

**GENERAL NOTES**

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0055 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. All dumpsters and service structures are to be screened per Chapter 10.
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. Relocated detention basin must be designed to meet MSD requirements. Post-developed peak flows will be limited to pre-developed flows or to the capacity of the downstream system whichever is more restrictive
9. An MSD drainage bond will be required prior to construction approval.
10. Construction plans, bond and permit are required by KTC and Metro Public Works prior to construction approval.
11. There shall be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the Camp Ground Road right of way.
12. There shall be no commercial signs in the Campground Road right of way.
13. There shall be no landscaping in the Campground Road right of way without an encroachment permit.
14. Site lighting shall not shine in the eyes of drivers. If it does, it shall be re-aimed, shielded or turned off.
15. All proposed drainage structures within Camp Ground Road right of way shall be state design.
16. An encroachment permit and bond will be required for all work done in the Camp Ground Road right of way.
17. Property consolidation will be required prior to construction approval being granted by Metro Public Works.
18. Maintenance building sanitary sewer to be pumped to the existing sewer.
19. No additional sewer will be required for the expansion of the warehouse.

**TREE CANOPY CALCULATIONS (CLASS C 0%-40% Ex. Coverage)**

TOTAL SITE AREA	= 542,882 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (108,576 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 2% (11,664 S.F.)
TOTAL TREE CANOPY AREA PLANTED	= 4% (21,715 S.F.)
TOTAL TREE CANOPY AREA PROVIDED	= 6% (33,379 S.F.)
(WAIVER TO WAIVE 14% TPCA GRANTED CASE: 16708 ON JAN. 5, 2012)	
(SEE: "WAIVERS GRANTED" NO. 1)	

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $AC = 0.84 - 0.35 = 0.49$   
 $A = 12.0 \text{ ACRES}$   
 $R = 2.9 \text{ INCHES}$   
 $X = (0.49)(8.57)(2.9)/12 = 1.42 \text{ AC.-FT.}$   
 $\text{VOLUME REQUIRED} = 1.42 \text{ AC.-FT.}$   
 $\text{VOLUME PROVIDED} = 29,786 \text{ s.f.} \times 2.1 \text{ FT. AVERAGE DEPTH}$   
 $= 1.44 \text{ AC.-FT.} > 1.42 \text{ AC.-FT.}$

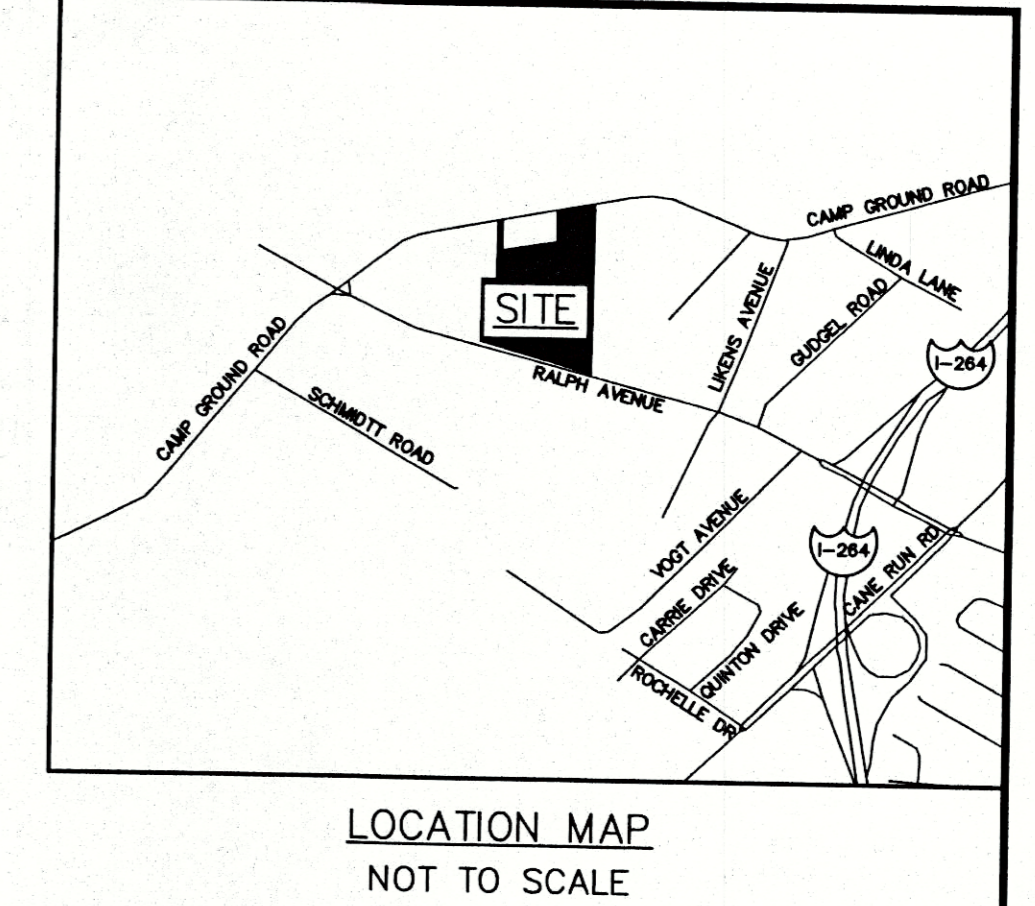
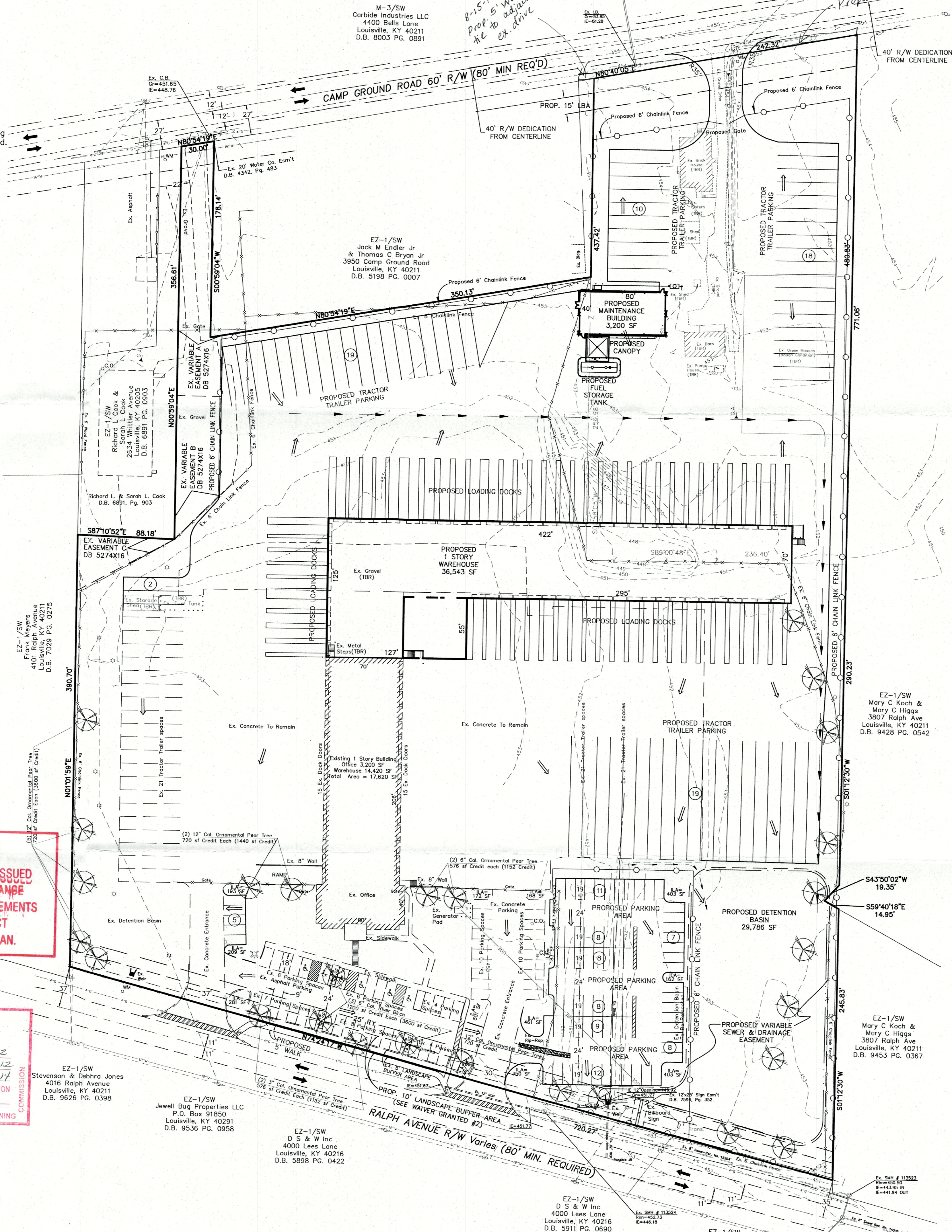
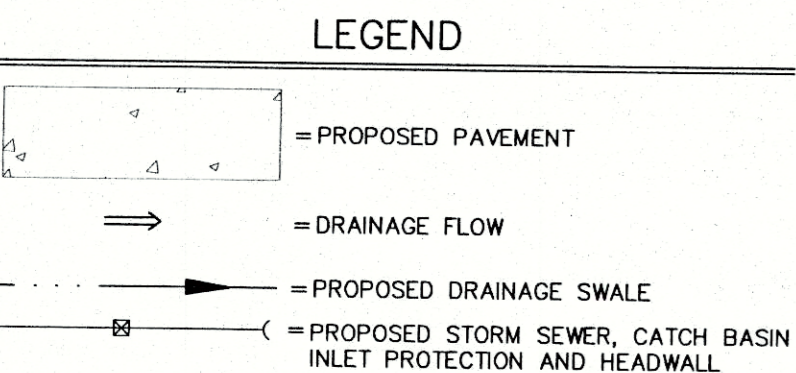
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: Sidewalk  
 waiver required.  
 BY: *[Signature]*  
 DATE: 7/30/12  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL  
 Condition of Approval:  
 [Signature] 7/28/12  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO Revised APPROVED DISTRICT DEVELOPMENT PLAN  
 Case No. DP-17629-12  
 APPROVAL DATE Aug. 15, 2012  
 EXPIRATION DATE Aug. 15, 2014  
 SIGNATURE OF PLANNING COMMISSION



WAIVER REQUESTED: All 8-15-12

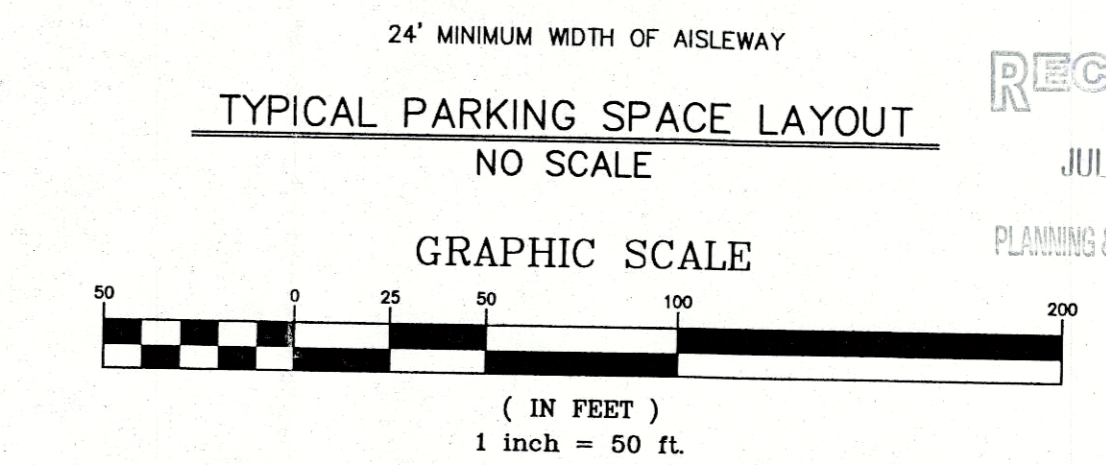
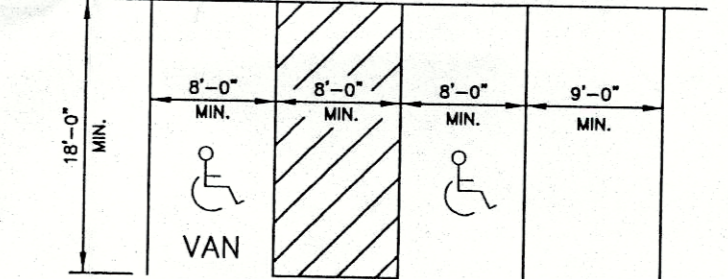
1. A Waiver is requested from Section 6.2.6 of the Louisville Metro Land-Development Code to waive the Camp Ground Road walk.

WAIVERS GRANTED: JANUARY 5, 2012 CASE: 16708

1. A Waiver was granted from Section 10.1.4 Table 10.1.2 of the Louisville Metro Land Development Code to waive 14% of the required Tree Canopy Area.
2. A Landscape Waiver was granted from Section 10.2.10 of the Louisville Metro Land Development Code to allow the encroachment of the existing parking area into the Ralph Avenue 15 ft Landscape Buffer Area.
3. A Waiver was granted from 6.2.6 of the Louisville Metro Land Development Code to waive the Camp Ground Road Walk and a portion of the Ralph Ave Sidewalk.

**PROJECT DATA**

TOTAL SITE AREA	= 12.05± Ac.
R/W DEDICATION AREA	= 0.07± Ac.
NET AREA	= 11.98± Ac.
EXISTING ZONING	= EZ-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE TO REMAIN	= TRUCK TRANSFER FACILITY
EXISTING OFFICE	= 3,200 SF
EXISTING WAREHOUSE	= 14,420 SF
PROPOSED WAREHOUSE	= 36,543 SF
PROPOSED MAINTENANCE BUILDING	= 3,200 SF
TOTAL BUILDING AREA	= 57,363 SF
F.A.R.	= 0.11 (5.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. 9 SP MAX. 16 SP
OFFICE 3200/350 SF MIN; 3200/200 SF MAX	= 9 SP 16 SP
WAREHOUSE 150 EMPLOYEES/1.5 MIN; 150 EMPLOYEES/1	MAX. = 100 SP 150 SP
TOTAL PARKING REQUIRED	= 109 SP 166 SP
TOTAL PARKING PROVIDED	= 131 SPACES (INCLUDES 6 HC SPACES)
BIKE PARKING REQUIRED	= 2 LONG TERM
BIKE PARKING PROVIDED	= 2 LONG TERM WILL BE PROVIDED WITHIN THE BUILDING
VEHICULAR USE AREA	
COMMON PARKING AREA	= 47,848 SF
FENCED & GATED LOADING & MANEUVERING AREA	= 282,133 SF
TOTAL VEHICULAR USE AREA	= 329,981 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%) OF COMMON PARKING AREA ONLY	= 3,588 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,073 SF
ADDITIONAL IMPERVIOUS AREA	= 236,742 SF



OWNER: DAYTON FREIGHT LINES INC  
 6450 POE AVE STE 311  
 DAYTON, OH 45414-2647

OWNER: STREAMS EDGE PROPERTIES LLC  
 6450 POE AVE  
 DAYTON, OH 45414-2600

SITE ADDRESS: 4001 RALPH AVENUE  
 TAX BLOCK 1008, LOT 0401  
 D.B. 7060, PG. 0787

COUNCIL DISTRICT - 1  
 FIRE PROTECTION DISTRICT - LAKE DREAMLAND

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	11-16-11	REVISED PER AGENCY COMMENTS	JH
2	12.01.11	REV PER WORKS THE RALPH AVE WALK & BIKE PARKING	AER
3	5-25-12	RODDOP TO ADD 2ND PARCEL	AER
4	8-15-12	add Camp Gd Rd walk	ALA

PROJECT DATA  
 FILE NAME: 11103-RDDOP  
 DATE: 10-18-11  
 SCALE: AS SHOWN  
 DRAWN BY: JH  
 CHECKED BY: AR

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 DATE: 10-18-11  
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**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 505 WASHINGTON AVENUE SUITE 101  
 DAYTON, OH 45402  
 TEL: 937.233.8822 FAX: 937.233.8824

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**DAYTON FREIGHT**  
**4001 RALPH AVENUE**  
 DEVELOPER  
**DAYTON FREIGHT LINES INC**  
 6450 POE AVE STE 311  
 DAYTON, OH 45414

JOB NO. 11103  
 SHEET 1 OF 1

RECEIVED  
 JUL 20 2012  
 PLANNING & DESIGN SERVICES

RELATED CASE #16708  
 RELATED CASE #9-43-81  
 RELATED CASE #B-227-00  
 WM# 6481