



Category 2B Plan Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1016 Intake Staff: NH
Date: 2/12/18 Fee: 180

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

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Project Description (e.g., retail center and office development, etc.): Building addition consisting of 9,500 SF
Project Name: Ford LAP Building Addition
Primary Project Address: 2000 Fern Valley Rd, Louisville, KY 40213
Additional Address(es): -
Primary Parcel ID: 063102000000
Additional Parcel ID(s): -
of Residential Units: 0 Commercial Square Footage: 0
Proposed Use: Manufacturing Existing Use: Manufacturing
Existing Zoning District: EZ1 Existing Form District: Suburban Workplace
Deed Book(s) / Page Numbers²: 3025 0371
The subject property contains 173.46 acres. Number of Adjoining Property Owners: 8

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases)¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 17DEVPLAN1204 Docket/Case #: _____
Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Michael J McSweeney

Name: _____

Company: Ford Motor Company

Company: _____

Address: 2000 Fern Valley Road

Address: _____

City: Louisville State: KY Zip: 40213

City: _____ State: _____ Zip: _____

Primary Phone: 502-357-5942


Primary Phone: _____

Alternate Phone: 502-802-0823

Alternate Phone: _____

Email: mmcsween@ford.com

Email: _____

Owner Signature (required): 

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Brooks Benton

Company: _____

Company: Luckett & Farley

Address: _____

Address: 737 S. Third Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 502-585-4181

Alternate Phone: _____

Alternate Phone: _____

Email: _____


Email: bbenton@luckett-farley.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Michael J. McSweeney, in my capacity as FACILITY MANAGER, hereby representative/authorized agent/other

certify that FORD MOTOR COMPANY is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 2/8/2018

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Please submit the completed application along with the following items:

Project application and description

- Land Development Report ¹
- Detailed letter of explanation for the proposed development

Site plan (please refer to the site plan requirements below)

- Six copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Fee (Cash, charge or check made payable to Planning & Design Services)

- Application fee: \$180.00

Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Site Plan Requirements:

(Plans must be drawn to engineer's scale)

Description

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions

February 12, 2018
Louisville Metro Planning and Design
444 S. Fifth St.
Louisville, KY 40202

RE: Ford Louisville Assembly Plant
Letter of Explanation
Development Plan

To whom it may concern:

This letter serves as explanation of the development at the Ford Louisville Assembly Plant, located at 2000 Fern Valley Road.


This project consists of a warehouse and building addition to the existing Ford LAP manufacturing plant. This is a combined 9,500 square foot building addition. Work at this location includes adding a 1,300 square foot building addition to southern side of the building as well as an 8,200 square foot addition to the southeastern side of the building.

Background on the request:

This building addition represents a 0.31% increase in the overall square footage of the existing building. The existing buildings on site total 3,084,065 square feet.

Thank you for your consideration.

Sincerely,



Brooks R. Benton

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Land Development Report

February 7, 2018 2:20 PM

About LDC

Location

Parcel ID: 063102000000
 Parcel LRSN: 8102320
 Address: MULTIPLE ADDRESSES

Zoning

Zoning: EZ1
 Form District: SUBURBAN WORKPLACE
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: NONE

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: YES
 System Development District: NO
 Historic Site: NO

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Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: YES
 FEMA Floodway Review Zone: YES
 Local Regulatory Floodplain Zone: YES
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0093E, 21111C0075E, 21111C0076E, 21111C0092E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): YES
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
 Council District: 13
 Fire Protection District: OKOLONA
 Urban Service District: NO



**DOWNSTREAM FACILITIES CAPACITY
REQUEST**

FOR MSD USE ONLY

Date: 02/12/2018
MM/DD/YYYY

Sewer Service Area: Morris Forman

Name of Development: FORD LAP BUILDING ADDITION

Address of Development: 2000 FERN VALLEY RD, LOUISVILLE, KY 40213

Block & Lot of Development: Tax Block: 0631, Lot No. 0200

Owner/Developer:

Name: MICHAEL McSWEENEY

Company: FORD MOTOR CO.

Street: 2000 FERN VALLEY ROAD

City, State, Zip: Louisville, Ky 40213

Telephone #: 502-357-5942

E-Mail Address: MMCSWEEN@FORD.COM

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Design Firm/Contact:

Name: BROOKS BENTON

Company: LUCKETT & FARLEY

Street: 737 S THIRD STREET

City, State, Zip: Louisville, Ky 40203

Telephone #: (502)585-4181

E-Mail Address: BBENTON@LUCKETT-FARLEY.COM

Closest Sewer Connection:

Record Number: 03996-1 **Manhole Number:** 23282

Wastewater Treatment Plant Service Area: MORRIS FORMAN

Attach Map with Site Labels & Manhole **(SUBMITTALS WITHOUT A MAP WILL BE REJECTED)**

Show Calculation:

Amount of Flow (Based on MSD Standards): 0 GPD

Number of: Homes:

Apts.: One BDR: Two BDR: Three BDR:

Condos: One BDR: Two BDR: Three BDR:

Commercial (Describe):

Industrial (Describe):

Pump Station Needed: Yes No Recapture Area: Yes No

ADDITIONAL COMMENTS: No new restrooms in proposed warehouse addition.

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For MSD Projects Only:

Budget ID # _____

MSD

Metropolitan Sewer District

Estimated Completion Date: _____

DOWNSTREAM FACILITIES CAPACITY REQUEST

FOR MSD USE ONLY

LE Record Number: _____

IOAP Project Area:

Enterprise Zone:

SCAP Basin: _____

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Capacity Determination:

- Approved**
- Conditional Approval with downstream Inflow and Infiltration Fees**
- Conditional Approval:**

Flow: _____

Until: _____

If you wish to reserve capacity beyond the 90-day reservation period, please call the Development Team Manager)

Not Approved:

MSD: _____ **Date:** _____

Please retain this form to submit with Application for Approval of Sanitary Sewer Projects

Comments:

Downstream Facilities Capacity Request Submittal Assistance Document

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The Downstream Facilities Capacity Request (DFCR) is submitted for the purpose of determining if capacity exists for your Lateral Extension Project. Included with the submittal of the DFCR must be a Site Location Map with the parcel(s) to be served noted.

MSD seeks to provide a prompt definitive determination of capacity on your project. Diligent submittal of information on the DFCR and Site Location Map documents is essential. Submittals that include omissions and/or erroneous information can lead to delayed determination of capacity on your project. Anywhere there is information requested on the DFCR form, and that information does not apply to your project, at a minimum insert "NA". A short explanation of why information is not included on the DFCR maybe helpful in making a prompt capacity determination on your project.

Below is information that will help you provide the essential information needed to determine capacity for your project.

1. **Date** - is the date that the form is completed for submittal to MSD. (MSD will stamp the document with the received date upon reception of the submittal at MSD).
 2. **Name of Development** - if the development does not currently have a name, or will not be named, reference the development by street name accompanied with the word which best describes the development type. For instance, East Broadway Commercial Development, Grandview Apartments, Bardstown Road Condos, etc.
 3. **Address/Tax Block/ Lot of Development** – please provide both the property address, and Tax Block / Lot number. If a valid address does not exist, tax block and lot will suffice. If the project will exist on more than one address, please provide those addresses also.
 4. **Owner/Developer's Name** –include an owner or developer contact name. Inclusion of the Owner/Developer name will assist MSD in communications that may eliminate delays.
 5. **Owner/Developer's Address** – address where Owner/Developer contact name will receive mail.
 6. **Owner/Developer's Tel. No.** – include the telephone number that will most likely lead to immediate contact of Owner/Developer Contact Name. Inclusion of more than one telephone number is welcomed.
 7. **Closest Sewer Connection:**
 - Record Number
 - Manhole Number
 - MSD Atlas Page
 - Wastewater Treatment Plant Service Area
- This information is readily attainable in the MSD Sewer Atlas. For information on how to attain a MSD Sewer Atlas, call MSD Customer Relations at 587-0603. The Closest Sewer Connection information is also attainable by calling MSD Customer Relations at 587-0603 and speaking to a Customer Relations agent.
8. **Amount of Flow** – the MSD Design Manual, pages 8-18 through 8-20, include the information needed to calculate the amount of flow from the development to the MSD system. The Design Manual Information can be retrieved from MSD's website at <http://www.msdlouky.org/insidemsd/pdfs/designmanual02/Chapt08-2000.pdf>.
 9. **Pump Station needed** – the designation of whether a pump station is needed is required to assess if your project can be developed.
 10. **Recapture Area** – if you do not know whether your project resides in a recapture area, you may call MSD Customer Relations at 587-0603 to get the answer.

**Downstream Facilities Capacity Request
Site Location Map**

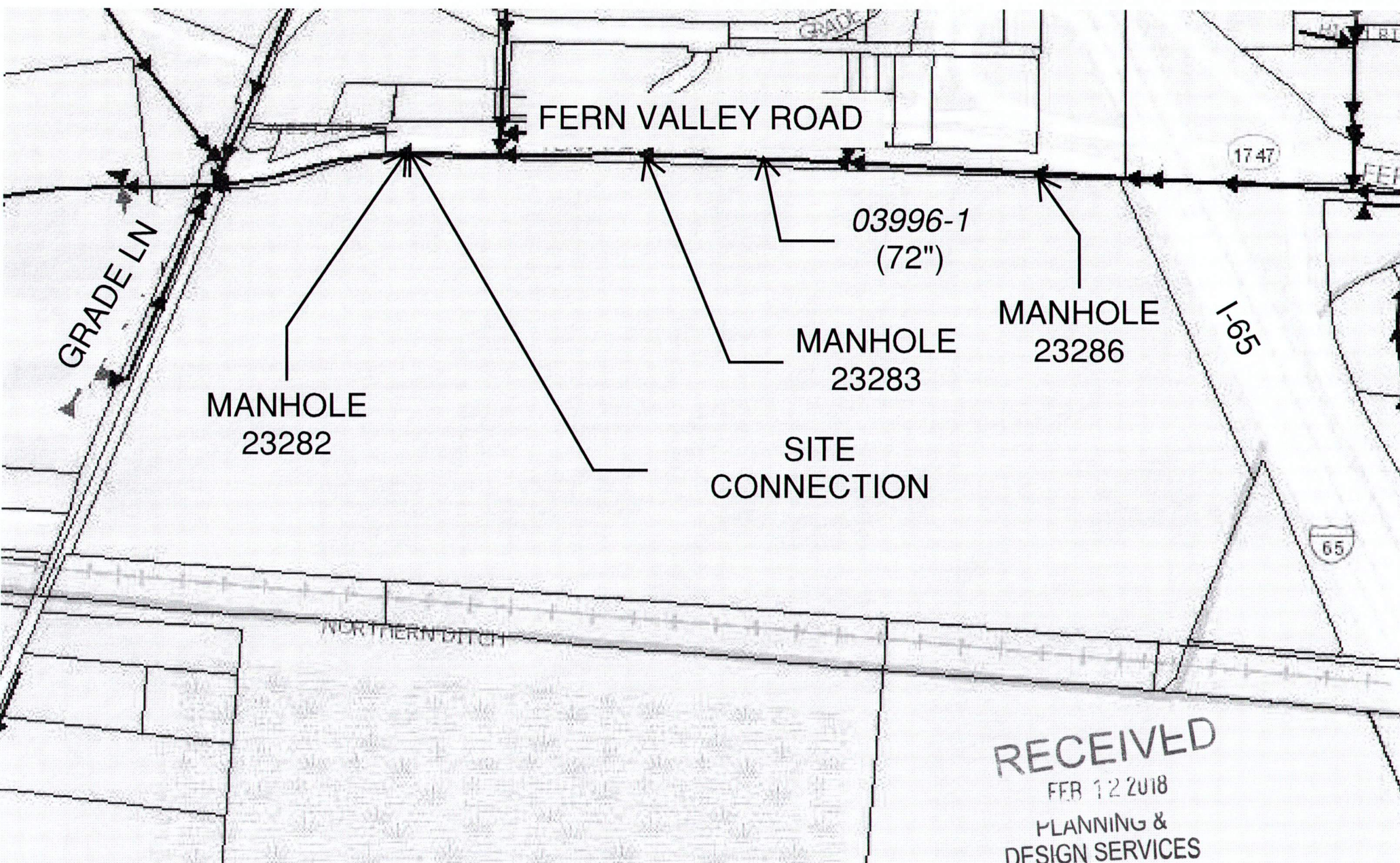
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The Site Location Map (SLM) is used to determine the general location of the project for which sanitary sewer capacity is sought. The SLM maybe a copy of a USGS map, Sewer Atlas map, Topographical map, MapsCo map, or any similar map which can easily depict the location of your project in MSD's service area.

The SLM must include a North arrow designation and drawn boundaries of the development site.



FERN VALLEY ROAD

GRADE LN

MANHOLE
23282

03996-1
(72")

MANHOLE
23283

MANHOLE
23286

SITE
CONNECTION

NORTHERN DITCH

1747

I-65

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18 DEVPLAN 1016