

ON TUESDAY, MAY 15, 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: Tom Walker, Buan Smith, Chris Cobler, Mitzi Delius, Pattie Wilson, J. Smith, Jeri Hartley, Paul Simmons

MINUTES: The April 17, 2018 minutes stood approved as submitted.

Construction Plans – Frontier Nursing University – 2050 Lexington Road – A-1 District – Rosstarrant Architects

TRC deficiencies were listed as follows:

1. Need to correct utility contacts.
2. Unless otherwise noted, all PVC sanitary sewers shall be SDR 35.
3. All sanitary sewer laterals shall be at least 4" but if longer than 6', then shall be 6".
4. All sanitary manholes shall be 4' in diameter.
5. All taps into manholes must be factory installed with water stops. No more than 3 taps shall be allowed per manhole.
6. City to be present during pressure testing of new mains and vacuum testing of new manholes.
7. All new sanitary sewers must be video inspected and report submitted to the City. All testing and video inspection is the responsibility of the contractor.
8. Add line length to the sanitary sewer profiles.
9. Detectable underground marking tape shall be used on new sewer mains.
10. Obtain all state/federal/local permits prior to starting work on sewer lines.
11. County Engineer reserves the right for comment and needs to discuss stormwater.
12. Paul Simmons with City reserves the right for comment and needs to discuss stormwater.

Comment: A grading permit can be issued upon receipt of approval letters from City Public Works and County Engineer.

A motion was made by Mrs. Delius, as seconded by Mr. B. Smith, to forward the Construction Plans Frontier Nursing University – 2050 Lexington Road – A-1 District onto the Planning Director for issuance of grading permit upon receipt of approval letters from County Engineer and City Public Works with the deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Minor In-family Conveyance and Consolidation Plat – Anthony J. and Rene E. Guagliardo (parents) to Alicia Guagliardo (daughter) – 7311 McCowans Ferry Rd; Lillian Jean Mayo, 7375 McCowans Ferry Rd and Anthony J. and Rene E. Guagliardo, 7365 McCowans Ferry Rd – A-1/CO-1 - Tim Thompson, P.E., L.S.

Mrs. Wilson noted that this was reviewed by TRC in April and the Highway Department reviewed the entrance and was not satisfied with the location so it was shifted which required Mr. Thompson to adjust the lot lines on the plat. Mr. Tim Thompson was present.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Need Board of Health Signature.
4. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.

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

A motion was made by Mr. Walker, as seconded by Mr. Simmons, to approve the Minor In-family Conveyance and Consolidation Plat – Anthony J. and Rene E. Guagliardo (parents) to Alicia Guagliardo (daughter) – 7311 McCowans Ferry Rd; Lillian Jean Mayo, 7375 McCowans Ferry Rd and Anthony J. and Rene E. Guagliardo, 7365 McCowans Ferry Rd – A-1/CO-1 with the deficiencies being corrected. The motion carried with eight (8) aye votes.

Final Development Plan – Goodwill Industries of KY – 399 Kroger Way – Lot 1 – B-4 District – Arnold Consulting Engineering Services

John Sewell with Arnold Consulting Engineers was present for discussion. Mr. Sewell reviewed the building layout and parking.

TRC deficiencies were listed as follows:

1. Add "Final" before Development Plan in title block.
2. "Purpose of Plan" needs to be added. To show an 11,200 s.f. retail building; _____ parking spaces and required landscape.
3. Show location and cross- sections of Kroger Way.
4. Show dumpster location or how garbage will be handled. If already shown, label it.
5. Remove "Approved by" on Owner's and Commissioners Certification. Change to: Signed by.
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. 2018-025 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
7. Submit 4 full size copies, 1-11"x17" reduced copy of the Plan, all signed and sealed.
8. Need to add 2 landscape islands to breakup long spans of parking on south side. Can't exceed 120 linear feet without an island. Revise parking stats.
9. Shade and label square feet of all areas designated as interior vehicular use areas.
10. Sidewalk (4 feet wide) needs to be shown and constructed along Kroger Way as shown/approved on the Final Record Plat (in the R.O.W.).
11. Need an encroachment permit from City of Versailles for all work in R.O.W.
12. Revise 40' BSBL to match amended record plat. Now 30' BSBL.
13. Proposed Pylon sign must be at least 30' back from R.O.W. Maximum height of 35 feet by permit.

14. Relocate tree and tree/shrub line over water and gas lines or water meter (needs to be accessible).
15. Need city encroachment permit.

Comment: Must be forwarded to the Planning Commission.

A motion was made by Mr. Walker, as seconded by Mr. Cobler, to forward the Final Development Plan – Goodwill Industries of KY – 399 Kroger Way – Lot 1 – B-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans - Goodwill Industries of KY – 399 Kroger Way – Lot 1 – B-4 District – Arnold Consulting Engineering Services

John Sewell was present.

TRC deficiencies were listed as follows:

1. Add – Approved Final Development Plan to set and to legend on cover sheet.
2. Cover: Storm Water should be City of Versailles and County Engineer.
3. All Sheets: Revise 40' BSBL to be 30' BSBL due to plat being amended and pylon sign as noted on Final Development Plan.
4. Sheet C5 – Concerned about underground utility conflicts with proposed landscaping.
5. Sheet L1 – Show additional landscape islands as noted on Final Development Plan. Not sure where 6 interior trees are located, only see three. Label what islands will be landscaped with; mulch, rock, groundcover, etc.
6. Sheet SL1 – On south side of parking lot it looks like lights are in the parking spaces instead of at back of curb, why? Move if possible. One is sitting on top of a storm surface inlet.
7. Correct water and sewer contacts.
8. There is an existing stub-out of the manhole on property; plans show a different location for lateral. Verify location of lateral.
9. City will need to inspect the sanitary sewer connection prior to covering.
10. Show proposed location of water meter.
11. Verify and show detail of fire protection and potable water.
12. Show size of proposed water meter.
13. No trees to be planted on top of water service line. Meter to remain accessible to City.
14. 36" storm sewer that goes from the Kroger Development to the detention basin has never been in any construction plans because it was placed by another developer. **Need to inspect line before using and need more detail on connection.**
15. Columbia Gas installs service line from the main to the building.
16. Kentucky Utilities – relabel pull box not transformer on northwest corner.

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

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Construction Plans – Goodwill Industries of KY – 399 Kroger Way – Lot 1 – B-4 District onto the Planning Director for issuance of Grading Permit after the Development Plan is approved by the Planning Commission and once approval letters are received from City Public Works and County Engineer with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

1st Amended Final Record Plat – Versailles Center – Unit 2 – 360, 386 & 416 Commerce Dr and 399, 402, & 467 Kroger Way – B-4 District – CMW

Adam Bender-Saunders with CMW was present. Mr. Saunders noted that in the original plat, a portion of the easement was released and was designated with a hatched pattern and the legal team with Goodwill did not like it, so this plat removes that. Also, the MFFE was incorrect and has been corrected on this plat as 918'. The building setback was changed.

1. Add "Minor" in the title block.
2. Remove all addresses except for 399 Kroger Way in title block, and then add Lot #1.
3. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
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. 2018-029 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
5. Need City Public Works/County Engineer's signatures on their certificate.
6. Label 25' Utility Easement on east side of lot.

This is a minor amendment that can be forwarded to the Chairman.

A motion was made by Mr. Walker, as seconded by Mr. Simmons, to approve the 1st Amended Final Record Plat – Versailles Center – Unit 2 – 360, 386 & 416 Commerce Dr and 399, 402, & 467 Kroger Way – B-4 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight(8) aye votes.

Final Record Plat – Cedar Ridge – Unit 4 – Elmwood Drive and Red Oak Trail - R-1B District – Vision Engineering

Jihad Hallany was present for discussion. This was the third time before TRC. Mr. Hallany noted that they are working on the detention basin to get more volume. Mr. Hallany asked Mr. Simmons how to come up with the surety for maintaining the basin.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.

4. Submit street name and address approval sign-offs from E-911 Coordinator.
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. 2018-014 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
7. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
8. All lot corners must be pinned.
9. Show City Public Works/County Engineer's Certification and signatures.
10. Typo in "Storm Water Detention Note".
11. Need 20' Utility Easement between lots 67-68.
12. City Utilities Manager needs a revised plan to sign-off on.
13. County Engineer is waiting on acceptable volume calculations on detention basin but will be willing to send onto Planning Commission without signature.
14. Change wording of Drainage Area to Detention Area on Lot 90.
15. Surety needs to be one and include maintenance of detention area for 6 months.
16. Permanent drainage easement from highway plans has been changed; need approval letter from KYTC.
17. No signature until stormwater detention area has been reviewed and approved by County.

Comment: There has been discussion about not building a sidewalk on the south side of Elmwood along Bluegrass Parkway; this is required per Sub Regs. If it takes a retaining wall with railing that allows it, that's fine. If not wanting to do it, a waiver must be requested and reviewed by Planning Commission. Include in Surety amount for now.

A motion was made by Mrs. Hartley, as seconded by Mr. Walker, to approve the Final Record Plat – Cedar Ridge – Unit 4 – Elmwood Drive and Red Oak Trail - R-1B District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Anderson Wooldridge 2 LLC – Wooldridge Gardens, Section 1A-1, Lots 7-10 – 189, 191, 193 & 195 Abbey Road – R-4/PUD District – Vision Engineering

Jihad Hallany was present for discussion.

TRC deficiencies were listed as follows:

1. Correct Windstream contact information.
2. Show existing sewer taps on the north side of Abbey Road.
3. Each lot shall have a single sanitary sewer lateral. A double lateral will not be acceptable.
4. Sewer clean-outs to be in boxes as specified by note U6 on Sheet C3.0 – no exceptions. Tap inspection will not be passed without these in place.
5. City to be on-site when taps are made into the main for laterals. No Fernco type saddles will be accepted.
6. City to inspect sewer taps prior to covering.

7. Water line shall be a minimum of 6", tied into and looped into the existing system; City will not accept a 2" water line.
8. Contractor to install a #12 electrical wire along the side of the water line for magnetic location.
9. Water meter boxes shall be corrugated and not smooth plastic. Springfield Plastics 18"x24" accepted.
10. Water meter lids to be plastic. DFW#DFW19AMR1PA-Lid
11. Need encroachment permit for entrance.
12. Need permit for street cut for water line cut.
13. Plans need be reviewed by the Division of Water because of water line extension.

Comments: A grading permit can be issued upon approval letters from City Public Works and County Engineer.

A motion was made by Mr. Walker , as seconded by Mrs. Hartley, to approve the Construction Plans – Anderson Wooldridge 2 LLC – Wooldridge Gardens, Section 1A-1, Lots 7-10 – 189, 191, 193 & 195 Abbey Road – R-4/PUD District onto the onto the Planning Director for issuance of Grading Permit once approval letters are received from City Public Works and County Engineer with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Amended Final Record Plat – Anderson Wooldridge 2 LLC – Wooldridge Gardens, Section 1A-1, Lots 7-10 – 189, 191, 193 & 195 Abbey Road – R-4/PUD District – Vision Engineering

Jihad Hallany was present for discussion.

TRC deficiencies were listed as follows:

1. Show address(es) of Properties in Title Block: – 189, 191, 193 & 195 Abbey Road.
2. Need Owner's signature.
3. Need Land Surveyor's signature and seal.
4. Note #2 should be Cheney Road instead of McCowans Ferry.
5. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
6. Submit street name and address approval sign-offs from E-911 Coordinator.
7. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
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. 2018-028 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
9. Submit As-Built construction plans (one to P&Z, one to City Public Works and one to County Engineer) consisting of, one full set, one 11"x17" reduced set and a pdf.
10. Request in writing an on-site inspection by City Public Works and County Engineer.
11. All lot corners must be pinned.
12. Show and label benchmark.

13. Identify and note any lots with minimum finished floor elevations. (add as shown on construction plans)
14. City Public Works/County Engineer's signatures on their certificate.
15. City Public Works needs As-builts before signing plat.

A motion was made by Mr. Walker, as seconded by Mrs. Delius, to approve the Amended Final Record Plat – Anderson Wooldridge 2 LLC – Wooldridge Gardens, Section 1A-1, Lots 7-10 – 189, 191, 193 & 195 Abbey Road – R-4/PUD District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mr. Simmons, as seconded by Mrs. Delius adjourn meeting at 10:49 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko