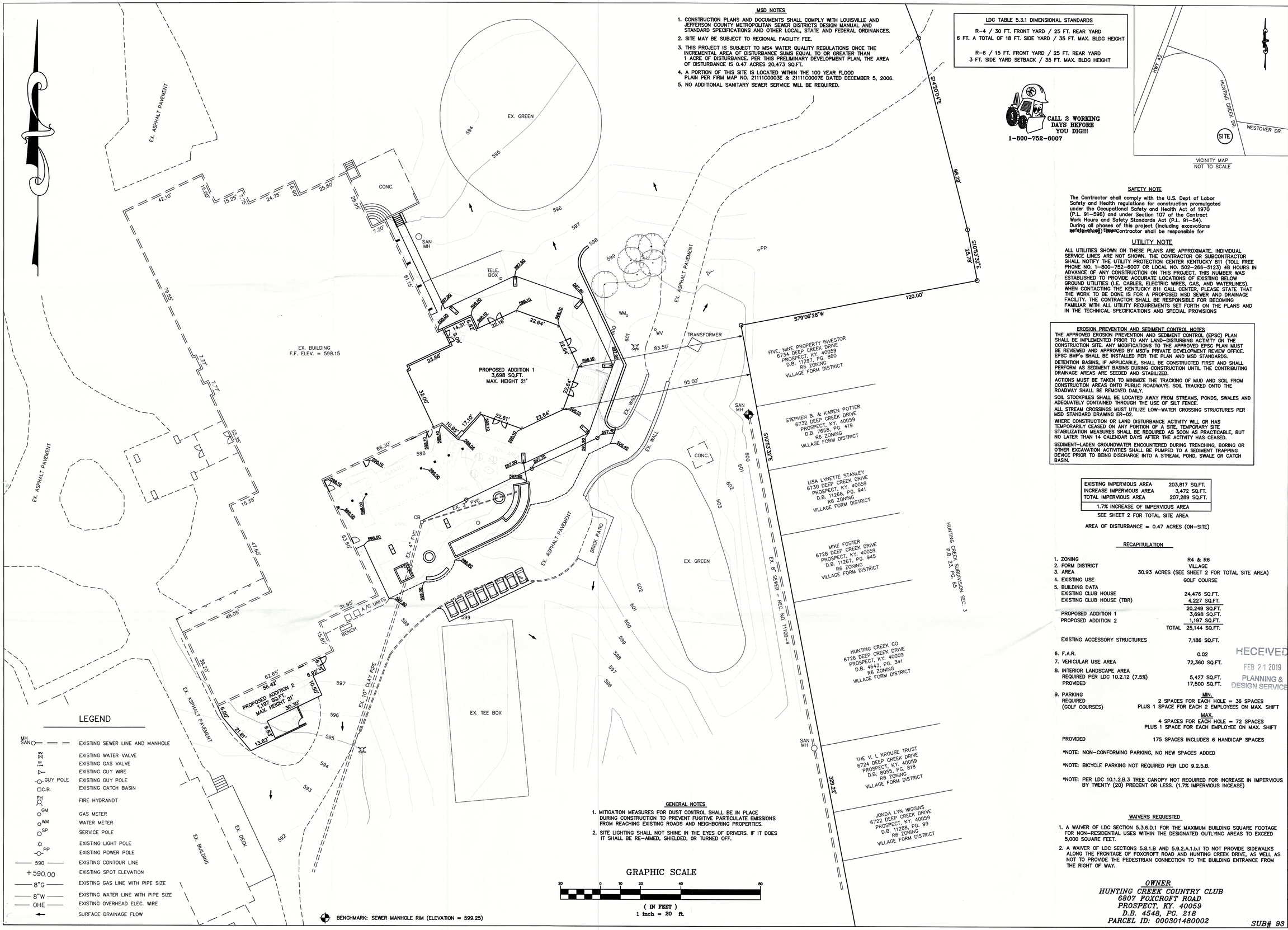

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE.
3. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 0.47 ACRES 20,473 SQ.FT.
4. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0003E & 21111C0007E DATED DECEMBER 5, 2006.
5. NO ADDITIONAL SANITARY SEWER SERVICE WILL BE REQUIRED.

LDC TABLE 5.3.1 DIMENSIONAL STANDARDS

R-4 / 30 FT. FRONT YARD / 25 FT. REAR YARD
6 FT. A TOTAL OF 18 FT. SIDE YARD / 35 FT. MAX. BLDG HEIGHT

R-6 / 15 FT. FRONT YARD / 25 FT. REAR YARD
3 FT. SIDE YARD SETBACK / 35 FT. MAX. BLDG HEIGHT

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

VICINITY MAP
NOT TO SCALE

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. 91-596) 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

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 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 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-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.

EXISTING IMPERVIOUS AREA	203,817 SQ.FT.
INCREASE IMPERVIOUS AREA	3,472 SQ.FT.
TOTAL IMPERVIOUS AREA	207,289 SQ.FT.
1.7% INCREASE OF IMPERVIOUS AREA	

SEE SHEET 2 FOR TOTAL SITE AREA

AREA OF DISTURBANCE = 0.47 ACRES (ON-SITE)

RECAPITULATION

1. ZONING	R4 & R6	
2. FORM DISTRICT	VILLAGE	
3. AREA	30.93 ACRES (SEE SHEET 2 FOR TOTAL SITE AREA)	
4. EXISTING USE	GOLF COURSE	
5. BUILDING DATA		
EXISTING CLUB HOUSE	24,476 SQ.FT.	
EXISTING CLUB HOUSE (TBR)	4,227 SQ.FT.	
	20,249 SQ.FT.	
PROPOSED ADDITION 1	3,698 SQ.FT.	
PROPOSED ADDITION 2	1,197 SQ.FT.	
	TOTAL 25,144 SQ.FT.	
EXISTING ACCESSORY STRUCTURES	7,186 SQ.FT.	
6. F.A.R.	0.02	
7. VEHICULAR USE AREA	72,360 SQ.FT.	
8. INTERIOR LANDSCAPE AREA		
REQUIRED PER LDC 10.2.12 (7.5%)	5,427 SQ.FT.	
PROVIDED	17,500 SQ.FT.	
9. PARKING	MIN.	
REQUIRED (GOLF COURSES)	2 SPACES FOR EACH HOLE = 36 SPACES PLUS 1 SPACE FOR EACH 2 EMPLOYEES ON MAX. SHIFT	
	MAX.	
	4 SPACES FOR EACH HOLE = 72 SPACES PLUS 1 SPACE FOR EACH EMPLOYEE ON MAX. SHIFT	
PROVIDED	175 SPACES INCLUDES 6 HANDICAP SPACES	

*NOTE: NON-CONFORMING PARKING, NO NEW SPACES ADDED

*NOTE: BICYCLE PARKING NOT REQUIRED PER LDC 9.2.5.B.

*NOTE: PER LDC 10.1.2.B.3 TREE CANOPY NOT REQUIRED FOR INCREASE IN IMPERVIOUS BY TWENTY (20) PRECENT OR LESS. (1.7% IMPERVIOUS INCEASE)

RECEIVED
FEB 21 2019
PLANNING & DESIGN SERVICES

WAIVERS REQUESTED

1. A WAIVER OF LDC SECTION 5.3.6.D.1 FOR THE MAXIMUM BUILDING SQUARE FOOTAGE FOR NON-RESIDENTIAL USES WITHIN THE DESIGNATED OUTLYING AREAS TO EXCEED 5,000 SQUARE FEET.
2. A WAIVER OF LDC SECTIONS 5.8.1.B AND 5.9.2.A.1.b.I TO NOT PROVIDE SIDEWALKS ALONG THE FRONTAGE OF FOXCROFT ROAD AND HUNTING CREEK DRIVE, AS WELL AS NOT TO PROVIDE THE PEDESTRIAN CONNECTION TO THE BUILDING ENTRANCE FROM THE RIGHT OF WAY.

OWNER
HUNTING CREEK COUNTRY CLUB
6807 FOXCROFT ROAD
PROSPECT, KY. 40059
D.B. 4548, PG. 218
PARCEL ID: 000301480002

SUB# 93

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING GUY WIRE
- GUY POLE — EXISTING GUY POLE
- C.B. — EXISTING CATCH BASIN
- FH — FIRE HYDRANDT
- GM — GAS METER
- WM — WATER METER
- SP — SERVICE POLE
- EXISTING LIGHT POLE
- PP — EXISTING POWER POLE
- 590 — EXISTING CONTOUR LINE
- +590.00 — EXISTING SPOT ELEVATION
- 8"G — EXISTING GAS LINE WITH PIPE SIZE
- 8"W — EXISTING WATER LINE WITH PIPE SIZE
- OHE — EXISTING OVERHEAD ELEC. WIRE
- SURFACE DRAINAGE FLOW

GENERAL NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BENCHMARK: SEWER MANHOLE RIM (ELEVATION = 599.25)

REVISIONS:

DRWN BY: DLL

DRAWING NAME: 18-33ALL.DWG

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

HUNTING CREEK COUNTRY CLUB
6807 FOXCROFT ROAD PROSPECT, KY. 40059
CATEGORY 2B DEVELOPMENT PLAN

DATE: 1/3/19

PROJECT NO.: 2018-33

Sheet 1 of 2

19 DEVPLAN 1014 19 WAIVER 1008