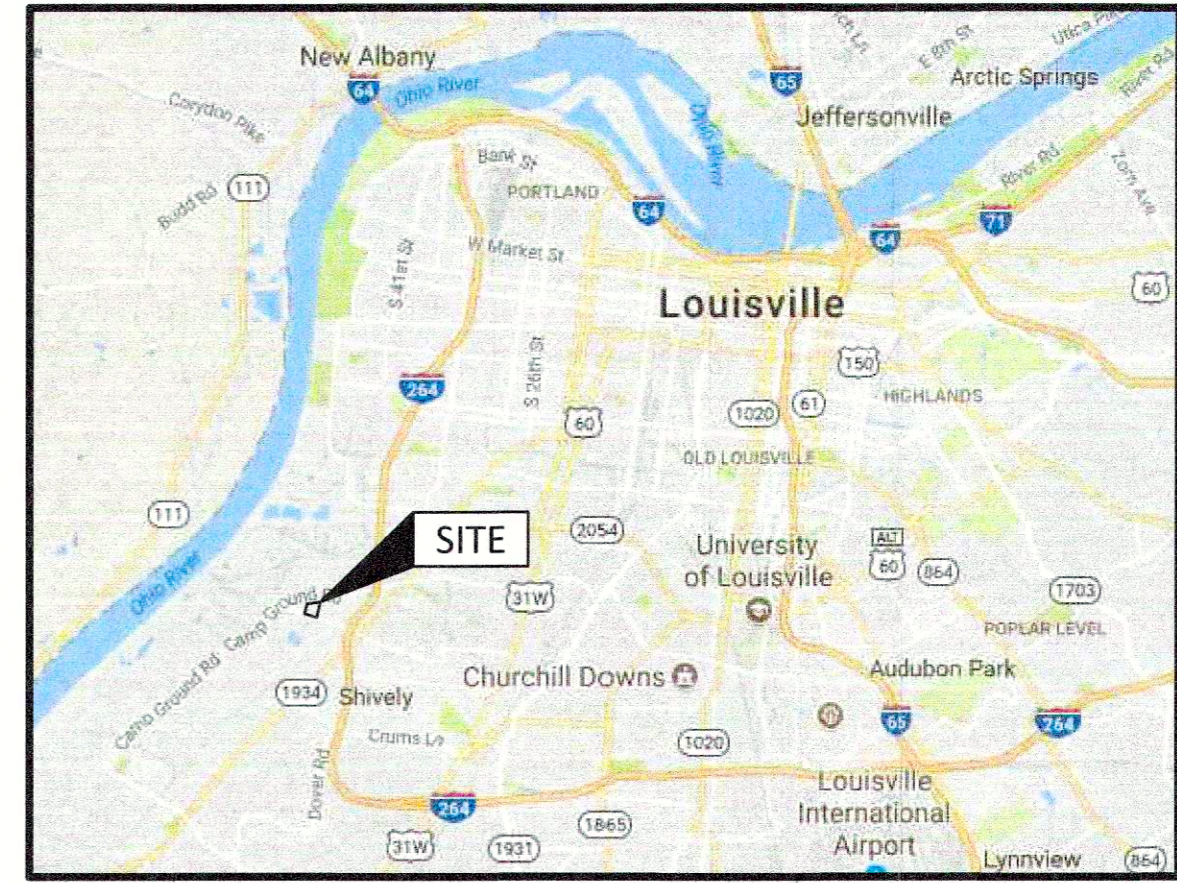
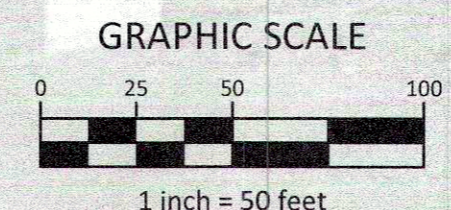
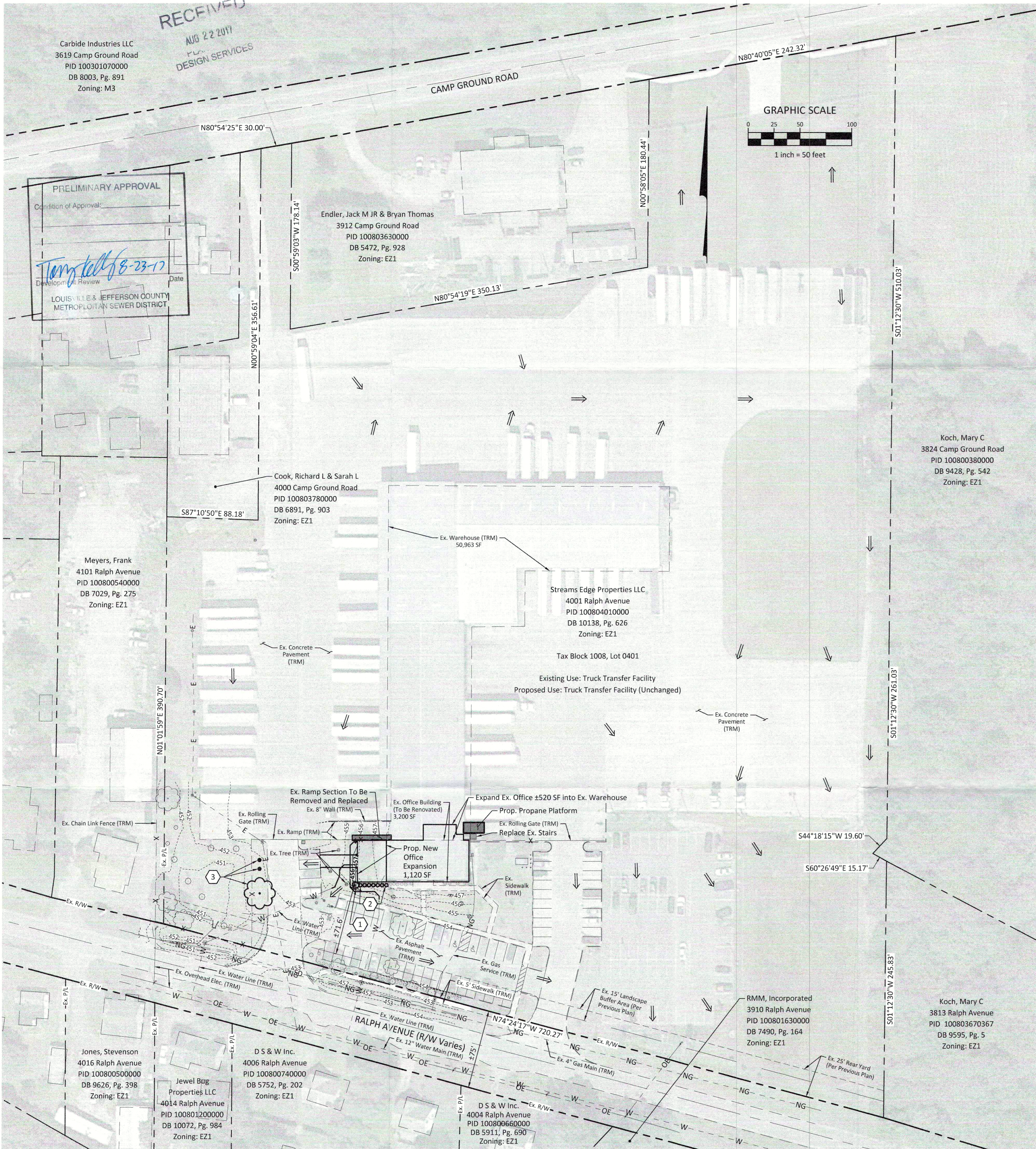


RECEIVED
AUG 22 2017
DESIGN SERVICES

Carbide Industries LLC
3619 Camp Ground Road
PID 100301070000
DB 8003, Pg. 891
Zoning: M3



LOCATION MAP
Not to Scale

General Notes

No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0055E dated December 5, 2006.

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.

Erosion & Silt Control: Prior to any construction activities on the site, an Erosion & Silt Control Plan shall be provided to MSD for approval.

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.

Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

There shall be no increase in drainage runoff to the right of way.

No additional sanitary sewer will be required for the expansion of the office.

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
AUGUST 4, 2017

Legend

- Ex. R/W
- Ex. Property Line
- Ex. Setback
- Ex. Landscape Buffer
- SD --- Ex. Storm Sewer
- W --- Ex. Water Line
- NG --- Ex. Gas Line
- E --- Ex. Underground Elec.
- OE --- Ex. Overhead Elec.
- Ex. Electric Pullbox
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Building Light
- X --- Ex. Chain Link Fence
- Ex. Sign
- Ex. Bollard
- Ex. Deciduous Tree
- Ex. Bush
- Ex. Swale
- Ex. Major Contour
- Ex. Minor Contour
- W --- Ex. Prop. Water Line
- W --- Ex. Prop. Major Contour
- 456 --- Ex. Prop. Minor Contour
- x 457.61 --- Ex. Prop. Spot Elevation
- Drainage Flow Arrow --- Ex. Drainage Flow Arrow
- Prop. Deciduous Tree To Match Existing
- Prop. Evergreen Shrub To Match Existing
- Prop. Deciduous Tree To Match Existing
- Prop. Evergreen Shrub To Match Existing



Coded Notes

- 1 Prop. Deciduous Shrub To Match Existing
- 2 Prop. Evergreen Shrub To Match Existing
- 3 Prop. Deciduous Tree To Match Existing

PRELIMINARY DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 8/23/17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

Site Data	
Site Address	4001 Ralph Avenue (Tax Block 1008, Lot 0401)
Site Acreage (Total)	±12.05 Acres
Present Zoning	EZ1
Form District	Suburban Warehouse
Existing Use	Truck Transfer Facility (No Change)
Existing Warehouse Area	45,843 SF
Existing Office Area	3,200 SF
Proposed Office Expansion Area	1,120 SF
Total Building Area	50,163 SF
Proposed Office Expansion Building Height	27'-0"
Floor Area Ratio	0.10 (5.0 Max. Allowed)
Total Site Disturbance Area	±0.05 Acres
Total Existing Site Impervious Area	±7.62 Acres
Total Proposed Site Impervious Area	±0.03 Acres
Net Site Impervious Area	±7.65 Acres

Parking Requirements		
	Min.	Max.
Office		
4320/350 SF Min.; 4320/200 SF Max.	13	22
Warehouse		
150 Employees/1.5 Min; 150 Employees/1 Max	100	150
Total Parking Required	113	172
Total Parking Provided	131 Spaces (Includes 6 Handicap Spaces)	

AGENT
Renier Construction
2164 Citygate Drive
Columbus, OH 43219

ENGINEER
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DEVELOPER/OWNER
Streams Edge Properties, LLC
c/o Dayton Freight Lines, Inc.
6450 Poe Avenue, Suite 311
Dayton, OH 45414

REVISIONS

MARK	DATE	DESCRIPTION

RENIER CONSTRUCTION
2164 CITYGATE DRIVE
COLUMBUS, OH 43219
(614) 866-4580

archall
ARCHITECTURAL ALLIANCE
165 NORTH FIFTH STREET
COLUMBUS, OH 43215
(614) 469-7500

DAYTON FREIGHT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

CITY OF LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
REVISED DISTRICT DEVELOPMENT PLAN
DAYTON FREIGHT LINES, INC.
4001 RALPH AVENUE

Job No.
2017-0777

Date
August 4, 2017

Scale
1" = 50'

Sheet
C1.00

WM# 6481

17DEVPLAN1137 Binding Elements

1. The development will be constructed in accordance with the approved district development plan. No further development will be allowed until a revised district development plan has been reviewed and approved by the Planning Commission.
2. The size and location of any proposed business identification signs will be submitted to the Planning Commission for review and approval prior to issuance of any sign permits.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
6. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. When sidewalks are constructed along the portion of Ralph Avenue adjacent to this property, a clearly defined, safe pedestrian access will be provided by the owner of the property from the public sidewalk through off street parking to building entrance.