



AREA & INFORMATION	
AREA OF SITE	1.503 ACRES
AREA OF LOT	1.503 ACRES
AREA OF ROAD	1.503 ACRES
AREA OF PARKING	1.503 ACRES

THE CANOPY CALCULATION	
GRASSY SITE AREA	41,759 S.F.
PERCENTAGE DISTINGUISHING TREE CANOPY AREA	10% (6,429 S.F.)
PERCENTAGE TREE CANOPY TO BE PRESERVED	10% (6,429 S.F.)
PERCENTAGE TREE CANOPY TO BE LOST	25% (10,500 S.F.)
TOTAL REQUIRED PRESERVING TREE CANOPY	30% (12,500 S.F.)
EXISTING PRESERVING TREE CANOPY	33% (13,500 S.F.)

LEGEND

PROJECT INFORMATION

INNOVATIVE SCALE BUILDING PLANS
PROJECT SITE LOCATED AT
4118 CAMPGROUND ROAD,
LOUISVILLE, KY, 40211
FROM DISTRICT: SUBURBAN WORKSPACE
EXISTING ZONE: INTERMEDIATE ZONE DISTRICT: EX-1
BUILDING CORNER:
SCALE: INNOVATIVE SCALE BUILDING PLANS
4118 CAMPGROUND ROAD,
LOUISVILLE, KENTUCKY 40211
ACCESSORY BUILDING SITE REQUIREMENTS:
PER TABLE 5.3.6 SHEDS THRESHOLD CATEGORY 2A
ACCESSORY STRUCTURE: NEW OR EXPANSION
3,000 SQFT MAX BUILDING FOOTPRINT

PARKING REQUIREMENTS:
PER TABLE 9.1.3A CODE SUBURBAN WORKSPACE
PRIMARY GOODS STORAGE OR HANDLING (3,200 MINIMUM)
1 SPACE PER 10,000 SQFT OF GROUND FLOOR AREA
MAXIMUM 1 SPACE PER 500 SQ. FT. OF GROUND
FLOOR AREA
3,300 SQFT / 10,000 SQFT 1 SPACE MINIMUM
3,300 SQFT / 10,000 SQFT 1 SPACE MINIMUM
REMARKS: PARK IN THE GATED AREA IN BACK OF BUILDING

DRAINAGE ANALYSIS:
SITE AREA: 0.97 ACRES
TOTAL DISTURBED AREA: 0.006 ACRES (272 SF)
PER DEVELOPMENT IMPROVEMENTS AND
GRAVEL SURFACE: 27,956 SF
TOTAL DISTURBED AREA: 27,956 SF
TOTAL DISTURBED AREA: 27,956 SF

LOC. NOTES:
ALL PROPERTY AND BOUNDARY INFORMATION SHOWN PER
SURVEY DATED IN DEED BOOK: 10474, PAGE 333. NO
SURVEYING HAS BEEN CONDUCTED FOR THIS DEVELOPMENT PLAN
DEVELOPMENT IMPROVEMENTS AND GRAVEL SURFACE: 27,956 SF
TOTAL DISTURBED AREA: 27,956 SF

COMPATIBLE UTILITIES & COMPATIBLE UTILITY LINES (ELECTRIC,
TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH
UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
WHEN STOPS AND PROTECTIVE CURBS, CONCRETE WHEEL
STOPS OR CURBS, A TRENCH SHALL BE PROVIDED TO PREVENT VEHICLES
FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR
PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS
AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL
STOPS OR CURBS SHALL BE LOCATED AT LEAST THREE (3)
FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE,
WOODY VEGETATION, WALKWAY OR STRUCTURE.

STREET TREES ARE REQUIRED FOR ALL LAND USES ALONG
ALL PUBLIC RIGHTS OF WAY INCLUDING ALLEYS. STREET
TREES SHALL BE SELECTED AND PLACED WITH THE APPROVAL
OF PLANNING AND DESIGN SERVICES WITH CONSULTATION
FROM THE DIRECTOR OF PUBLIC WORKS OR DESIGNER.
(LOC. 10.2.6)

MITIGATION MEASURES FOR DUST CONTROL SHALL BE
PLACED DURING CONSTRUCTION TO PREVENT TRIGGERING
PARTICULATE EMISSIONS FROM READING EXISTING ROADS
AND NEIGHBORING PROPERTIES.

MOSCOW CONTROL SHALL BE IN ACCORDANCE WITH
CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY
SOL. 66001.
SITE MUST COMPLY WITH ALL LOUISVILLE
METRO SMOKING ORDINANCES.

WARRANTY REQUESTED
WARRANTY FROM SECTION 5.3.4-B TABLE
5.3.6 ACCESSORY BUILDING THRESHOLD
ACCESSORY BUILDING LARGER THAN 3,000 SF
AND IS ALREADY EXISTING CONSTRUCTION.
VARIANCE REQUESTED
VARIANCE FROM SECTION 5.3.4.13A
NEW BUILDING TO OVERLAP THE 25' SETBACK

DATE: MAY 06, 2025
PROJECT: 25' SETBACK
SHEET: 10 OF 10
SHEET NUMBER: 10

RENAISSANCE DESIGN BUILD, INC.
10125 Fourth Street
Louisville, KY 40203
Tel: 502-424-8373
www.rdbi-inc.com

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