

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Tuesday, July 07, 2015 4:29 PM
To: 'Kathy Linares'; Tony Kelly; Markert, Tammy O; Liu, Emily
Cc: Pat Barry; David Johnson; David Mindel; Bill Bardenwerper; Jim Frey ; Boz, Milana A; Kevin Beck
Subject: RE: Brentwood Commons #15ZONE1015

Kathy,

After further discussion with PDS colleagues, we still believe the direct path connection should be provided. Therefore, a Waiver request will need to be filed and I will add that request to the notices for the 7/23/15 LD&T meeting. Please revise the plan (and submit the required application and documents) by adding the following list:

Waiver Request:

1. Waiver from LDC 5.9.2.A.1.a.v to not provide a pedestrian path connection to the adjacent 21st Century Parks lot to the south.

David B. Wagner, Planner II

Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

From: Kathy Linares [<mailto:klinares@mindelscott.com>]
Sent: Tuesday, July 07, 2015 11:23 AM
To: Wagner, David B (PDS); Tony Kelly; Markert, Tammy O
Cc: Pat Barry; David Johnson; David Mindel; Bill Bardenwerper; Jim Frey ; Boz, Milana A; Kevin Beck
Subject: RE: Brentwood Commons #15ZONE1015

David and All,

We have revised the plan to remove the detention basin (accordingly update relative storm system and notes) and to reconfigure the north end of the 10' path along our frontage as suggested by Metro Parks. A pdf of this plan is attached. New plans will be filed/delivered today to PDS.

If there are any further concerns please let me know, but hopefully we have addressed everything required for this review. Thanks to all for your assistance and coordinating with me to improve this plan.

Kind regards,

Kathy M. Linares, LA, AICP

Mindel Scott & Associates, Inc.

5151 Jefferson Boulevard
Louisville, KY 40219
phone: 502 485-1508 ext. 131; fax: 485-1606
www.mindelscott.com

From: David Mindel
Sent: Tuesday, July 7, 2015 10:10 AM
To: Tony Kelly; Kathy Linares
Cc: Pat Barry; David Johnson
Subject: RE: Brentwood Commons #15ZONE1015

I am in agreement. Kathy will be revising the plan. Please let David Wagner know since we need to be docketed for the July 23rd LD&T. Thanks.

From: Tony Kelly [<mailto:Tony.Kelly@louisvillemsd.org>]

Sent: Tuesday, July 7, 2015 9:07 AM

To: Kathy Linares

Cc: Pat Barry; David Mindel; David Johnson

Subject: RE: Brentwood Commons #15ZONE1015

Kathy/Dave,

David and I reviewed the Brentwood Commons site this morning. More specifically the proposed detention volume provided. We request that you provide runoff volume compensation in the flood plain for this site instead of the detention basin as shown. Please feel free to call with any additional questions.

Thanks,

Tony

Tony Kelly, EIT

Metropolitan Sewer District

700 West Liberty Street

Louisville, KY 40203

(502) 540-6266

From: Kathy Linares [<mailto:klinares@mindelscott.com>]

Sent: Monday, July 06, 2015 4:32 PM

To: Tammy Markert; Tony Kelly; David B. Wagner

Cc: Pat Barry; Bill Bardenwerper; Jim Frey ; David Mindel

Subject: Brentwood Commons #15ZONE1015

All,

Just wanted you all to have access to the plan we refiled today to expedite review and further discussion if needed. Some of the changes included:

- Showing a detention basin to be located in the center of the building area and revised MSD notes accordingly
- Identified floodplain compensation area
- Eliminate PW note #8 regarding improvement to Bardstown Bluff Rd (as requested by Tammy/Jeff)
- Revised PW note #9 (was #10)10 regarding developer providing/constructing Louisville Loop across front of site
- (did not add note regarding direct connection along our shared property line with the park, since 21CP did not support it)
- Revised TCPA area and updated in Tree Canopy Data

After filing the attached, I received a call from Milana Boz and John Swintosky of Metro Parks and will continue to work with them to refine the Louisville Loop.
Thanks so much!

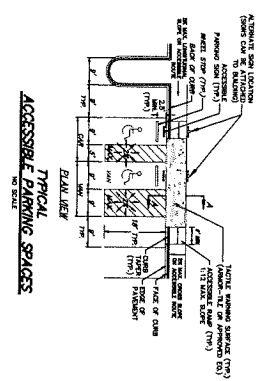
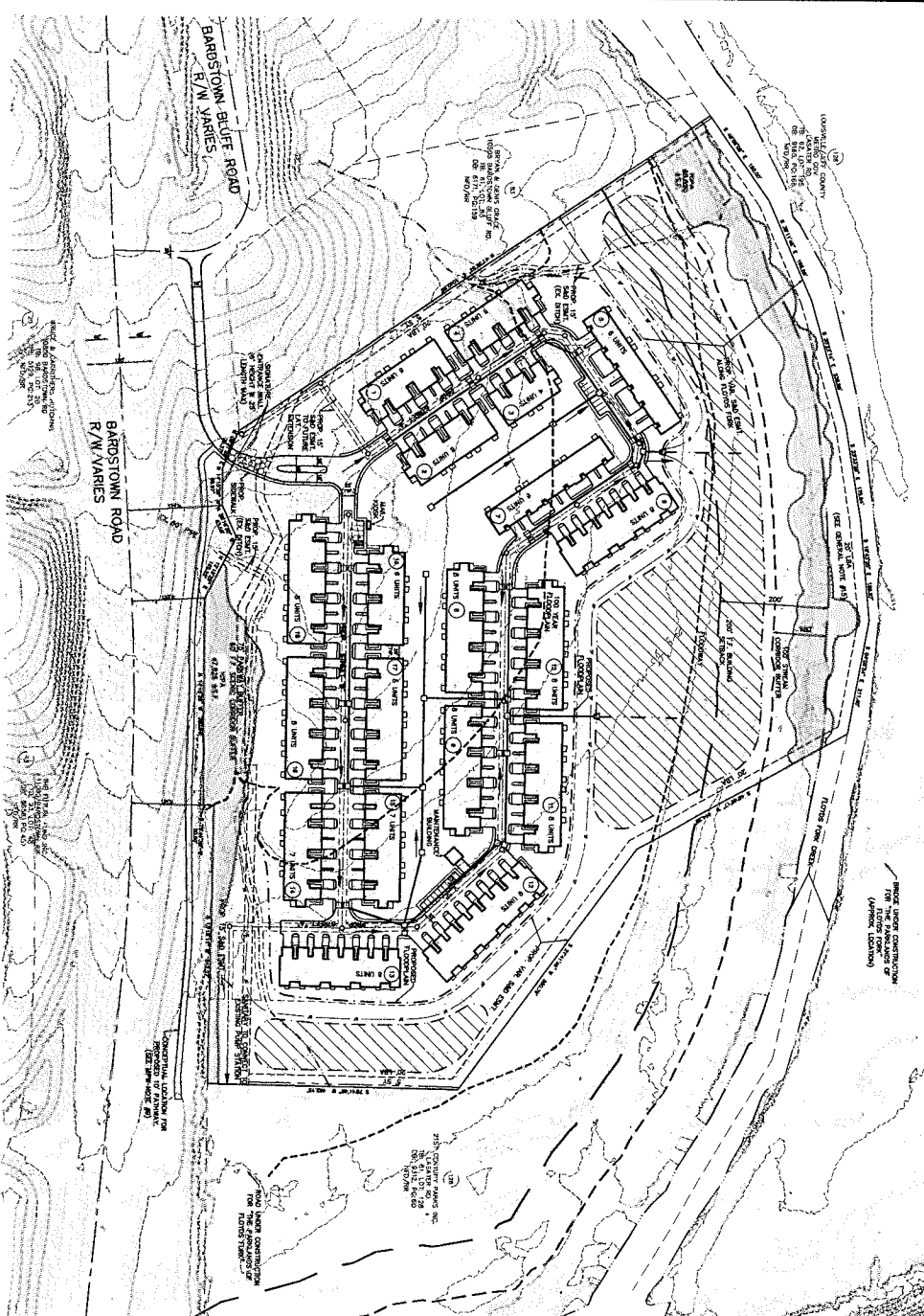
Kathy M. Linares, LA, AICP

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EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

1. THE PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE AND TO PROTECT THE ADJACENT WATERSHEDS FROM EROSION AND SEDIMENTATION. THE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE AND TO PROTECT THE ADJACENT WATERSHEDS FROM EROSION AND SEDIMENTATION.

2. THE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE AND TO PROTECT THE ADJACENT WATERSHEDS FROM EROSION AND SEDIMENTATION.

PERMITS, WORKS AND UTILITIES:

1. ALL WORKING AND CONSTRUCTION PERMITS SHALL BE OBTAINED BY THE DEVELOPER AND THE CONTRACTOR PRIOR TO THE START OF ANY WORK. THE PERMITS SHALL BE OBTAINED BY THE DEVELOPER AND THE CONTRACTOR PRIOR TO THE START OF ANY WORK.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES.

PROJECT DATA:

PROJECT NAME: BRENTWOOD COMMONS
 DEVELOPER: REDWOOD ACQUISITIONS, LLC
 OWNER: GINA & DARREL NICE
 ADDRESS: 10509 BARDSTOWN BLUFF RD., LOUISVILLE, KY 40291

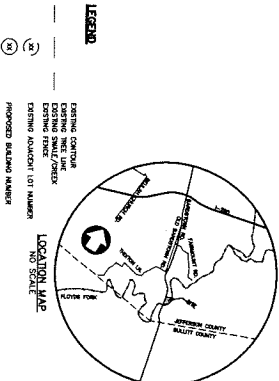
DETENTION CALCULATIONS:

2.975 (0.00-2.50) (0.00-1.00) (1.00-2.00) (2.00-3.00) (3.00-4.00) (4.00-5.00) (5.00-6.00) (6.00-7.00) (7.00-8.00) (8.00-9.00) (9.00-10.00) (10.00-11.00) (11.00-12.00) (12.00-13.00) (13.00-14.00) (14.00-15.00) (15.00-16.00) (16.00-17.00) (17.00-18.00) (18.00-19.00) (19.00-20.00) (20.00-21.00) (21.00-22.00) (22.00-23.00) (23.00-24.00) (24.00-25.00) (25.00-26.00) (26.00-27.00) (27.00-28.00) (28.00-29.00) (29.00-30.00) (30.00-31.00) (31.00-32.00) (32.00-33.00) (33.00-34.00) (34.00-35.00) (35.00-36.00) (36.00-37.00) (37.00-38.00) (38.00-39.00) (39.00-40.00) (40.00-41.00) (41.00-42.00) (42.00-43.00) (43.00-44.00) (44.00-45.00) (45.00-46.00) (46.00-47.00) (47.00-48.00) (48.00-49.00) (49.00-50.00) (50.00-51.00) (51.00-52.00) (52.00-53.00) (53.00-54.00) (54.00-55.00) (55.00-56.00) (56.00-57.00) (57.00-58.00) (58.00-59.00) (59.00-60.00) (60.00-61.00) (61.00-62.00) (62.00-63.00) (63.00-64.00) (64.00-65.00) (65.00-66.00) (66.00-67.00) (67.00-68.00) (68.00-69.00) (69.00-70.00) (70.00-71.00) (71.00-72.00) (72.00-73.00) (73.00-74.00) (74.00-75.00) (75.00-76.00) (76.00-77.00) (77.00-78.00) (78.00-79.00) (79.00-80.00) (80.00-81.00) (81.00-82.00) (82.00-83.00) (83.00-84.00) (84.00-85.00) (85.00-86.00) (86.00-87.00) (87.00-88.00) (88.00-89.00) (89.00-90.00) (90.00-91.00) (91.00-92.00) (92.00-93.00) (93.00-94.00) (94.00-95.00) (95.00-96.00) (96.00-97.00) (97.00-98.00) (98.00-99.00) (99.00-100.00)

GENERAL NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES.

2. THE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE AND TO PROTECT THE ADJACENT WATERSHEDS FROM EROSION AND SEDIMENTATION.



LEGEND:

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- PROPOSED PARKING
- EXISTING PARKING
- PROPOSED WALKING PATH
- EXISTING WALKING PATH
- PROPOSED PLAYGROUND
- EXISTING PLAYGROUND
- PROPOSED SWALE
- EXISTING SWALE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- PROPOSED FLOODPLAIN COMPARISON
- EXISTING FLOODPLAIN COMPARISON

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	6/7/2015
2	REVISED PERMITS	6/15/2015
3	REVISED PERMITS	6/15/2015
4	REVISED PERMITS	6/15/2015
5	REVISED PERMITS	6/15/2015
6	REVISED PERMITS	6/15/2015
7	REVISED PERMITS	6/15/2015
8	REVISED PERMITS	6/15/2015
9	REVISED PERMITS	6/15/2015
10	REVISED PERMITS	6/15/2015

DETAILED DISTRICT DEVELOPMENT PLAN
BRENTWOOD COMMONS
 10509 BARDSTOWN BLUFF RD.
 LOUISVILLE, KY 40291
 TAX BLOCK: 61 LOTS: 87, D.B. 9212 PG. 904

OWNER:
 GINA & DARREL NICE
 10509 BARDSTOWN BLUFF RD.
 LOUISVILLE, KY 40291

DEVELOPER:
 REDWOOD ACQUISITIONS, LLC
 23775 COMMERCE PARKWAY
 BEACHWOOD, OH 44122

MSA
 Mindel, Scott & Associates, Inc.
 Planning • Engineering • Surveying • Landscape Architecture
 15151 W. Parkwood Lane, Suite 100
 Cincinnati, OH 45244
 Phone: 513.963.1100 Fax: 513.963.1101
 www.mscand.com

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Tuesday, July 07, 2015 4:22 PM
To: 'Tony Kelly'
Cc: Pat Barry
Subject: RE: Brentwood - MSD notes revised

Importance: High

Kathy,
Hold off on printing plans that you were going to send down based on your email below. I also have revisions that will be needed. I'll send those to you in another email. Thanks!

David B. Wagner, Planner II

Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

From: Tony Kelly [<mailto:Tony.Kelly@louisvillemsd.org>]
Sent: Tuesday, July 07, 2015 4:15 PM
To: Wagner, David B (PDS)
Cc: Pat Barry
Subject: FW: Brentwood - MSD notes revised

We have reviewed the above plan and would be ok with it getting on to the docket. Let me know if you need any additional information.

Thanks,

Tony
Tony Kelly, EIT
Metropolitan Sewer District
700 West Liberty Street
Louisville, KY 40203
(502) 540-6266

From: Kathy Linares [<mailto:klinares@mindelscott.com>]
Sent: Tuesday, July 07, 2015 2:49 PM
To: Tony Kelly
Subject: FW: Brentwood - MSD notes revised

Tony,
If you can please check to see if we got your revisions correct before I send them downtown to David Wagner. Thanks!!

Kathy M. Linares, LA, AICP

Mindel Scott & Associates, Inc.
5151 Jefferson Boulevard
Louisville, KY 40219
phone: 502 485-1508 ext. 131; fax: 485-1606

www.mindelscott.com

From: Curtis Mucci
Sent: Tuesday, July 7, 2015 2:46 PM
To: Kathy Linares
Subject: Brentwood

Curtis W. Mucci

Mindel, Scott & Associates

Planning - Engineering - Surveying - Landscape Architecture
5151 Jefferson Blvd., Louisville, KY 40219

Phone: (502) 485-1508



Mindel, Scott & Associates, Inc.

Planning Engineering Surveying Landscape Architect
Utility Consulting Property Management

TRANSMITTAL FORM

Louisville Address: 5151 Jefferson Blvd. Louisville, KY 40219 Phone: (502) 485-1508 Fax: (502) 485-1606
 Lexington Address: 1795 Alysheba Way, Suite 1004 Lexington, KY 40509 Phone: (859) 264-0048 Fax: (859) 264-0226

Website: www.mindelscott.com

TO: Louisville Metro Planning and Design Services
Attn: David B. Wagner
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

DATE	July 8, 2015	REF.#	3244
RE:	Brentwood Commons		
RECEIVED			
JUL 08 2015			
PLANNING & DESIGN SERVICES			

THE FOLLOWING ITEMS ARE : ATTACHED SHIPPED UNDER SEPARATE COVER VIA

PRINTS ORIGINALS SAMPLES BASE MAPS
 MYLARS COPIES CHANGE ORDERS CONTACT PRINTS
 DOCUMENTS DISKETTES FIELD DATA PHOTO ENLARGEMENTS
 SPECIFICATIONS SHOP DRAWINGS

ITEM	QUANT.	DATE	SUBMITTAL NUMBER	DESCRIPTION	DISP.
1	10	07/08/15		DDDP revised - waiver request added	6

** THE DISPOSITION OF EACH ITEM IS AS FOLLOWS:

- 1-FOR APPROVAL
- 2-FOR YOUR USE / INFO
- 3-FOR REVIEW & COMMENT
- 4-FOR APPROPRIATE ACTION
- 5-FOR SIGNATURE & RETURN
- 6-AS REQUESTED
- 7-APPROVED AS SUBMITTED
- 8-APPROVED AS NOTED
- 9-REVISE & RESUBMIT
- 10-REJECTED
- 11-NO EXCEPTIONS TAKEN
- 12-NOTE MARKINGS
- 13- BORROWED ITEMS RETURNED
- 14- RETURN BY _____
- 15- _____
- 16- _____
- 17- _____
- 18- _____

REMARKS: Per your recommendation we have revised the plan to add the waiver. BTR will be submitting the application and fee.
Thanks for your assistance in this review and helping us to stay on schedule!

COPIES TO: file
Jim Frey, Bill Bardenwerper

Respectfully,
SENT BY: Kathy M. Linares, RLA / AICP

1520ME1015



Mindel, Scott & Associates, Inc.

Planning Engineering Surveying Landscape Architect
Utility Consulting Property Management

Louisville Address:
5151 Jefferson Blvd.
Louisville, KY 40219
Phone: (502) 485-1508
Fax: (502) 485-1606

Lexington Address
1795 Alysheba Way, Suite 1004
Lexington, KY 40509
Phone: (859) 264-0048
Fax: (859) 264-0226

Website: www.mindelscott.com

TRANSMITTAL FORM

TO: Louisville Metro Planning and Design Services
Attn: David B. Wagner
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

DATE	July 7, 2015	REF.#	3244
RE:	Brentwood Commons		

THE FOLLOWING ITEMS ARE : ATTACHED SHIPPED UNDER SEPARATE COVER VIA _____

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> PRINTS | <input checked="" type="checkbox"/> ORIGINALS | <input type="checkbox"/> SAMPLES | <input type="checkbox"/> BASE MAPS |
| <input type="checkbox"/> MYLARS | <input type="checkbox"/> COPIES | <input type="checkbox"/> CHANGE ORDERS | <input type="checkbox"/> CONTACT PRINTS |
| <input type="checkbox"/> DOCUMENTS | <input type="checkbox"/> DISKETTES | <input type="checkbox"/> FIELD DATA | <input type="checkbox"/> PHOTO ENLARGEMENTS |
| <input type="checkbox"/> SPECIFICATIONS | <input type="checkbox"/> SHOP DRAWINGS | <input type="checkbox"/> _____ | |

ITEM	QUANT.	DATE	SUBMITTAL NUMBER	DESCRIPTION	DISP.
1	10	07/07/15		DDDP revised per agency comments	6

** THE DISPOSITION OF EACH ITEM IS AS FOLLOWS:

- | | | |
|--------------------------|-------------------------|-----------------------------|
| 1-FOR APPROVAL | 7-APPROVED AS SUBMITTED | 13- BORROWED ITEMS RETURNED |
| 2-FOR YOUR USE / INFO | 8-APPROVED AS NOTED | 14- RETURN BY _____ |
| 3-FOR REVIEW & COMMENT | 9-REVISE & RESUBMIT | 15- _____ |
| 4-FOR APPROPRIATE ACTION | 10-REJECTED | 16- _____ |
| 5-FOR SIGNATURE & RETURN | 11-NO EXCEPTIONS TAKEN | 17- _____ |
| 6-AS REQUESTED | 12-NOTE MARKINGS | 18- _____ |

REMARKS: We have revised the plan to remove the detention basin (accordingly update relative storm system and notes) and to reconfigure the north end of the 10' path along our frontage as suggested by Metro Parks. As before and if possible, we request due to contractual requirements that this case be docketed for the July 23rd LD&T meeting. Thanks much!

07/07/15 3pm - Additional revision to MSD comments as further identified in coordination with Tony Kelly.

COPIES TO: file
Jim Frey, Bill Bardenwerper

Respectfully,
SENT BY: Kathy M. Linares, RLA / AICP

Wagner, David B (PDS)

From: Swintosky, John
Sent: Tuesday, July 07, 2015 9:29 AM
To: Markert, Tammy O
Cc: Boz, Milana A; Wagner, David B (PDS)
Subject: FW: Brentwood Commons #15zone1015
Attachments: SKMBT_C28415070616460.pdf

Attached is an enlarged view of the suggested revision of the connection of the shared use path to the proposed development.

It looks like Metro Parks' suggestion will work for the shared use path connection with this proposed development. Let us know if you need more information from Metro Parks.

From: Kathy Linares [mailto:klinares@mindelscott.com]
Sent: Tuesday, July 07, 2015 9:00 AM
To: Boz, Milana A
Cc: Swintosky, John; David Mindel; Wagner, David B (PDS); Bill Bardenwerper; Jim Frey
Subject: RE: Brentwood Commons #15zone1015

Milana and John,
We like and agree with your suggestion for connectivity regarding the design of the Louisville Loop at the north end and per the note on the plan will continue to work with you and others regarding the paths design/construction across our frontage.

Kind regards,

Kathy M. Linares, LA, AICP

Mindel Scott & Associates, Inc.
5151 Jefferson Boulevard
Louisville, KY 40219
phone: 502 485-1508 ext. 131; fax: 485-1606
www.mindelscott.com

From: Boz, Milana A [mailto:Milana.Boz@louisvilleky.gov]
Sent: Monday, July 6, 2015 4:02 PM
To: Kathy Linares
Cc: Swintosky, John
Subject: RE: Brentwood Commons #15zone1015

Hi Kathy:

Thanks for the conversation. Here is a blow-up of the intersection with Metro Parks' suggestion for connectivity of the Brentwood Commons development with the proposed section of Louisville Loop leading to the Parklands, illustrated in red.

There is realignment of the 10' shared use path as it goes north. There is realignment of the sidewalk connector as it goes west.

I believe that it will be a safer connection to the proposed development for the 1U shared use path to meet the entry driving surface at a 90 degree angle. This kind of connection slows down bicycle traffic, and discourages incorrect motorist movements. The sidewalk connection from within the new development can then follow the edge of pavement up to meet the proposed shared use path, simplifying pedestrian movements.

Let us know if this suits the needs of this plan. We also have Louisville Loop Wayfinding and Signage design standards that we can provide you. Attached is the page from the plan showing the community guide sign standard.

Thanks,

From: Kathy Linares [<mailto:klinares@mindelscott.com>]
Sent: Monday, July 06, 2015 12:02 PM
To: Wagner, David B (PDS); Liu, Emily
Cc: David Mindel; Bill Bardenwerper; Jim Frey ; Boz, Milana A; Hite, Lisa
Subject: RE: Brentwood Commons #15zone1015

David and Emily,
I am just wondering if your position has changed regarding the requirement for a direct connection to the park as a result of the email from Kevin Beck of 21 Century Parks (see attached) that they do not want a connection at this location?

We plan to refile the revised plan today and hope to be docketed for the next available LD&T meeting (July 23rd) to meet contractual obligations. Thanks!

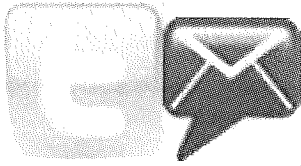
Kathy M. Linares, LA, AICP
(if needed I can also be reached at 649-7832)

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Louisville, KY 40219
phone: 502 485-1508 ext. 131; fax: 485-1606
www.mindelscott.com

From: Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]
Sent: Thursday, July 2, 2015 4:58 PM
To: Kathy Linares; Kevin Beck; Hite, Lisa; Boz, Milana A
Cc: David Mindel; Bill Bardenwerper; Jim Frey
Subject: RE: Brentwood Commons #15zone1015

Kathy,
I was just able to talk to Emily Liu about providing a direct pedestrian path to the 21st Century Parks from this proposed development and we both agree this connection should be provided. Not only is the requirement in the LDC, but providing connections to greenways is emphasized in the Comprehensive Plan as well. We would like for the applicant to work with 21st Century Parks and Metro Parks (Lisa Hite and Milana Boz have been copied on this email) on where the best location for this connection should be provided. Thanks!

David B. Wagner, Planner II
Develop Louisville – Planning & Design Services
444 S. 5th St., Suite 300 Louisville, KY 40202
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129
david.wagner@louisvilleky.gov



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Review applicant information and to track a case's progress: <http://portal.louisvilleky.gov/codesandregs/mainsearch>

Review staff reports and supporting documents for a case: <https://louisville.legistar.com/Calendar.aspx>

From: Kathy Linares [<mailto:klinares@mindelscott.com>]

Sent: Thursday, July 02, 2015 4:41 PM

To: Kevin Beck

Cc: David Mindel; Wagner, David B (PDS); Bill Bardenwerper; Jim Frey

Subject: Brentwood Commons #15zone1015

Importance: High

Kevin,

Our case manager for this development requests confirmation from you/21 Century Parks that a direct connection along our shared property line is not needed/being requested. With the change to the grades needed to keep the buildings out of the floodplain and floodplain compensation area needed to be provided we anticipate 3:1 slopes just beyond the buildings. This will make it difficult on our end to provide a connection especially one that complies with ADA requirements. It is our current understanding that this development will be constructing a portion of the Louisville Loop along the sites frontage and that a pedestrian connection from the site to the Loop will be provided in the NW corner of the site, near the entrance (see attached plan).

If you could provide a response in a reply to this email that would be appreciated. We are hoping to refile our plan Monday July 6th to address all remaining comments. Thanks!

Have a Great 4th Weekend!!

Kathy M. Linares, LA, AICP

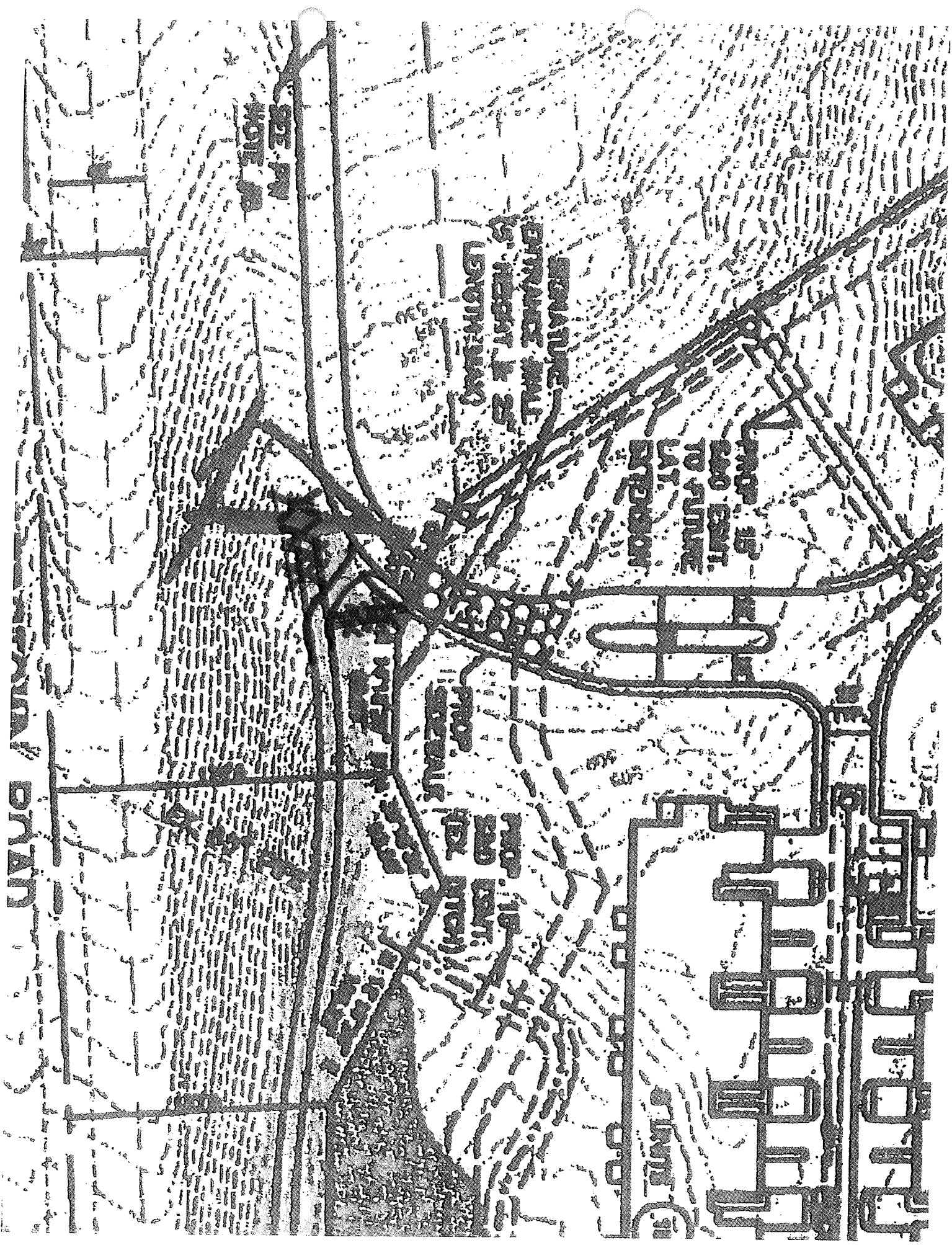
Mindel Scott & Associates, Inc.

5151 Jefferson Boulevard

Louisville, KY 40219

phone: 502 485-1508 ext. 131; fax: 485-1606

www.mindelscott.com



GEORGE HWY
MOBILE

BROADWAY
CITY HEIGHT & 25'
LIVINGMANS

PROP. 15
AND EAST
TO 4TH ST.
BIRMINGHAM

PROP. 15
AND EAST
(EX. HIGH)

ST. LOUIS

PHAN

Wagner, David B (PDS)

From: Kathy Linares <klinares@mindelscott.com>
Sent: Monday, July 06, 2015 4:32 PM
To: Markert, Tammy O; Tony Kelly; Wagner, David B (PDS)
Cc: Pat Barry; Bill Bardenwerper; Jim Frey ; David Mindel
Subject: Brentwood Commons #15ZONE1015
Attachments: DDP-3244 FILED 7-6-15.pdf

All,
Just wanted you all to have access to the plan we refiled today to expedite review and further discussion if needed. Some of the changes included:

- Showing a detention basin to be located in the center of the building area and revised MSD notes accordingly
- Identified floodplain compensation area
- Eliminate PW note #8 regarding improvement to Bardstown Bluff Rd (as requested by Tammy/Jeff)
- Revised PW note #9 (was #10)10 regarding developer providing/constructing Louisville Loop across front of site
- (did not add note regarding direct connection along our shared property line with the park, since 21CP did not support it)
- Revised TCPA area and updated in Tree Canopy Data

After filing the attached, I received a call from Milana Boz and John Swintosky of Metro Parks and will continue to work with them to refine the Louisville Loop.

Thanks so much!

Kathy M. Linares, LA, AICP

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Louisville, KY 40219
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www.mindelscott.com

Wagner, David B (PDS)

From: Kevin Beck <kb@21cparks.org>
Sent: Monday, July 06, 2015 10:54 AM
To: Wagner, David B (PDS)
Subject: Fwd: Scanned image from 21 Century Parks_31190
Attachments: areeves@21cparks.org_20150706_095050.pdf

David,

Here it goes:

The attachment shows the big picture that the proposed development is connecting to what will be the Louisville Loop (yellow, purple and green line). Residents of the development will eventually be able to access the Loop and take it south into the Parklands of Floyds Fork or go north when Metro builds more of it (21st CP is only committed to construction and maintenance of Louisville Loop on our current existing properties).

The red line on the attachment is our shared property boundary.

The developer (as we've been told) is committing to build the yellow section to Loop standards (within the Bardstown Road ROW). 21st CP is NOT committing to either build nor maintain this as it is not on our current park property.

21st CP already has the green section under construction. This is the southern end of our park and, when open in the spring, the Loop will take pedestrians all the way to Shelbyville Road in the north.

21st CP will EVENTUALLY (but this is not currently designed or funded) build the purple section.

21st CP would rather the development NOT have a pedestrian access across our (red on the attachment) shared property line.

Does this make sense?

Kevin

----- Forwarded message -----

From: areeves@21cparks.org <areeves@21cparks.org>
Date: Mon, Jul 6, 2015 at 10:50 AM
Subject: Scanned image from 21 Century Parks_31190
To: kb@21cparks.org

Reply to: areeves@21cparks.org <areeves@21cparks.org>
Device Name: 21 Century Parks_31190
Device Model: MX-2615N
Location: Not Set

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

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Kevin Beck

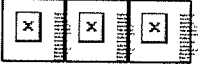
Project Manager, 21st Century Parks

471 W. Main St., Ste 202, Louisville, KY 40202

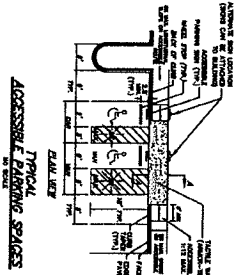
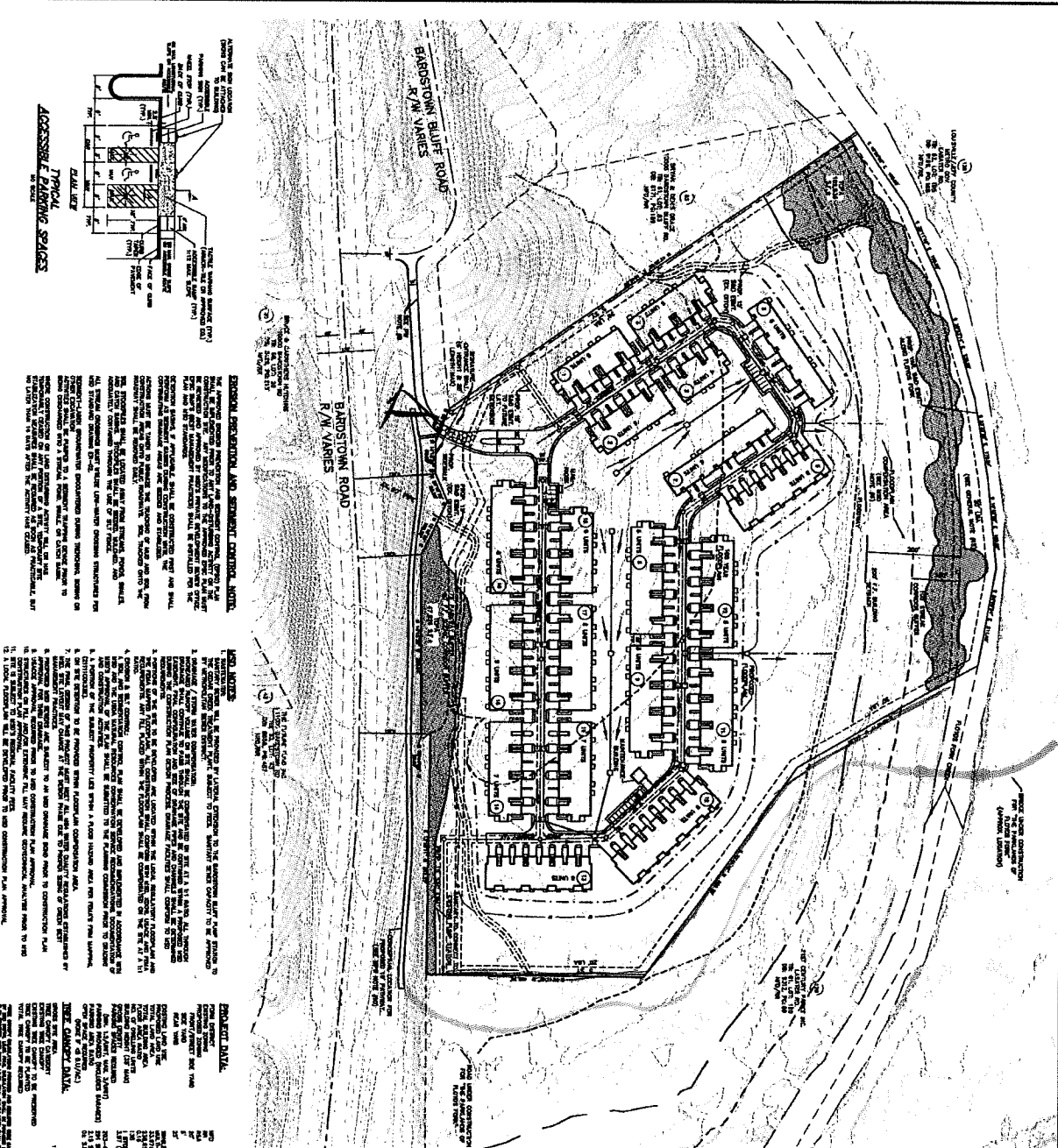
Office: (502) 584-0350 • Fax: (502) 584-6434

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GENERAL PROVISIONS AND SPECIFIC CONDITIONS:

1. THE GENERAL PROVISIONS AND SPECIFIC CONDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, SEVENTH EDITION, AS AMENDED, SHALL APPLY TO THIS PROJECT. THE SPECIFICATIONS SHALL BE SUPPLEMENTED BY THE CONDITIONS OF CONTRACT AND THE SPECIFICATIONS FOR CONSTRUCTION, SEVENTH EDITION, AS AMENDED, SHALL BE SUPPLEMENTED BY THE CONDITIONS OF CONTRACT AND THE SPECIFICATIONS FOR CONSTRUCTION, SEVENTH EDITION, AS AMENDED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO THE SITE.

7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO THE SITE.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, SEVENTH EDITION, AS AMENDED.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

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13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO THE SITE.

14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

PROJECT DATA:

PROJECT NAME: BRENTWOOD COMMONS
 OWNER: GRUA & DARREL NICE
 DEVELOPER: REDWOOD ACQUISITIONS, LLC
 ADDRESS: 10509 BARDSTOWN BLUFF ROAD, LOUISVILLE, KY 40291

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

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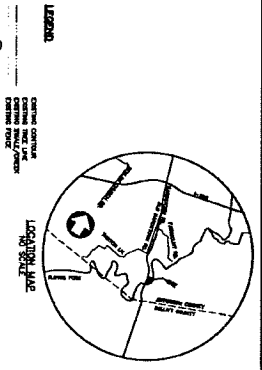
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REVISIONS:

NO.	DATE	DESCRIPTION
1	12/20/15	ISSUED FOR PERMITTING

SCALE: 1" = 40'

DATE: 12/20/15

DRAWN BY: JMM

CHECKED BY: JMM

APPROVED BY: JMM

DETAILED DISTRICT DEVELOPMENT PLAN
BRENTWOOD COMMONS
 10509 BARDSTOWN BLUFF RD.
 LOUISVILLE, KY 40291
 TAX BLOCK: 61 LOTS: 87, D.B. 9212 PG. 904

OWNER:
 GRUA & DARREL NICE
 10509 BARDSTOWN BLUFF RD
 LOUISVILLE, KY, 40291

DEVELOPER:
 REDWOOD ACQUISITIONS, LLC
 23775 COMMERCE PARK, SUITE 7
 BEACHWOOD, OH, 44122

MSA Mindel, Scott & Associates, Inc.
 Planning • Engineering • Landscaping • Construction Administration
 4000 W. Main Street, Suite 100
 Louisville, KY 40203

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Monday, July 06, 2015 10:19 AM
To: 'Kevin Beck'
Subject: RE: Brentwood Commons #15zone1015

Kevin,

Could you please show me on the development plan these 2 proposed entrances? I understand the first one you mention but am not sure of the second one.

David B. Wagner, Planner II

Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

From: Kevin Beck [mailto:kb@21cparks.org]
Sent: Monday, July 06, 2015 10:15 AM
To: Wagner, David B (PDS)
Subject: Re: Brentwood Commons #15zone1015

David,

21st Century Parks would rather people living in this development enter the park via the paved loop path (in the Bardstown ROW) and on another section of loop that we would build to our bridge (where the loop currently is designed to end) rather than a "backdoor" path through the shared property line and all of our wildflower plantings.

kb

On Mon, Jul 6, 2015 at 9:12 AM, Wagner, David B (PDS) <David.Wagner@louisvilleky.gov> wrote:

Kevin,

Not a different connection, an additional connection (2 total). The pedestrian connection in "front" of the development along Bardstown Rd. would be required regardless of the type of development because sidewalks are required and a pedestrian connection from those required sidewalks into the proposed development is required. Also, a pedestrian connection from the development directly to a vacant parcel is required unless both the Director of Planning and Design and the Director of Public Works both agree one cannot reasonably be provided due to environmental constraints (LDC 5.9.2.A.1.a.ii and iv) or the Director of Planning and Design deems the additional connection to be redundant or inappropriate (LDC 5.9.2.A.1.a.v). The Comprehensive Plans also states connections to greenways should be provided whenever possible.

David B. Wagner, Planner II

Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

From: Kevin Beck [mailto:kb@21cparks.org]
Sent: Monday, July 06, 2015 7:53 AM
To: Wagner, David B (PDS)
Subject: Fwd: Brentwood Commons #15zone1015

David,

Are you requesting a "different" pedestrian connection into the park than the "loop" shown on the drawing in "front" of the development along the Bardstown Road ROW?

Kevin

----- Forwarded message -----

From: **Wagner, David B (PDS)** <David.Wagner@louisvilleky.gov>
Date: Thu, Jul 2, 2015 at 4:57 PM
Subject: RE: Brentwood Commons #15zone1015
To: Kathy Linares <klinares@mindelscott.com>, Kevin Beck <kb@21cparks.org>, "Hite, Lisa" <Lisa.Hite@louisvilleky.gov>, "Boz, Milana A" <Milana.Boz@louisvilleky.gov>
Cc: David Mindel <dmindel@mindelscott.com>, Bill Bardenwerper <wbb@bardlaw.net>, Jim Frey <JFrey@byredwood.com>

Kathy,

I was just able to talk to Emily Liu about providing a direct pedestrian path to the 21st Century Parks from this proposed development and we both agree this connection should be provided. Not only is the requirement in the LDC, but providing connections to greenways is emphasized in the Comprehensive Plan as well. We would like for the applicant to work with 21st Century Parks and Metro Parks (Lisa Hite and Milana Boz have been copied on this email) on where the best location for this connection should be provided. Thanks!

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services

444 S. 5th St., Suite 300 Louisville, KY 40202

Direct: (502) 574 - 6019 Fax: (502) 574 - 8129

david.wagner@louisvilleky.gov



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Review applicant information and to track a case's progress:

<http://portal.louisvilleky.gov/codesandregs/mainsearch>

Review staff reports and supporting documents for a case: <https://louisville.legistar.com/Calendar.aspx>

From: Kathy Linares [mailto:klinares@mindelscott.com]

Sent: Thursday, July 02, 2015 4:41 PM

To: Kevin Beck

Cc: David Mindel; Wagner, David B (PDS); Bill Bardenwerper; Jim Frey

Subject: Brentwood Commons #15zone1015

Importance: High

Kevin,

Our case manager for this development requests confirmation from you/21 Century Parks that a direct connection along our shared property line is not needed/being requested. With the change to the grades needed to keep the buildings out of the floodplain and floodplain compensation area needed to be provided we anticipate 3:1 slopes just beyond the buildings. This will make it difficult on our end to provide a connection especially one that complies with ADA requirements. It is our current understanding that this development will be constructing a portion of the Louisville Loop along the sites frontage and that a pedestrian connection from the site to the Loop will be provided in the NW corner of the site, near the entrance (see attached plan).

If you could provide a response in a reply to this email that would be appreciated. We are hoping to refile our plan Monday July 6th to address all remaining comments. Thanks!

Have a Great 4th Weekend!!

Kathy M. Linares, LA, AICP

Mindel Scott & Associates, Inc.

5151 Jefferson Boulevard

Louisville, KY 40219

phone: 502.485-1508 ext. 131; fax: 403-1606

www.mindelscott.com

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Kevin Beck

Project Manager, 21st Century Parks

471 W. Main St., Ste 202, Louisville, KY 40202

Office: (502) 584-0350 • Fax: (502) 584-6434

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Kevin Beck

Project Manager, 21st Century Parks

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