

GRAPHIC LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PROJECT LIMIT OF DISTURBANCE
- NEW ASPHALT PAVEMENT
- LANDSCAPE AREA
- DRAINAGE ARROW
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY BENTLEY LAND SURVEYING, 2527 NELSON MILLER PKWY, STE 006, LOUISVILLE, KY 40223
2. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
4. ALL WALKS ARE MINIMUM 5' WIDE, UNLESS OTHERWISE NOTED ON PLAN, WITH HANDICAP RAMPS AS REQUIRED.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
6. ALL BUILDINGS WILL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. IF REQUIRED BY THE BUILDING CODE.
7. ALL SITE LIGHTING SHALL CONFORM TO REGULATIONS OF CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE (LDC).
8. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
3. SITE IS SUBJECT TO MSD PLAN REVIEW FEES.

BUILDING DATA

BUILDING HEIGHT: 35'
GROSS BUILDING FOOTPRINT: 9,506 SF

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. AN 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.
2. 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.
3. 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.
4. 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 POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
6. CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTORS DISCRETION

SITE DATA

5901 DUTCHMANS LANE
OWNER: BIG SPRING COUNTRY CLUB
PARCEL ID: 003600170000

MUNICIPALITY: LOUISVILLE
FIRE PROTECTION DISTRICT: LOUISVILLE #4
EXISTING USE: COUNTRY CLUB
PROPOSED USE: COUNTRY CLUB

ZONING: RESIDENTIAL (R-4)
FORM DISTRICT: NEIGHBORHOOD
PLAT BOOK - PAGE: 1290-188

SITE AREA: 154.29 ACRES
SITE DISTURBANCE: 55,317 SF (1.27 ACRES)
EXISTING IMPERVIOUS: 39,512 SF (0.90 ACRES)
PROPOSED IMPERVIOUS: 44,834 (1.02 ACRES)

PARKING REQUIREMENTS

PARKING PROVIDED: 143 TOTAL SPACES
(113 EXISTING PLUS 30 PROPOSED INCLUDING 5 ADA SPACES AND 1 VAN ACCESSIBLE)

PLANNING DIRECTOR APPROVED PARKING PER LAND DEVELOPMENT CODE SECTION 9.1.3.C

VARIANCE REQUESTED

SECTION 5.3.1.C.5 TABLE 5.3.2
FOR THE BUILDING TO BE SETBACK BEYOND THE MAXIMUM ALLOWABLE SETBACK OF 80'

WAIVER REQUESTED

SECTION 5.9.2.A.1.b.i: TO ALLOW FOR NO SIDEWALK CONNECTION FROM PUBLIC R/W TO THE BUILDING.

LANDSCAPE REQUIREMENTS

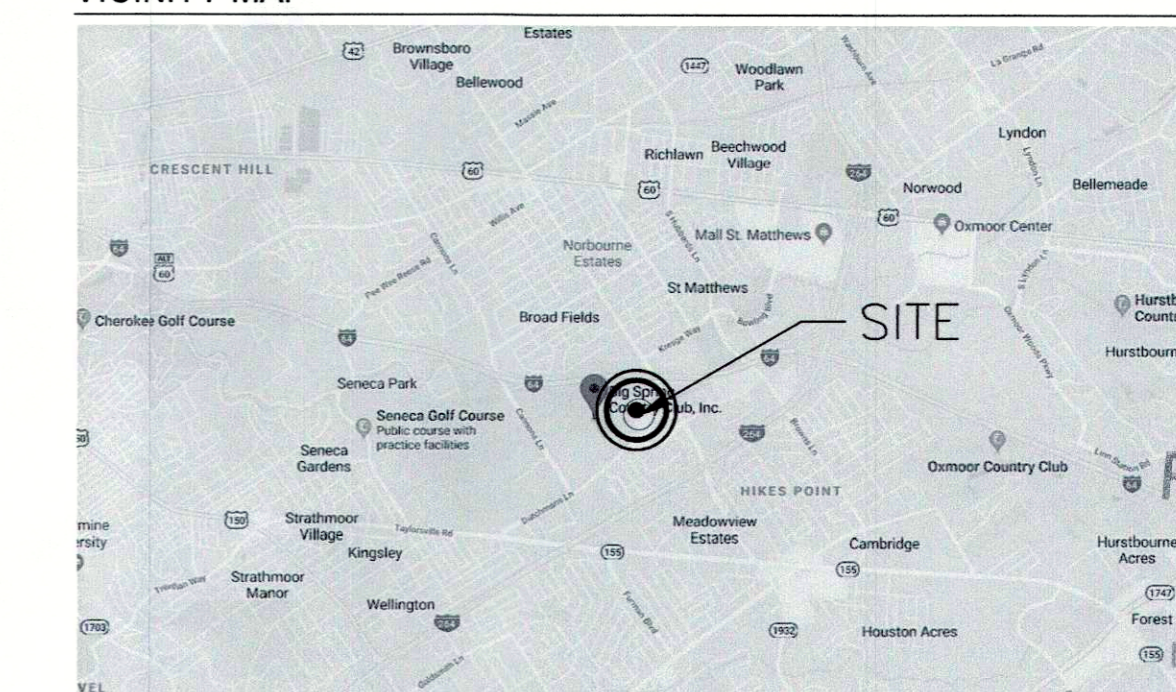
TREE CANOPY REQUIREMENTS
TREE CANOPY COVERAGE COMPLIANCE NOT REQUIRED PER 10.1.2.B.3. THE INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA IS LESS THAN 20%.

LANDSCAPE DESIGN REQUIREMENTS
LANDSCAPE DESIGN COMPLIANCE IS NOT REQUIRED PER 10.2.2.A.3. THE INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA IS LESS THAN 20%.

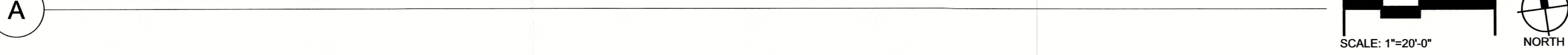
EXISTING IMPERVIOUS: 39,512 SF X .20 = 7,902 + 39,512 = 47,414 SF
PROPOSED IMPERVIOUS: 44,834 SF - 39,512 = 5,322 (OR 13% INCREASE)

EXISTING BUILDING AREA: 33,720 SF
PROPOSED BUILDING AREA: 37,220 SF - 33,720 = 3,500 SF (OR 10% INCREASE)

VICINITY MAP



DEVELOPMENT PLAN



Big Spring
Country
Club

**Big Spring CC Phase 2
Clubhouse Renovation/ Addition**
5901 Dutchmans Ln.
Louisville, KY 40205

DATE: 7-25-19
DRAWN BY: TE
CHECKED BY: CH
REVISIONS:
rev
rev
rev

2016-41

DP1

WM#7132