

Letter of Explanation for proposed development

Location: 8204 Turkey Run Pkwy, Louisville, KY 40291

An approximately 1,800 sq. ft. single family residence. First floor to be built in compliance with local & federal floodplain regulations. Second floor is livable/finished space.

The lot currently provides approximately 100 feet of trees & native foliage starting from the road, lined with approximately 40 feet of mature trees all along the left side of the property (if looking from the road) and approximately 70 feet of mature trees along the entire back of the property (with Floyds Fork Creek located behind the trees in the back). The house will be located in the natural clearing in the center & left on the property (to help conceal the home & minimize its view from the road & maintain the character of the landscape) and approximately 240 feet from the road – Turkey Run parkway. No clearing or removing of trees will be needed for the driveway/construction & the natural barrier will remain intact. All construction will be greater than 600 feet from the creek as to not disturb the soil or compromise the integrity of the land near the creek.

We love this area and the natural beauty & privacy it provides, and our building location & construction plans have been made with preserving that beauty at the forefront of our minds. Very minimal ground disturbance is expected & all appropriate measures will be taken to prevent any soil erosion or debris displacement (i.e. silt fencing around property).