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May 18, 2015

Case Manager
Louisville Metro Planning & Design Services
444 S. Fifth Street
Louisville, Kentucky 40202

Re: Conservation Subdivision – Michaels Crossing, 3900, 3920, 3950 and 4000 Sweeney Lane

Dear Case Manager:

This letter is submitted along with the neighborhood PowerPoint presentation (which contains, among other things, the environmental resources maps and versions of the preliminary colored-up subdivision plan) and the now final official submitted Conservation Subdivision Plan. A draft Declaration of Covenants and Restrictions (“CCRs”) with highlighted provisions relating to open spaces and protection of certain environmental features will probably be submitted for consideration prior to any Planning Commission hearing relative to this case. This and the following are submitted in order to demonstrate compliance with LDC Section 7.11.4.B.9.

- a. Describe how the existing natural features of the site are being preserved and incorporated into the layout.

This application for a conservation subdivision is located on 51 acres off Sweeney Lane, near its intersection with Taylorsville Road. A conservation subdivision plan was approved for this site in 2010, but it was never developed. As with that prior plan, existing natural features on the site are being preserved and incorporated into the subdivision layout as shown on the submitted Conservation Subdivision Plan. A man-made pond along with treed areas (some consisting of dense hardwood tree stands) and pasture areas will be incorporated into the approximately 7 acres of open space. The detention basin abutting the Dove Point subdivision will also provide 4 acres of open space between that existing subdivision and the proposed homes in Michael’s Crossing.

- b. Explain how clustering of dwelling units will:
 - i. Minimize disturbance of woodlands, wetlands, grasslands, mature trees and steep slopes.

This is demonstrated on the accompanying “Existing Resources & Site Analysis Plan” and as described above.

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- ii. Prevent downstream impacts due to runoff through storm water techniques including minimizing impermeable areas, using bio swales, rain gardens, permeable pavements, small-scale, infiltration and green roofs.

Evidence of compliance with MSD storm water management requirements is shown on the submitted Conservation Subdivision Plan. Evidence of MSD water quality regulatory compliance will be determined and submitted for approval at time of construction plans.

- iii. Protect views of open land from existing adjacent roadways through practices such as orienting structures to align with topographic character of land, tucking structures behind tree lines or knolls, using vegetation as a backdrop to reduce prominence of the structures, varying setbacks, setting aside required conservation land as a visual amenity into and within the development site, or any combination of these practices.

This is demonstrated on the accompanying “Existing Resources & Site Analysis Plan” in combination with the submitted Conservation Subdivision Plan and as described above.

- iv. Protect archaeological site and existing historic buildings or incorporate them through adaptive reuse.

No known archaeological features or historic structures exist on this site.

- v. Avoid encroaching on sensitive areas such as rare plant communities, high quality habitats, or endangered species habitats identified by the Kentucky Department for Natural Resources.

This is demonstrated on the accompanying “Existing Resources & Site Analysis Plan” in combination with the submitted Conservation Subdivision Plan and as described above.

- c. Explain how the design and location of buildable lots will ensure compatibility with existing adjacent development.

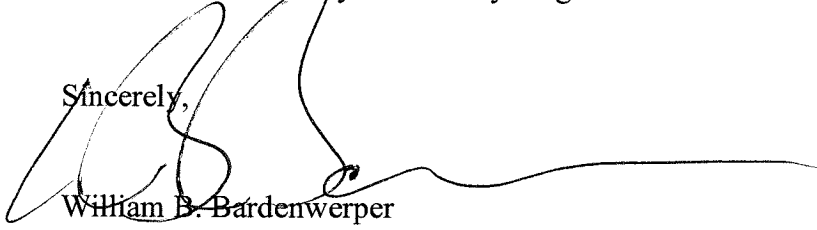
This is demonstrated in the PowerPoint presentation presented at the required neighborhood meeting which accompanies this application.

- d. Justification must be provided for any cases where proposed open space areas within the development will not abut existing open space areas on adjoining parcels.

To the extent that open space exists on adjoining properties, open spaces shown on the submitted Conservation Subdivision Plan will connect.

Please let us know if you need anything other than this letter and the attachments hereto.

Sincerely,

A handwritten signature in black ink, appearing to read 'William B. Bardenwerper', with a long horizontal flourish extending to the right.

Cc: Jarrod Vowels, Pulte Homes
Kevin Young & Ann Richard, Land Design & Development, Inc.

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