

4319 Barbours Ln

I/we oppose any variance that would grant access that would squeeze this many houses together on property with so many issues. This development looks good on paper, if you look at the topo or visit the property, you will see the issues.

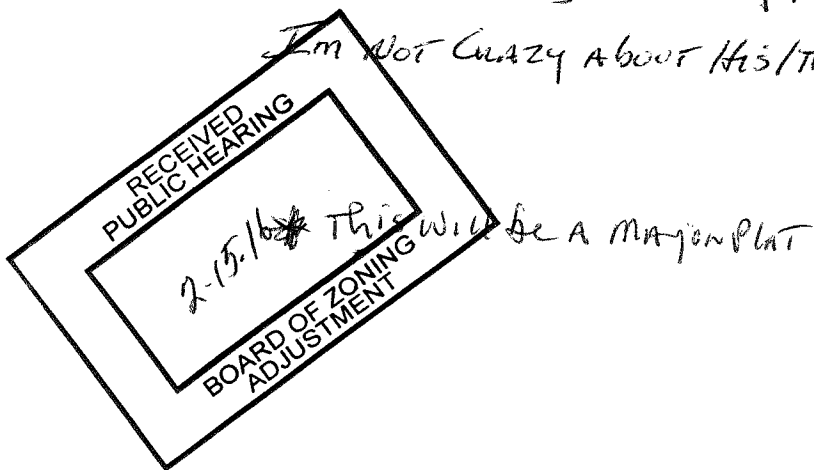
- 1) Steep slope issues (Homes will be sticking way out in the air)
- 2) Erosion issues (All the trees will have to be removed) (which keeps erosion from Blue Stream now)
- 3) Drainage (1/3 of Greensprings + An Equal Part of Wolf Creek's water runs right through the center of this property. Tract #2 like a locomotive

Plus the additional water from this development that's a drainage issue along with putting 5 houses on this property. (Blue Stream + 100 yd flood property) (Affecting

I don't believe the developer is aware of these issues & costs. He just sees FREE property (assessed @ \$200-)

1-home probably so (going to cost the value of the lot)

I'm not crazy about his/their promise's concerning sewer treatment property



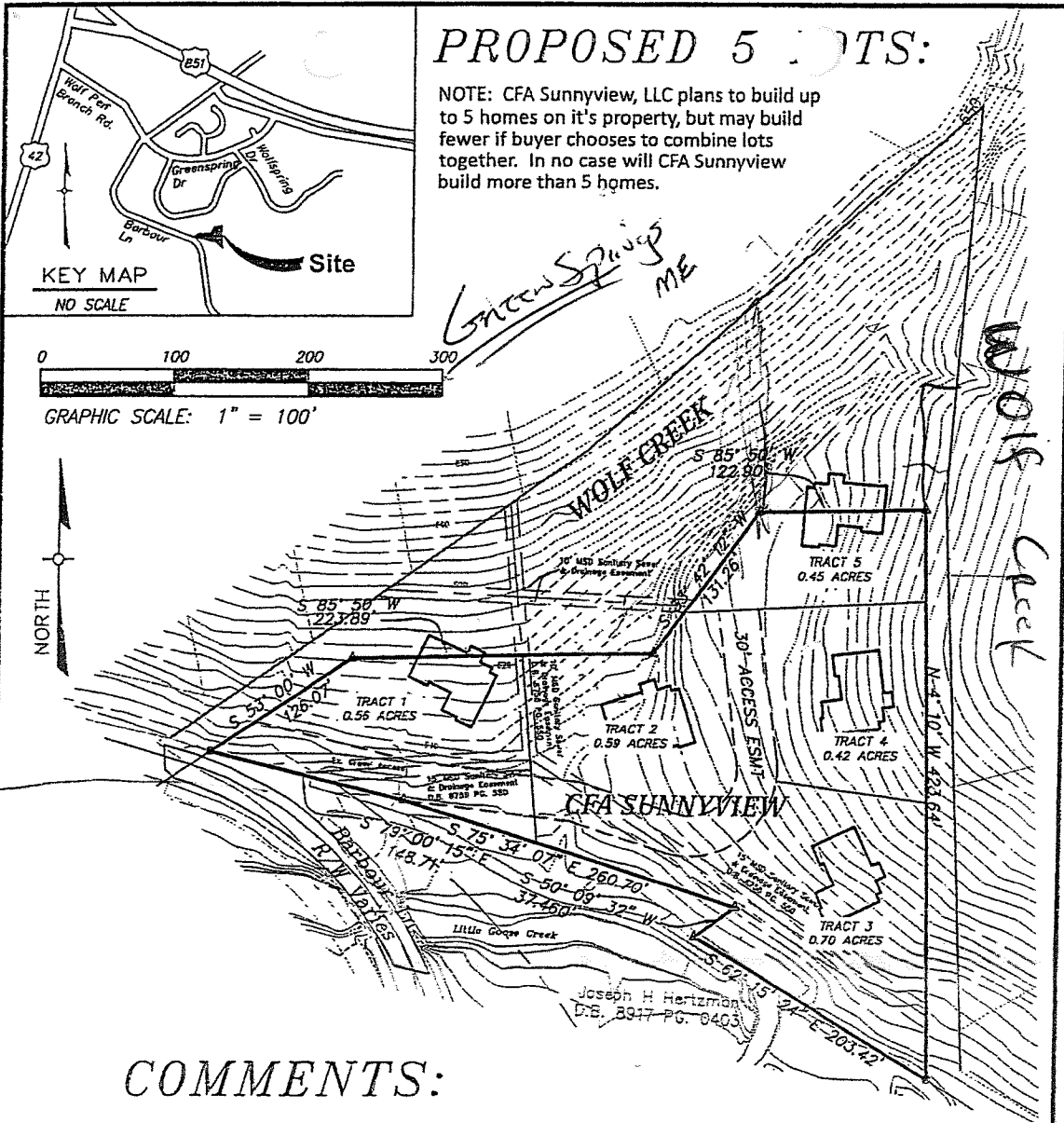
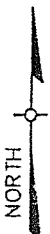
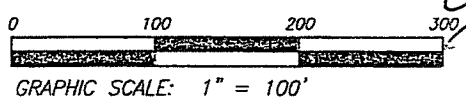
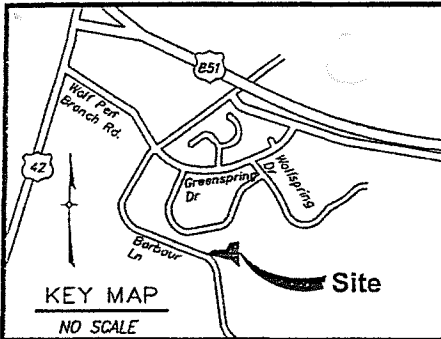
Thank you

Richard Kovats
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4418 Deepwood Dr.
Greensprings 19 40241

7511 NW
4319
Barbour Ln

PROPOSED 5 LOTS:

NOTE: CFA Sunnyview, LLC plans to build up to 5 homes on it's property, but may build fewer if buyer chooses to combine lots together. In no case will CFA Sunnyview build more than 5 homes.



Sigal/Annis
Brush

COMMENTS:

- CFA Sunnyview, LLC (a family LLC) owns 2.4 acres of land (outlined in Black) at 4319 Barbour Lane which it intends to develop into 5 upscale single family homes
- Style and quality of homes will be similar to those in Wolf Creek and surrounding area with the latest in interior layout & finishes
- The Wolf Creek HOA owns a piece of land "The Subject" (outlined in Red) which borders the CFA Sunnyview parcel but is land-locked by the CFA Sunnyview property
- CFA Sunnyview LLC is seeking permission to acquire the parcel owned by Wolf Creek HOA
- The 5 new homes will be developed almost entirely on the existing CFA Sunnyview portion of the two properties

1.56
1.59
1.70
1.42
1.45

2.72

- Less than 1% of the Wolf Creek HOA property would be used for the actual home pads (as shown by the overlap of house pads on Tracts 1 & 5)
- Due to MSD sewer easements (shown by — Red line) along with steep and rocky topography the majority of Wolf Creek HOA's parcel is not build-able
- Wolf Creek HOA is currently responsible for the expense, maintenance and upkeep of "The Subject" parcel along with the shared liability and insurance requirements
- CFA Sunnyview LLC and it's assigns propose to acquire "The Subject" parcel combining it with their existing property to develop 5 single family residences
- The existing landscape and topography of "The Subject" parcel will remain virtually untouched as the majority is unsuitable for building
- We hope the Wolf Creek HOA will approve our proposed acquisition enabling us to construct residences that will enhance the area, increase property values, and reduce Wolf Creek's HOA obligations

RECEIVED PUBLIC HEARING
 11/16/16
 2016

Keene Taylor 75 553-2384