

**ON TUESDAY, MARCH 17, 2020 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING VIA EMAILED COMMENTS DUE TO STATE OF EMERGENCY (SOCIAL DISTANCING).**

**NEW BUSINESS**

Construction Plans – TRF Property Management – Midway Station - 770 McKinney Ave – I-1 District – EA Partners

TRC deficiencies were listed as follows:

1. **Sheet #3** – Add dimensions to Salt Barn
2. Aprons need to be concrete from property line to curb.
3. Show required privacy fence.
4. Show connection from existing water main to building with material and size.
5. Show connection from existing sanitary sewer main to building with material and size; show clean out.
6. **Sheet #4** – Add note that all Storm Sewers onsite shall remain private.
7. Question storm sewer going under building?
8. **Sheet #5** – If storm pipes are under building and in parking/driveways, is ADS adequate?
9. **Sheet #8** – Show privacy fence and add detail.
10. Will there be any site lighting?
11. Add note that all lights must be directed downward and shielded.
12. KU reserves the right to establish utility easements where possible and current electric facilities will be located on the existing properties.
13. Is there a floor drain discharging to the storm sewer? If site disturbance is greater than 1 acre, a KPDES stormwater permit is required. Will the salt barn have any exposure potential (proximity to North Elkhorn creek)?
14. Floor drain needs to be vented. Sand trap will be needed and the pipe from the sand trap would need to go to the sanitary sewer. Need to verify with Division of Plumbing.

Minor Consolidation Subdivision Plat – William Carl Fish II & Stacy D. Fish & Joshua Ryan Fish – Tract 1 and Tract 2 – 420 & 480 Delaney Ferry Rd – A-1 & R-1B Districts – Malcolm Endicott, LS

TRC deficiencies were listed as follows:

1. Add building line 80' to **480** Delaney Ferry.
2. Need Owner's signature.
3. Need Land Surveyor's signature and seal.
4. Need Board of Health Signature.
5. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed 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. 2020-012 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
7. Reference to flood study should be Homeland Security or Federal Emergency Management Agency, not HUD.

8. KU reserves the right to establish utility easements where possible and current electric facilities will be located on the existing properties.

2<sup>nd</sup> Minor Consolidation Subdivision Plat – Sandra K. Haigler & Eugene A. Hessel II and Terry & Lucinda Goodpastor – 2560 Delaney Ferry Rd – A-1 District – Malcolm Endicott, LS

TRC deficiencies were listed as follows:

1. Title Block – Add address of property - #2150 Haigler/Hessel.
2. Update names of adjacent owners. Need to add Eugene A Hessel, II in 3 places on plat.
3. Add building line – 80' where lot widens out.
4. Site statistics – Add parcel "C" – remaining farm 164.772 (not surveyed).
5. Show all existing and proposed utility easements with dimensions. Previous Plat, D-51 showed a 30' permanent R.O.W. and UE on the east side of the strip. Not sure where it ends.
6. Revise purpose of Plat note to add: with Parcel "C" being the remaining farm consisting of 164.772 acres (not surveyed).
7. Need Owner's signature - both.
8. Need Land Surveyor's signature and seal.
9. On "Property Schematic" add address on Haigler/Hessel #2150 and update with remaining acres.
10. Submit Utility Easement approval sign-offs from each utility company.
11. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission's Certification.
12. 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. 2020-013 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
13. Correct note under "Site Statistics" to be Gross not Net (net doesn't include R.O.W., gross does).
14. All lot corners must be pinned.
15. Reference to flood study should be Homeland Security or Federal Emergency Management Agency, not HUD.
16. KU reserves the right to establish utility easements where possible and current electric facilities will be located on the existing properties.

1<sup>st</sup> Amended Final Development Plan – Woodford Depot, LLC – 110, 114-118 Frankfort St – B-4 District – Tim Thompson, PE, LS

TRC deficiencies were listed as follows:

1. Need Owner's signature – Question – RJ Corman too?
2. Need Land Surveyor's signature and seal.
3. 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.

4. Need to add a Site Landscape Statistics Table.
5. Will need to add two trees in front VUA perimeter.
6. Need to show dimensions of parking spaces and aisle widths.
7. Add square footage of the interior VUA on each area.
8. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed 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. 2020-010 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
10. Is there an easement or agreement with RJ Corman for use of their property?
11. KU reserves the right to establish utility easements where possible and current electric facilities will be located on the existing properties.
12. Will need detention calculations and information about where the stormwater discharges to.

Minor Consolidation Subdivision Plat – William T. and Wanda Wright – 5429 Old Frankfort Pk - A-1, R-1B, CO-1 Districts – Tim Thompson, PE, LS

TRC deficiencies were listed as follows:

1. Building line in CO-1 is also 80' (not 50') revise. Rear yard in R-1B is 35'. Add since 50' rear yard is shown in A-1 and CO-1 area.
2. Site Statistics – specify these are **Net** acres.
3. Show all existing and proposed utility easements with dimensions.
4. Need Owner's signature.
5. Need Board of Health Certification and Signature.
6. Is there a shared access easement for existing access with 5411? May want to create one if not.
7. Addresses are tied to driveway locations. If new drive is constructed and becomes primary access, the current address of 5429 will likely change. Contact E911 Addressing Coordinator for new address at that time.
8. Submit copies of approved entrance permits from State.
9. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
10. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy 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. 2020-011 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
12. All lot corners must be pinned.
13. The date of the Flood Insurance Study should be 12/21/2017.
14. KU reserves the right to establish utility easements where possible and current electric facilities will be located on the existing properties.
15. FPB Water agrees with the plat as submitted.
16. The Frankfort Plant Board reserves the right to modify these comments based on other agency reviews and changes to the plat or plan resulting from required or voluntary revisions.
17. Add 30' UE in adjacent to Old Frankfort Pike R.O.W. within the B.L. (This was later changed to a 20' UE per Lezlie Allison and Chris Cobler)

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**Patricia B. Wilson, Chair**  
**PW:ko**