



FW: 212 & 300 South Park Road

From Kelli Jones <kelli.jones@swlinc.com>

Date Wed 2/26/2025 2:32 PM

To Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>; Planning Customer Service
<planningcustomerservice@louisvilleky.gov>

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Kaitlin,

Please see the email and related correspondence from Fairdale Fire Department below as requested for case # 24-CAT3-0016.

Kelli Jones, PLA

Associate, Landscape Architect



SABAK, WILSON & LINGO, INC.

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From: Josh Mouser <jmouser@fairdalefire.org>

Sent: Wednesday, February 26, 2025 2:28 PM

To: Kelli Jones <kelli.jones@swlinc.com>

Subject: Re: 212 & 300 South Park Road

Ms. Jones,

I have been out of the office for the past week due to schools, and I'm playing catch up. I have looked over the plans that you sent me, and I have no objections to warehouses being built at

212 & 300 SouthPark rd. I would like to remain in the loop in regards to hydrant placement when that stage of the process arrives. Thank you for reaching out, again, sorry for the delayed response.

From: Kelli Jones <kelli.jones@swlinc.com>
Sent: Wednesday, February 26, 2025 11:41 AM
To: Josh Mouser <jmouser@fairdalefire.org>
Subject: RE: 212 & 300 South Park Road

Mr. Mouser,

Metro Planning is still looking from a letter (or email) from you stating that you are good with our plan. See my previous request highlighted below. Is that something you can provide? I don't need anything fancy. Just a simple statement. I am also happy to ask any additional questions. I attached the latest copy of the plan for your reference. Nothing has really changed since you saw it last.

Thanks!

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From: Kelli Jones
Sent: Tuesday, February 11, 2025 3:03 PM
To: Josh Mouser <jmouser@fairdalefire.org>
Subject: RE: 212 & 300 South Park Road

No problem! We still have some time before we get in front of the Planning Commission.

We are just in the development plan stage and haven't really started detailed building or site construction design yet. As of now this is a spec building and we don't have a specific tenant. When we get to construction design we will be sure to add hydrants on site as needed to meet the requirements of the fire code. Typically, we make sure that all portions of the building are within 500' of a fire hydrant and there two hydrants within 1000'. We also typically have one 6 or 8" fire service for each building... depending on the fire protection designer's requirements. With access to 12 and 16" lines in the ROW, that shouldn't be an issue. On other buildings we have done with this client, the pump rooms have been in one of the corners on the loading dock side of the building. We will submit a hydrant plan to you for approval during the construction drawing process when we get there.

In staff's email they are mostly worried about access to the site...particularly during high traffic times at Old National Turnpike (South Park Road) and Brooks Hill Road. Can you provide an email stating that you don't have any issues with access to the site as designed? If you would like, you could even formally request submittal of a hydrant plan for review and approval at the time of construction design (even though we will do that anyway and the building department will require it prior to building permit approval).

Please let me know if you have any other questions.

Thanks!

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Associate, Landscape Architect



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From: Josh Mouser <jmouser@fairdalefire.org>

Sent: Tuesday, February 11, 2025 2:20 PM

To: Kelli Jones <kelli.jones@swlinc.com>

Subject: RE: 212 & 300 South Park Road

Ms. Jones,

I am sorry for the late reply; I have been in school. I was looking over the plan that you sent. I would like to know where the Pump houses are located for each building, and where you plan on putting the hydrants. I know of the two existing hydrants opposite side of the road from the building, but I cannot tell the size of the main to be ran to the buildings or proposed placement of new hydrants. Other than that, power lines, access to buildings, and Road with are all fine with me. Please let me know if I have overlooked it or if you need anything else.

From: Kelli Jones <kelli.jones@swlinc.com>

Sent: Thursday, February 6, 2025 11:41 AM

To: Josh Mouser <jmouser@fairdalefire.org>

Subject: 212 & 300 South Park Road

Mr. Mouser,

The Louisville Metro Department of Planning has asked that we obtain approval from Fairdale Fire regarding the proposed warehouses at 212 & 300 South Park Road. This is the old General Shale property. Most of this property (including the entire area of development) is within Jefferson County but a small portion of the subject property crosses the county line. The attached files include the following:

1. The email from Planning Staff specifically asking for your approval...as you can see, they will accept a letter or a stamped plan.
2. The previously approved plan from 2023 that had a total of 537,200 SF of proposed building.
3. The current plan that is under review and includes 274,600 SF of proposed building.

As you can see, this is much less intense than the previous proposal on site. Please let me know if you have any questions or concerns.

Thank you!

Kelli Jones, PLA

Associate, Landscape Architect



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