

**Technical Review Committee Meeting
Wednesday, May 18, 2016
Public Meeting at 1:00 p.m.**

PRESENT:

Amy Alvey - Oldham County Planning and Development Services
Brooke Viehmann – Oldham County Planning and Development Services
Beth Stuber- Oldham County Engineer
Matt Tolar – Oldham County GIS
Eddie Turner – South Oldham Fire District
Kevin Gibson – Oldham County Environmental Authority
Paula Wahl – Oldham County Traffic Consultant
Keith Smith- LaGrange Fire Protection District
Corey Rusnak – LaGrange Public Works
Ted Chisholm- LaGrange Utilities
Greg Smith – Oldham County Police Department
Charlie Ward – Oldham County Health Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

Holiday Inn Express- 230 Parker Drive, LaGrange
Development Plan
Applicant – Karan Samir Shaw
Engineer – Michael S. Evans, PE, PLS

Mike Evans, Engineer, 6625 Colonial Avenue, Evansville, IN was present to speak on behalf of the application:

- Gave a brief overview of the project which includes a Development Plan for a Holiday Inn Express.
- Will be purchasing tract adjacent to this tract, which fronts on Commerce Parkway. The applicant intends to re-zone this tract from R-2 to C-3 in the future.
- Working on a new plan that proposes a right-in right-out from the proposed connection to Commerce Parkway.
- Has talked with Ted Chisolm about relocating the sanitary sewer from the middle of the lot.
- Has submitted drainage calculations to County Engineer.
- Will pick up 30" drainage culvert and open ditch, in addition to another 30", and bring it around the side of the building to tie it into where the detention basin will be, right above the existing 30" underneath Parker Drive.

Agency Comments:

Brooke Radcliffe Viehmann – Oldham County Planning & Development Services

- Read comments for Planning and Development: see attachment.

Beth Stuber– Oldham County Engineer:

- This development is in the Curry's Fork Watershed, which is a highly sensitive area.
- Need to treat the hydrocarbons off the parking lot. Suggested inverted tree wells.
- Would like to see detention basin in a drainage easement.
- Read comments: see attachment.

Paula Wahl – Oldham County Traffic Consultant:

- Conducted and reviewed the plan as submitted and found that a traffic assessment is required. See attachment.

Chief Keith Smith – LaGrange Fire Protection District

- Questioned whether or not there was an additional hydrant to the hydrant off of Parker Drive.
 - Mike Evans responded: There is room in the right-of-way to put another hydrant to the right side of the entrance.
- Prefers a free-standing fire department connection away from the building.

Ted Chisholm – LaGrange Utilities

- Ok with relocating the sewer but will need a complete set of drawings so they can review and then send them to the Division of Water to get them approved. Will need a new easement for the sewer.
- Currently have water and sewer capacity for the project.

Corey Rusnak – LaGrange Public Works

- Questions about the proposed drain being moved out of the existing easement.
 - Mike Evans responded: will grant LaGrange Public Works a new easement for that. It will be a 30" pipe, prefers reinforced concrete. If County Engineer agrees, they will not have a weir wall because the 40" that goes underneath Parker Drive acts as a throttle for anything going down towards I-71.

Kevin Gibson – Oldham County Environmental Authority

- Read comments: see attachment.

Chief Smith – Oldham County Police Department

- No issues. Prefers the second entrance (Commerce Parkway).

Charlie Ward – Oldham County Health Department

- Will have to meet with the owners of the property to do the bi-annual inspection for the hotel.
- Will need the set of plans for the pool so they can be reviewed by the Health Department before they go to Frankfort.

PUBLIC COMMENT

None.

APPLICANT NAME AND ADDRESS OF PROPOSAL

Saddleview- 11300 Highway 329, Prospect
Preliminary Subdivision Plan
Applicant – Todd A. Simmons
Engineer – Evans/Griffin, Inc.

Todd Simmons, 6625 Colonial Drive, Evansville, IN was present to speak on behalf of the application:

- Gave a brief overview of the project which is a 10-lot subdivision covering 13 acres, which is located off of Hidden Falls Drive.

Agency Comments:

Amy Alvey– Oldham County Planning & Development Services

- Read comments for Planning and Development: see attachment.

Beth Stuber– Oldham County Engineer:

- Concerned about the detention. Talked about improving the stream coming through to act as a buffer and improve the water quality.
- Suggests minor detention at the spring location.
- Concerned about the radius of the curve because the turn is tight and under a 35' radius.
 - Jim Griffin, Engineer, responded: Will remove the open space and will have only a dedicated right of way. The lot lines will be extended out to the right-of-way, which will increase the size of the radius.
- Read comments: see attachment.

Matt Tolar – Oldham County GIS:

- Need to contact him about the addressing. Wants to assure that none of the road names sound like others in Oldham County to avoid issues and confusion for emergency services.

Chief Turner – South Oldham Fire District District

- Have hydrants off of Hidden Falls Drive but will need one in the cul-de-sac.

Paula Wahl – Oldham County Traffic Consultant

- Lot number is under threshold for a traffic study.

Kevin Gibson – Oldham County Environmental Authority

- Read comments: see attachment.
- Recommends that the site be phased to limit disturbance all at one time.

- Jim Griffin responded: Development is planned to be phase. In the first six months, the lots along Hidden Falls will be developed. The remaining four lots in the rear will be developed economically.

Charlie Ward – Oldham County Health Department

- Will be doing the preliminary subdivision site evaluation.
- Only concern is the water heaters marked along the property (circles notated across the plan).
 - Jim Griffin responded: The circles and lines that he is referring to just notate the soil types. This notation will be removed on the next set of plans to avoid confusion.

PUBLIC COMMENT

None.

End of Public Meeting

Meeting adjourned at 1:22 p.m.

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JIM P. URBAN
DIRECTOR
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AMY ALVEY
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May 11, 2016

Michael S. Evans
6625 Colonial Drive
Evansville, IN 47725

Re: Proposed Site Plan for Holiday Inn Express located at 230 Parker Drive in LaGrange

Mr. Evans:

I have reviewed the plan you submitted dated April 20, 2016 and have the following comments:

1. The Maximum Lot Coverage for this site is 65 percent and the total is 68.91 percent.
2. The Minimum Rear Yard Setback is 25 feet because this parcel abuts a residential district. The Northern Property Perimeter Landscape Buffer Area (PPLB) is 25 feet because the rear yard abuts a residential district.
3. Include the parcel numbers and zoning of the adjoining properties.
4. Indicate the width of the proposed sidewalk.
5. Provide specifications of the proposed weir wall.
6. Indicate the following statistics for the proposed development in the Site Data Table:
 - a. Total lot area covered by structures
 - b. Total lot area covered by impervious surface
 - c. Height of structures in feet
7. Consult with LaGrange Code Enforcement Officer, Tom Haus, about sign proposal before the Planning Commission submittal to ensure that it conforms to the City of LaGrange Sign Regulations. Notate the sign placement and setback on the plan.
8. The filing deadline for the June 28, 2016 Planning Commission meeting is Wednesday, May 25th.

Sincerely,

Brooke Radcliffe Viehmann
Community Planner

DAVID VOEGELE
JUDGE-EXECUTIVE
DVOEGELE@OLDHAMCOUNTYKY.GOV



BETH STUBER, PE
COUNTY ENGINEER
BSTUBER@OLDHAMCOUNTYKY.GOV

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May 18, 2016

Mr. Michael Evans, PE
Civil and Land Surveyor
6625 Colonial Avenue
Evansville, Indiana 47725

Re: Propose Holiday Inn Express - Commerce Parkway

Mr. Evans:

I have reviewed the plan you submitted dated April 12, 2016. I find that it generally conforms to the requirements for preliminary plans. However, I have several comments.

1. The site is located in the Currys Fork watershed which is environmentally sensitive. Consider over-detaining in the proposed basin to allow settlement of solids. The detention basin should treat the "first flush" as outlined in our post-construction ordinance.
2. The detention basin must be in a drainage easement that grants the County ingress to the basin.
3. The City of LaGrange will address the road encroachments and if culverts are needed under the entrances.

Other issues may be determined to exist at the Technical Review Committee meeting. These will need to be addressed before the Planning Commission hearing.

Sincerely,

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

Technical Memorandum

To: Technical Review Committee
Oldham County Planning and Development Services

From: Paula Wahl, PE
Senior Transportation Engineer

Subject: Traffic Review: Holiday Inn Express – 230 Parker Drive

Date: May 18, 2016

Per Oldham County Comprehensive Zoning Ordinance Division 270 Capacity Standards, Neel-Schaffer conducted a review of the development plan for this project prepared by Michael S. Evans PE, PLS. and submits the following findings and comments:

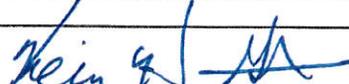
1. Per the Institute of Transportation Engineers Trip Generation Manual, this proposed development land use generates more than 20 peak hour trips both in AM and PM peak hours. Parker Drive currently has an estimated ADT greater than 1,500. Therefore, a traffic assessment is required to be conducted as defined in the Oldham County Regulations.
2. The applicant can either request the commission's traffic engineer to prepare a traffic assessment, or the applicant may choose its own traffic engineer to prepare the traffic assessment to be reviewed by commission's traffic engineer. Fees for those options can be provided at applicant's request.



TRC Submittal Review

<i>Project name</i>	Holiday Inn Express
<i>Review date</i>	5/16/2016
<i>Reviewer</i>	Kevin Gibson
<i>Planning level</i>	PRELIMINARY PLAN- SINGLE SHEET OVERVIEW
<i>Acreage Disturbed</i>	greater than 1 acre
<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>	LAGRANGE UTILITIES
<i>Approval</i>	APPROVED WTH COMPLIANCE TO DIRECTION

Number	Direction
1	Approvals of concept and preliminary plans are contingent upon final construction plans
2	This plan is in the LaGrange Utilites Sewer Area.
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 pont source pollution to both effect the total maximum daily load (TMDL) of the stream.
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 commercial developments of this type include a site disturbance plan where the distrubance is phased

<i>Signature</i>	
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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:

- I. 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	2360	28	3.3%	80%
0.90	2376	26	3.1%	83%
1.00	2406	30	3.5%	86%

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 OCEA:

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 Grace R. Howard
Chairman

Attest:

By [Signature]
Secretary

DAVID VOEGELE
JUDGE-EXECUTIVE
DVOEGELE@OLDHAMCOUNTYKY.GOV

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May 12, 2016

Todd Simmons
PO Box 866
Prospect, Kentucky 40059

Re: Proposed Preliminary Subdivision Plan for Saddleview

Dear Mr. Simmons:

I have reviewed the plan you submitted dated April 25, 2016 and have the following comments:

1. Provide the location of the proposed utility easements within the subdivision area (water, gas, electric, drainage).
2. Update the legend to include all utility line and easement information.
3. Building envelopes for Lots 2 and 3 need to reflect the correct street-side setback along the proposed roadway of 35 feet.
4. Add a setback chart reflecting the required setbacks for all lot in the development (front, rear and side-yard).
5. Submit road names to GIS for review and approval.
6. The next Planning Commission hearing is on June 28th. The filing deadline is May 25th.

Sincerely,

Amy Alvey
Senior Planner
aalvey@oldhamcountyky.gov

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JUDGE-EXECUTIVE
DVOEGELE@OLDHAMCOUNTYKY.GOV



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May 18, 2016

Mr. James Griffin, PE
Evans/Griffin Engineer and Land Surveyor
4010 DuPont Circle
Louisville, KY 40207

Re: Propose Saddlevew Subdivision

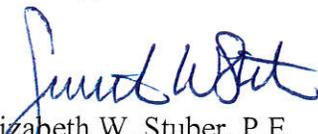
Mr. Griffin:

I have reviewed the plan you submitted dated April 25, 2016. I find that it generally conforms to the requirements for preliminary plans. However, I have several comments.

1. The horizontal curve issue on the proposed road discussed at TRC has been resolved. There will a 60 feet radius which is adequate for a school bus.
2. The spring will be protected by a spring house.
3. Some type of detention must be used. This could a small basin near the spring.
4. It may also be possible to restore the stream and increase its capacity with bends, riffles, pools, etc. This would also create a green infrastructure amenity.

Other issues may be determined to exist at the Planning Commission hearing meeting. These will need to be addressed before approval of construction plans.

Sincerely,

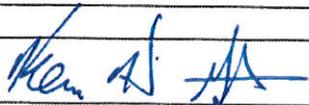

Elizabeth W. Stuber, P.E.
Oldham County Engineer



TRC Submittal Review

<i>Project name</i>	Saddleview Subdivision
<i>Review date</i>	5/17/2016
<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>	HARROD'S CREEK- TMDL for oxygen
<i>Sewer planning area</i>	OLDHAM COUNTY ENVIRONMENTAL AUTHORITY
<i>Approval</i>	APPROVED WTH COMPLIANCE TO DIRECTION

Number	Direction
1	Approvals of concept and preliminary plans are contingent upon final construction plans
2	This development is in the Oldham County Environmental Authority sewer planning area but there are no sewers available at this time.
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 pont source pollution to both effect the total maximum daily load (TMDL) of the stream.
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 distrubance is phased

Signature 

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OLDHAM COUNTY ENVIRONMENTAL
AUTHORITY

By Grace R. Howard
Chairman

Attest:

By [Signature]
Secretary