

**ON TUESDAY, APRIL 17, 2018 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.**

**MEMBERS PRESENT:** Griff Reed, Tom Walker, Buan Smith, Chris Cobler, Mitzi Delius, Pattie Wilson, J. Smith, Jeri Hartley, David Sutherland, Paul Simmons

**MINUTES:** The March 13, 2018 minutes stood approved as submitted.

Construction Plans – Rose Ridge – Unit 3, Phase 2, Section 1 – 216 Old Dry Ridge Road - R-1B District – EA Partners, PLC

Rick Nunnery was present for discussion. There was discussion regarding the location of sewer lines. Minimum Floor Elevations will be set on CLOMR grading design.

TRC deficiencies were listed as follows:

1. Will need a Stream Construction Permit to alter Special Flood Hazard Area on rear of Lot 5 and future lots 38 & 39 (maybe 40) prior to receiving a grading permit.
2. Need to post signs at the end of all stub streets per Sub Reg – Article VI, 620-D(17).
3. Sheet #3 – show slope on crown in street cross-section C-C.
4. Sheet #3 – Question storm water being diverted toward Rose-Baker Farm without being detained (ask Buan).
5. Sheet #6 – show all pipe crossings in street profiles.
6. Water lines - Need to show service line connections to the mains.
7. Sewer – Change line type to existing.
8. Add note for CCTV work.
9. Sheet #9 – remove “Deem” under “H”.
10. County Engineer reserves the right for comment.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Construction Plans – Rose Ridge – Unit 3, Phase 2, Section 1 – 216 Old Dry Ridge Road - R-1B District onto the Planning Director for issuance of grading permit upon receipt of approval letters from County Engineer and City Public works with the deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Final Record Plat – Cedar Ridge – Unit 4 – Elmwood Drive and Red Oak Trail - R-1B District – Vision Engineering

Rich Newton was present for discussion. Mr. Newton noted that they did redo the calculations on the detention basin and that it is adequate. Mr. B. Smith disagreed and had spoken with Mr. Hallany and the flood flow checks are still showing it is up in some of the backyards. Mr. B. Smith noted that this needed to be addressed before moving forward. Mrs. Delius noted that she would not be signing the plat until all the sewer inspections are complete and she receives the CCTV work and verify that As-builts are correct.

TRC deficiencies were listed as follows:

1. Show all existing and proposed utility easements with dimensions.

2. Need Owners's signature(s).
3. Need Land Surveyor's signature & seal.
4. The 10' side yard and 35' rear yard building lines do not have to be drawn on the lots. Note is fine. This will make other easements more legible.
5. Submit Utility Easement approval sign-offs from each utility company.
6. Submit street name and address approval sign-offs from E-911 Coordinator.
7. Submit a mylar, plus one 11" x 17" reduced copy of plat, with ALL certifications signed *except* for Commission's Certification.
8. Submit a digital copy i.e./Auto Cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of plat, referencing Application #2018-014 to [kjohns@woodfordcountky.org](mailto:kjohns@woodfordcountky.org); [pwilson@woodfordcountky.org](mailto:pwilson@woodfordcountky.org); [koreel@woodfordcountky.org](mailto:koreel@woodfordcountky.org).
9. Submit itemized bond estimate for final surface course, sidewalks, detention maintenance and clean up only, plus 15%.
10. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
11. All lot corners must be pinned.
12. Show and label bench mark and add a note about lots with \* and what minimum floor elevations are. Note needs to be more obvious.
13. Need City Public Works/County Engineer signatures.
14. Submit copies of Deed Restrictions.
15. Submit documentation for compliance with Sub Reg, Article III, Section 350, H & I & J.
16. Finish cross-section of Elmwood/Red Oak.
17. Detention basin is not of adequate depth; volume is 25% less than approved grading plan. Need to check with County Engineer and Jihad Hallany.
18. Change City Engineer to City Public Works for signature line.
19. Note #6 – "on" should be "no".
20. Detention note – spelling of "detention" needs to be changed.
21. Need CCTV work completed to verify as-builts are correct.
22. Will need to consider minimum FFE on lots adjacent to Special Flood Hazard Area.

Comment: Must return Final Record Plat to T.R.C. once deficiencies are addressed.

**A motion was made by Mrs. Delius, as seconded by Mr. B. Smith, to return the Final Record Plat – Cedar Ridge – Unit 4 – Elmwood Drive and Red Oak Trail - R-1B District to Technical Review Committee with the deficiencies being corrected. The motion carried with ten (10) aye votes.**

Minor In-family Conveyance and Consolidation Plat – Jeffrey Frank Lagrew (husband) to Louise Prewitt Lagrew (wife); Henry Graddy Prewitt (brother) to Louise Prewitt Lagrew (sister) – 4101 and 4111 Shannon Run Rd - A-1 District – Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Correct address of property in Title Block. Should be 4001 (not 4101).
2. Show area of each lot on face of plat, labeling remaining tract acreages.
3. Label as Gross Area.
4. Show total area of Parcel B=23.319 and add remaining acreage of both pieces by adding Tract I-C to table.

5. Add to "Purpose of Plat" note: Parcel A (consisting of 4.235 acres), Parcel B(consisting of 23.319 acres) and New Tract 1-A consisting of 27.554 acres.
6. Need Owner's signature(s). (Three)
7. Need Land Surveyor's signature & seal.
8. Remove Board of Health Certification.
9. Need to add a "farm detail" to show remaining area of Henry Graddy Prewitt and that it still has public road frontage.
10. Fill-in missing Deed Book and Page numbers on lots.
11. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
12. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy **ALL SIGNED**.
13. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2018-021 to [kjohns@woodfordcountky.org](mailto:kjohns@woodfordcountky.org); [pwilson@woodfordcountky.org](mailto:pwilson@woodfordcountky.org); [koreel@woodfordcountky.org](mailto:koreel@woodfordcountky.org)
14. All lot corners must be pinned.
15. Remove parcel numbers and hexagons.
16. Add 20' UE to existing line on west side.

Comment: This is a Minor Plat that can be forwarded to the Chairman.

**A motion was made by Mr. Walker, as seconded by Mr. Cobler, to forward the Minor In-family Conveyance and Consolidation Plat – Jeffrey Frank Lagrew (husband) to Louise Prewitt Lagrew (wife); Henry Graddy Prewitt (brother) to Louise Prewitt Lagrew (sister) – 4101 and 4111 Shannon Run Rd - A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Minor In-family Conveyance and Consolidation Plat – Anthony J. and Rene E. Guagliardo (parents) to Alicia Guagliardo (daughter) – 7311 McCowans Ferry Rd; Lillian Jean Mayo, 7375 McCowans Ferry Rd and Anthony J. and Rene E. Guagliardo, 7365 McCowans Ferry Rd – A-1/CO-1 - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Add addresses of property.
2. Add building line on front of #7375.
3. Show address number on each lot, approved by E-911 Coordinator.
4. "Purpose of Plat" note. Needs to be revised to standard consolidation wording "Parcel A consisting of \_\_\_\_\_ consolidated to Parcel B consisting of \_\_\_\_\_ creating new Tract \_\_\_\_\_ consisting of \_\_\_\_\_ with remaining Parcel D consisting of \_\_\_\_\_.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Need Board of Health Signature.
8. Need to add a "Farm Detail" of remaining areas.
9. Show the existing 50' access easement serving Tract 1 – Cab "D", Slide 14. If this is access easement is being changed with this plat it needs to be added to "Purpose of Plat" note.

10. Show "access easement" near F.G. 148A. Can't tell what easement really is and who it's in favor of.(clarify with arrows)
11. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
12. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
13. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2018-022 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
14. All lot corners must be pinned.
15. Change "Ti" to "To" in Purpose of Plat note.

Comment: This is a Minor Plat that can be forwarded to the Chairman.

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Minor In-family Conveyance and Consolidation Plat – Anthony J. and Rene E. Guagliardo (parents) to Alicia Guagliardo (daughter) – 7311 McCowans Ferry Rd; Lillian Jean Mayo, 7375 McCowans Ferry Rd and Anthony J. and Rene E. Guagliardo, 7365 McCowans Ferry Rd – A-1/CO-1 onto the Chairman with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Minor Consolidation Plat – Kelshel, L.P. Property – Tract 7, 452 Kidds Mill Rd and Lot 1, 106 Kidds Mill Rd – A-1, A-2, RR and RR Residual Districts - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Clarify Zoning classification of subject property and adjoining properties. Property hooks are not necessary but label zoning lines.
2. "Purpose of Plat" note needs to use standard consolidation language and note remaining acreages.
3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. Tract 5 is not part of this plat; it is existing.
6. Remove property "hooks" that have previously taken place.
7. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
8. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy.
9. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2018-023 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
10. All lot corners must be pinned.
11. Lot 1 is new Tract 7; check statistics.
12. Need 20' UE for underground utilities. (check with Chris Cobler).

Comment: This is a Minor Plat that can be forwarded to the Chairman.

**A motion was made by Mr. Walker, as seconded by Mr. Cobler, to approve the Minor Consolidation Plat – Kelshel, L.P. Property – Tract 7, 452 Kidds Mill Rd and Lot 1, 106 Kidds Mill Rd – A-1, A-2, RR and RR Residual Districts onto the Chairman with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons adjourn meeting at 10:46 a.m. The motion carried with ten (10) aye votes.**

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**Patricia B. Wilson, Chair**  
**PW:ko**