



VIEW OF EXISTING BUILDING FROM SOUTHWEST CORNER



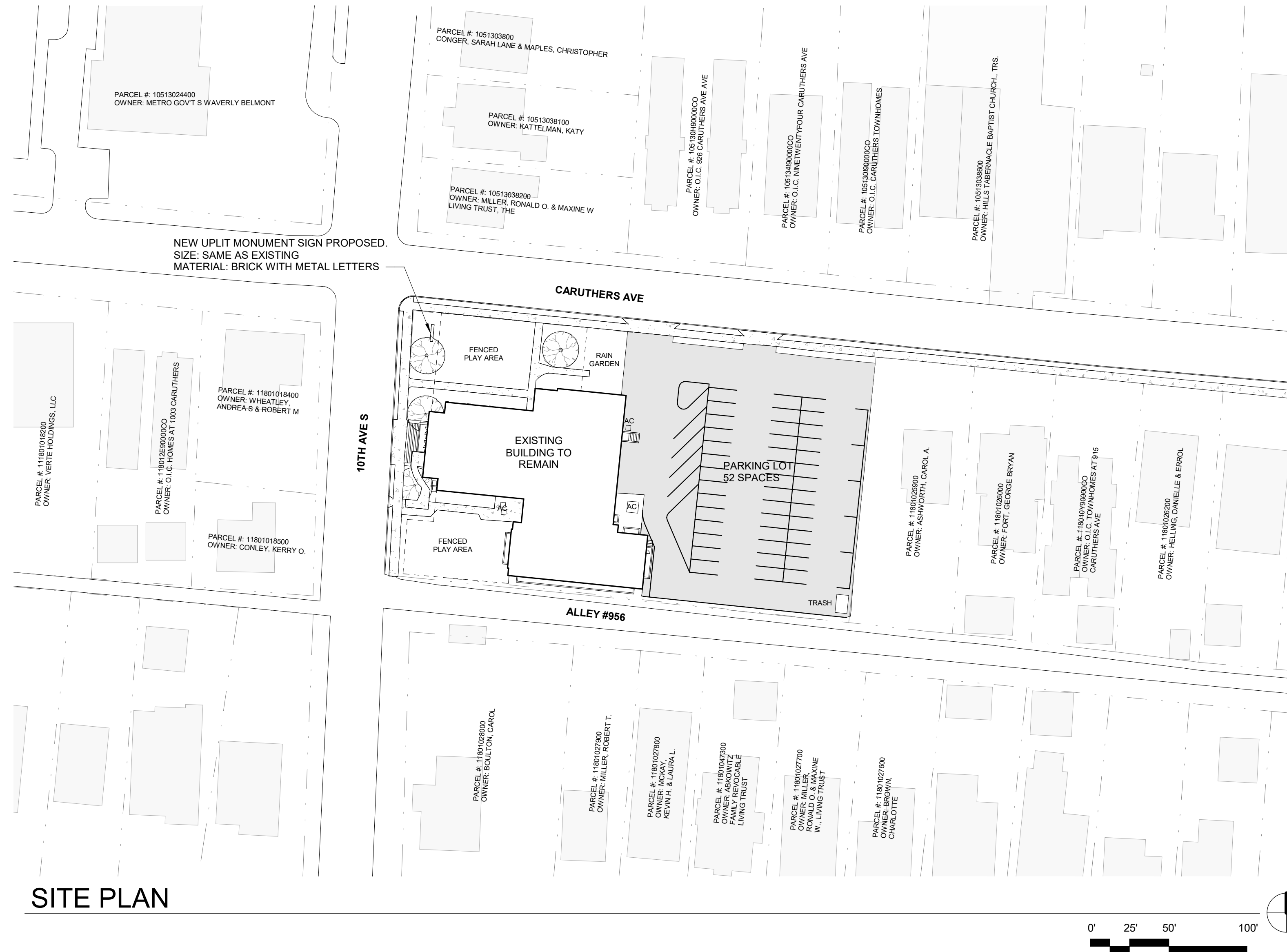
VIEW OF EXISTING BUILDING FROM NORTHWEST CORNER



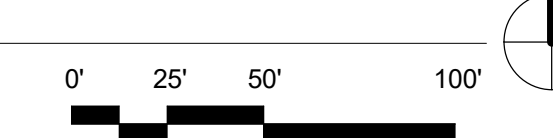
VIEW OF EXISTING BUILDING FROM NORTHEAST CORNER



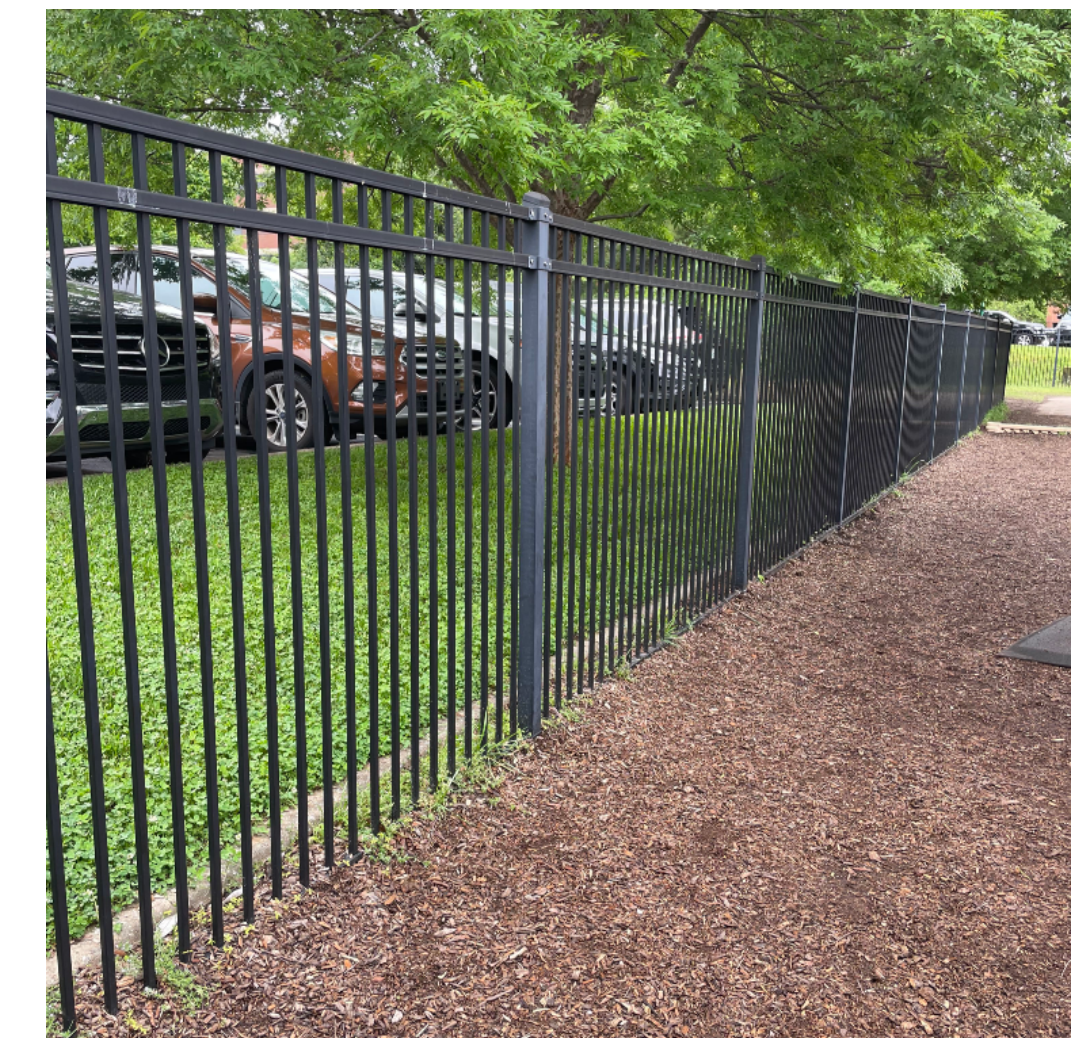
VIEW OF EXISTING PARKING LOT FROM NORTHEAST CORNER IMAGES FROM GOOGLE



SITE PLAN



SITE DATA		
PARCEL NUMBER:	11801025600	
SITE AREA:	1.1 ACRE	
COUNCIL DISTRICT:	DISTRICT 17	
HISTORIC OVERLAY:	WAVERLY BELMONT CONSERVATION OVERLAY	
	EXISTING	PROPOSED
TOTAL SF OF BUILDING:	~32,000 SF	~32,000 SF
CURRENT ZONING:	R8	LANDMARK
CURRENT USES:	RELIGIOUS INSTITUTION	COMMUNITY EDUCATION, DAYCARE OVER 75, AND OFFICE
FAR:		NA
SETBACKS:		FRONT: ETR SIDE: ETR REAR: 0' (EXISTING PARKING TO REMAIN)
PARKING:	~60 NOT INCLUDING STREET PARKING	55 REQUIRED FOR USE, NOT INCLUDING ANY UZO PARKING BONUSES
HEIGHT:		EXISTING TO REMAIN - IF ELEVATOR OVERRUN EXCEEDS EXISTING HEIGHT IT WILL BE REVIEWED WITH THE MHZC



EXAMPLE OF PROPOSED FENCE

GENERAL NOTES

PURPOSE:
TO PERMIT THE USE OF DAYCARE OVER 75, EDUCATION, AND OFFICE USES IN A CURRENT RELIGIOUS BUILDING WITHIN R8 DISTRICT.

CURRENT POLICY:
T4 NM URBAN NEIGHBORHOOD MAINTENANCE

GENERAL PLAN CONSISTENCY:
IN THE T4 COMMUNITY CHARACTER MANUAL, IT STATES THAT MANY HISTORICALLY SIGNIFICANT SITES EXIST WITHIN NEIGHBORHOODS AND SHOULD BE INCORPORATED INTO FUTURE DEVELOPMENT PLANS. THE INTENT OF THIS PROJECT IS TO REUSE AND RENOVATE THE EXISTING BUILDING TO HOUSE AN EDUCATIONAL USE. THE BUILDING IS ELIGIBLE TO BE ON THE NATIONAL REGISTER OF HISTORIC PLACES AND WORTHY OF CONSERVATION.

PHASING:
ALL CONSTRUCTION IS EXPECTED IN ONE PHASE. DESIGN WILL BEGIN AFTER APPROVAL BY THE METRO COMMISSION AND METRO COUNCIL.

ACCESS AND PARKING:

- ALL PARKING TO BE PROVIDED PER UZO STANDARDS.
- BICYCLE PARKING TO BE PROVIDED PER METRO ZONING REQUIREMENTS.

FEDERAL COMPLIANCE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
ADA: [HTTP://WWW.ADA.GOV/US](http://www.ada.gov/us)
JUSTICE DEPARTMENT: [HTTPS://WWW.JUSTICE.GOV/CRT/FAIR-HOUSING-ACT-1](https://www.justice.gov/crt/fair-housing-act-1)

FIRE MARSHAL NOTES:

- ANY PORTION OF A BUILDING SHALL BE NO FURTHER THAN 500 FEET FROM A FIRE HYDRANT AS MEASURED VIA HARD SURFACE ROAD- NOT A DIRECT LINE FROM HYDRANT TO BUILDING.
- CLEARANCES FOR FIRE TRUCK ACCESS: 20' UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ALLEY FOR FIRE TRUCK ACCESS, UNLESS STREET IS A DIVIDED ROAD.
- ALL DEAD END ROADS OVER 150' REQUIRE A 100' DIAMETER TURNAROUND INCLUDING TEMPORARY TURNAROUNDS.
- FIRE LANES MUST BE PROVIDED FOR ANY BUILDING LESS THAN 30' IN HEIGHT WITH A SETBACK OF 150 FEET OR MORE FROM A PUBLIC STREET, AND FOR ANY BUILDING 30' OR TALLER WITH A SETBACK OF 50' OR MORE FROM A PUBLIC STREET.
- 2" DOMESTIC WATER SERVICE TO THE SITE IS ANTICIPATED BASED ON DEMAND AND BUILDING WILL ALSO COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT TIME OF PERMITTING.

ARCHITECTURE NOTES:

- EXISTING BUILDING TO REMAIN. ALL EXTERIOR ALTERATIONS TO THE BUILDING WILL BE DONE IN CONSULTATION AND WITH APPROVAL FROM THE METRO HISTORIC ZONING COMMISSION AND FOLLOWING THE WAVERLY BELMONT NEIGHBORHOOD CONSERVATION GUIDELINES.
- EXTERIOR RAMPS AND AN ELEVATOR WILL NEED TO BE ADDED TO ADDRESS BUILDING ACCESSIBILITY. ALL ITEMS WILL BE REVIEWED WITH METRO BUILDING CODES AND THE METRO HISTORIC ZONING COMMISSION.
- EFS, VINYL SIDING, AND UNTREATED WOOD ARE PROHIBITED.
- ANY FENCE PROVIDED ON SITE WILL BE 6" TALL ALUMINUM PICKET STYLE FENCE IN BLACK.
- NEW MONUMENT SIGN TO BE IN SAME LOCATION AS CURRENT. SIZE TO MATCH EXISTING. NEW MONUMENT SIZE WILL BE BRICK WITH METAL LETTERS.

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS TO FOLLOW METRO ZONING CODE CHAPTER 17.24 AND LOCAL ADOPTED ORDINANCES.
- SCREENING DETAILS FOR ALL TRASH AND REFUSE TO BE PROVIDED PER 17.24.060.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE

METRO SEWER NOTES:

- ALL SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
- ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.

GRADING NOTES:

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
- FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.

SITE ELECTRICAL:

SITE ELECTRICAL SERVICE TO BE COORDINATED WITH NES IF ANY MODIFICATIONS NEEDED TO EXISTING SERVICE.

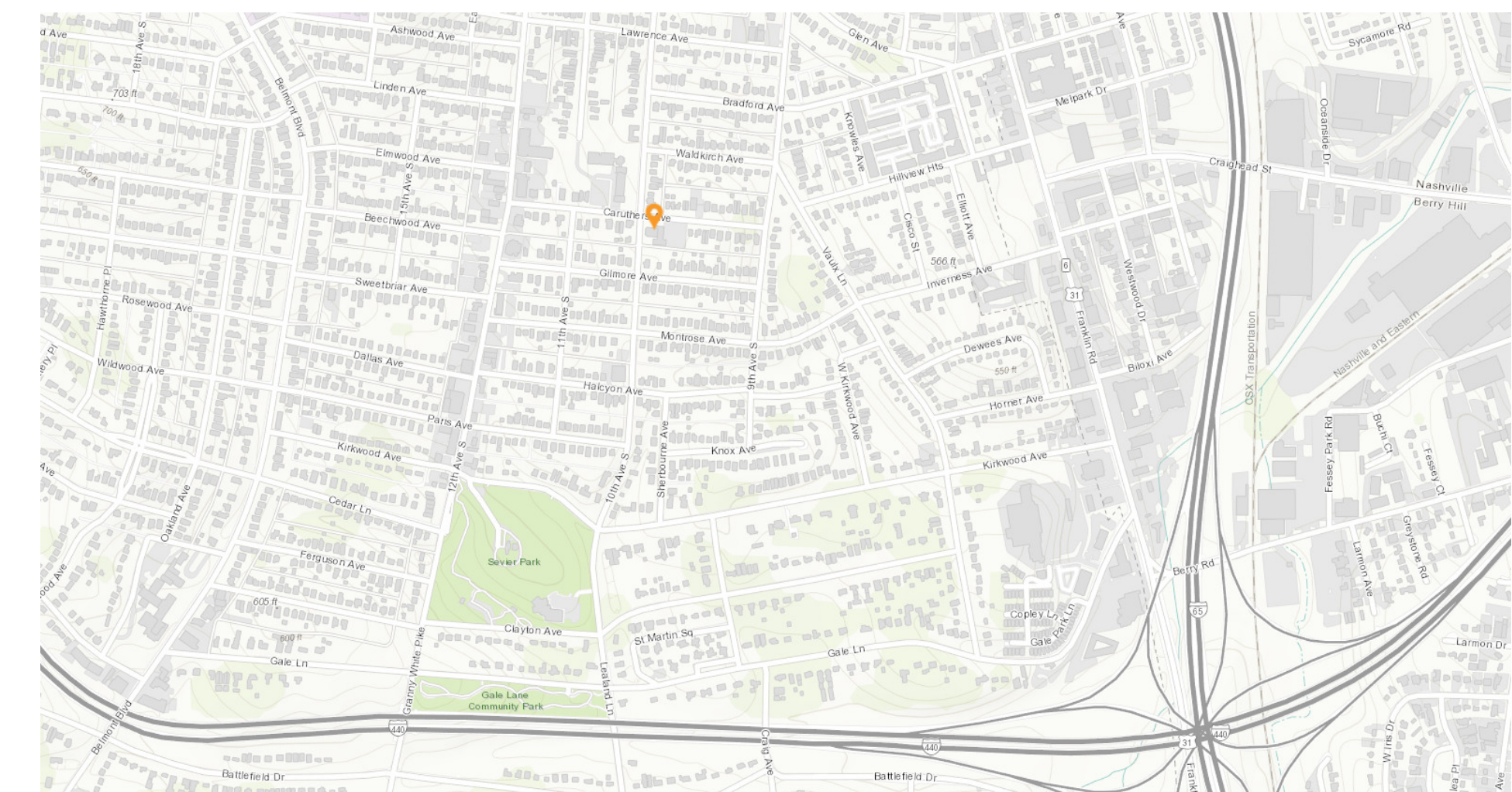
PUBLIC WORKS:

- ALLEY IMPROVEMENTS WILL BE COORDINATED WITH PUBLIC WORKS DURING PERMITTING.
- EXISTING SIDEWALKS TO REMAIN. ANY CHANGES TO BE BY LOCAL ORDINANCE AND COORDINATED WITH PUBLIC WORKS.

STORMWATER NOTES:

- DRIVEWAY CULVERTS TO MEET THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO ROW TO BE 15' CMP
- FEMA MAP: #47037C0243H, EFFECTIVE 04/05/2017

VICINITY MAP



REVISIONS

No.	Description	Date
	2400 10TH AVE	

NLOD APPLICATION
CASE NO.
2021NL-002-001

NLOD 01