

ON TUESDAY, FEBRUARY 19, 2019 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Lezlie Allison, Andy Elliott, Mary Beth Robson, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, Barrett Schoeck, John Varner

The meeting was called to order by Pattie Wilson. Andy Elliott was recognized as the new Columbis Gas representative.

MINUTES: The December 18, 2018 minutes stood approved as submitted.

NEW BUSINESS

Construction Plans – TATM IV, LLC – Credit Union Branch – 1290 Crossfield Dr – B-4/I-1 District – Chad Voelkert

Chad Voelkert was present for discussion.

TRC deficiencies were listed as follows:

1. On all sheets show a raised triangular shaped island in the Right In/Right Out Only entrance with signage. Add a construction detail on detail sheets. (Paint on pavement is not enough)
2. Sheet SD-7 – Landscape Plan –
 - a. Individual trees and shrubs and quantities need to be identified on the plan view.
 - b. Need a plant schedule/table with specifics on type, number, size, etc. (This plan would need to be specific enough to give to a contractor to bid and plan by.)
3. When sewer main is tapped, City must be on site; giving 24 hour notice.
4. Ensure that existing utilities are protected during grading of site.
5. Water meter shall be accessible at end of project and cannot be covered in landscaping.
6. Water meter box and lid shall be plastic per City of Versailles specifications.
7. Provide a storm sewer profile.
8. The special notes for construction of detention basin previously on sheet SD4 are missing from this edition. Please add the note back.
9. Indicate size, material, grate etc. on detail of the outlet structure (SD-6). An overflow with grate is required.
10. Drainage report: a 1" orifice will be prone to clogging. Please address. The 1" orifice mentioned in the drainage report is not indicated on the plans.
11. Only excess runoff must be detained 25 hours. Excess is post volume minus pre-volume.

Comment: No Grading Permit can be issued until Plat is recorded and Final Development is signed.

Comment: Grading permit can be issued after approval letters received from City of Versailles Public Works.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to approve Construction Plans – TATM IV, LLC – Credit Union Branch – 1290 Crossfield Dr – B-4/I-1 District; Grading Permit can be issued with deficiencies being corrected, as noted, and letters received from City of Versailles Public Works. The motion carried with nine (9) aye votes.

Minor Plat In-Family Conveyance – John Marion Walling & Beverly McClain Walling (Parents) to Kristopher M. Walling (Son) Tract 1-A – 6434 McCowans Ferry Rd and Nicholas M. Walling (Son) Tract 1-B - 6394 McCowans Ferry Rd – A-1 District – Tim Thompson, PE, LS

Trent Thompson was present.

TRC deficiencies were listed as follows:

1. Title Block – Revise address(es) of Property. I-B=6434 and I-A=6394.
2. Title Block – Date plat submitted.
3. Names of adjacent owner – correct spelling of “Olympic” to the north.
4. Show address number on each lot, approved by E-911 Coordinator.
5. Show all existing and proposed utility easements with dimensions.
6. Need Owner’s signature.
7. Need Land Surveyor’s signature and seal.
8. Need Board of Health Signature.
9. Correct Note #1 – 21239C 0110D December 21, 2017.
10. Label “New Line”.
11. On Lot 1 – Add “Plat Cab. F, SI 001” and to “Source of Title”.
12. Submit copies of approved entrance permits from State.
13. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
14. Submit address approval sign-offs from E-911 Coordinator.
15. Submit an 8 ½” x 11” reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission’s Certification.
16. 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. 2019-005 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
17. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward Minor Plat In-Family Conveyance – John Marion Walling & Beverly McClain Walling (Parents) to Kristopher M. Walling (Son) Tract 1-A – 6434 McCowans Ferry Rd and Nicholas M. Walling (Son) Tract 1-B - 6394 McCowans Ferry Rd – A-1 District to the Chairman with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

1st Amended Subdivision Plat – Visumatic Industrial Products – 106 Fieldview Dr (Tract 1-A) – I-1 District - Tim Thompson, PE, LS

Trent Thompson was present.

TRC deficiencies were listed as follows:

1. Title Block – Add address of property – 106 Fieldview Drive.

2. Show zoning classification of adjoining properties. (West is I-2, North is I-1)
3. Show address number on each lot, approved by E-911 Coordinator.
4. Show all existing and proposed utility easements with dimensions.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Remove building and parking. Not needed on a Plat.
8. Submit copies of approved entrance permits from City of Versailles.
9. Submit Utility Easement approval sign-offs from each utility company.
10. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission's Certification.
11. 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. 2019-011 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
12. Submit As-Built construction plans (one to P&Z and two to City Public Works, consisting of, one full size set, one 11"x17" reduced set, and a pdf.

If water and sewer need to be constructed:

13. **Submit itemized bond estimate for final surface course, sidewalks, and clean up only, plus 15%.**
14. **Request in writing an on-site inspection by City Public Works.**
15. **Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.**
16. All lot corners must be pinned.
17. [Show City Public Works certification \(if public improvements were installed\) and signature.](#)
18. Remove "County Engineer" from title and certificate. Add a second line for City Public Works.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward 1st Amended Subdivision Plat – Visumatic Industrial Products – 106 Fieldview Dr (Tract 1-A) – I-1 District to the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Final Development Plan – Visumatic Industrial Products – 106 Fieldview Dr (Tract 1-A) – I-1 District - Tim Thompson, PE, LS

Trent Thompson was present.

TRC deficiencies were listed as follows:

1. Add address in Title Block – 106 Fieldview Drive.
2. Add typical dimensions on parking spaces/aisles.
3. Show proposed and existing easements for utilities or other purposes.
4. A statistical summary of all pertinent site data, including:
 - a. Site area (Net) – specify that this is Net Area.
 - b. Parking (Required and Proposed) needs to be completed.
5. Add a Landscape Statistic Table.
6. Show interior VUA trees.

7. Need owner's signature.
8. 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. 2019-012 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
9. Submit 4 full size copies, 1-11"x17" reduced copy of the Plan, **ALL signed and sealed.**
10. Construction Plans need to be submitted to TRC for review and approval.
11. Need to submit a drainage study.
12. Need to change water line location to the north side of Fieldview.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward Final Development Plan – Visumatic Industrial Products – 106 Fieldview Dr (Tract 1-A) – I-1 District to the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans – Brown-Forman Woodford Reserve – 1214 Georgetown Rd – A-1 District – Lockett & Farley

Brooks Benton with Lockett & Farley was present.

TRC deficiencies were listed as follows:

1. Get copy of Building Plans to Woodford County Fire Department per John Varner.
2. The Phase 2 drawings do not show the stormwater basin. Please add this. Adding it to sheet C-002 would suffice.
3. Label/describe/show where the outlets go on sheets C-301, C-701.
4. Erosion control plans: show a construction entrance or explain why one is not needed.
5. A KPDES permit for Stormwater Discharges Associated with Construction is required. Indicate this on the ESC plan sheet.
6. Add information about required inspections and other items required by the KPDES permit.
7. Silt fence is effective running along the contours; it is not effective running up and down slopes. Please review and revise both C-701 and C-702.
8. Sheet C-702. Where does the ditch discharge?
9. No pipe profiles are shown in Phase 2 plans. Please provide these, or refer to the Record Drawings for profile if those are to be used.
10. The detention basin embankment must be at least 1 foot above the 100-yr/1 hour storm event. Please check this and document it the narrative of the drainage report.
11. Please describe the storm events modeled in the drainage narrative and explain any deviations from the subdivision regulations (i.e. why you used 24 hour storms instead of 1 hour storms).

Comment: Grading Permit can be issued once approval letter from County Engineering Consultant is received.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to approve Construction Plans – Brown-Forman Woodford Reserve – 1214 Georgetown Rd – A-1 District with deficiencies being corrected, as noted and approval letter from County Engineering Consultant. The motion carried with nine (9) aye votes.

Final Development Plan – Midway University – 512 E. Stephens St (Baseball Complex) – A-1 District – Horizon Engineering

Robin Mills with Horizon Engineering and Rob Sarrantonio with Midway University were present.

TRC deficiencies were listed as follows:

1. Add a note regarding boundary of property. Question property line along Railroad; appears to be too close.
2. Add a note that addresses the following: Storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area; look at pre and post calculations.
3. Show proposed and existing easements for utilities or other purposes, if any.
4. Show general areas of substantial existing trees including those located along fence rows and drainage areas along with a general description of the type and size of such trees.
5. Need owner's signature.
6. The plan shall be tied to local horizontal and vertical GIS Datum.
7. 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. 2019-007 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
8. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, **ALL signed and sealed.**
9. How will press box be connected to water and sanitary sewer?
10. Submit plans for concession stand to Health Department.

Comment: This Development Plan does not show any proposed parking. Spaces were lost with construction of Fieldhouse previously, so parking will need to be addressed at some point. The minimum required for the field is one parking space per five seats. When parking is added, this Development Plan will have to be amended and stormwater management will have to be addressed.

Comment: The Conditional Use Permit did not include approval of parking so that would need Board of Adjustment approval in the future.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Final Development Plan – Midway University – 512 E. Stephens St (Baseball Complex) – A-1 District to the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans – Midway University – 512 E. Stephens St (Baseball Complex) – A-1 District – Horizon Engineering

Robin Mills with Horizon Engineering and Rob Sarrantonio with Midway University were present.

TRC deficiencies were listed as follows:

1. Need to show how water, sanitary sewers and other utilities will be connected to Press box, concessions/restroom building. Specify materials and pipe sizes.

2. It appears that there is a significant amount of fill and site grading taking place on the Railroad right-of-way. Their R.O.W. is usually 66 feet wide, centered on the center of tracks. Since there is a side line rail here, it could be wider. Verify that all site work is taking place on University property or that the Railroad has agreed to this in writing.
3. Need to see stormwater calculation pre vs post development to verify that no detention basin (s) are needed.
4. Once plans are resubmitted (3 sets) and City or their engineer writes letter of approval a Grading Permit can be obtained.

Comment: Grading permit can be issued after approval letters received from City of Midway (Engineer or Bruce Southworth) and Commission approval of Final Development Plan.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to approve Construction Plans – Midway University – 512 E. Stephens St (Baseball Complex) – A-1 District with deficiencies being corrected, as noted and approval letters received from City of Midway (Engineer or Bruce Southworth). The motion carried with nine (9) aye votes.

4th Amended Final Development Plan – McDonald’s Restaurant – 102 United Dr – B-4 District – GRW Engineering

Drew Miller, representative for McDonald’s and Roderick Saylor of GRW Engineering were present for discussion.

TRC deficiencies were listed as follows:

1. A vicinity sketch needs to show new streets: Kroger Way and Commerce Drive with street locations corrected.
2. Add topography with contour intervals at two (2) feet or as shown on the local GIS.
3. Show screening, landscaping and buffering, including a Landscape Statistic Table. Need to show locations of proposed trees and hedges and add perimeter VUA and trees and VUA trees in site Statistic Table. Do NOT need to define plant types.
4. Add note about Storm Drainage being existing and no increase of impervious area so no modification needed.
5. Show proposed and existing easements for utilities or other purposes. ? storm sewers (does added storm pipe need an easement).
6. Need owner’s signatures by owners of both Talbot and Versailles Land Group.
7. The plan shall be tied to local horizontal and vertical GIS Datum.
8. 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. 2019-009 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
9. Submit 4 full size copies, 1-11”x17” reduced copy of the Plan, **ALL signed and sealed.**
10. Comment: Need verification of lease agreement for parcel 2, or consolidation plat submitted to join tracts together to be one undivided Lot, then deeded by Consolidation Plat.

A motion was made by Mr. Schoeck, as seconded by Mr. Varner, to forward the 4th Amended Final Development Plan – McDonald’s Restaurant – 102 United Dr – B-4 District to the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans - McDonald’s Restaurant – 102 United Dr – B-4 District – GRW Engineering

Drew Miller, representative for McDonald’s and Roderick Saylor of GRW Engineering were present for discussion.

TRC deficiencies were listed as follows:

1. Need to include a Landscape Plan to meet requirements of Article XI.
2. Include Landscape Statistic Table as shown on Final Development Plan.
3. Label square feet of all interior VUA spaces.
4. Show species, size, etc of all required plants.
5. Provide details.
6. Need to have surveyor verify existing air release valve.

Comment: Grading permit can be issued after approval letters received from City of Versailles Public works and the Commission approves the Amended Final Development Plan.

A motion was made by Mrs. Delius, as seconded by Mr. Cobler, to approve the Construction Plans - McDonald’s Restaurant – 102 United Dr – B-4 District with deficiencies being corrected, as noted, and approval letters from the City of Versailles Public Works. The motion carried with nine (9) aye votes.

Final Record Plat – Ball Homes - Rose Ridge – Unit 3C – 216 Old Dry Ridge Rd – R-1B District – EA Partners

Rick Nunnery with EA Partners was present.

TRC deficiencies were listed as follows:

1. Need Owner’s signature.
2. Need Land Surveyor’s signature and seal.
3. On Minimum Flood Protection Elevations – need to add Lots 16 & 17 or remove * from those lots.
4. Submit Utility Easement approval sign-offs from each utility company.
5. Submit an 8 ½” x 11” reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission’s Certification.
6. 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. 2019-003 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
7. Submit itemized bond estimate for final surface course, sidewalks, detention maintenance and clean up, plus 15%.
8. Request in writing an on-site inspection by City Public Works.

9. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
10. All lot corners must be pinned.
11. Show City Public Works signature.
12. Post sign at end of Rosewood Drive about street being extended per Sub Reg 620(D)(17) – page # 6-6.
13. Revise City Public Works Certification removing “or irrevocable letter of credit.” City ONLY allows CD’s.
14. Water and sewer testing needs to be completed.
15. As-builts cannot be verified at this time.
16. Add 5 foot U.E. on rear of Lots 28-31 and 10 foot U.E. between Lots 26 and 27.

A motion was made by Mr. Cobler, as seconded by Ms. Allison, to forward the Final Record Plat – Ball Homes - Rose Ridge – Unit 3C – 216 Old Dry Ridge Rd – R-1B District to the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Final Development Plan – Cooperin, LLC – 741 McKinney Ave – I-1 District – Cann-Tech, LLC

Jason Heichelbech with Cann-Tech Engineering was present.

TRC deficiencies were listed as follows:

1. Add Purpose of Plan then elaborate: To show a 10,932 s.f. building with associated driveway, access, loading and unloading, and parking.
2. Need encroachment permit from City of Midway.
3. Show location and cross-sections of McKinney Avenue street/right-of-way.
4. Revise Note #3. Should state that “Detention is provided offsite and was constructed by EDA when Midway Station was developed”.
5. Need Owner’s signature.
6. The plan shall be tied to local horizontal and vertical GIS Datum.
7. 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. 2019-013 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
8. Submit 4 full size copies, 1-11”x17” reduced copy of the Plan, **ALL signed and sealed.**
9. Need to check property owner to the north; should be Mr. Freeny.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Final Development Plan – Cooperin, LLC – 741 McKinney Ave – I-1 District to the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans – Cooperin, LLC – 741 McKinney Ave – I-1 District – Cann-Tech, LLC

Jason Heichelbech with Cann-Tech Engineering was present.

TRC deficiencies were listed as follows:

1. Cover Sheet – Revise title from “Development Plan” to Site Construction Plans.
2. Add a copy of the Final Development Plan to the Sheet Index and to set of plans.
3. All Sheets – Change Title Block from Development Plan to Construction Plan.
4. Sheet 2 – Question the use of gravel for the driveway. Given the slope on driveway, gravel may wash into McKinney Avenue and surface inlets. Show being paved.
5. Sheet 3 – Need to add spot elevations at corners of stoop, sidewalks, parking lot, etc. Need encroachment permit from City for entrance and all work in Right-of-Way.
6. Sheet 4 – Proposed 15” HDPE is crossing existing sanitary sewer lateral. Is there enough vertical clearance between them?
7. Question separation of water and sewer as they go into the building and would follow whatever the building code is.

Comment: Grading permit can be issued after approval letters received from City of Midway (Engineer or Bruce Southworth) and the Commission approves the Final Development Plan.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to approve the Construction Plans – Cooperin, LLC – 741 McKinney Ave – I-1 District with deficiencies being corrected, as noted, and approval letters from the City of Midway (Engineer or Bruce Southworth). The motion carried with nine (9) aye votes.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley to adjourn the meeting at 10:57 a.m. The motion carried with nine (9) aye votes.

Patricia B. Wilson, Chair
PW:ko