

Technical Review Committee Meeting
Wednesday, January 16, 2013
Public Meeting at 1:00 p.m.

PRESENT: Jim Urban— Oldham County Planning and Development Services
Brian Davis – Oldham County Planning and Development Services
Amy Alvey – Oldham County Planning and Development Services
Beth Stuber—Oldham County Engineer
Russ Rose—Oldham County Water District
Jim Sitzler—LaGrange Fire & Rescue Department
Stuart Strickler—Oldham County Board of Education
Paula Clifford—Kentucky Utilities
John Bennett—LaGrange Utilities
Dianne Zimmerman—Traffic Impact—Oldham County Planning and Development Services

Villages of L'Esprit—N Hwy 53 near Hickory Switch Road, LaGrange

Revised Preliminary Subdivision Plan/Development Plan
Applicant – Drycon LLC
Engineer – Land Design and Development

The plans were reviewed by the TRC and the following issues were discussed:

Kevin Young, Land Design and Development, 503 Washburn Ave, Louisville, presented a summary of application.

Agency Comments:

Brian Davis, Oldham County Planning and Development Services addressed the following:

- Clarify the areas to be rezoned to R-2.
- Please discuss plans for sewer connection.
- Please discuss road construction plans.
- Filing deadline for February 2013 Planning Commission meeting is Wednesday, January 23.

Brian Davis on behalf of Adam Reinhardt, Oldham County GIS, addressed the following:

- Submit street names to GIS for approval.
- Obtain the original parcel number from PVA and place it on the map.

Paula Clifford, Kentucky Utilities, addressed the following:

- Need to identify which buildings will be constructed first because KU will have to install new phases to increase from single-phase to two-phase to serve the project.
- Standard 15-foot electric easements will need to be acquired and noted on the plan.

Mr. Young responded:

- Buildings closest to KY 53 will be constructed first.
- Development will have street lights.

Dianne Zimmerman, Traffic Impact, Oldham County Planning & Development Services addressed the following:

- Based off the number of anticipated trips generated the project will require a traffic study.
- A traffic study will be required.

Mr. Young responded:

- Awaiting on market study to dictate phasing and will send report out once completed.

Beth Stuber, Oldham County Engineer, addressed the following:

- The proposed road for the development should be connected to the existing Reserve Parkway. This would include construction of the drainage culvert with headwalls.
- The inbound lane at the entrance with Hwy 53 needs to be at least 14 feet wide.
- Better define where the drainage swale outlets between Buildings 15 and 16.
- Please explore the option of using Water Works Road as a second entrance.

Mr. Young responded:

- Water Works Road is an unimproved road and the intent is to give the opportunity of connectivity for future utilities.

Jim Sitzler, LaGrange Fire & Rescue, addressed the following:

- Road will need to be large enough to accommodate the aerial apparatus, which is 42 feet long.

Russ Rose, Oldham County Water District, addressed the following:

- Currently working with developer to perform an updated hydraulic study.
- Study may not be completed by the Planning Commission deadline of January 30, 2013.

John Bennett, LaGrange Utilities, addressed the following:

- Will sewers be gravity fed or will development have a pump station.
- LUC will require a 15-foot sanitary sewer easement on the private roads.
- Pump station will require and approved landscape & grading plan.
- When designing pump station and force main for proposed development consideration should be given for the future planning of taking Oldham Woods offline.
- Encroachment permit for force main to intercept KY53 would be secured through LaGrange Utilities.

Mr. Young responded:

- Development would have a pump station and will provide LUC with a more detail plan regarding sewer capacity needs.

Public Comment:

Bob Roth, LaGrange, asked the following questions:

- If and when will the connection and completion of Reserve Parkway occur.
- Will the utilities be extended beyond the development to serve future areas.

Mr. Young responded:

- No current plan to connect Reserve Parkway
- Agrees to have a follow-up meeting with concerned adjoining property owners.
- No current plans to extend water and sewer lines beyond the limits of project constructions area.

Jay Hall, 1503 Kamer Drive, LaGrange, asked the following questions:

- Hopes that approved infrastructure will accommodate and serve future developments.

Gary Hack, 1700 Hawk Hill Road, LaGrange, asked the following questions:

- Private roads are not idea and cost of repairing and bringing them up to county standards are burdensome on property owners.

Ms. Stuber responded:

- Private road standards are not the same as public road standards.
- Private roads, unless taken into the county system, would be required to be maintained by the homeowners association.

End of Public Meeting