

User: dbarthey Plot Date: February 27, 2025 2:07 PM
File Name: U:\24335.000 - 5004 Camp Ground Road\Civil Site Drawings\Development Plans\24335.Rezoning (2025-03-XX).dwg



VICINITY MAP

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Sam D. Davis*
DATE: *3/10/25*

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

5012 Camp Ground Rd.
Crown Enterprises, Inc.
10222x693
EZ1/SWFD

NEW 5'X10' LEAN TO
STORAGE CANOPY SET
ON POSTS

4 PARKING SPACES

25' Non-Res
Setback

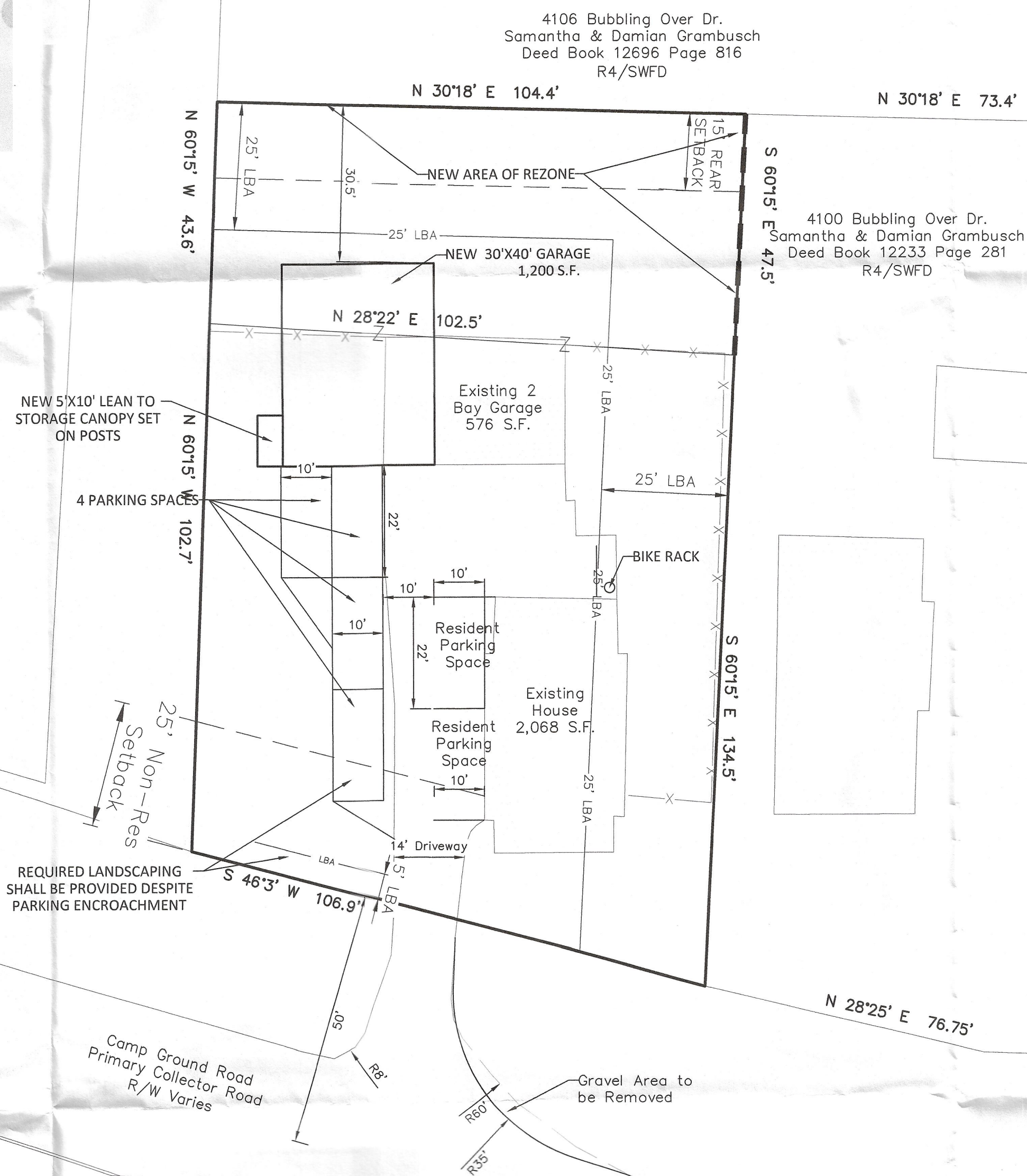
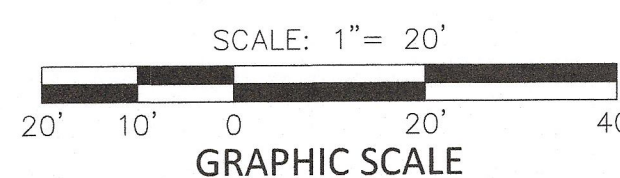
REQUIRED LANDSCAPING
SHALL BE PROVIDED DESPITE
PARKING ENCROACHMENT

PRELIMINARY APPROVAL

Condition of Approval:

Michael Fortner 3/7/25
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



4106 Bubbling Over Dr.
Samantha & Damian Grambusch
Deed Book 12696 Page 816
R4/SWFD

4100 Bubbling Over Dr.
Samantha & Damian Grambusch
Deed Book 12233 Page 281
R4/SWFD

4914 Camp Ground Rd.
Kevin Williams
9079x395
R4/SWFD

SITE DATA

LAND USE: 5004 CAMP GROUND ROAD 40216
SITE ADDRESS: T.B. 1007; T.L. 0239
TAX BLOCK & LOT: R4
EXISTING ZONING DISTRICT: SUBURBAN WORKPLACE
EXISTING FORM DISTRICT: C1
PROPOSED ZONING DISTRICT: SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT: SINGLE FAMILY HOME & GARAGE
EXISTING USE: SINGLE FAMILY HOME & AUTO SERVICE
PROPOSED USE: 0.2699 ACRES
EXISTING PARCEL AREA: 12233 X 281
DEED BOOK & PAGE:

BUILDING DATA/OPEN SPACE

HOUSE: APPROXIMATELY 30'
EXISTING BUILDING HEIGHT: 960 S.F.
EXISTING BUILDING FOOTPRINT: APPROXIMATELY 18'
GARAGE: 1,754 S.F.
EXISTING BUILDING HEIGHT: 2,644 S.F.
EXISTING BUILDING FOOTPRINT: 0.23
GROSS FLOOR AREA (HOUSE AND GARAGE):
FLOOR TO AREA RATIO:

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED (1 SPACE/1 BAY): 2 SPACES
MAXIMUM PARKING PERMITTED (5 SPACES/1 BAY): 10 SPACES
PARKING PROVIDED: 2 SPACES
BIKE PARKING REQUIRED/PROVIDED: 3 SPACES

SIGNAGE DATA

MAXIMUM HEIGHT: 18'
MAXIMUM AREA: 80 S.F.

TREE CANOPY CALCULATIONS

NO NEW BUILDING OR PARKING, SO NOT REQUIRED

ILAVUA CALCULATIONS

VEHICULAR USE AREA: 2,393 S.F.
ILA AREA REQUIRED: 0%

EPSC DATA (IN DISTURBED AREA)

NO NEW IMPERVIOUS AREA
SENSITIVE FEATURES:
SOIL TYPE:
HYDROLOGIC SOIL GROUP:

NONE
UahC, UbC
ASSUMED C

AGENCY NOTES

MSD

1. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

HEALTH DEPARTMENT

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ANY PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC WITH MINIMUM 6" SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION.

FDS

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY RESPONSIBLE AGENCIES.
- REFUSE SHALL BE COLLECTED VIA ROLL-OUT TRASH SERVICE.
- 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.
- STREET TREES ARE REQUIRED.

MPV

- NO GRAVEL IS PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY. GRAVEL MUST BE REMOVED FROM RIGHT-OF-WAY AND GRASS PLANTED.
- VEHICULAR ENTRANCE MUST BE PAVED WITH HARD AND DURABLE SURFACE.
- KYTC ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN STATE RIGHT-OF-WAY.

RECEIVED

FEB 28 2025

PLANNING DESIGN
SERVICES

LEGEND

- EXISTING TOPO
- 25' LBA— LANDSCAPE BUFFER AREA
- S — STORM DRAINAGE
- BUILDING SETBACK
- X — FENCE

23—ZONEPA—0140
24—ZONE—0108

Engineering
Planning



Seals

Tune-Ups Plus Inc.

Rezoning Plan
5004 Camp Ground Road
Louisville, Kentucky 40216
Owner:
Michael Gaudin & Joy Davis
5004 Camp Ground Road
Louisville, Kentucky 40216

DESCRIPTION

REV #	DATE	DESCRIPTION
1	09/23/2024	Agency Revisions
2	10/04/2024	Agency Revisions
3	02/03/2025	Revised Site Plan/Map of Rezone
4	02/13/2025	Agency Revisions
5	02/27/2025	Site Plan Modifications

Rezoning Plan

Job No: 24335.000

Date: August 29, 2024

Scale: 1"=20'

Drawn By: AWB

Checked By: AWB

Drawing Title:

Tune-Ups
Plus Inc.
Rezoning
Plan

Drawing No:

1 of 1

24-ZONE-0108