

ON TUESDAY, SEPTEMBER 18, 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, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, J. Smith, John Varner, Paul Simmons

The meeting was called to order by Pattie Wilson.

MINUTES: The August 14, 2018 minutes stood approved as submitted.

Third Amended Final Development Plan – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District – Klober Engineering Svcs

Chad Lacy with Klober Engineering was present for discussion.

TRC deficiencies were listed as follows:

1. Label phases on the plan to match “Phased Unit Counts” Table.
2. Appears the plan is missing a manhole in front of Villa #5.
3. Public or Private? If utilities remain private, then they can be constructed at the same time as the buildings. If public, utilities need to be installed prior to obtaining a building permit, or post a CD.
4. Concern that fill runs into the road.
5. Columbia Gas reserves the right for comment.

A motion was made by Mrs. Delius, as seconded by Mr. Reed, to forward the Third Amended Final Development Plan – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District – Klober Engineering Svcs

Chad Lacy with Klober Engineering was present for discussion.

TRC deficiencies were listed as follows:

1. Still concerned about off-site fill, in future Right of Way of Daisy Hill Road going to hospital. Needs to be all on-site. Check note regarding retaining wall being built in the future if road is to go through. Wall needs to be built now so the road can go through.
2. Amended Final Development Plan must be approved by Planning Commission before a Grading Permit can be issued.
3. Will also need letter approving revised construction plans from City Public Works before Grading Permit can be issued.
4. Add a copy of the Approved Final Development Plan to the set and include in the “Index of Drawings” on cover sheet.
5. Add utility contacts.
6. Change plan name to “construction plan”.

7. If it is public, no work to begin on sewer line until approval is obtained from Kentucky Division of Water.
8. Add grease trap detail.
9. Add detail sheets for manholes, etc.
10. Sewer line to be ductile iron, due to depth and location under heavy duty asphalt.
11. How are the attached additions being served as far as water and sewer?
12. Add sewer laterals to the waterline profile.
13. Show profile of existing line being lowered (before and after slopes).
14. Check slope on line between manhole SSMH-7 and 8.
15. On sheet C1.06, verify slope on line between SSMH-6 and 7; profile says 3.2% and plan shows 0.75%.
16. Show cleanouts.
17. No work to begin on water line until approval is obtained from Kentucky Division of Water.
18. Need letter from City Public Works stating water and sewer are available.
19. Provide details on hydrant, meter setters, etc.
20. Hydrant shall be either Clow or Mueller brand 5 1/4" double pumper.
21. Add stub out and valve at dead end of line after proposed fire hydrant.
22. Can eliminate the single meter setters between villas 6 & 7 and 8 & 9; make double setters, leaving single setters at 5 & 10.
23. Water meter boxes to be 18X24" corrugated plastic with plastic lids.
24. If Bond is posted, the Bond will not be released until a recorded easement dedicating those.
25. City Public Works noted that a retaining wall needs to be built.
26. Need to check on spillway regulations.
27. Note: detention pond will be used as sediment pond during construction.
28. Check CMP vs. HDP per Paul Simmons.
29. Columbia Gas reserves the right for comment.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to approve the Construction Plans – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District as submitted with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

1st Amended Final Development Plan – Corman-McQueen Golf Inc. (Clark's Pump N' Shop) – 3590 Lexington Road – B-5 District – Thoroughbred Engineering

Daniel Rehner with Thoroughbred Engineering was present.

TRC deficiencies were listed as follows:

1. Add "1st Amended" Final Development Plan in Title Block.
2. Add address 3620 to the east lot in title block and on Tract. Also add 3590 to building on existing one.
3. A vicinity sketch needs to be improved.
4. Show exact location, arrangement and dimensions of existing and proposed driveways, walkways, parking areas and arrangement of specs, points of ingress and egress. No dimensions on new side.
5. Complete location and cross-sections of existing streets within or abutting the subject property.

6. Show existing Landscaping on 3590 and that it still complies with landscape ordinance with changes.
7. Show size and location of where underground fuel tanks will be.
8. Show proposed and existing easements for utilities or other purposes, including reciprocal access.
9. A statistical summary of all pertinent site data for each lot needs to be shown.
10. Label and shade all interior landscape areas with square footage. Each lot must stand on it's own.
11. Add an additional owner's certificate. Need for each lot since different owners. Then get both signed.
12. The plan shall be tied to local horizontal and vertical GIS Datum.
13. 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. 2018-048 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
14. Submit four (4) full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed**.
15. Need reciprocal access easement since traffic will be going across both parts of both properties.
16. Provide verification that Tractor Trailer Trucks can make turning movements. All vehicles going east will have to use signal at Cedar Grove Lane which means crossing thru 3590.
17. J. Smith with Health Department provided drawing of septic system location.
18. Columbia Gas reserves the right for comment.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward the 1st Amended Final Development Plan – Corman-McQueen Golf Inc. (Clark's Pump N' Shop) – 3590 Lexington Road – B-5 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – VCA Real Property Acquisition Corporation – 1325 Lexington Road – B-4 District – Vision Engineering

Tom Lambdin with Vision Engineering was present for discussion.

TRC deficiencies were listed as follows:

1. Add a copy of the Approved Final Development Plan to the set and include in the "Index of Drawings" on cover sheet.
2. Will need an approval letter from City Public Works on the revised construction plans before a Grading Permit can be issued.
3. Check names of adjoining properties (old Kroger lot).
4. No work to begin on sewer main until approval is received from Division of Water.
5. **No** fernco fittings on tie-in to existing sewer.
6. Existing tie-in to manhole must be tested and pass test.
7. City to be on-site for tie-in.
8. City to be on-site for all sewer line and manhole testing; testing responsibility of owner.
9. City to inspect sewer tap prior to covering.

10. City suggests that the lateral from the proposed veterinary facility be 6" all the way to the manhole; otherwise, City will need a dedicated easement.
11. New 8" sewer line to be pressure tested and vacuum tested to City's specs (if keeping).
12. Show sewer profile.
13. Sewer manholes shall not be covered by any construction and be brought to grade at end of project.
14. No work to begin on water main until approval is received from Division of Water.
15. Proposed 8" water line cannot be tapped off of the existing service line as shown on plan.
16. Fire hydrant shall be either Mueller or Clow 5 ¼" double pumper.
17. Need detail of fire protection vault.
18. Show water meter size.
19. Show size of existing water line.
20. Show size of fire protection line.
21. New 8" water line to be pressure tested and disinfected per City's specs.
22. Contractor to install a #12 electrical wire along the side of the water line for magnetic location.
23. Water lines shall have minimum cover of 30".
24. Water line trench backfill shall be free of large rocks, trash and debris.
25. Need to remove 6" waterline shown on Lexington Road (does not exist).
26. GRW reserves the right for comment (they are reviewing drainage report).
27. Need Fire Department connection of 2 to 2 ½.
28. Need to cut and cap the existing sewer line at building.
29. Columbia Gas reserves the right for comment.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to request that the Construction Plans – VCA Real Property Acquisition Corporation – 1325 Lexington Road – B-4 District return to TRC once deficiencies have been corrected, as noted. The motion carried with eight (8) aye votes.

Zoning Map Amendment and Preliminary Development Plan – 2101, LLC - 2101 Lexington Road – 63.012 gross acres - A-1 District to B-4 and R-4 Districts – Barrett Partners, Inc

Tony Barrett with Barrett Partners was present for discussion.

TRC deficiencies were listed as follows:

1. Show proposed and existing easements for utilities or other purposes.
2. Show general areas of substantial existing trees including those located along fence rows and drainage areas along with a general description of the type and size of such trees.
3. Show 15' buffer between B-4 and A-1 to East.
4. Need Owner's signature.
5. Submit 4 full size copies and 1-11" x 17" reduced copy of the Plan, all signed and sealed, and a pdf.
6. If this Plan is accompanying a Zone Change Application 2 Zone Change Signs must be posted on the property by noon September 26, 2018.
7. Need letter from City verifying that public water and sanitary sewer are available for commercial plus 691 residential lots.
8. Need verification that state encroachment permit is still active and that with number of units and commercial, no changes will be required.

9. Show 500' Workplace District from centerline and justify why the area outside should be B-4.
10. Address compliance with Contemporary Neighborhood District General Development Policies/Guidelines, especially Guideline #2.
11. Address Infrastructure Policies 1-4.
12. Address Area Wide Development Policies 1-11, as applicable.
13. Columbia Gas reserves the right for comment.
14. Need to provide updated drainage report to City Public Works (Paul Simmons).

A motion was made by Mrs. Hartley, as seconded by Mr. Reed, to forward the Zoning Map Amendment and Preliminary Development Plan – 2101, LLC - 2101 Lexington Road – 63.012 gross acres - A-1 District to B-4 and R-4 Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Zoning Map Amendment and Preliminary Development Plan and Final Record Plat– James C. & Gloria H. Donnell – 10165 Clifton Road – 2.114 gross acres – A-1 District to A-4 District – Tim Thompson, PE, LS

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Correct title block and street address in the Title Block.
2. Purpose of Plan:
 - a. To rezone property from A-1 to A-4.
 - b. To subdivide into Tract 1-A and 1-B.
3. Show topography with contour intervals at two (2) feet or as shown on the local GIS. Can do as an exhibit if you don't want to put on Final Record Plat.
4. Show exact location, arrangement, and dimensions of existing and proposed driveways based on State Permit.
5. Correct cross-section of Clifton Road to show 50' B.L. and add KY HWY 1964.
6. Label size of existing building on Tract 1-A.
7. Show proposed and existing easements for utilities or other purposes including Windstream in back of Tract 1-A.
8. Add in statistical summary Zoning (Existing and Proposed).
9. 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.
10. Carter property at 10120 is zoned A-4, need to correct.
11. Add 50' B.L. on Plan and label Clifton Road as KY HWY 1964.
12. Need Board of Health Certificate signed.
13. Need letter from Frankfort Plant Board to state that "there is sufficient water service and pressure to ensure an adequate supply for private use and fill-up for fire trucks". (per 704.7 (A)(1)).
14. Need Owner's signature.
15. Submit 1 full size mylar, 1 – 8 ½" x 11" reduced copy of the Plan, all signed and sealed, and a pdf.
16. If this Plan is accompanying a Zone Change Application 1 Zone Change Sign must be posted on the property by noon September 26, 2018.
17. Need item 10 (C)&(D) addressed on Zone Change application.
18. Columbia Gas reserves the right for comment.

19. Need to show Windstream 50' easement on Tract 1-A.

A motion was made by Mrs. Hartley, as seconded by Mr. Reed, to forward the Zoning Map Amendment and Preliminary Development Plan and Final Record Plat– James C. & Gloria H. Donnell – 10165 Clifton Road – 2.114 gross acres – A-1 District to A-4 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 Mr. Reed to adjourn the meeting at 10:50 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko