

ON TUESDAY, JUNE 19, 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, Tom Walker, Chris Cobler, Mitzi Delius, Pattie Wilson, J. Smith, Jeri Hartley, Paul Simmons

MINUTES: The May 15, 2018 minutes stood approved as submitted.

Final Development Plan – Frontier Nursing University (Golf Course)– 2260 Lexington Road – A-1 District – Rosstarrant Architects

Michael Steinmetz, Executive Vice-President of Finance and Facilities and Dr. Susan Stone, President with Frontier Nursing University was present. Mr. Steinmetz discussed the plan to occupy a set of five apartments and a house as temporary offices and they have been suited up with cubicle type areas. A modular unit was added for large meeting space. They plan to open the golf course on July 14, 2018 and will be demolishing the old clubhouse and they have a permit for a new one that is under construction at the end of the parking lot. They have constructed a cart barn located near the apartments.

TRC deficiencies were listed as follows:

1. Add Golf Course in Title
2. Purpose of Plan. On 3rd point specify proshop, cart storage and offices.
3. Show screening, landscaping and buffering, if any, including a Landscape Statistic Table.
4. Show size of temporary portable structure.
5. Address storm drainage areas, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area.
6. Show proposed and existing easements for utilities or other purposes.
7. Show typical dimensions on parking spaces and aisles.
8. Comment: Parking spaces and aisles don't have adequate depth.
9. Show existing and proposed water and sewer lines (sizes and materials).
10. Add an owner's certification, 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."
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. 2018-030 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
12. Submit 4 full size copies, 1-11" x 17" reduced copy of the Plan, all signed and sealed.
13. Need to submit wastewater flows to City Public Works.
14. Paul Simmons with City of Versailles reserves the right for review/comment on Construction Plans, if any.
15. Jack Wireman needs to contact Chris Cobler with K.U.

Comment:

- Need to see parking areas and dimensions for the two existing residential structures and proposed temporary portable structure.
- Show paving that connects Cart storage to existing driveways.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Final Development Plan – Frontier Nursing University (Golf Course) – 2260 Lexington Road – A-1 District to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Anderson Wooldridge 2 LLC – Wooldridge Gardens Detention Area, Section 1A-1 – R-1C/PUD District – Vision Engineering

Mrs. Wilson noted that this was the re-design of an existing retention basin to be a detention basin; it used to have a permanent pool of water and they wanted to convert it to a dry basin except during storm events.

TRC deficiencies were listed as follows:

1. Mrs. Wilson defers to City Public Works for comments (Paul Simmons).
2. Paul Simmons with City Public Works needs more detail (Has downstream needs been met?).
3. Will need a letter from City Public Works (Paul) approving Construction Plans so that a Grading Permit can be issued.

A motion was made by Mr. Walker, as seconded by Mrs. Delius, to approve the Construction Plans – Anderson Wooldridge 2 LLC – Wooldridge Gardens Detention Area, Section 1A-1 – R-1C/PUD District with the deficiencies being corrected and a letter from City Public Works for a grading permit to be issued, as noted. The motion carried with eight (8) aye votes.

Minor Amended Non-Building Plat – Howard E. Sellers, Jr. Trust Property - 1230 Troy Pike – R-1A/PUD & R-1B/PUD – EA Partners

Rick Nunnery with EA Partners was present. Mr. Nunnery noted that the plat will be separating the “Homestead” that was labeled on the Development Plan for the Sellers property which was previously referred to as “Keswick”. Mr. Sellers is retaining this lot.

TRC deficiencies were listed as follows:

1. Title Block – Add Name of Subdivision(include formerly known as Edmonds Cross).
2. Title Block – Add address(es) of Property – 1230 is Lot 2, 906 is Lot 1.
3. Zoning classification on zone line is not correct “PUB” should be “PUD”.
4. Show address number on each lot, approved by E-911 Coordinator – 1230/Lot 2, 906 Troy Pike/Lot 1.
5. Show all existing and proposed utility easements with dimensions. What about water line to Lot 2?
6. Need Owner’s signature. Also, correct typo “Woodford”.
7. Need Land Surveyor’s signature and seal.
8. Southland Subdivision is not a P.U.D., zoned straight R-1B.
9. Label Bradshaw zone as R-1A/PUD.
10. In “Purpose “ add “Lot 2” after “Homestead”.

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 from 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. 2018-032 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
15. Revise signature line for Commission. Should say: "Commission Chair or Planning Director". Also, typo "met".
16. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Walker, to forward the Minor Amended Non-Building Plat – Howard E. Sellers, Jr. Trust Property - 1230 Troy Pike – R-1A/PUD & R-1B/PUD onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Legends at Versailles (Formerly Keswick) – 1230 Troy Pike – 63 Lots - R-1A/PUD & R-1B/PUD – EA Partners

Rick Nunnery with EA Partners was present. Mr. Nunnery noted that the plan was for the first 63 lots and they have received the KYTC encroachment permit for the entrance off of KY33 and includes boring under road.

TRC deficiencies were listed as follows:

1. Will need Landscape plan submitted for required screening along Troy Pike in open space buffer area.
2. Sheet 3A – Should water line be stubbed to Bradshaw to create loop? (Contact Mitzi)
3. Sheet 3B –
 - Show division line between detention and open space on Lot #149. Detention Area is larger than what Preliminary Plat showed. Need to verify that 4% open space can still be met.
 - Need better construction detail of traffic calming island (cross section; materials, type of curbing; etc)
 - Temporary stub streets need to be terminated properly with hammer head for example: show and add detail. These are required when stub is over 150 feet from its nearest intersection.
 - Show 15' pedestrian access easement between 109 and 110 (all sheets) with cross section and detail of walkway.
 - Stub water from 114 toward Bradshaw. (Contact Mitzi)
4. Sheet 5A –
 - Stub Sanitary Sewer line to edge of lot 142. (Contact Mitzi)
5. Sheet 5B –
 - Show how Sanitary Sewer will be extended to serve future lots to northeast.

- There is a headwall (KK-1) on Bradshaw property. Provide easement/agreement. If they cannot get an easement from Bradshaw then the headwall may need to be moved back off the property line 10' or more and Rip-Rap placed to break up the concentrated flow.
- 6. Existing trees need to be preserved. No more than 20% can be removed. The 80% preserved need to be noted on plans and protected during construction.
- 7. Submit a copy of the KYTC Encroachment Permit for the entrance on to Troy Pike (KY33) to Planning and Zoning.
- 8. Submit a copy of the Geotechnical Report on any sinkhole investigations and any recommendations on the remediation of the sinkholes to Planning and Zoning.
- 9. Submit a copy of the NPDES (NOI) permit to Planning and Zoning and keep a copy on site during construction.
- 10. What happens to the existing 2" water service line indicated on Sheets 3A and 3B?
- 11. Sheet 4A and 4B: It would make the plans easier to read if the proposed contours were labeled.
- 12. Sheet 4B: Add the design of the detention basins emergency spillway to the plans. What armoring will be used on the spillway and downstream to Uma Drive?
- 13. Sheet 5A: Provide a copy of the recorded offsite sanitary sewer easement to Planning and Zoning. The stormwater is flowing 400' more or less in the gutter line from the Caxambas' cul-de-sac to the CB on Edmonds Crossing. Add a catch basin at the intersection of Caxambas and Koah and a catch basin on the north side of Caxambas.
- 14. Sheet 5B: Should there be an 8" stub out of sanitary MH A-15 for future extension of the sanitary sewer?
- 15. Sheet 8C: Verify the water line crossing at Sta. 4+20 with Storm Line GG can cross the proposed 36" RCP and have 30" on cover over the water line.
- 16. Sheet 8C: Consider matching the crowns of the 36" RCP and the 15" RCP at MH GG-5/JJ1.
- 17. Sheet 8D: Provide culvert analysis for storm Line uu.
- 18. City Public Works (Mitzi Delius) reserves the right for comment.
- 19. Need to meet with K.U. regarding the relocation of poles due to increase in elevation.

Comment: Will need approval letters from City Public Works and County Engineer to issue grading permit upon approval of Development Plan by the Commission.

ADDENDUM: Comments received from Mitzi Delius after the meeting:

SEWER:

- Is the next phase sewer going to be installed during this phase or the next? Add note.
- Stub for future near lot 142.
- On sheet 5A near lot 149, why is DIP listed and rest of lines are PVC?
- Add note that CCTV report to be submitted to the City.
- Add note on how existing homestead will be provided with sewer (either this phase or next). This needs to be taken off of septic.

WATER:

- Provide details on how existing 2" water line will be addressed.
- Extend water line for future development near lot 131 and lot 114.
- Show how water service to the existing homestead will be addressed; either in this phase or next.
- Water meter lids to be plastic.

A motion was made by Mr. Walker, as seconded by Mrs. Delius, to forward the Construction Plans – Legends at Versailles (Formerly Keswick) – 1230 Troy Pike – 63 Lots - R-1A/PUD & R-1B/PUD to the Planning Director and once approval letters are received from City Public Works and County Engineer and with deficiencies being corrected, a grading permit can be issued, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Paynes Crossing (Formerly Backer I) – 2001 Lexington Road – 50 Lots – R-1B & R-1C Districts – Eagle Engineering

Bill McAlpin with Eagle Engineering was present. Mr. McAlpin noted that the construction plans were for the first 50 lots of Paynes Crossing. Mr. McAlpin noted that they have revised the waterline design.

1. Title Page – Should be Paynes Crossing (formerly known as Backer I).
2. Sheet 2 in Table of Contents should be Preliminary Plat.
3. Add waterline sheets to Table of Contents.
4. Sheet 2 – Remove Preliminary Development Plan and insert approved (with signatures) Preliminary Plat. (dated December 27, 2017; signed 01/11/2018).
5. Sheet 3 – Existing trees need to be preserved. No more than 20% can be removed. The 80% preserved shall be noted and protected during construction.
6. Sheet 4 – May want to contact ACOE about possible wetland in HOA open space area/detention. Had problems in front area of Gleneagles. May want to emphasize DO NOT DISTURB on this sheet.
7. Sheet 5 – Need to show temporary turn arounds at ends of Road “C”, “D”, “E” and Granger (both ends “D”). Also, need to add a note that signs are required to be placed at end of these streets per D#17 of Sub Regs.
8. Sheet 13 – Use typical lateral detail.
9. No details provided at all, need to see ALL pertinent notes.
10. Have the hydraulic capacities of the downstream structures been checked? In particular the channel in the back yards of homes along Winton Rd. and the culvert under Winton Rd.
11. Have the plans and drainage reports for the existing detention basins in the neighborhood been reviewed? Has the impact of the new volume of stormwater into those basins been examined?
12. Please provide a summary table of areas, impervious values, CN values, times of concentration for the sub basins, both existing and proposed.
13. Please provide a summary table of existing and proposed storm water runoff volume for each event; showing also the contribution from off site.
14. Please provide a more legible map that shows the location of offsite storage areas, all modeled reaches, basins and outfalls. (Fading back the existing contours would help.)
15. Please provide more details on the statement “ the two basins had to be sized to accommodate the discharge from the future development that will drain to Unit 1”, such as what is the anticipated drainage areas, CN values, etc in the future developments?
16. City Public Works (Mitzi and Paul) reserves the right to review and comment at later date.
17. K.U. and Windstream need to see Utility Easements.

Comment: Conventional storm water control does not prevent flooding for sinkhole systems like Big Sink. The excess volume will arrive at Big Sink and exacerbate flooding issues. Has there been discussion of techniques to minimize the volume?

A motion was made by Mr. Walker, as seconded by Mrs. Delius, to approve the Construction Plans – Paynes Crossing (Formerly Backer I) – 2001 Lexington Road – 50 Lots – R-1B & R-1C Districts – Eagle Engineering onto the Planning Director and once approval letters are received from City Public Works and with deficiencies being corrected, a grading permit can be issued, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley adjourn meeting at 10:44 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko