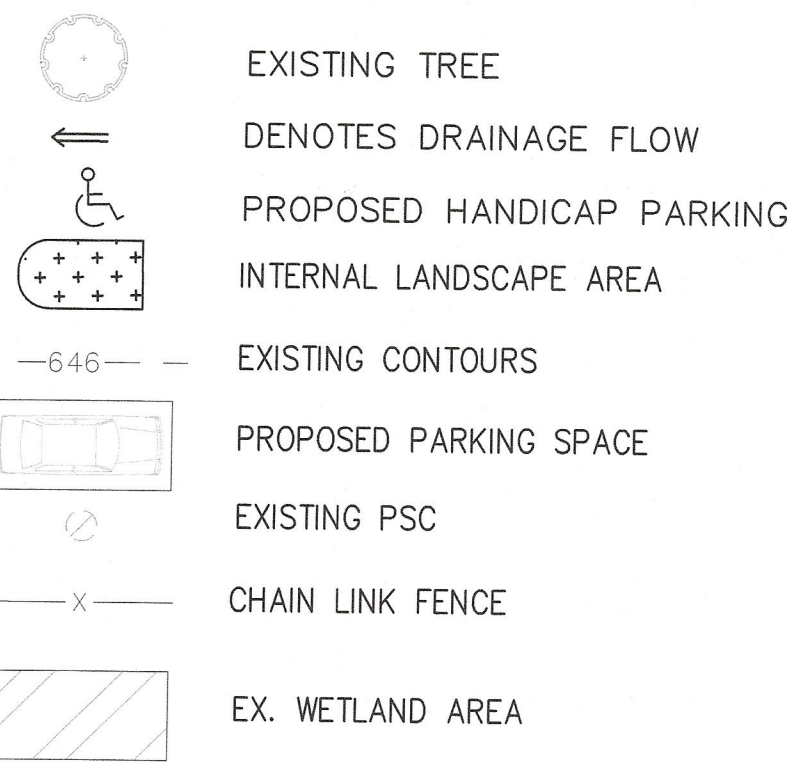
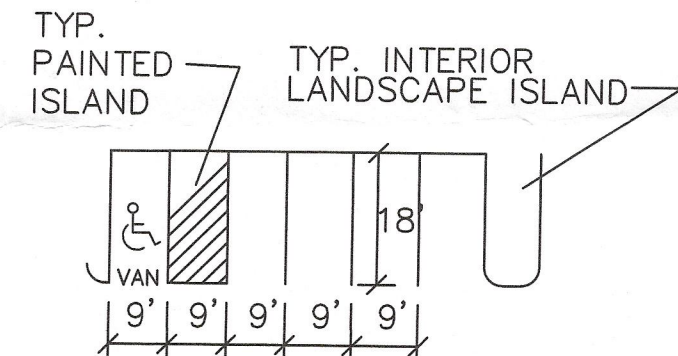


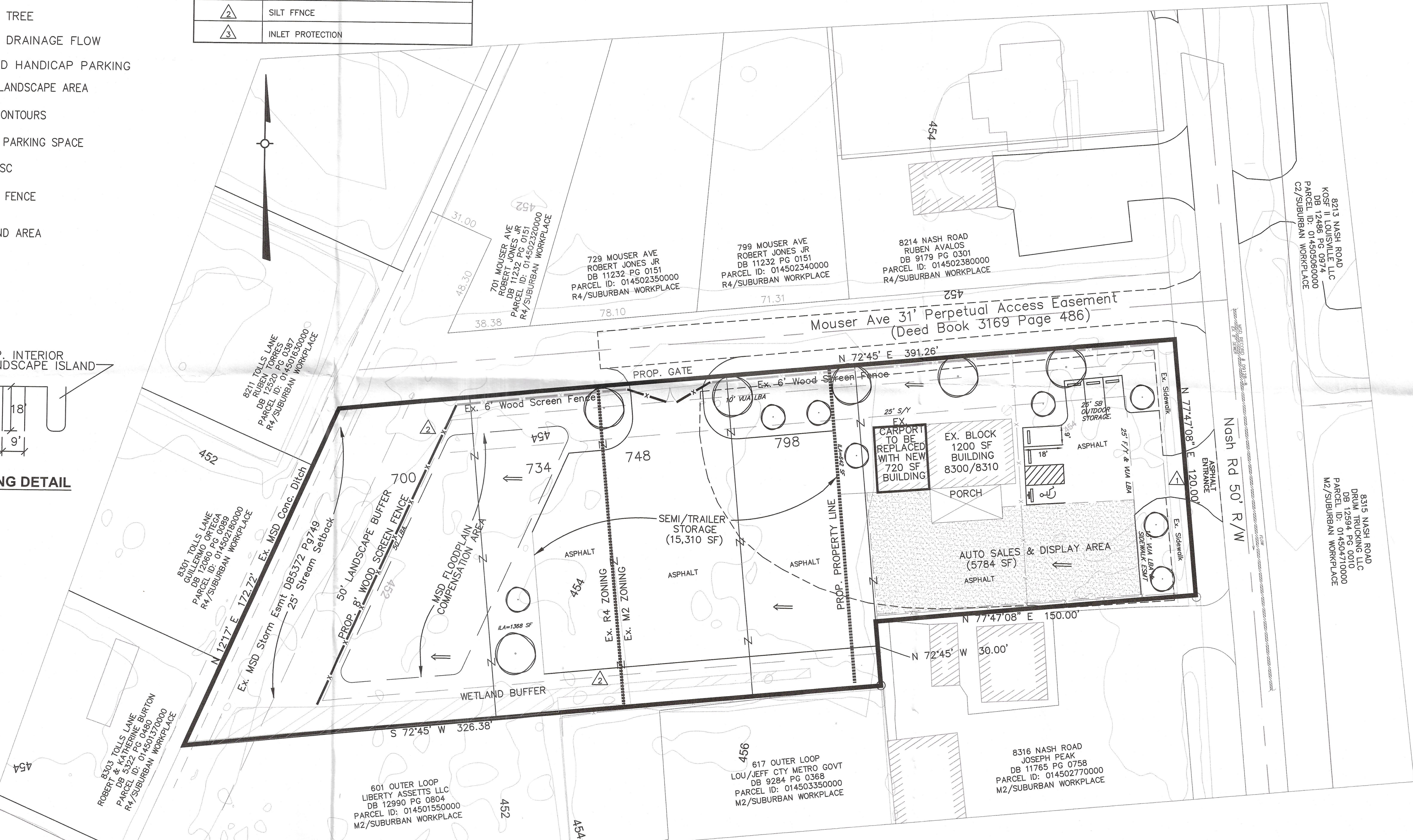
LEGEND



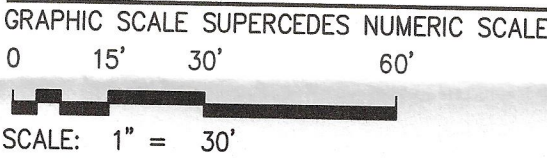
MSD STANDARD EROSION CONTROLS	
	CONSTRUCTION ENTRANCE
	SILT FENCE
	INLET PROTECTION



TYPICAL PARKING DETAIL



SITE PLAN



IMPERVIOUS AREA

- TOTAL SITE AREA = 1.42 AC.
- LIMITS OF DISTURBANCE = 30,385 SF (0.70 AC)
- TOTAL IMPERVIOUS AREA (EXISTING) = 16,062 SF (0.37 AC)
- INCREASE OF IMPERVIOUS AREA = 12,808 SF (0.29 AC)
- TOTAL IMPERVIOUS AREA (PROPOSED) = 28,870 SF (0.66 AC)

MSD NOTES:

- 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 agencies.
- Sanitary sewer service will be provided by connection and subject to applicable fees.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- No storage of material which are flammable, explosive, reactive, toxic, corrosive, or because of their buoyancy or other properties may be injurious to human, animal, or plant life.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- MSD site disturbance permit required prior to issuance of building permits.
- Any required Fill in the Floodplain shall be compensated onsite at 1.5 to 1.
- Increased runoff volume for the 100-year storm shall be compensated onsite at 1.5 to 1 below the FEMA floodplain.
- All parking areas shall meet or exceed the Louisville Metro Floodplain Ordinance.
- MSD Floodplain permit and KDOW approval is required prior to construction plan approval.

PARKING REQUIREMENTS

SALES OFFICE (1200 SF TOTAL) 1/500 SF MIN. 1/200 SF MAX.
MIN = 1200/400 = 3 SPACES
MAX = 1200/150 = 8 SPACES
PARKING PROVIDED ONSITE 6 SPACES
ACCESSIBLE PARKING REQUIRED 1 SPACES
ACCESSIBLE PARKING PROVIDED 1 SPACES
PROP. PARKING VUA(INCL TRUCK PARKING) 26,079 SF
PROP. PARKING ILA (7.5% = 1955.93 SF) PROVIDED 2010 SF

TREE CANOPY

SITE AREA 61,677 S.F.
TOTAL TREE CANOPY COVERAGE AREA REQ. 21,587 S.F. (35%)
EXISTING TREE CANOPY 0 S.F. (0%)
EXISTING TREE CANOPY PRESERVED 0 S.F. (0%)
ADDL TREE CANOPY COVERAGE TO BE PROVIDED. 21,587 S.F. (35%)



LOT SUMMARY (8300/8310 NASH ROAD INCLUDING 700, 734, 748 AND 798 MOUSER AVENUE)

LOT SIZE EXISTING 61,677 SF (1.42 AC)
EXISTING USE AUTO STORAGE/SALVAGE YARD & TRUCK/TRAILER STORAGE
PROPOSED USE AUTO SALES & SALVAGE YARD & TRUCK/TRAILER STORAGE
EXISTING ZONING M2 & R4
PROPOSED ZONING C-M
EXISTING BUILDING (1200 SF) HEIGHT 15'
ALLOWABLE BUILDING HEIGHT 35'
PROPOSED BUILDING (NEW BUILDING TO REPLACE CARPORT) 720 SF (24X30)
FORM DISTRICT SUBURBAN WORKPLACE
EXISTING FAR 0.019
PROPOSED FAR (ALLOWABLE FAR = 0.35) 0.031

GENERAL NOTES

- TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOJIC MAPPING & TOPOGRAPHIC SURVEY PREPARED BY MIKE SEELY.
- WATER SERVICE BY LOUISVILLE WATER COMPANY.
- SITE IS LOCATED WITHIN THE FIRE PROTECTION DISTRICT FAIRDALE.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 13.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0091E.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS FOR ALL WORK WITHIN THE NASH ROAD RIGHT-OF-WAY.
- MSD SANITARY SEWERS ARE AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- NO LANDSCAPING SHALL BE PLACED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT & TREE SPECIES MUST CONFORM TO DISTRICT 5 APPR LIST.
- SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
- EXISTING SIDEWALK ALONG NASH ROAD SHALL BE PLACED IN A SIDEWALK EASEMENT. ADA STANDARDS AND THE CURB LINE WILL BE RESTORED.
- ALL CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL & STANDARD SPECIFICATION & OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- WHEEL STOPS AND PROTECTIVE CURBING. 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.
- A MINOR PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED CONSOLIDATING THE PROPERTIES INTO ONE OR TWO LOTS OR AS SHOWN ON THE DEVELOPMENT PLAN TO SHIFT PROPERTY LINES.
- REFUSE DISPOSAL CONTAINERS SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTERS 10 AND 4.4.9.
- STREET TREES MAY BE REQUIRED ON THIS PROJECT.

RECEIVED

JUL 16 2026
OFFICE OF PLANNING

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDD AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

REVISIONS		By	cc
Date	Description	Agency Comments	cc
9/25			
12/25			
4/26			
6/26			

BlueStone Engineers, PLLC
4350 Brownsboro Road, Suite 110
Louisville, Kentucky 40207
(502) 292-9288
chris@bluestoneengineers.com

JAIME ROMEO DELBON PEREZ
8300 NASH ROAD
LOUISVILLE, KENTUCKY 40214

DATE
SIGNATURE

TITLE REZONING M2/R4 TO C-M
SITE INFO 8300/8310 NASH ROAD & 700/734/748/798 MOUSER AVENUE
LOUISVILLE, KY 40214
D.B. 12744 PG. 0638 / BLOCK 1045 LOT 0135
1045-0292/0293/0294/0288

REZONING PLAN
SHEET NO. 1 OF 1
DATE: 7-25-25
DRAWN BY: ACW
CHECKED BY: CTC