

PARKING SUMMARY

REQUIRED

RETAIL (27,160 S.F.)	109 SPACES
MIN. (1 SPACE/250 S.F.)	
MAX. (1 SPACE/150 S.F.)	181 SPACES
WAREHOUSE (83 EMPLOYEES)	55 SPACES
MIN. (1 SPACE/1.5 EMPLOYEES)	
MAX. (1 SPACE/1 EMPLOYEE)	83 SPACES
TOTAL REQUIRED	164 SPACES
MIN.	164 SPACES
MAX.	264 SPACES

PARKING PROVIDED

STANDARD SPACES	192 SPACES
ACCESSIBLE SPACES	7 SPACES
TOTAL PROVIDED	199 SPACES

TREE CANOPY CALCULATIONS (TCCA)

SITE AREA: 9.305 AC. (405,343 S.F.)

CLASS C

EXISTING TREE CANOPY PRESERVED: 0% (0 S.F.)

TOTAL TREE CANOPY REQUIRED: 20% (81,069 S.F.)

TREE CANOPY TO BE PLANTED: 20% (81,069 S.F.)

TOTAL TREE CANOPY TO BE PROVIDED: 20% (81,069 S.F.)

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 18,363 S.F.

POST-DEVELOPED IMPERVIOUS SURFACE = 267,977 S.F.

INCREASE IN IMPERVIOUS SURFACE = 249,614 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

C_{pre} = 0.26

C_{post} = 0.73

CHANGE IN RUNOFF COEFFICIENT, C = 0.47

SITE AREA = 9.305 ACRES

CHANGE IN RUNOFF = 0.47 x (2.8/12) x 9.305 = 1.02 AC-FT

PROJECT SUMMARY

TRACT 1

MUNICIPALITY	MIDDLETOWN
EXISTING ZONING	PEC
FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL & WAREHOUSE
SITE AREA	9.305± AC. (405,343 S.F.)
PROPOSED BUILDING FOOTPRINT	159,863 S.F.
PROPOSED BUILDING GROSS FLOOR AREA	159,863 S.F.
VUA	99,595 S.F.
ILA REQUIRED (7.5%)	7,470 S.F.
ILA PROVIDED	7,856 S.F.
MAX. F.A.R.	1.00
PROP. F.A.R.	0.39
MAX. LOT COVERAGE	0.50
PROP. LOT COVERAGE	0.40
MAX. BUILDING HEIGHT	50'

PROJECT SUMMARY

TRACT 2

MUNICIPALITY	MIDDLETOWN
EXISTING ZONING	PEC
FORM DISTRICT	SW & SMC
EXISTING USE	WATER TOWERS
SITE AREA	3.870± AC. (168,569 S.F.)

BICYCLE PARKING

REQUIRED

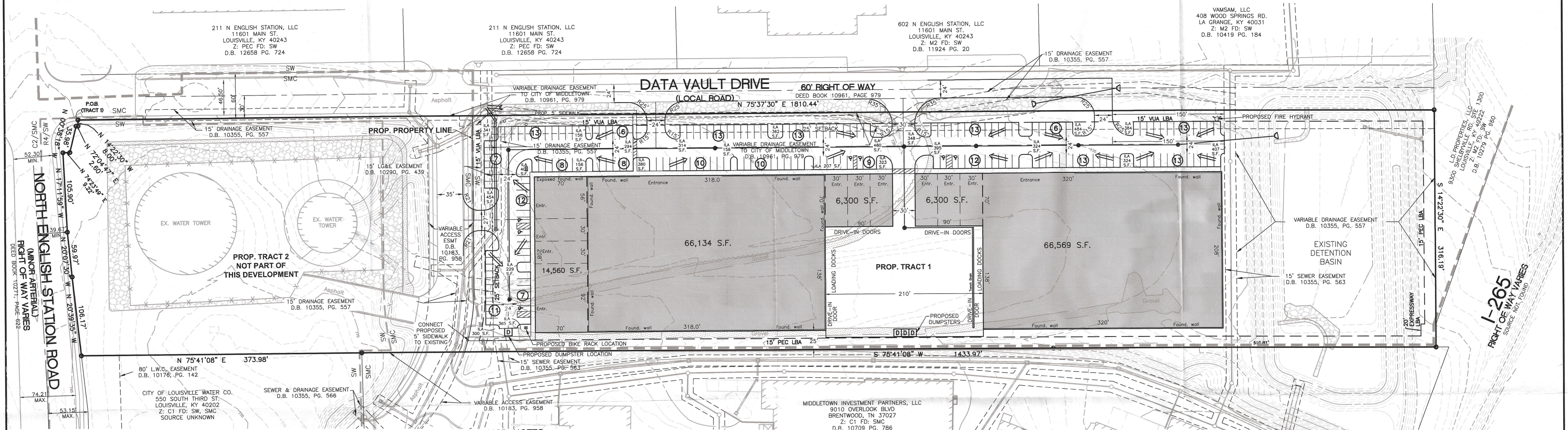
4 SPACES FOR RETAIL & 2 SPACES FOR WAREHOUSE

PROVIDED

4 SPACES FOR RETAIL, 2 SPACES FOR WAREHOUSE (PROVIDED INSIDE)

WAIVER REQUEST(S)

Ⓜ A WAIVER OF LDC 10.2.4.B.3 IS REQUESTED TO ALLOW THE 15' PEC LBA ALONG THE SOUTH PROPERTY LINE TO OVERLAP THE UTILITY EASEMENT 100%.



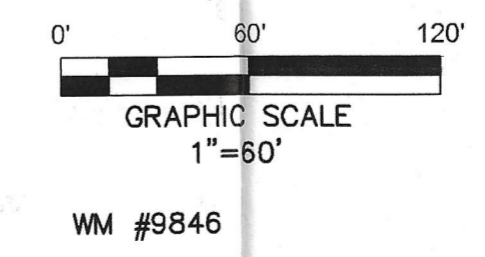
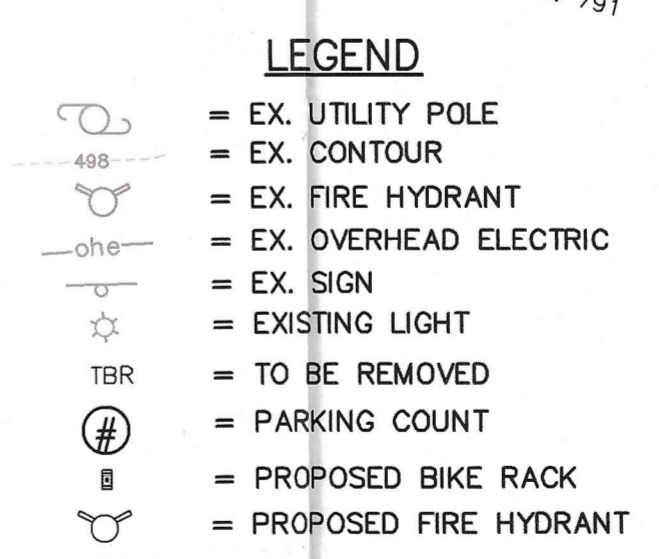
- GENERAL NOTES:**
- (→) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
 - ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF MIDDLETOWN LDC.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - PROPOSED SIDEWALKS SHALL BE ADA COMPLIANT.
 - A REVISED LANDSCAPE AND TREE PRESERVATION PLAN SHALL BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - A MINOR PLAT TO CREATE THE NEW LOT WILL NEED TO BE APPROVED AND RECORDED PRIOR TO OBTAINING A BUILDING PERMIT.
 - A KARST SURVEY WAS CONDUCTED BY TRAVIS ANDRES WITH PRIMAVERA ON SEPTEMBER 19, 2025. NO APPARENT EVIDENCE OF KARST WAS OBSERVED DURING THE SUBSURFACE EXPLORATION.
 - A FEE-IN-LIEU FOR THE REMAINING PORTION OF WALK REQUIRED ALONG DATA VAULT DRIVE SHALL BE PAID PRIOR TO CONSTRUCTION PLAN APPROVAL.

- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
 - ONSITE DETENTION IS PROVIDED IN THE EXISTING ONSITE DETENTION BASIN. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

- FIRE NOTES**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
 - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: GARY MULLER (GMULLER@AMFEMS.ORG)
 - HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
 - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
 - REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0049F.



RECEIVED
JUN 22 2026
OFFICE OF PLANNING

CASE#
RELATED CASE# 23-ZONE-0070

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

MIDDLETOWN ACQUISITION LLC

207 N ENGLISH STATION ROAD
LOUISVILLE, KY 40223

Milestone design group

108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org



MIDDLETOWN ACQUISITION LLC

DATE: 10/30/2025

DRAWN BY: S.R.M.

CHECKED BY: J.M.M.

SCALE: 1"=60' (HORZ)

SCALE: N/A (VERT)

REVISIONS

04-06-26	- PER AGENCY COMMENTS
05-11-26	- PER AGENCY COMMENTS

OWNER:

LOUISVILLE WATER COMPANY
DEED BOOK 13261, PAGE 734
TAX BLOCK: 0023, LOT: 0106
550 S 3RD STREET
LOUISVILLE, KY 40202

APPLICANT:

MIDDLETOWN ACQUISITION LLC
11601 MAIN ST
LOUISVILLE, KY 40243

RDDDP

JOB NUMBER
25070

1 OF 1

26-00P-0016