

Technical Review Committee Meeting

Wednesday, July 16, 2025

Meeting at 1:00 p.m.

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning and Development Services

Derek Schade – Oldham County Engineer Staff

Matt Tolar – Oldham County GIS

William Blakely – South Oldham Fire Department

Jeff Brown – MSD

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-012 Choice Landing, 7519 Apple Patch Way

Development Plan

Zoning – R-4 Residential District

Applicant – Apple Patch Community, Inc. dba Pillar

Engineer – LD&D

Mike Hill, Land Design & Development, 503 Washburn Ave., Louisville

- 3 Story Building with 84,331 Square Feet.
- 72 One-bedroom units.
- Two ingress/egress.

AGENCY COMMENTS:

Anna Barge, Oldham County Planning and Development Services

1. Include the name and dimension (ROW) of the abutting cul-de-sac on the southern portion of the plan.
2. Add the bearings and dimension of Tract 1.
3. Note whether there are any areas of steep slope (over 30%).
4. Add the following to the site statistics:
 - a. Acreage in street ROW.
 - b. Amount of open space.
 - c. Lot coverage.
5. A landscaping and lighting plan will be required prior to construction.
6. Please make the following addressing corrections:
 - a. For lot 1, the owner is Maranda and Scott Blevins with DB 1286 and PG 477.
 - b. For lot 2, the owner's last name should be Noe.
 - c. For lot 4, remove Brittney Bement from the ownership and update the DB to 1379 and PG to 177.
 - d. For lots 6 and 7, the ownership should be Pillar Housing LLC and both lots should have DB 1347 and PG 412.
 - e. For lot 2 on the southwestern portion of the property, the ownership should be Mark Redmon and should have DB 1412 and PG 045.

Anna Barge read Louisville Water Company's email.

- Louisville Water has infrastructure near the development.
- Nearest Water Main Size is 8 & 12 Inches.

Matt Tolar, Oldham County GIS

- You will need to get with the Post Office for the mailbox cluster.
- Each unit will have it's own address.

Derek Schade, Oldham County Engineer Staff

1. State and County Permit Requirements. Since the land-disturbing area will be greater than one (1) acre, the applicant will be required to obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and a Stormwater Quality Management and Erosion Control permit from Oldham County.
2. Traffic Impact. We have on file, a Traffic Impact Analysis completed by Kiesel/Meyer Engineers, Planners and Surveyors, Inc. dated March 31, 2005. The report recommended a left turn lane be added to KY Hwy 329 at the newly constructed south entrance (constructed as part of the Park and Ride facility) "due to the 55mph speed limit south of the site". In An update to this report dated 3/10/2021 was provided for the proposed Brownsboro Woods, Phase 2 apartments understanding at that time the speed limit of KY Hwy 329 changed from 35 mph to 45 mph (southbound) immediately north of this entrance. The 2021 Traffic Impact Study (TIS) was based on a development with 32 units. The currently proposed development includes 72 units. As such, and considering the proposed Clore Station development and future improvements to the KY Hwy 329 and I-71 interchange, this study shall be updated.
3. General Notes.
 - a. Correct the Flood Plain Firm Map number.
 - b. The proposed swale along the east property boundary shall not be obstructed by any required landscape buffering.
 - c. A swale along the west property boundary may be required to prevent any cross-lot drainage from the adjacent residential subdivision. The applicant should review this along with proposed grading to be developed. If the swale is justified, the applicant should ensure it is not obstructed by trees or other vegetation required by the LBA. This may also require adding a junction box and storm sewer pipe at the northwest corner of the property to capture stormwater runoff from the adjacent residential subdivision.
 - d. The applicant should field check the storm sewer at the southwest corner of the subject property. Some existing underground storm sewer and storm sewer structures may not be shown.
 - e. It is apparent that upstream stormwater passes through the site. Those storm sewer components that convey upstream runoff may be considered as conveying public waters and, therefore, recommend they be included in stormwater drainage easements.
 - f. Note 2 of the Erosion Control Notes states rock silt checks being placed at 300-ft intervals within roadside ditches. Roadside ditches do not appear to be a part of this plan. Additionally, rock silt checks shall be placed at intervals per the appropriate detail within the construction plans.
 - g. Note 4 of the Erosion Control Notes states a "Riprap pad will be placed at all culvert outlets with flow velocity > 6 fps. Velocity dissipation, such as riprap and/or headwall energy dissipaters, will be determined based on engineering analysis within the construction plan development.
 - h. Several areas within the MSD Notes section refer to MSD approval. The applicant shall update all areas to state Oldham County Engineering approval.
 - i. Several comments within the MSD Notes section state the design will comply with the MSD Design Manual. While Oldham County Engineering does accept the use of the

MSD Design Manual for projects within Oldham County, The notes should be updated to reference Oldham County Ordinances and Regulations and may also indicate acceptance of MSD Design Standards.

- j. The existing storm sewers shall be shown to accommodate future stormwater flows for all properties that drain into them.
- k. Comment 7 of the MSD Notes states "Existing detention basin is sized for the proposed flows." Please note, the most recent detention analysis we have on file is dated from 2001 and uses an Apple Patch Development Plan that is not current for the existing or proposed development. As such, the detention basin analysis will need to be updated to validate the basin is functioning to ensure post-development stormwater flows for the entire development are less-than or equal to pre-development stormwater flows.
- l. The development will be required to provide water quality treatment in accordance with the Post-Construction Stormwater Ordinance, 16-830-348.
- m. Please note that prior to Record Plat, we request the applicant submit the storm sewer stormwater system in an AutoCAD file format for inclusion in our SMS4 mapping.
- n. Based on this development plan, details regarding the following were not observed: pavement section and sidewalk details, location of curb ramps and other features for compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), grading, erosion prevention and sediment control (EPSC), and storm sewer profiles. This is not uncommon for this stage in the process. Land Design & Development, who provided this development plan for the applicant, frequently submits construction plans to our office for review and is familiar with our requirements. As such, I am confident they will address the aforementioned requirements appropriately.

Jeff Brown, MSD, 700 W. Liberty, Louisville

- We will need the downstream capacity request.
- With the sewer relocation, you will need to release some easements and then regrant on the new alignment.

William Blake, South Oldham Fire Department

- No Comment

Public Comments:

None

Public Meeting adjourned at 1:35 pm.