

- LEGEND**
- Point Of Beginning P.O.B.
Existing Iron Pin EX. I.P.
Existing Overhead Electric & Telephone Cable OE
Transformer & Pad T
Existing Anchor A
Telephone Service Pedestal TEL. PED.
Existing Power Or Telephone Pole P
Existing Gas Line GAS
Underground Telephone UT
Sign S
SURFACE DRAINAGE
FLOW DIRECTION



GENERAL NOTES:

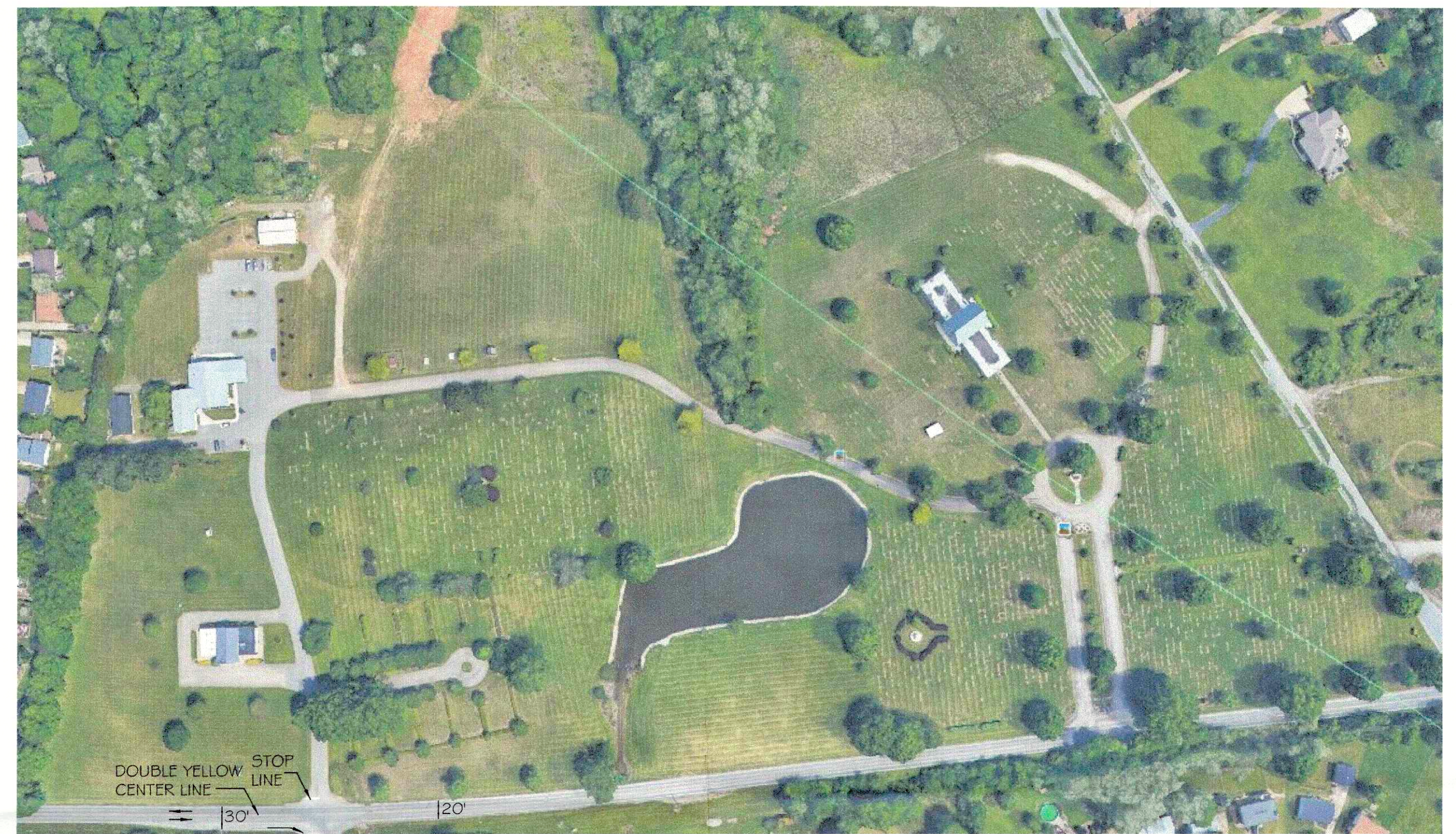
1. TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJIC
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS
3. BOUNDARY INFORMATION TAKEN FROM MINOR PLAT BY BTM ENGINEERING
4. 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
5. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED
6. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ON TO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROAD SHALL BE REMOVED DAILY
7. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE
8. 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
9. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED
10. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY
11. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY
12. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT
13. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY
14. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE
15. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES
16. 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
17. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS 2'X5'X7\"/>

DATA:

TOTAL SITE AREA	22.57 ACRES
EXISTING CUP	1.78 ACRES
PROPOSED CUP	20.79 ACRES
EXISTING ZONING CUP	OR-1 - 1.78 ACRES
EXISTING ZONING REMAINING	R4-N - 20.79 ACRES
PROPOSED ZONING	OR-1
EXISTING FORM DISTRICT	NFD
EXISTING USE	CEMETERY
EXISTING BUILDING AREA	9339 S/F
EXISTING MAUSOLEUM	2608 S/F
EXISTING MAINTENANCE BUILDING	1318 S/F
EXISTING OFFICE	1350 S/F
EXISTING FUNERAL HOME	2615 S/F
EXISTING GARAGE	1450 S/F
PROPOSED BUILDING AREA (MAUSOLEUM)	805 S/F
PERCENT OF INCREASE	8.6%
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	21 SPACES
MAXIMUM PARKING ALLOWED	42 SPACES
EXISTING PARKING	37 SPACES
PROPOSED PARKING	39 SPACES
TREE CANOPY CALCULATIONS	
EXISTING BUILDING AREA	9339 S/F
PROPOSED BUILDING AREA	805 S/F
PERCENT OF INCREASE	8.6%
NO TREE CANOPY COMPLIANCE REQUIRED	

NOTICE:

The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices and quotations.



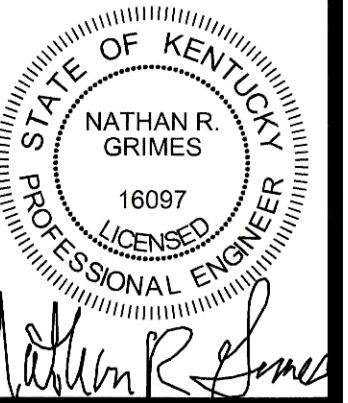
11601 BALLARDSVILLE ROAD
EXISTING CONDITIONS

RECEIVED
AUG 17 2017
PLANNING &
DESIGN SERVICES

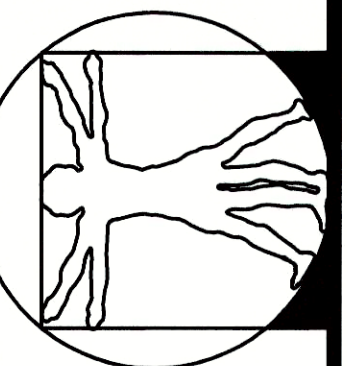
BUILDING DATA:
PROPOSED BUILDING AREA: 805 S/F
PROPOSED BUILDING HEIGHT: 16'-3"

PROPERTY OWNER:
SABER MANAGEMENT - KENTUCKY, LLC
612 NORTH WEBSTER
KOKOMO, INDIANA 46901
BY SPECIAL WARRANTY DEED
DATED: DECEMBER 27, 2007

CEMETERY PROPERTY SURVEY
PROVIDED BY:
BTM ENGINEERING, INC
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
OFFICE: (502)459-8402 | FAX: (502)459-8427



RENAISSANCE DESIGN BUILD, INC.
1012 South Fourth Street
Louisville, Kentucky 40203
Tel: 502-424-8373 Fax: 502-587-0931
www.renaissance设计build.com



DEVELOPMENT PLAN
LOUISVILLE MEMORIAL GARDENS EAST
11601 BALLARDSVILLE ROAD
LOUISVILLE, KENTUCKY 40241

DATE: 06-29-2017
DRAWN BY: A. SMALLWOOD
CHECKED BY: N. GRIMES
APPROVED BY: N. GRIMES

REVISIONS:
07-11-2017
08-11-2017

SCALE: 1"=100'
JOB NO.: 2012-166

SHEET NUMBER:

C1

17cup1054