

**Technical Review Committee Meeting
Wednesday, August 19, 2015
Public Meeting at 1:00 p.m.**

PRESENT:

Amy Alvey - Oldham County Planning and Development Services
Brooke Radcliffe - Oldham County Planning and Development Services
Keith Smith, Chief - LaGrange Fire Department and Rescue
Charlie Ward – Oldham County Health Department
Beth Stuber - Oldham County Engineer
Michael Williams - Oldham County Board of Education
Russ Rose – Oldham County Water District
CW Seymour- Kentucky Transportation Cabinet

APPLICANT NAME AND ADDRESS OF PROPOSAL

Bo Crouch – Echo Valley Subdivision, Section 2 – Roanoke Road, LaGrange
Preliminary Subdivision Plan
Engineer – Advanced Engineering & Surveying, LLC

Chris Smith, Advanced Engineering & Surveying, 319 Tucker Station Road, Louisville, was present to speak on behalf of Echo Valley Subdivision, Section 2:

- Gave a brief overview of the project which includes 14 lots of single family homes and is zoned R-1.
- Held a neighborhood meeting on site and addressed all of the comments and concerns of those who attended.
- A roadway with 50 foot ride-of-way has been established.
- Each lot will be on its own septic system.

Agency Comments:

Keith Smith – LaGrange Fire and Rescue Department:

- Fire hydrant placement indicated on the plans are acceptable.
- Wants to make sure that there is sufficient fire flow as the system comes off of a six inch into an eight inch line on Roanoke Road.
 - Chris Smith responded: G.R.W. did a water flow study and recommended that Oldham County Water District has acceptable flows for this development and will provide a copy of the letter to LaGrange Fire.

Charlie Ward – Oldham County Health Department

- Only concern is that some of the lots have sinkholes and structures must be setback 75 feet. This will be addressed individually during a specific site evaluation.

Beth Stuber - Oldham County Engineer:

- Lot 14 near Highway 393 on the South side needs to keep any additional stormwater flow off of the existing Gregory residence.
- Will get with the applicant about the radius coming out of the cul-de-sac.
- Back-filled sink holes look acceptable. If there are deeper ones, it may require larger rock and grade up to smaller number threes.
- Would like to see a 15 foot drainage easement reserved on the south east and southern boundary.
- Outlet of the pond needs more detail.
- Road right-of-way detail needs to be corrected from 20-25 feet to 50 feet.
- Mr. Stoess has requested an encroachment from Roanoke to access the rear of his property.
 - Chris Smith stated that they worked out an agreement with Mr. Stoess for access to his property

Amy Alvey – Oldham County Planning & Development Services:

- Cemetery noted on Lot 2. According to Section 510b of Subdivision Regulations, it needs to be on its own individual lot with five foot setbacks from the cemetery lot lines.
- Must be a ten foot wide access easement to the cemetery to the nearest public right-of-way.
- Abbreviations for TBR are incorrect.
- Drainage easements should be placed along the lots on the south property lines.
- Read comments from Matt Tolar: will provide the addresses for the individual lots, which will need to be included on the final record plat.
- Matt Tolar requested that at the time the final record plat is approved, he get a copy to put into AutoCAD so it can be included in the County GIS system.
- Read Comments from Traffic Engineer, Diane Zimmerman: the proposed fourteen single family lot development would create fourteen p.m. peak hour trips; which is below the threshold for a traffic assessment.

Michael Williams – Oldham County Board of Education:

- Project meets the 92 foot circumference for the bus to turn around.
- A bus will travel Roanoke if the total distance of the road is 0.25 miles or greater. If not, the bus will stop at the beginning of the road.

CW Seymour- Kentucky Transportation Cabinet:

- Shouldn't be any increased drainage.
- Original entrance to subdivision was proposed in 1968. Since then the commercial entrance detail has changed to a 35 foot radius and 24 foot wide pavement in between those radii. This may be difficult to establish without effecting the existing residences, but would like to see something in the neighborhood of those numbers.

- Chris Smith responded that they will work to get as close as they can but the retaining wall limits them. He will work the numbers and get back with the Cabinet when they are completed.

Russ Rose – Oldham County Water District:

- Submitted the Engineer’s letter to Planning and Development which lays out the requirements for fire flows.
- Has not reviewed the construction documents but everything seems to be acceptable at this time.
- The water easement inside of the right-of-way is acceptable. If it is outside of the right-of-way, need to make sure that there is not an overlapping easement with any of the other utility companies. Must be a separate dedicated easement.

PUBLIC COMMENT

Joe Stoess, Roanoke Road, was present to ask questions about the application:

- There are large two drains next to his house and would like them to be removed if they are going to widen the road and put a curb in.
 - Chris Smith responded to concerns: the house drain comes into the two large drains, so the drains in questions can’t be removed.
- Would like any trees that are removed be replaced when the water line is put in.
 - Chris Smith agreed to work with Mr. Stoess to replace the trees but replacing them with Hackberry Trees is unlikely.

Larry Otterback, 4009 Briar Ridge Road, was present to ask questions about the application:

- His property adjoins lot six.
- Has concerns about the pond capacity. His property already floods and adding roofs and streets will likely compound the flooding. Have there been any studies conducted about the pond capacity and the demand that will be placed on it?
 - Beth Stuber responded: there is nothing current. The applicant will have to provide calculations on how much they are adding to it. Doesn’t expect these calculations until further along in the process.

Debbie Farley, 3513 Echo Valley, was present to ask questions about the application:

- Her property contains a drainage ditch which tends to flood and is concerned that there will be excess water coming from the development.
 - Chris Smith asked Ms. Farley to point out where the flooding occurs.

Tom Blackwell, 3708 Firethorn Drive, was present to ask questions about the application:

- His lot backs up to lots in the new proposed section.
- Asked if there was a road that would provide access to the cemetery.
 - Amy Alvey responded: it will not be a road, it will be an access easement that will allow someone to cross into the property.

- Chris Smith pointed out where the potential easement would be located and stated that it just has to be passable on foot.
- Chris Smith stated that it is the intent of the development to maintain the existing fence and tree-line but when a buyer moves in, they can do what they wish.

End of Public Meeting

Meeting adjourned at 1:34 p.m.