

Technical Review Committee Meeting
Wednesday, April 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 GIS
Beth Stuber- Oldham County Engineer
Kevin Gibson – Oldham County Environmental Authority
Paula Wahl – Oldham County Traffic Consultant
Michael Williams – Oldham County Board of Education
Eddie Turner- South Oldham Fire District
Jim Sitzler – LaGrange Fire and Rescue
C.W. Seymour – Kentucky Transportation Cabinet
Russ Rose – Oldham County Water District
Corey Rusnak – LaGrange Public Works

APPLICANT NAME AND ADDRESS OF PROPOSAL

Currys Crossing- South Highway 393, LaGrange
Revised Preliminary Subdivision Plan
Applicant – Pinnacle Properties of Louisville
Engineer – Land Design & Development, Inc.

Kevin Young, Land Design and Development, 503 Washburn Ave, Louisville, was present to speak on behalf of Pinnacle Properties of Louisville:

- Gave a brief overview of the project which include a single-family subdivision with two different lot styles. It has three different zoning districts: CO-1, R-4 and R-2A.
- There was a development proposed a few years ago which included patio homes. The patio home market has since disappeared so this plan has replaced those with smaller single-family homes, otherwise known as garden homes.
- The houses along the entrance road will be single family residences on smaller lots and the estate lots will be in the back of the subdivision.
- Proposing a pump station and force main connecting to the existing Veolia manhole on the other side of I-71.
- Water quality is a concern so green infrastructure will be incorporated in non-disturb areas.
- On the next submittal, the plan will be broken down into two 100 scale plans.

Agency Comments:

Amy Alvey – Oldham County Planning & Development Services

- Read comments for Planning and Development: see attachment.
 - Kevin Young responded: the housing types have become fee-simple lots, garden homes, so they will most likely generate different traffic counts but will provide more information for staff.

Matt Tolar -Oldham County GIS

- Would like a list of the street names so there are no conflicts with other streets in the county.

Beth Stuber– Oldham County Engineer:

- See attachment for comments.
- Many environmentally sensitive area. Have discussed using a mix of over-detention and green infrastructure to provide some stormwater relief.
- Open space lots (that may contain green infrastructure) must be accessible long term for any kind of maintenance to take place. Some of this should be in an easement.
- Two locations where a jurisdictional water way will be crossed. Would like to see the permits from the Army Corps and the Division of Water at the time of the construction drawings. The first is on Court A and the second is on Court C.
 - Morris Talbott responded: Oldham Oaks Apartments has their own onsite detention and is located uphill of this property and would not be able to utilize that location.
 - Have not done a hydrologic analysis at this time but will show the detention plan on the construction plans.
- Would like to see a box culvert at Court A.

Paula Wahl – Oldham County Traffic Consultant:

- See attachment.
- Reviewed project and this history of it. Reviewed traffic study from 2005 and it appears based on the proposed plan, there wouldn't need to be a significant traffic study redone.
- Should continue discussing the second access point.

Kevin Gibson – Oldham County Environmental Authority

- See attachment.
- Would like to sit down with the applicant and between the design and final construction plans phase to discuss how they will tie into force main into the sewers.

Russ Rose – Oldham County Water District

- See attachment.
- They hydraulic model should be updated and sent off to GRW because of the time lapse. Doesn't think there will be significant changes. The connection may need to be made on both ends at the beginning. Will want to know the phasing plan.
 - Kevin Young: this will be a phased project.

CW Seymour – KYTC

- See attachment.
- Jason Richardson has asked for a traffic study.
- Drainage concerns. Only one detention basin on the plan currently and want to make sure that there is no increase in run-off to I-71.

Michael Williams – Oldham County Board of Education

- Kids will go to Centerfield, Oldham Middle and Oldham High.
- 260 homes will net 70 students. The capacities at each of the schools would only allow 17 more students after including the students from this development, putting the schools at 99.41 percent of capacity.
 - Kevin Young responded: They will entertain the idea of phasing.

Jim Sitzler – LaGrange Fire and Rescue

- Can provide adequate fire protection because Russ Rose says there is plenty of water available.
- No issues with the proposed plan but has concerns about the subdivision only having one entrance.

PUBLIC COMMENT

Janie Creek – 2914 Borowick Circle

- Lives at the top of the development where most of the proposed lots will be adjoining her property.
- Had questions about the original fence.
 - Kevin Young: Will have a neighborhood meeting so they can better answer her concern then.

Eric Roderer – 2908 & 2910 Borowick Circle

- Questions about sewers/wastewater treatment.
 - Kevin Young: Gravity sewer to a pump station that will pump to another station on the other side of I-71. There will be no treatment on this property, it will all go to KSR.
- Talk of green space between Borowick Circle and this development last time around but doesn't see it on the plan anymore.
 - Kevin Young: will have a better answer for him at the neighborhood meeting.
- Questioned if the water main will tie in on the applicant's side of the property.
 - Russ Rose and Kevin Young responded: not looking to go through anyone else's' property, just the applicant's.

End of Public Meeting

Meeting adjourned at 1:22 p.m.

file

DAVID VOEGELE
JUDGE-EXECUTIVE
DVOEGELE@OLDHAMCOUNTYKY.GOV



JIM P. URBAN
DIRECTOR
J.URBAN@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

April 19, 2016

Pinnacle Properties of Louisville, LLC
Attn: John Miranda
802 Lily Creek Road, Suite 201
Louisville, Kentucky 40243

Re: Proposed Preliminary Subdivision Plan for the Currys Crossing

Mr. Miranda:

I have reviewed the plan you submitted dated March 30, 2016 and have the following comments:

1. Due to the number of lots and size of property staff request that the scale be increased and preliminary plan be placed on 2 sheets.
2. The property has multiple zoning classifications and plan should indicate zoning lines between classifications or be indicated by color.
3. Submit road names to GIS for review and approval.
4. Many items listed in the TRC application under Preliminary Plan Checklist are missing. Please complete the checklist and include all required items. Examples of missing items are:
 - a. Bearing and dimensions for all boundary lines: dimension are hard to follow with no "points" or "pins" noted on the plan.
 - b. Proposed building lines showing the distance setback from the street ROW
 - c. Location of proposed utility easements and fire hydrants
 - d. Areas of steep slopes (over 30%)
 - e. Drainage plans needs to be more specific and notate storm water flow
 - f. Site Statistics need to include:
 - i. Acreage in ROW
 - ii. Minimum lot size
 - iii. Amount of open space
 - iv. Lot coverage
 - v. Suggest adding a chart outlining the setback requirements for each zoning category
 - vi. Add information to "Notes" that no manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features are present and will or will not be not removed or if being removed note on plan.
5. Update the legend to include all utility line and easement information.
6. Section 5.3C.3.c, Residential Street Hierarchy Classification states "A second entrance/exit to a higher order street is required whenever a development generates an ADT greater than 2,000 vehicles." The development has 264 lots which would create 2,640 ADTs requiring a second entrance.

7. Court B, Court C and Street C have 50' ROW, please include roadway cross-section on the plan.
8. Include cul-de-sac radius information on the plan.
9. The next Planning Commission hearing is on May 24th. The filing deadline is April 27th.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Alvey". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Amy Alvey
Senior Planner

aalvey@oldhamecountyky.gov

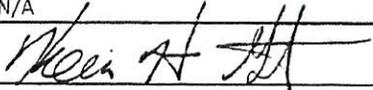


**Oldham County
Environmental
Authority** Operated by


TRC Submittal Review

<i>Project name</i>	Currys Crossing
<i>Review date</i>	4/19/2016
<i>Reviewer</i>	Kevin H Gibson
<i>Planning level</i>	CONCEPT PLAN- NO CALCULATIONS OR SEWER LINES
<i>Acreage Disturbed</i>	greater than 100 acres
<i>Planning Department Contact</i>	Amy Alvey
<i>Watershed</i>	CURRY'S FORK- part of Floyd's Fork TMDL for TSS, nutrients pending
<i>Sewer planning area</i>	OLDHAM COUNTY ENVIRONMENTAL AUTHORITY
<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>retain 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 for possible additions to your plan. 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	OCEA requests an informal meeting/discussion with developer/design engineer regarding the sewers for this potential project.
11	N/A
12	N/A

Signature 

2.

This a standing instruction and policy provided to developers at the Technical Review Committee level and by letter for first flush capture. The developer design will provide for detaining the first 0.8 inches of rainfall and be in compliance with the intent of the following language excerpted from regulator's instructions to OCBA:

The requirement in the permit is to develop a local rainfall standard where an 80th percentile rain event is calculated and any new development or redevelopment must manage the rainfall that fell in that 80th percentile rain event. - excerpt Abigail.Rains@ky.gov email 11/24/15

3.

It is the policy of OCEA to consider capacity as a total maximum daily load (TMDL) issue for local streams irrespective of the source. This means that OCEA has authority to deny capacity in any and all new developments or re-developments in the County if their storm water plan does not meet or exceed our local standard for water quality

4.

Effective Date of Resolution. This Resolution shall take effect from and after its adoption and approval.

OLDHAM COUNTY ENVIRONMENTAL
AUTHORITY

By Glenn R. Howard
Chairman

Attest:

By [Signature]
Secretary

RESOLUTION #20151219
 OF THE
 OLDHAM COUNTY ENVIRONMENTAL AUTHORITY
 APPROVING MS4 PERMIT FIRST FLUSH CAPTURE REQUIREMENT
 WITH ENFORCEMENT PROCESS

WHEREAS, the Board of Directors ("Governing Authority") of the Oldham County Environmental Authority (the "OCEA") has previously determined that it is in the public interest to make improvements and extensions to the OCEA's sanitary sewer and storm drainage system (the "System"); and

WHEREAS, the OCEA desires to comply with Kentucky Division of Water Requirements for sewer capacity on both sanitary sewer and storm sewers, and OCEA is the governing authority with the 201 Facilities Planning area for Oldham County

WHEREAS, there is a permit requirement to capture the "first flush," defined as an 80th percentile rain event,

NOW, THEREFORE, BE IT RESOLVED by the Governing Authority of the Oldham County Environmental Authority, as follows:

1. The board hereby accepts the locally developed 80th percentile standard of 0.8 inches. The standard is based on an exhaustive study of rainfall data from wastewater plants over the last 5 years in Oldham County. The data is in the table below and will be revised periodically and will remain in effect until revised.

Rainfall Depth	Total < depth	Number of Events	Percentage of Total Events	Cumulative
0.1	1862	190	22.4%	22%
0.11	1933	71	8.4%	31%
0.12	1934	1	0.1%	31%
0.13	1935	1	0.1%	31%
0.14	1974	39	4.6%	36%
0.15	1976	2	0.2%	36%
0.16	1977	1	0.1%	36%
0.17	2016	39	4.6%	41%
0.18	2016	0	0.0%	41%
0.19	2016	0	0.0%	41%
0.20	2016	0	0.0%	41%
0.21	2061	45	5.3%	46%
0.22	2061	0	0.0%	46%
0.23	2063	2	0.2%	46%
0.24	2089	26	3.1%	49%
0.25	2089	0	0.0%	49%
0.28	2091	2	0.2%	49%
0.27	2122	31	3.7%	53%
0.28	2123	1	0.1%	53%
0.29	2124	1	0.1%	53%
0.30	2124	0	0.0%	53%
0.40	2200	76	9.0%	62%
0.50	2246	46	5.4%	68%
0.60	2287	41	4.8%	72%
0.70	2322	35	4.1%	77%
0.80	2350	28	3.3%	80%
0.90	2376	26	3.1%	83%
1.00	2406	30	3.5%	86%

Technical Memorandum

To: Oldham County Planning Commission
Oldham County Planning and Development Services

From: Paula Wahl, PE
Senior Transportation Engineer

Subject: Traffic Review: Curry Crossings

Date: April 18, 2016

Per Oldham County Subdivision Regulations Section 7.2C, Neel-Schaffer conducted a traffic review for this project and submits the following findings/comments:

1. A traffic impact study was conducted for this project when originally submitted. The study was completed in 2005 by Kiesel/Meyer Engineers.
2. Because there aren't significant changes to the project from the original proposal, a revised/updated traffic study is not required.

Amy Alvey

From: Seymour, CW (KYTC-D05) <cw.seymour@ky.gov>
Sent: Monday, April 18, 2016 7:43 AM
To: Amy Alvey
Cc: Richardson, Jason R (KYTC-D05); Carrico, Kenny (KYTC-D05); Rogers, Robert L (KYTC-D05); Thacker, Terry (KYTC-D05); Jones, Jordan (KYTC-D05)
Subject: Curry's Crossing KY 393 Oldham Co

P L A N R E V I E W
K E N T U C K Y T R A N S P O R T A T I O N C A B I N E T
D I S T R I C T 5 - P E R M I T S

PROJECT NAME: CURRYS CROSSING
OWNER: PINNACLE PROPERTIES OF LLOUISVILLE, LLC
ENGINEER: LAND DESIGN & DEVELOPMENT, INC.
LOCATION: OLDHAM CO.
ROUTE: KY 393
TYPE PLAN: PRELIMINARY SUBDIVISION PLAN
PLAN DATE: 3-30-2016
REVIEW AGENCY: KENTUCKY TRANSPORTATION CABINET
REVIEWER: C. W. Seymour

Please forward as necessary

Recommendation:

Approve as submitted:

Approve on Condition: X

Deny:

Comments/Conditions:

1. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on **25-year** and **100-year storms**. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities
2. There should be no commercial signs on the right of way.
3. There should be no landscaping in the right of way without an encroachment permit.
4. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
5. ***The northeast entrance (being revised) should be no more than 36 feet in width and have minimum radii of 30 feet.*** (now shown as 48.1 feet in width with a 20 foot radius on the east side and no radius on west side of entrance)
6. All drainage structures within state right of way shall be state design.

7. A traffic impact study will be required for this development. This study should include turning movements, trip generations / distribution at I-71 Ramps (northbound and southbound).
8. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
9. KYTC is okay with the concept on this development plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review.

An encroachment permit and bond will be required for all work done in the right of way.

Encroachment permit and bond forms are available at <http://transportation.ky.gov/Permits/Pages/Application-Forms.aspx>

If you have any questions, please call.

C. W. Seymour
Kentucky Transportation Cabinet
District 5 - PERMITS Section
3310 Westport Road
Louisville, KY 40242
Office: 502-210-5470
cw.seymour@ky.gov



DAVID VOEGELE
JUDGE-EXECUTIVE
DVoegele@oldhamcountyny.gov



BETH STUBER, PE
COUNTY ENGINEER
BSTUBER@oldhamcountyny.gov

JOHN BLACK
DEPUTY JUDGE-EXECUTIVE
JBLACK@oldhamcountyny.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

April 20, 2016

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

Re: Currys Crossing Subdivision - Preliminary Plan

Dear Mr. Young:

I have reviewed the plan you submitted dated March 30, 2016. I find that it generally conforms to the requirements for preliminary plans. However, I have several comments:

1. There several environmental sensitive areas downstream of the development. Great effort should be made to protect the stream and the vegetation surrounding it. Erosion control BMPs will be regularly inspection and enforced.
2. Per our discussions, a mix of over detention and green infrastructure, such as bio-swales, will be used to control stormwater discharge to the North Fork of Currys Fork.
3. This development will follow the requirements of the Oldham County Post-Construction Site Ordinance.
4. All open space areas containing drainage control infrastructure must be accessible for long term maintenance.
5. There are at least two locations where jurisdictional waterways will be crossed. A copy of the required permits from the Army Corp of Engineers and the Kentucky Division of Water must be provided at the time of the construction plan submittal.
6. A box culvert should be used for the stream crossing under Street "A".
7. Please show that all cul-de-sacs required to have bus turnaround have a long enough radius.
8. Provide a cross-section pavement detail for the 50 foot right-of-way section.

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