

**Technical Review Committee Meeting
Wednesday, May 20, 2015
Public Meeting at 1:00 p.m.**

PRESENT: Jim Urban – Oldham County Planning and Development Services
Amy Alvey - Oldham County Planning and Development Services
Brooke Radcliffe - Oldham County Planning and Development Services
Matt Tolar - Oldham County Planning and Development Services
Beth Stuber - Oldham County Engineer
Chief Greg Smith - Oldham County Police Department
Michael Williams - Oldham County Board of Education

APPLICANT NAME AND ADDRESS OF PROPOSAL

Claymont Springs Villas, LLC – Claymont Crossing, Crestwood
Preliminary Subdivision Plan
Engineer – Land Design & Development/Kevin Young

The application for Fox Run Section 5 Preliminary Subdivision Plan at Ash Ave, Apple Hill Road & Meadow Bluff Way (Applicant – Pulte Homes) has been withdrawn.

Kevin Young, Land Design & Development, was present to speak on behalf of Claymont Springs, LLC:

- Introduced development team: Billy Doelker, Colt Palmer, and Ray Roland.
- Majority of subdivision is already developed. This is a proposal for single family lots with a request for a zoning change from R-2 to R-4 to target the current market.
- This is an age-targeted product. One unified homeownership association that will maintain the buildings and cut grass.
- Had a neighborhood meeting.
- Intends to file for the June Planning Commission meeting.
- A Capacity Request has been submitted to MSD.

Billy Doelker, Developer, was present to speak on behalf of Claymont Springs, LLC:

- Clarified the name of the proposed drive, which will be “Claymont Village Drive” to ensure connectivity with Claymont Springs Subdivision.

Agency Comments:

Senior Planner Amy Alvey – Oldham County Planning and Development Services addressed the following:

- Label the south boundary line along Claymont Crossing with the appropriate bearings and dimensions (south line of Open Space 1001 & Open Space 1002).
- Change the proposed building line showing the distance from the street ROW from “RY” to “B/L”.
- Filing deadline for the June Planning Commission meeting is Wednesday, May 27th.

Chief Edward Turner – South Oldham Fire Department: Senior Planner Amy Alvey read Chief Turner’s email dated April 20, 2015 as follows:

- The development is within the jurisdiction of the South Oldham Fire Department’s district.
- Fire hydrants are to be installed in accordance with the Oldham County Fire Hydrants Ordinance.

Eric Pruitt – Louisville Water Company: Amy Alvey read Mr. Pruitt’s email dated May 6, 2015 as follows:

- LWC has adequate infrastructure in place to supply the development as proposed.
- Water main sizing, layout in the development, and supply plans should be coordinated with LWC’s New Development and Distribution Extensions Department.
- Fire hydrant flow tests should be requested to verify the available pressure and flow rates at the nearest existing fire hydrants.
- Easements may be needed to facilitate water main connections and/or maintain access to existing water mains.
- LWC has no objections to the documents presented.

Jim Bobbitt – Metropolitan Sewer District: Amy Alvey read Mr. Bobbitt’s email dated May 11, 2015 as follows:

- The developer shall submit a Capacity Request for downstream capacity approval. Capacity fees shall apply at time of development.

Chief Greg Smith – Oldham County Police Department: No Comments

Matt Tolar – Oldham County Planning and Development Services

- Will address the lots so they can be included in the record plat.
- When Subdivision Plan goes to record, all survey calls should be labeled, even on the interior roads. Prefers an AutoCAD drawing with State Plane North coordinate system.

Beth Stuber - Oldham County Engineer:

- The exit of the stormwater from between lots 13 and 14 is not in line with the spill way of the west side detention basin. The basin should be reworked to accept the drainage and protect the slope of the basin.
- The east basin has a similar issue with the spillway not clearly defined or the slope protected.
- Detention basins may need attention.
- Concerns about the stormwater runoff standing in front of lots 20 to 22. Consider inverting the small island in place of running storm sewer pipe to the small island next to the sanitary sewer line.
- The open space in the center should be curbed.

Michael Williams – Oldham County Board of Education:

- Working on the capacity letter as there is no issue with capacity.
- Camden Station is below capacity and South Oldham Middle School will be getting additional space with renovation.

PUBLIC COMMENT

None

End of Public Meeting

Meeting adjourned at 1:18 p.m.