



SITE MAP
1" = 200'

- GENERAL NOTES:**
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOIC.
 - 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.
 - BOUNDARY INFORMATION TAKEN FROM MINOR PLAT BY BTM ENGINEERING AND RECORDED IN D.B. 9158 PG. 557.
 - 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.
 - DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING 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 SEEDING, 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 REINSTALLED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
 - 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 STREET RIGHT-OF-WAY.
 - NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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.
 - 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'x6'x7" IN DIMENSION AS REQUIRED IN THE LDC. LONG TERM BICYCLE PARKING TO BE WITHIN EXISTING BUILDINGS.
 - THERE SHALL BE NO FUTURE BURIALS WITHIN 40' OF THE CENTERLINE OF BALLARDSVILLE ROAD.

DATA

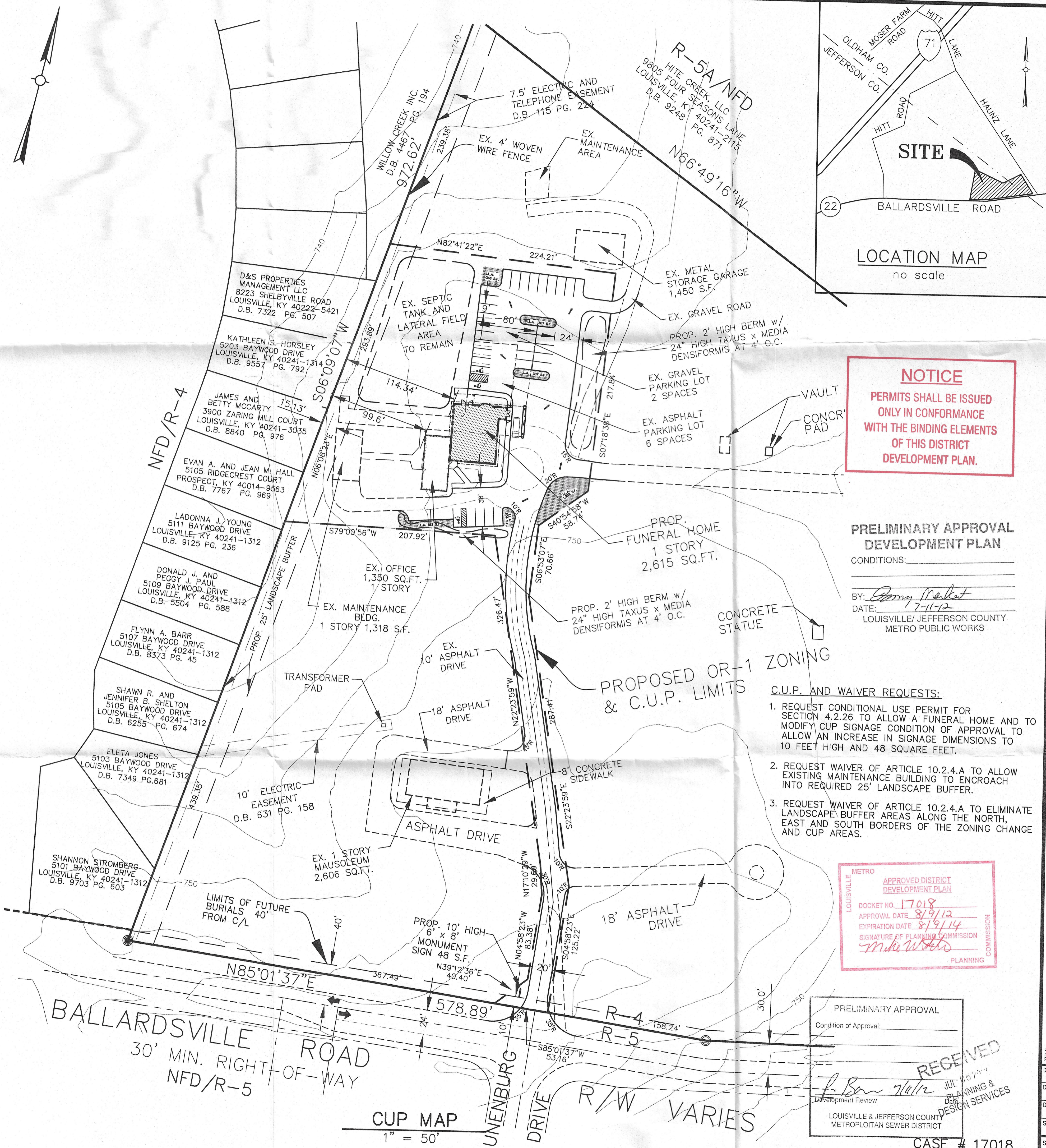
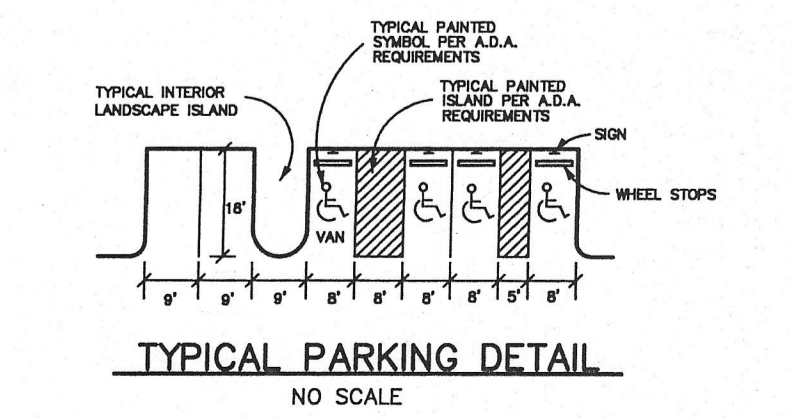
TOTAL SITE AREA	27.07 ACRES
PROPOSED REZONING/CUP AREA	1.89 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	OR-1 & R-4
OR-1	1.89 ACRES
R-4	25.19 ACRES
EXISTING FORM DISTRICT	NFD
EXISTING USE	CEMETERY
EX. BUILDING AREA IN CUP AREA	2,668 SQ.FT.
EX. OFFICE	1,350 S.F.
EX. MAINTENANCE BLDG.	1,318 S.F.
PROPOSED BUILDING AREA (FUNERAL HOME)	2,615 SQ.FT.
TOTAL BUILDING AREA IN CUP	5,283 SQ.FT.
TOTAL FAR IN CUP AREA	0.064
TOTAL BUILDING AREA ON SITE	13,607 SQ.FT.
PROP. FUNERAL HOME/OFFICE	3,965 S.F.
MAINTENANCE BLDG.	1,318 S.F.
STORAGE GARAGE	1,450 S.F.
MAUSOLEUMS (2)	6,784 S.F.
TOTAL FAR ON SITE	0.012

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	21 SPACES
OFFICE (1SP/350 S.F.)	4 SPACES
FUNERAL HOME (1SP/150 S.F.)	17 SPACES
MAXIMUM PARKING ALLOWED	42 SPACES
OFFICE (1SP/200 S.F.)	7 SPACES
FUNERAL HOME (1SP/75 S.F.)	35 SPACES
EXISTING PARKING	8 SPACES
PROPOSED PARKING (INC. 3 HANDICAP SPACES)	37 SPACES

LANDSCAPE REQUIREMENTS

EXISTING V.U.A. (CUP AREA)	23,491 SQ.FT.
PROPOSED V.U.A. (CUP AREA)	32,408 SQ.FT.
PARKING LOT	22,337 S.F.
DRIVEWAY	10,071 S.F.
7.5% REQUIREMENT (CUP AREA)	2,431 SQ.FT.
I.L.A PROVIDED (CUP AREA)	2,943 SQ.FT.



CUP MAP
1" = 50'

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
BY: *Donny Markat*
DATE: 7-11-12
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

- C.U.P. AND WAIVER REQUESTS:**
- REQUEST CONDITIONAL USE PERMIT FOR SECTION 4.2.26 TO ALLOW A FUNERAL HOME AND TO MODIFY CUP SIGNAGE CONDITION OF APPROVAL TO ALLOW AN INCREASE IN SIGNAGE DIMENSIONS TO 10 FEET HIGH AND 48 SQUARE FEET.
 - REQUEST WAIVER OF ARTICLE 10.2.4.A TO ALLOW EXISTING MAINTENANCE BUILDING TO ENCROACH INTO REQUIRED 25' LANDSCAPE BUFFER.
 - REQUEST WAIVER OF ARTICLE 10.2.4.A TO ELIMINATE LANDSCAPE BUFFER AREAS ALONG THE NORTH, EAST AND SOUTH BORDERS OF THE ZONING CHANGE AND CUP AREAS.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17018
APPROVAL DATE: 8/19/12
EXPIRATION DATE: 8/19/14
SIGNATURE OF PLANNING COMMISSION
M. W. W. W.
PLANNING COMMISSION

PRELIMINARY APPROVAL
Condition of Approval: _____
J. Brown 7/11/12
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

CASE # 17018
MSD WM# 10547

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	4/27/2012	REV. PER AGENCY COMMENTS
2	DHS	4/27/2012	ADDITIONAL REV. PER AGENCY COMMENTS
3	DHS	5/9/2012	REV. I.L.A. CALCULATIONS & SIGN SIZE
4	HBO	5/9/2012	REV. PER AGENCY COMMENTS
5	DHS	5/29/2012	REV. PER PUBLIC HEARING COMMENTS

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
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(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

DATE: _____
SIGNATURE: _____
DATE: _____
SIGNATURE: _____

LOUISVILLE MEMORIAL GARDENS EAST
DETAILED DISTRICT DEVELOPMENT PLAN & CONDITIONAL USE PERMIT PLAN
11001 BALLARDSVILLE ROAD, LOUISVILLE KY 40001
OWNER/DEVELOPER: **SALARY MANAGEMENT SERVICES, LLC**
672 NORTH WHEATSTER STREET
KOKOMO, INDIANA 46901
DRAWN BY: DHS
CHECKED BY: JMS
DATE: DECEMBER 2011
DRAWING: 980080-DDP-CUP
SCALE: AS SHOWN
SHEET Includes Reconfiguring Parking
J. Brown