

My name is Cody Vitkus and I am the land surveyor charged with the proposed development behind your property in Hardin Valley. We were made aware that yourselves and some of the neighbors had some concerns so I wanted to reach out and hopefully alleviate some of those.

In regard to the drainage concern, it is my professional opinion that a drainage easement along the path that was noted would unnecessarily encumber the property as the water already sheet flows across this area. I think trying to concentrate the runoff to a single swale as opposed to maintaining its natural flow would ultimately do more harm than good. I can assure the last thing we want to do is trap any water on our property and all necessary measures to ensure the drainage is not an issue will be taken and enforced during the permitting and construction processes.

In regard to the 35' peripheral setback, it is my experience that this is a typical occurrence for it to encompass the property when a major development is proposed and/or between two major developments. With the size of our property and being only two homes, this would not be practical as that would take 70' (over 50 percent) of allowable building area as is and inevitably take away one of the lots. We are currently exceeding minimum zone requirements in regard to the setback off of the property line in question in an effort to leave space between developments.

To my knowledge, there is no plan to clearcut the land so the majority of the property outside of the homesites should remain undisturbed. I also know that there are plans in the works to make improvements to Hardin Valley Road and I am certain that safety in regard to access points will be considered during this as well as during the permitting process for our specific development.

I hope this alleviates some of your concerns and I can assure you that my client desires to produce a product that is not only aesthetically pleasing but will ultimately benefit the progress of the community.

Regards,

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