

PROJECT DATA

TOTAL SITE AREA = 10.2± Ac. (444,783 S.F.)
EXISTING ZONING = M-2 (TO REMAIN) / M-3 (TO REMAIN)
FORM DISTRICT = SUBURBAN WORKPLACE
EXISTING USE = MOVING COMPANY
PROPOSED USE = MINI-STORAGE / MOVING COMPANY
BUILDING HEIGHT = 1 STORY STORAGE BUILDINGS (50' MAX. ALLOWED)
2 STORY OFFICE (50' MAX. ALLOWED)
PROPOSED BUILDING FOOTPRINTS
MINI-STORAGE WAREHOUSES = 62,500 S.F.
STORAGE OFFICE = 3,795 S.F.
EX. TRUCK MAINTENANCE BLDG = 5,970 S.F.
TOTAL BUILDING FOOTPRINT = 72,265 S.F.
F.A.R. = 0.16 (3.0 MAXIMUM ALLOWED)

PARKING REQUIRED:
OFFICE (STORAGE & MOVING)

	MIN.	MAX.
5,000 S.F./350 S.F. MIN.	= 15 SPACES	
5,000 S.F./200 S.F. MAX.		= 25 SPACES

	MIN.	MAX.
1 SP PER 1.5 EMPLOYEES (30)	= 20 SPACES	
1 SPACE PER EMPLOYEE		= 30 SPACES

TOTAL PARKING REQUIRED = 35 SPACES 55 SPACES

PARKING PROVIDED (OFFICE USE) = 16 SPACES (1 ACCESSIBLE SPACE INCLUDED)
PARKING PROVIDED (MOVING EMPLOYEES) = 27 SPACES
TOTAL PARKING PROVIDED = 43 SPACES
TOTAL VEHICULAR USE AREA = 112,425 S.F.
TOTAL SECURED VEHICULAR USE AREA = 105,959 S.F.
INTERIOR LANDSCAPE AREA REQUIRED = 323 S.F. (UNSECURED VUA (6,466 SF X 5%))
INTERIOR LANDSCAPE AREA PROVIDED = 851 S.F.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Karst features were not observed on site during a site visit on April 02, 2026, by Theodore Bernstein, RLA.
- The sidewalk fee-in-lieu will be paid for the Aiken Road and Avoca Road sidewalk prior to Metro Public Works granting construction plan approval. Areas should be rough graded to accommodate sidewalks at a later date.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

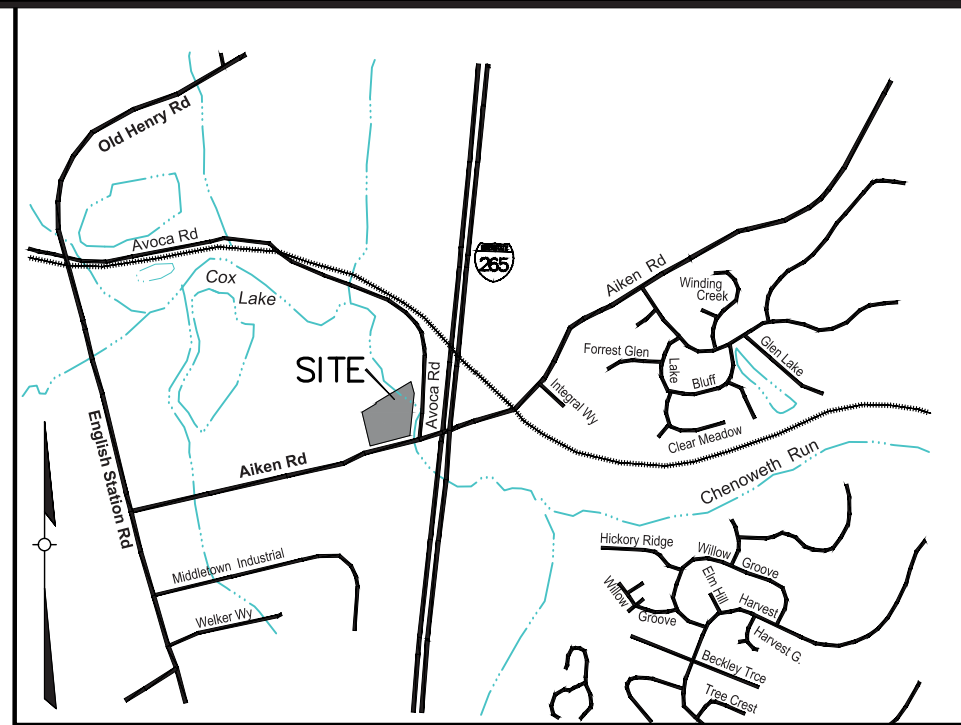
MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C0033 E dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the final site design has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- Onsite detention will be provided. 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.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1:5.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- MSD drainage bond required prior to construction plan approval.

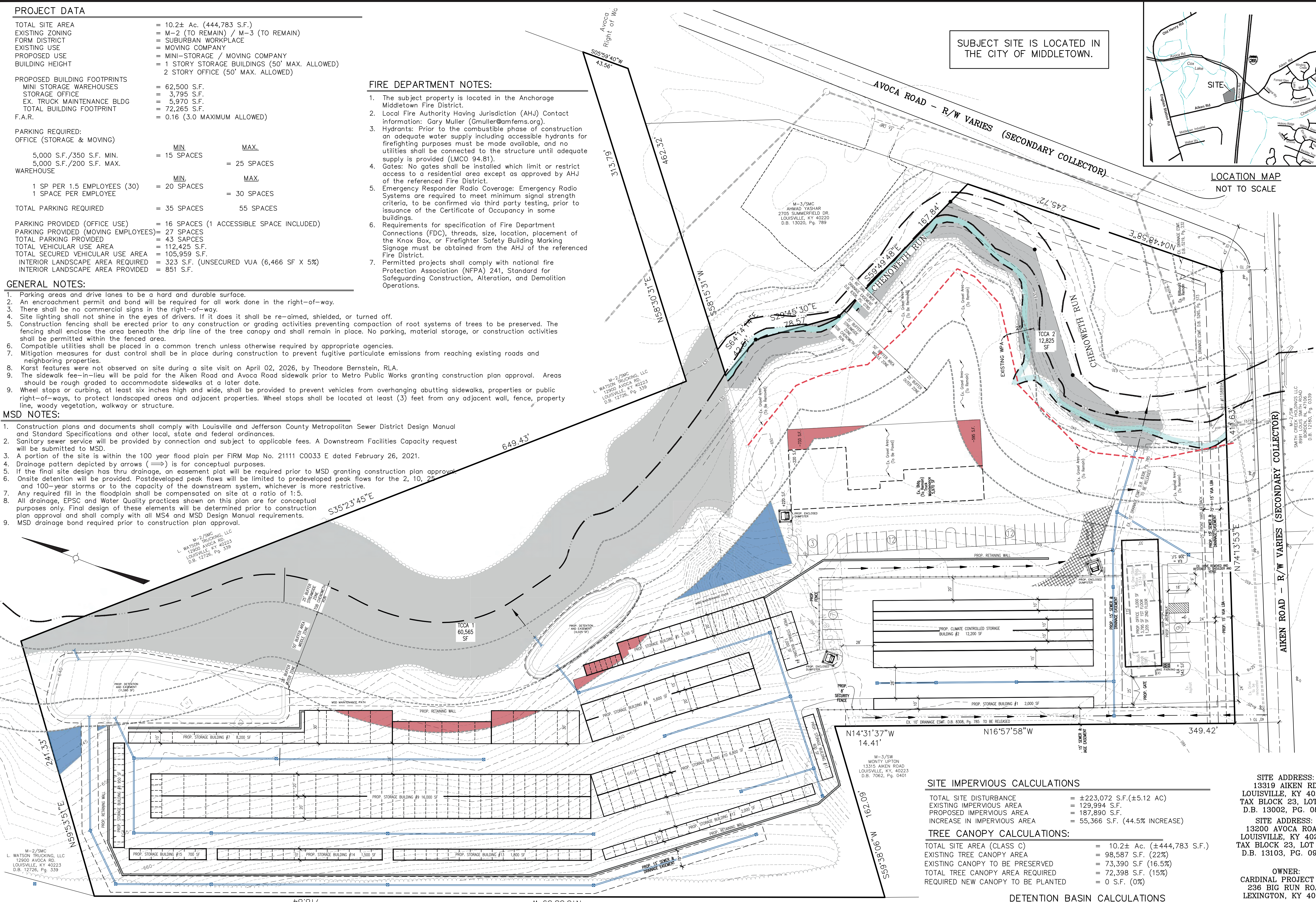
FIRE DEPARTMENT NOTES:

- The subject property is located in 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 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 specification 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.

SUBJECT SITE IS LOCATED IN THE CITY OF MIDDLETOWN.



LOCATION MAP
NOT TO SCALE



REVISIONS	
NO.	DESCRIPTION

PROJECT DATA	
FILE NAME:	25125 R00DP 3-4-26
DATE:	03/26
CHECKED BY:	TWB
SCALE:	AS SHOWN
DRAWN BY:	TWB

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
505 WASHINGTON AVE. SUITE 100 LOUISVILLE, KY 40202
TEL: 502.464.9786 FAX: 502.464.9784 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

CARDINAL STORAGE MINI-WAREHOUSE
OWNER/DEVELOPER
CARDINAL PROJECT, LLC
1811 CARO CT.
LOUISVILLE, KY 40299

NO. 25125
SHEET 1 OF 1

SITE IMPERVIOUS CALCULATIONS

TOTAL SITE DISTURBANCE = ±223,072 S.F. (±5.12 AC)
EXISTING IMPERVIOUS AREA = 129,994 S.F.
PROPOSED IMPERVIOUS AREA = 187,890 S.F.
INCREASE IN IMPERVIOUS AREA = 55,366 S.F. (44.5% INCREASE)

TREE CANOPY CALCULATIONS:

TOTAL SITE AREA (CLASS C) = 10.2± Ac. (±444,783 S.F.)
EXISTING TREE CANOPY AREA = 98,587 S.F. (22%)
EXISTING CANOPY TO BE PRESERVED = 73,390 S.F. (16.5%)
TOTAL TREE CANOPY AREA REQUIRED = 72,398 S.F. (15%)
REQUIRED NEW CANOPY TO BE PLANTED = 0 S.F. (0%)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.70 - 0.23 = 0.47
A = ACRES
R = INCHES
X = (47)(10.2)(2.8)/12 = 1.12 AC.-FT.
REQUIRED X = 52,272 CU.FT.
PROVIDED BASINS = 15,605 SQ.FT.
TOTAL = 15,605 SQ.FT. @ APPROX. 3.5 FT. DEPTH
= 54,616 CU.FT. > 52,272 CU.FT.

SITE ADDRESS:
13319 AIKEN RD
LOUISVILLE, KY 40223
TAX BLOCK 23, LOT 76
D.B. 13002, PG. 0829

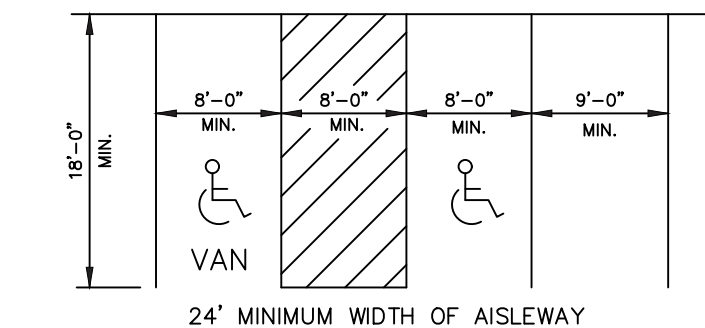
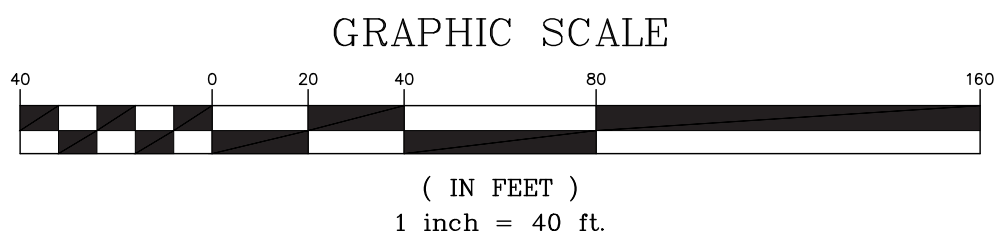
SITE ADDRESS:
13200 AVOCA ROAD
LOUISVILLE, KY 40223
TAX BLOCK 23, LOT 164
D.B. 13103, PG. 0944

OWNER:
CARDINAL PROJECT LLC
236 BIG RUN ROAD
LEXINGTON, KY 40503

OWNER:
CARDINAL PROJECT LLC
13319 AIKEN ROAD
LOUISVILLE, KY 40223

RELATED CASES:
B-15770-11, 09-005-90
& B-269-02

22 1026
WATER# 12409



LEGEND	
	EXISTING UTILITY POLE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	EX. STREAM
	EX. CONTOUR
	PROPOSED STORM SEWER, CATCH BASIN
	WOODLAND PROTECTION AREA (RESTORED)
	PROPOSED SEWER AND MANHOLE
	PROPOSED DRAINAGE SWALE
	100-YEAR FLOODPLAIN (APPROXIMATE LOCATION)
	PROPOSED FENCE
	EX. TREELINE
	PROPOSED TCPA
	EXISTING GRAVEL (IMPERVIOUS AREA) TO BE REMOVED
	ENCROACHMENT INTO 25' OUTER ZONE STREAM BANK BUFFER BUFFER 3,685 SF
	ADDITIONAL AREA FOR ENCROACHMENT INTO 25' OUTER ZONE STREAM BANK BUFFER BUFFER 3,916 SF