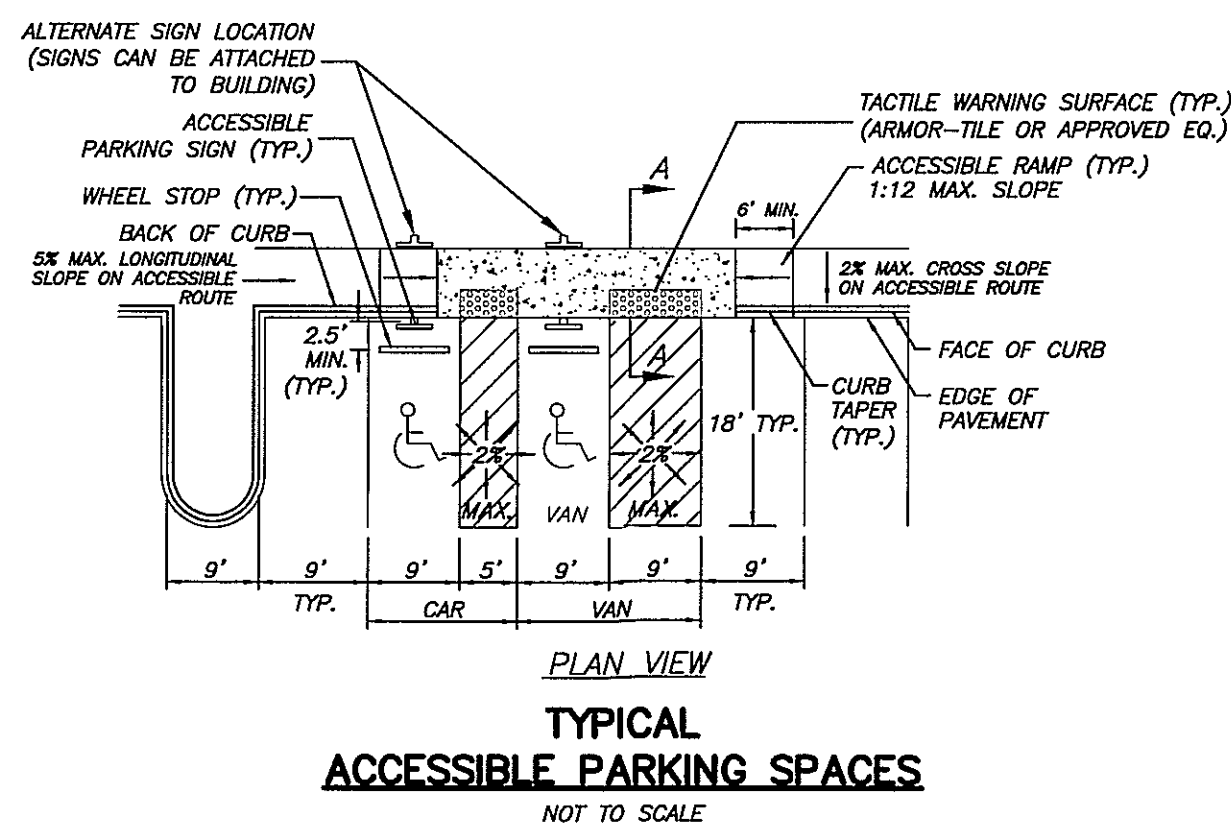
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



MSD NOTES

1. WASTEWATER:
SANITARY SEWER IS EXISTING ON THE PROPERTY.
2. DRAINAGE / STORM WATER DETENTION:
DRAINAGE IS EXISTING ON THE PROPERTY.
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING.

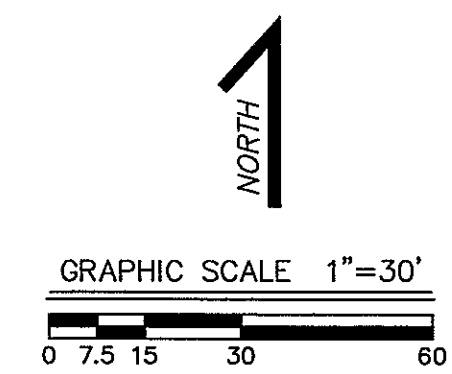
PUBLIC WORKS AND KTC NOTES

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT-OF-WAY DEDICATION WILL BE BY DEED OR MINOR PLAT, PRIOR TO FINAL PLAN TRANSMITTAL.
3. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
4. ENTRANCE WITHIN THE RIGHT-OF-WAY WILL BE OF HARD AND DURABLE SURFACE AS REQUIRED BY THE LDC.

PRELIMINARY APPROVAL
Condition of Approval: _____

Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: See red lined notes below.
BY: Samy Maltz
DATE: 1-30-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



RELATED DOCKET # 9-53-04W
MSD WM # 10898

OWNER/DEVELOPER
TWINS UNLIMITED
23 COUNTRY LIFE ACRES
ST. LOUIS, MO 63131

CONDITIONAL USE PERMIT PLAN AND
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER ROAD PROPERTY
2601 BLANKENBAKER ROAD
LOUISVILLE, KY. 40299
TAX BLOCK: 39 LOT: 161
DEED BOOK: 9697 PAGE: 523

| REVISIONS | DATE | REVISION |
|--------------|---------------------|--------------------------------------|
| 01-03-14 | | REVISED PER PRE APPLICATION COMMENTS |
| SHEET 1 OF 1 | DATE: 11-22-2013 | JOB NUMBER: 2601 |
| | VERTICAL SCALE: N/A | HORIZONTAL SCALE: 1"=30' |

RECEIVED
JAN 13 2014
DESIGN SERVICES

1360P1023