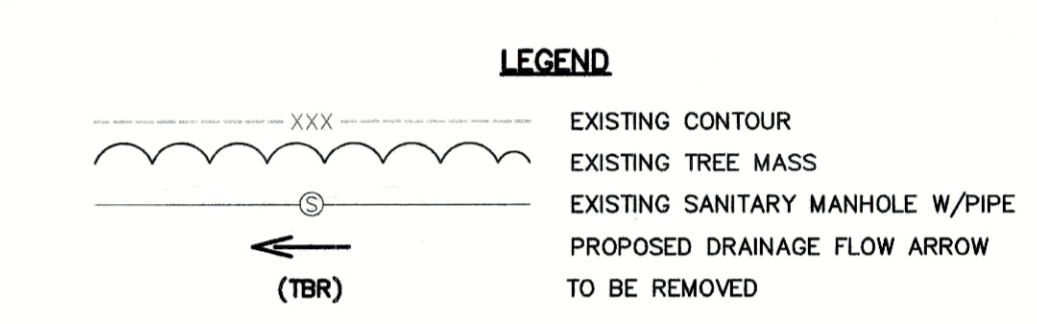
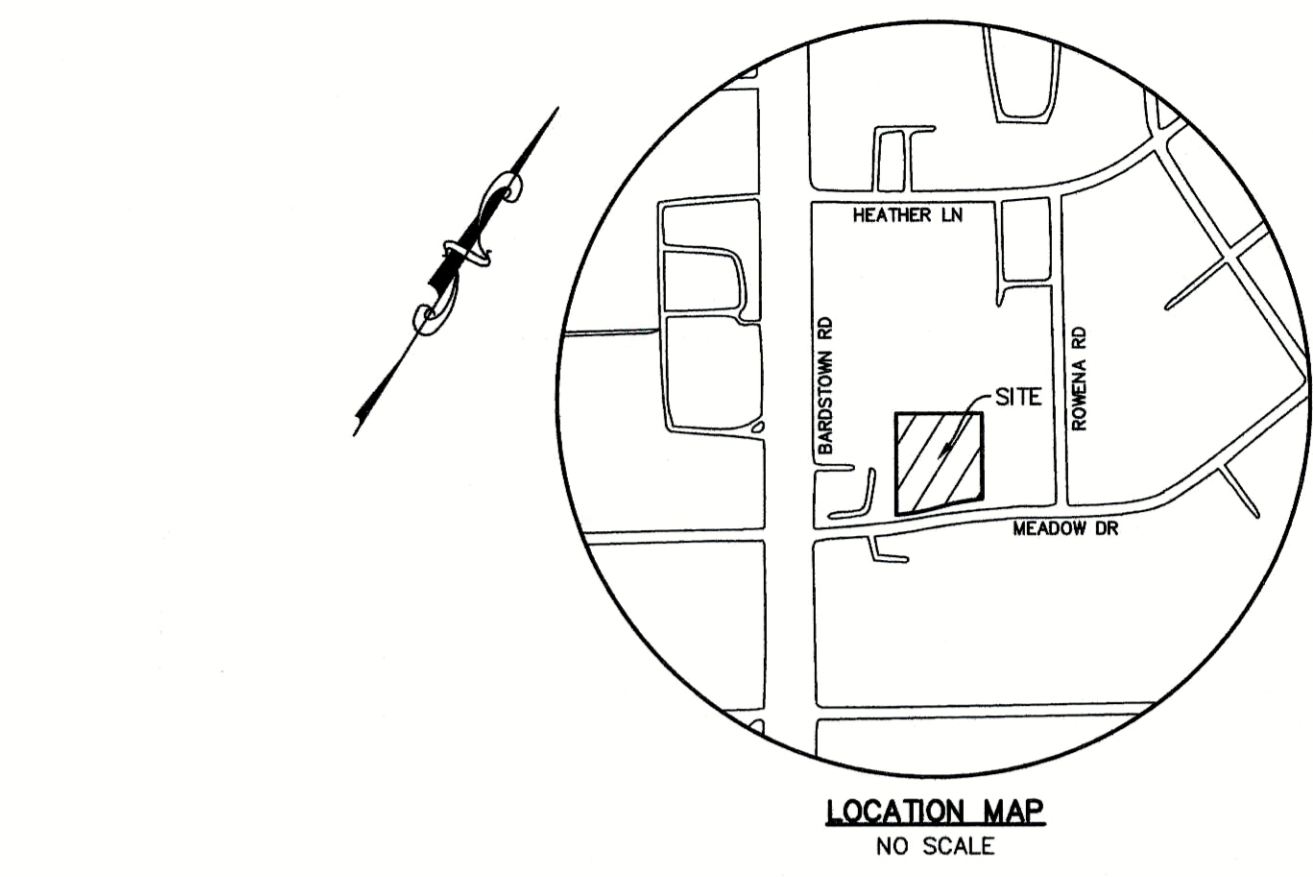
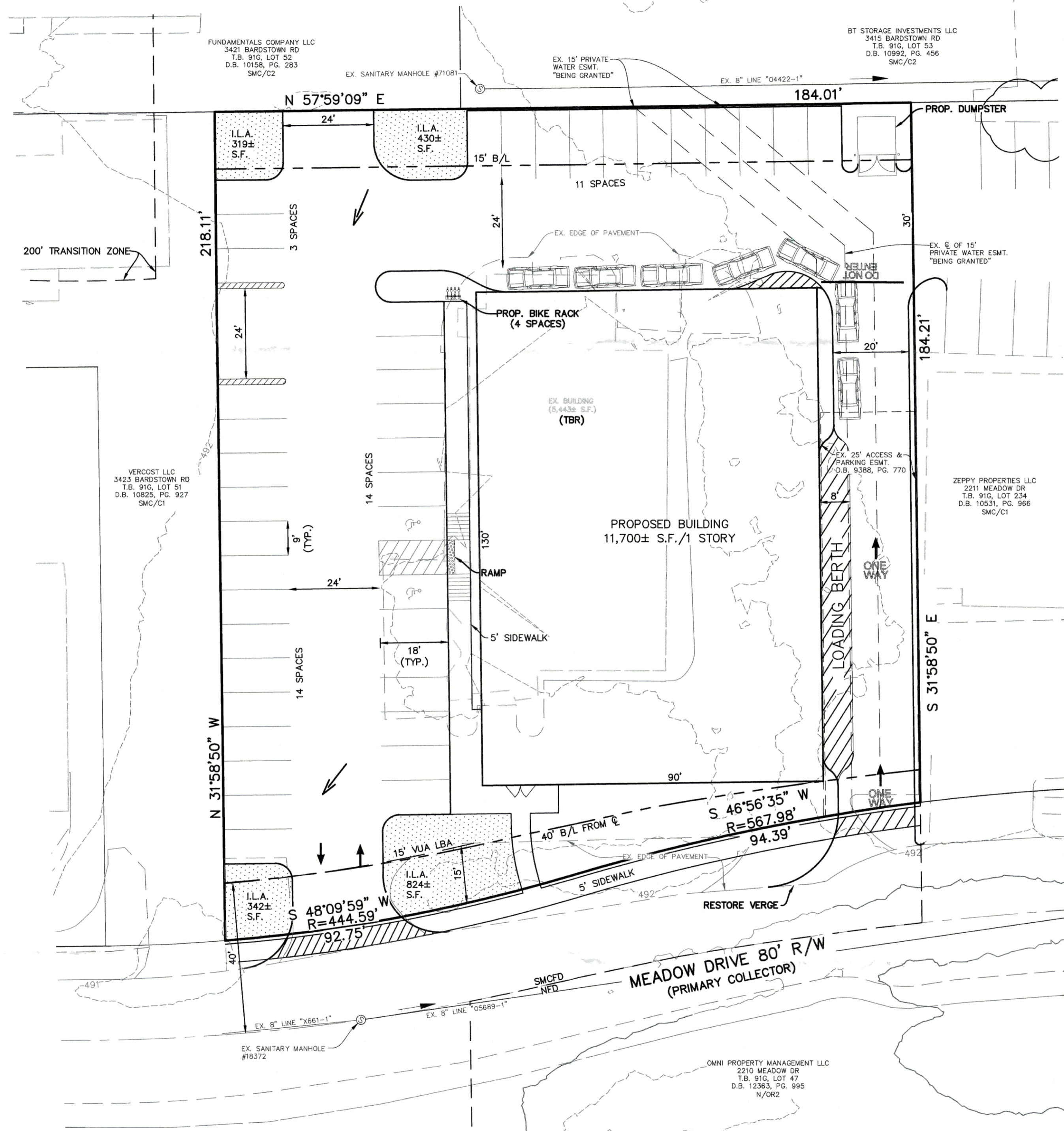
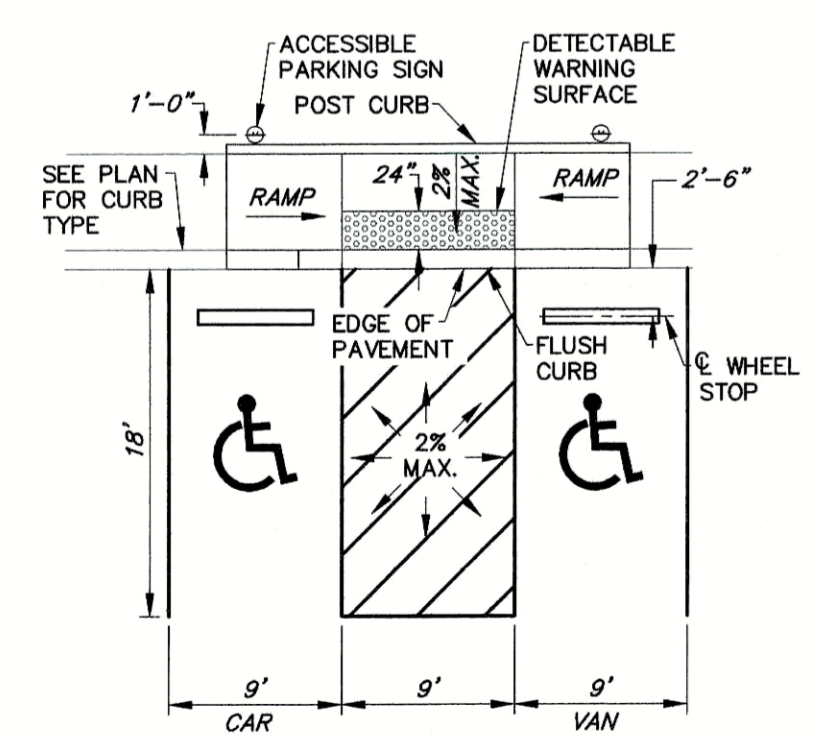


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED 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 SPACES (IE. 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.
 - STREET TREES WILL BE PROVIDED ALONG THE RIGHT-OF-WAY.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - PRINCIPAL BUILDINGS AND BUILDING ENTRANCES ON A SITE SHALL INCLUDE ENTRANCES AND GLAZING, DISPLAY WINDOWS, OR WINDOWS AFFORDING VIEWS INTO THE BUSINESS THAT FACE THE ADJUTING PUBLIC STREET SERVING THE DEVELOPMENT IN ACCORDANCE WITH LDC 5.5.2.

- 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 DISTRICTS DESIGN MANUAL, STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
 - WASTEWATER: SANITARY SEWER IS BY PSC AND 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.
 - 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 (21111C0060E).
 - MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 - DRAINAGE PATTERNS SHALL REMAIN AS THEY ARE TODAY IN THE POST DEVELOPMENT CONDITION.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

- JEFFERSON COUNTY FIRE INSPECTORS ASSOCIATION NOTES (AS APPLICABLE):**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE FIRE DISTRICT.
 - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: BRIAN MEURER (BRIAN.MEURER@LOUISVILLEKY.GOV)
 - 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.



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	11,700± S.F.
TOTAL	0.32
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	MAX. ALLOWED 45'
BUILDING HEIGHT	7
DRIVE-THRU QUEUING SPACES	
PARKING REQUIRED	
RETAIL	MINIMUM (1 SPACE/500 S.F.) 23 SPACES
	MAXIMUM (1 SPACE/200 S.F.) 59 SPACES
PARKING PROVIDED	
CAR PARKING	42 SPACES
(INCLUDES 2 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	4 SPACES

LANDSCAPE DATA:

V.U.A.	20,306± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,523 S.F.
I.L.A. PROVIDED	1,916± 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 LOIC 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.



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____

BY: *Chris Shuckelford*
DATE: *6/13/26*

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

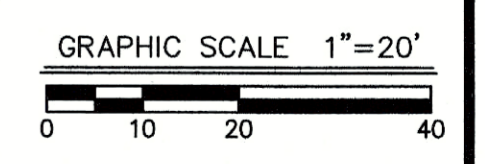
PRELIMINARY APPROVAL

Condition of Approval:
Tony Kelly

5-29-26
Date

Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
MAY 26 2026
OFFICE OF PLANNING



CASE #26-CAT2-0007
MSD W.M. #13024

MINDEL SCOTT
ENGINEERING & PLANNING & LANDSCAPE ARCHITECTURE
5102-985-1508 • MindelScott.com

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

CATEGORY 2B DEVELOPMENT PLAN
2209 MEADOW DR
RETAIL CENTER

2207 MEADOW DR LOUISVILLE, KY 40218
TAX BLOCK 91G, LOT 215
DEED BOOK 13235, PAGE 567

Revisions	
4/7/2026 AGENCY COMMENTS	
4/7/2026 AGENCY COMMENTS	
Vertical Scale:	N/A
Horizontal Scale:	1"=20'
Date:	02/23/2026
Job Number:	4419
Sheet	1
	of 1