

LOT 6
KBD PROPERTIES LLC
PROPERTY
DEED BOOK 8314 PAGE 573
PARCEL ID 2437-0006-0000
LOT 6

LOT 7
WILLIAM M. WINKLER &
PEGGY L. WINKLER
PROPERTY
DEED BOOK 5789 PAGE 397
PARCEL ID 2437-0007-0000
LOT 7

LOT 8
JOHN DEARING
PROPERTY
DEED BOOK 10455 PAGE 958
PARCEL ID 2437-0008-0000
LOT 8

UNITED REHAB PROP'
PROPERTY
DEED BOOK 8828
PARCEL ID 0013-

REVISED
OF MINOR SU
ATTAC
DEED BOOK
2.6'

VENGER
RTY
PAGE 273
837
99-0009-0014

WHIPPS MILLGATE SUBDIVISION,
PLAT & SUBDIVISION BOOK 13, PAGE 85
10' DRAINAGE ESMT., PSB 13, PG. 85

CENTERLINE OF 15' WIDE LOUISVILLE
GAS AND ELECTRIC COMPANY EASEMENT
DEED BOOK 4500, PAGE 565
TITLE EXCEPTION 5
15' ELEC. & TELE. ESMT.,
PSB 13, PG. 85

MILLGATE APARTMENTS INC
PROPERTY
DEED BOOK 5931 PAGE 329
PARCEL ID 0399-0004-0004

CENTERLINE OF 15' WIDE LOUISVILLE
GAS AND ELECTRIC COMPANY EASEMENT
DEED BOOK 4500, PAGE 565
TITLE EXCEPTION 5
MILLGATE APARTMENTS INC
PROPERTY
DEED BOOK 5931 PAGE 329
PARCEL ID 0013-0111-0000

MILL RUN SUBDIVISION, PLAT & SUBDIVISION BOOK 36, PG. 3
10' SEWER & DRAIN. ESMT., PSB 36, PG. 3
N 68°12'05" E 364.40'

N 25°20'00" W
335.69'

S 25°27'19" E 50.00'

S 25°27'19" E 364.40'

S 25°27'19" E 300.12'

70°48'49" W
238.90'

WHIPPS MILL ROAD
RIGHT OF WAY VARIES
30' TO CENTERLINE MINIMUM
PUBLIC ROAD

AREA OF DISTURBANCE:
130 SF

PROPOSED PATIOS

AREA OF DISTURBANCE:
555 SF

PROPOSED PORT COCHERE

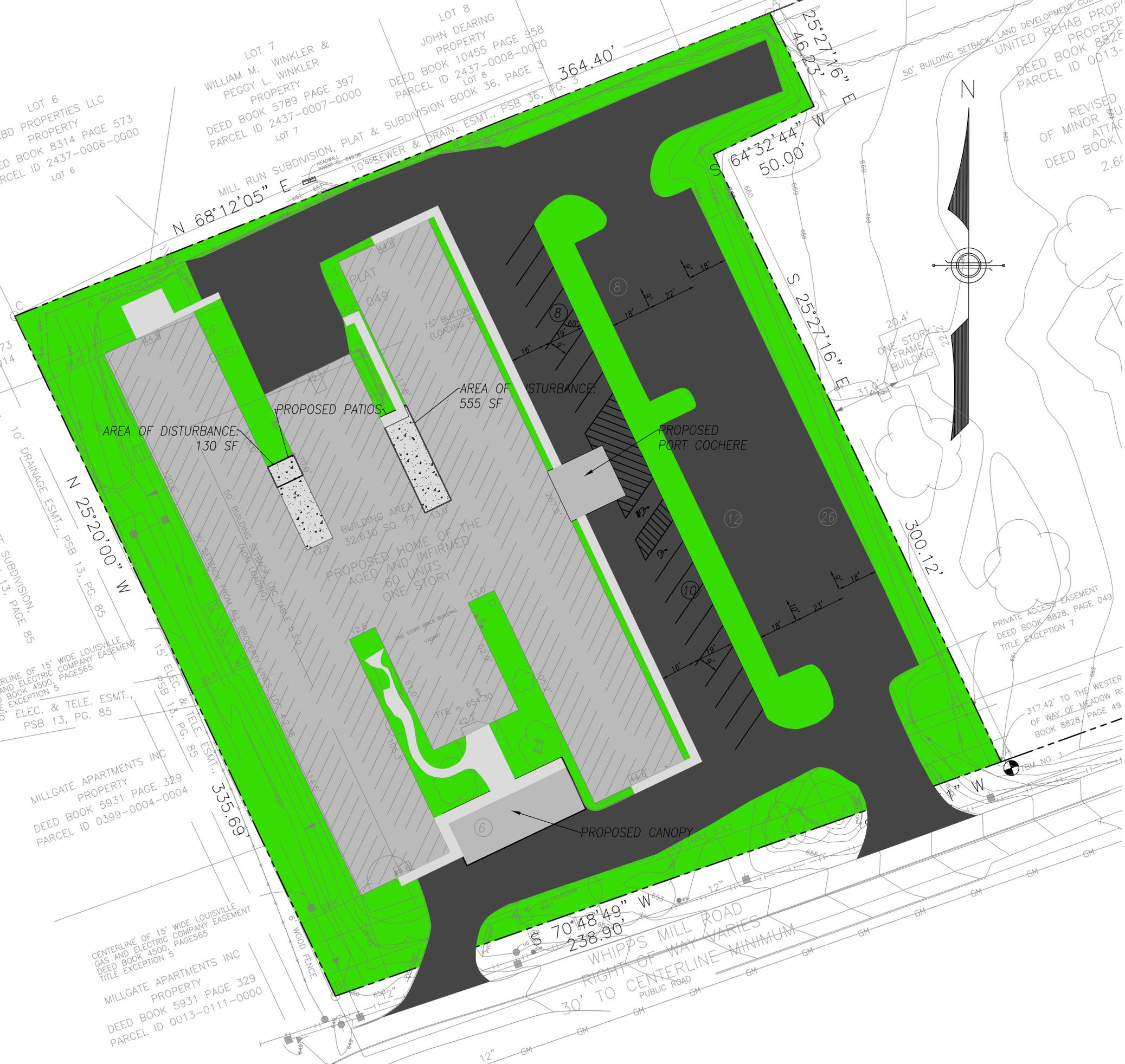
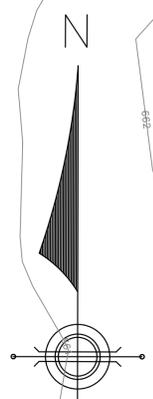
BUILDING AREA
32,630 SQ. FT.
PROPOSED HOME OF THE
AGED AND INFIRMED
60 UNITS
ONE STORY

PROPOSED CANOPY

ONE STORY
FRAME
BUILDING

PRIVATE ACCESS EASEMENT
DEED BOOK 8828, PAGE 049
TITLE EXCEPTION 7

317.42' TO THE WESTER
OF WAY OF MEADOW RD
BOOK 8828, PAGE 49



GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #3263.
- 2) ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- 3) IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- 4) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- 5) THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- 6) ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 7) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- 8) RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 9) ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- 10) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- 11) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 12) ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- 13) TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- 15) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- 16) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 17) SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.
- 18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PVIOUS AREAS ON THE PROJECT.
- 19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 20) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0031 E)
- 21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 11076, SUBJECT TO FEES.
- 22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 23) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 24) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- 25) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 27) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUTIGIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 28) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 29) MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

EROSION PREVENTION and SEDIMENT CONTROL:

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 SEEDDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

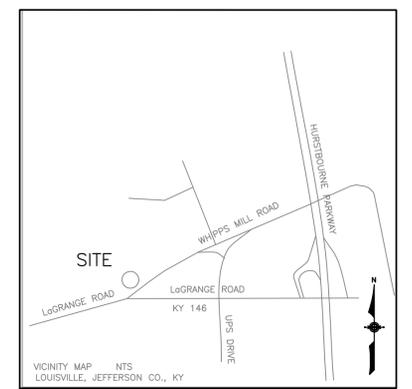
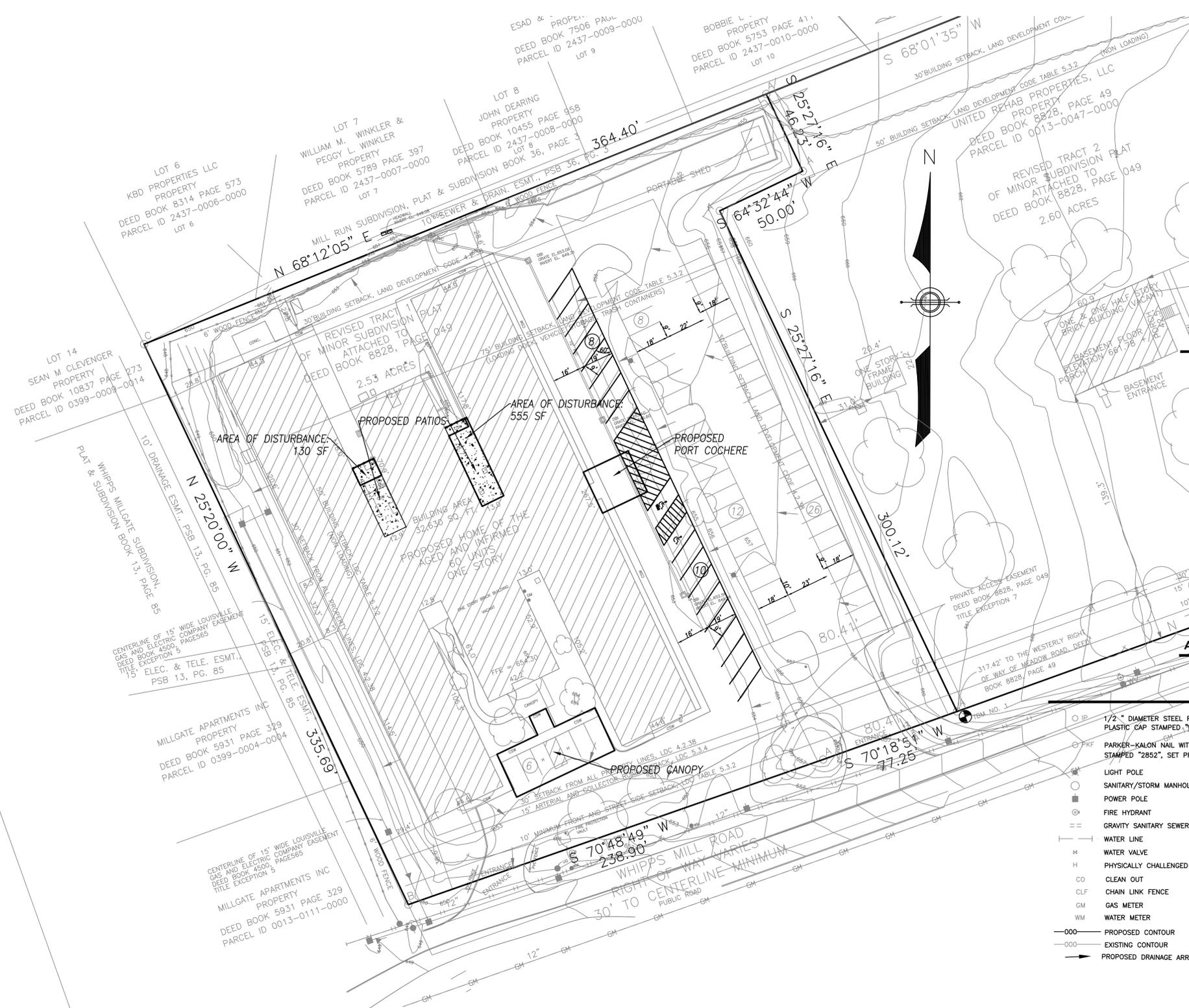
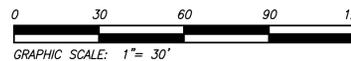
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

UTILITY NOTE

ALL UTILITIES 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) 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). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	R-4
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	VACANT NURSING HOME
PROPOSED USE.....	60 UNIT ASSISTED LIVING FACILITY
PROPERTY AREA.....	2.53 ACRES (110,059 S.F.)
BUILDING HEIGHT.....	25 FT.
EXISTING BUILDING SIZE.....	32,400 S.F.
F.A.R.....	0.294
REQUIRED PARKING.....	40 MIN. (1/2 PER UNIT + 1 PER (60 UNITS, 20 MAX EMPLOYEES)
	110 MAX. (1 1/2 PER UNIT + 1 PER EMPLOYEE AT MAXIMUM SHIFT)
EXISTING PARKING.....	71 SPACES, INCL. 4 ADA
PROPOSED VUA.....	70 SPACES, INCL. 4 ADA
REQUIRED ILA.....	0 S.F.
REQUIRED TREE CANOPY.....	NOT APPLICABLE

AREA OF DISTURBANCE 685 SQ. FT. (0.016 AC.)

LEGEND

1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "N 2852" SET	GM	GAS MAIN
PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	●	EXISTING POLE
LIGHT POLE	○	TELEPHONE POLE
SANITARY/STORM MANHOLE	⊗	POLE ANCHOR
POWER POLE	⊙	TREE/SHRUB
FIRE HYDRANT	⊕	FENCE
GRAVITY SANITARY SEWER LINE / STORM SEWER	—	MONITORING WELL
WATER LINE	—	WATER METER
WATER VALVE	—	BURIED TELEPHONE/FIBER OPTIC
PHYSICALLY CHALLENGED PARKING SPACE	—	GUARDRAIL
CLEAN OUT	—	OVERHEAD UTILITY LINE
CHAIN LINK FENCE	—	INTERIOR PROPERTY LINE
GAS METER	—	CBI CURB BOX INLET
WATER METER	—	DBI DROP BOX INLET
PROPOSED CONTOUR	—000—	TBM TEMPORARY BENCHMARK
EXISTING CONTOUR	—000—	EXISTING PLANTING
PROPOSED DRAINAGE ARROW	→	TPF TREE PROTECTION FENCE
		PROPOSED PLANTING

SITE PLAN
FOR
CREEKSIDE ON WHIPPS MILL-SENIOR CARE

ZONED R-4, NEIGHBORHOOD FORM DISTRICT
9701 WHIPPS MILL ROAD
LOUISVILLE, KY 40223
TAX BLOCK 13 LOT 54
DEED BOOK 11329, PAGE 633

OWNER:
CREEKSIDE WHIPPS MILL, LLC
1610 SOUTH CHURCH ST, SUITE C
MURFREESBORO, TN 37130

DEVELOPER:
TDK DEVELOPMENT, LLC
1610 SOUTH CHURCH ST, SUITE C
MURFREESBORO, TN 37130



BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM

REVISIONS	SCALE:
	1" = 30'
	DRWN: KLV
	CKD: MAB
	DATE:
	MAY 10, 2019