

LETTER OF EXPLANATION FOR PROPOSED DEVELOPMENT

ELECTRIC BLADES, LLC
Proposed Office Building
2810 S. English Station Road
August 30, 2016

This proposed development is to construct a 16,384 square foot building (64' X 256') on a 5.001 acre tract of land (Deed Book 10692, Page 703) located at 2810 South English Station Road. One half of the building will be used for an Electrical Contractor's office. The other half will be used for a Landscape Contractor's office. This site is located within the Floyds Fork Overlay District.

The tract was created by Minor Subdivision Plat, approved by PDS on June 30, 2016. This site is currently Zoned M-2 and is located in the Neighborhood Form District. A request was made to assign a PVA Parcel Number was made to PVA on August 25th but has yet to be assigned. The address was assigned by Metro Safe on August 25th (see letter).

The site is bounded by property Zoned M-2 on the North, East and South sides. The property on the West side is Zoned RR. It should be noted that the RR Zoned property is located along a stream approximately 380 feet from the proposed building and is screened by existing vegetation. The residentially Zoned property is currently vacant.

This site is currently served by Louisville Water, electricity and telecommunications. Natural gas is not available in this area.

Sanitary sewers are not available in this area. Sewage disposal will be by on-site septic system. The site has been evaluated by the Health Department. The best location for the septic system lateral lines lies between the roadway and the proposed building (see Plan). The desired placement of the septic system necessitates locating the building 150 feet from the Right-of-Way Line. This requires a ~~waiver~~ ^{Variances} since the maximum setback per the LDC is 80 feet.

The proposed building faces the roadway. Parking is located in the rear of the building. There is a need to be able to drive through the building, therefore, overhead doors are present on the front and rear of the building.

The maximum number of employees for both the Electric Contractor and the Landscape Contractor is 36. Both businesses will have only one work shift.

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