



OFFICE OF PLANNING & DESIGN SERVICES – TRANSPORTATION REVIEW  
DEVELOP LOUISVILLE  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

YU "EMILY" LIU, AICP  
DIRECTOR

November 4, 2016

**Certified Mail**

Mr. Donny Jones  
Three D's Development  
1933 Club Hill Road  
Fairdale, KY 40118

RE:           **HARDWOOD FOREST 4**

Dear Mr. Jones:

Metro Government is in the process of updating subdivision bond records and checking the status of the corresponding projects. Our records indicate that this subdivision is over 12 years old, but only 33% developed. Below is a summary of each agency's review/release status and other items that are needed to obtain full release:

Public Works:	Need release approval – Punch list enclosed
MSD:	Need release approval – No punch list on record
Health Department:	Need release approval – Punch list enclosed
Fire Department:	No inspection on record
Engineer Certificate:	Need Engineer Certificate

We are currently holding the following financial instrument(s) related to this project:

\$79,000 PNC Bank Savings No. 3021134589.

Because this subdivision is over five years old, per the attached sub-divider's contract and LDC Section 7.2.45, Metro Codes and Regulations is requesting completion of any unfinished/incomplete infrastructure, releases from and any other outstanding items be provided to us by **May 1, 2017**.

Unless an extension is granted, failure to complete the required repairs and releases by this date will result in the issuance of a final notice and initiation of the bond forfeiture approval.

*LOUISVILLE FORWARD*

[www.louisvilleky.gov](http://www.louisvilleky.gov)

Mr. Donny Jones  
Hardwood Forest 4  
November 4, 2016

Page two

If you have any questions or need additional information, please contact Cheryl Browning at (502) 574-6761 or email [cheryl.browning@louisvilleky.gov](mailto:cheryl.browning@louisvilleky.gov)

Sincerely,

A handwritten signature in black ink that reads "Tammy Markert". The signature is written in a cursive, flowing style.

Tammy Markert, AICP, PTP  
Transportation Planning Coordinator

Enclosures

TM/clb

cc: Matt Haines, Public Works & Assets  
Jon Baker, Assistant County Attorney  
Bob Stauble, MSD  
Scott Shrader, Health Dept.  
Brian Morgan, PRP Fire Dept.  
PNC Bank  
Bond File



DEPARTMENT OF PUBLIC WORKS AND ASSETS

LOUISVILLE, KENTUCKY

GREG FISCHER

MAYOR

Mr. Donny Jones
Three D's Development
1933 Club Hill Road
Fairdale, KY 40118

June 17, 2015

VANESSA D. BURNS

Director

RE: HARDWOOD FOREST 4
SUBDIVISION INSPECTION BY DAN WILLEN (502) 664-4771 (Please call me prior to making any repairs or if you have any questions regarding punch list items).

Dear Mr. Jones:

An inspection was held on the referenced project on 6/16/15. This inspection report addresses the sidewalk and roadway deficiencies only. You have 45 days from the date of this punch list to complete the corrections and then, to request a re-inspection. Inspection requests should not be made unless the work is ready for inspection. Failure to meet the deadline will result in a final notice letter. It is the responsibility of the developer to contact MSD, the Health Dept., and the Fire Dept. to request a release inspection from them. An Engineer's Certificate is also required for release as well as a copy of the binding elements from Planning and the Decorative Street Name Sign Agreement "A" or "B". Please call Cheryl Browning at (502) 574-6761 if you have questions regarding bond release requirements and/or to schedule a re-inspection when the corrections have been made. The roadway and sidewalk discrepancies are noted below:

Table with 2 columns: Item number and Description of deficiency. Items include: 1. Replace the low, broken or damaged curbs at lots: Smarty Jones Dr. - as marked; Sunnys Halo Ct. - 9808, 9806, 9804, 9802, 9801 and at the start of the section to Smarty Jones Dr. as marked. 2. Remove the spilled concrete from the roadway or curbs throughout section as needed. 3. Adjust the manholes to surface grade throughout section as needed. 4. Lots undeveloped or under construction at this time: Total of 23. 5. Remove and replace the failed base on Smarty Jones Dr. and Sunnys Halo Ct. as marked. 6. Adjust the water meters to surface grade across from 9802 Sunnys Halo Ct. and throughout section as needed. 7. Backfill along the curbs throughout section as needed. 8. Smarty Jones Dr. - Wedge road as marked. 9. Sunnys Halo Ct. - Wedge, and mill, road as marked and remove grass from road at curb line.

Check all that apply: [x] Mill key way as marked. [x] Mill along curbs and catch basins.

Sincerely,

Handwritten signature of John Akridge

John Akridge
Inspector Supervisor



PUBLIC HEALTH AND WELLNESS  
DIVISION OF ENVIRONMENTAL HEALTH & PROTECTION  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

LAQUANDRA NESBITT, MD, MPH  
DIRECTOR

February 21<sup>st</sup>, 2012

Ms. Cheryl Browning  
Louisville Metro Public Works  
444 S. 5<sup>th</sup> Street STE 500  
Louisville, Kentucky 40202

Re: Hardwood Forest 4

Dear Ms. Browning:

An initial inspection conducted on 2-15-12 of the storm water drainage system revealed that positive drainage had not been established. Attached is a list of items that must be corrected before the release of the drainage bond. Forty-five days (per the Louisville Development Code 7.2.60 (B)) will be given for the correction of problems stated on the attached list. If corrections are not completed Bond Forfeiture proceedings may be initiated.

Sincerely,

Matthew Przystal  
Environmental Health Specialist

cc: Tom Harlow, MSD

February 15, 2012

Louisville Metro Department of Public Health and Wellness:

Hardwood Forest 4

1. Before a recheck inspection is requested ensure that all roadways have been cleaned, all vacant lots have been cut and all drainage swales have been cut so that drainage installations are visible.
2. Catch basins on 44, 55 and 64 require cleaning and/or correction of standing water and/or removal of silt bags.
3. Catch basin in easement on lot 50 and 73 is covered with silt bags
4. Easement leading from headwall on lot 51 requires regrading
5. Easement between lot 53 and 54 requires regrading after the concrete and ponding water behind lot 53 requires correction
6. Easement between 64 and 65 requires cleaning of silted material
7. Easement and headwall between lot 72 and 73 requires cleaning

Please call 574-6650 for re-inspection when corrections have been made.

**SUBDIVIDER'S CONTRACT**

**TO THE LOUISVILLE -JEFFERSON COUNTY METRO PLANNING COMMISSION**

Subdivision: HARDWOOD FOREST, SECTION 4

Docket No.: 10-12-03

Date: JUNE 6, 2007.

The undersigned subdivider(s) of the above named subdivision is (are) responsible for the installation, good repair and proper functioning of all improvements required by the construction plan approved OCTOBER 22, 2004 (date) and any amendments thereto approved in writing and for the installation of all reference monuments required by the record plat. Installation shall begin within one year after approval of the record plat, or within any one year extension granted by the Director of Metro Public Works, and shall proceed in a manner which does not cause unreasonable harm, inconvenience or annoyance to any other property owner in or outside of the subdivision. This obligation shall continue until the Louisville-Jefferson County Metro Planning Commission has granted a release pursuant to Section 2.60 of the Metropolitan Subdivision Regulations, and within a reasonable time such release will have been obtained by the subdivider. The subdivider shall abide by any time limits which the Director of Metro Public Works may specify in writing.

All forms of surety on this bond shall be maintained in an active status until released by the Metro Planning Commission or the Director of Metro Public Works and evidence of such status shall be furnished to the Metro Planning Commission on demand. In the event any letter of credit securing this bond expires by its terms at a specified time, the subdivider shall substitute a new cash bond not less than 10 days prior to the expiration date; otherwise, the authorized staff of the Metro Planning Commission or Metro Public Works shall draw the full amount of the letter of credit.

Bobby Bihely  
Subdivider

Attachment C

AUGUST 29, 2005

**7.2.45 Subdivider's Commitment and Bond Requirement**

Before Planning Commission approval may be shown on the record plat for recording, the subdivider shall deliver to the Director of Works the following items:

- A. Subdivider's Commitment - The subdivider shall be responsible for the installation, good repair and proper functioning of all improvements, including private roads, required by the approved construction plan and the installation of all reference monuments required by the record plat. Installation shall begin within a year after approval of the record plat, or within any one year extension granted by the Director of Works, and shall proceed in a manner which, in the judgment of the Director of Works, does not cause unreasonable harm, inconvenience or annoyance to any other property owner in or outside of the subdivision. The judgment of the Director of Works with respect to the manner of proceeding may not be questioned in any judicial proceeding by anyone except the subdivider, but said judgment when exercised in favor of the subdivider shall not constitute a defense to the subdivider in a judicial action against the subdivider by a complaining property owner. This obligation of the subdivider shall continue until the Director of Works, acting on behalf of the Planning Commission, has granted a release pursuant to Section 7.2.60. The required installations shall be completed and properly functioning within five (5) years from the date of which construction plans are approved, unless an extension is requested by the subdivider and approved by the Director of Works in writing. If eighty percent (80%) of the lots do not have a completed structure on them, the subdivider may request that the Director of Works, also acting on behalf of MSD, waive the eighty percent (80%) requirement and notify the Planning Commission of such waiver. If the waiver is granted, the subdivider or design engineer, acting on behalf of the subdivider, shall initiate the bond release process by sending a written request for bond release inspection to Public Works, MSD, the Health Department, and the local fire protection district. At any time after the date of approval of the record plat, the subdivider shall abide by any time limits which the Director of Works may specify in writing. This obligation shall be evidenced in writing signed by the subdivider on forms provided by the Director of Works.
- B. Security Required - There shall be filed with the Director of Works a bond instrument(s) approved by the Planning Commission and in the amounts determined by the Director of Works and MSD to insure fulfillment of the subdivider's commitment as set out above. Reduction of bond requirements shall not alter the subdivider's liability for fulfilling the obligations set out in Section 7.2.45 (1).