

LOCATION MAP
Not to Scale

Dayton Freight - Louisville, Kentucky

Project Site Data
July 12, 2021

Site Address	4001 Ralph Avenue (Tax Block 1008, Lot 0401)
Present Zoning	EZ1
Form District	Suburban Warehouse
Existing Use	Truck Transfer Facility (No Change)
Flood Insurance Rate Map (FIRM) Number	21111C0055E
Most Recent Effective Date of FIRM	December 5, 2006
Flood Zone for Development Area	Zone X
Site Area - Total	12.05± Acres
Approximate Existing Site Impervious Area	8.19± Acres
Approximate Proposed Site Impervious Area	9.13± Acres
Approximate Increase in Impervious Area	41,000± S.F.
Site Data - Proposed	
Total Dock Doors (Includes Propane, Ramp & Trash)	69 Doors (66 Dock Doors)
Total Tractor Spaces	68 Spaces
Proposed Trailer Spaces	80 Spaces (1.21 per Dock Door)
Proposed Employee Parking	135 Spaces Including 2 Handicap Spaces
Existing Warehouse Area	39,892± S.F.
Existing Office Area	4,837± S.F.
Total Building Area	44,729± S.F.
Existing Building Height	27'-0"
Floor Area Ratio	0.10 (5.0 Max. Allowed)
Total Site Disturbance Area	1.15± Ac.

Parking Requirements

	Min.	Max.
Office		
4,837/400 S.F. Min.; 4,837/200 S.F. Max.	12	24
Warehouse		
39,892/2000 Min.; 39,892/500 Max.	20	80
Total Parking Required	32	107
Total Parking Provided	135 Spaces (Includes 2 Handicap Spaces)	

WAIVER REQUESTED

A waiver is requested from Section 9.1.3 of the Louisville Metro Land Development Code to waive the maximum parking allowed.

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. Drainage facilities shall conform to MSD requirements.

Erosion & Silt Control: An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan 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 parking expansion.

All work shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.

Legend

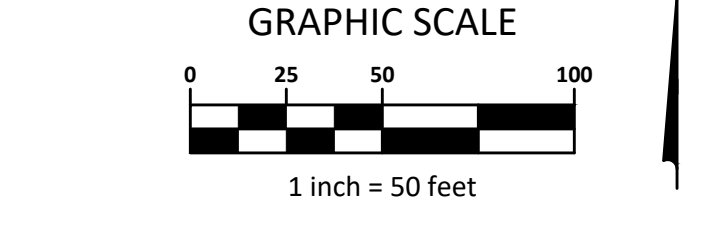
- Ex. Site Property Line
- - - Ex. Property Line
- - - Ex. Setback
- - - Ex. Right of Way
- - - Ex. Center Line of Ditch
- - - Ex. Edge of Pavement
- - - Ex. Curb
- - - Ex. Fence
- - - 455 Ex. Major Contour
- - - 454 Ex. Minor Contour
- WM Ex. Water Main
- SAN Ex. Sanitary Sewer
- STM Ex. Storm Sewer
- Ex. Roof Drain
- E Ex. Underground Electric
- OHE Ex. Overhead Electric
- GM Ex. Gas Service
- Ex. Utility Pole
- Ex. Water Meter
- Ex. Transformer
- Ex. Pull Box
- Ex. Storm Catch Basin
- Ex. Endwall
- Ex. Fire Dept. Connection
- Ex. Fire Hydrant
- Ex. Tree
- Ex. Light Pole
- Ex. Bollard
- Ex. Flood Light
- Prop. Fence
- 455 Prop. Major Contour
- 454 Prop. Minor Contour
- Prop. Block Heater Bollard
- Prop. Light Pole
- Proposed Heavy Duty Asphalt
- Proposed H.D. Concrete Pavement
- Proposed Gravel
- (DND) Do Not Disturb

AGENT
Renier Construction
2164 Citygate Drive
Columbus, OH 43219

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

ENGINEER

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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WM# 6481

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019 | LVL
DAYTON FREIGHT
SERVICE CENTER

4001 RALPH AVENUE | LOUISVILLE | KY | 40211

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	CHECK
<input type="checkbox"/>	BID
<input checked="" type="checkbox"/>	07 23 2021 PERMIT
<input type="checkbox"/>	CONSTRUCTION

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 23, 2021

PROJECT NUMBER 2021-0080

SHEET TITLE REVISED DISTRICT DEVELOPMENT PLAN

SCALE 1" = 50'

SHEET NUMBER