

ON TUESDAY, JUNE 18, 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: Andy Elliott, Mary Beth Robson, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, John Varner, Paul Simmons

The meeting was called to order by Pattie Wilson.

MINUTES: The May 14, 2019 minutes stood approved as submitted with a motion by Mr. Simmons, as seconded by Mrs. Robson. The motion carried with eight (8) aye votes.

NEW BUSINESS

Minor Consolidation Plat – McDonald’s Real Estate Co – 102 United Drive – B-4 District – Endris Engineering

Kevin Phillips with Endris Engineering was present.

TRC deficiencies were listed as follows:

1. Add name of adjacent owner on Lot 2 (Versailles Land Group).
2. Need Owner’s signature.
3. Need Land Surveyor’s signature and seal.
4. Show detention maintenance note: "The detention and drainage easement shall be maintained by the _____ Property Owner. The detention and drainage easement shall be maintained by the Property Owner 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 Property Owner 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 Property Owner 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 Property Owner. The City of Versailles shall have the right to assert a lien on the property to assure payment.
5. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon. **NOT NEEDED**
6. Submit an 8”x11” reduced copy of the Plat, plus mylar and one copy, with **ALL** signatures except for Commission’s Certification.
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. 2019-032 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
8. All lot corners must be pinned.
9. Add Cross Section of United Drive.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Minor Consolidation Plat – McDonald’s Real Estate Co – 102 United Drive – B-4 District onto the Chairman, with deficiencies corrected. The motion carried with eight (8) aye votes.

Amended Final Development Plan – CAMCO – 93 Industry Road – I-2 District – MLH Civil Engineers

John Hunt with MLH Civil Engineering was present. Mr. Hunt questioned the interior landscaping. Mrs. Wilson stated that she would look into that.

TRC deficiencies were listed as follows:

1. Check with E-911 Coordinator to obtain new address for this building then revise as needed on plan.
2. Title Block – Should be Industry Drive.
3. Label dimensions of proposed driveways, walk-ways, parking areas and arrangement of spaces, points of ingress and egress.
4. Correct Kuhlman Blvd in Cross Section to Industry Drive.
5. Show proposed and existing easements for utilities or other purposes, specifically Sanitary Sewer line along Industry Drive.
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. 2019-033 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
8. Submit 4 full size copies and 1-11”x17” reduced copy of the Plan, ALL SIGNED AND SEALED.
9. Need pipe verification in detention and calculations for City Public Works.
10. City Engineer (Mary Beth Robson) will need to meet to discuss detention and look at downstream pipes.
11. Show 25’ Building Line.
12. Add Detention Maintenance Note.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward the Amended Final Development Plan – CAMCO – 93 Industry Road – I-2 District onto the Planning Commission, with deficiencies corrected. The motion carried with eight (8) aye votes.

Final Development Plan – Tru Blue Hemp Company – 730 McKinney Avenue – I-1 District – MLH Civil Engineers

John Hunt with MLH Civil Engineering was present.

TRC deficiencies were listed as follows:

1. Correct property address in Title Block: 730, 750 and 770 McKinney Avenue.
2. Show dimensions of proposed driveways, walk-ways, and parking areas.

3. Show screening, landscaping and buffering that are required including a Landscape Statistic Table. (Not specific plants until Construction Plans)
4. Concrete aprons at entrances should be from curb to property line.
5. Need two (2) encroachment permits from Midway City Council.
6. Add a note regarding storm water detention provided off-site in POA's within Midway Station.
7. Need Owner's signature. (If under contract, Wrigley can sign. If not, EDA will need to sign.)
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. 2019-034 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
9. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, ALL SIGNED AND SEALED.
10. Show future gas line with location to be determined.
11. Label proposed inlet.
12. Label retaining walls.
13. Show future interior sidewalk.

Comment: Need to show 25' Building Line as shown on Amended Plat. Will need to adjust buildings to reflect this.

A motion was made by Mrs. Robson, as seconded by Mr. Cobler, to forward the Final Development Plan – Tru Blue Hemp Company – 730 McKinney Avenue – I-1 District, to the Planning Commission, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Construction Plans – Tru Blue Hemp Company – 730 McKinney Avenue – I-1 District – MLH Civil Engineers

John Hunt with MLH Civil Engineering was present.

TRC deficiencies were listed as follows:

1. Add approved Final Development Plan to set.
2. All sheets need correct address in Title Block: 730, 750 and 770 McKinney Avenue.
3. Need encroachment permits from Midway City Council for two (2) entrances and any other work in City R.O. W.
4. Adjust all to meet 25' Building Line.
5. Sheet C-2.0 – Site Grading Plan:
 - a. Label all retaining walls and add spot elevation.
 - b. Add detail for retaining walls.
 - c. Concrete aprons at both entrances should be concrete from curb to R.O.W./property line.
 - d. If curbs around all of parking, label and show detail. Add spot elevations at all significant points/corners (top and bottom of curbs).
 - e. Dumpster must be screened. Provide detail.

- f. May want to connect storm sewer in Future Paved area directly to storm sewer line avoiding headwall, riprap. If this is a proposed inlet, show elevations (rim and invert) and then provide detail.
 - g. Both proposed signs, if monument signs, need to be at least 10' from R.O.W. (maximum 8 feet tall and 80 sq. ft. in area).
 - h. May need trench drains across both entrances then pipe to back of existing curb inlets in street.
 - i. Site Utilities Plan is needed (or add to one of others).
 - j. Show how Sanitary Sewers will be connected to each building. Label size and material.
6. Sheet C-2.1 – Layout/Landscape
- a. Add typical dimensions to future parking spaces.
 - b. Need to specify all plant types and sizes. Include a plant table.
 - c. Show any proposed lighting if any.
 - d. Add detail for shrub plantings.
7. Planning Director reserves the right to make comments after these revisions are made.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward Construction Plans – Tru Blue Hemp Company – 730 McKinney Avenue – I-1 District, onto the Planning Director for issuance of grading permit upon receipt of approval letter from City of Midway Consultant with the deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Consolidation Plat – Ball Homes LLC – Gleneagles, Unit 4 – Lots 51 & 52, 92 & 96 Hanover Drive – R-1B District – EA Partners

Rick Nunnery with EA Partners was present. Mr. Nunnery noted that the property being consolidated was part of Unit 4. This was a remnant parcel that is being consolidated to two adjoining property owners.

TRC deficiencies were listed as follows:

1. Title Block – Add property Owner's Name, mailing address for each lot.
2. Correct names of adjacent owner to the north. (not Backer – should be: 2001 Lexington Road, LLC – DB 278, PG 488)
3. Correct Zoning classification of adjoining properties to the north (zoned R-1B).
4. Need Owner's signature. (All three properties)
5. Need Land Surveyor's signature and seal.
6. Add 100 Year Flood Plain (if any) and note the Flood Insurance Rate Map (F.I.R.M.) number.
7. Add maintenance note for Drainage Easement – The drainage easement shall be maintained by the Property Owner. The drainage easement shall be maintained by the Property Owner 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 Property Owner 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 County's Engineer. The Property Owner shall permit necessary

access to the County's Engineer for periodic inspection. Failure to comply with the above requirements shall allow the County's Engineer to take the necessary action to correct the non-compliance and the cost thereof shall be borne by the Property Owner. Woodford Fiscal Court shall have the right to assert a lien on the property to assure payment.

8. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
9. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures 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. 2019-036 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
11. All lot corners must be pinned.
12. Identify and note any lots with minimum finished floor elevations. = 929.5 min floor elevation on both lots.
13. Place north arrow on vicinity map.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Consolidation Plat – Ball Homes LLC – Gleneagles, Unit 4 – Lots 51 & 52, 92 & 96 Hanover Drive – R-1B District to the Chairman, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Final Development Plan – Ledvance, LLC – Tract 5, 1051 Tyrone Pike – I-2 District – Vision Engineering

Jihad Hallany with Vision Engineering was present. Mr. Hallany noted that the property was located at the corner of Falling Springs Boulevard and Tyrone Pike and that the rear of the property would be developed at this time with storage units.

TRC deficiencies were listed as follows:

1. Expand Purpose of Plan note to include s.f. of buildings, office and parking.
2. Add dimensions of proposed walk-ways, parking areas and arrangement of spaces, points of ingress and egress (including all gates restricting vehicular access).
3. Show Right-of-way in cross sections of both KY 2113 (Falling Springs) and US 62/Tyrone Pike.
4. Show screening, landscaping and buffering (Do not need to be plant specific).
5. Add to Site Statistics:
 - a. Site area (Net & Gross) – clarify that this is Net area.
 - b. Lots/Units (Existing & Proposed)
 - c. Building coverage
 - d. Floor area
 - e. Parking (Required and Proposed)
6. Label KY 2113/Falling Springs Blvd on west side of plan.
7. Need to update Utility contacts: Columbia Gas, Windstream have changed and remove County Road Engineer information.
8. Need Owner's signature.

9. A tree preservation plan, data block, and tree protection areas shall be provided.
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. 2019-037 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
11. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, ALL SIGNED AND SEALED.
12. Need to submit drainage calculations with Construction Plans.
13. Need Stream Permit.
14. Add note for spring box.

Comment: Must have encroachment permit for:

1. Placement of fill on West side near bike path.
2. 2 entrance/exits onto Tyrone Pike including relocation of bike path.
3. Connection to existing waterline located in State R.O.W. along Tyrone Pike.
4. And, any other work in R.O.W.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to forward the Final Development Plan – Ledvance, LLC – Tract 5, 1051 Tyrone Pike – I-2 District, to the Planning Commission, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Amended Final Record Plat - Anderson Wooldridge 2 LLC – Wooldridge Gardens Phase II, Section 1A-1 – 210 Abbey Road – R-4/PUD – Vision Engineering

Jihad Hallany with Vision Engineering was present. This is an open space lot where a pool and clubhouse are proposed.

TRC deficiencies were listed as follows:

1. Add 210 Abbey Road in Title Block.
2. Site Statistics
 - a. Number of Lots = 1
 - b. Existing Zone is now R-4/PUD
3. Show address number on lot = #210.
4. Revise "Purpose of Plat" note to 210 Abbey Road (there is no Lot #).
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Lots 7-10 do not exist yet. Dash in faintly and show as "Future", or remove from Plat.
8. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
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. 2019-040 to

kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org;
koreel@woodfordcountyky.org

10. Add Recorder's Certification – A blank space (2x2) shall be left for the recording stamp of the Woodford County Clerk's office in the **lower right hand corner** of the plat.
11. Question – What is the dashed gray line? Remove if not pertinent to this amendment. Label if it is.
12. Remove all references to County Engineer in Certificates.
13. Add a note referencing BOA CUP Case #12-022-2018.
14. May want to add parking easement on #210 or widen R.O.W. to accommodate 90° parking shown on Pool/Clubhouse Development Plan and add to Purpose.
15. Remove all references to City Engineer and change to City Public Works in the retention maintenance note.
16. Add or show 15' U.E. next to Lot 6 (along Cheney Road).

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward the Amended Final Record Plat - Anderson Wooldridge 2 LLC – Wooldridge Gardens Phase II, Section 1A-1 - 210 Abbey Road – R-4/PUD District to the Chairman, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Final Development Plan – Anderson Wooldridge 2 LLC – Wooldridge Gardens Clubhouse - 210 Abbey Road – R-4/PUD District – Vision Engineering

Tony Barrett with Barrett Partners was present. This is the same property just reviewed for the pool and clubhouse.

TRC deficiencies were listed as follows:

1. Purpose of Plan – add to Purpose changes to sidewalk and parking in R.O.W.'s.
2. Show a modified cross-section with revised parking and sidewalk. Will this become an easement? Show on Amended Final Record Plat and make purpose.
3. Denote on Plan where public sidewalk is being modified as well as parking within the R.O.W. of Penny Lane and Abbey Road.
4. Need owner's signature.
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. 2019-038 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
6. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, ALL SIGNED AND SEALED.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Final Development Plan – Anderson Wooldridge 2 LLC – Wooldridge Gardens Clubhouse - 210 Abbey Road – R-4/PUD District to the Planning Commission, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Construction Plans – Anderson Communities - Wooldridge Gardens Clubhouse - 210 Abbey Road – R-4/PUD District – Vision Engineering

Jihad Hallany with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Update Utility contacts.
2. Add approved Final Development Plan to index and set of plans.
3. Need encroachment permit from City of Versailles to modify parking in street R.O.W.
4. Final Development Plan and Construction Plans do not match. Final Development Plan shows new perpendicular parking off of Abbey Road as well. Plans need to match. Will there be any designated Handicap Spaces? Show if any.
5. Sheet C2.0 – Site Survey
 - a. Show existing trees.
 - b. Show what pipe sizes and materials the water and Sanitary Sewer lines are.
6. Sheet C3.0 –
 - a. Show connections to public water and sewer. Label material and line size.
 - b. In Utility notes U3 refers to “C8.0”, there is no such sheet #.
 - c. Add dimensions to new parking and sidewalk area. Will vehicles be able to overhang sidewalk? Is there an integral curb and sidewalk? Add detail.

WATER:

7. Show water meter size.
8. Show water connection details.
9. Utility note U1 appears to be in wrong place.
10. Show how getting water to pool.
11. No work to begin on pool until approval is obtained from the Woodford County Health Department and/or the Ky. Department for Public Health. City would like to be involved if on a local level.
12. Add irrigation meter on pool.

SEWER:

13. Show sewer connection details.
14. Add clean out at property line along with adding detail.

A motion was made by Mr. Cobler, as seconded by Mr. Varner, to forward the Construction Plans – Anderson Communities - Wooldridge Gardens Clubhouse - 210 Abbey Road – R-4/PUD District to the Planning Director with deficiencies being corrected as noted and approval letter from City Public Works before a grading permit can be issued. The motion carried with eight (8) aye votes.

Construction Plans – Anderson Acquisitions LLC - Wooldridge Gardens Townhomes – 174 Abbey Road - R-4/PUD District – Vision Engineering

Jihad Hallany with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Coversheet
 - a. Correct Vicinity Map.
 - b. Correct Utility contacts.
2. Sheet CO.5
 - a. Correct Utility contacts.
3. APDA – Add a signed copy of the approved plan.
4. Sheet 2.0
 - a. Is the Sanitary Sewer line on the south side existing? If so, label type and size of line.
 - b. None of the off-site “detention basin” infrastructure is existing. May not want to include on survey sheet.
5. Sheet C4.0 – Grading
 - a. Key note symbol 3 should be 4 according to “Grading and Erosion Control Items” list.
 - b. Need profiles of storm sewer system throughout site and show all pipe crossings.
 - c. What is elevation of Garages on Lots 14-18? Can’t read.
 - d. Need Drainage Study to verify capacity in adjacent basin.
6. Sheet 5.0 – Utility
 - a. Every townhouse needs its own independent lateral to sanitary sewer main.
 - b. Question Sanitary Sewer laterals being constructed under garages on Lots 19-34.
 - c. Where are laterals for Lots 1, 2, and 3?
 - d. Will they conflict with Storm Sewer line they cross?
 - e. Each townhouse will also need an individual electric meter.
 - f. Sewer mains constructed will need to show profiles and all crossings.
 - g. Plans will need to go to State (both water and sewer).
7. Sheet C6.0
 - a. Need to add hedge and trees to end of parking lot on northwest side (near Lot 1).
 - b. Will there be any fencing or screening behind Lots 27-34 next to School property? Show if any.
8. Planning and Zoning reserves the right to review and comment when plans are completed and resubmitted.
9. Obtain approval from Division of Water prior to water line installation.
10. Differentiate between existing and new water mains.
11. City prefers the new water mains and valves to be put in grassy areas and **not** in streets, parking lots or under sidewalks.

12. Ensure that no water meters are covered with landscaping.
13. Why is a 3" water line being installed between the buildings instead of carrying on with the 8"? And labeled "private"? As drawn, would not be private.
14. Water service lines for lots 1-3 appear to be going through the garage and breezeway.
15. No trees planted over water main.
16. Additional notes on plan acceptable.
17. As drawn, construction plan is not acceptable to the City.
18. Obtain approval from Division of Water prior to any work on sewer main.
19. Differentiate between existing and new mains.
20. Each townhome has to have its own sewer lateral; no "Y"s serving two townhomes.
21. Why is sewer line between lots 19 & 34 going under garages to the townhomes? Move lines to front with individual laterals for each.
22. New main shall be pressure tested as well as manholes that are being tied-into, deflection test after 30 days and video inspection; before construction and after.
23. No trees planted on top of sewer main.
24. Additional notes on plan acceptable.
25. As drawn, construction plan is not acceptable to the City.
26. Will need to get with Chris Cobler (Kentucky Utilities) to discuss meter location.
27. Label roads that are built with names.
28. Separate out Sheet C5 – put lateral and service lines on one sheet and sewer and storm on another sheet.
29. Will need storm water calculations.

A motion was made by Mrs. Hartley, as seconded by Mr. Cobler, to forward the Construction Plans – Anderson Acquisitions LLC - Wooldridge Gardens Townhomes – 174 Abbey Road - R-4/PUD District to the Planning Director with deficiencies being corrected as noted and approval letter from City Public Works and all Utility Companies before a grading permit can be issued. The motion carried with eight (8) aye votes.

Minor Plat In-Family Conveyance – James E. Sutherland (Brother-in-law) to Norma Jean Sutherland (Sister-in-law) – 1368 Cummins Ferry Road – A-1/CO-1 Districts - Tim Thompson, PE, LS

Tim Thompson was present.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Add Board of Health Certification and signature.
4. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
5. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures 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. 2019-042 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
7. 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 – James E. Sutherland (Brother-in-law) to Norma Jean Sutherland (Sister-in-law) – 1368 Cummins Ferry Road – A-1/CO-1 Districts to the Chairman, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Zoning Map Amendment and Final Development Plan and Preliminary Plat – Polo Run Subdivision – 3085 Troy Pike – A-1 to A-2 to RR/Residual Farmland Districts - Tim Thompson, PE, LS

Tim Thompson was present.

TRC deficiencies were listed as follows:

1. 50' LBA and U.E. – Discuss with Chris Cobler (question trees in this area).
2. Proof of storm drainage areas.
3. Show provisions for protection, maintenance and accessibility of the existing cemetery.
4. 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.
5. Correct wording of owner's certificate 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 and preliminary plat for the property."
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. 2019-043 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
7. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, ALL SIGNED AND SEALED.
8. If this Plan is accompanying a Zone Change Application ___1___ Zone Change Sign must be posted on the property by noon June 26, 2019.
9. Copies of proposed deed restrictions, if any, shall be submitted.
10. If individual septic tanks are proposed, show sub-surface conditions on the proposed subdivision, including location and results of tests made to ascertain surface soil, rock, and ground water conditions. Show location and results of site evaluation in accordance with the specifications of the State and County Department of Health. Due regard shall be given to the effects of cut and fill which may make such data obsolete. Anticipated areas of cut and fill shall be noted upon the Preliminary Plat.
11. Need Preparer's signature, address and seal.
12. Need Board of Health signature.
13. Need to include R.R. R.O.W. area in Statement of Intent (Site Statistics).

Misc. Notes

1. Need a letter from Water District verifying its ability “to provide sufficient water service and water pressure to ensure an adequate supply for private use”.
2. Need approved individual onsite sewage treatment systems with Woodford County Health Department verifying the suitability for such systems and signature on Board of Health Certificate. (Contact Barrett Schoeck or Randall Carrier)
3. Wesridge Lane is being proposed as a County Road. Construction of this facility has already begun with no required inspections. It may not be suitable for acceptance into the County Road system.
4. Need copy of approved State Encroachment Permit for Wesridge Lane connection to Troy Pike (KY Hwy 33). Will State require turn lanes?
5. Need to designate area where residential building site will be on the residual farmland.
6. Label - Add 150’ dimensions on Total Farm detail to confirm lots are at least this far from adjoining farms.
7. Label “Rural Residential and Site Statistics” as “Statement of Intent”.
8. In this Statement #4, show that the 39.598 acres from A-2 to RR is 14% of total farm (will increase when you add RR R.O.W.).
9. Need justification for not providing onsite detention. (Drainage Study)
10. Need Landscape Plan to meet buffer requirements. Question the 50’ LBA also being a U.E.
11. Utility lines need to be underground.
12. County Fire Department reserves the right to comment on Fire Hydrants on Construction Plans.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Zoning Map Amendment and Final Development Plan and Preliminary Plat – Polo Run Subdivision – 3085 Troy Pike – A-1 to A-2 to RR/Residual Farmland Districts to the Planning Commission, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

A motion was made by Mrs. Delius, as seconded by Mr. Varner to adjourn the meeting at 11:27 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko