

ON TUESDAY, JULY 18, 2017, THE TECHNICAL REVIEW COMMITTEE HELD THEIR REGULAR MEETING AT 10:00 A.M. IN THE WOODFORD COUNTY COURTHOUSE 2ND FLOOR COURTROOM

MEMBERS PRESENT: Darrin Buskirk, Tom Walker, Buan Smith, Chris Cobler, Mitzi Delius, Pattie Wilson, J. Smith, John Varner, Paul Simmons

MINUTES: Mr. Varner noted that the motion on item #4 was incorrect. The June 18, 2017 minutes stood approved as corrected.

Minor Consolidation Plat – Phillip and Janet Ridings to C.L. and Denise Watts (74 Hippe Agee Rd) and Dale Hippe (80 Hippe Agee Rd) – 240 Hippe Agee Rd – A-1/A-4 Districts – Malcolm Endicott L.S.

Malcolm Endicott was present for discussion. Mr. Walker noted that there are customer owned gas lines on each property.

TRC Deficiencies were listed as follows:

1. Show all existing and proposed utility easements with dimensions.
2. Need Owner's signature (Buyer and Seller).
3. Need Land Surveyor's signature and seal.
4. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
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. 2017-028 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
6. All lot corners must be pinned.
7. Frankfort Plant Board reserves the right for comment based on other TRC reviews and changes.

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

A motion was made by Mr. Walker, as seconded by Mr. Buskirk, to forward the Minor Consolidation Plat – Phillip and Janet Ridings to C.L. and Denise Watts (74 Hippe Agee Rd) and Dale Hippe (80 Hippe Agee Rd) – 240 Hippe Agee Rd – A-1/A-4 Districts to the Chairman with deficiencies being corrected. The motion carried with nine (9) aye votes.

1st Minor Amended Final Development Plan – Versailles United Methodist Church – 230 Paynes Mill Rd – A-1 District – Banks Engineering, Inc

Danny Martin with Brett Construction was present for discussion.

TRC Deficiencies were listed as follows:

1. In Title Block add "1st Minor Amended".
2. In statistical summary add total number of parking spaces.
3. Need owner's signature.

4. 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)." Remove "Urban County" from Certification.
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. 2017-024.
6. Submit 4 full size copies, 1-11" x 17", all signed and sealed.
7. Question: How can total number of spaces increase and VUA go down and number of trees goes down? Check and revise as needed.
8. Need to submit revised Landscape Plan showing required Landscape Statistics, etc. and any required new interior landscaping, adjusting plant material list, prior to installation.

This is a Minor Amendment and can be forwarded to Chairman.

A motion was made by Mr. Walker, as seconded by Mr. Buskirk, to forward 1st Minor Amended Final Development Plan – Versailles United Methodist Church – 230 Paynes Mill Rd – A-1 District – Banks Engineering, Inc to the Chairman with deficiencies being corrected. The motion carried with nine (9) aye votes.

Construction Plans – Cedar Ridge Subdivision – Unit 4 – R-1B District – Vision Engineering

Jihad Hallany with Vision Engineering was present for discussion. Mr. Hallany noted that this was the last phase of the development. Mr. Hallany noted that he had not submitted a drainage report yet.

TRC Deficiencies were listed as follows:

1. In Title Block of all sheets, remove "Second Amended Preliminary Plat" and ADD "Site Construction Plans".
2. Add a copy of the approved/signed Preliminary Plat to the set of Plans and to the "Index of Drawings".
3. Sheet CO.5
 - a. Correct utility contacts and add all utilities (telephone, cable, etc)
4. Sheet C1.0 (& others)
 - a. Question the 50' permanent easement for drainage on #71. Has this been released? Provide documentation and remove from plans if so.
5. All profile sheets
 - a. Show all pipe crossings.
6. Sheet C4.0
 - a. Sink holes in detention basin and other infrastructure needs to be cleaned out and made functional and maintained.
7. City of Versailles Utilities Manager reserves the right to make further comments once plans have been revised and resubmitted.
8. County Engineer commented on the original drainage analysis and referred to the highest elevation of 914.0 for the 100 year storm; basin needs to be defined along Red Oak.
9. Need to adjust profile.

10. County Engineer reserves the right for further comments.
11. Need a 30' Utility Easement on Elmwood Drive(work with Kentucky Utilities and Windstream).
12. Move Construction entrance to front of subdivision.
13. Flumes in basin are incomplete; replace check dams on upstream side.
14. Silt fencing; erosion control.

WATER:

- On sheet CO.5, remove sand from pipe bedding material to be used.
- Waterline tested pressure shall not vary more than 0 psi in 4 hours or 5 psi in 24 hours. City personnel to be on-site during the pressure testing.
- Show all existing and proposed water lines.
- Show existing and proposed valves.
- Show proposed location of water meters.
- Will there only be one hydrant?
- City of Versailles is NOT a utility planning commission.
- Update detail on the new water service and meter assembly. City prefers A.Y. McDonald meter setters with 18"X24" meter box.
- Remove "planning commission" from all notes in plans.
- On sheet C6.0, remove planning commission and "Jessamine County" under general notes. Pump station note can be removed.
- Sheet C5.0 is too busy. Further review will be conducted once this sheet is cleaned up a bit.

SEWER:

- Show existing and proposed sewer lines.
- Show water and storm line crossing in the sewer profiles.
- Show clean outs, with a double directional tee.
- Can sewer line"3" be extended along Elmwood to pick up lot 67 and 68 as to not have the laterals in backyards? City prefers there be no sewers in back yards.
- Show manhole on lot 70. Appears to be a bend in the sewer line without a manhole.
- City to inspect sewer taps prior to covering up.
- New sewer line to be video inspected and report submitted to the City.
- City to be present during all testing of new lines.
- A mandrel test to be conducted 30 days after installation is complete.

A motion was made by Mr. Walker, as seconded by Mr. Buskirk, to approve the Construction Plans – Cedar Ridge Subdivision – Unit 4 – R-1B with deficiencies being corrected and letters of approval from City Public Works and County Engineer to obtain a grading permit. The motion carried with nine (9) aye votes.

Minor Plat – In-Family Conveyance – Jeffrey V. and Angie B. Greenwell to Lesley N.G. Lodmell (daughter) – 2348 Watts Ferry Rd – A-1 District - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC Deficiencies were listed as follows:

1. In Title Block add address of property.
2. Show address on each lot, approved by E-911 Coordinator.
3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. Need Board of Health signature.
6. Submit copies of approved entrance permits from County, if new entrances are needed.
7. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
8. Submit address approval sign-offs from E-911 Coordinator.
9. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
10. 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. 2017-025 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
11. All lot corners must be pinned.
12. Frankfort Plant Board reserves the right for comment based on other TRC reviews and changes.
13. Site evaluation will be needed for Tract 2 (if building).

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

A motion was made by Mr. Walker, as seconded by Mr. J. Smith, to forward the Minor Plat – In-Family Conveyance – Jeffrey V. and Angie B. Greenwell to Lesley N.G. Lodmell (daughter) – 2348 Watts Ferry Rd – A-1 District to the Chairman with deficiencies being corrected. The motion carried with nine (9) aye votes.

Minor Plat – In-Family Conveyance – Walter E. Schott, III to Margaret H. Schott (mother) and Elaine S. Schott (wife) – 3495 Troy Pike – A-1 District - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC Deficiencies were listed as follows:

1. Show addresses of property (both Tracts).
2. Show Zoning classification of subject property and adjoining properties.
3. Show building line – 80'.
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. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
10. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, 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. 2017-026 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
12. All lot corners must be pinned.
13. Need 30' Utility Easement along Troy Pike, in addition to the 15' R/W.

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

A motion was made by Mr. Buskirk, as seconded by Ms. Delius, to forward the Minor Plat – In-Family Conveyance – Walter E. Schott, III to Margaret H. Schott (mother) and Elaine S. Schott (wife) – 3495 Troy Pike – A-1 District to the Chairman with deficiencies being corrected. The motion carried with nine (9) aye votes.

Final Development Plan – South Hill Properties, LLC – 119, 121 and 123 Garnett Ct – R-4 District - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC Deficiencies were listed as follows:

1. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table.
2. Show storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area.
3. Show proposed and existing easements for utilities or other purposes.
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. A statistical summary of all pertinent site data needs to be completed, including:
 - a. Density (Net & Gross)
 - b. Building coverage
 - c. Floor area
 - d. Correct "Neighborhood Density".
6. Need owner's signature.
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. 2017-027 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
8. Submit an 11"x17" reduced copy of the plat, plus four (4) full size copies, all signed and sealed.
9. City of Versailles Utility Manager reserves the right for comment on Construction Plans.

10. County Engineer reserves the right for comment upon review of drainage analysis during.
11. Need 5' Utility Easement on southeast property line.
12. Paul Simmons reserves the right for comment upon review of drainage analysis.

Comment: The Planning Commission will need to consider varying the setback between unit 121 and 123 since they share side/rear yard. Should be 35 feet apart (5' minimum side for #123, 30' minimum rear for #121) per "Group Housing" definition #506, Article II.

A motion was made by Mr. Walker, as seconded by Mr. Varner, to forward the Final Development Plan – South Hill Properties, LLC – 119, 121 and 123 Garnett Ct – R-4 District to the Planning Commission with deficiencies being corrected. The motion carried with nine (9) aye votes.

2nd Amended Final Development Plan – Helmsley II – The Shire – KY 2113 and Shire Blvd – R-1A/PUD - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion. Mr. Thompson noted that the HOA voted not to build a clubhouse and instead the developer wanted to build another duplex at that location.

TRC Deficiencies were listed as follows:

1. "Purpose of Plan" add relocation of parking spaces in front of #108A.
2. Add topography with contour intervals at two (2) feet or as shown on the local GIS.
3. Show exact location, arrangement and dimensions of existing and proposed driveways, walkways, parking areas and arrangement of spaces, points of ingress and egress.
4. Show proposed and existing easements for utilities of other purposes.
5. Check Cross Section arrows "B-B". Makes sidewalk location questionable. Reverse one.
6. Need Owner's signature. Question if all owner's within need to sign of President of Association and Centrust (Legal question).
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. 2017-030 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
9. Submit an 11"x17" reduced copy of the plat, plus four (4) full size copies, all signed and sealed.
10. Check the setback between units 108 and 162 to make sure there is at least 35' between the buildings.
11. Need to show 30' U.E. at building line.
12. Need to show how water and sewer will be accessed.

Comments: Appears Final Record Plat will need to be amended as well to revise building envelope for new 2-unit building.

A motion was made by Mr. Walker, as seconded by Mr. Cobler, to forward the 2nd Amended Final Development Plan – Helmsley II – The Shire – KY 2113 and Shire Blvd – R-1A/PUD to the Planning Commission with deficiencies being corrected. The motion carried with nine (9) aye votes.

Mrs. Wilson asked if there was any other business, hearing none the meeting stood adjourned at 11:01 a.m.

Patricia B. Wilson, Chair

PW:ko