

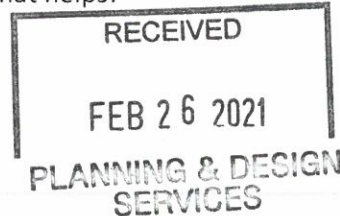
* Add email from Neiglebor

Chris Crumpton

From: Chris Crumpton
Sent: Monday, January 25, 2021 9:57 AM
To: 'angielamaster@att.net'
Subject: RE: Meeting on property at Rochelle

Ok Angie, we have provided answer below to your questions, hope that helps!

Chris Crumpton, P.E.
BlueStone Engineers, PLLC
502-292-9288



From: Account Admin! <angielamaster@att.net>
Sent: Thursday, January 14, 2021 10:54 AM
To: Chris Crumpton <chris@bluestoneengineers.com>
Subject: Meeting on property at Rochelle

I was disconnected last night and I have a few more questions about the townhomes. I hope u can answer them

Traffic: Each townhome will have 2 vehicles that will be an extra 80 vehicles in this area if not more. Now the entrance is going to be on Rochelle Road the Traffic will be terrible. There is only a 2 way stop at the end of Rochelle and Applegate. Have u all looked into this?

Angela, we would not assume 2 vehicles per unit that is the maximum amount per land development code, and some people won't even go out on a given day, so we would expect much less than this. Public Works has additionally reviewed this and felt as though it is a very minimal amount of units and vehicles being added. A significant improvement owner/developer agreed to provide was widening the culvert bridge at Applegate Lane. There'd be no need for adding 4-way stop to Applegate Lane for modest additional trips this project would generate, however you can make a request to public works to "review" adding 4-way stop by sending comment from their website. Public works doesn't typically like adding stop signs unless there is a major reason.

School: Smyrna elementary and moore middle and high school is at capacity. So kids living there will be diverted to other schools which mean more school busses. Right now this area has 10 busses that travel through here when school

Again, a project of only 39 modest units is not expected to produce large number of additional kids attending any one particular grade. Plus kids may be bused to "other schools" not in this area, as could other kids be "bused into" this area. In addition, some kids may be going to private schools. I do know with the recent tax increase, Jefferson County Public Schools will be moving forward with their future plans for expanding existing schools. I think you can find the expansion plan on their website.

Park: someone mentioned that the park will be for all the community kids. Where do u think these people are going to park ?. There not going to walk 1 mile to get to a park. Have u all thought about this?

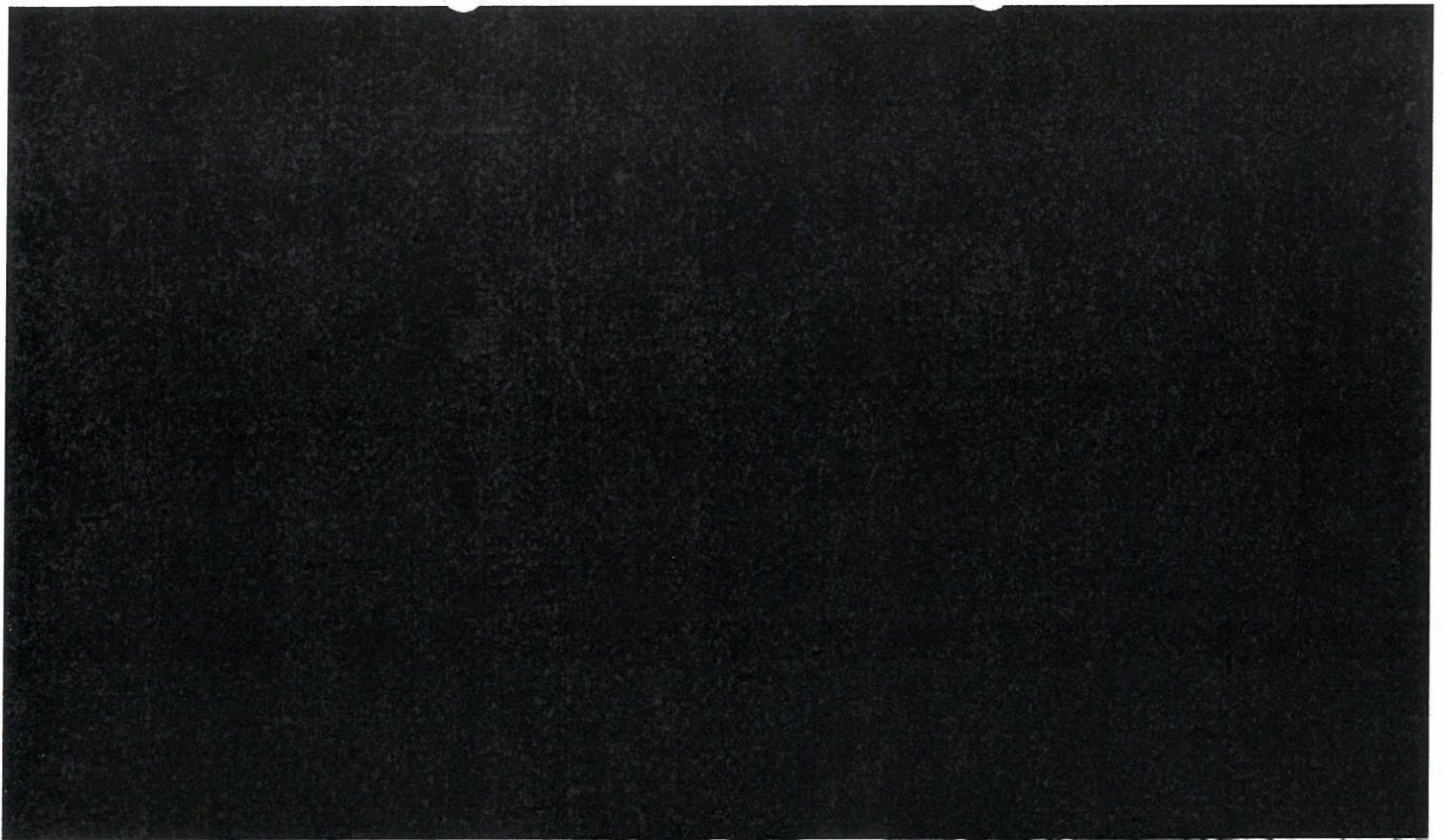
So this would not be a Louisville Metro Parks "park", they are not taking on new park areas since they have no money. This park would not have swing sets just walking and seeing areas. Think more of a walking park. The folks taking advantage of this park will most often be within walking distance themselves. It is not anticipated park users would come from areas further than 5 or 6 blocks, thus there is not planned to be any "parking lots". There are other larger parks with additional amenities beyond that 5 to 6 block distance that people drive to. People coming from

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distances further than 6 blocks will choose other larger parks (with greater amenities). It's unlikely anyone would choose this park to stop if they're far enough away to need use of a car.

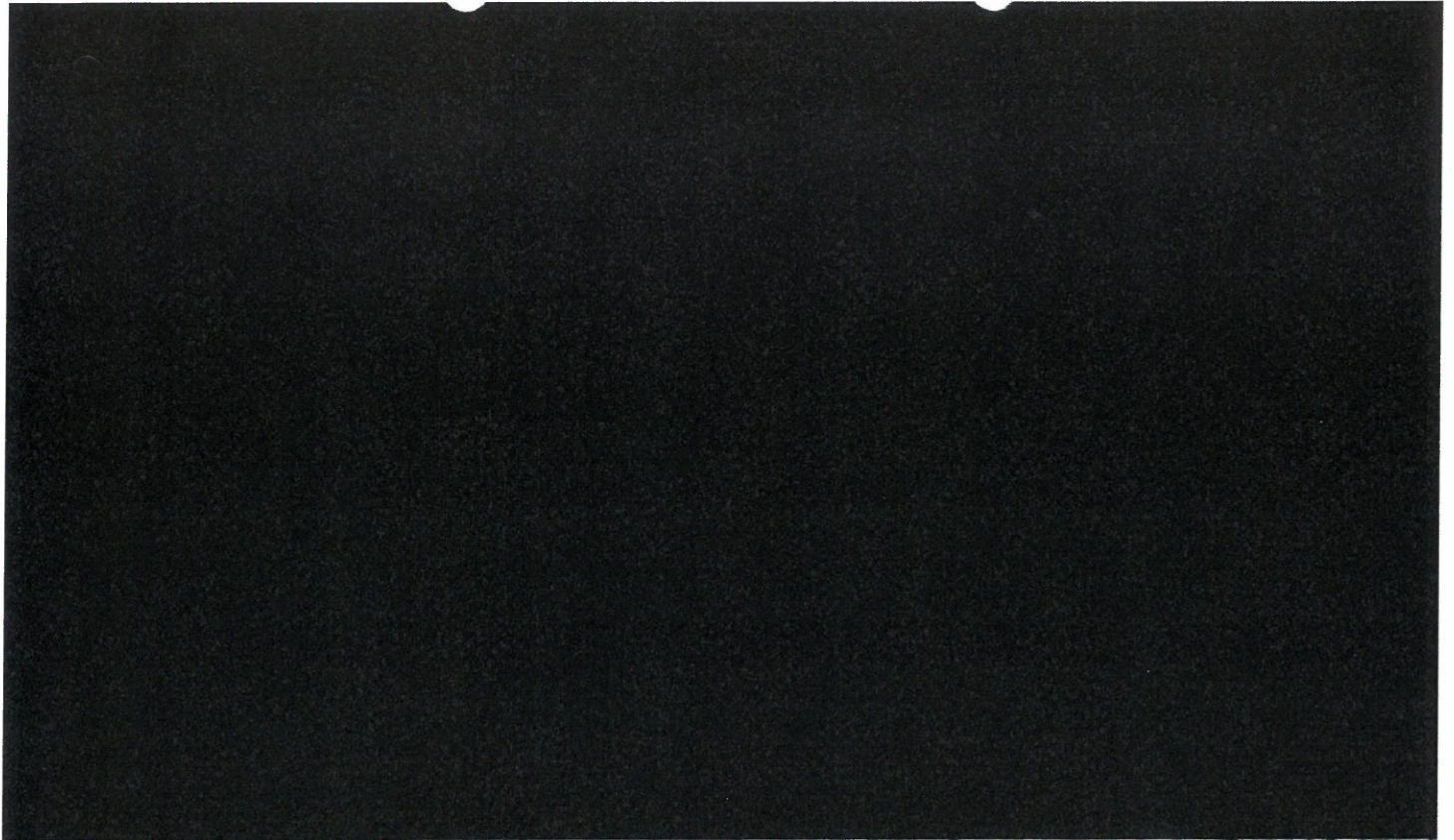
I wanted to show photos of rain and what it does to the creek and the properties now is this basin going to take care of this flooding issue or are we going to pay more for flood insurance?

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Also there are Deer living back there. Along with coyotes

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These are concerns that I hope u answer. Because we the people of this community have to live with. U all will not have too.

Thanks for providing these pictures. We are aware the affect heavy rains have on this area and have worked with MSD to ensure our project will have a net improved impact to handling storm water. Our planned detention basin will "reduce" the current runoff that occurs on our site.

We are aware of the wildlife that exists here. This is one of the benefits of our plan to leave a great deal of existing trees and heavy brush undisturbed. With roughly 50% of this property remaining undisturbed we've seen similar projects see such wildlife remain in the area and in fact return to their previous routines once construction equipment is gone. We feel this project would likely have a similar result and minimal change to wildlife could be experienced.

Thanks again for your time and valuable input to your neighborhood. We expect this project as designed will increase property values and have an overall positive impact to neighbors.

Thanks
angielamaster@att.net
7906 Rochelle Road

[Sent from Yahoo Mail on Android](#)

