

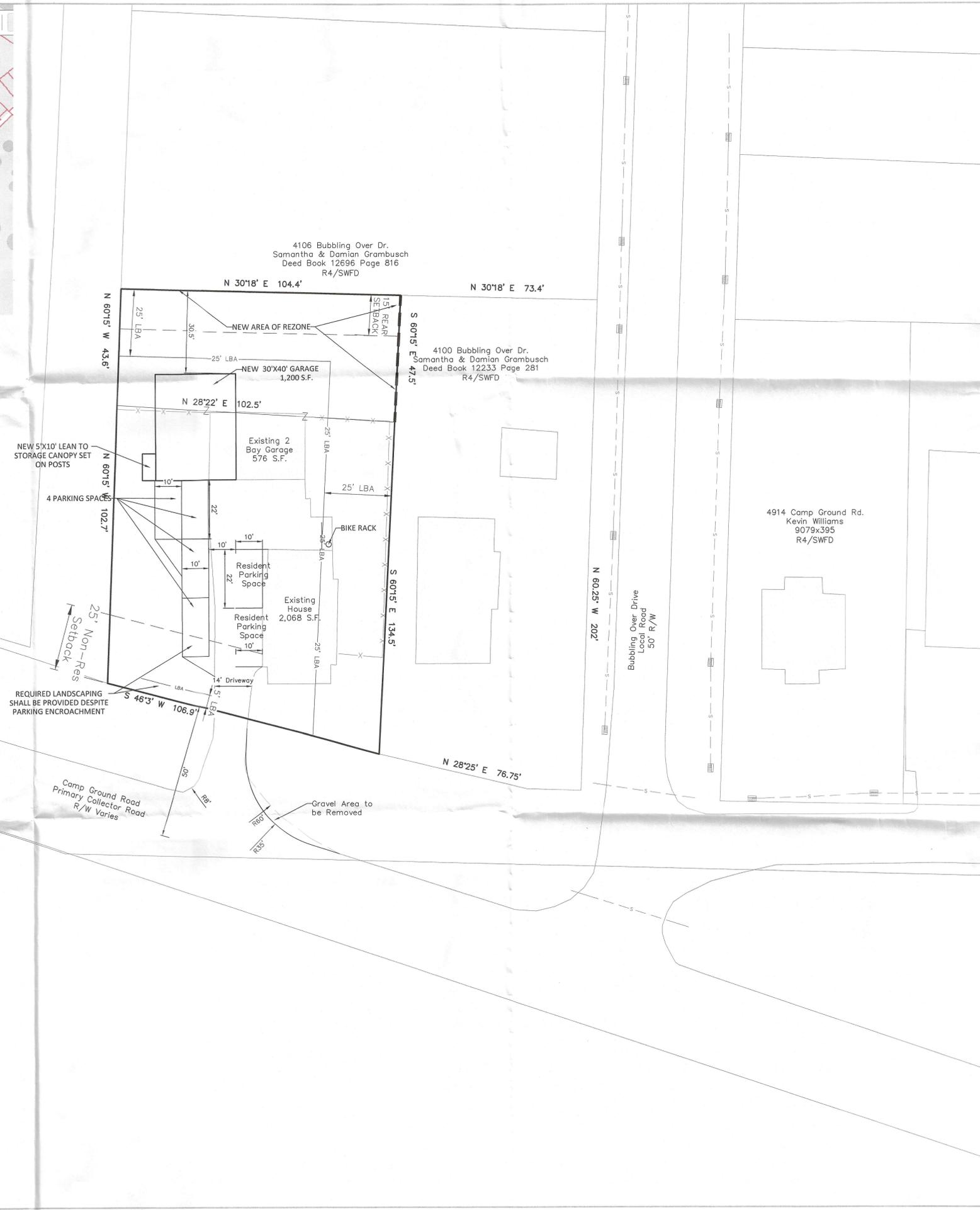


VICINITY MAP

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
 BY: *Sam Dabow*
 DATE: 3/10/25
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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



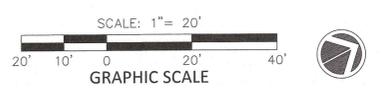
PRELIMINARY APPROVAL

Condition of Approval: _____

Middle for T.K. 3/7/25

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROLOITAN SEWER DISTRICT



SITE DATA

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

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

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
 UuhC, 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**
 1. 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.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 3. ANY PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
 4. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC WITH MINIMUM 6" SANITARY SEWER.
 5. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
 6. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
 7. PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION.

- FDS**
 1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY RESPONSIBLE AGENCIES.
 2. REFUSE SHALL BE COLLECTED VIA ROLL-OUT TRASH SERVICE.
 3. 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.
 4. STREET TREES ARE REQUIRED.

- MPW**
 1. NO GRAVEL IS PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY. GRAVEL MUST BE REMOVED FROM RIGHT-OF-WAY AND GRASS PLANTED.
 2. VEHICULAR ENTRANCE MUST BE PAVED WITH HARD AND DURABLE SURFACE.
 3. 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



Seals

Tune-Ups Plus Inc.
 Rezoning Plan
 5004 Camp Ground Road
 Louisville, Kentucky 40216
 Owner:
 Michael Gaudio & Joy Davis
 5004 Camp Ground Road
 Louisville, Kentucky 40216

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

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