

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE 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 SEEDDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT WITH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

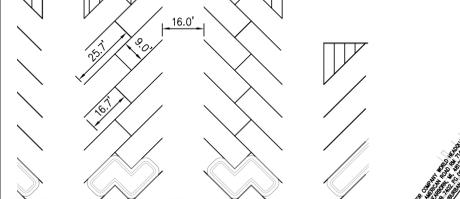
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

**PUBLIC WORKS:**

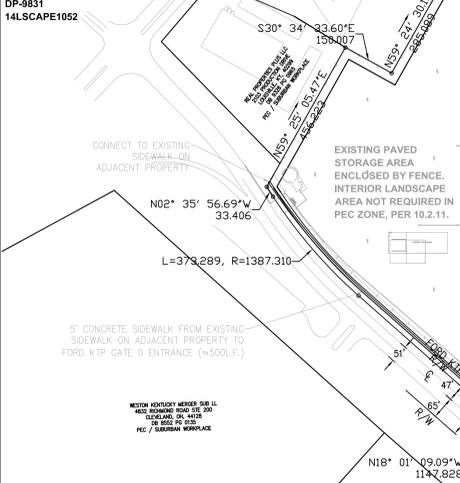
CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ALLEY DAMAGES OCCURRING DURING CONSTRUCTION.

**TYPICAL PARKING SPACES & AISLES:**



**PREVIOUSLY APPROVED VARIANCES:**

- B-182-94 NEW ENTRANCE SIGN LOCATION VARIANCE.
- B-17628 ATTACHED SIGNAGE TO EXCEED THE MAXIMUM AMOUNT.
- 3-2-06 GATE 10 RELOCATION
- 9-36-92 PLAN CERTAIN DOCKET
- 13DEV PLAN1004 TO BE COMBINED WITH THIS SUBMITTAL FOR CLARITY.
- 13DEV PLAN1061 WAIVER TO ALLOW 25' LBA WITH BERM ALONG RESIDENTIAL PROPERTY LINES
- 14WAIVER 1016 WAIVE REQUIRED ILA SPACING TO PROVIDE ONE LARGE ISLAND REQUIRED SQUARE FOOTAGE, & NOT REQUIRE 3-FT CONTINUOUS SCREEN ALONG CHAMBERLAIN LANE.
- DP-9831 14LSAPE1052



**OUTDOOR AMENITIES CALCULATIONS:**

BUILDING ADDITION:	= 288,715 SF
10% AMENITIES REQUIRED:	= 28,872 SF
TOTAL REQUIRED SEATS:	= 145 SEATS
OAA1:	= 10,540 SF
MINIMUM SEATING REQUIRED:	= 53 SEATS
OUTDOOR SEATING PROVIDED:	= 56 CURRENT
OAA2:	= 5,570 SF
MINIMUM SEATING REQUIRED:	= 28 SEATS
OUTDOOR SEATING PROVIDED:	= 30 CURRENT
OAA3:	= 6,360 SF
MINIMUM SEATING REQUIRED:	= 32 SEATS
OUTDOOR SEATING PROVIDED:	= 36 CURRENT
OAA4:	= 2,680 SF
MINIMUM SEATING REQUIRED:	= 14 SEATS
OUTDOOR SEATING PROVIDED:	= 24 CURRENT
OAA5:	= 800 SF
MINIMUM SEATING REQUIRED:	= 4 SEATS
OUTDOOR SEATING PROVIDED:	= 6 CURRENT
OAA6:	= 3,100 SF
MINIMUM SEATING REQUIRED:	= 16 SEATS
OUTDOOR SEATING PROVIDED:	= 40 CURRENT
TOTAL OAA PROVIDED:	= 29,050 SF
TOTAL OUTDOOR SEATING PROVIDED:	= 192

**BICYCLE CALCULATIONS FOR EXPANSION:**

SHIFT EMPLOYEE COUNT: 110 - 1ST SHIFT  
110 - 2ND SHIFT  
110 - 3RD SHIFT

SHORT TERM: 0 REQUIRED PER LDC CHAPTER 9 PART 2

LONG TERM: 2 OR 1 PER 50 EMPLOYEES REQUIRED  
220 EMPLOYEES BASED ON 1ST AND 2ND SHIFT TOTAL  
150 EMPLOYEES  
220 / 50 = 5 LONG TERM SPACES REQUIRED

NO LONG TERM BICYCLE PARKING PROVIDED. SEE WAIVER APPLICATION ATTACHED TO THIS CASE.

**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.

**REQUESTED WAIVERS:**

PARTIAL SIDEWALK WAIVER  
LONG TERM BICYCLE PARKING WAIVER

MIN ALLOWABLE 1 SPACE PER 1.5 EMPLOYEES BASED ON EMPLOYMENT COUNT OF MAIN SHIFT PLUS THE SECOND SHIFT.

MAX ALLOWABLE 1 SPACE PER 1.0 EMPLOYEES BASED ON EMPLOYMENT COUNT OF MAIN SHIFT PLUS THE SECOND SHIFT.

MIN ALLOWABLE: 220/1.5 = 147 SPACES  
MAX ALLOWABLE: 220/1.0 = 220 SPACES

PARKING SPACES PROVIDED IN EXISTING STAFF PARKING LOT ALONG CHAMBERLAIN LANE.

**PARKING CALCULATIONS FOR EXPANSION:**

SHIFT EMPLOYEE COUNT: 110 - 1ST SHIFT  
110 - 2ND SHIFT  
110 - 3RD SHIFT

MIN ALLOWABLE 1 SPACE PER 1.5 EMPLOYEES BASED ON EMPLOYMENT COUNT OF MAIN SHIFT PLUS THE SECOND SHIFT.

MAX ALLOWABLE 1 SPACE PER 1.0 EMPLOYEES BASED ON EMPLOYMENT COUNT OF MAIN SHIFT PLUS THE SECOND SHIFT.

MIN ALLOWABLE: 220/1.5 = 147 SPACES  
MAX ALLOWABLE: 220/1.0 = 220 SPACES

PARKING SPACES PROVIDED IN EXISTING STAFF PARKING LOT ALONG CHAMBERLAIN LANE.

**MSD NOTES:**

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

SITE IS NOT SUBJECT TO MSD'S REGIONAL FACILITY FEE, BECAUSE THERE IS NO INCREASE IN IMPERVIOUS AREA OR RUNOFF.

THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.

**SANITARY SEWER NOTE:**

SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE HITE CREEK WWTP.

**UTILITY PROTECTION NOTE:**

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (BUD) AT 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE 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:**

UBc: URBAN LAND - ALFC UDARENTS COMPLEX, PER USDA / NRCS SOIL MAP.

**PARKING SPACES PROVIDED:**

EMPLOYEE PARKING SPACES PROVIDED: 3,532 SPACES ALONG CHAMBERLAIN LANE  
EMPLOYEE PARKING SPACES PROVIDED: 400 SPACES ALONG COLLINS LANE  
TOTAL EMPLOYEE PARKING SPACES PROVIDED: 3,932 SPACES

**SITE DATA:**

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

SITE ADDRESS: 3001 CHAMBERLAIN LANE  
LOUISVILLE, KY 40241

D.B., PG.: 4167, 0293

PARCEL ID: 001402310000  
TAX BLOCK: 014  
LOT NO. 231

GROSS ACREAGE: 413.86 AC.  
NET ACREAGE: 413.86 AC.

EXISTING ZONING: PEC  
PROPOSED ZONING: PEC  
ADJACENT ZONING: PEC

FORM DISTRICT: SUBURBAN WORKPLACE

EXISTING USE: MANUFACTURING  
PROPOSED USE: MANUFACTURING

REQUIRED SETBACK: 25'

COUNCIL DISTRICT: 17  
FIRE DISTRICT: WORTHINGTON

**GENERAL INFORMATION:**

NO NEW LIGHTING PROPOSED.  
NO NEW SIGNAGE PROPOSED.  
ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS.

**SQUARE FOOTAGE CALCULATIONS:**

EXISTING = 5,892,301 SF  
PROPOSED = 288,715 SF  
INCREASE = 4.90%

**FLOOR AREA RATIO = 0.34**

**NEW TOTAL FLOOR AREA = 6,181,016 SF**

**TREE CANOPY REQ :**

TOTAL AREA= 413.86 AC  
18,027,741.6 SF

TOTAL REQUIRED TREE CANOPY = 1,802,774.16 SF

TOTAL TREE CANOPY PROVIDED= 1,832,132 SF

METHOD OF CALCULATION = 42 TYPE 'A' TREES PREVIOUSLY PROVIDED 1-3/4" CALIPER IN MP&L I/LCL  
42 X 720 = 30,240 SF  
+ 27 TYPE 'B' TREES PREVIOUSLY PROVIDED 1-3/4" CALIPER IN MP&L I/LCL DOCKS  
27 X 432 = 11,664 SF  
+ AERIAL ANALYSIS = 1,790,228 SF

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

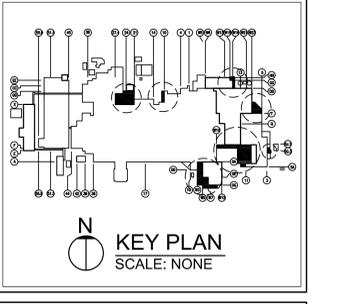
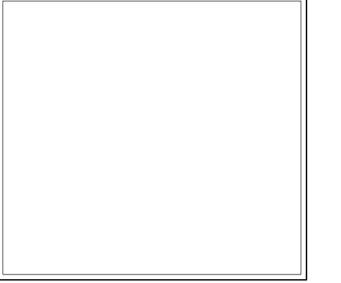
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1853



REVISIONS		
#	DESCRIPTION	DATE

A/E COMMISSION NO. 2015.229  
DATE: 11/25/15  
DRAWN BY: BRB  
DESIGNED BY: BRB  
CHECKED BY:  
APPROVED BY:  
SHEET TITLE:  
**FORD KTP REVISED DISTRICT DEVELOPMENT PLAN**  
SHEET NO. **RDP.1**

**FORD KTP SITE EXPANSION PROJECT**

Revised District Development Plan  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 100' 200' 400'  
SCALE: 1" = 200'

**WM # 3087**

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