MSD NOTES
1. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. 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.
4. 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.
5. 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 MANAGEMENT PRACTICES.
6. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2,10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
8. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
9. ANY REQUIRED FILL IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE PROVIDED ONSITE AT 1.5 TO 1.
10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
11. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 721.3 AND LOWEST MACHINERY TO BE AT OR ABOVE 722.3.
12. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
13. A COMPENSATION AREA SHALL BE PROVIDED, SEPARATE TO THE DETENTION AREA, TO OFFSET EXISTING FLOOD STORAGE VOLUME DISPLACED BY THIS PROJECT, AND MAY POSSIBLY BE LOCATED ON THE OTHER SIDE OF HITE CREEK.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES
1. 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.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
3. 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.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT WITH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
6. 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.
7. 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.

METRO PLANNING GENERAL NOTES
1. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER LDC CHAPTER 10.
2. ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOTCANDLES PAST THE PROPERTY LINE, PER CODE.
3. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
5. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES OF ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
6. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. ALL CONSTRUCTION AND TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCES.
9. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCES.
10. CONSTRUCTION PLAN SUBMITTAL AND APPROVAL IS REQUIRED BY METRO PBLIC WORKS PRIOR TO CONSTRUCTION.
11. A GEOTECHNICAL REPORT HAS BEEN PROVIDED AS PART OF THIS SUBMITTAL TO PROVIDE GUIDELINES FOR UNSTABLE SOIL OR KARST TOPOGRAPHY.
12. APPROPRIATE SCREENING, AS REQUIRED BY CODE, WILL BE PROVIDED TO OBSCURE OFF-STREET LOADING AREAS THAT ARE ADJACENT TO PUBLIC STREETS OR RESIDENTIAL USES.

ADDITIONAL NOTES
1. SANITARY SEWERS ARE BY EXISTING CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE HITE CREEK WWTP.
2. ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOW. PRIOR TO ANY EXCAVATION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (B.U.D.) AT 1-800-752-6007, WHICH HAS BEEN 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.
3. NO NEW SIGNAGE IS PROPOSED.
4. ANY DEVELOPMENT THAT SHOULD OCCUR WITHIN FEMA OR LOCAL REGULATORY FLOOD AREAS WITHIN THE SITE SHALL COMPLY WITH JEFFERSON COUNTY FLOODPLAIN ORDINANCE AND LDC 4.8 AS APPLICABLE.
5. THE LOTS SUBJECT TO THIS REZONING SHALL BE CONSOLIDATED PRIOR TO CONSTRUCTION PERMITTING.
6. STREET TREES SHALL BE PROVIDED ALONG PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH SECTION 10.2.8 OF THE LAND DEVELOPMENT CODE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY MSD, WITH EACH PROPOSED LOT/BUILDING CONNECTING TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER, AND OWNER MUST PROVIDE DOCUMENTATION OF THESE CONNECTIONS.
8. 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.
9. DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
10. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION AND/OR FACILITY OPERATION.
11. MERMAID LANE IS CURRENTLY SUBJECT TO A STREET CLOSURE CASE (26-STRCLOSURE-0017). ANY REQUIREMENTS, SUCH AS ESTABLISHMENT OF UTILITY EASEMENTS, RESULTING FROM THIS ACTION SHALL BE IMPLEMENTED PRIOR TO BUILDING PERMITTING.

FIRE & EMERGENCY SERVICES NOTES
1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: GARY MULLER (gmuller@amfems.org).
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIRE FIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. 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.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL TESTING STRENGTH CRITERIA TO BE CONFIRMED VIA THIRD PARTY TESTING PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. 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.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
8. PRIOR TO CONSTRUCTION PERMITTING, COORDINATION WILL BE NEEDED WITH THE LOCAL FIRE DISTRICT AND EMERGENCY SERVICES FOR ASSIGNMENT OF ADDRESSES FOR THE SUBJECT PROPERTY.

CONSOLIDATED & ADJACENT PROPERTY OWNER INFORMATION
CONSOLIDATED PROPERTIES ARE IDENTIFIED ALPHABETICALLY; APOs ARE IDENTIFIED NUMERICALLY

(A) PARCEL: 001403560000
ADDRESS: 3306 COLLINS LANE
DB X PG: 13157 X 826
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 17000 ROTUNDA DRIVE, FLOOR 1, DEARBORN, MI 48120

(B) PARCEL: 001401080000
ADDRESS: 3308 COLLINS LANE
DB X PG: 13184 X 469
ZONING: R4
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 17000 ROTUNDA DRIVE, FLOOR 1, DEARBORN, MI 48120

(C) PARCEL: 001401790000
ADDRESS: 3011 N WINCHESTER ACRES RD
DB X PG: 13184 X 469
ZONING: R4
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 17000 ROTUNDA DRIVE, FLOOR 1, DEARBORN, MI 48120

(D) PARCEL: 001402760000
ADDRESS: 3009 N WINCHESTER ACRES RD
DB X PG: 13157 X 829
ZONING: R4
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 17000 ROTUNDA DRIVE, FLOOR 1, DEARBORN, MI 48120

(E) PARCEL: 001402770000
ADDRESS: 2721 CHAMBERLAIN LANE
DB X PG: 13184 X 469
ZONING: R4
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 17000 ROTUNDA DRIVE, FLOOR 1, DEARBORN, MI 48120

(F) PARCEL: 001403060000
ADDRESS: 2719 CHAMBERLAIN LANE
DB X PG: 13184 X 469
ZONING: OR
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 17000 ROTUNDA DRIVE, FLOOR 1, DEARBORN, MI 48120

(1) PARCEL: 001402310000
ADDRESS: 11200 WESTPORT ROAD
DB X PG: 4167 X 0293 (NOT ONLINE)
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FORD MOTOR COMPANY, 1 AMERICAN ROAD, ROOM 714, DEARBORN, MI 48126

(2) PARCEL: 001401240000
ADDRESS: 3014 N WINCHESTER ACRES RD
DB X PG: 11625 X 769
ZONING: CM
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: WINCHESTER ACRES, LLC., 12911 REAMERS RD, LOUISVILLE, KY 40245

(3) PARCEL: 001402860000
ADDRESS: 2705 CHAMBERLAIN LANE
DB X PG: 9013 X 0495
ZONING: OR-1
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: WORTHINGTON CHURCH OF CHRIST, INC., 2705 CHAMBERLAIN LANE, LOUISVILLE, KY 40245

(4) PARCEL: 001402870000
ADDRESS: 2701 CHAMBERLAIN LANE
DB X PG: 7804 X 0719
ZONING: OR-3
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: FRANCES & ETHEL, LLC., 2701 CHAMBERLAIN LANE, LOUISVILLE, KY 40245

(5) PARCEL: 173200040000
ADDRESS: 3409 COLLINS LANE
DB X PG: 12613 X 596
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: AREC 49, LLC., PO BOX 29046, PHOENIX, AZ 85038

(6) PARCEL: 001402320000
ADDRESS: 3317 COLLINS LANE
DB X PG: 4169 X 0046 (NOT ONLINE)
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: LOUISVILLE GAS & ELECTRIC CO., 820 W BROADWAY, LOUISVILLE, KY 40202

(7) PARCEL: 001400100000
ADDRESS: 3311 COLLINS LANE
DB X PG: 11617 X 1
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: 3311 COLLINS LANE, LLC., 3311 COLLINS LANE, LOUISVILLE, KY 40245

(8) PARCEL: 001506020000
ADDRESS: 2500 CHAMBERLAIN CROSSING DR
DB X PG: 10461 X 0475
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: NICKLIES INDUSTRIAL, LLC., 4910 BROWNSBORO RD, SUITE 100, LOUISVILLE, KY 40222

(9) PARCEL: 001503040000
ADDRESS: 3309 COLLINS LANE
DB X PG: 10211 X 0389
ZONING: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: J.R. REAL ESTATE, LLC., 3309 COLLINS LANE, LOUISVILLE, KY 40245

(10) PARCEL: 001401470000
ADDRESS: 2722 CHAMBERLAIN LANE
DB X PG: 9704 X 0185
ZONING: CM
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: VOSS REAL ESTATE, LLC., 2722 CHAMBERLAIN LANE, LOUISVILLE, KY 40245

(11) PARCEL: 001403440000
ADDRESS: 2719 CHAMBERLAIN LANE
DB X PG: 6331 X 0657
ZONING: R4
FORM DISTRICT: SUBURBAN WORKPLACE
OWNER: KENTUCKY CGSA, INC., 5600 GLENRIDGE DR, SUITE 600, ATLANTA, GA 30342

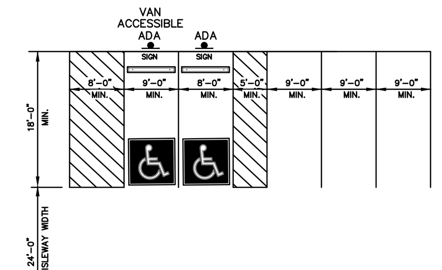
Monday, June 29, 2026
H:\FORD\KTP\2025.108 - Ford KTP - Greenfield Preliminary Engineering\2.Planning_and_Site\1.Models\1.Sheets\2.Development_Plan\2025.108_Development Plan.dwg

DEMOLITION NOTES
1. ALL TREE CANOPY WILL BE REMOVED ON SITE AND INCLUDES STUMPS AND ROOTS. A PREVIOUS TREE CLEARING PLAN HAS BEEN APPROVED BY PLANNING AND DESIGN SERVICES..
2. ALL EXISTING STRUCTURES AND BUILDINGS ON SITE WERE PREVIOUSLY REMOVED BY PREVIOUS OWNER.
3. ALL EXISTING UTILITIES ON SITE WILL BE REMOVED AND CAPPED AT PROPERTY LINE ACCORDING TO THE SERVICE PROVIDERS.
4. ANY CLEARING AND GRADING IN ENVIRONMENTALLY SENSITIVE AREAS WILL BE APPROVED BY THE CORPS OF ENGINEERS AND DEPARTMENT OF FISH AND WILDLIFE BEFORE WORK STARTS ON SITE.

MSD THROUGH-DRAINAGE NOTE
ALL EXISTING OFF-SITE STORMWATER DRAINAGE CURRENTLY CONVEYED THROUGH THE SUBJECT SITE SHALL BE COLLECTED AND ROUTED THROUGH THE PROPOSED ON-SITE STORMWATER DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL CONTINUE TO CONVEY OFF-SITE FLOWS THROUGH THE PROPOSED ON-SITE DETENTION BASIN, WHICH SHALL BE DESIGNED TO HANDLE ALL ON-SITE AND OFF-SITE STORMWATER FLOWS PRIOR TO DISCHARGING TO HITE CREEK.

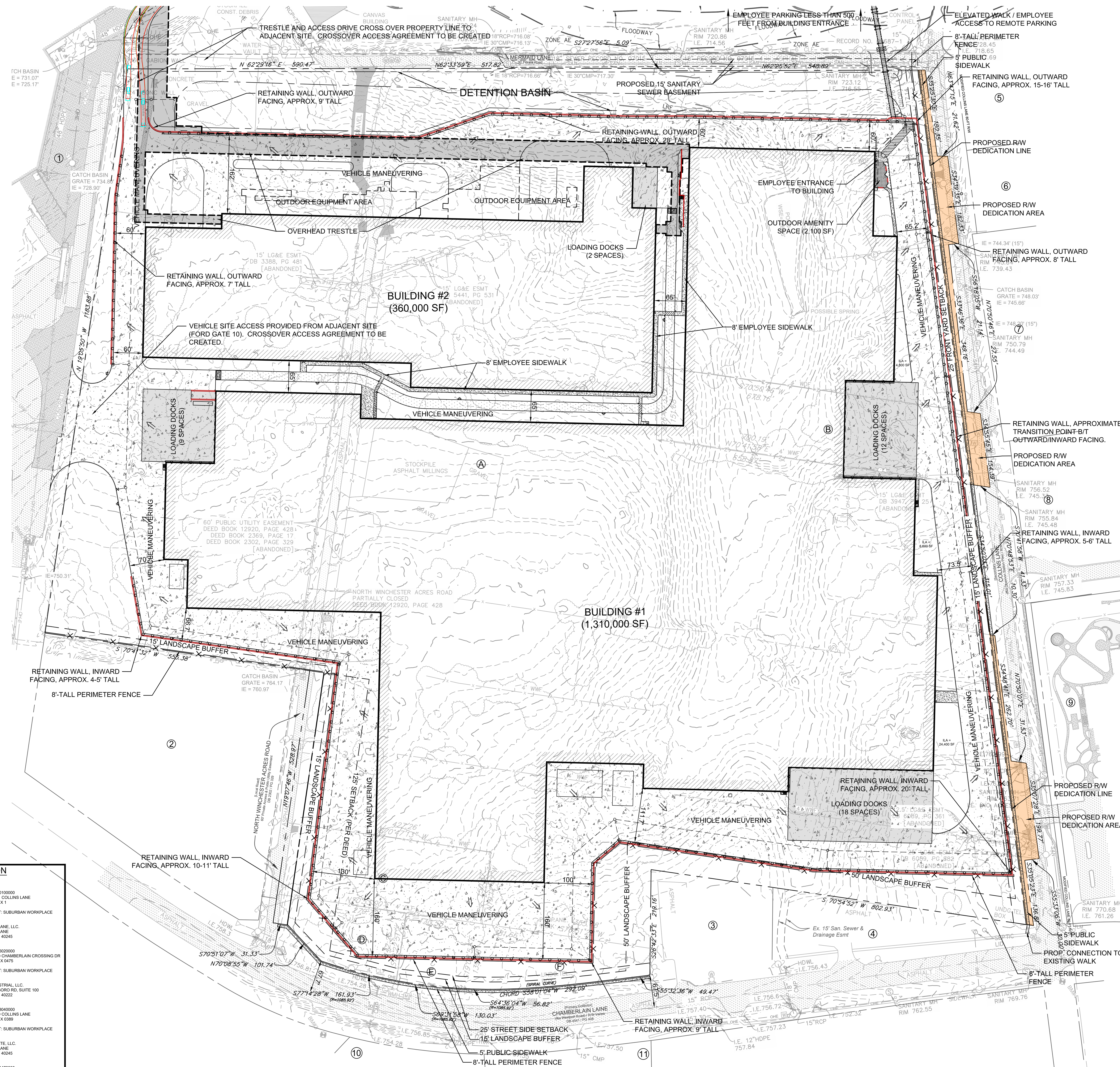
DETENTION BASIN SIZING ESTIMATES

Total Lot Area (acres)	Rational Coefficient (Pre-Developed Conditions per MSD Exhibit 10-5 for R-1 with Type A Soils and Slopes 2 - 7%)	Rational Coefficient (Post Developed Conditions per MSD Exhibit 10-5 for Fully Impervious Site)	Change in Rational Coefficient	Rainfall Intensity (per Louisville MSD)	MSD Regional Facility Sizing Calculation (1/12*Change in 'C'*Intensity*Area (AC)) (Acre-ft)	Required Basin Volume (CF)	Provided Basin Volume (CF)	Surface Area (AC)	Depth (ft)
71.26	0.35	0.95	0.6	2.8	9.98	434,572	667,575	2.44	11



TYPICAL PARKING SPACE LAYOUT
NO SCALE

VICINITY MAP
NOT TO SCALE



PROPOSED SITE PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
TRUE NORTH
0 50 100 200 300
GRAPHIC SCALE

RELATED CASES:
26-LANDSCAPE-003
23-ZONE-0098
B-96-01
26-STRCLOSURE-0017

WM#3087 (Previously WM#12573)

SITE DATA
EXISTING FORM DISTRICT .... SUBURBAN WORKPLACE (TO REMAIN)
EXISTING ZONING .... VARIES; SEE THIS SHEET FOR PROPERTY OWNER AND EXISTING ZONING
PROPOSED REZONING .... M-2 (INDUSTRIAL DISTRICT)
OVERALL SITE AREA .... 71.26 ACRES (± 3,103,871 SF)
EXISTING USE .... VACANT
PROPOSED USE .... INDUSTRIAL

LOT STANDARDS
REQUIRED LOT COVERAGE .... N/A
PROPOSED LOT COVERAGE 53%
FRONT YARD SETBACK (COLLINS LANE) .... 25-FT MIN.
STREET SIDE YARD SETBACK (CHAMBERLAIN LANE) .... 25-FT MIN.
SIDE YARD SETBACK .... N/A
REAR YARD SETBACK .... N/A
THERE ARE NO MINIMUM LOT SIZE, DEPTH, AND WIDTH REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT.

BUILDING STANDARDS & DATA
PROPOSED BUILDING FOOTPRINT AREAS (INCLUDES 15,000 SF OFFICE SPACE) .... ± 1,670,000 SF
MAX. FLOOR AREA RATIO 3.0
PROPOSED FLOOR AREA RATIO 0.5
BUILDING HEIGHT REQUIREMENT .... 50-FT MAX.
PROPOSED BUILDING HEIGHT (BUILDING #1) 45-FT
PROPOSED BUILDING HEIGHT (BUILDING #2) .... MAINLY 58-FT, PORTION 80-FT
PROPOSED OUTDOOR AMENITY SPACE (PER LDC 5.12.2.A.2) .... 15,000 SF x 10%, OR 1,500 SF

PARKING REQUIREMENTS
PROPOSED USE .... PRIMARILY PLANT OR FACTORY
MIN. PARKING REQUIRED .... 1 SPACE PER 4,000 GSF (415 SPACES)
MAX. PARKING REQUIRED .... 1 SPACE PER 500 GSF (3,320 SPACES)
PROPOSED PARKING .... 415 SPACES (2% OF WHICH MUST BE ADA)

NOTE: PARKING WILL BE PROVIDED OFF-SITE AT THE ADJACENT FORD FACILITY AND A SHARED PARKING AGREEMENT WILL BE ESTABLISHED.

NOTE: LDC 9.2.5. REQUIRES (3) BICYCLE PARKING SPACES, OR 10% OF REQUIRED VEHICULAR PARKING, WHICHEVER IS GREATER, ON INDUSTRIAL SITES. THIS DEVELOPMENT MUST PROVIDE 42 BICYCLE SPACES. PER LDC 9.2.5.C, THESE SPACES ARE REQUESTED TO BE FULLY WAIVED PER THE AUTHORITY OF THE PLANNING DIRECTOR.

CHAPTER 10 LANDSCAPE REQUIREMENTS
PART 1 TREE CANOPY REQUIREMENTS
FULL COMPLIANCE (LDC 10.1.2.B.1.) FOR ANY SITE WITH AN INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA GREATER THAN 50%. APPLICANT WILL BE PURSUING LDC 10.1.3.A.3., WHERE DEVELOPMENT CANNOT MEET THE REQUIREMENTS THROUGH PRESERVATION OR NEW PLANTINGS AND WILL PLANT ON AN ALTERNATE SITE. STREET TREES WILL BE MANDATORY [1 TYPE A TREE PER 50-FT].

REQUIRED TREE CANOPY (TABLE 10.1.1.) .... 30% (931,161 SF)

NOTE: PER LDC 10.1.4.A, SITES THAT HAVE 50-100% EXISTING TREE CANOPY COVERAGE SHALL BE REQUIRED TO PRESERVE 20% OF THE CANOPY. EXISTING TREE CANOPY COVERAGE IS 42% (1,297,997 SF), SO THE SITE DOES NOT MEET THIS THRESHOLD. OWNER HAS ALREADY OBTAINED TREE CLEARING APPROVAL (26-LANDSCAPE-003).

NOTE: DUE TO THE NATURE OF THE SITE DEVELOPMENT, TREE CANOPY REQUIREMENTS CANNOT BE MET SOLELY BY REPLANTING TREE CANOPY ON-SITE. COMPLIANCE WILL BE SOUGHT BY PROVIDING PARTIAL TREE CANOPY ON-SITE WITH REMAINING CANOPY BEING PROVIDED PER ALTERNATE MEANS ALLOWED PER LDC 10.1.3.A.3.

PART 2 LANDSCAPING REQUIREMENTS
FULL COMPLIANCE (LDC 10.2.2.) FOR ANY NEW DEVELOPMENT PROJECT OR VEHICLE USE AREA (VUA).

PROPERTY PERIMETER LANDSCAPE BUFFERS
ADJACENT CM ZONES .... 15-FT BUFFER [2 TREES PER 100 FT + 3 FT. SCREEN]
INDUSTRIAL USES ABUTTING RESIDENTIAL USES (LDC 5.5.4.B) ..... 50-FT BUFFER [2 TREES PER 100-FT + 6-FT SCREEN]

NOTE: LOADING DOCKS TO BE SCREENED WHEN ADJACENT TO RIGHT-OF-WAY OR RESIDENTIAL USES (LDC 10.2.6.C)

VEHICLE USE AREA (VUA) LANDSCAPE BUFFERS
TOTAL PROPOSED VUA .... 752,290 SF

AGAINST ROADWAYS AND RESIDENTIAL USES WITH >30,000 SF VUA .... 15-FT BUFFER [1 LARGE TREE PER 50-FT]
NOTE: SCREENING REQUIREMENTS VARY (LDC 10.2.11).

VEHICLE USE AREA (VUA) INTERIOR LANDSCAPE AREAS (ILA)
ILA IS CALCULATED AS A PERCENTAGE OF THE AMOUNT OF VUA PRESENT ON SITE. IT DOES NOT NEED TO BE LOCATED IN STORAGE, LOADING DOCK, OR MANEUVERING ZONES. HOWEVER, THESE STILL COUNT TOWARD THE TOTAL SITE VUA.

OVER 30,000 SF VUA OR 100+ PARKING SPACES .... 7.5% MIN. REQUIRED
ILA SPACE REQUIRED .... 56,425 SF WITH 1 TREE PER 4,000 SF OF VUA
ILA SPACE (50% REDUCTION PER WAIVER REQUEST) .... 28,213 SF
ILA SPACE PROVIDED .... 37,800 SF

NOTE: A WAIVER IS REQUESTED TO ONLY PROVIDE 50% OF THIS REQUIREMENT.

REQUESTED WAIVERS AND VARIANCES
1. A 30' VARIANCE IS REQUESTED FROM LDC 5.3.4.D.4 TO ALLOW A PORTION OF THE BUILDING TO EXCEED THE 50' MAXIMUM ALLOWED HEIGHT.
2. A WAIVER IS REQUESTED FROM LDC 10.2.12 TO WAIVE 50% OF THE REQUIRED VEHICLE USE AREA INTERIOR LANDSCAPE AREAS SQUARE FOOTAGE.
3. A WAIVER IS REQUESTED FROM LDC 5.6.1.B TO WAIVE THE REQUIRED BUILDING FACADE TREATMENT FOR BUILDINGS WITHIN THE SUBURBAN FORM DISTRICTS ENTIRELY.
4. A WAIVER IS REQUESTED FROM LDC 4.4.3.A.4 TO ALLOW THE PROPOSED PERIMETER FENCE TO BE 6'-0" TALL AND HAVE EITHER BARBED WIRE OR RAZOR WIRE ATOP IT TO MATCH FENCING AT THE EXISTING TRUCK PLANT SITE.

HATCH AND SYMBOLS LEGEND
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
EXISTING GRAVEL PAVEMENT
EX. STORMWATER
EX. SANITARY SEWER
EX. OVERHEAD ELECTRIC
EX. NATURAL GAS
EX. DOMESTIC WATER
EX. DOMESTIC WATER
EX. FENCE
EX. PROPERTY LINE
EX. EASEMENTS
CONSOLID. PROPERTY LINE
BUFFER AREA
EX. ELECTRIC POLE
EX. GUY ANCHOR
EX. WATER VALVE
EX. GAS VALVE
EX. GAS METER
EX. SIGN
EX. BORING LOCATION
EX. SANITARY MANHOLE
EX. TELECOMM. PULLBOX
EX. TREE CANOPY TO BE REMOVED

30% OWNER REVIEW

FORD LAND
DEARBORN, MICHIGAN

KENTUCKY TRUCK PLANT
3001 CHAMBERLAIN LN, LOUISVILLE, KY 40241

U-81X PROGRAM - BODY SHOP

LOUISVILLE JEFFERSON KY
BUILDING SITE CODE: 0233A
FORD PROJECT NUMBER: 31349

A/E OF RECORD:
Luckett&Farley
Architecture | Engineering | Interior Design
737 South Third Street, Louisville, Kentucky 40202-2100
502-585-4181 502-587-0488 Fax www.luckett-farley.com

A/E OF RECORD REGISTRATION SEAL

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REVISIONS

#	DESCRIPTION	DATE

A/E TEAM INFORMATION
DRAWN BY: CRP
DESIGNED BY: CRP
CHECKED BY: MDG
APPROVED BY: MDG
DATE: 05/28/2026
A/E PROJECT NUMBER: 2025.108
SHEET TITLE: **SITE DEVELOPMENT PLAN**
SHEET NUMBER **CAT3-101**

Received 6/29/26
Planning & Design
26-ZONE-0056