



Legal Counsel.

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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 or 502-540-2341 or contact Vicki Miller at 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 5th Street, 3rd Floor
Louisville, KY 40202
Phone: 502-574-4388
Email: 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

Plan prepared by:

John Campbell
Heritage Engineering
642 South 4th Street, Ste. 100
Louisville, KY 40202
Phone: 502-562-1412
Email: 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



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	Detailed 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 SITE LIES IN THE ANCHORAGE MIDDLETON FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMER, 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.
- OPERATING UTILITY LINES (ELECTRIC, GAS, 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 ABUTTING 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.

MSD NOTES

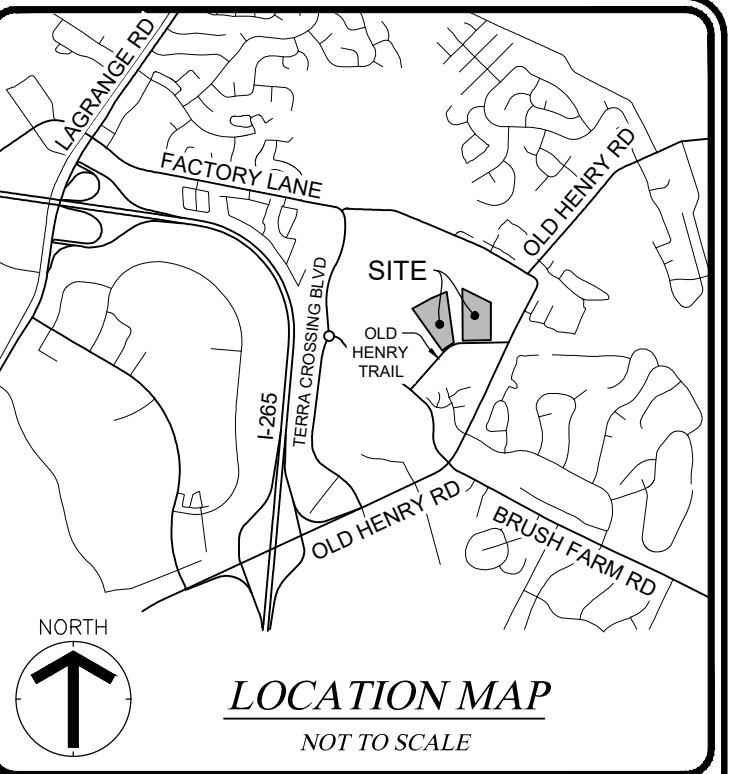
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION SIZE OF DRAINS, 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. (2111C0021F & 2111C0034F, DATED 2/26/21).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
- ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA 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 ADA. ROADS 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. SWPP & 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 ROADS. 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE AND ETC.
- WHEN 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.



HERITAGE ENGINEERING, LLC
 ENGINEER:
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 Jeffersonville, KY 40204
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 (812) 280-8281 Fax

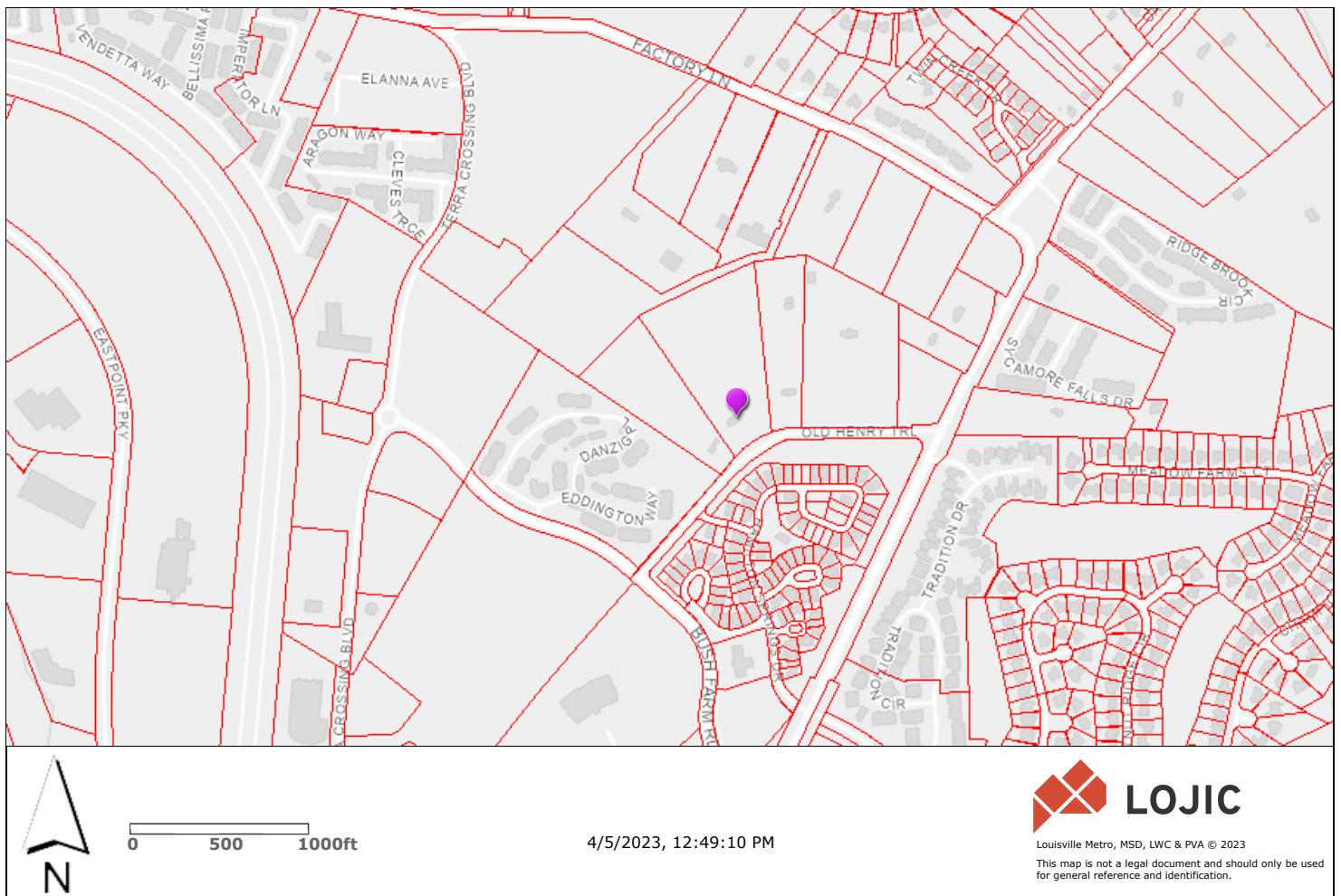
MARIAN
 People. Neighborhoods. Community.
 1801 PAYNE STREET
 LOUISVILLE, KY 40206
 PHONE: (502) 297-8130
 www.themariangroup.com

PROJECT: (PRE-APP) GENERAL/DETAILED DISTRICT
 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
 CASE# ----- WM# -----





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 with 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.