



February 2, 2022

John Gilbert, AIA  
Facilities Branch – Division of District Support  
Kentucky Department of Education  
Office of Finance and Operations  
300 Sower Blvd, 4<sup>th</sup> Floor  
Frankfort, KY 40601

**Re: BG 22-104- Christian Co. - New Consolidated High School  
Schematic Design Review - Response**

Dear John:

The following is our response to your Schematic Design Review Dated 1/28/22, item by item:

RESPONSE ITEM 1: Property Purchase

**RESPONSE: The school district has closed on the property and will forward all necessary information regarding the cost, deed, etc. for BG22-103.**

RESPONSE ITEM 2: KDE Regulation 702 KAR4:160 requires the floor elevation for new construction be a minimum of 12 inches above the 100-year flood plain. Confirm the floor elevation of the facility is a minimum of 12 inches above the 100-year flood plain.

**RESPONSE: The Proposed High School Building FFE = 553.0. The lowest elevation on the site is approximately 535.17. This property is not located in a 100-year flood hazard area as indicated by Flood Insurance Rate Map Nos. 21047C0361D, dated April 19, 2019 (attached).**

RESPONSE ITEM 3A: CTE programs shall be reviewed by OCTE, and their review letter shall be submitted to our office upon receipt.

**RESPONSE: CTE programs have been submitted to OCTE and Dr. Hargis for review. We will forward their review letter upon receipt.**

RESPONSE ITEM 3B: Auxiliary gym is not a model program space. Provide confirmation that the area may qualify within the parameters of the locally identified program space allowance (LIPSA) or have the district provide an unrestricted fund source to provide the second gym. Currently for a 2,500-student facility the building is interpolated to qualify for up to a total of 25,040nsf if you remain under 120% in total of the building area.

**RESPONSE:** The Auxiliary Gym and Mezzanine are part of the LIPSA allowance. The following other spaces were identified in our program as being the LIPSA spaces:

1.05	Health Class	750
7.01	Café	1,000
7.02	School Store	1,000
7.21	Auxiliary Gym / Storm Shelter	8,946
	Auxiliary Gym Mezzanine	5,635
7.24	ISS Room	750
<b>Total LIPSA SF</b>		<b>18,081</b>

RESPONSE ITEM 3C: Confirm the Family 7.18 (Resource Center) is the Youth Service Center and has a separate entrance from administrative areas.

**RESPONSE:** The Family Resource Center is the Youth Services Center and will have a separate exterior entrance as noted on the DD set submittal.

RESPONSE ITEM 4A: The Media Center is broken out into open areas in a variety of locations in the school. This is not in compliance with 4:180 and 702 KAR 4:170 Part 2b.9. All the breakout office and storage areas are not fully defined or understood as they relate to compliance. Clarify what does meet compliance and correct what does not.

**RESPONSE:** A waiver will be requested for the Media Center to be decentralized to allow for each Academy to have its own Media Center.

RESPONSE ITEM 4B: Designate and illustrate an outdoor courtyard area for the Art program per regulation 702 KAR 4:170 Part 2b.7. A future addition consideration is just outside the Art Room area and would negate potential access to such area in the future. Describe intent.

**RESPONSE:** As part of our due diligence, we have located an area north of the building for a possible future addition if the need ever arises due to a population growth in Christian County. This future addition is not expected, but if needed we have allocated a space that would create minimal impact on infrastructure and site circulation. An art patio will be planned and reflected in the CDs. If an addition is built in the far future, the art rooms will be relocated to the north end of the addition to allow for outside access, or a courtyard will be constructed to allow the art patio to remain in place.

RESPONSE ITEM 4C: Dead end corridors are not allowed pursuant to 702 KAR 4:170 Part 2c.1.1.3. There are 4 instances where this occurs. Correct this condition.

**RESPONSE:** The two dead end corridors in the Health Academy have been eliminated and are shown resolved in the DD documents that were approved by the B.O.E. The two dead end corridors in the Business Academy have been resolved and the solution is shown in the attached plan 1-A1.1E.

RESPONSE ITEM 4D: Classrooms not having exterior window (natural light) areas are not compliant with 702 KAR 4:170 Part 2c. Provide natural light. Several instructional areas do not meet this requirement.

**RESPONSE: Most of the classrooms not being on an Exterior wall will have natural daylight by way of borrowed light through corridors or CTE spaces with large expanses of curtainwall or storefront.**

**A waiver will be submitted for the following classrooms to allow for no natural light in the case that Tubular Daylighting Devices or borrowed light cannot be utilized: A105, A106, A107 & K112, FSC Classroom D112, Mac Lab E118, & ROTC Classrooms C103 & C104 as noted on the DD Drawings and shown in Waiver Exhibit.**

Thank you,

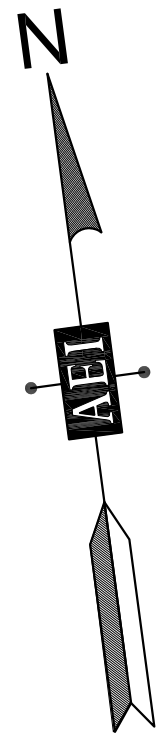
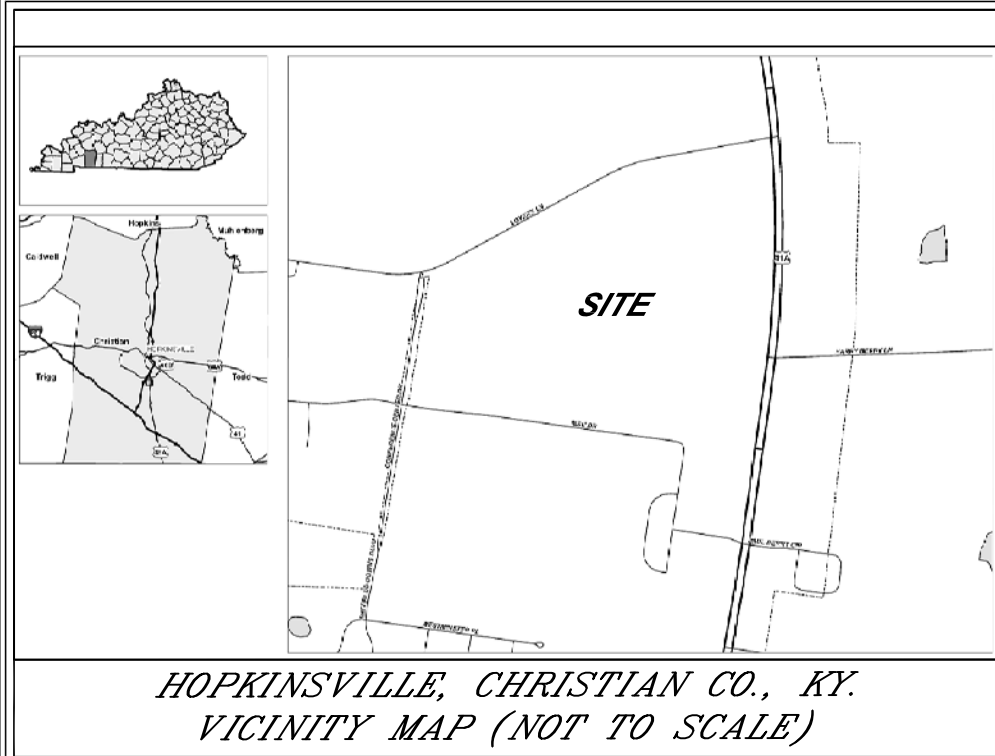
A handwritten signature in black ink, appearing to read 'E. Rang'.

Eric Rang, AIA  
HAFER

CC: Christopher Bentzel, Christian County Public Schools  
Josh Hunt, Christian County Public Schools  
Jack Faber, Hafer

Attachment: Survey noting no flood plains are on property.  
1-A1.1E





**BASIS OF BEARINGS AND ELEVATIONS**  
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) NAD83. ALL ELEVATIONS SHOWN HEREON WERE BASED ON NAVD88 (GEOID 12A), AS OBSERVED VIA RTK BASED OFF OF NGS CORRS NETWORK. SEPTEMBER, 2021.

1" CONTOUR INTERVAL

**PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY**  
ASSOCIATED VENTURES, LLC  
P.O. BOX 1173  
HOPKINSVILLE, KY

PJW#  
123-00-00-007.07 &  
123-00-00-007.04  
DEED BOOK 753 PAGE 75  
DEED BOOK 641 PAGE 520  
PLAT BOOK 7 PAGE 558

CONTROL POINT TABLE

Point	Northing	Easting	Elevation	Description
1	3460033.825	4417318.737	547.44	CP/IPCS NEAR WL MARKER
2	3458644.839	4414905.926	537.54	CP/IPCS

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°44'21" W	488.35'
L2	N 03°52'54" E	499.41'
L3	N 03°28'14" E	352.51'
L4	N 07°24'40" E	338.82'
L5	N 07°58'38" E	125.49'
L6	N 82°18'43" W	555.00'
L7	N 07°36'40" E	40.00'
L8	N 82°18'45" W	555.00'
L9	N 07°46'39" E	209.29'
L10	N 09°04'32" E	174.78'
L11	S 82°01'02" E	400.00'
L12	N 07°58'11" E	120.00'
L13	S 82°01'39" E	1842.58'
L14	N 82°01'39" W	160.04'
L15	N 09°07'58" E	842.24'
L16	S 71°31'24" W	36.41'
L17	S 65°30'01" W	60.00'
L18	S 61°22'17" W	777.06'
L19	S 61°22'10" W	636.88'
L20	S 61°18'01" W	606.67'
L21	S 64°31'07" W	150.19'
L22	S 73°56'04" W	149.26'
L23	S 78°35'17" W	273.39'
L24	S 79°49'34" W	549.82'

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

---	RIGHT OF WAY
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	EXISTING CONCRETE CURB
---	EDGE OF PAVEMENT
---	EXISTING OVERHEAD WIRES
---	EXISTING UNDERGROUND ELECTRICAL LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING SANITARY SEWER
---	EXISTING GASLINE
---	EXISTING FENCE
---	EXISTING FIRE HYDRANT
---	WATER VALVE
---	WATER METER
---	GAS METER
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE (FLUORE)
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM SEWER MANHOLE
---	DROP BOX INLET (DBI)
---	EXISTING TRANSFORMER PAD
---	TELEPHONE PEDESTAL
---	EXISTING TREE
---	SPRINKLER HEAD
---	EXISTING SIGN
---	BENCH MARK
---	DOWNSPOUT
---	ELECTRIC JUNCTION BOX
---	EXISTING GUIDE WIRE
---	EXISTING CLEANOUT
---	EXISTING BOLLARD
---	1/2" IRON PIN & CAP (SET) R. NEUMANN KY PLS-3857
---	IRON PIN AND CAP FOUND AS DESCRIBED
---	IRON PIPE FOUND AS DESCRIBED
---	EXISTING STRUCTURE (AS NOTED)
---	EXISTING CONCRETE
---	EXISTING GRAVEL
---	EXISTING RIP RAP
---	EXISTING LANDSCAPED AREA

GENERAL NOTES

- THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
- THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THE LOCATION OF THE UNDERGROUND AND ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED AND/OR PAINTED BY THEIR RESPECTIVE UTILITY COMPANIES. OTHER UTILITIES MAY EXIST, NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION AND/OR EXISTENCE OF SAID UNDERGROUND UTILITIES ON THIS SITE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.
- GPS NOTE:  
50 % OF SURVEY WAS PERFORMED USING TRIMBLE - R10 - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING GREATER THAN 1 : 10,000.
- FLOOD ZONE NOTE:  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 21047C0361D, EFFECTIVE DATE OF APRIL 19, 2019.

FLOOD PLAIN INFORMATION

DRAINAGE TABLE  
(CBI = CURB BOX INLET)  
(DBI = DRAINAGE BOX INLET)  
\*MANY STRUCTURES WERE FOUND WITHOUT GRATES AND DEBRIS IN BOTTOM OF STRUCTURES

STRUCTURE	RIM ELEV.	Top Conc.	Invert	F.L. ELEV.	Grate
CBI-1	NA	537.25	3.51	533.74	No
CBI-2	NA	537.33	3.80	533.53	No
CBI-3	NA	538.66	3.58	535.08	No
DBI-4	NA	538.55	2.93	535.62	No
CBI-5	NA	540.74	5.71	535.03	No
DBI-6	NA	540.79	3.55	537.24	No
CBI-7	NA	543.95	8.59	535.36	No
DBI-8	NA	543.92	3.57	540.35	No
CBI-9	NA	547.24	10.70	536.54	No
DBI-10	NA	547.40	3.55	543.85	No
CBI-11	NA	546.53	10.80	535.73	No
DBI-12	NA	546.53	3.59	542.94	No
CBI-13	NA	544.23	8.25	535.98	No
DBI-14	NA	544.37	3.72	540.65	No
CBI-15	NA	542.95	6.84	536.11	No
DBI-16	NA	543.17	3.59	539.58	No
CBI-17	NA	546.64	9.71	536.93	No
DBI-18	NA	546.53	6.04	540.49	No
CBI-19	NA	543.48	6.86	536.62	No
CBI-20	NA	543.37	6.67	536.70	No
CBI-21	NA	542.17	5.39	536.78	No
CBI-22	NA	542.17	5.26	536.91	No
DBI-23	541.24	NA	4.20	537.04	Yes
CBI-24	NA	541.72	4.68	537.04	No
CBI-25	NA	541.84	4.67	537.17	No
DBI-26	541.47	NA	4.21	537.26	No
DBI-27	NA	542.16	4.87	537.29	No
DBI-28	NA	542.46	4.86	537.60	No
CBI-29	NA	546.52	6.51	540.01	No
DBI-30	NA	546.54	4.38	542.16	No
DBI-31	NA	551.08	6.71	544.37	No
DBI-32	NA	551.18	6.57	544.61	No
DBI-33	NA	557.25	11.38	545.87	No
DBI-34	NA	557.00	8.98	548.02	No
DBI-35	NA	556.84	3.54	553.30	No
DBI-36	553.8	NA	4.48	549.32	Yes
DBI-37	553.64	NA	4.00	549.64	Yes
DBI-38	NA	545.14	3.03	542.11	No
DBI-39	NA	545.06	3.06	542.00	No
CBI-40	NA	548.84	8.23	540.61	No
CBI-41	NA	548.89	NA	NA	No
DBI-42	546.13	NA	7.08	539.05	Yes
CBI-43	547.92	NA	3.12	544.80	Yes
CBI-44	547.91	NA	2.55	545.36	Yes
CBI-45	539.29	NA	2.54	536.75	Yes
CBI-46	539.28	NA	3.05	536.23	Yes
CBI-47	537.44	NA	2.59	534.85	Yes
CBI-48	537.45	NA	3.04	534.41	Yes
CBI-49	535.69	NA	2.63	533.06	Yes
CBI-50	535.5	NA	2.64	532.86	YES
CBI-51	537.23	NA	2.64	534.59	YES
CBI-52	537.13	NA	3.13	534.00	YES
DBI-53	548.07	NA	2.55	545.52	YES
CBI-54	547.15	NA	3.59	543.56	YES
CBI-55	547.08	NA	3.96	543.12	YES

TAX MAP NO. 123-00-00-007.07  
ASSOCIATED VENTURES, LLC  
DEED BOOK 753 PAGE 75  
TRACT 2  
AREA  
3.27 ACRES  
142462.70 SQ. FT.

TAX MAP NO. 123-00-00-007.07  
ASSOCIATED VENTURES, LLC  
DEED BOOK 753 PAGE 75  
TRACT 1  
AREA  
83.74 ACRES  
3647676.10 SQ. FT.

TAX MAP NO. 123-00-00-007.04  
ASSOCIATED VENTURES, LLC  
DEED BOOK 753 PAGE 75  
TRACT 3  
AREA  
0.05 ACRES  
2200.50 SQ. FT.

PRELIMINARY

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING TOPO

CHRISTIAN COUNTY SCHOOLS

PROJECT:

DEVELOPMENT PLAN FOR US-41A LOT HOPKINSVILLE, KY

PROJECT:

AMERICAN ENGINEERS, INC.  
DESIGNING YOUR FUTURE  
65 Abercrombie Drive, Glasgow, KY 40131-7220

SCALE: 1"=150'

DATE: 09/20/2021

DRAWN BY: K. BILLINGSLEY

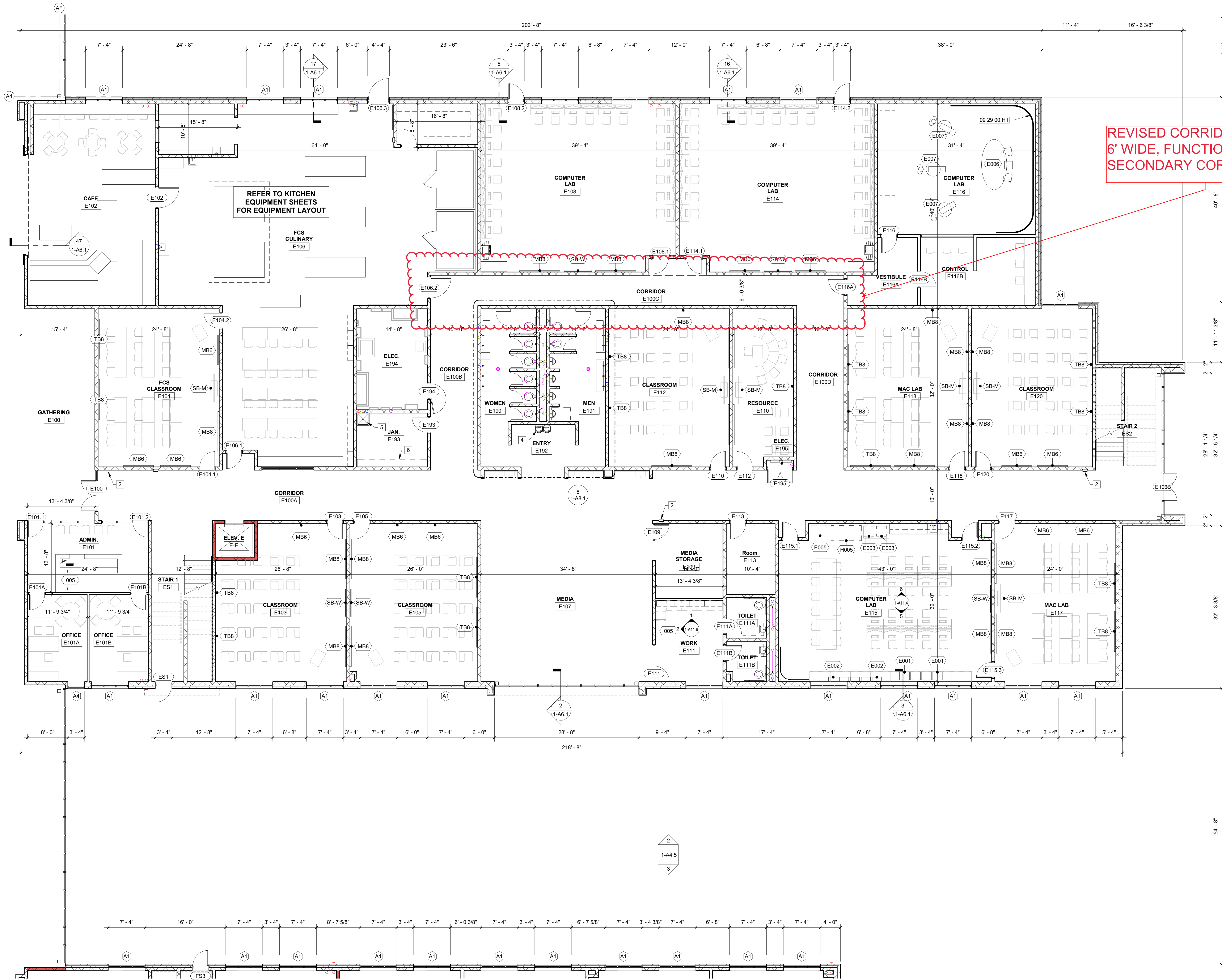
CHECKED BY: C. SMITH

T/21 PROJECTS/ dwg

SHEET:

TOPO





# GENERAL FLOOR PLAN NOTES:

A. REFER TO OVERALL FLOOR PLANS FOR GENERAL NOTES.

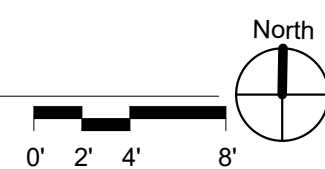
## FLOOR PLAN REFERENCE NOTES:

- 1 BRACKET MOUNTED FIRE EXTINGUISHER.
- 2 SEMI-RECESSED FIRE EXTINGUISHER CABINET.
- 3 EYEWASH / SHOWER. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 DRINKING FOUNTAIN WITH BOTTLE FILLER. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 5 MOP SINK. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 ADJUSTABLE STORAGE SHELVING.

REVISED CORRIDOR  
6' WIDE, FUNCTIONS AS  
SECONDARY CORRIDOR

## FIRST FLOOR PLAN - AREA E

1/8" = 1'-0"



CCPS - NEW SCHOOL



CHRISTIAN COUNTY  
PUBLIC SCHOOLS  
A Community Committed to Phenomenal Schools

KDE # : BG 22-104

HWY 41 & LOVER'S LANE,  
HOPKINSVILLE, KY

HAFFER  
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F: 812.421.6776  
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In association with:

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ENGINEERS

402 Liberty Street  
Hopkinsville, KY 42240  
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bell  
engineering

107 Forbes Drive  
Hopkinsville, KY 42240  
Telephone: 270-886-5466

K&S  
Structural Engineers, PLLC

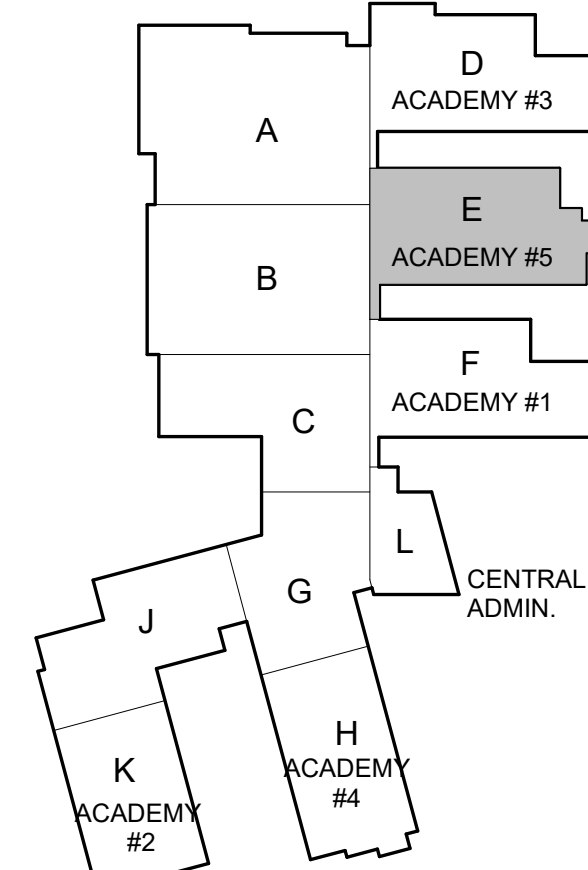
124 Hillcrest Drive  
Clarksville, TN 37043  
Telephone: 931-647-5542

WBW  
Engineering, Inc.

3000 Canton Street  
Hopkinsville, KY 42240  
Telephone: 270-886-2536



C&T Design and Equipment Co.  
A DIVISION OF C&T DESIGN AND EQUIPMENT CORPORATION  
2102 KOTTER AVENUE, SUITE C  
EVANSVILLE, IN  
Telephone: 812-421-0873



## KEYPLAN BUILDING #1

NOT FOR CONSTRUCTION  
In-Progress Dwg Set  
2/2/2022 8:10:43  
AM

### Revisions:

#	Description	Date

Designed By:

Drawn By:

Checked By:

The drawings, specifications and other documents, including those in electronic form prepared by Haffer for this project are instruments of Service, and may be used solely with respect to this project. The documents may not be reproduced or modified by a third party without first obtaining the express written consent of Haffer. Authorized use of electronic media or file does not guarantee that these files contain complete and accurate information. In order to insure the accuracy of the information contained and that no changes or modifications have been made, these files must be compared to the project's contract documents with stamped and sealed certification and applicable approved modifications.

Sheet title:

FIRST FLOOR PLAN - AREA E

Architect's Project No:

Date:

2106-204

January, 2022

Drawing No:

1-A1.1E