



## *Legal Counsel.*

DINSMORE & SHOHL LLP  
101 S. Fifth St., Suite 2500  
Louisville, KY 40202  
www.dinsmore.com

Clifford H. Ashburner  
(502) 540-2382 (direct) · (502) 581-8111 (fax)  
clifford.ashburner@dinsmore.com

April 5, 2023

RE: ***13903 & 14009 Old Henry Trail  
23-ZONEPA-0044***

Dear Neighbor:

Our client, The Marian Group, is in the process of filing for a proposal to change zoning from R-4 to R-5A on approximately 20 acres at the above addresses. The proposed development will include five different townhome styles, pedestrian courts, alleys for vehicular access, and amenities in the form of a pool and clubhouse.

Under the current Planning Commission By-laws, we are inviting nearby property owners, residents and neighborhood group representatives to a neighborhood meeting to discuss the proposal as indicated below.

### **MEETING:**

**Location:** Hamilton Springs Clubhouse  
2801 Hamilton Springs Drive  
Louisville, Kentucky 40245

**Date:** Wednesday, April 19, 2023

**Time:** 6:30 p.m.

If you would like us to email you a calendar invite to provide easier access to the meeting, please contact Shannon Johnson at [Shannon.Johnson@dinsmore.com](mailto:Shannon.Johnson@dinsmore.com) or 502-540-2341 or contact Vicki Miller at [Vicki.Miller@dinsmore.com](mailto:Vicki.Miller@dinsmore.com) or 502-540-2320.

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

The proposal is to develop a townhome community with several different home styles, pedestrian courts and amenities. The proposal will include landscape buffers and storm water detention facilities along Old Henry Trail and around the perimeter of the site.

April 5, 2023

Property: 13903 & 14009 Old Henry Trail

2. **Proposed Development Plan**

Attached please find a copy of the proposed development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project.

4. **Contact Information**

**Planning and Design Services**

Dante St. Germain  
Planning and Design Services  
Metro Development Center  
444 S 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Phone: 502 -574-4388  
Email: [Dante.St.German@louisvilleky.gov](mailto:Dante.St.German@louisvilleky.gov)

**Attorney for Applicant**

Clifford H. Ashburner  
Dinsmore & Shohl, LLP  
101 S Fifth Street, Suite 2500  
Louisville, KY 40202  
Phone: 502-540-2300  
Email: [Clifford.Ashburner@dinsmore.com](mailto:Clifford.Ashburner@dinsmore.com)

**Plan prepared by:**

John Campbell  
Heritage Engineering  
642 South 4<sup>th</sup> Street, Ste. 100  
Louisville, KY 40202  
Phone: 502-562-1412  
Email: [jcampbell@heritageeng.com](mailto:jcampbell@heritageeng.com)

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit:  
<http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the planning tab, and enter **23-ZONEPA-0044**.

6. **After the Neighborhood Meeting**

Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner



DETENTION CALCULATIONS

TRACT A  
X = Δ CRA/12  
Δ C = 0.75-0.30=0.45  
A = 465,250 S.F.  
R = 2.8 INCHES  
X = (0.45)(465,250)(2.8)/12=48,851 CUBIC-Feet  
REQUIRED X = 48,851 CU.FT.  
BASIN AREA = 16,285 S.F.  
TOTAL = 16,285 S.F. @ APPROX. 3 FT. DEPTH  
= 48,855 CU.FT. > 48,851 CU.FT.

TRACT B  
X = Δ CRA/12  
Δ C = 0.75-0.30=0.45  
A = 451,429 SF  
R = 2.8 INCHES  
X = (0.45)(451,429)(2.8)/12=47,400 CUBIC-Feet  
REQUIRED X = 47,400 CU.FT.  
BASIN AREA = 15,800 S.F.  
TOTAL = 15,800 S.F. @ APPROX. 3 FT. DEPTH  
= 15,800 CU.FT. > 15,800 CU.FT.

R-4 (NFD)  
BENJAMIN D. KENNEDY  
13901 OLD HENRY TRAIL  
LOUISVILLE, KY 40245  
D.B. 10752, PG. 62

R-4 (NFD)  
BENJAMIN D. KENNEDY  
13901 OLD HENRY TRAIL  
LOUISVILLE, KY 40245  
D.B. 10752, PG. 66

LEGEND

- EX. TREE AREA
- EX. UTILITY POLE
- EX. PROPERTY LINE
- EX. FENCE
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- PR. STORM DRAINAGE
- PR. SANITARY SEWER
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. RIGHT-OF-WAY LINE
- PR. BUILDING

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811(PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by	Chk'd by	Approved By

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

MSD NOTES

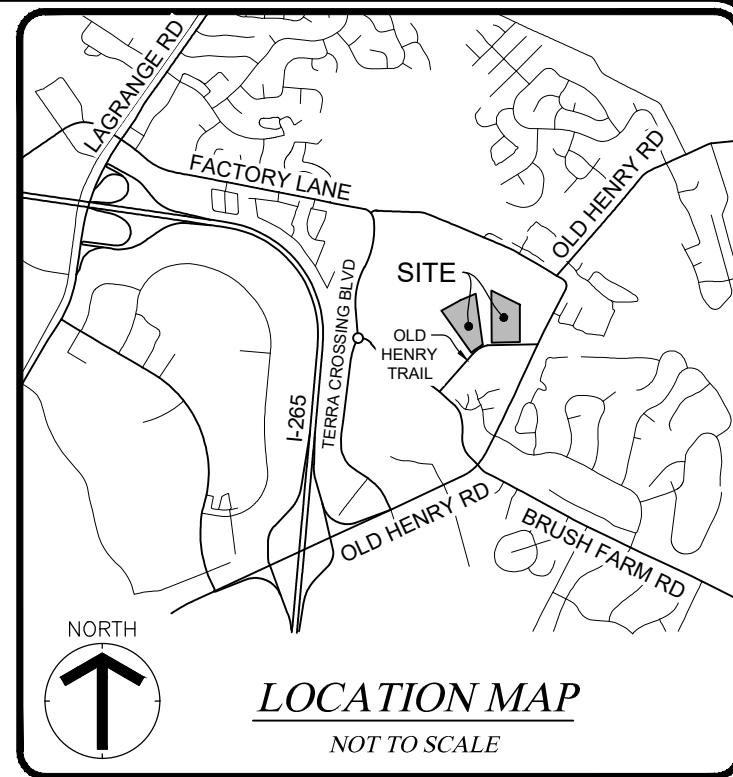
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C00021F & 21111C00034F, DATED 2/26/21).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2-, 10-, 25- AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

EROSION CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



OWNER

TRACT A  
PAM LONGWELL  
13910 FACTORY LANE  
LOUISVILLE, KY 40245-2022  
SITE ADDRESS:  
13903 OLD HENRY TRAIL  
LOUISVILLE, KY 40245  
D.B. 8831, PG. 410  
TAX BLOCK 15, LOT 155

TRACT B  
PAM LONGWELL  
13910 FACTORY LANE  
LOUISVILLE, KY 40245-2022  
SITE ADDRESS:  
14009 OLD HENRY TRAIL  
LOUISVILLE, KY 40245  
D.B. 8831, PG. 64  
TAX BLOCK 15, LOT 166

SITE DATA

	TRACT A	TRACT B	TOTAL
TOTAL SITE AREA	10.68 Ac.	10.68 Ac.	21.36 Ac.
R/W DEDICATION	-0.18 Ac.	-0.32 Ac.	-0.50 Ac.
NET SITE AREA	10.68 Ac.	10.36 Ac.	21.04 Ac.
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
EX. ZONING	R-4	R-4	R-4
PR. ZONING	R-4	R-4	R-4
EX. LAND USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
PR. LAND USE	TOWN HOMES	TOWN HOMES	TOWN HOMES
PR. NUMBER OF UNITS	124 UNITS	104 UNITS	228 UNITS
D.U./ACRE	11.61 D.U./Ac.	10.04 D.U./Ac.	10.84 D.U./Ac.

PARKING SUMMARY

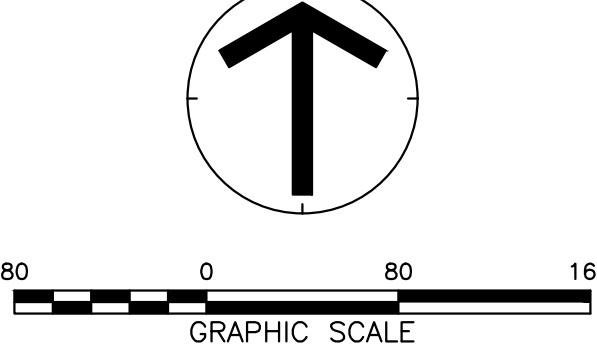
	TRACT A	TRACT B	TOTAL
TOWNHOMES	124 UNITS	104 UNITS	228 UNITS
MIN. PARKING REQUIRED (1 SPACE/1 UNIT)	124 SPACES	104 SPACES	228 SPACES
MAX. PARKING PERMITTED (3 SPACES/1 UNIT)	372 SPACES	312 SPACES	684 SPACES
SURFACE PARKING PROVIDED	SPACES	SPACES	SPACES
GARAGE PARKING PROVIDED (2 SPACES/UNIT)	248 SPACES	208 SPACES	456 SPACES
TOTAL PARKING PROVIDED	248 SPACES	208 SPACES	456 SPACES
PARKING RATIO	2 SP./UNIT	2 SP./UNIT	2 SP./UNIT

TREE CANOPY

	TRACT A	TRACT B	TOTAL
SITE AREA	465,221 SF (10.68 Ac.)	451,282 SF (10.36 Ac.)	916,503 SF (21.04 Ac.)
TREE CANOPY REQUIRED	162,827 SF (35%)	157,949 SF (35%)	320,776 SF (35%)
TREE CANOPY PRESERVED	162,827 SF (35%)	157,949 SF (35%)	320,776 SF (35%)
TREE CANOPY PLANTED	162,827 SF (35%)	157,949 SF (35%)	320,776 SF (35%)
TOTAL TREE CANOPY PROVIDED	162,827 SF (35%)	157,949 SF (35%)	320,776 SF (35%)

\* TREE CANOPY PRESERVED WILL BE DETERMINE AT CONSTRUCTION STAGE BASED ON FINAL SITE DISTURBANCE.

NORTH



CASE# ----- WM# -----

ENGINEER:  
**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Suite 100  
Louisville, KY 40202  
(502) 562-1412  
(502) 562-1413 Fax

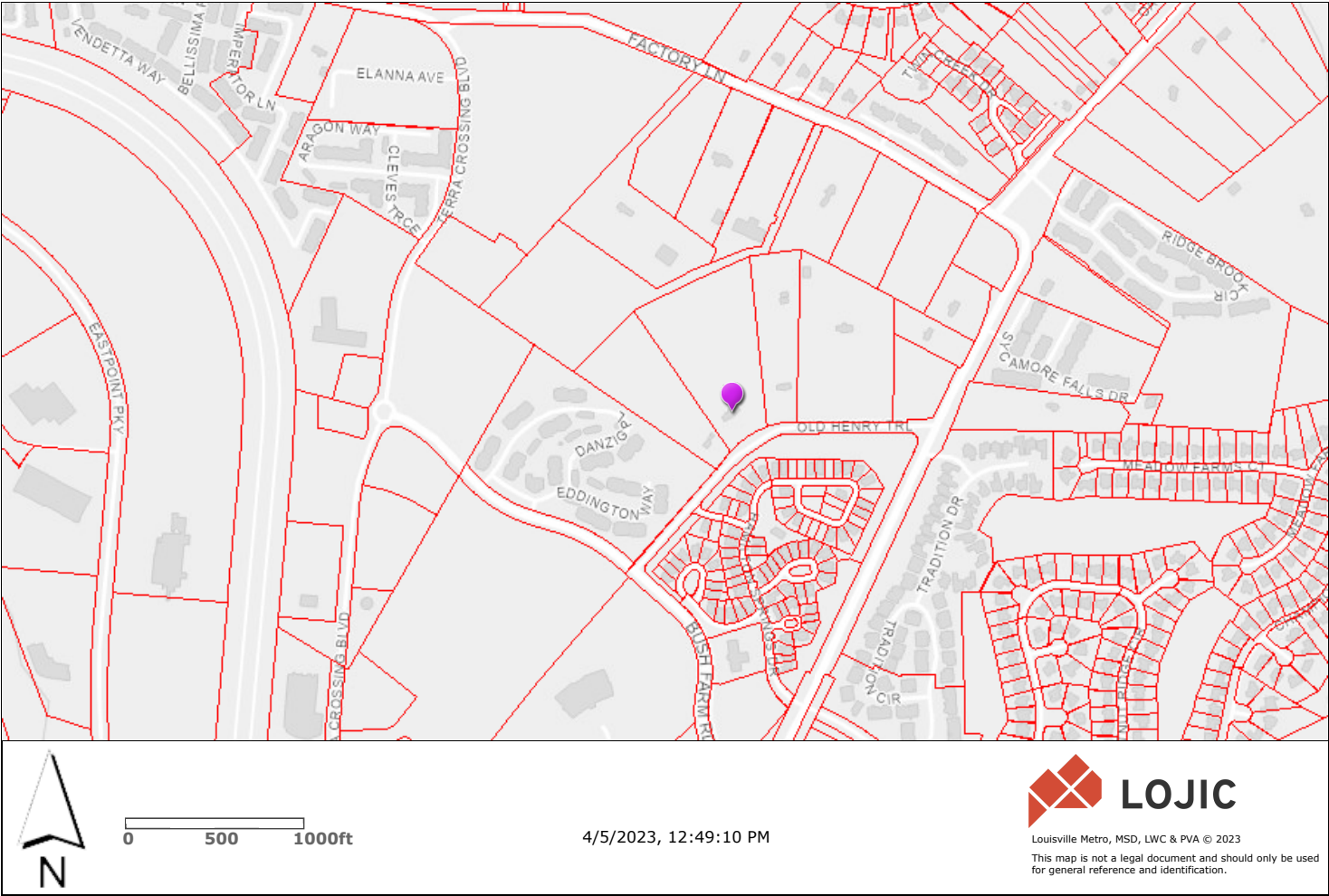
**THAMARIAN**  
People. Neighborhoods. Community.  
1801 PAYNE STREET  
LOUISVILLE, KY 40206  
PHONE: (502) 297-8130  
www.thamariangroup.com

PROJECT: (PRE-APP) GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR  
**OLD HENRY TRAIL MULTI-FAMILY**  
13903 & 14009 OLD HENRY TRAIL  
LOUISVILLE, KY 40245

JOB NO:	23013
HORIZ. SCALE:	1"=80'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	MARCH 23, 2023

SHEET  
**C01**





## **After the Neighborhood Meeting**

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.