



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

**APPROVED DISTRICT
DEVELOPMENT PLAN**
DOCKET NO. 9-22-02
APPROVAL DATE 12-12-2003
EXPIRATION DATE 12-12-2004
SIGNATURE OF PLANNING COMMISSION
Alisa J. Joubert
PLANNING COMMISSION

MSD NOTES:

1. THE APPROVED EROSIONS PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED MSD (ESPC) PLAN MUST BE REVIEWED AND APPROVED BY MSD PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. AS REQUIRED BY MSD, ACTIONS SHALL BE TAKEN TO ELIMINATE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3. MATERIAL STOCKPILES SHALL BE LOCATED AWAY FROM SWALES AND ADEQUATELY CONTAINED PER MSD REQUIREMENTS.
4. CONTINUOUS SILT FENCE AT PROPERTY PERIMETER PER MSD STANDARD DWG ER-09-01
5. STONE BAG INLET PROTECTION DURING CONSTRUCTION AT EXISTING CATCH BASINS
6. INSTALL CONSTRUCTION ENTRANCE PER MSD ER-01-01.
7. ALL BMP'S SHALL BE INSPECTED SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT PRODUCING 1/4" OR MORE OF PRECIPITATION. REPAIRS OF BMP MUST BE COMPLETED BEFORE CONSTRUCTION MAY BEGIN.
8. SILT CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION. ALL SILT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MSD AND BEST MANAGEMENT PRACTICES PER EPA STORM WATER MANAGEMENT FOR CONSTRUCTION PRACTICES MANUAL.

GENERAL NOTES:

ALL RENOVATION SHALL BE PER KENTUCKY BUILDING CODE.

THE FOLLOWING AGENCIES MUST REVIEW AND APPROVE CONSTRUCTION DOCUMENTS AND DEVELOPMENT PLANS:

LOUISVILLE METRO PLANNING AND DESIGN, LAND DEVELOPMENT AND TRANSPORTATION, LANDSCAPE PER LDC CHAPTER 10.4.

LOT AREA 22,216 SF
NO EXISTING TREES
COMMERCIAL USE 10% TREE CANOPY OR 2.216 SF TREE CANOPY
IN TRADITIONAL NEIGHBORHOOD INTENSITY CLASS 2
COMMERCIAL TRADITIONAL CLASS B TREE REDUCTION, B-2, FAR OF .66 REDUCTION OR .33 X 2216 = 714 SF
ALL TREES TYPE A, CONIFER 1" CALIPER TREES, AT 480 SF EACH TYPICAL, MIX. (20) 480 OR 9600 SF TREE CANOPY.

METROPOLITAN SEWER DISTRICT NEW SANITARY SEWER CONNECTIONS:

LOUISVILLE WATER COMPANY APPROVAL OF SHARED FIRE SERVICE AND NEW DOMESTIC WATER SERVICE.
FIRE MARSHALL CERTIFICATION OF FIRE ALARM AND FIRE SUPPRESSION SYSTEM.
STATE BUILDING CODE ENFORCEMENT OR LOCAL CODE ENFORCEMENT DEPENDANT ON ACTUAL USE.
BOARD OF HEALTH, EXEMPTIONS FOR KITCHEN.
DEPARTMENT OF PLUMBING, STATE APPROVAL LOUISVILLE GAS AND ELECTRIC (GAS AND POWER).
LOUISVILLE GAS AND ELECTRIC EASEMENTS AND AGREEMENTS TO RELOCATE POWER POLES, TWO TO THREE GUY WIRES ETC.
CITY OF LOUISVILLE ON-SITE AND OFF-SITE PARKING APPROVAL, TRAFFIC ENGINEERING APPROVAL ON VISION TRIANGLE AND CURB CUT.

2. DETAILED DEVELOPMENT PLAN APPROVAL REQUIRES SUBMISSIONS AND APPROVAL OF COMMON AREA MAINTENANCE AGREEMENT, SHARED USE AGREEMENT, CROSSOVER PARKING AGREEMENT ETC. AS SUBMITTED IN BINDING ELEMENTS FOR PROPERTY BETWEEN ALL FOUR PROPERTY OWNERS AND THE CITY.
3. CITY OF LOUISVILLE LEGAL COUNSEL MUST APPROVE DOCUMENT.
4. DETAILED PLAN APPROVAL REQUIRES WRITTEN CONFIRMATION OF ACTUAL SERVICES AND USES TO BE PROVIDED AT SITE. AFFIDAVIT OF USE.
5. DETAILED PLAN APPROVAL REQUIRES PARKING CALCULATION BASED ON USE, HOURS OF OPERATION, AND CALCULATION OF REQUIRED PARKING SPACES FOR STAFF, VISITORS AND SERVICE VEHICLES. DETAILED PLAN APPROVAL WILL REQUIRE OFF SITE PARKING AGREEMENT OR PARKING WAIVER PER BINDING ELEMENTS.

PARCEL 3
TOTAL SITE 20,305 S.F.
BUILDING 6,625 S.F.
PARKING 4,197 S.F.
OPEN AREA PROV. 9,483 S.F.
OPEN AREA REQ. 8,400 S.F. (800 S.F. X 14 UNITS)
SIDEWALKS (IN OPEN AREA) 2,456 S.F.

PARCEL 1
TOTAL SITE 20,221 S.F.
BUILDING 6,556 S.F.
PARKING 2,164 S.F.
OPEN AREA PROV. 11,501 S.F.
OPEN AREA REQ. 7,200 S.F. (800 S.F. X 12 UNITS)
SIDEWALKS (IN OPEN AREA) 2,648 S.F.

PARCEL 2
TOTAL SITE 22,238 S.F.
BUILDING 8,309 S.F.
PARKING 9,813 S.F.
OPEN AREA PROV. 4,116 S.F.
SIDEWALKS (IN OPEN AREA) 1,193 S.F.

PARCEL 4
TOTAL SITE 14,761 S.F.
OPEN AREA PROV. 14,761 S.F.
SIDEWALKS (IN OPEN AREA) 3,294 S.F.

**CITY OF LOUISVILLE
DEPARTMENT OF INSPECTIONS, PERMITS & LICENSES
PRELIMINARY DEVELOPMENT SITE PLAN APPROVAL**
(Not for Construction)
6/10/03
Date

- GENERAL NOTES**
1. SITE DATA BY LOJIC.
 2. ALL LANDSCAPE TO COMPLY WITH LDC CHPT. 10.
 3. LANDSCAPE PLANS TO BE APPROVED BY CLIFTON COMMUNITY COUNCIL.
 4. DUMPSTERS PROVIDED WITH DECORATIVE WOOD FENCE SCREENING.
 5. ALL DRAINAGE FACILITIES SUBJECT TO MSD REQUIREMENTS. REVIEW AND APPROVAL.
 6. SANITARY SEWER CONNECTION EXISTING, SEE SHARED SERVICE AGREEMENT.
 7. ALL FACILITIES SUBJECT TO COMPLIANCE WITH KENTUCKY BUILDING CODE AND SHALL COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING ADA STANDARDS.
 8. NEW CURB CUT TO COMPLY WITH DEPT. OF PUBLIC WORKS.
 9. PREDEVELOPMENT IMPERVIOUS AREA = 56,907+-SF.
POST-DEVELOPMENT IMPERVIOUS AREA = 47,883+-SF.
 10. PREVIOUS PARCEL: TAX BLOCK: 069J LOT: 162
 11. INFORMATION TAKEN FROM ALTA/ACSM SURVEY OF FRANKLIN ELEMENTARY SCHOOL BY H.E. RUDY JOB #01-791
MARTY K. CASE, KENTUCKY LAND SURVEYOR #75989.
 12. EXST. STONE RETAINING/SITE WALLS TO REMAIN.
 13. EXST. SITE PERIMETER FENCE TO BE REMOVED.
 14. A SHARED UTILITY, MAINTENANCE, & ACCESS EASEMENTS AGREEMENT WILL BE MADE BETWEEN PARCEL 1 & PARCEL 2.
 15. BLDG SETBACK WAIVER FOR PARCEL 1 & 2 REQUIRED AS SHOWN.
 16. THERE WILL BE A SHARED ELEVATOR AGREEMENT BETWEEN PARCEL 1 & PARCEL 2.
 17. ALL ROOF WATER SHALL BE COLLECTED IN GUTTERS AND DOWNSPOUTS & SHED TO GRADE.
 18. NEW PROPERTY DIMENSIONS & BEARINGS BASED ON METES & BOUNDS AS PREPARED BY BIRCH TRAUTWEIN & MIMS, CIVIL ENGINEERS.

*** PARCEL 2 - UCHM
DETAILED DATA**

GROUND FLOOR:

CORRIDOR 680 SF
KITCHEN 1625 SF, KITCHEN AND OFFICE STAFF ARE THE SAME PERSONS THEREFORE NO PARKING IS REQUIRED.
8 OFFICES, 2980 SF, CODE REQUIRES 2980 DIVIDED BY 10 OR 10 SPACES FOR OFFICES

SECOND FLOOR:

TOILET ROOMS 597 SF
CORRIDOR 672 SF
YOUTH LOUNGE 597 SF
(1) COMPUTER ROOM, 16 SPACES
(3) CRAFT ROOMS @ 600 SF EACH COMPUTER ROOMS AS GRADE, ELEMENTARY SCHOOL 2 PER CLASSROOM OR 10 SPACES OR 1 SPACE PER 5 SEATS OR 12 SPACES.

NOTE: ASSEMBLY FUNCTIONS AND CRAFT ROOM FUNCTIONS ARE LEAD BY OFFICE STAFF. 1ST & SECOND FLOOR USES WILL NOT BE CONCURRENT, THEREFORE NO PARKING FOR SECOND FLOOR USES ARE NOT REQUIRED. GROUND FLOOR FUNCTIONS REQUIRE 70 PARKING SPACES.

ACTUAL PARKING NEEDS FOR EXISTING UCHM SERVICES REQUIRE FAR LESS THAN LDC REQUIREMENTS. TWO-THIRDS OF THE PERSONS WHO RECEIVE UCHM SERVICES EITHER ARRIVE ON FOOT OR ARE PICKED UP BY THE UCHM VANS. THEIR CURRENT SITE FROM WHICH THEY ARE MOVING, PROVIDE 28 SPACES WHICH ARE NOT FULLY UTILIZED. THE FOLLOWING SUMMARY IS PROVIDED AND IS BASED ON THE NEW LDC, AND IS NOT ADJUSTED FOR ACTUAL REDUCTIONS FOR ACTUAL USE.

PARKING CREDITS FOR DEVELOPMENT:

TOTAL PARKING REQUIRED:
PARCEL 1: 6
PARCEL 2: 70
PARCEL 3: 14
PARCEL 4: 0
TOTAL 90

CREDIT - GREATER THAN 25% RESIDENTIAL = 10%
(81.1.2) 26,362 RESIDENTIAL SF OF 41,151 TOTAL SF. YIELDING -> 64% RESIDENTIAL USE

CREDIT - ALONG PUBLIC TRANSIT LINE = 10%
(81.1.1)

ON-STREET ADJACENT SPACES
30 SPACES

90 X 20% 372
72
-30
TOTAL 42 SPACES
PARKING REQUIRED

TOTAL 49 SPACES
PARKING PROVIDED

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SITE COMPOSITE DATA:

PREVIOUS ZONING (AS SCHOOL)
SITE ACREAGE: 1.8 AC. +/- ZONING: R5A
USE: PUBLIC SCHOOL
BUILDING AREA: 11,980 SF
7855-6000200-0000-14892 SF
PARKING REQ AS A SCHOOL: 17 CLASSROOMS X 3 SPACES
PER CLASSROOM OR: 51 SPACES
PARKING PROVIDED: 11 SPACES, INCL. 2 HIC SPACES
PARKING SURPLUS: -38 SPACES

PLAN CERTAIN
SITE ACREAGE: 1.8 AC. +/- ZONING: U-N, R4, R7,
USE: UCHM COMMUNITY OFFICE & CENTER, HOUSING, PARK
GROUND FLOOR 8,266 SF (8641 SF + 1625 SF IN KITCHEN)
SECOND FLOOR 6,641 TOTAL 14,907 SF

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
TRANSITION ZONE: YES
PLAN CERTAIN: 9-82-02
RELATED CASE: B-15-99
ENTERPRIZE ZONE: YES

PROPOSED SUBDIVISION:

PARCEL 1 - "OLD" 1892 FRANKLIN SCHOOL
ADDRESS: 1815 ARLINGTON AVENUE
TAX BLOCK: 69J LOT: 161
SITE ACREAGE: .46 AC. +/- ZONING: R7
USE: LOW INCOME ELDERLY HOUSING, 12 UNITS
BUILDING AREA: 11,980 SF ON 2 FLOORS
PARKING REQUIRED PHASE I: 6 SPACES
PARKING PROVIDED: 6 SPACES, INCL. 1 HIC
PARKING SURPLUS: 2 SPACES
VUA = 1770 SF

PARCEL 2 - 1965 FRANKLIN SCHOOL "ADDITION"
ADDRESS: 150 STATE STREET
TAX BLOCK: 69J LOT: 162
SITE ACREAGE: .51 AC. +/- ZONING: U-N
USE: UCHM OFFICE & COMMUNITY SERVICE CTR.
BUILDING AREA: 15,307 SF ON 2 FLOORS
PARKING REQUIRED PHASE I: 70 SPACES
PARKING PROVIDED: 29 INCL. 2 HIC
VUA = 3880 SF

PARCEL 3 - NEW MULTI-FAMILY HOUSING - NEW DIRECTIONS
ADDRESS: 1810 FRANKFORT AVENUE
TAX BLOCK: 69J LOT: 163
SITE ACREAGE: .47 AC. +/- ZONING: R7
USE: PHYSICALLY IMPAIRED HOUSING - 14 UNITS
BUILDING AREA: +15,200 SF ON 2 FLOORS
PARKING REQUIRED: 14 SPACES
PARKING PROVIDED: 14 SPACES, INCL. 1 HIC SP
PARKING SURPLUS: -76 SPACES
VUA = 3900 SF

PARCEL 4 - COMMUNITY PARK - NEW DIRECTIONS
TAX BLOCK: 69J LOT: 164
SITE ACREAGE: .34 AC. +/- ZONING: R4
USE: GREEN SPACE
NO V.U.A. PROPOSED

REV. GEN DIST & DETAILED DEVEL. PLAN	05/20/03
REVISION	DATE

CLIENT: **UNITED CRESCENT HILL MINISTRIES**

PROJECT: **FRANKLIN SCHOOL PROPERTY
FRANKFORT AVENUE
LOUISVILLE, KENTUCKY 40206**

REVISOR: **REVISOR**

ARCHITECT PROJECT NO: 335B

CHECKED: MDF CLIENT PROJECT NO:

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