

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 8-3-16
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

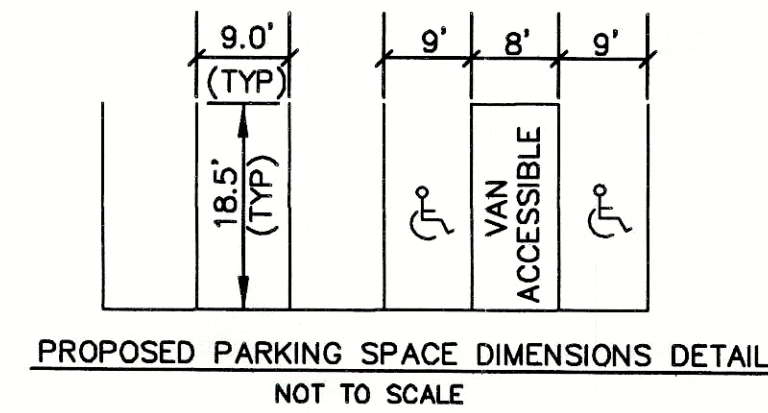
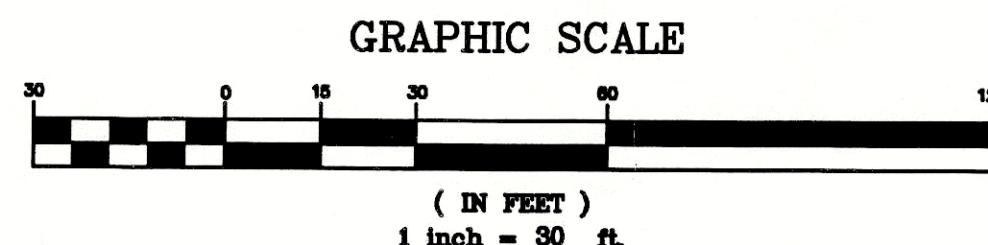
BY: *Tony Kelly*
DATE: *8-3-16*
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

KTRM, LLC.
4401 PRODUCE ROAD
LOUISVILLE, KY. 40219
D.B. 8704, PG. 758
M3 ZONING
SUBURBAN WORKPLACE FORM DISTRICT

LEGEND

- M.H. = EX. 8" SEWER
WV = EXISTING WATER VALVE
GUY POLE = EXISTING GUY POLE
C.C.B. = EXISTING CATCH BASIN
F.H. = FIRE HYDRANT
WM = WATER METER
SP = SERVICE POLE
PP = EXISTING LIGHT POLE
PP = EXISTING POWER POLE
480 = EXISTING CONTOUR LINE
+ 480.26 = EXISTING SPOT ELEVATION
2"G = EXISTING GAS LINE WITH PIPE SIZE
12"W = EXISTING WATER LINE WITH PIPE SIZE
OHE = EXISTING OVERHEAD ELEC. WIRE
= EXISTING PROPERTY SERVICE CONNECTION
= PROPOSED DRAINAGE FLOW DIRECTION
= PROPOSED STORM DRAINAGE PIPE, CATCH BASIN

SITE BENCHMARK: EXISTING SANITARY MANHOLE
RIM ELEVATION = 480.26



CALL 2 WORKING
DAYS BEFORE
YOU DIG!!
1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-586) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCO) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCO PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCO 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 SEEDS 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 ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. 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. SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PLUMED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EXISTING IMPERVIOUS	PROPOSED INCREASE	TOTAL IMPERVIOUS
28,430 SQ.FT.	2,524 SQ.FT.	30,954 SQ.FT.

18% INCREASE
AREA OF DISTURBANCE = 0.23 ACRES

RECAPITULATION

1. EXISTING ZONING	M3
2. FORM DISTRICT	SUBURBAN WORKPLACE
3. LAND AREA	1.85 ACRES
4. EXISTING USE	CREMATORY & MORTUARY SERVICE
5. BUILDING DATA	
EXISTING BUILDING	8,967 SQ.FT.
PROPOSED ADDITIONS	5,131 SQ.FT.
TOTAL	14,098 SQ.FT.
5,131 SQ.FT./8,967 SQ.FT. = 57% INCREASE	

6. F.A.R.	0.18
7. PARKING	
A. REQUIRED	MIN. MAX. MIN. MAX.
OFFICE (1,600 SQ.FT.)	1/350 SQ.FT. 1/200 SQ.FT. 5 8
16 EMPLOYEES	1.5 EMP. 1 EMP. 11 16
	16 25
B. PROVIDED	22 SPACES

NOTE: SPACES IS USED AND AVAILABLE INSIDE THE BUILDING FOR LONG TERM BICYCLE SPACES REQUIRED.

8. VEHICULAR USE AREA	15,030 SQ.FT.
9. ILA	
A. REQUIRED (7.5%)	1,128 SQ.FT.
B. PROVIDED	1,140 SQ.FT.

TREE CANOPY REQUIREMENTS

CLASS "C"
SITE AREA = 80,586 SQ.FT.
EXISTING TREE CANOPY = 27% (21,685 SQ.FT.)
NO NEW TREE CANOPY REQUIRED

NO LIGHTING ON SUBJECT PROPERTY.

OWNER

TIMOTHY R. BORDEN ENTERPRISES, INC.
4515 PRODUCE ROAD
LOUISVILLE, KY. 40218
D.B. 7732, PG. 210
TAX BLOCK 616, LOT 173

RECEIVED
JUL 2 1 2016
CLERK OF COURTS &
DESIGN SERVICES

REVISIONS:

5/31/16

DRWN BY: *DL/KAL*

CHKD BY: *UG*

DRAWING NAME:
2015-40.DWG

FIELD BOOK:
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EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 478
Louisville, Kentucky 40207
egengr@bellsouth.net
(502) 899-9611

THE BORDEN MORTUARY GROUP
4515 PRODUCE ROAD - 40218

MODIFIED CONDITIONAL USE PERMIT

DATE: 11/4/15

PROJECT NO.:

2015-40

Sheet 1 of 1

WM# 9380