

GENERAL NOTES

- 1) THIS SITE LAYOUT HAS REFERENCED THE SURVEY PREPARED BY LICENSED SURVEYOR, WALTER DENHAM KY LPLS 3818, DATED FEBRUARY 5, 2025.
- 2) THIS SITE IS WITHIN THE ZONE X OF THE 100-YR FLOODPLAIN PER FEMA FIRM MAP NO. 21111C0090D, DATED MARCH 23, 2021.
- 3) THERE ARE NO WETLANDS OR KARST TERRAIN ON THIS PROPERTY.
- 4) THE DEVELOPMENT LIES IN THE NORTH OLDHAM FIRE-A FIRE DISTRICT.
- 5) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
- 6) SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
- 7) ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
- 8) ALL DUMPSTER AND SERVICE STRUCTURES TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 9) THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- 10) THE LOUISVILLE METROPOLITAN SEWER DISTRICT (MSD) WILL PROVIDE SANITARY SEWER SERVICE TO THIS SITE VIA EXISTING OR NEW PROPERTY SERVICE CONNECTION. WATER TREATMENT PROVIDED AT THE OHIO RIVER WATER QUALITY TREATMENT PLANT.
- 11) EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEEDED.
- 12) AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN RIGHT-OF-WAY.
- 13) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY OLDHAM COUNTY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 14) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 15) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 16) SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
- 17) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 18) DEED OF CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 19) OLDHAM COUNTY ZONING APPROVAL REQUIRED.
- 20) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH OLDHAM COUNTY'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 21) AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH OLDHAM COUNTY STORMWATER DESIGN MANUAL AND SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 22) ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 23) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 24) MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 25) ALL FOOD SERVICE ESTABLISHMENTS SHALL BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- 26) PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

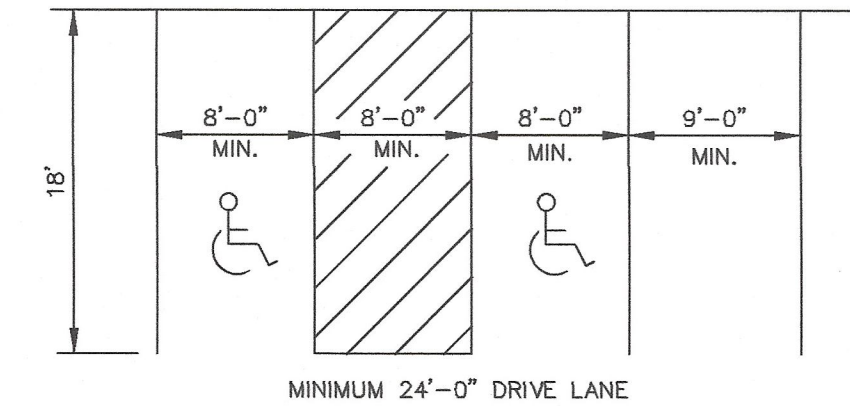
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY OLDHAM COUNTY ENGINEERING OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND OLDHAM COUNTY STANDARDS.

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. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

WAIVERS REQUESTED

PARKING WAIVER
VARIANCE OF OLDHAM COUNTY PLANNING ZONING ORDINANCE IS REQUESTED OF DIVISION 280 PARKING REQUIREMENTS TO ALLOW A REDUCED AMOUNT OF PARKING TO MINIMIZE IMPACT OF PARKING LOT IN RESIDENTIAL SETTING. IN ADDITION, BICYCLE PARKING SPACES AND A LARGE DROP-OFF TURN AROUND DESIGN IS INCLUDED.

VIA LBA WAIVER
WAIVER OF OLDHAM COUNTY PLANNING ZONING ORDINANCE IS REQUESTED OF DIVISION 300 LANDSCAPING REGULATIONS TABLE 300. VIA LBA PLANTING REQUIREMENTS TO REMOVE SCREENING REQUIREMENTS AROUND THE PARKING LOT.

WAIVER REQUESTED

LBA WAIVER
WAIVER OF OLDHAM COUNTY ZONING ORDINANCE IS REQUESTED OF DIVISION 300 LANDSCAPING REGULATIONS THAT REQUIRE A 15 FT. LBA BUFFER, BUILDING ENCROACHMENT INTO THE LBA AND LESS PLANTINGS WILL NOT BE PROVIDED DUE TO THE PLACEMENT OF THE DETENTION BASIN.

VARIANCE REQUESTED

SETBACK VARIANCE
VARIANCE OF OLDHAM COUNTY PLANNING ZONING ORDINANCE IS REQUESTED FOR BUILDING SETBACK REQUIREMENT.

UTILITIES NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE NECESSARY UTILITY AGENCIES AND OBTAIN THE PRECISE LOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL UTILITY REQUIREMENTS AS SET OUT ON THE PLANS, IN THE SPECIFICATIONS, AND IN THE SPECIAL PROVISIONS.

THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "HOLEY MOLEY" (TOLL FREE PHONE NO. 1-800-382-5544) FORTY-EIGHT (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 & WATER LINES).



1st TIER ADJOINING PROPERTY OWNERS

1 01-14A-00-362
DAVID & MELISSA YORTON
12117 OAKDALE WAY
GOSHEN, KY 40026
R-2

2 04-14A-00-363
ANDREW JR & VICKI CANNAVA
12114 MAPLEWOOD ROAD
GOSHEN, KY 40026
R-2

3 04-14A-00-364
RONALD & MARGUERITE
12116 MAPLEWOOD ROAD
GOSHEN, KY 40026
R-2

4 04-00-00-14E
OLDHAM CO SANITATION
700 W JEFFERSON ST
LAGRANGE, KY 40031
R-2

5 04-14A-00-253
JANE A MEYER
12207 CLOVERDALE COURT
GOSHEN, KY 40026
R-2

6 04-14A-00-254
JEFF & NANCY JACOBY
12205 CLOVERDALE COURT
GOSHEN, KY 40026
R-2

7 04-14A-00-255
GREGORY & AMY SMITH
12203 CLOVERDALE COURT
GOSHEN, KY 40026
R-2

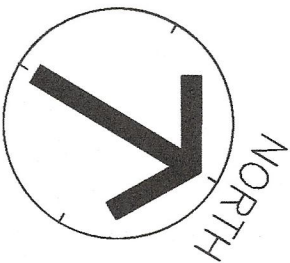
8 04-14A-00-256
MICHAEL HOLDCRAFT
12201 CLOVERDALE COURT
GOSHEN, KY 40026
R-2

9 04-14A-00-313
JONATHAN & SARAH YOUNG
12115 CLIFFWOOD DRIVE
GOSHEN, KY 40026
R-2

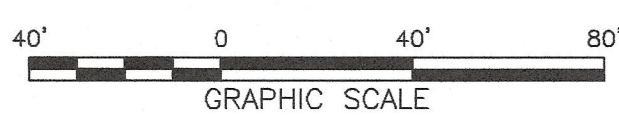
10 04-14A-00-314
CHRISTIFER RONEY &
MARTIN MORRAN
12114 OAKDALE WAY
GOSHEN, KY 40026
R-2

11 04-14A-00-331
MIKE & MARY ELLEN MOULTON
12119 CLIFFWOOD DRIVE
GOSHEN, KY 40026
R-2

12 04-14A-00-332
CHRISTIE SCOCCOLA-HOOTMAN
12114 OAKDALE WAY
GOSHEN, KY 40026
R-2



SITE LAYOUT PLAN



OWNER #1

CHRISTOPHER & KATHRYN McBRIDE
13615 RUTLAND ROAD
GOSHEN, KY 40026

OWNER #1 SOURCE OF TITLE

PARCEL 01-00-00-140: DB 1401, PG 413

SITE DATA

EXISTING ZONING.....	R-2
OWNER.....	CHRISTOPHER & KATHRYN McBRIDE
EXISTING USE.....	PRIVATE CLUBHOUSE AND POOL
PROPOSED USE.....	EVENT VENUE
EXISTING BUILDING FOOTPRINT.....	4,500 SF CLUBHOUSE
EXISTING BUILDING AREA.....	5,000 SF POOL
PROPOSED BUILDING AREA.....	3,200 SF PAVILION
.....	600 SF SHED

DIMENSIONAL INFO

FRONT SETBACK.....	35 FT.
WEST SIDE SETBACK.....	7 FT.
EAST SIDE SETBACK.....	7 FT.
REAR SETBACK.....	25 FT.
MAX. BUILDING HEIGHT.....	35 FT.
PROP. BUILDING HEIGHT.....	20 FT. MAX

PARKING REQUIREMENTS (VEHICULAR)

PROPOSED USE.....	EVENT VENUE
UNIT OF CALCULATION.....	SF CLUBHOUSE, SF PAVILION (SOCIAL/FATERNAL CLUB)
QUANTITY OF UNIT.....	4,500 SF CLUBHOUSE, 3,200 SF PAVILION
MIN. UNIT OF CALCULATION.....	1.0 SP/250 SF CLUBHOUSE, 1.0 SP/125 SF PAVILION
MAX. UNIT OF CALCULATION.....	1.0 SP/125 SF CLUBHOUSE, 1.0 SP/50 SF PAVILION
MIN. REQUIRED PARKING.....	(18+28)= 44 SP
MAX ALLOWED PARKING.....	(36+64)= 100 SP
PROP. PARKING PROVIDED.....	99 SPACES (INCL. 4 ADA)

TREE CANOPY REQUIREMENTS

EXISTING TREE CANOPY TO BE PRESERVED.....	28,000 SF (15% OF SITE)
---	-------------------------

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE BUFFER.....	NA
VEHICULAR USE AREA (VUA).....	48,903.29 SF
REQUIRED VUA BUFFER.....	ALONG RESIDENTIAL -5 FT. WIDE, 5 FT SCREEN AND 1 TREE/40 FT
REQUIRED VUA BUFFER.....	ALONG ROW -5 FT. WIDE, 3 FT SCREEN AND 1 TREE/40 FT
REQUIRED INTERIOR LANDSCAPE AREAS (ILA).....	2,345 SF (5 SF/100 SF VUA)

IMPERVIOUS SURFACE CALCULATIONS

TOTAL SITE DISTURBANCE.....	73,000 SF(1.68 AC)
EXISTING IMPERVIOUS SURFACE.....	58,300 SF
PROPOSED IMPERVIOUS SURFACE.....	58,500 SF
NET CHANGE IN IMPERVIOUS.....	200 SF

DETENTION CALCULATIONS

ESTIMATED VOLUME REQUIRED = ACRA/12	
AC = 0.69-0.63.....	0.08
R =	2.8 INCHES
A = SITE AREA.....	186,000 SF OR 4.27 AC
VOLUME REQUIRED.....	2,600 CF
BASEIN AREA.....	3,000 SF
DEPTH OF BASIN.....	1 FT
VOLUME PROVIDED.....	3,000 CF

ENGINEER:

HERITAGE ENGINEERING, LLC

603 North Shore Drive
Jeffersonville, IN 47130
(812) 280-6201
(812) 280-6251 Fax

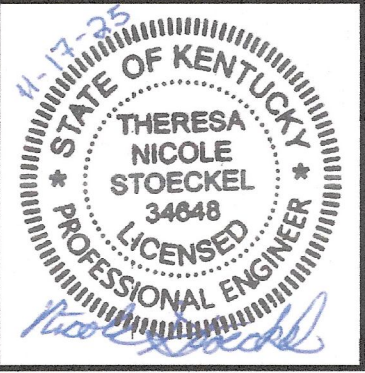
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 582-1412
(502) 582-1415 Fax

ENGINEER:

KATHRYN McBRIDE
13615 RUTLAND ROAD
GOSHEN, KY 40026

PROJECT:

**SITE LAYOUT PLAN
FOR
HARMONY HILLS POOL
1222 CLIFFWOOD DRIVE
GOSHEN, KY 40026**



JOB NO:	25015
HORIZ. SCALE:	1"=40'
VERT. SCALE:	N/A
DESIGNED BY:	TNS
DETAILED BY:	JLC
CHECKED BY:	TNS
DATE:	17 NOV 2025

SHEET

C01