

GENERAL NOTES:

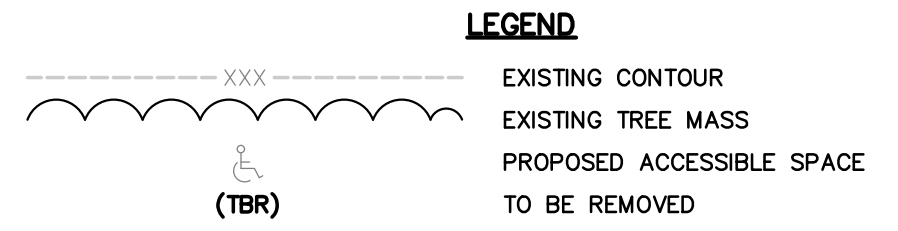
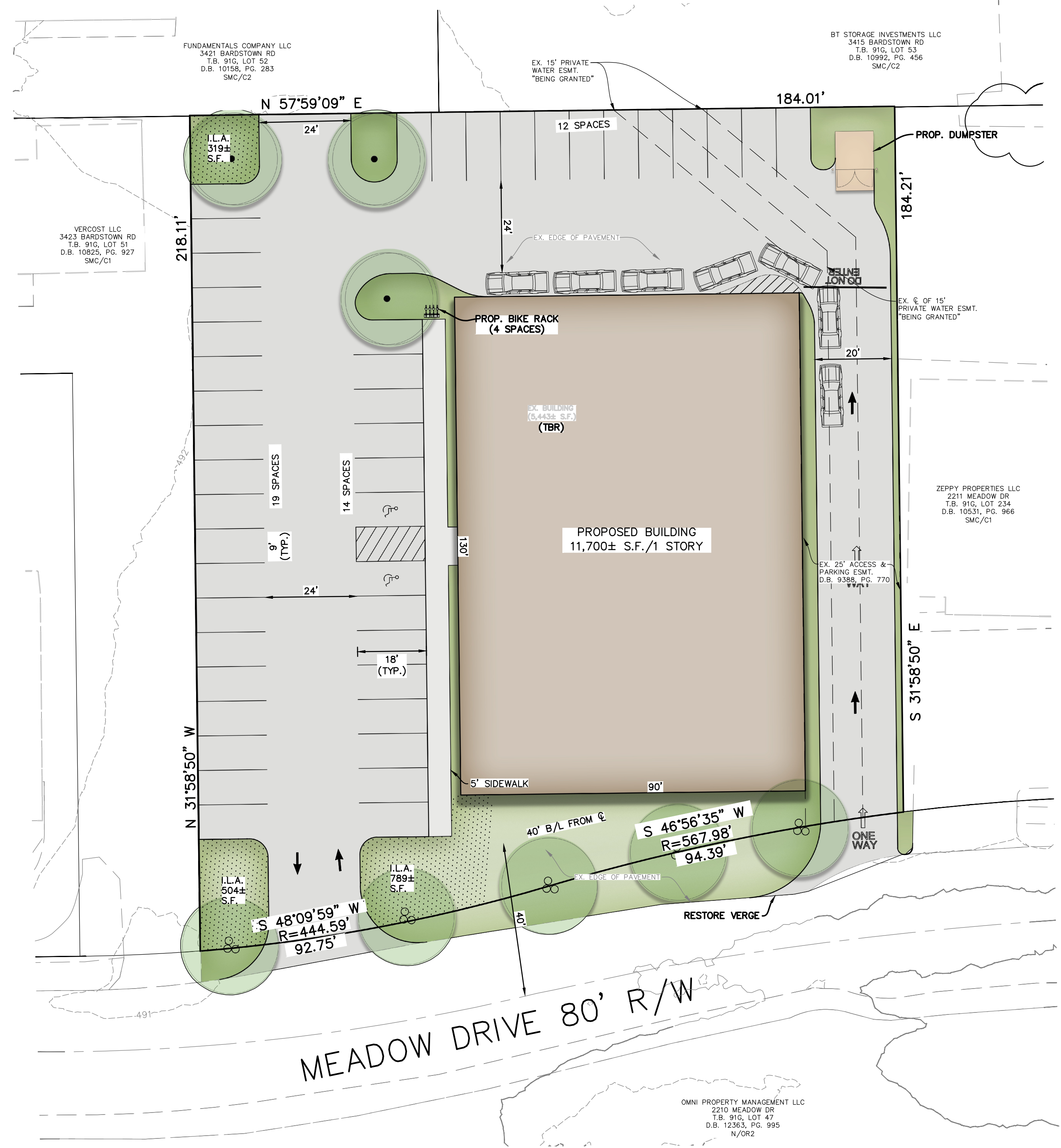
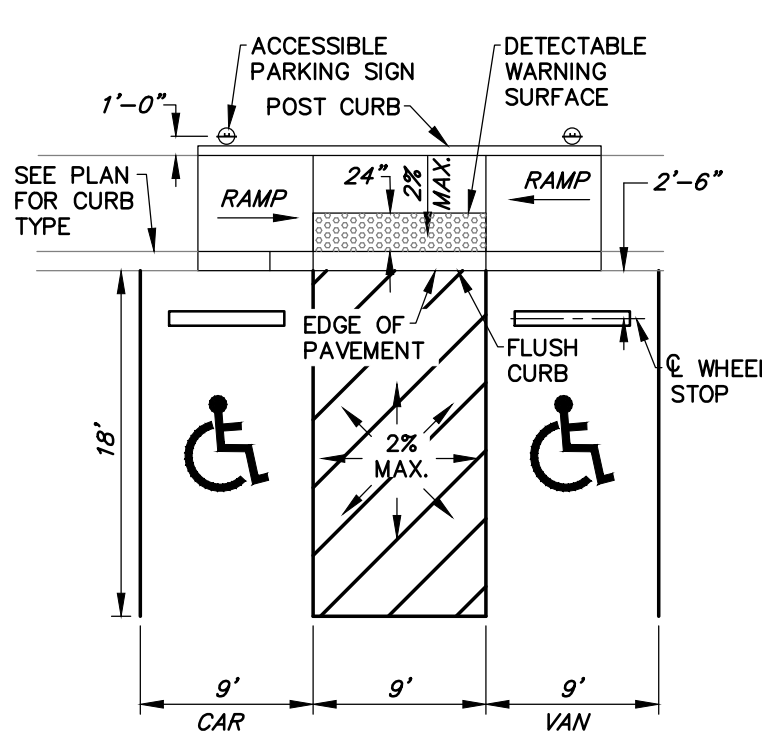
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE CITY OF LOUISVILLE FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL LOADING DOCK AREAS, DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A. OF THE LDC.
- WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.

PUBLIC WORKS AND KTC NOTES:

- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL, STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WATER QUALITY TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110060E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- THE BASE FLOOD ELEVATION IS XXXX.
- REQUIRED FLOODPLAIN COMPENSATION WILL BE PROVIDED AT A RATIO OF 1.5 TO 1.



SITE DATA:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C1
EXISTING LAND USE	RESTAURANT
PROPOSED LAND USE	SHOPPING CENTER
GROSS LAND AREA	0.85± AC.
BUILDING AREA	
TOTAL	11,700± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.34
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/500 S.F.)	23 SPACES
MAXIMUM (1 SPACE/200 S.F.)	59 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE)	45 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	4 SPACES

LANDSCAPE DATA:

V.U.A.	18,065± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,355 S.F.
I.L.A. PROVIDED	1,612± S.F.

TREE CANOPY DATA:

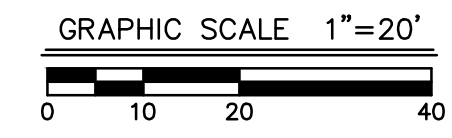
NET SITE AREA	34,811± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
NEW TREE CANOPY TO BE PROVIDED	12,184± S.F. (35%)
TOTAL TREE CANOPY REQUIRED/TO BE PROVIDED	12,184± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	35,452± S.F.
PROPOSED IMPERVIOUS AREA	30,702± S.F.
TOTAL	30,702± S.F.
NET IMPERVIOUS AREA	-4,750± S.F.

CASE #XXXX
RELATED CASE #XXXX
MSD W.M. #XXXX



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OWNER/DEVELOPER
COOL PALACE LLC
911 MALONE PL
LOUISVILLE, KY 40245

CATEGORY 2B DEVELOPMENT PLAN
2209 MEADOW DR
RETAIL CENTER
2209 MEADOW DR LOUISVILLE, KY 40218
TAX BLOCK 91G, LOT 215
DEED BOOK 13235, PAGE 567

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 02/23/2026
Job Number: 4419
Sheet
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