

FORDLAND
 330 TOWN CENTER DRIVE, SUITE 1100
 DEARBORN, MICHIGAN 48126-2738
 USA

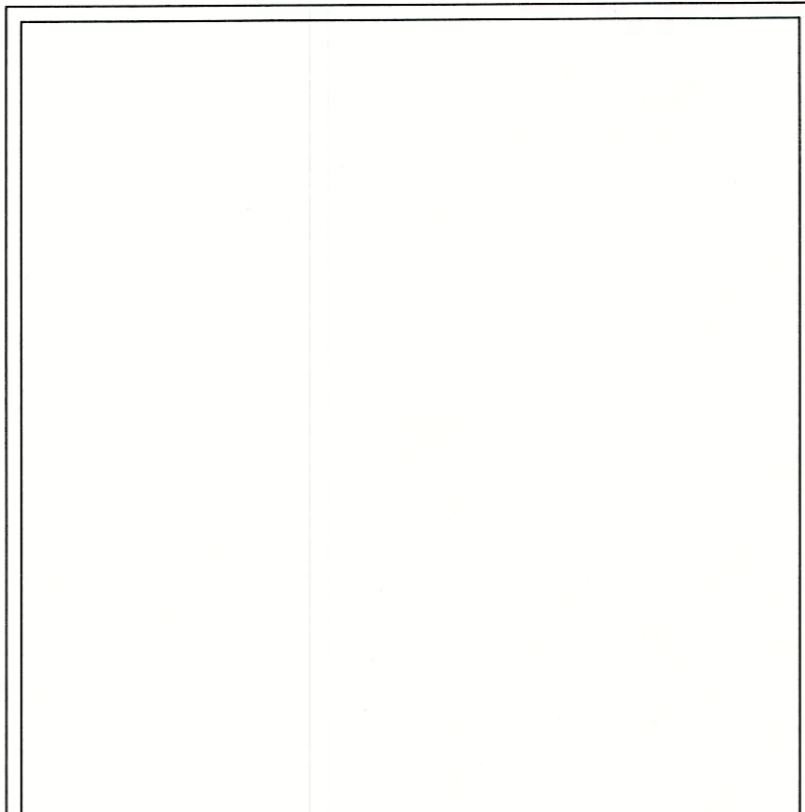
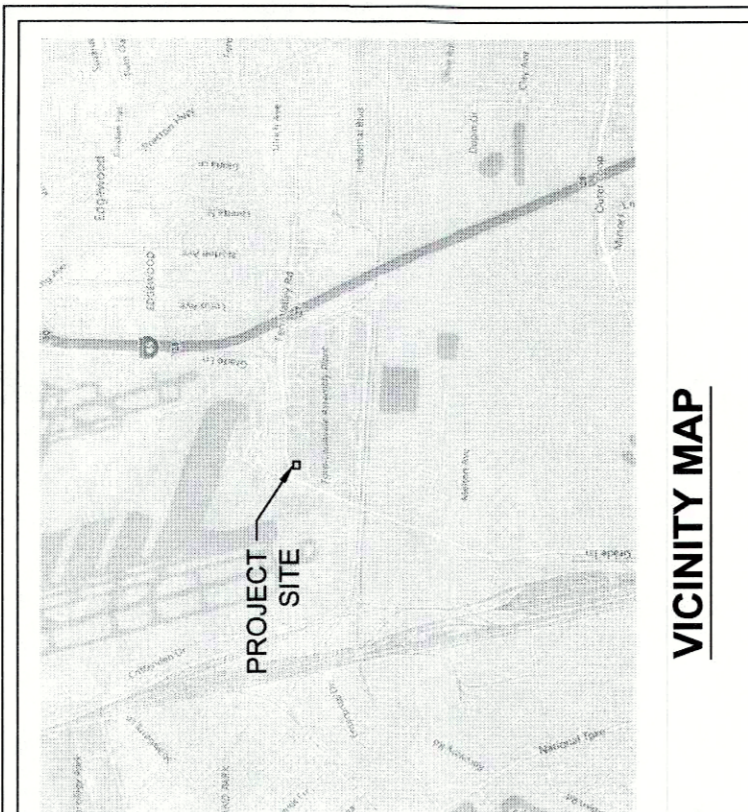
LOUISVILLE ASSEMBLY PLANT
 LOUISVILLE, KENTUCKY

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1853



REVISIONS	DESCRIPTION	DATE

PRELIMINARY APPROVAL
 Condition of Approval:
 12-13-17
 Louisville, Kentucky
 LOUISVILLE, JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

A/E COMMISSION NO.	2017.175
DATE:	12/14/17
DRAWN BY:	WH
DESIGNED BY:	BRB
CHECKED BY:	BRB
APPROVED BY:	BRB
SHEET TITLE:	FORD LAP CATEGORY 2B PLAN
SHEET NO.	CAT 2B

REQUESTED WAIVERS:

- LONG TERM BICYCLE PARKING WAIVER
- SIDEWALK WAIVER ADJACENT TO FERN VALLEY ROAD AND GRADE LANE

SITE DISTURBANCE:
 EXISTING IMPERVIOUS: 167,000 SF
 3.83 ACRES
 PROPOSED IMPERVIOUS: 167,000 SF
 3.83 ACRES
 NET IMPERVIOUS: 0 SF
 0 ACRES
 TOTAL SITE DISTURBANCE: 167,000 SF
 3.83 ACRES

SITE DATA:

OWNER: FORD MOTOR CO. WORLD HQTRS.
 1 AMERICAN RD. RM 714
 DEARBORN, MI 48126-2798

PROJECT ADDRESS: 2000 FERN VALLEY RD.
 LOUISVILLE, KY 40213

PROPOSED HEIGHT: 35'
 D.B.L. PG.: 3025, 3071

PARCEL ID: 083102000000
 TAX BLOCK: 0831
 LOT NO.: 0200

GROSS ACREAGE: 173.46 AC.
 NET ACREAGE: 173.46 AC.

EXISTING ZONING: E21
 ADJACENT ZONING: E21

FORM DISTRICT: SUBURBAN WORKPLACE
 EXISTING USE: MANUFACTURING
 PROPOSED USE: MANUFACTURING

REQUIRED SETBACK: 25'
 COUNCIL DISTRICT: 13
 FIRE DISTRICT: OKOLONA

UTILITY PROTECTION NOTE:
 ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (UPC) TO CONTACT EXISTING UTILITIES AND NEIGHBORING PROPERTIES. LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

SOIL TYPE:
 UIC: URBAN LAND - UDOT/THIRTS COMPLEX, PER USDA / NRCS SOIL MAP.

PUBLIC WORKS:
 CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

GENERAL INFORMATION:
 NO NEW SIGNAGE PROPOSED.

ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELFARE. EXISTING ACCESS FROM FERN VALLEY ROAD AT LOCATION OF PROPOSED ADDITION WILL BE ELIMINATED.

DUST CONTROL NOTE:
 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION EVENTS TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

STORMWATER NOTE:
 PROPOSED DEVELOPMENT DOES NOT RESULT IN AN INCREASE IN IMPERVIOUS AREA; THEREFORE, THERE IS NO INCREASE IN RUNOFF.

SQUARE FOOTAGE CALCULATIONS:
 EXISTING = 3,013,640 SF
 PROPOSED = 70,425 SF
 INCREASE = 2.34%
 NEW TOTAL FLOOR AREA = 3,084,065 SF
 FLOOR AREA RATIO = 0.41

TYPICAL PARKING SPACES & AISLES:

PARKING SPACES PROVIDED:
 TOTAL EXISTING EMPLOYEE AUTOMOBILE PARKING SPACES: 2,891 SPACES
 TOTAL EXISTING EMPLOYEE MOTORCYCLE PARKING SPACES: 25 SPACES
 TOTAL EXISTING PARKING SPACES: 2,916
 TOTAL PROPOSED PARKING DECREASE: 538 AUTOMOBILE SPACES OR 20.2% REDUCTION IN NUMBER OF AUTOMOBILE PARKING SPACES.
 TOTAL REMAINING AUTOMOBILE PARKING SPACES REMAINING: 2,152
 TOTAL REMAINING MOTORCYCLE SPACES REMAINING: 25
 TOTAL REMAINING PARKING SPACES: 2,177

MINIMUM PARKING SPACES: = 2131
 EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT

MAX. PARKING SPACES: = 3240
 EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT

NOTES:
 PER LDC 10.2.2 LANDSCAPE REQUIREMENTS AT PROPOSED VEA ARE NOT APPLICABLE DUE TO BUILDING & VIA COMBINED SF BEING LESS THAN 20% INCREASE.
 VIA INTERIOR LANDSCAPE AREAS NOT REQUIRED PER LDC 10.2.1.5 SINCE VIA LOADING/MANUEVERING AREAS ARE ENCLOSED BY SECURITY FENCE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:
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MSD NOTES:
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 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
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 LOWEST FINISH FLOOR TO BE AT OR ABOVE 456.9 AND LOWEST MACHINERY TO BE AT OR ABOVE 459.3.

SANITARY SEWER NOTE:
 SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE MORRIS FOREMAN WWTP.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Erin Kelly*
 DATE: 12-13-17
 LOUISVILLE, JEFFERSON COUNTY
 METRO PUBLIC WORKS

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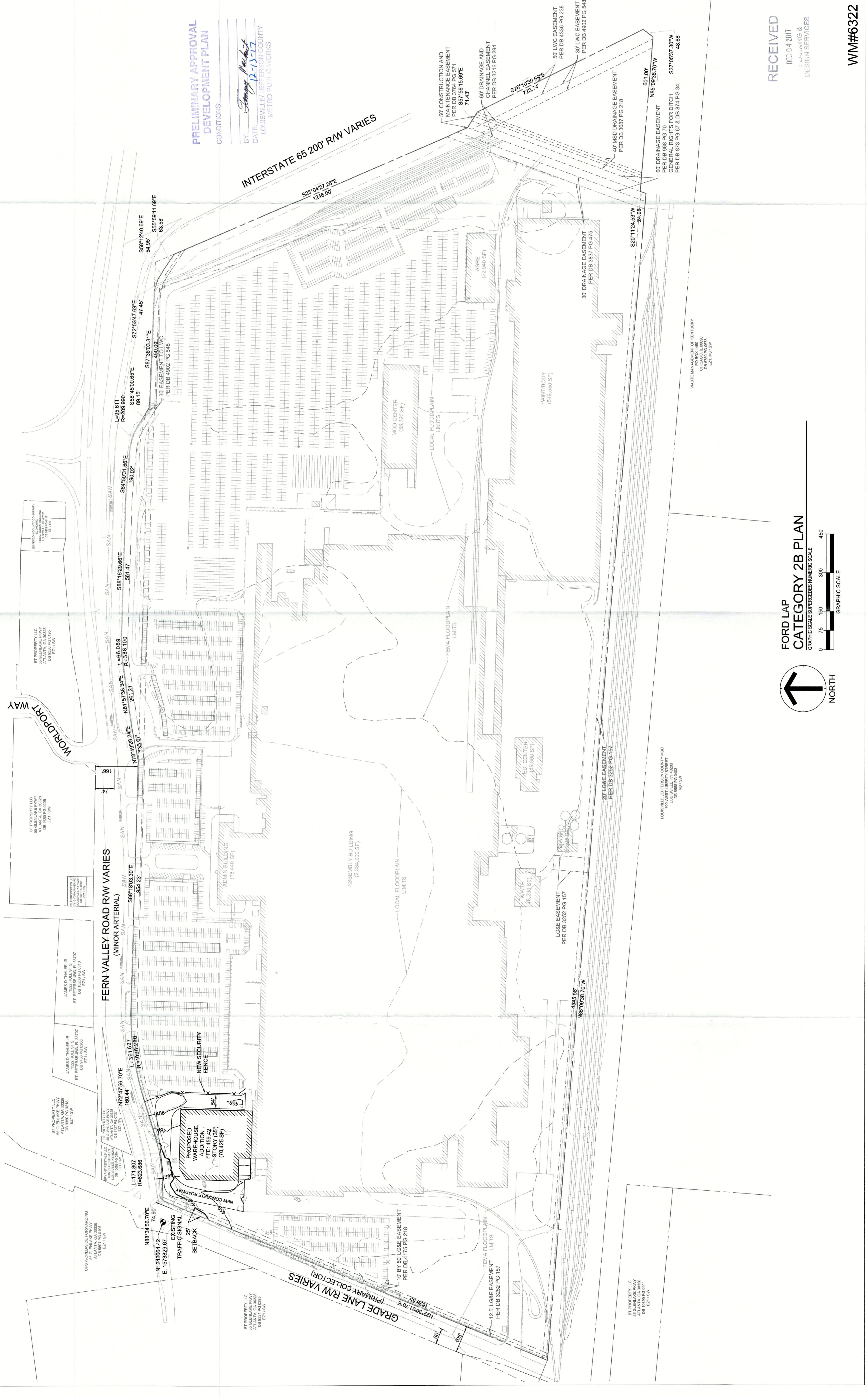
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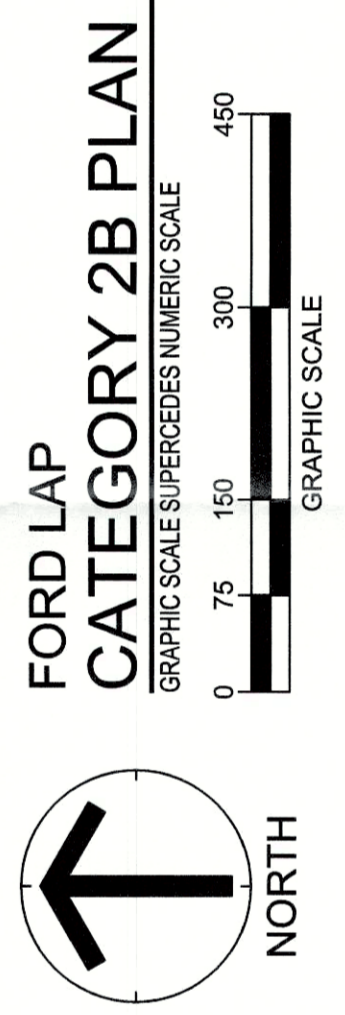
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