

- MSD NOTES**
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
  - 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.
  - MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR OCCUPANCY OF ALL ENGINEERING COMPUTATIONS REMAINS 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 DISTRICTS WATERSHED COORDINATOR AT 1-502-640-4220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
  - 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.
  - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOODS WILL BE LIMITED TO PREDEVELOPED PEAK FLOODS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - SANITARY SEWER SERVICE PROVIDED BY MEN PSC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
  - ANY REQUIRED FILL IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE PROVIDED ON-SITE AT 1.5 TO 1.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 72.3 AND LOWEST MACHINERY TO BE AT OR ABOVE 72.3.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - 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**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSDS 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 SEEDED AND STABILIZED.
  - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS INTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED.
  - SILT 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.
  - 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 GROUNDBWATER 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**
- ALL UTILITIES AND SERVICE STRUCTURES ARE TO BE SCREENED PER LOC CHAPTER 10.
  - ANY PROPOSED LIGHTING TO NOT SURPASS 5 FOOTCANDLES PAST THE PROPERTY LINE, PER CODE.
  - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS IF IT DOES, IT SHOULD BE REARMED, SHIELDED, OR TURNED OFF.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
  - 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.
  - COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - 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.
  - NOISY CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCES.
  - CONSTRUCTION PLAN SUBMITTAL AND APPROVAL IS REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.
  - A GEOTECHNICAL REPORT HAS BEEN PROVIDED AS PART OF THIS SUBMITTAL TO PROVIDE GUIDELINES FOR UNSTABLE SOIL OR MARKET TOPOGRAPHY.
  - APPROPRIATE SCREENING, AS REQUIRED BY CODE, WILL BE PROVIDED TO OBTAIN OFF-STREET LOADING AREAS THAT ARE ADJACENT TO PUBLIC STREETS OR RESIDENTIAL USES.

- ADDITIONAL NOTES**
- SANITARY SEWERS ARE BY EXISTING CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES, WASTEWATER TO BE TREATED AT THE HITE CREEK WWTW.
  - 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 (UTC) AT 1-800-757-8887 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.
  - NO NEW SIGNAGE IS PROPOSED.
  - ANY DEVELOPMENT THAT SHOULD OCCUR WITHIN FEMA OR LOCAL REGULATORY FLOOD AREAS WITHIN THE SITE SHALL COMPLY WITH JEFFERSON COUNTY FLOODPLAIN ORDINANCE AND LOC 4.8 AS APPLICABLE.
  - THE LOTS SUBJECT TO THIS REZONING SHALL BE CONSOLIDATED PRIOR TO CONSTRUCTION PERMITTING.
  - STREET TREES SHALL BE PROVIDED ALONG PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH SECTION 10.2.2 OF THE LAND DEVELOPMENT CODE.
  - SANITARY SEWER SERVICE TO BE PROVIDED BY MID, WITH EACH PROPOSED LOT BUILDING CONNECTING TO ITS OWN SANITARY SEWER PIG WITH A MINIMUM 36-INCH SANITARY SEWER, AND OWNERS MUST PROVIDE DOCUMENTATION OF THESE CONNECTIONS.
  - 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.
  - DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
  - PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION AND/OR FACILITY OPERATION.
  - MERMAID LANE IS CURRENTLY SUBJECT TO A STREET CLOSURE CASE (DS-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**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
  - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHL) CONTACT INFORMATION: GARY MULLER (gmuller@anchoragefire.org)
  - HYDRANTS PRIOR TO THE COMPLETION 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 (LOC 5.5.1.1).
  - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE A.U. OF THE REFERENCED FIRE DISTRICT.
  - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM NATIONAL TESTING CRITERIA TO BE COMPLETED 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 ANCHOR BOX, OR FIRE FIGHTER SAFETY BUILDING MARKING SIGNS MUST BE OBTAINED FROM THE A.U. OF THE REFERENCED FIRE DISTRICT.
  - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241 STANDARD FOR MEASURING CONSTRUCTION ALTERNATION AND REDUCTION.
  - 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; APNs ARE IDENTIFIED NUMERICALLY

<p><b>A</b> PARCEL: 0142200000 ADDRESS: 3308 COLLINS LANE DB &amp; PIG: 1117 X 829 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>1</b> PARCEL: 0142200000 ADDRESS: 1120 WESTVIEW ROAD DB &amp; PIG: 417 X 033 (NOT ONLINE) ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>7</b> PARCEL: 0142200000 ADDRESS: 3311 COLLINS LANE DB &amp; PIG: 1117 X 1 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 3311 COLLINS LANE, LLC 201 COLLINS LANE LOUISVILLE, KY 40240</p>
<p><b>B</b> PARCEL: 0141910000 ADDRESS: 3308 COLLINS LANE DB &amp; PIG: 1114 X 449 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>2</b> PARCEL: 0141910000 ADDRESS: 3014 WINCHESTER ACRES RD DB &amp; PIG: 1101 X 789 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: WINCHESTER ACRES, LLC 1211 REAMERS RD LOUISVILLE, KY 40240</p>	<p><b>8</b> PARCEL: 0141910000 ADDRESS: 2600 CHAMBERLAIN CROSSING DR DB &amp; PIG: 1061 X 1475 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: NICKLES INDUSTRIAL, LLC 410 BROADBENT RD, SUITE 100 LOUISVILLE, KY 40240</p>
<p><b>C</b> PARCEL: 0141910000 ADDRESS: 3011 N WINCHESTER ACRES RD DB &amp; PIG: 1114 X 449 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>3</b> PARCEL: 0141910000 ADDRESS: 2710 CHAMBERLAIN LANE DB &amp; PIG: 1061 X 095 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: WORTHINGTON CHURCH OF CHRIST, INC. 2710 CHAMBERLAIN LANE LOUISVILLE, KY 40240</p>	<p><b>9</b> PARCEL: 0141910000 ADDRESS: 3309 COLLINS LANE DB &amp; PIG: 1117 X 038 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: J.R. REAL ESTATE, LLC 3309 COLLINS LANE LOUISVILLE, KY 40240</p>
<p><b>D</b> PARCEL: 0142700000 ADDRESS: 3308 N WINCHESTER ACRES RD DB &amp; PIG: 1117 X 829 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>4</b> PARCEL: 0142700000 ADDRESS: 2711 CHAMBERLAIN LANE DB &amp; PIG: 1064 X 079 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FRANCIS &amp; ETHEL, LLC 772 CHAMBERLAIN LANE LOUISVILLE, KY 40240</p>	<p><b>10</b> PARCEL: 0141470000 ADDRESS: 3722 CHAMBERLAIN LANE DB &amp; PIG: 874 X 018 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: VOSS REAL ESTATE, LLC 772 CHAMBERLAIN LANE LOUISVILLE, KY 40240</p>
<p><b>E</b> PARCEL: 0142700000 ADDRESS: 3721 CHAMBERLAIN LANE DB &amp; PIG: 1114 X 449 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>5</b> PARCEL: 1123000000 ADDRESS: 3400 COLLINS LANE DB &amp; PIG: 1011 X 999 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: ARE-AR, LLC PO BOX 2048 PIDDISTON, SC 29128</p>	<p><b>11</b> PARCEL: 0141910000 ADDRESS: 2719 CHAMBERLAIN LANE DB &amp; PIG: 1117 X 087 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: KENTUCKY COSA, INC. 5600 GLENWOOD DR, SUITE 600 ATLANTA, GA 30342</p>
<p><b>F</b> PARCEL: 0141910000 ADDRESS: 2719 CHAMBERLAIN LANE DB &amp; PIG: 1117 X 481 ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: FORD MOTOR COMPANY 1700 ROTUNDA DRIVE, FLOOR 1 DEARBORN, MI 48120</p>	<p><b>6</b> PARCEL: 0141910000 ADDRESS: 1317 COLLINS LANE DB &amp; PIG: 1117 (NOT ONLINE) ZONING: PFC FORM DISTRICT: SUBURBAN WORKPLACE</p> <p>OWNER: LOUISVILLE GAS &amp; ELECTRIC CO. 801 W BROADWAY LOUISVILLE, KY 40202</p>	

**DEMOLITION NOTES**

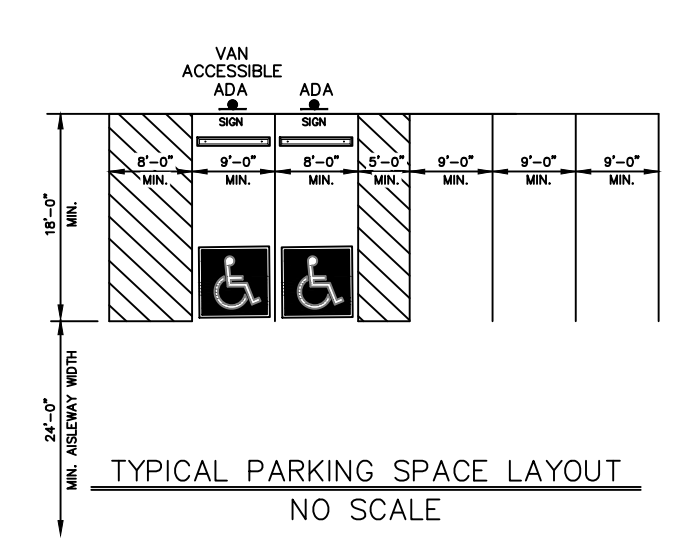
- ALL TREE CANOPY WILL BE REMOVED ON SITE AND INCLUDES STAMPS AND ROOTS. A PREVIOUS TREE CLEARING PLAN HAS BEEN APPROVED BY PLANNING AND DESIGN SERVICES.
- ALL EXISTING STRUCTURES AND BUILDINGS ON SITE WERE PREVIOUSLY REMOVED BY PREVIOUS OWNER.
- ALL EXISTING UTILITIES ON SITE WILL BE REMOVED AND CAPPED AT PROPERTY LINE ACCORDING TO THE SERVICE PROVIDED.
- 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**

OUTLET OF 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 OFF-SITE STORMWATER 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



**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

AE 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

AE OF RECORD REGISTRATION SEAL

**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)  
CHANGING SITE AREA: 71.26 ACRES (5,103,871 SQ FT)  
EXISTING USE: VACANT  
PROPOSED USE: INDUSTRIAL

**LOT STANDARDS**

REQUIRED LOT COVERAGE	N/A
PROPOSED LOT COVERAGE	83%
FRONT YARD SETBACK (COLLINS LANE)	35-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 LOC 5.12.2.A.2)	15,000 SF X 10%, OR 1,500 SF

**PARKING REQUIREMENTS**

PROPOSED USE	INDUSTRIAL
PROPOSED USE	PRIMARILY PLANT OR FACTORY
MAX. PARKING REQUIRED	1 SPACE PER 4,000 SF (415 SPACES)
PROPOSED PARKING	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: LOC 9.2.5.2 REQUIRES (3) BICYCLE PARKING SPACES, OR 10% OF REQUIRED VEHICULAR PARKING, WHICHEVER IS GREATER, ON INDUSTRIAL SITES. THIS DEVELOPMENT MUST PROVIDE 2 BICYCLE SPACES. PER LOC 9.2.5.3, 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 (LOC 10.1.2.8.1) FOR ANY SITE WITH AN INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA GREATER THAN 50%. APPLICANT WILL BE PURSUING LOC 10.1.3.3, 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% (81,161 SF)

NOTE: PER LOC 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 (8,426,120,297 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 LOC 10.1.3.3.A.3.

**PART 2 LANDSCAPING REQUIREMENTS**

FULL COMPLIANCE (LOC 10.2.2) FOR ANY NEW DEVELOPMENT PROJECT OR VEHICLE USE AREA (VUA).

PROPERTY PERIMETER LANDSCAPE BUFFERS

ADJACENT ON ZONES	15-FT BUFFER (2 TREES PER 100 FT X 3 FT SCREEN)
INDUSTRIAL USES ADJUTING RESIDENTIAL USES (LOC 5.5.4.B)	50-FT BUFFER (2 TREES PER 100 FT X 6 FT SCREEN)

NOTE: LOADING DOCKS TO BE SCREENED WHEN ADJACENT TO RIGHT-OF-WAY OR RESIDENTIAL USES (LOC 10.2.8.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 (LOC 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 10+ 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.

**REQUIRED WAIVERS AND VARIANCES**

- A 30' VARIANCE IS REQUESTED FROM LOC 5.3.4.D.4 TO ALLOW A PORTION OF THE BUILDING TO EXCEED THE 50' MAXIMUM ALLOWED HEIGHT.
- A WAIVER IS REQUESTED FROM LOC 10.2.12 TO WAIVE 50% OF THE REQUIRED VEHICLE USE AREA INTERIOR LANDSCAPE AREAS SQUARE FOOTAGE.
- A WAIVER IS REQUESTED FROM LOC 5.6.1.8 TO WAIVE THE REQUIRED BUILDING FACADE TREATMENT FOR BUILDINGS WITHIN THE SUBURBAN FORM DISTRICTS ENTIRELY.
- A WAIVER IS REQUESTED FROM LOC 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.

**REVISIONS**

#	DESCRIPTION	DATE

AE TEAM INFORMATION

DRAWN BY: **CRP**

DESIGNED BY: **CRP**

CHECKED BY: **MDG**

APPROVED BY: **MDG**

DATE: **05/28/2026**

AE PROJECT NUMBER: **2025.108**

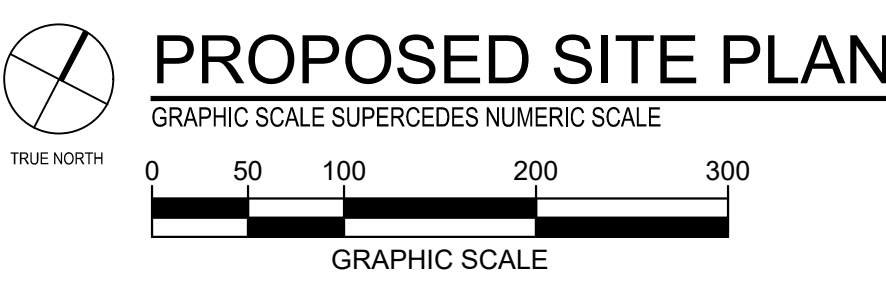
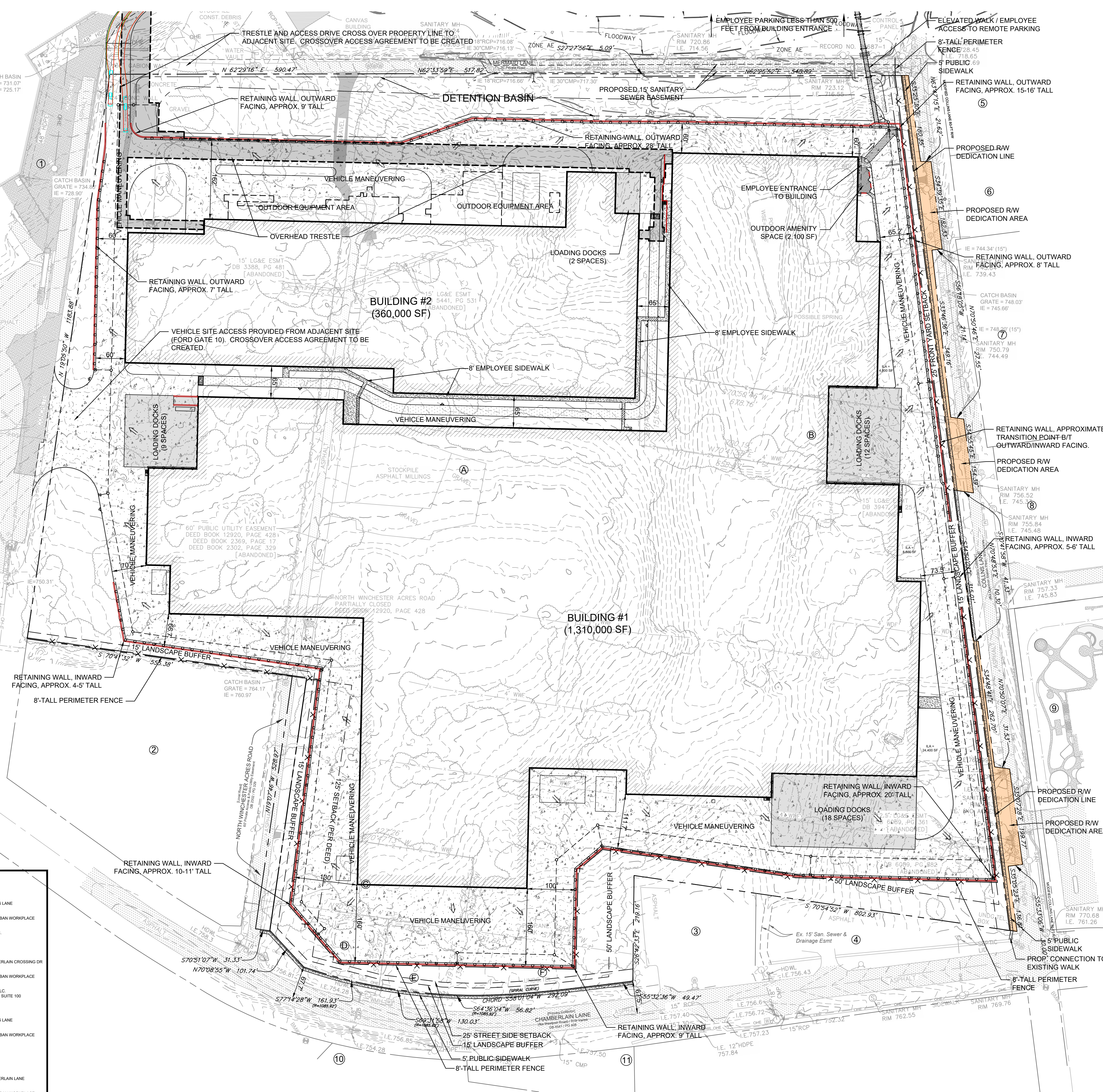
SHEET TITLE:

**SITE DEVELOPMENT PLAN**

SHEET NUMBER

**CAT3-101**

**26-ZONE-0056**



RELATED CASES:

**26-LANDSCAPE-003**

**23-ZONE-0098**

**B-96-01**

**26-STRCLOSURE-0017**

**HATCH AND SYMBOLS LEGEND**

[Hatch]	EXISTING CONCRETE PAVEMENT	[Hatch]	EXISTING ASPHALT PAVEMENT	[Symbol]	EXISTING GRAVEL PAVEMENT
[Hatch]	PROPOSED CONCRETE PAVEMENT	[Hatch]	PROPOSED ASPHALT PAVEMENT	[Symbol]	EXISTING ELECTRIC POLE
[Symbol]	EX. STORMWATER	[Symbol]	EX. SANITARY SEWER	[Symbol]	EX. GUY ANCHOR
[Symbol]	EX. OVERHEAD ELECTRIC	[Symbol]	EX. NATURAL GAS	[Symbol]	EX. GAS VALVE
[Symbol]	EX. DOMESTIC WATER	[Symbol]	EX. DOMESTIC WATER	[Symbol]	EX. GAS METER
[Symbol]	EX. FENCE	[Symbol]	EX. FENCE	[Symbol]	EX. SIGN
[Symbol]	EX. PROPERTY LINE	[Symbol]	EX. SANITARY MANHOLE	[Symbol]	EX. TELECOMM. PULLBOX
[Symbol]	EX. EASEMENTS	[Symbol]	CONSOLID. PROPERTY LINE	[Symbol]	EX. TREE CANOPY TO BE REMOVED
[Symbol]	BUFFER AREA				