

**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.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- EXISTING SANITARY SEWER SERVICE CONNECTION TO BE UTILIZED, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. (FEMA MAP 21111C0025F - DATED 02/26/2021)
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

**GENERAL NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10 REQUIREMENTS.
- ALL EXISTING PARKING STRUCTURES AND LANDSCAPE AREAS WITHIN EXISTING PARKING AREA TO BE REMOVED FOR CONSTRUCTION.
- EXISTING REAR AND SIDE ALLEY SHALL BE RETAINED AND USED FOR PUBLIC ACCESS.

**EPSC NOTES**

- 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 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.

**FIRE DEPT. NOTES**

- THE SUBJECT PROPERTY IS LOCATED WITHIN THE LOUISVILLE #2 FIRE DISTRICT.
- LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT: JIM MARTIN - Jim.Martin@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)
- 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 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.

**HEALTH DEPT. NOTES**

- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSD WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ANY POOL AND POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- HOTELS MUST COMPLY WITH 902 KAR 7:010.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

C-3(DDRO)/D/T/D  
CHASE MET BUILDINGS, LLC  
1040 N. HALSTED STREET, UNIT 1  
CHICAGO, IL 60642-4222  
D.B. 11620, PG. 818

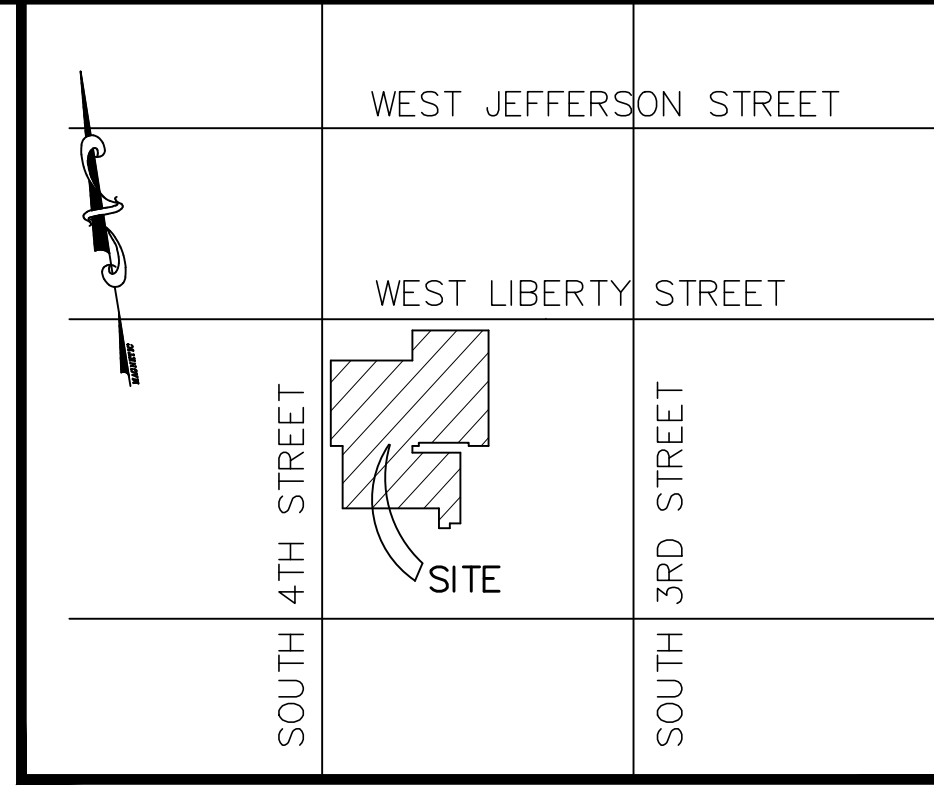
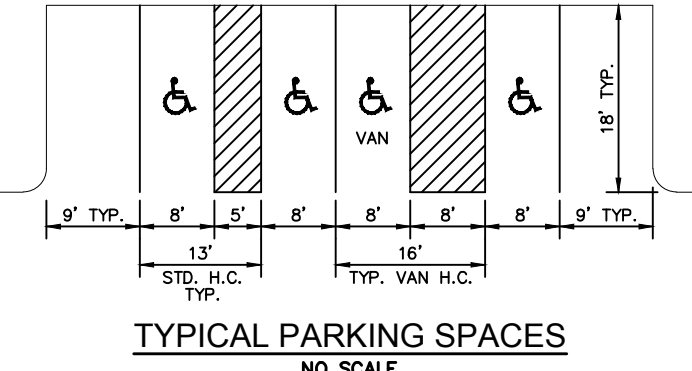
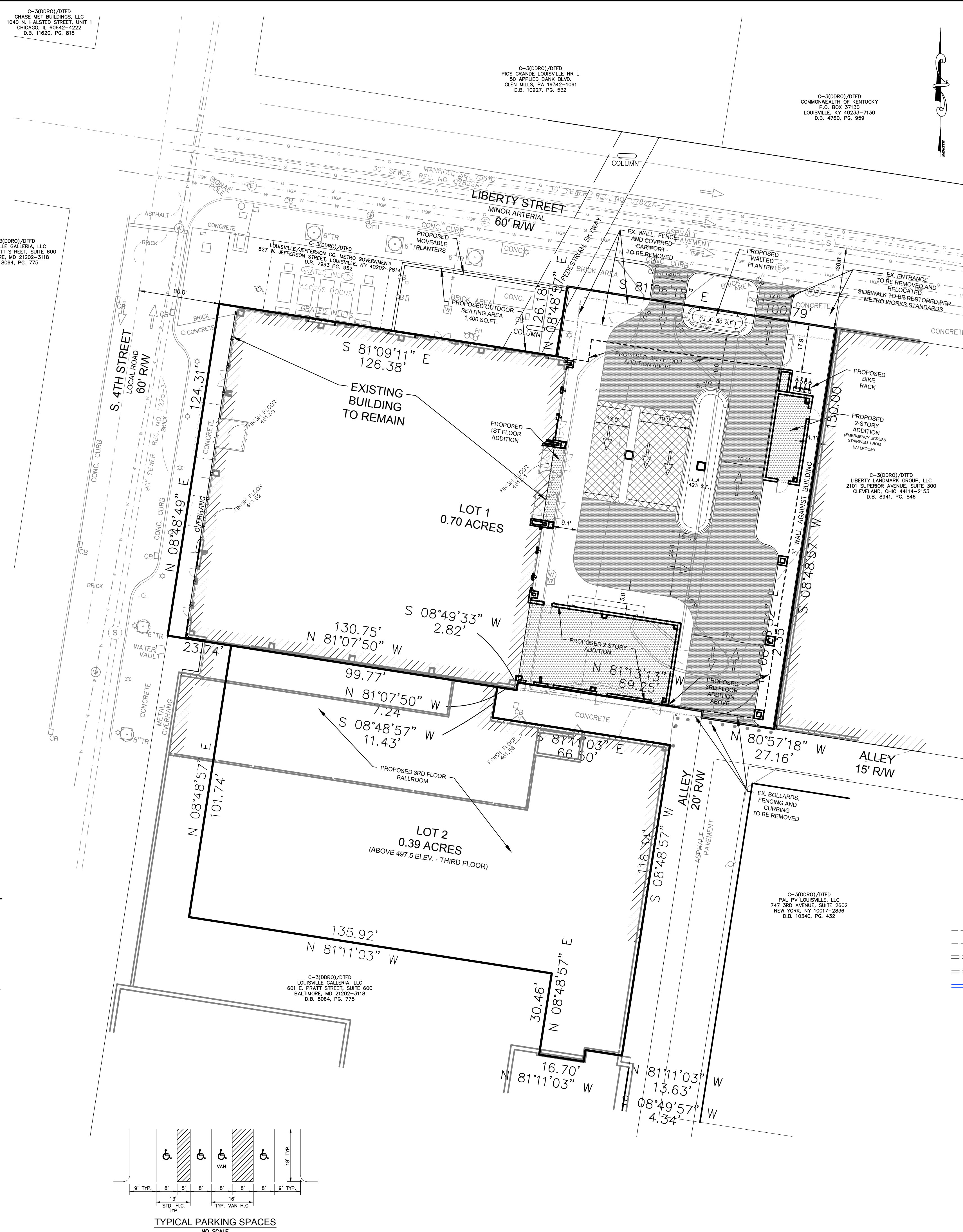
C-3(DDRO)/D/T/D  
POS GRANDE LOUISVILLE HR L  
50 APPLIED BANK BLVD.  
GLEN MILLS, PA 19342-1091  
D.B. 19927, PG. 532

C-3(DDRO)/D/T/D  
COMMONWEALTH OF KENTUCKY  
P.O. BOX 37130  
LOUISVILLE, KY 40233-7130  
D.B. 4760, PG. 959

C-3(DDRO)/D/T/D  
LOUISVILLE GALLERIA, LLC  
601 E. PRATT STREET, SUITE 600  
BALTIMORE, MD 21202-3118  
D.B. 8064, PG. 775

C-3(DDRO)/D/T/D  
PAL PY LOUISVILLE, LLC  
747 3RD AVENUE, SUITE 2802  
NEW YORK, NY 10017-2836  
D.B. 10340, PG. 432

C-3(DDRO)/D/T/D  
LOUISVILLE GALLERIA, LLC  
601 E. PRATT STREET, SUITE 600  
BALTIMORE, MD 21202-3118  
D.B. 8064, PG. 775



LOCATION MAP  
N.T.S.

**SITE DATA**

SITE AREA	1.094 ACRES (47,661 SF)
LOT 1 (ABOVE ELEV. 497.55)	0.704 AC. (30,653 S.F.)
EXISTING ZONING DISTRICT	(C-3)DDRO
EXISTING FORM DISTRICT	DOWNTOWN
ADDITIONAL DISTRICTS	URBAN RENEWAL AREA
	HISTORIC REGISTER DISTRICT (17,008 SQ.F.T.)
EXISTING USE	RETAIL/OFFICE/PARKING
EXISTING BUILDING FOOTPRINT	15,450 SQ.F.T.
EXISTING GROSS BUILDING AREA	429,446 SQ.F.T.
EXISTING BUILDING HEIGHT	359'-0"
PROPOSED BUILDING ADDITION	16,609 SQ.F.T.
FLOOR 1: OFFICE + LOBBY	2,745 SF
FLOOR 2: OFFICE	2,164 SF
FLOOR 3: BALLROOM	11,700 SF
PROPOSED HOTEL ROOMS	414 ROOMS
TOTAL PROPOSED BUILDING AREA	444,561 SQ.F.T.
MAXIMUM BUILDING HEIGHT(359'-0")	27 STORIES

**ILA CALCULATIONS**

EXISTING VEHICLE USE AREA	12,386 SQ.F.T.
PROPOSED VEHICLE USE AREA (REDUCTION OF 42%)	7,174 SQ.F.T.
INTERIOR LANDSCAPE AREA REQUIRED (5%)	359 SQ.F.T.
ILA PROVIDED	423 SQ.F.T.

**PARKING CALCULATIONS**

THERE ARE NO PARKING REQUIREMENTS IN THE DOWNTOWN FORM DISTRICT.

EXISTING ON-SITE SURFACE PARKING	30 SPACES
PROPOSED ON-SITE SURFACE PARKING (ALL GUEST PARKING PROVIDED IN ADJACENT PARKING GARAGE)	0 SPACES

**IMPERVIOUS CALCULATIONS**

NET SITE AREA	1.09 ACRES
AREA OF DISTURBANCE	0.36 ACRES
EXISTING IMPERVIOUS SURFACE	1.07 ACRES (98%)
PROPOSED IMPERVIOUS SURFACE INCREASE	1.09 ACRES (100%)
INCREASE IN IMPERVIOUS SURFACE	0.02 ACRES

**LEGEND**

---460---	MAJOR CONTOUR	---	OHE	OVERHEAD ELECTRIC
---462---	MINOR CONTOUR	---	UGE	UNDERGROUND ELECTRIC
---	EX. SANITARY SEWER	---	G	UNDERGROUND GAS
---	EX. STORM SEWER	---	W	UNDERGROUND WATER
---	PROP. STORM SEWER	---	X	EXISTING FENCE
---	ELECTRIC MANHOLE	---	UNK	UNKNOWN UNDERGROUND UTILITY
---	ELECTRIC POLE	---	UGT	UNDERGROUND TELEPHONE
---	LIGHT POLE	---	---	PROPOSED FENCE
---	DRAINAGE FLOW	---	---	LIMITS OF DISTURBANCE
---	WATER VALVE	---	---	FIRE HYDRANT
---	EX. SAN. CLEAN OUT	---	---	STORM MANHOLE
---	EXISTING SIGN	---	---	SAN. SEWER MANHOLE
---	PROPOSED NEW BUILDING	---	---	TRANSFORMER
---		---	---	PARKING METER
---		---	---	EXISTING CATCH BASIN
---		---	---	EXISTING BOLLARD

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CASE # 26-OVERLAY-0016  
APPROVED MAY 13, 2026

CASE # 26-CAT3-0003  
MSD WM# 13051

**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
LOUISVILLE, KENTUCKY 40202 (502) 884-6271  
301 E. MAIN STREET, SUITE 201

SHEET TITLE: DOWNTOWN DEVELOPMENT REVIEW OVERLAY PLAN  
PROJECT TITLE: JW MARRIOTT HOTEL  
401 S. FOURTH STREET  
LOUISVILLE, KY 40202  
DEVELOPER: LOUISVILLE TOWER PROPERTIES, LLC  
3500 DEPAUW BLVD., SUITE 2060  
INDIANAPOLIS, IN 46268-6104

JOB NO. 3688  
SCALE: 1"=20'  
DATE: 04/27/26  
DRAWING NO: CAT 3 / DDRO  
SHEET 1 OF 1