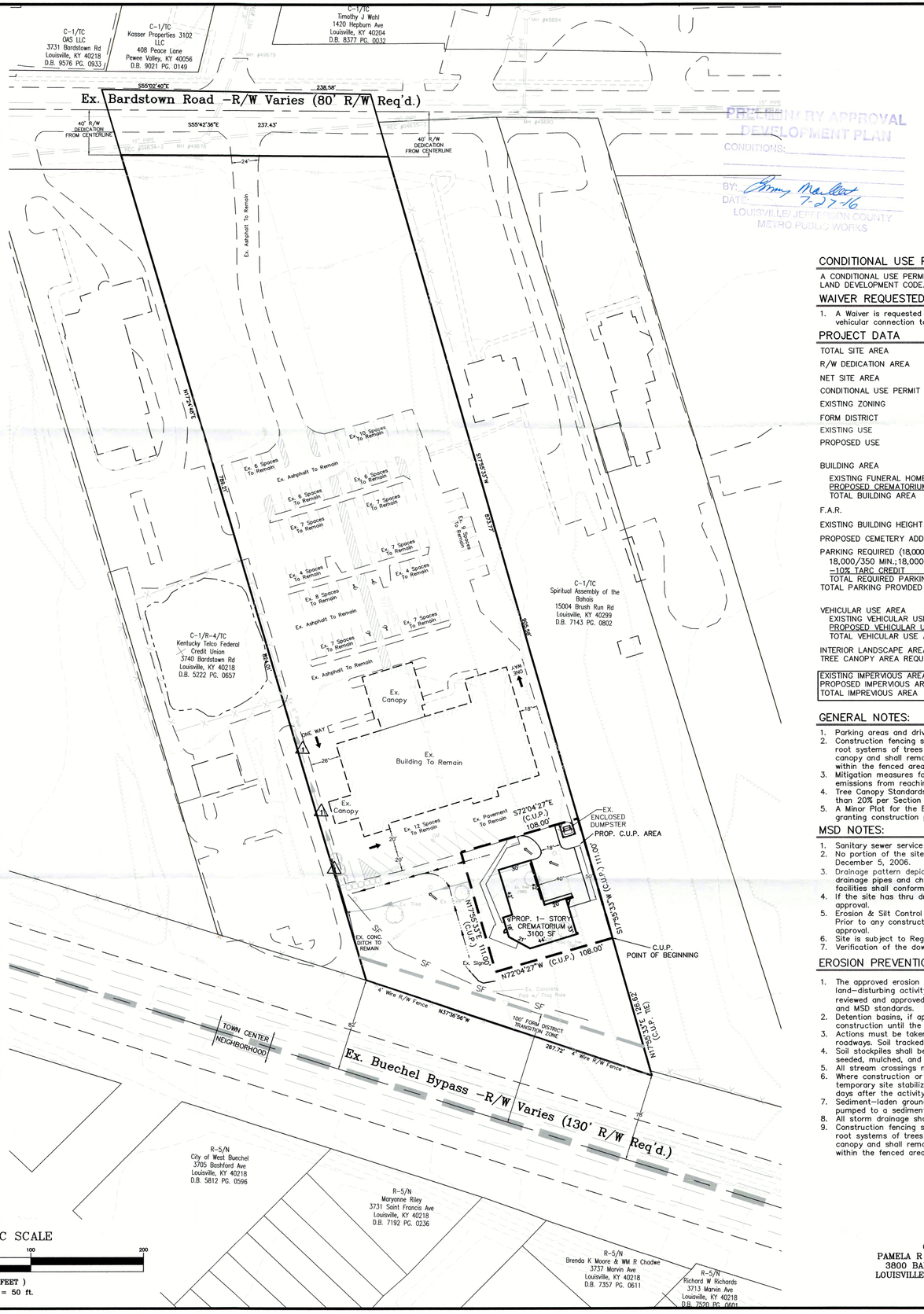
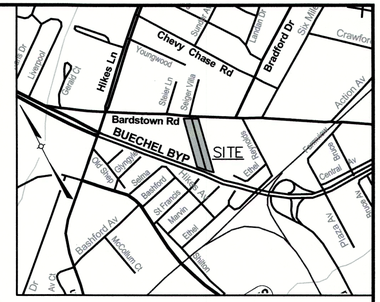
PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 7/26/16
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Tony Kelly
DATE: 7-27-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP
NOT TO SCALE

CONDITIONAL USE PERMIT

A CONDITIONAL USE PERMIT IS REQUESTED FOR A CREMATORIUM BY SECTION 4.2.60 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.5.3.d of the Louisville Metro Land Development Code to waive the vehicular connection to the adjoining properties.

PROJECT DATA

TOTAL SITE AREA	= 4.5± ACRES
R/W DEDICATION AREA	= 0.3± ACRES
NET SITE AREA	= 4.2± ACRES
CONDITIONAL USE PERMIT AREA	= 0.3± ACRES
EXISTING ZONING	= C-1 (CUP REQUESTED)
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= FUNERAL HOME
PROPOSED USE	= FUNERAL HOME AND CREMATORIUM (CUP REQUESTED)
BUILDING AREA	
EXISTING FUNERAL HOME	= 18,860 S.F.
PROPOSED CREMATORIUM ADDITION	= 3,100 S.F.
TOTAL BUILDING AREA	= 21,960 S.F. (11% INCREASE)
F.A.R.	= 0.12 (1.0 MAX. ALLOWED)
EXISTING BUILDING HEIGHT	= 2 STORIES (120' HT. MAXIMUM ALLOWED)
PROPOSED CEMETERY ADDITION HEIGHT	= 1 STORY

PARKING REQUIRED (18,000 SF PARLOR AREA)	MIN.	MAX.
18,000/350 MIN.;18,000/75 MAX.	= 51 SPACES	240 SPACES
-10% TARC CREDIT	= 5 SPACES	24 SPACES
TOTAL REQUIRED PARKING	= 46 SPACES	216 SPACES
TOTAL PARKING PROVIDED	= 99 SPACES (4 ACCESSIBLE SPACES INCLUDED)	

VEHICULAR USE AREA	
EXISTING VEHICULAR USE AREA	= 63,119 S.F.
PROPOSED VEHICULAR USE AREA	= 2,258 S.F.
TOTAL VEHICULAR USE AREA	= 65,377 S.F. (4% INCREASE)
INTERIOR LANDSCAPE AREA AND TREE CANOPY AREA REQUIRED	= NONE PER LDC SECTION 10.1.2 & 10.2.2 DUE TO PROPOSED BUILDING AND PARKING EXPANSION AREAS BEING LESS THAN A 20% INCREASE.
EXISTING IMPERVIOUS AREA	= 83,808 SF
PROPOSED IMPERVIOUS AREA	= 5,491 SF
TOTAL IMPREVIOUS AREA	= 89,299 SF (7% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
4. Tree Canopy Standards do not apply because proposed building and parking lot expansion areas are less than 20% per Section 10.1.2.
5. A Minor Plat for the Bardstown Road right-of-way dedication will be recorded prior to Metro Public Works granting construction plan approval.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0060 & 0061 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
6. Site is subject to Regional Facilities Fee.
7. Verification of the downstream capacity will be done prior to MSD storm water construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. 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 approval 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.
2. 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.
3. 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.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
6. Where construction or land disturbance 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 calendar days after the activity has ceased.
7. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
8. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

MSD STANDARD EROSION CONTROLS	
1	STONE BAG CHECK DAM
2	WINGED HEADWALL INLET PROTECTION
SF	SILT FENCE

RECEIVED
JUL 15 2016
PLANNING & DESIGN SERVICES

OWNER:
PAMELA R & J RATTERMAN
3800 BARDSTOWN ROAD
LOUISVILLE, KY 40218-1527

SITE ADDRESS:
3800 BARDSTOWN ROAD
TAX BLOCK 0610, LOT 0017 & 0018
D.B. 7099 PG. 0180

COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - BUECHEL

CASE #16CUP1000
WM #6355

LEGEND
- Existing Tree
- Existing Light Pole
- Existing Gas Meter
- Proposed Swale
- Existing Swale

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISIONS | NO. | DATE | DESCRIPTION | BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 15207-000P
DATE: 7/14/16
SCALE: AS SHOWN
CHECKED BY: KY/AR
DRAWN BY: JH/SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
859 WILLARD STREET PHONE: (502)426-9374
SUITE 400 FAX: (502)426-9375
LOUISVILLE, KENTUCKY 40204 WEB SITE: WWW.LDD-INC.COM

CONDITIONAL USE PERMIT

RATTERMAN + SONS CREMATION RETORT
3800 BARDSTOWN ROAD
DEVELOPER
RATTERMAN & SONS INC.
3800 BARDSTOWN ROAD
LOUISVILLE, KY 40218

JOB NO. 15207

SHEET 1 OF 1

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