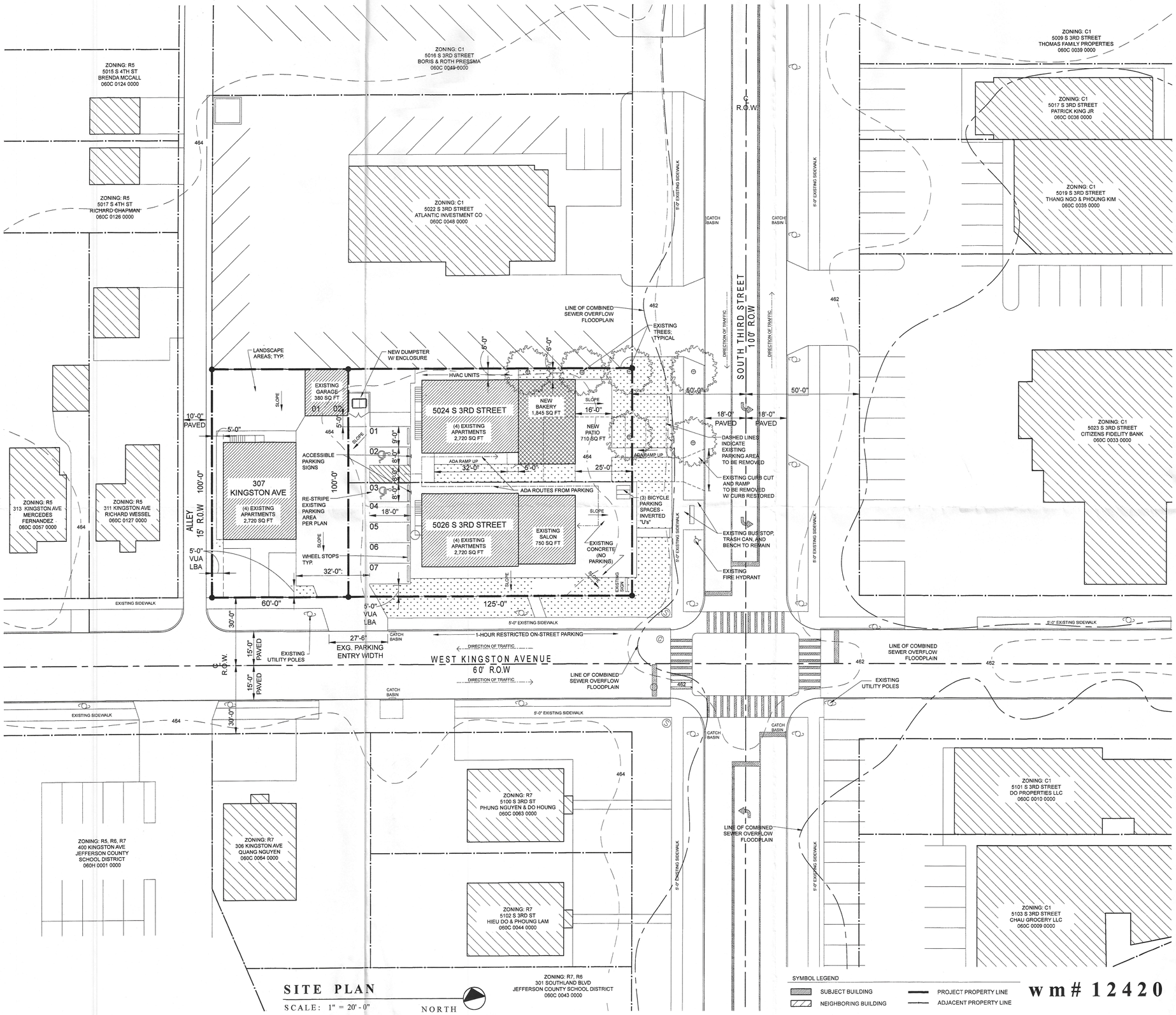
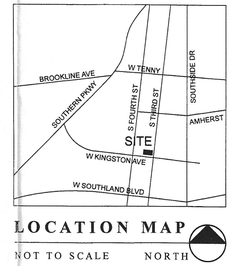


SITE PLAN

SCALE: 1" = 20' - 0" NORTH

wm# 12420



LOCATION MAP

NOT TO SCALE NORTH

OWNER
5024 S. THIRD
XINH PROPERTIES LLC
5024 SOUTH THIRD STREET
LOUISVILLE KY 40214

OWNER
5026 S. THIRD
TRAN FAMILY PROPERTIES
2606 FRANKFORT AVENUE
LOUISVILLE KY 40206
DI TRAN 502 345 0369
ditran@gmail.com

OWNER
307 W. KINGSTON
HIEU DO
307 WEST KINGSTON AVENUE
LOUISVILLE, KY 40214

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

2207

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Beverly Bowden
DATE: 6/23/23
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET LOUISVILLE KY 40202 502 582 3907

PROPERTY INFO

ADDRESS	5024	5026	307
PARCEL ID	060C 0114 0000	060C 0113 0000	060C 0045 0000
ZONING (EXISTING)	R7	OR-1	R7
ZONING (PROPOSED)	C1	C1	CR
FORM DISTRICT	TN	TN	TN
OVERLAY DISTRICT	NO	NO	NO
HISTORIC DISTRICT	NONE	NONE	NONE
ENTERPRISE ZONE	NO	NO	NO
FLAN CERTAIN	NONE	NONE	NONE
USE (EXISTING)	MF RES	MF RES/BUSINESS	MF RES
USE (PROPOSED)	MF RES/BUSINESS	MF RES/BUSINESS	MF RES

SITE CALCULATIONS (PROPOSED)

ADDRESS	5024 & 5026	307
GROSS SITE AREA	12,500 SQ FT	6,000 SQ FT
GROSS FLOOR AREA (EXISTING)	6,190 SQ FT	2,720 SQ FT
GROSS FLOOR AREA (PROPOSED)	7,115 SQ FT	2,720 SQ FT
FLOOR AREA RATIO (EXISTING)	0.495 FAR	0.453 FAR
FLOOR AREA RATIO (PROPOSED)	0.569 FAR	0.453 FAR
IMPERVIOUS AREA (EXISTING)	10,730 SQ FT	4,620 SQ FT
IMPERVIOUS AREA (PROPOSED)	10,518 SQ FT	4,620 SQ FT
PROPOSED VEHICULAR USE AREA	2,100 SQ FT	1,790 SQ FT
REQUIRED ILA (VUA < 6000 SQ FT)	0 SQ FT	0 SQ FT
PROPOSED ILA	0 SQ FT	0 SQ FT
EXISTING RESIDENTIAL AREA	5,440 SQ FT	2,720 SQ FT
EXISTING SALON AREA	750 SQ FT	N/A
PROPOSED RESIDENTIAL AREA	4,080 SQ FT	N/A
PROPOSED BAKERY AREA	2,285 SQ FT	N/A
SITE DISTURBANCE AREA	4,926 SQ. FT.	N/A

PARKING SUMMARY

5024 & 5026 S THIRD STREET	MINIMUM	MAXIMUM
6 APARTMENTS	N/A	@2/UNIT 12 SPACES
NAIL SALON (750 SQ FT)	@1/100 1 SPACE	@1/200 4 SPACES
BAKERY INCLUDING PATIO (2,995 SQ FT)	@1/1000 3 SPACES	@1/100 29 SPACES
TOTAL PARKING REQUIRED	**4 SPACES**	**45 SPACES**
TOTAL PARKING PROVIDED	**7 SPACES**	

3 BICYCLE SPACES REQUIRED - **3 BICYCLE SPACES PROVIDED**

307 W KINGSTON AVENUE	MINIMUM	MAXIMUM
4 APARTMENTS	N/A	@2/UNIT 8 SPACES
TOTAL PARKING REQUIRED	**0 SPACES**	**8 SPACES**
TOTAL PARKING PROVIDED	**2 SPACES**	

0 BICYCLE SPACES REQUIRED - **0 BICYCLE SPACES PROVIDED**

GENERAL NOTES

- SIDEWALKS AND ENTRANCES SHALL BE REPAIRED AS NECESSARY TO COMPLY WITH CURRENT METRO AND ADA STANDARDS

- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED 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. (9.1.12.C)

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS OILS, AND GREASE POLICY.

- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY OTHER APPLICABLE CHARGES.

- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 462.83 AND LOWEST MACHINERY TO BE AT OR ABOVE 463.83

- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.

- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMIT.

- IWD APPROVAL REQUIRED.

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE w/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- MOSQUITO CONTROL IN ACCORDANCE w/ CHAPTER 96 LJCMO

- ANY & ALL FOOD ESTABLISHMENTS MUST BE IN ACCORDANCE w/ 902 KAR 45:005 REGULATIONS.

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.

- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.

- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS.

- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.

- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF LAND DEVELOPMENT CODE.

- PRIOR TO REQUESTING A BUILDING PERMIT, A SHARED PARKING AND CROSSOVER ACCESS AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED AND RECORDED.

RECEIVED
JUN 16 2023
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval:
Development Review Date 6-23-23
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRAN PROPERTIES

DEVELOPMENT PLAN

5024 & 5026 SOUTH THIRD STREET / 307 KINGSTON AVENUE LOUISVILLE KENTUCKY 40214

JEFFREY M. RAWLINS REGISTERED NO 4717 COMMONWEALTH OF KENTUCKY ARCHITECT
01.16.25

REVISIONS

DATE 16 JUNE 2023

SHEET 1 OF 1

23-ZONE-0065