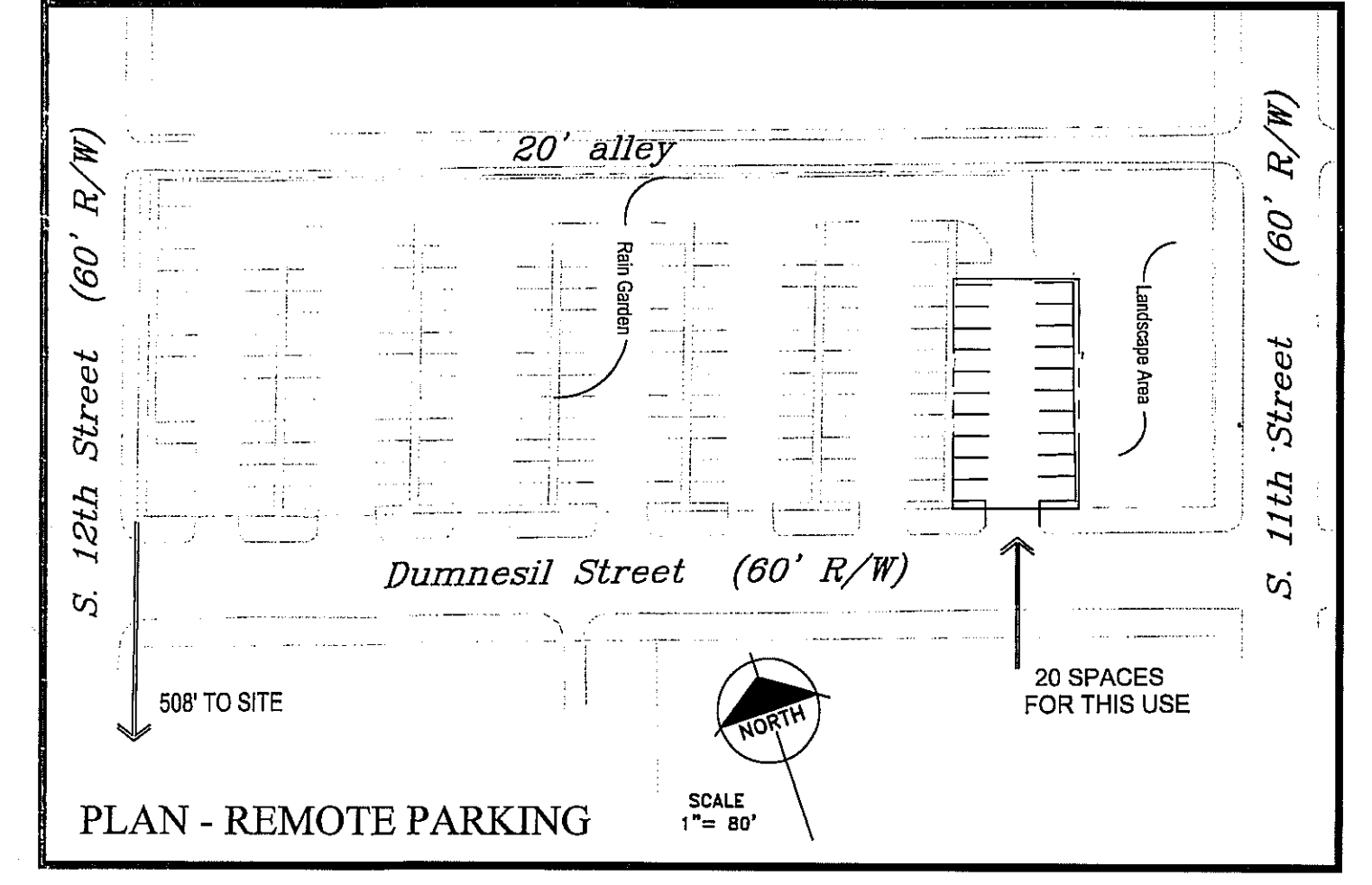
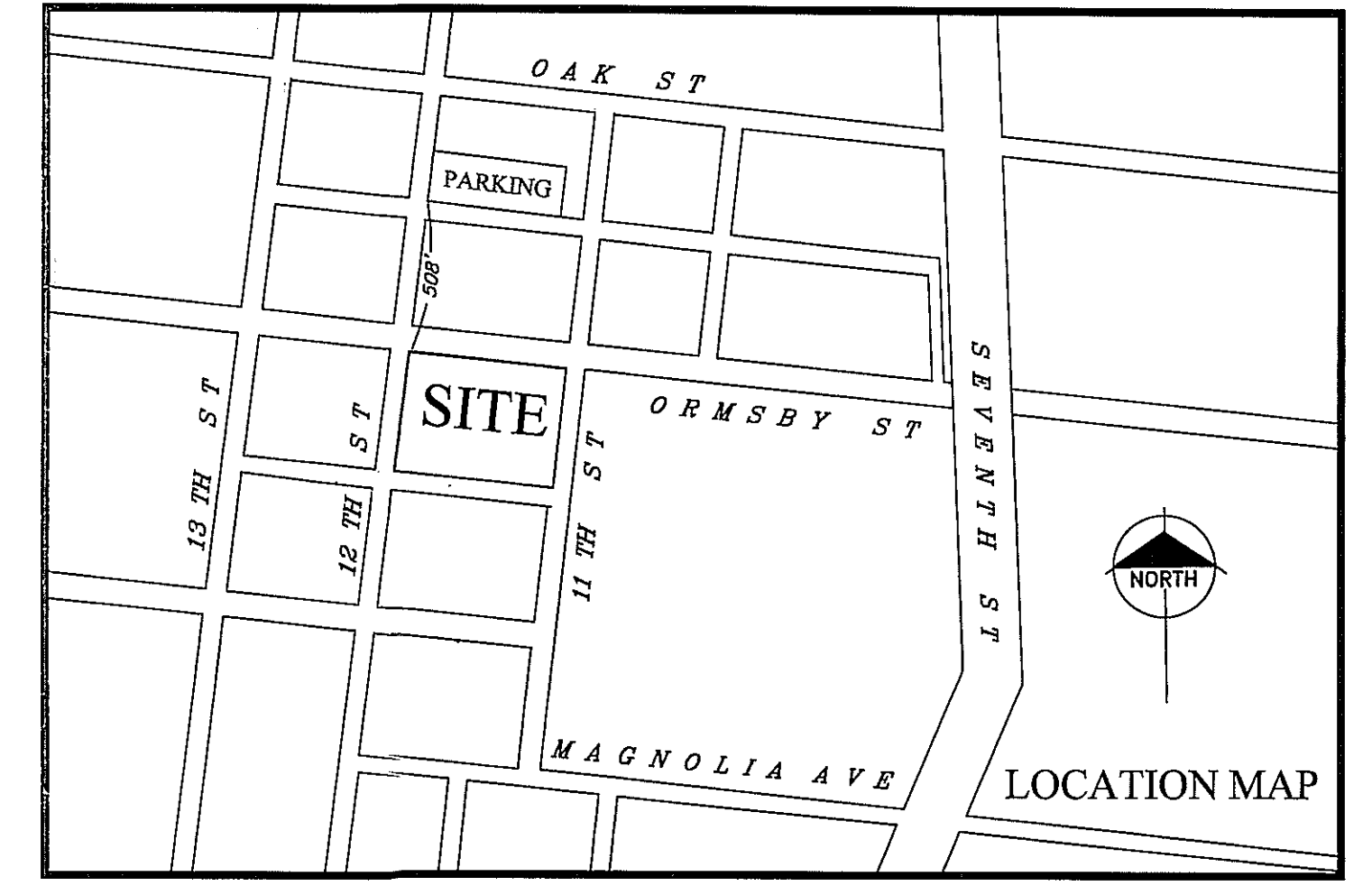


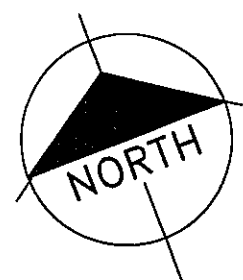
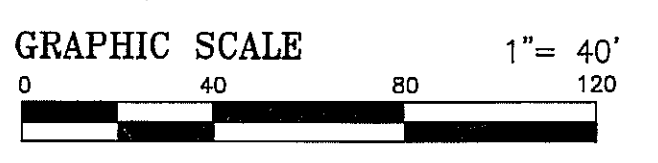
PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 11/19/14
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



CONDITIONS: 1. 2' set back - 88' spur off of W. Ormsby Ave.
 BY: *Benny Miller*
 DATE: 11-13-14
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

1000 W. Ormsby Ave.
 Tax Block 0316, Lot 0019
 Henry Vogt Machine Co.
 (No Deed of Record Found)

- LEGEND**
- EXISTING MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING POWER POLE
 - PROPOSED LIGHT POLE
 - EXISTING CONTOUR
 - SHEET DRAINAGE FLOW



PROJECT DATA

EXISTING ZONING : EZ-1
 EXISTING FORM DISTRICT : TRADITIONAL WORKPLACE
 TOTAL SITE AREA : 4.39 ACRES 191,216 SF
 EXISTING LAND USE : VACANT ASPHALT PARKING LOT
 PROPOSED LAND USE : CATALYST MANUFACTURING
 PROPOSED TOTAL BUILDING AREA : 72,643 SF
 PHASE 1 AREA : 51,431 SF PHASE 2 AREA : 21,212 SF
 EXISTING FAR : 0.00 PROPOSED FAR : 0.38
 VUA : 61,110 SF (ENCLOSED - NO ILA REQUIRED)
 REQUIRED PARKING : MAXIMUM - 1 PER MAX. SHIFT EMPLOYEE : 20 SPACES
 MINIMUM - 1 PER 1.5 MAX. SHIFT EMPLOYEES : 13 SPACES
 PROPOSED PARKING : 20 PARKING SPACES, SPACES TO BE PROVIDED OFF-SITE IN CORPORATE OWNED LOT AT 12TH AND DUMNESIL STREETS
 TREE CANOPY CALCULATION: TRADITIONAL WORKPLACE 'CLASS A'
 TOTAL SITE AREA 191,216 SF @ 10% - 19,122 SF
 19,122 SF - 66% REDUCTION FOR FAR OF .50 - 6,501 SF REQUIRED NEW TREE CANOPY
 PROPOSED NEW TREE CANOPY COVERAGE = 9,504 SF
 22 TYPE "B" 1-3/4" CALIPER STREET TREES - 22 x 432 SF EA.
 TWO SIGNS 3' x 15' PROPOSED TO BE MOUNTED ON WALL NEAR ENTRANCES ON EAST & WEST SIDES OF PROPERTY AS SHOWN.
 A VARIANCE is being requested to allow the height of the building to exceed the maximum building height of 45' or three stories by up to 55'.
 A VARIANCE is being requested to allow the building to exceed the maximum setback of 25' by up to 74'.
 A WAIVER is being requested to omit the required sidewalk along Ormsby Avenue.

PDS CASE # 13CUP1010
 'MODIFIED'
CONDITIONAL USE PERMIT PLAN
Clariant Inc.
 1300 S. 11th Street, Louisville, KY 40210
 DEED BOOK 7136, PAGE 0429 TAX BLOCK 031E, LOT 0029 PARCEL ID: 031E-0029-0000



RECEIVED
 NOV 13 2014
 PLANNING & DESIGN SERVICES

Owner/Developer : Clariant Int. Ltd.
 1227 S. 12th Street, Louisville, KY 40210 -1570

FILE 24930
 NO.
CUP

- MSD NOTES**
1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP No. 21111C004E DATED DECEMBER 5, 2006.
 2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
 3. EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
 4. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 5. SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION.
 6. APPROVAL FROM MSD'S INDUSTRIAL WASTE DEPARTMENT WILL BE REQUIRED.
 7. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
 8. SITE IS IN AN AREA OF COMBINED SEWER FLOODING. THE LOWEST FINISHED FLOOR OF ANY NEW STRUCTURES MUST BE AT OR ABOVE ELEVATION 454.63.
 9. NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.
 10. Post developed 100-year flow rates must be limited to at or below pre developed 10-year flow rates.

IMPERVIOUS AREA
 EXISTING IMPERVIOUS AREA : 191,215 SF PROPOSED IMPERVIOUS AREA : 134,139 SF
 PRELIMINARY DETENTION CALCULATIONS: X = CRA/12 = 0.722 X 5.3 X 191,216 / 12 = 60,979 cu ft

- WORKS NOTES**
1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 2. RAIL SPUR REMOVAL WORK SHALL BE COORDINATED WITH THE OPERATING RAILROAD / RAILROADS ON THE MAINLINE.

APCD NOTES

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

- 1124 Wilson Ave. Tax Block 031E, Lot 0027 Deed Book 6328, Page 0452
- 1122 Wilson Ave. Tax Block 031E, Lot 0028 Deed Book 6328, Page 0452
- 1118 Wilson Ave. Tax Block 031E, Lot 0029 Deed Book 6328, Page 0452
- 1110 Wilson Ave. Tax Block 031E, Lot 0030 Deed Book 6328, Page 0452
- 1108 Wilson Ave. Tax Block 031E, Lot 0031 Deed Book 6328, Page 0452
- 1106 Wilson Ave. Tax Block 031E, Lot 0032 Deed Book 6328, Page 0452
- 1104 Wilson Ave. Tax Block 031E, Lot 0033 Deed Book 6328, Page 0452
- 1102 Wilson Ave. Tax Block 031E, Lot 0034 Deed Book 6328, Page 0452
- 1100 Wilson Ave. Tax Block 031E, Lot 0035 Deed Book 6328, Page 0452

MILLER • WIHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
9-26-2014	1" = 40'
11-13-2014	DR.
	CK.
	DATE
	10-21-2013