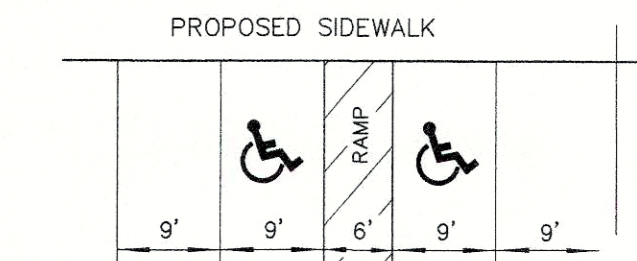


SITE DISTURBANCE CALCULATIONS

TOTAL AREA OF SITE DISTURBANCE	2.49 ACRES
EXISTING IMPERVIOUS SURFACE	0 SQ. FT.
PROPOSED IMPERVIOUS SURFACE	53,341 SQ. FT.
NET INCREASE IN IMPERVIOUS SURFACE	53,341 SQ. FT.

LEGEND

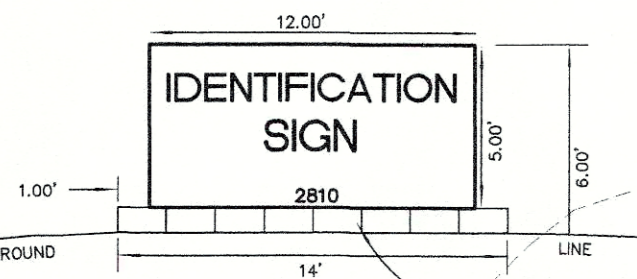
- BOUNDARY LINE (SUBJECT TRACT)
- BOUNDARY LINE (ADJOINER)
- ZONING DISTRICT BOUNDARY LINE
- CONTROL MONUMENT (SET)
- EXISTING SPOT ELEVATION
- BENCHMARK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC SERVICE
- EXISTING UTILITY POLE
- EXISTING LIGHT ON UTILITY POLE
- EXISTING ANCHOR FOR POLE
- EXISTING FENCE (TYPE NOTED)
- F.H. EXISTING FIRE HYDRANT
- PROPOSED SURFACE FLOW ARROW
- PROPOSED SILT FENCE
- EXISTING SINKHOLE (DEPRESSION) WITH BASIN DRAINAGE AREA



TYPICAL PARKING / HANDICAP PARKING DETAIL
NOT TO SCALE

NOTE: CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS SUPPLIED BY THE UTILITY COMPANY, KENTUCKY 811—BEFORE YOU DIG (BUD) MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL. DIAL 811 OR 1-800-752-6007.



DETAIL OF PROPOSED SIGN
(NOT TO SCALE)

KARST FEATURES

- SINKHOLE #1**
 DEPRESSION DIAMETER - 5'
 DEPTH OF DEPRESSION - 2.5'
 ELEV. OF DEPRESSION - 621'
 NO THROAT VISIBLE
- SINKHOLE #2**
 DEPRESSION DIAMETER - 3'
 DEPTH OF DEPRESSION - 2'
 ELEV. OF DEPRESSION - 620'
 NO THROAT VISIBLE
- THE MANDATORY KARST INSPECTION WAS PERFORMED BY MORRIS TALBOTT, PE, ON OCTOBER 22, 2016.
- VUA LBA**
 AREA OF VEHICULAR USAGE AREA (VUA) 36,650 S.F.
 % OF VUA REQUIRED FOR ILA 7.50%
 ILA REQUIRED 0.75 X 36,650 S.F. = 2,750 S.F. ILA
 ILA PROVIDED 2,785 S.F.

TREE CANOPY CALCULATION

TREE CANOPY CLASSIFICATION	..... °C
EXISTING TREE CANOPY PRESERVED	..... 0.02%
NEW TREE CANOPY COVERAGE AREA	..... 20%
TOTAL TREE CANOPY COVERAGE AREA REQUIRED	..... 19.98%

PROPERTY PERIMETER LBA

INTENSITY CLASS	..... 5
EXISTING TREE CANOPY PRESERVED	..... 0%
NEW TREE CANOPY COVERAGE AREA	..... 20%
TOTAL TREE CANOPY COVERAGE AREA REQUIRED	..... 20%

PARKING CALCULATIONS

FOR PROPOSED ELECTRIC / LANDSCAPE CONTRACTOR OFFICE
 BASED ON MAXIMUM OF 36 EMPLOYEES PER SHIFT

MINIMUM SPACES: 1 SPACE PER 1.5 EMPLOYEES BASED ON EMPLOYMENT COUNT
 36 EMPLOYEES / 1.5 = 24 SPACES

MAXIMUM SPACES: 1 SPACE FOR EACH EMPLOYEE BASED ON EMPLOYMENT COUNT
 36 EMPLOYEES / 1.0 = 36 SPACES

SPACES PROVIDED: 35 SPACES (INCLUDING 2 HANDICAP)

BLDG SETBACK REQUIREMENTS FOR M-2, NEIGHBORHOOD

FRONT 10' (MIN.) / 80' (MAX.)
 SIDE / REAR 30' (ADJOINING RESIDENTIAL)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

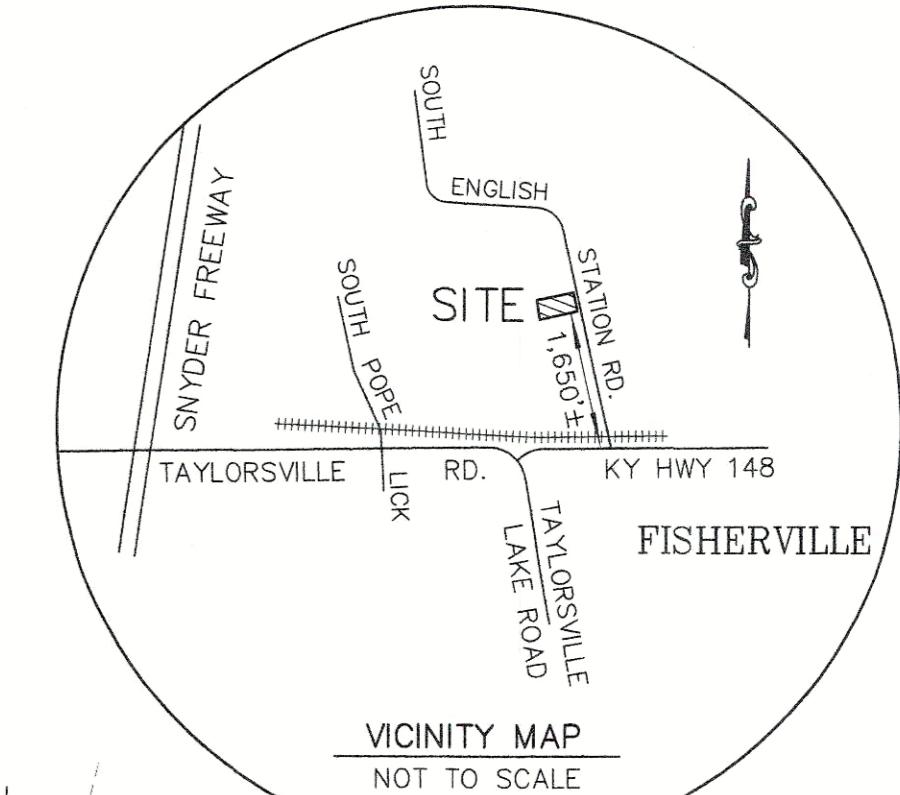
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES MUST BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

THIS IS A CONCEPT EPSC PLAN



REVISIONS

DATE	DESCRIPTION
10-20-2016	AGENCY COMMENTS
11-23-2016	PLS COMMENT

DRAWN BY:
 MAT
 CHECKED BY:

Advanced
 Civil Engineering
 Land Surveying
 319 TUCKER STATION ROAD
 LOUISVILLE, KENTUCKY 40243
 (502) 244-3876

CATEGORY 2B DEVELOPMENT PLAN
 CONCEPT DRAINAGE AND EPSC PLAN
ELECTRIC BLADES, LLC
 2810 SOUTH ENGLISH STATION ROAD
 LOUISVILLE, KY 40299
 ELECTRIC / LANDSCAPE CONTRACTOR BUILDING

OWNER AND DEVELOPER
 ELECTRIC BLADES, LLC
 P.O. BOX 991459
 LOUISVILLE, KY 40269
 DEED BOOK 10692, PAGE 703
 0048-0044-0000 (PARENT)
 ZONE M-2
 FORM DIST. - NEIGHBORHOOD

ENGINEER
 ADVANCED ENGINEERING AND SURVEYING, LLC
 319 TUCKER STATION ROAD
 LOUISVILLE, KY 40243
 (502) 244-3876
 aeis@ellsouth.net

RECEIVED
 NOV 23 2016
 PLANNING & DESIGN SERVICES

PROFESSIONAL ENGINEER
 MORRIS A. TALBOTT
 13071
 KENTUCKY

GRAPHIC SCALE (FEET) 1" = 30'

SCALE:
 1" = 30'

SHEET
 1 OF 1

- NOTES**
- THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM #211100060E (MAP DATE 12-5-2006)
 - THIS SITE IS LOCATED IN THE FLOYDS FORK OVERLAY DISTRICT AND IS SUBJECT TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
 - THIS PROPERTY IS LOCATED IN THE EASTWOOD FIRE PROTECTION DISTRICT.
 - SANITARY SEWERS ARE NOT AVAILABLE. SEWAGE DISPOSAL SYSTEM WILL BE A SEPTIC TANK AND LATERAL FIELD AS SHOWN HEREON.
 - GARBAGE COLLECTION WILL BE BY DUMPSTER.
 - THE PROPOSED BUSINESS WILL HAVE ONLY ONE WORK SHIFT.
 - SOME OF THE CONTRACTOR'S VEHICLES WILL BE PARKED INSIDE THE BUILDING DURING NON-WORKING HOURS.
 - PARKING SPACES ARE 9' X 18'.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF THE ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATELY BY THE DEPARTMENT OF PUBLIC WORKS.
 - THIS PROPERTY WAS CREATED BY MINOR SUBDIVISION, CASE #16MINORPLA1053 AND RECORDED IN DEED BOOK 10692, PAGE 703.
 - ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE REVIEWED, PERMITTED AND BONDED BY LOUISVILLE METRO TRANSPORTATION PLANNING.
 - HEALTH DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. THE SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES. REGULATIONS ESTABLISHED BY MSD. THE SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE.
 - A COMMON TRENCH WILL BE USED FOR UNDERGROUND UTILITIES.
 - THE MANDATORY KARST INSPECTION ON THIS PROPERTY WAS MADE BY MORRIS TALBOTT, PE, ON OCTOBER 22, 2016.

SITE AREA
 5.001 ACRES

PRELIMINARY DETENTION BASIN
 PRELIMINARY VALUES ONLY

BASIN VOLUME REQUIRED	..... 15,000 C.F.
BASIN VOLUME PROVIDED	..... 20,000 C.F.
SURFACE AREA	..... 8,500 S.F. C.F.
BASIN DEPTH	..... 3.0 FT.

PRE DEVELOPED	POST DEVELOPED (ROUTED)
2 YR. - 5.8 CFS	2 YR. - 2.0 CFS
10 YR. - 8.6 CFS	10 YR. - 3.0 CFS
25 YR. - 9.9 CFS	25 YR. - 3.4 CFS
100 YR. - 12.1 CFS	100 YR. - 4.0 CFS

SITE SUMMARY

ADDRESS OF SITE	2810 S. ENGLISH STATION RD. LOUISVILLE, KY 40299
TITLE SOURCE	DEED BOOK 10692, PAGE 703
PVA PARCEL No.	0048-0044-0000 (PARENT)
GROSS AND NET AREA OF SITE	5.001 ACRES (217,844 S.F.)
EXISTING ZONING DISTRICT	M-2
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	ELECTRIC CONTRACTOR / LANDSCAPE CONTRACTOR OFFICES
GROSS PROPOSED BUILDING AREA (FOOTPRINT)	16,384 S.F. (ONE STORY)
PARKING SPACES PROVIDED	35 SPACES
HEIGHT OF PROPOSED BUILDING	28'
FAR PROPOSED	0.08
ROADWAY CLASSIFICATION	PRIMARY COLLECTOR

VARIANCE REQUEST
 A VARIANCE FROM SECTION 5.3.1.C OF THE LAND DEVELOPMENT CODE HAS BEEN FILED REQUESTING TO ALLOW THE PROPOSED BUILDING TO HAVE A FRONT SETBACK OF 150' AND 167' INSTEAD OF THE 80' MAXIMUM SETBACK, RESULTING IN A WAIVER OF 70' TO 87'.

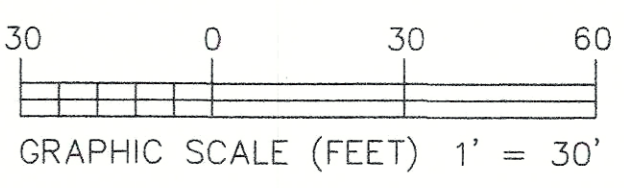
WAIVER REQUEST
 A WAIVER IS REQUESTED FROM SECTION 6.2.6 OF THE LAND DEVELOPMENT CODE HAS BEEN FILED REQUESTING TO ELIMINATE THE CONSTRUCTION OF SIDEWALKS FOR THIS DEVELOPMENT.

STEVEN GILLILAND
 2800 SOUTH ENGLISH STATION ROAD
 LOUISVILLE, KY 40299
 DEED BOOK 10386, PAGE 766
 0048-0044-0000
 ZONE M-2
 FORM DIST. - NEIGHBORHOOD

LAMAR PROPERTIES, LLC
 2800 SOUTH ENGLISH STATION ROAD
 LOUISVILLE, KY 40299
 DEED BOOK 984-4239
 0041-0107-0000
 ZONE M-2
 FORM DIST. - NEIGHBORHOOD

DONALD AND KATHY WRTZBERGER
 2901 SOUTH ENGLISH STATION ROAD
 LOUISVILLE, KY 40299
 DEED BOOK 5826, PAGE 144
 0041-0115-0000
 ZONE M-2
 FORM DIST. - NEIGHBORHOOD

JOHN AND NANCY JORDAN
 2820 SOUTH ENGLISH STATION ROAD
 LOUISVILLE, KY 40299
 DEED BOOK 5425, PAGE 390
 0048-0154-0000
 ZONE M-2
 FORM DIST. - NEIGHBORHOOD



WM # 11488