

ON TUESDAY, JANUARY 16, 2018 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Griff Reed, Buan Smith, Mitzi Delius, Pattie Wilson, J. Smith, Paul Simmons

MINUTES: The December 19, 2017 minutes stood approved as submitted.

Minor Amended Consolidation Plat – Tressa Wilson – 1006 Scotts Way - Lot 3 – RR/Residual Farmland/CO-1 Districts – Tim Thompson, PE, LS

Tim Thompson was present for discussion. Mr. Thompson noted that this was a consolidation of a ten acre tract, which is a non-buildable lot, to current lot 3 with her residence on it. Mr. Thompson noted that he will not be pinning the lot corners because the two tracts were surveyed by Ricky and the information and monuments that he said were set are still there and he put a note on the plat to that effect.

TRC deficiencies were listed as follows:

1. Title Block - Show property owner's name, mailing address, email address & phone#.
2. Clarify zoning classification of subject property and adjoining properties. – Lot 3 is R.R.
3. Site Statistics: Existing zone – show Parcel 1 = R.R. Parcel 2 = Residual Farmland/CO-1.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Add a note #4 that: Parcel 2 is not buildable for residential purposes (no dwellings).
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. 2018-001 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
10. Encroachment permit would be needed if direct access is warranted.
11. Kentucky Utilities reserves the right to establish easements.

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

A motion was made by Mrs. Delius, as seconded by Mr. Reed, to forward the Minor Amended Consolidation Plat – Tressa Wilson – 1006 Scotts Way - Lot 3 – RR/Residual Farmland/CO-1 Districts onto the Chairman with the deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

2nd Amended Preliminary Subdivision Plat – Ball Homes LLC – Rose Ridge – 216 Old Dry Ridge Rd – R-1B District – EA Partners

Rory Kahly with EA Partners was present for discussion.

TRC deficiencies were listed as follows:

1. Add Unit #'s in Title Block and confirm this is "2nd".
2. Vicinity Map – Show all streets within five hundred feet of the subdivision.
3. Show the names of all property owners abutting the boundaries of the subdivision as their names appear on the tax records.
4. Show Easements, existing and proposed, on or abutting the property being platted shall be shown, labeled, and dimensioned as to its purpose.
5. Submit copies of proposed deed restrictions, if any.
6. Update Note #5. New FIRM's as of December 21, 2017.
7. Correct Lot #'s in Note #14.
8. Add a note about CLOMR required to alter S.F.H.A.
9. May need a detention basin on rear of lots 5, 25, 26, 27, 38, 39 and 40. If so, it must be on a lot of its own, not on the lots. Will need to revise Table showing lot sizes, if so.
10. Update "Detention Maintenance Note" with correct wording. (see attached)
11. **Owner's Certification** – Revise to this wording and have signed:
I (or We) do hereby certify that I am (or We are) the only owner (or owners) of record of the property platted hereon, said property being recorded in Deed Book ____, Page ____, (or Plat Cabinet____, Slide____), in the Woodford County Clerk's Office; and do hereby adopt this as my (or our) Preliminary Plat for this property. (Owner's signature, address, & date) and (Witness signature, address, & date)
12. **Preparer's Certification – Revise to this and sign and seal:** (registered engineer, land surveyor or landscape architect)
I do hereby certify that this preliminary plat was prepared under my direction and that, to the best of my knowledge and belief; it complies with the Versailles-Midway-Woodford County Subdivision Regulations. (Preparer's signature address, seal, and date).
13. **Planning Commission's Certification** – Revise to this:
I do hereby certify that this Preliminary Plat has met the requirements of the Versailles-Midway-Woodford County Planning Commission, with any waivers noted. (Planning Commission Chairman's signature and date).
14. The plan shall be tied to local horizontal and vertical GIS Datum.
15. 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. 2018-002.
16. Submit 4 full size copies and 1-11" x 17" reduced copy of the Preliminary Plat, all signed and sealed.
17. City Public Works reserves the right for comment on Construction Plans.
18. Need rear lot utility easements.(per Griff Reed)
19. Kentucky Utilities reserves the right to establish easements.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the 2nd Amended Preliminary Subdivision Plat – Ball Homes LLC – Rose Ridge – 216 Old Dry Ridge Rd – R-1B District onto the Planning Commission with the deficiencies being corrected. The motion carried with six (6) aye votes.

Corrected Minor Amended Subdivision Plat - Sugartree The Arbors (Steve Martin) – Unit 1, Lot 9 – 139-163 Sugartree Lane - R-1B/PUD District - EA Partners

Rory Kahly with EA Partners was present for discussion. Mr. Kahly noted that this plat only changed the minimum floor elevation.

TRC deficiencies were listed as follows:

1. Need Owner's signature. (May need all owners of each condo to sign; if so, more signature lines with names and addresses will need to be added).
2. Need Land Surveyor's signature and seal.
3. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
4. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy.
5. 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. 2018-003 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
6. Submit engineering data to support elevation change.
7. Note #12 – Change "City Engineer" to City Public Works. Remove County Engineer and Woodford Fiscal Court.
8. Retention note should be "detention".
9. Kentucky Utilities reserves the right to establish easements.

A motion was made by Mrs. Delius, as seconded by Mr. Reed, to forward the Corrected Minor Amended Subdivision Plat – Sugartree - The Arbors (Steve Martin) – Unit 1, Lot 9 – 139-163 Sugartree Lane - R-1B/PUD District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Final Record Plat - Ball Homes LLC - Edmonds Cross Unit 1-A – 317 Edmonds Crossing - R-1B District - EA Partners

Rory Kahly with EA Partners was present for discussion.

TRC deficiencies were listed as follows:

1. Unit 1 title is confusing because area across Edmonds Crossing is same. This should be Unit 3A.
2. Add address(es)of Property: 212-256 and 241-257 Brunswick Circle.
3. Vicinity Map – show and label Edmonds Crossing.
4. Site Statistics – Add existing Zone – R-1B/PUD.
5. Show street names and numbers, approved by E-911 Coordinator. Correct to Edmonds Crossing on Plan view.
6. Show address number on each lot, approved by E-911 Coordinator. Remove #452 address facing Edmonds Crossing; should only be on Hastings Lane.

7. Show all existing and proposed utility easements with dimensions including off-site detention, storm sewer, etc. Show sanitary sewer easement across "Future" street in detail.
8. Owner's Certification is incorrect, revise and have signed.
9. Need Land Surveyor's signature and seal.
10. Detention note has a couple of typos in it. Revise as follows:
"The detention and drainage easement shall be maintained by the Home Owners Association. The detention and drainage easement shall be maintained by the HOA in such a fashion as to insure that the vegetative growth will not exceed five inches in height. All foreign objects, debris and silt will be removed from the detention site. No potential or actual health or safety hazard will be created. The HOA shall perform periodic maintenance on all areas, other than storm drainage pipes and head walls, to insure the hydraulic function of the project. Structural and landscaping intrusions onto the detention area shall not be allowed without written approval of the City Public Works. The HOA shall permit necessary access to the City Public Works for periodic inspection. Failure to comply with the above requirements shall allow the City Public Works to take the necessary action to correct the non-compliance and the cost thereof shall be borne by the HOA. The City of Versailles shall have the right to assert a lien on the property to assure payment.
11. Label Lot 65 as Detention Easement in detail and retitle it.
12. Easements that aren't parallel need to have additional dimensions added in parentheses to tie down their locations.
13. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
14. Submit street name and 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** signatures.
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. 2018-004 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
17. Staff reserves the right to address other items once As-builts are submitted for review with plat.
18. Submit As-Built construction plans (one to P&Z, one to City Public Works & one to County Engineer), consisting of, one full size set, one 11"x 17" reduced set, and a pdf and one at 1"=60'.
19. Submit itemized bond estimate for final surface course, sidewalks, detention basin maintenance, and clean up only, plus 15%.
20. Request in writing an on-site inspections by City Public Works and County Engineer.
21. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
22. All lot corners must be pinned.
23. Show cross sections of all streets within and adjoining properties shown on the plat with 3/8" per foot crown and pavement specification.
24. Show note: There shall be no intrusion within the right-of-way without an encroachment permit. Example: Driveway, trees, shrubs, etc. Revise note #6 to include driveways.
25. Show City Public Works/County Engineer's Certification (if public improvements were installed) and signatures. Add detention basin maintenance to the existing certification.
26. Submit documents as required by Sub Reg 350 (H) & (I). Add note #8 to plat for failure to maintain "J".
27. Address building setbacks as noted/approved on preliminary plat.

28. City Public Works reserves the right for comment on As-Builts.
29. Detention note should pertain to City Public Works ONLY.
30. Kentucky Utilities reserves the right to establish easements.

Comment: This can be forwarded to the Planning Commission once deficiencies are corrected and As-builts are signed off on.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Final Record Plat – Ball Homes LLC - Edmonds Cross Unit 1-A – 317 Edmonds Crossing - R-1B District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Final Record Plat - Ball Homes LLC - Edmonds Cross Unit 1B - 317 Edmonds Crossing - R-1B District - EA Partners

Rory Kahly with EA Partners was present for discussion.

TRC deficiencies were listed as follows:

1. Unit 1 title is confusing because area across Edmonds Crossing is same. This should be Unit 3B, etc.
2. Add address(es) of Property: 200-208 Brunswick Circle and 444-455 Hastings Lane.
3. Vicinity Map – show and label Edmonds Crossing.
4. Site Statistics – Add existing Zone – R-1B/PUD.
5. Show street names and numbers, approved by E-911 Coordinator.
6. Show address number on each lot, approved by E-911 Coordinator.
7. Show all existing and proposed utility easements with dimensions including off-site detention, storm sewer, etc. Show sanitary sewer easement across “Future” street in detail.
8. Owner’s Certification is incorrect, revise and have signed.
9. Need Land Surveyor’s signature and seal.
10. Detention note has a couple of typos in it.

Show detention maintenance note (if needed): “The detention and drainage easement shall be maintained by the Home Owners Association. The detention and drainage easement shall be maintained by the HOA in such a fashion as to insure that the vegetative growth will not exceed five inches in height. All foreign objects, debris and silt will be removed from the detention site. No potential or actual health or safety hazard will be created. The HOA shall perform periodic maintenance on all areas, other than storm drainage pipes and head walls, to insure the hydraulic function of the project. Structural and landscaping intrusions onto the detention area shall not be allowed without written approval of the City Public Works. The HOA shall permit necessary access to the City Public Works for periodic inspection. Failure to comply with the above requirements shall allow the City Public Works to take the necessary action to correct the non-compliance and the cost thereof shall be borne by the HOA. The City of Versailles shall have the right to assert a lien on the property to assure payment.

11. Label Lot 65 as Detention Easement in detail and retitle it.

12. Easements that aren't parallel need to have additional dimensions added in parentheses to tie down their locations.
13. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
14. Submit street name and 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** signatures.
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. 2018-005 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
17. Staff reserves the right to address other items once As-builts are submitted for review with plat.
18. Submit As-Built construction plans (one to P&Z, one to City Public Works & one to County Engineer), consisting of, one full size set, one 11"x 17" reduced set, and a pdf and one at 1"=60'.
19. Submit itemized bond estimate for final surface course, sidewalks, detention basin maintenance, and clean up only, plus 15%.
20. Request in writing an on-site inspections by City Public Works and County Engineer.
21. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
22. All lot corners must be pinned.
23. Show cross sections of all streets within and adjoining properties shown on the plat with 3/8" per foot crown and pavement specification.
24. Show note: There shall be no intrusion within the right-of-way without an encroachment permit. Example: Driveway, trees, shrubs, etc. Revise note #6 to include driveways.
25. Show City Public Works/County Engineer's Certification (if public improvements were installed) and signatures. Add detention basin maintenance to the existing certification.
26. Submit documents as required by Sub Reg 350 (H) & (I). Add note #8 to plat for failure to maintain "J".
27. Address building setbacks as noted/approved on preliminary plat.
28. City Public Works reserves the right for comment on As-Builts.
29. Detention note should pertain to City Public Works ONLY.
30. Kentucky Utilities reserves the right to establish easements.

Comment: This can be forwarded to the Planning Commission once deficiencies are corrected and As-builts are signed off on.

A motion was made by Mrs. Delius, as seconded by Mr. B. Smith, to forward the Final Record Plat – Ball Homes LLC - Edmonds Cross Unit 1-B - 317 Edmonds Crossing - R-1B District onto the Planning Commission with deficiencies being corrected as noted. The motion carried with six (6) aye votes.

Amended Preliminary Subdivision Plat – Sellers Property - Denny Andrews – 1230 Troy Pike - R-1A/PUD & R-1B/PUD Districts – EA Partners

Rory Kahly with EA Partners was present for discussion. Mr. Kahly described the project. Tim Thompson was present on behalf of Eddie Sellers. Mr. Thompson noted that he had surveyed a seven acre tract around Mr. Sellers house and was not aware that a Preliminary Plat was being prepared. Mr. Thompson noted that Mr. Sellers needs to be advised as to what is being left for his tract and should be involved

with updates and access or property lines that he will end up with. Mr. Thompson would like for all of them to meet to make sure Mr. Sellers is satisfied with what will be left for him.

TRC deficiencies were listed as follows:

1. 7th Amended Preliminary Plat and add a "Purpose of Amendment" note.
2. Vicinity Map shall show all streets within five hundred feet of the subdivision, and be oriented the same as the plat.
3. Show the names of all property owners abutting the boundaries of the subdivision as their names appear on the tax records.
4. Show a proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the County or City.
5. Show Zoning classification on the adjoining properties.
6. Show easements, existing and proposed, on or abutting the property being platted shall be shown, labeled, and dimensioned as to its purpose.
7. Streets which adjoin the property being platted shall be shown and its right-of-way width indicated Edmonds Crossing and Troy Pike/KY33. A cross-section or plan view section shall be provided indicating the extent of existing or proposed paving, sidewalks, or other construction within the street right-of-way.
8. Submit copies of proposed deed restrictions, if any.
9. Update Note #15 to new FIRM# dated December 21, 2017.
10. Update stormwater maintenance note.
11. Site Statistics:
 - a. Maximum density allowed = 4 units/gross acre
 - b. Open space = 4% of gross area (exclusive of detention areas)
12. Show location, widths, and names of all existing and improved streets or alleys on or within five hundred (500) feet of the subdivision. Recorded but unimproved streets should be shown with dashed lines.
13. Need verification that public water and sanitary sewers are available for this many units.
14. **Owner's Certification** - Revise to this wording and sign:

I (or We) do hereby certify that I am (or We are) the only owner (or owners) of record of the property platted hereon, said property being recorded in Deed Book ____, Page ____, (or Plat Cabinet____, Slide____), in the Woodford County Clerk's Office; and do hereby adopt this as my (or our) Preliminary Plat for this property. (Owner's signature, address, & date) and (Witness signature, address, & date)
15. **Preparer's Certification** (registered engineer, land surveyor or landscape architect)- Revise and sign.

I do hereby certify that this preliminary plat was prepared under my direction and that, to the best of my knowledge and belief; it complies with the Versailles-Midway-Woodford County Subdivision Regulations. (Preparer's signature address, seal, and date).
16. **Planning Commission's Certification** - Revise to this wording:

I do hereby certify that this Preliminary Plat has met the requirements of the Versailles-Midway-Woodford County Planning Commission, with any waivers noted. (Planning Commission Chairman's signature and date).

17. The plan shall be tied to local horizontal and vertical GIS Datum.
18. 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. 2018-006.
19. Submit 4 full size copies and 1-11" x 17" reduced copy of the Preliminary Plat, **all signed and sealed.**
20. Sellers Tract – is an illegal lot with no road frontage (needs 25ft road frontage).
21. Need to request the water and sewer taps.
22. City Public Works reserves the right for comment on Construction Plans.
23. Need consideration for drainage on Construction Plans.
24. County Engineer needs more information on proposed arterial street.
25. Kentucky Utilities reserves the right to establish easements.
26. Not sure about the likelihood of Falling Springs Blvd extension through this area; however, if it were to ever extend it would be nice to have connectivity directly into the proposed subdivision.
27. It would be good to have pedestrian access from the proposed subdivision directly to the school. Lately KYTC has seen a greater need for this type of connectivity.
28. The distance from the entrance to the first side street needs to be extended to allow for more storage.
29. Any work on ROW will need a permit. This subdivision does require a Traffic Impact Study.

Comments: The proposed plan does not coordinate subdivision streets with existing and planned streets.

- a) There is not adequate vehicular or pedestrian access to all parcels.
- b) There is not a smooth flow of traffic and a high level of connectivity within and between neighborhoods.
- c) There are no proposed streets extended to the boundary lines.
- d) Dead end streets shall be prohibited as well as cul-de-sacs. The entire neighborhood is "dead-ended".

Comment: Houses on lots that abut an existing or proposed thoroughfare shall face the thoroughfare. (This was waived previously but would need to be addressed again since previous plan expired).

Sinkholes shall not be used in calculations or considered as viable part of storm sewer system.

Stormwater basins must be on a lot of their own and not counted as part of Open Space.

Double frontage and reverse frontage lots should be avoided. A planting screen easement of at least fifteen feet contained within the required setback, across which there shall be no right of access, shall be provided along the line of lots abutting such on arterial street or highway.

At a minimum, open space (exclusive of retention/detention basins) shall constitute no less than four percent of the gross area of any subdivision.

No more than 20% of the existing trees, groves, or woodlands can be removed. Trees being protected shall be identified on the Preliminary Plat.

A motion was made by Mrs. Delius, as seconded by Mr. Reed, to forward the Amended Preliminary Subdivision Plat – Sellers Property - Denny Andrews – 1230 Troy Pike - R-1A/PUD & R-1B/PUD Districts – A-1, CO-1 & I-2 Districts, to the Planning Commission with deficiencies being corrected, as noted. The motion carried with five (5) aye votes and one (1) nay vote (B. Smith).

Construction Plans – Versailles Land Group – 467 Kroger Way (Lot 3) – B-4 District – CMW Inc.

Adam Bender-Saunders was present for discussion.

TRC deficiencies were listed as follows:

1. Plat must be recorded prior to grading or construction.
2. Add a copy of the approved Final Development Plan to this set of Construction Plans.
3. Sheet C-105 – Add s.f. of interior islands that are being used for interior V.U.A.
4. Will need approval letters from City Public Works and County Engineer prior to issuance of Grading Permit.
5. Water meters need to be accessible and NOT in landscaping.
6. Need details on grease traps.
7. City Public Works requests to be onsite when tapping water mains.
8. Note on Plan: City Public Works needs to inspect the new section of 6" sewer line; with appropriate testing.
9. Sheet C103 – existing inlet; put copper lid and label as benchmark on all sheets and make symbol more distinguished.

Comment: Need to check with Building Inspector to determine if building will be under local or state review.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Construction Plans – Versailles Land Group – 467 Kroger Way (Lot 3) – B-4 District onto the Planning Director for issuance of grading permit upon receipt of approval letters from County Engineer and City Public Works, with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Construction Plans – City of Versailles – 239 N. Main St – B-2 District – CMW Inc.

Adam Bender-Saunders was present for discussion.

TRC deficiencies were listed as follows:

1. Need copies of approved encroachment permits for both entrances.
2. Add an approved copy of the Final Development Plan to the set of Construction Plans.
3. Sheet C-106 – What does the dashed area depict?

4. Need detector check valve on fire service line.
5. City of Versailles requests a 2" service line; from the meter back.
6. Need to correct hydrant meter detail; either Mueller or Clow – 5 ¼" double pumper or steamer.
7. Need valve before and after 2" domestic meter and can be either a gate valve or ball valve.
8. City Public Works requests to be onsite when tapping water mains.
9. Check with Ronnie Thompson at Division of Water regarding the drainage of the oil/water separator in Sally Port. (may need permit)

Comment: Approval letters from City Public Works and County Engineer will be needed prior to a grading permit being issued.

A motion was made by Mrs. Delius, as seconded by Mr. Reed, to forward the Construction Plans – City of Versailles – 239 N. Main St – B-2 District onto the Planning Director for issuance of grading permit upon receipt of approval letters from County Engineer and City Public Works, with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Final Development Plan – SWAM LLC – Equestrian Park, Lot 2B – 150 A.P. Indy Lane – B-1 District – Midwest Engineering, Inc

Chad Voelkert was present for discussion.

TRC deficiencies were listed as follows:

1. Revise Title to say: Final Development Plan
2. Add Purpose of Plan note.
3. Add a vicinity sketch, oriented in the same direction as the design scheme.
4. Add layout dimensions of parking spaces, aisles, etc.
5. Show location and cross-sections of any existing streets within or abutting the subject property – A.P. Indy Lane.
6. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table. – (Plants do not need to be specific at this time.)
7. Show storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area.
8. Add a statistical summary of all pertinent site data, including:
 - Site area (Net & Gross)
 - Zoning (Existing & Proposed)
 - Lots/Units (Existing & Proposed)
 - Density (Net & Gross)
 - Building coverage
 - Floor area
 - Parking (Required and Proposed)
9. Add a note stating that no grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan.

10. Add a note stating that no building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
11. Show location of signage, if known.
12. Add an owner's certification and signature, signed and witnessed as follows: "I (We) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, do fully agree to all graphic and textual representations shown hereon, and do adopt this as my (our) development plan for the property."
13. Add a Commission's certification to be signed by the Commission's Secretary if and when the plan is fully approved, as follows: "I do hereby certify that this development plan was approved by the Planning Commission at its meeting held on (date)."
14. The plan shall be tied to local horizontal and vertical GIS Datum.
15. 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. 2018-009.
16. Submit 4 full size copies and 1-11" x 17" reduced copy of the Plan, **all signed and sealed**.
17. City Public Works reserves right to comment on Construction Plans.
18. Update Note #14 – remove Woodford County Planning Commission Engineering Department.
19. Size Detention Basin for both Phase I and II on Construction Plans and construct it that way during Phase I.
20. Need Vicinity Map to accurately determine utility easements.

Comment:

Parking: Need to address the "Parking Credits" for on-street spaces. This lot has 6 of those spaces but several are being removed for the entrance. Add in form of a note.

Entrance: At Construction Plan phase an encroachment permit must be obtained for entrance and all other work in R.O.W. Need to address how parking space on street right next to entrance will be handled. Will islands be added, etc. The 6.5' wide sidewalk has to be constructed along entire lot line along Public Street including across driveway. Then driveway apron is concrete.

A motion was made by Mr. Simmons, as seconded by Mr. B. Smith, to forward the Final Development Plan – SWAM LLC – Equestrian Park, Lot 2B – 150 A.P. Indy Lane – B-1 District onto the Planning Commission with deficiencies being corrected as noted. The motion carried with six (6) aye votes.

Mrs. Wilson moved to adjourn meeting at 10:58 a.m. The motion carried with six (6) aye votes.

Patricia B. Wilson, Chair
PW:ko