

ON TUESDAY, JULY 16, 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: Chris Jones, Andy Elliott, Mary Beth Robson, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, Barrett Schoeck, John Varner, Paul Simmons

The meeting was called to order by Mrs. Wilson.

MINUTES: The June 18, 2019 minutes stood approved as submitted.

NEW BUSINESS

2nd Minor Amended Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike - A-1 District – Lockett & Farley

Brooks Benton with Lockett & Farley was present. Mr. Brooks noted that the Plan was to add new pavement area for storing tractor trailers.

TRC deficiencies were listed as follows:

1. Add Purpose of Plan note and label.
2. 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. 2019-044 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
3. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, ALL SIGNED AND SEALED.
4. Frankfort Plant Board reserves the right the right to modify comments based on other agency reviews and changes to the plat or plan resulting from required or voluntary revisions.
5. Submit drainage calculations.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the 2nd Minor Amended Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike onto the Chairman, with deficiencies corrected. The motion carried with ten (10) aye votes.

Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike - A-1 District – Lockett & Farley

Brooks Benton with Lockett & Farley was present.

TRC deficiencies were listed as follows:

1. Submit drainage calculations.
2. Grading Permit can be issued once approval letter from County Engineering Consultant (GRW) is received.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward the Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike onto the Planning Director to issue Grading Permit once approval letter from County Engineer Consultant has been

received and other deficiencies corrected. The motion carried with ten (10) aye votes.

Construction Plans – Crosspointe Church – 124 Dry Ridge Rd – A-1 District – Banks Engineering, Inc

Bill Brown, Church representative and Austin Swiney with Banks Engineering were present.

TRC deficiencies were listed as follows:

1. Need spot elevations at significant corners of parking area with proposed site graded contours shown and labeled.
2. Establish F.F.E. of Pavilion.
3. Need to see all elevations relating to outlet structure (rim/invert) and headwall (invert).
4. Need an erosion control plan sheet.
5. Need storm water calculations.
6. Add dimensions to pavilion and parking lot/spaces.
7. How will ADA compliance be addressed?
8. Need survey sheet added and legend.
9. Need to see detention calculations.
10. Need to keep septic system 10' away from Utility Easement.
11. Grading Permit can be issued once approval letter from County Engineering Consultant is received.

Comment: Since this is only for the Pavilion, any future expansion will require review and modification to all of these improvements.

Comment: If the rectangles on either side of the entrance are signs, these cannot be on right-of-way.

A motion was made by Mr. Simmons, as seconded by Mrs. Robson, to forward the Construction Plans – Crosspointe Church – 124 Dry Ridge Rd onto the Planning Director to issue Grading Permit once approval letter from County Engineer Consultant has been received and with other deficiencies corrected. The motion carried with ten (10) aye votes.

7th Minor Amended Final Record Plat – Craig Wrigley – 437 Pinckard Pike – A-2 & Residual Farmland Districts – Wesley Witt, Inc.

Wes Witt with Wesley Witt, Inc. was present. Mr. Witt noted that the purpose of the Plat was to establish a building location for a residence in the Residual Farmland of Hiddenaway.

TRC deficiencies were listed as follows:

1. Add address of property (437 Pinckard Pike) in Title Block.
2. Add property owner's name and mailing address in Title Block.
3. Add Written Scale.
4. Add names of adjacent subdivisions and owners in Hiddenaway.
5. Add building line of 80' from R.O.W. of Hiddenaway and Pinckard Pike.
6. Site Statistics: Existing Zone = Residual Farmland and A-2.

7. Show address number on building site, approved by E-911 Coordinator.
8. Show all existing and proposed utility easements with dimensions.
9. Need Owner's signature.
10. Need Land Surveyor's signature and seal.
11. Add Board of Health Certification and signature.
12. Remove City Public Works Certification.
13. Add KY HWY 169 with Pinckard Pike on centerline of road.
14. Submit copies of approved entrance permits from County and State.(County on Hiddenaway and State on KY 169)
15. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
16. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
17. 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. 2019-047 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
18. Add 30' UE along Pinckard Pike behind the R.O.W.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the 7th Minor Amended Final Record Plat – Craig Wrigley – 437 Pinckard Pike, onto the Chairman, with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.

Minor Plat of In-Family Conveyance – Buddy Lee (Husband) and Douglas Atwood Hurt (Husband) to Margaret Hurt (Wife) and Kristie Ann Hurt (Wife) – 97 Cedar Lake Rd – Lots 1 and 2 – A-1/CO-1 Districts – Justin Drury, PLS

Justin Drury with AIM3D was present. Mr. Drury noted that the purpose of the Plat was to divide to Lots off the existing overall tract and they would be the proposed home building sites.

TRC deficiencies were listed as follows:

1. Add address of property for each lot (Lot 1=101 & Lot 2=99) in Title Block.
2. Add property owner's name and mailing address in Title Block.
3. Add building line of 80' on each lot.
4. Site Statistics:
 - a. Total Gross Area.
 - b. Total Net Area.
 - c. Area in lots.
 - d. Number of lots.
5. Show address number on building site, approved by E-911 Coordinator.
6. Revise "Purpose of Plat" to the following:

The purpose of this plat is to subdivide Lot 1 and Lot 2 from the farm via In-Family Conveyance. Lot 1, consisting of 10 gross acres, shall be conveyed from Buddy Lee Hurt (Husband)

to Margaret Hurt (Wife). Lot 2, consisting of 10 gross acres, shall be conveyed from Douglas Atwood Hurt (Husband) to Kristie Ann Hurt (Wife).

7. Correct Flood Insurance Rate Map number; should be "D" at end (not C) and dated 12/21/2017.
8. Add the following note to Plat: Pursuant to the amendment to the Versailles-Midway-Woodford County Zoning Ordinance, Section 701.7(c), Margaret Hurt (Wife) shall hold title to Lot 1 and Kristie Ann Hurt (Wife) shall hold title to Lot 2 (both as shown hereon), for a minimum of five years.
9. 20' access easement needs to be better defined.
10. Where is the 20' U.E. referenced in "Purpose of Plat"?
11. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
12. Submit street name and address approval sign-offs by E-911 Coordinator.
13. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
14. 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. 2019-048 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
15. Leave a blank space (2" x 2") shall be left for the recording stamp of the Woodford County Clerk's office in the lower right hand corner of the plat for Recorder's Stamp.
16. All lot corners must be pinned.
17. Add 20' Access and Utility Easement with legal description.

Comment: Need to be sure the existing Easement (DB245, PG573) allows extension of the easement to others.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Minor Plat of In-Family Conveyance – Buddy Lee (Husband) and Douglas Atwood Hurt (Husband) to Margaret Hurt (Wife) and Kristie Ann Hurt (Wife) – 97 Cedar Lake Rd – Lots 1 and 2 to the Chairman, once deficiencies have been corrected. The motion carried with ten (10) aye votes.

Final Development Plan – Car Wash USA Express – 402 Kroger Way – B-4 District – John W. Ashworth III, PE

Jody Freeman with Development Consulting LLC was present.

TRC deficiencies were listed as follows:

1. Revise "Site" to "Final" – Final Development Plan
2. Purpose of Plan needs to be added. To show a 4375 sf building with associated parking, landscaping, etc.
3. Add topography with contour intervals at two (2) feet or as shown on the local GIS.
4. Add a Landscape Statistic Table.
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. 2019-049 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. Correct Utility contacts (Windstream = Leslie Allison; KY Utilities = Chris Cobler; Columbia Gas = Andy Elliott).

A motion was made by Mrs. Robson, as seconded by Mr. Cobler, to forward the Final Development Plan – Car Wash USA Express – 402 Kroger Way, to the Planning Commission, once deficiencies have been corrected. The motion carried with ten (10) aye votes.

Construction Plan – Car Wash USA Express – 402 Kroger Way – B-4 District – John W. Ashworth, III, PE

Jody Freeman with Development Consulting LLC was present. Mr. Freeman noted that they will be revisiting how storm water would be discharged from the property.

TRC deficiencies were listed as follows:

1. Sheet C-4
 - a. Need to add a Landscape Calculation Table (same as one on F.D.P.) Sample attached.
 - b. Need one (1) tree per 40 feet on perimeter of VUA. Appears a few trees are missing.
 - c. Need to fill in more hedges where gaps are visible still.
 - d. Revise plant material list.
 - e. Be sure to crosscheck plant locations with utilities on Sheet C-7.
2. Correct FEMA Map # and Date 21239C0090D 12-21-2017 (1st and 2nd sheets).
3. Include a copy of the signed Final Development Plan once it's approved by Planning Commission on August 8, 2019.
4. Correct Utility contacts (Windstream = Leslie Allison; KY Utilities = Chris Cobler; Columbia Gas = Andy Elliott).
5. Show drainage calculations and which basin runoff is going too.
6. Contractor to supply water meter setter and vault; utility to only supply the 2" meter.
7. Show water connection details.
8. Show water meter vault detail.
9. City to be on-site when water main is tapped (contractor responsibility, done by vendor approved by the City).
10. Water meter will not be set until the sewer tap is inspected and approved by the City.
11. Show sewer connection details.
12. Provide details of both the oil/water separator and the sand filter.
13. Sewer tap not to be covered until inspected by the City, giving at least 24 hours notice.
14. Need R.O.W. permit for driveway (apply with Paul Simmons at City Public Works).
15. Show proposed transformer location. Need to get with Chris Cobler at Kentucky Utilities Co.
16. Include Engineer's address on cover.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward the Construction Plan – Car

Wash USA Express – 402 Kroger Way onto the Planning Director to issue Grading Permit once approval letters are received from City Public Works and City Engineer Consultant other deficiencies corrected. The motion carried with ten (10) aye votes.

Minor Amended Plat – Anna M. Cambron Revocable Living Trust – 1024 Bluegrass Road – RR District – Tim Thompson, PE, PLS

Tim Thompson was present. Mr. Thompson noted that a building permit was applied for an addition on the rear of the home and found that it would have encroached the 75' Landscape Buffer by two feet. There is a bend in the rear property line and if a 75' radius was used to determine the offset then it would not have encroached the buffer easement, so this Plat would correct that.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
4. 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. 2019-051 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Minor Amended Plat – Anna M. Cambron Revocable Living Trust – 1024 Bluegrass Road to the Chairman, once deficiencies have been corrected. The motion carried with ten (10) aye votes.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons to adjourn the meeting at 10:34 a.m. The motion carried with ten (10) aye votes.

Patricia B. Wilson, Chair
PW:ko