

**Technical Review Committee Meeting
Wednesday, January 20, 2016
Public Meeting at 1:00 p.m.**

PRESENT:

Amy Alvey - Oldham County Planning and Development Services
Brooke Radcliffe - Oldham County Planning and Development Services
Matt Tolar – Oldham County Planning and Development Services
Justin Reed – Oldham County Environmental Authority
Paula Wahl – Oldham County Traffic Consultant
Tim Pfaff - Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

The Reserve at Fox Run- 9300 Ash Ave, Ash Ave & Old Henry Road, Louisville
Preliminary Subdivision Plan
Applicant – Fox Run Investments, LLC
Engineer – Land Design & Development

Kevin Young, Land Design and Development, 503 Washburn Ave, Louisville, was present to speak on behalf of The Reserve at Fox Run:

- Proposal straddles Jefferson and Oldham.
- Gave a brief history of the tract and overview of the project which includes a 64 lots total, with 14 in Oldham County.
- Access will be located off of extended Old Henry Road. Construction for Old Henry is should begin in the spring.
- Phase one will include a connection to existing Meadow Bluff Way which is a part of Fox Run subdivision in Jefferson County.
- Met with Oldham County Board of Education with the previous developer about which school kids will go to. Would like clarification on the lots that straddle the Oldham-Jefferson County line.

Agency Comments:

Tim Pfaff – Oldham County Board of Education

- Read Michael Williams' comments:
 - Net gain of students is about 3.86 for 14 lots.
 - Concerned with lots 12 and 21 – whether they will be in Jefferson County or Oldham County. Will there be an agreed order?
 - Kevin Young responded: the determination of county depends on where the master bedroom is located. It is more desirable to have them in the Oldham County School system. Anticipates those lots being in Oldham County.

- Brooke Radcliffe, planner, responded: lot 12 is considered part of the 14 lots located in Oldham County. Lot 21 is not. If lot 21 is added to the count, there will be 15 lots located in Oldham County.
- Kevin Young responded: lot 21 has the potential to be in Oldham County.

Matt Tolar – Oldham County GIS:

- Will get with Metro Louisville about addressing the development since most of it is in Jefferson County. The contact is Ron Reynolds.
- Questioned if it will be recorded in both Jefferson and Oldham County.
 - Kevin Young responded: yes.
- Questioned how many total lots there are.
 - Kevin Young responded: there are 64 lots total.

Brooke Radcliffe – Oldham County Planning and Development Services

- Read comments from Beth Stuber, County Engineer: see attachment.
 - Kevin Young responded: they want to add islands (at their expense) to slow people down because they believe it will be used as a cut-through for Fox Run. The school bus will not access the court because there are not enough homes.
- Read comments from CW Seymour, KYTC: see attachment.
- Read comments from Louisville Water Company: see attached.
- Read comments for Planning and Development: see attachment.
 - Kevin Young responded: they are in the process of filing a minor plat for the access road (Meadow Bluff) off of 25-00-00-74.

Paula Wahl – Oldham County Traffic Consultant:

- Since this straddles the county line, there was a question whether it meets the threshold for a traffic study. In review of Section 7.2C, because the majority of the traffic will be accessing through and to an Oldham County road, it meets the threshold for a traffic assessment because it will generate 64 trips in the PM peak and Old Henry Road is greater than 1500 ADT. For Traffic Assessment requirements, see Items 1-8 and Item 12 in Part 5 of Division 270 Capacity Standards in the Oldham County Comprehensive Zoning Ordinance.
- Asked if the Rupee Realty lot developer in the future.
 - Kevin Young responded: potentially, he will look into it. It has the potential to access off of Meadow Bluff Way.
- Hasn't talked with the state about the Old Henry Road project yet. It looks like a 3-lane road.
 - Kevin Young responded: the cabinet prefers to begin the project at the Ash Avenue location. The project is funded but they are waiting on right-of-way acquisition to begin the project.

Justin Reed – Oldham County Environmental Authority

- Read comments: see attachment.
 - Kevin Young responded: will continue to pump to MSD.

PUBLIC COMMENT

None.

End of Public Meeting

Meeting adjourned at 1:28 p.m.

DAVID VOEGELE
JUDGE-EXECUTIVE
DVOEGELE@OLDHAMCOUNTYKY.GOV



JIM P. URBAN
DIRECTOR
JURBAN@OLDHAMCOUNTYKY.GOV

JOHN BLACK
DEPUTY JUDGE-EXECUTIVE
JBLACK@OLDHAMCOUNTYKY.GOV

AMY ALVEY
SENIOR PLANNER
AALVEY@OLDHAMCOUNTYKY.GOV

OLDHAM COUNTY
PLANNING & DEVELOPMENT SERVICES
100 WEST JEFFERSON STREET, SUITE 3, LAGRANGE, KENTUCKY 40031
OFFICE 502-222-1476 • FAX 502-222-3213
WWW.OLDHAMCOUNTYKY.GOV

January 20, 2016

Kevin Young
503 Washburn Ave
Louisville, Kentucky

Re: Proposed Preliminary Subdivision Plan for the Reserves at Fox Run at 9300 Ash Avenue, Ash Ave & Old Henry Road, Louisville and Pewee Valley.

Mr. Young:

I have reviewed the plan you submitted dated December 30, 2015 and have the following comments:

1. Indicate the dimensions of the proposed building lines and label them "B/L" instead of "RY".
2. Indicate the width of the proposed median in Meadow Bluff Way and the proposed median in Proposed Court B.
3. Need clarification on the proposed Meadow Bluff Way located on parcel 25-00-00-74. Is this section going to be purchased from the current owner and consolidated with 25-00-00-74A? Label the bearings and dimensions.
4. Indicate the R/W width of proposed Meadow Bluff Way from the section with the median to the Proposed Court B entrance.
5. Indicate the width and radii at the intersection of proposed Meadow Bluff Way and Proposed Court B.
6. Label the parcel numbers of the adjoining property owners.
7. Add the standards of the R-2 Residential Zoning District to the Site Data.
8. Indicate the total area of the site located in R-2 and CO-1 zoning districts in the Site Data.
9. Indicate the amount of open space required by the Oldham County Subdivision Regulations in the Site Data.
10. Label the dimensions of the open space lots.
11. Indicate whether or not the open space will be a "No Disturb Zone/Tree Protection Area".
12. Need clarification on whether lot 21 is in Oldham or Jefferson County.
13. Need clarification on whether lot 12 is plotted in Oldham or Jefferson County.
14. The next Planning Commission hearing is on February 23rd. The filing deadline is January 27th.

Sincerely,

Brooke Radcliffe
Planner
bradcliffe@oldhamcountky.gov

DAVID VOEGELE
JUDGE-EXECUTIVE
DVOEGELE@OLDHAMCOUNTYKY.GOV



BETH STUBER, PE
COUNTY ENGINEER
BSTUBER@OLDHAMCOUNTYKY.GOV

JOHN BLACK
DEPUTY JUDGE-EXECUTIVE
JBLACK@OLDHAMCOUNTYKY.GOV

OLDHAM COUNTY FISCAL COURT

100 WEST JEFFERSON STREET, SUITE 3, LAGRANGE, KENTUCKY 40031
OFFICE 502-222-1476 • FAX 502-222-3213
WWW.OLDHAMCOUNTYKY.GOV

January 19, 2016

Mr. Kevin Young
LD&D
503 Washburn Ave
Louisville, KY 40222

Re: The Reserve of Fox Run Subdivision - Preliminary Plan

Dear Mr. Young:

I have reviewed the plan you submitted dated December 30, 2015. I find that it generally conforms to the requirements for preliminary plans. However, I have several comments:

1. Two storm sewers of the proposed subdivision will drain to Ash Run Creek. There is little to no place for a traditional detention basin. LD&D will work with my office to determine environmentally friendly treatment options in the open spaces, lots 1001 and 1003, to slow and settle stormwater runoff before it drains into Ash Run. The best management practice (BMP) for stormwater control will be determined before this subdivision is taken to the planning commission.
2. There are environmental sensitive areas downstream of the development. Great effort should be made to protect slopes, the stream and the vegetation surrounding it. Erosion control BMPs will be regularly inspection and enforced.
3. Old Henry Road has not been constructed at the proposed entrance location. The developer is working with KYTC to assure access at that location. If the entrance location changes, this office must be notified.
4. Each lane at the entrance must be at least 14 feet wide on either side of the island and preferable 16 feet. This is also required for the island at the cul-de-sac.
5. The island on "Proposed Court B" should be reconsidered. It will be difficult to layout in such a way that it does not pose an issue for larger vehicles, site distance and overgrowth of vegetation.

Other issues may be determined to exist at the Planning Commission. These will need to be addressed.

Sincerely,

Elizabeth W. Stuber, P.E.
Oldham County Engineer



**Oldham County
Environmental
Authority** Operated by
VEOLIA
WATER

TRC Submittal Review

<i>Project name</i>	The Reserve of Fox Run
<i>Review date</i>	1/18/2015
<i>Reviewer</i>	Kevin Gibson ✓
<i>Planning level</i>	PRELIMINARY PLAN- SINGLE SHEET OVERVIEW
<i>Acreage Disturbed</i>	greater than 10 acres
<i>Planning Department Contact</i>	Amy Alvey
<i>Watershed</i>	FLOYDS FORK
<i>Sewer planning area</i>	OCEA/MSD
<i>Approval</i>	APPROVED WITH COMPLIANCE TO DIRECTION

Number	Direction
1	Approvals of concept and preliminary plans are contingent upon final construction plans
2	All sewer structures shall comply with KRS statutes, 10 states standards and local design standards
3	The developer is required to have a licensed engineer to perform all design calculations and engineering for the infrastructure inside the development.
4	Stormwater design should capture and <u>detain the first flush per MS4 regulations, which for Oldham County is 0.8 inches</u> per OCEA resolution #20151219. Release from detention basins should be similar to predevelopment conditions.
5	EPA, Kentucky Division of Water (KYDOW) and OCEA consider stormwater quality (non-point source pollution) and point source pollution to both effect the total maximum daily load (TMDL) of the stream. Sewer capacity letter will not be provided unless design meets detention and first flush requirements
6	Green Infrastructure is encouraged. Contact kevin.gibson@veolia.com to discuss your ideas for green infrastructure. The community has sensitive environmental areas where green infrastructure and capture of run off beyond ordinance requirements is in the best interest of the county.
7	Information on stormwater BMP's is available in the OCEA Construction Manual located on our website at OldhamCountyEnvironmentalAuthority.com
8	It is highly recommended that large developments (> 10 acres) include a site disturbance plan where the disturbance is phased
9	Sewer capacity fees must be paid prior to capacity approval letter can be sent to the KYDOW
10	The Capacity fee for the Oldham County Environmental Authority \$3520 per residential lot
<i>Signature</i>	