

ON TUESDAY, MAY 14, 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: Lezlie Allison, Andy Elliott, Mary Beth Robson, Mitzi Delius, Pattie Wilson, Jeri Hartley, Barrett Schoeck, John Varner, Paul Simmons

The meeting was called to order by Pattie Wilson.

MINUTES: The April 16, 2019 minutes stood approved as submitted.

NEW BUSINESS

1st Amended Final Development - Crosspointe Church – 124 Dry Ridge Road – A-1 District – William Brown, Member

William Brown, member of Crosspointe Church was present. Mr. Brown noted that they plan to build a church in the future but the plans they have submitted now are for the pavilion and some parking.

TRC deficiencies were listed as follows:

1. 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. 2019-026 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
2. Submit 4 full size copies and 1-11"x17" reduced copy of the Plan, ALL SIGNED AND SEALED.
3. The unpaved parking area for the pavilion needs to be back behind the building line.
4. Add a note that at completion of Phase II all parking will be paved.

Comment: Site construction plans will need to be submitted for TRC review and approval prior to obtaining a Grading Permit for the Pavilion or its parking area.

A motion was made by Mrs. Mary Beth Robson, as seconded by Mr. Varner, to forward the 1st Amended Final Development - Crosspointe Church – 124 Dry Ridge Road – A-1 District onto the Planning Commission, with deficiencies corrected. The motion carried with nine (9) aye votes.

Final Development Plan – Barnhill Chimney Co. – 825 Bradley St – I-1 District – Duke Engineering Co

Mrs. Wilson noted that the company was proposing a 100'x100' building with the potential expansion to double that with customer parking and shipping and receiving area.

TRC deficiencies were listed as follows:

1. Show location and cross-sections of any existing streets within or abutting the subject property, McKinney and Bradley.
2. Adjust screening, landscaping and buffering.
3. A statistical summary of all pertinent site data needs to be completed as follows:
 - a. Zoning – Light Industrial (I-1)
 - b. Lots/Units – 1

- c. Building Coverage – 10,000 sf (Phase I) + 10,000 sf (Phase II)
4. The 15' Landscape buffer can be removed, not required. Also, Article XI indicates I-1 is not required to have any interior perimeter landscaping. Can remove landscape statistics.
5. The Plan shall be tied to local horizontal and vertical GIS Datum.
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. 2019-031 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.

Comment: Will need to apply with the City of Midway for the two proposed entrances (encroachments) prior to obtaining a Grading/Building Permit. Will need to be forwarded to the Planning Commission.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Final Development Plan – Barnhill Chimney Co. – 825 Bradley St – I-1 District onto the Planning Commission, with deficiencies corrected. The motion carried with nine (9) aye votes.

Construction Plans – Barnhill Chimney Co. – 825 Bradley St – I-1 District – Duke Engineering Co

TRC deficiencies were listed as follows:

1. Change Title of sheet to "Construction Plan" (instead of Final Development Plan).
2. Layout – Need to add radii to all curves at both entrances. Add dimensions to locate building location.
3. Label material and pipe sizes for water and sewer service connection lines.
4. Remove Landscape Stats and 15' Landscape Buffer not required. If providing optional landscaping or site lighting, add to plan. All plants need to be labeled with type and size with plant statistic summary table (again this is optional).
5. Label parking lot pavement material and then show detail of pavement spec.
6. Provide a detail of the curb and gutter.
7. May want to consider rounding corners of interior islands for easier parking.
8. A Sign Permit will need to be obtained prior to sign construction.
9. Need approved encroachment permits from City of Midway prior to obtaining Grading Permit.
10. Remove Owner and Commission's Certificates (not required on Construction Plans).
11. Coordinate with City of Midway on water meter and sanitary sewer connection.
12. Need two (2) encroachment permits from City of Midway for driveways and any other work in the right-of-ways.
13. Need Storm and Sanitary Crossing detail

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to approve the Construction Plans – Barnhill Chimney Co. – 825 Bradley St – I-1 District, once deficiencies have been corrected and upon receipt of letter from City of Midway, a Grading Permit can be issued. The motion carried with nine (9) aye votes.

Final Record Plat – Legends At Versailles – Unit 1, 906 Troy Pike - 41 Lots - R-1B District – EA Partners

Mrs. Hartley recused herself.

Rick Nunnery with EA Partners was present. Mr. Nunnery noted that they were requesting to add an additional lot for a total number of lots being 42 (Lot 124) on the proposed Plat.

TRC deficiencies were listed as follows:

1. Finish names of adjacent subdivisions and owners on the Northside, 3 missing.
2. Need Owner's signature.
3. Need Land Surveyor's signature and seal.
4. Show Detention Easement vs. Open Space on Lot 149 or clarify in writing.
5. Post signs at the end of all stub streets per Subdivision Regs.
6. Reserve the right to review and make additional comments after As-Builts are submitted.
7. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
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. 2019-017 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
10. Submit As-Built construction plans of water and sanitary sewer (one to P&Z, one to City Public Works & one to City's Engineer), consisting of, one full size set, one 11"x 17" reduced set, and a pdf.
11. Submit itemized bond estimate for final surface course, sidewalks, and clean up only, maintenance and flumes, plus 15%.
12. Request in writing an on-site inspections by City Public Works.
13. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
14. All lot corners must be pinned.
15. Show and label bench mark.
16. Show City Public Works Certification and **signature**.
17. When will sidewalk along KY33 be constructed; should be completed with this unit.
18. City of Versailles reserves the right for comment upon reviewing As-builts and water.
19. Show sink hole in street R.O.W.
20. Add MFPE asterisks on Lots 124 and 132-135.
21. Show dimensions and location for sink hole on Lot 15.

Reminder: All utilities must be underground.

A motion was made by Mrs. Delius, as seconded by Mrs. Allison, to forward the Final Record Plat – Legends At Versailles – Unit 1, 906 Troy Pike - 41 Lots - R-1B District to the Planning Commission, once deficiencies have been corrected. The motion carried with eight (8) aye votes.

Final Record Plat – Ball Homes LLC – Rose Ridge Unit 3D – 1025 & 1029 Rose Ridge Rd and 5925 & 5929 Crabapple Road – R-1B District – EA Partners

Rick Nunnery with EA Partners was present.

TRC deficiencies were listed as follows:

1. On Lot 3, clarify if the 18.95' dimension is the easement or the front arc distance of street R.O.W.
2. Need Owner's signature.
3. Need Land Surveyor's signature and seal.
4. Need to add asterisks to Lots 5 & 6 on face of Plat regarding FPE's.
5. Is the temporary construction easement still necessary behind Lot 5 & 26?
6. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
7. Submit address approval sign-offs from E-911 Coordinator.
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. 2019-027 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
10. Submit itemized bond estimate for final surface course, sidewalks, and clean up only, plus 15%.
11. Request in writing an on-site inspections by City Public Works.
12. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
13. All lot corners must be pinned.
14. Need City Public Works Certification and signatures.
15. Change Sanitary Sewer Easement on Lot 3 to 20' and the rear lot line on Lots 5 & 6 make 12.5' to make a total of 20'.

A motion was made by Mrs. Allison, as seconded by Mrs. Hartley, to forward the Final Record Plat – Ball Homes LLC – Rose Ridge Unit 3D – 1025 & 1029 Rose Ridge Rd and 5925 & 5929 Crabapple Road – R-1B District to the Planning Commission, once deficiencies have been corrected. The motion carried with nine (9) aye votes.

Consolidation Subdivision Plat – Edmonds Cross – Unit 3C, Lot 28 and Unit 3D, Lot 65 – 421 & 423 Hastings Lane – R-1B/PUD District – EA Partners

Rick Nunnery with EA Partners was present.

TRC deficiencies were listed as follows:

1. 25' Building line on Parcel #1 can be removed.
2. "Purpose of Plat" note – To make Parcel 1 a storm drainage easement. – Do you need to add new Plat Cab & slide # from May 9th Plat?

3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. ~~Clarify if Parcel 1 is all a drainage easement now on the face of the Plat.~~
6. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
7. 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.
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. 2019-028 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
9. Submit copy of As-builts to P&Z.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Consolidation Subdivision Plat – Edmonds Cross – Unit 3C, Lot 28 and Unit 3D, Lot 65 – 421 & 423 Hastings Lane – R-1B/PUD District, to the Chairman, once deficiencies have been corrected. The motion carried with nine (9) aye votes.

1st Minor Amended Final Record Plat - Woodford County Economic Development Authority – Midway Station – Unit 1, Section 5 – Lots 30, 31 & 32 – I-1 District - Tim Thompson, PE, LS

Tim Thompson was present.

TRC deficiencies were listed as follows:

1. Add "Minor" to Title Block.
2. Site Statistics – Adjust for these three lots and POA.
3. Revise "Purpose of Plat" note – 150' scenic easement along I-64 R/W. ? address Note #1?
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Update 100 Year Flood Plain (if any) and note Flood Insurance Rate Map (F.I.R.M.) number.
7. Label the 4.924 acres as P.O.A. and show all easements recently added for creation of new lot next to #33.
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** certifications signed 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. 2019-029 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org

A motion was made by Mrs. Hartley, as seconded by Mr. Varner, to forward the 1st Minor Amended Final Record Plat - Woodford County Economic Development Authority – Midway Station – Unit 1, Section 5 – Lots 30, 31 & 32 – I-1 District to the Chairman, once deficiencies have been corrected. The motion carried with nine (9) aye votes.

1st Amended Plat and Consolidation Plat – James L. Moore, Jr. (Cedar Grove Subdivision) and SKOL, LLC Property – 5270 & 5300 McCracken Pike and 1512 Grassy Springs – A-1 and R-2 Districts - Tim Thompson, PE, LS

Tim Thompson was present.

TRC deficiencies were listed as follows:

1. Need Owner's signature. (All parties involved)
2. Need Land Surveyor's signature and seal.
3. Submit copy of Massie Drive closure once finalized by Fiscal Court.
4. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
5. Submit address approval sign-offs from E-911 Coordinator.
6. Submit an 8 ½" x 11" 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. 2018-046 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
8. All lot corners must be pinned.
9. **Need to field locate waterline and show waterline and easement. (per FEWPB)**

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the 1st Amended Plat and Consolidation Plat – James L. Moore, Jr. (Cedar Grove Subdivision) and SKOL, LLC Property – 5270 & 5300 McCracken Pike and 1512 Grassy Springs – A-1 and R-2 Districts to the Planning Commission, once deficiencies have been corrected. The motion carried with nine (9) aye votes.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons to adjourn the meeting at 10:44 a.m. The motion carried with nine (9) aye votes.

Patricia B. Wilson, Chair
PW:ko