

ON TUESDAY, JUNE 13, 2017, THE TECHNICAL REVIEW COMMITTEE HELD THEIR REGULAR MEETING AT 10:00 A.M. IN THE WOODFORD COUNTY COURTHOUSE 2ND FLOOR COURTROOM

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

MINUTES: The April 18, 2017 minutes stood approved as submitted.

Minor Consolidation Plat – In-Family Conveyance –Silas & Joyce Goodrich (grandparents) to Tony Goodrich (grandson) – 3595 Clifton Rd – A-1 District – Robert T. Semones, L.S.

Tony Goodrich was present for discussion.

TRC Deficiencies were listed as follows:

1. Need Owner's signatures.
2. Need Board of Health signature.
3. Submit an 8 1/2"x11" reduced copy of the plat, plus one full size and mylar, all signed.
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. 2017-019 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
5. All lot corners must be pinned.
6. Need new deed taking Tony off of farm in order to do In-Family Conveyance (can't convey to yourself) before recording the Plat. Once new deed is recorded the source of title on this plat will need to be revised with this new DB PG #.
7. Add a 40 foot Utility Easement to the front of the property adjacent to the road right-of-way.
8. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon. (email pdf copy of plat to KU & Windstream and they will forward to P&Z)

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

A motion was made by Mr. Walker, as seconded by Ms. Delius, to forward the Minor Consolidation Plat – In-Family Conveyance –Silas & Joyce Goodrich (grandparents) to Tony Goodrich (grandson) – 3595 Clifton Rd – A-1 District to the Chairman with deficiencies being corrected. The motion carried with eight (8) aye votes.

Final Development Plan – Wooldridge Gardens Phase II – Tract 3-A - Apartments – Abbey Alley – R-4/PUD District – Vision Engineering

Matt Carter with Vision Engineering was present for discussion.

TRC Deficiencies were listed as follows:

1. Add "Tract 3A" in Title Block.
2. Purpose of Plan and show apartment layout with associated parking.
3. Vicinity sketch needs to show apartment area added.

4. Show screening, landscaping and buffering, recreational and other open space areas including interior landscape areas with sq.ft. and add landscape statistics table (see sample).
5. Show storm drainage areas, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area, including off-site.
6. Show proposed and existing easements for utilities or other purposes including off-site.
7. Correct Zoning (existing R-4/PUD).
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. 2017-023 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
9. Submit an 11x17 reduced copy of the Plan and 4 full size, all signed.
10. Add a note reflecting the waivers that were granted when the property was rezoned (see attachment).
11. The Final Development Plan is only for the proposed Apartment area. The single family home area can be removed. If and when the pool and clubhouse area are to be constructed a Final Development Plan and site construction plans will need to be done for that area.
12. Open space utility easement on the Final Record Plat.

Comment: Final Development Plans must go to Planning Commission for final action (not a minor).

A motion was made by Mr. Walker, as seconded by Mr. Cobler, to forward the Final Development Plan – Wooldridge Gardens Phase II – Tract 3-A - Apartments – Abbey Alley – R-4/PUD District to the Planning Commission with deficiencies being corrected. The motion carried with eight (8) aye votes.

Construction Plans – Wooldridge Gardens Phase II – Tract 3-A – Apartments – Abbey Alley – R-4/PUD District – Vision Engineering

Matt Carter with Vision Engineering was present for discussion.

- Add a copy of the approved 1st Amended Final Development Plan to the set of Construction Plans.
- Update all utility contacts on page 0.5.
- Sheet C1.0 – show existing storm sewer inlets (identified on “Site Survey” – sheet C2.0) and then show erosion control around those structures; to protect existing off-site system from siltation during construction.
- Sheet C3.0 – Site Statistics – add “Proposed # of units” 156.
- Sheet C6.0
 - Adjust shading of interior V.U.A. to match out lines of the islands.
 - Tree Protection Area south of the south property line needs to be shown and labeled. There is also a stone wall in this area that is part of this.
 - Waivers for landscape buffer areas were granted during the rezoning. These need to be noted hereon. (see attachment)
- All utility contacts need to be corrected throughout the plan.

- Remove “district” from notes throughout plan. Should be Versailles Municipal Utilities or City of Versailles and not “Versailles Utility Planning Commission”.

WATER:

- It would be preferable to have the water mains connect to existing stub-out at the Northern corner of Abbey Ally and make a loop along the outside perimeter of the development; thus saving mains and valves from being in parking spaces and under the parking lot.
- No work to begin on water lines until approval is received from the Division of Water.
- Add valves at each tee and on all hydrants.
- On sheet C10.0, correct note that says that utility will provide hydrant. That is to be provided by the owner.
- Profiles for all water lines crossing sanitary sewer and storm lines need to be added to the plan.
- Show water meter locations. Water meters need to be accessible and out of landscaping areas.
- Specify pipe material. Two pipe materials are noted on Sheet C10.0.
- All water mains shall have tracer wire.
- Fire hydrants need to be 5 ¼” double pumper/steamer Mueller or Clow brand with a valve.
- Backfill used shall be clean with no large diameter rocks.
- City personnel shall be on-site during installation and testing of new water main. Please give at least a 24-hour notice.

SEWER:

- It would be preferable to have sewer mains in the grass area between curb and sidewalk, but not in any backyards where access is limited.
- Indicate direction of flow on plan.
- Include legend of location of laterals (distance from nearest downstream manhole, depth and length of stub out)
- Show all profiles of sewer lines crossing water and storm lines.
- New mains shall be video inspected and submitted to the City.
- New manholes shall be vacuum tested and all new lines pressure tested per specifications.
- City personnel to be on-site during testing. Please give 24-hour notice.
- On Sheet C5 General Notes, remove reference to “City Engineer” and just refer to City of Versailles.

STORM SEWER:

- Storm sewer Basin is off-site. Need to check the volume/capacity and submit drainage report.
- May need off-site easements for storm sewer pipes/drainage as none exists. Provide copies of easements to verify.

Comments:

- A Final Development Plan has to be approved by the Planning Commission prior to issuance of grading permit.
- County Engineer needs more information on the drainage.
- County Engineer reserves the right to review drainage report and make further comments on all of the plans.
- Need encroachment permit for streets/utilities.

- Once Construction Plans are finalized and the City Public Works and County Engineer write letters of approval and the Final Development Plan is approved then a grading permit can be issued for site work.
- A Final Record Plat, dedicating public infrastructure must be submitted for TRC and Commission approval, along with As-Builts. Once Commission approves FRP and it is recorded, Building Permits can be issued.

A motion was made by Mrs. Delius, as seconded by Mr. B. Smith, to approve the Construction Plans – Wooldridge Gardens Phase II – Tract 3-A – Apartments – Abbey Alley – R-4/PUD District with deficiencies being corrected and letters of approval from City Public Works and County Engineer. The motion carried with eight (8) aye votes.

Construction Plans – Woodford County Fire Department – Firegate 24, Leestown Rd – A-1/CO-1 Districts – MLH Civil Engineers, PLLC

John Hunt was present for discussion.

- Need an approved “Permit to Construct Along or Across a Stream” from Kentucky Division of Water.
- Need an approved Encroachment Permit from KYTC for entrance and any construction in R.O.W. of W. Leestown Road (US 421).
- Septic system is proposed where drainage is being directed. Revisit the septic location with J Smith, Environmentalist at Health Department.
- County Engineer reserves right to review drainage after septic issue is addressed.
- Once Midway and County Engineer write letters of approval for finalized construction plans and two permits noted above are submitted, then a site grading permit can be issued.

A motion was made by Mr. B. Smith, as seconded by Mrs. Delius, to approve the Construction Plans – Woodford County Fire Department – Firegate 24, Leestown Rd – A-1/CO-1 Districts with deficiencies being corrected and letters of approval from City Public Works and County Engineer. The motion carried with eight (8) aye votes.

A motion was made by Mrs. Delius, as seconded by Mr. Walker, to adjourn the meeting at 10:34 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko