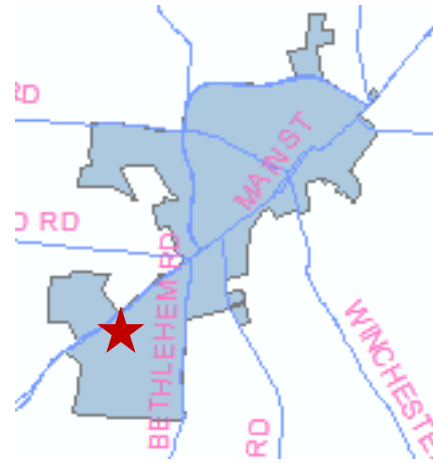


Staff Report

Bourbon County Joint Planning Commission

Case Number: DVP 17-04
Applicant: West Marts, LLC
Location: Golden Leaf Circle & Green Leaf Circle
Request: Residential Housing
Zoning: R-4 (Residential)
Parcel Size: 4.383 acres
Original Application Date: April 17, 2017
Amended Application Date: May 21, 2018
TRC Meeting Date(s): April 24, 2017; May 29, 2018
Legal Notification: May 10, 2017 and May 7, 2018- *Bourbon County Citizen*
Surveyor/Engineer: Darnell Engineering, Inc.



Proposal:

Applicant requests final subdivision plat approval for ten (10) single-family lots* at Golden Leaf and Green Leaf Circle (Titled Deerhaven at Houston Oaks Subdivision). The final plan includes a reduction in the number of lots, a consolidation of .157 acres to an adjoining existing parcel, and a relocation of a utility easement by 20 ft.

**Original preliminary development plan was approved for twelve (12) lots.*

Background:

This 4+ acre tract of land was originally platted in the Houston Oaks Master Plan (approved on April 20, 2006). Section No. 15 of this Plan is designated 16 single-family lots along Golden Leaf Circle.

Figure 1: Section 15 of Houston Oaks Conceptual Master Plan

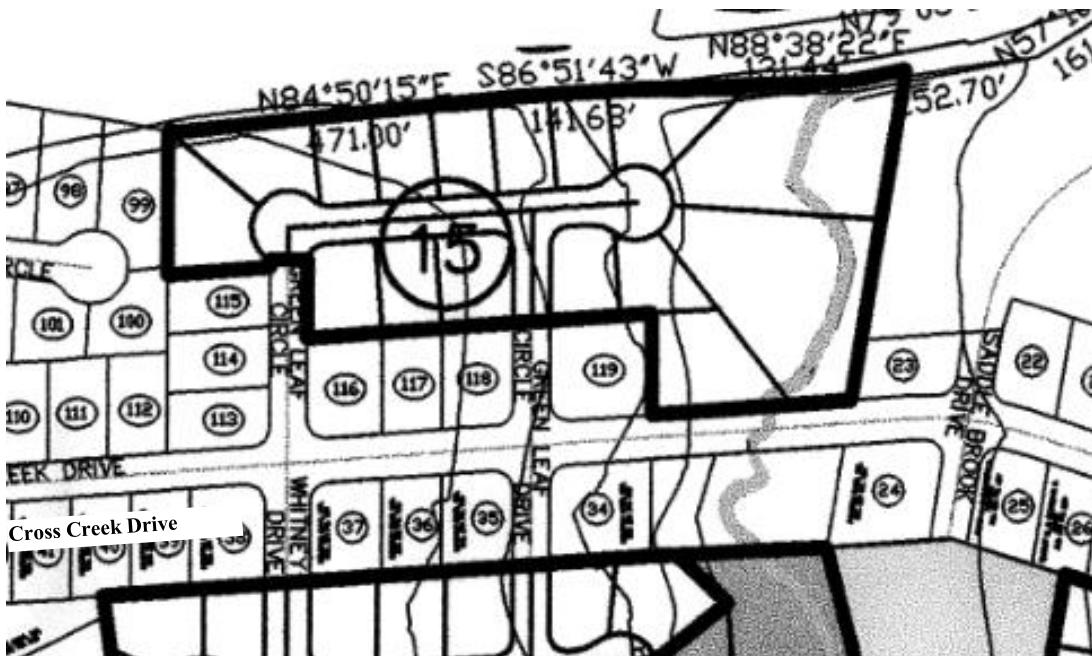
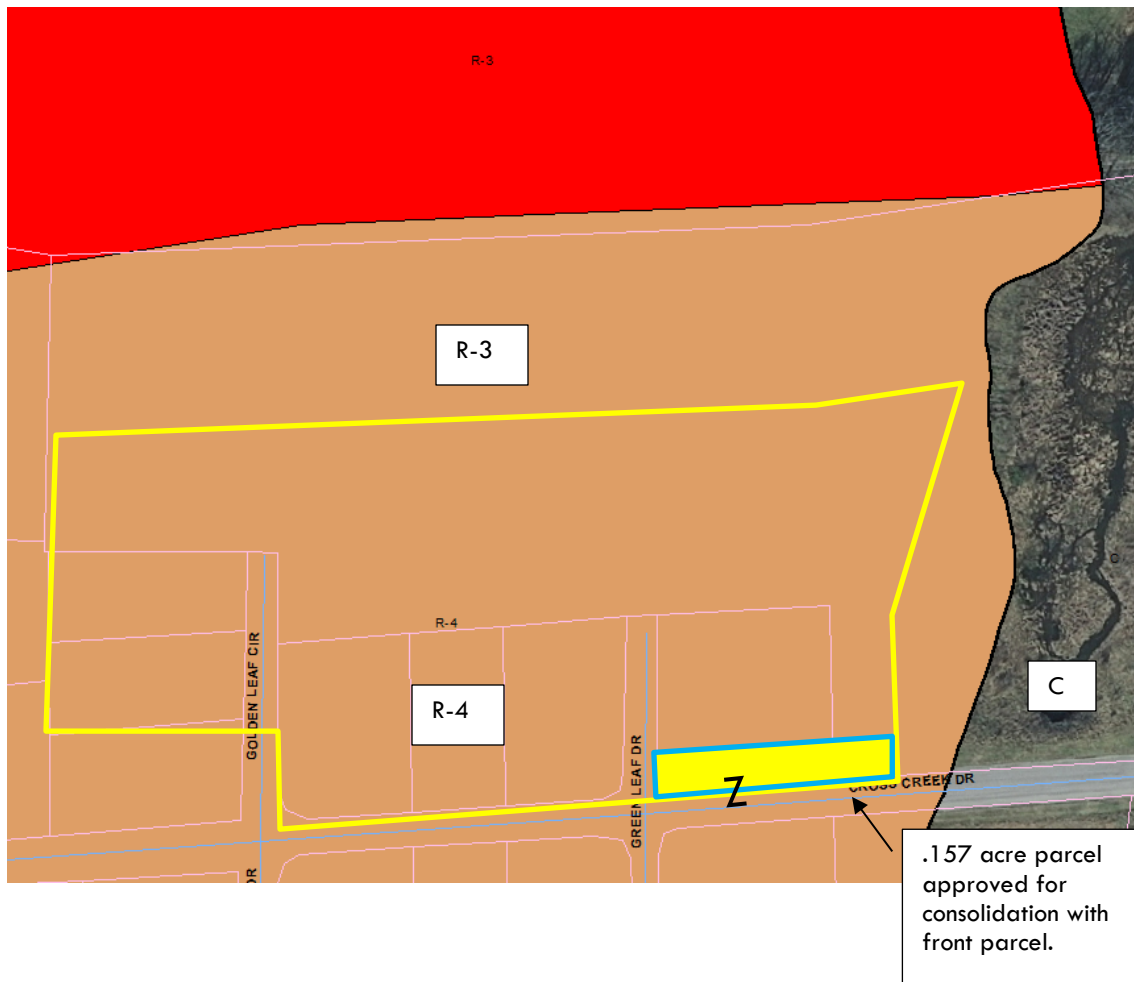


Figure 1: Zoning Classification



Existing Infrastructure:



Legend	
	Storm Sewer
	Curb Box
	Wastewater Sewer
	Force Main
	6" Water Main
	10" Water Main
	Water Meter
	Fire Hydrant

The aerial above represents site before the installation of infrastructure. See revised final subdivision plat for actual infrastructure improvements.



3



4

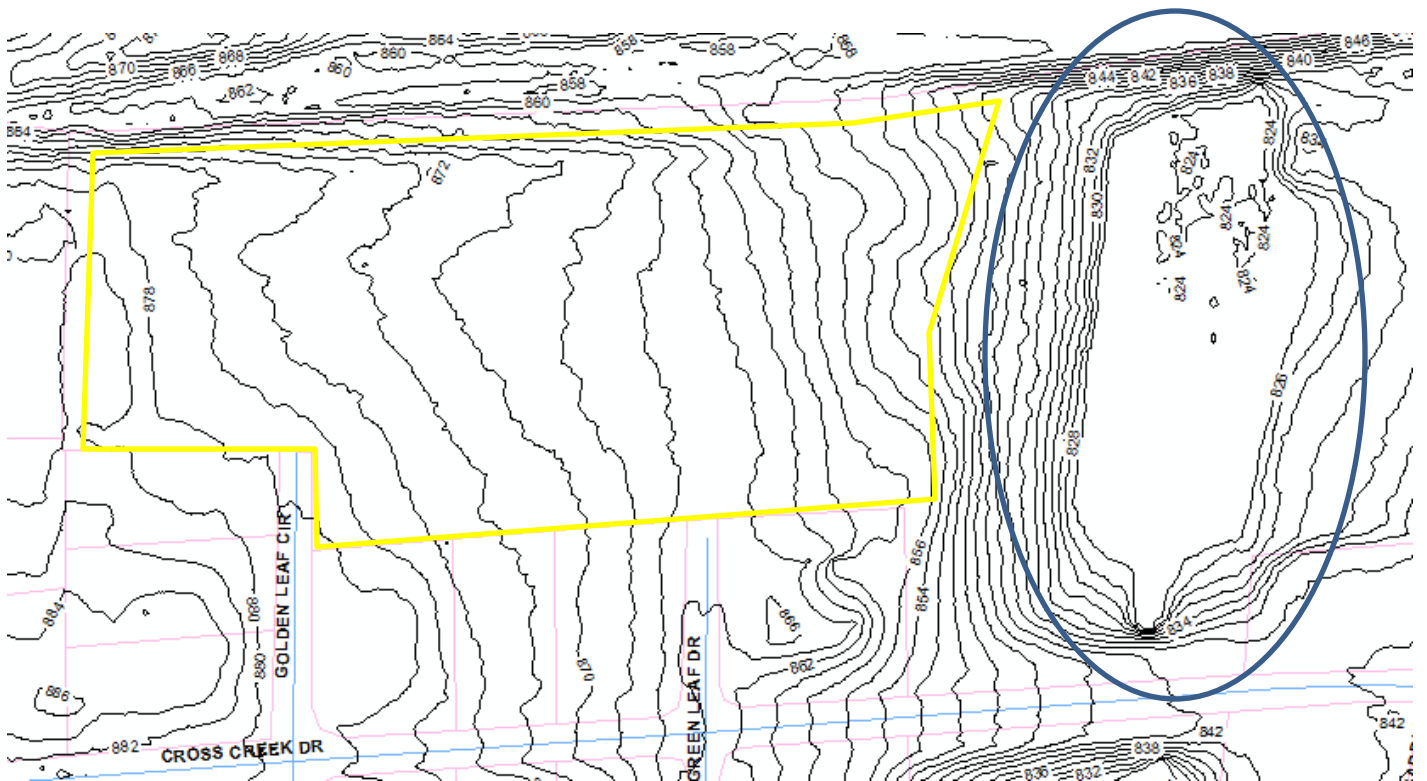


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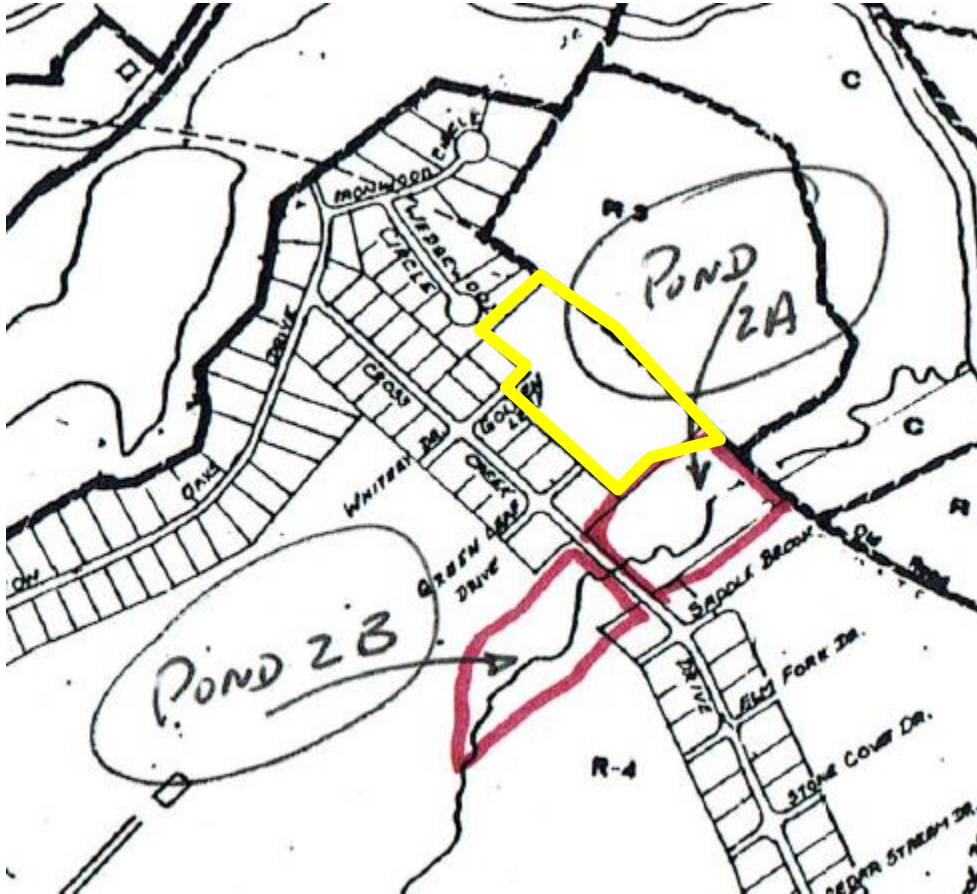
Property Contours:

880 ft elevation at western edge of property and 847 ft elevation at the eastern edge of property; a 33 ft elevation change over 850 linear ft. The detention pond 2A is shown within the circle to the right.



Additional Drainage Information

In 1998, a Phase I Drainage Study was submitted as prepared by Thoroughbred Engineering, Inc. Later in 2000, an Addendum to the original Drainage Report was submitted for Drainage Area 2, the area serving the proposed development (drainage area shown below). Pond 2A receives pre-development and post-development runoff. Originally, the number of lot coverage used to calculate the runoff was 16 dwellings. This development application proposes 12 single-family dwellings.



Category	Requirements	Findings
Zoning	R-4 (Residential)	Conforming. Proposed single-family dwellings
Area, Road Frontage, and Setback	Minimum lot area: 7,200 sf or .165 acre Minimum lot width at building setback line: 80 ft. Minimum setback requirements: Front: 25 ft. Side: 10 ft. Rear: 25 ft.	Conforming. ✓ Lot area (range): .217 - .586 acres Required with final development plan: ✓ Minimum lot width at building setback <input type="checkbox"/> Revise plat with site statistics to show side and rear minimum setback requirements. <input type="checkbox"/> Revise plat to show minimum front setback lines at 25 ft.
Building Characteristics	Location, length, dimensions of buildings and structures.	✓ Buildings and structures to be evaluated at building permit issuance.
Access to Property	Driveways to be shown on plans.	Required with final development plan: ✓ Waiver requested. Driveway locations to be determined at time of build plan development for each lot.
Off Street Parking	Single-family dwellings: Two (2) parking spaces for each family unit.	Required with final development plan: ✓ Add note in plan that each driveway will have space for parking of at least two vehicles.
Traffic Volume (Trips per day)	Anticipated trip generation required. "Driveway Trips" mean the total number of trips that are generated by a site.	Per the Trip Generation manual of the Institute of Transportation Engineers, the vehicle trip rate for a per dwelling unit is 9.6 trips per day. Estimated trip generation for 12 houses is 115.2 trips daily.

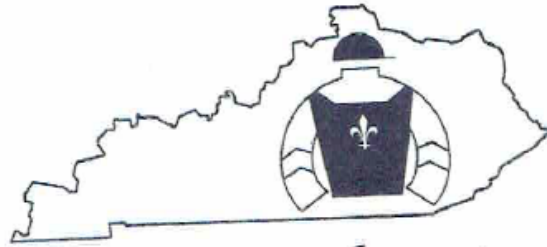
Category	Requirements	Findings
Drainage	<p>Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.</p> <p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p> <p>41.206 – Stormwater handling facilities (inlet basins, culverts, pipe, retention areas, etc.) shall be designed such that stormwater drainage from the proposed construction to adjacent properties shall not exceed the pre-development stormwater discharge rate. The finished construction shall not create any adverse effect (erosion, flooding) on adjoining property owners.</p>	<p>Staff Comments:</p> <p>Drainage information is included on final plan; location of manholes and catch basins.</p>
Landscaping	<p>Section 72.309: Wherever the site is not naturally wooded, the subdivider may be required to plant street trees of not less than two inches (2”) caliper as measured chest high above the ground and at not more than fifty feet (50’) apart as measured along each side of the street.</p>	<p>Staff Comments:</p> <p>✓ Applicant add street tree locations not more than 50' apart with tree specie names onto final development plan.</p>
Sidewalks	<p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p> <p>41.205 - In residential subdivisions, sidewalks are required on both sides of the street, the full length of the streets. Sidewalks shall be a minimum of four feet (4') wide and four inches (4”) thick ...</p>	<p>Staff Comments:</p> <p>✓ Sidewalk width shown at 4 ft. (see typical section on subdivision plat).</p>
Certifications	<p>Section 72.410 CERTIFICATION OF WATER AND SEWER FACILITIES</p> <p>(A) When connection of public water or sewer facilities is proposed, assurance of the availability of the availability of the service must be presented to the Planning Commission before approval of the final plan. This assurance may be in the form of a letter, or a statement on the final plan, signed by a responsible officer.</p>	<p>Staff Comments: Preliminary review has been conducted.</p> <p>✓ Certification obtained from the City of Paris on sewer and water (see attached memo).</p>

Staff Recommendation:

Approve final development plan along with waiver of showing driveway locations on plat. with the following conditions:

Recommended conditions:

- Final development plan shall include the following information prior to Planning Commission review (80.506 Checklists).
 - Applicant shall revise plat to show street tree locations located no more than 50 ft. apart. Include tree specie names on plat.
 - Add note in plan that each driveway will have space for parking of at least two vehicles.
 - Revise plat with site statistics to show side and rear minimum setback requirements.
 - Revise plat to show minimum front setback lines at 25 ft.
 - Receipt of bond issuance in the amount of \$29,480 for remaining infrastructure.




The City of Paris

"THOROUGHBRED CAPITAL OF THE WORLD"

525 HIGH STREET
PARIS, KENTUCKY 40361

PHONE (859) 987-2110
FAX (859) 987-4640
TDD (859) 987-2100

MEMORANDUM

Date: June 7, 2018
To: City Commission
From: Mike Withrow, Assistant City Manager 
Re: Acceptance of Improvements – Deerhaven Subdivision @ Houston Oaks
Golden Leaf Circle and Green Leaf Circle; Paris, KY

I am recommending that the waterline, storm, and sanitary sewer improvements for the Deerhaven Subdivision @ Houston Oaks Golden Leaf Circle and Green Leaf Circle; Paris, KY be accepted by the City Commission for dedication and perpetual maintenance. The quantities of all the improvements are on the attached engineering certification letter. All testing has been done and satisfactory "record drawings" have been submitted to the City.

The sidewalks and final surface asphalt will be bonded and constructed at a later date when the residential homes are under construction

If you have any questions, please let me know. Thank you.

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Phone
(859) 234-0294-Facsimile

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
patdarnell@kymail.com(Email)

May 29, 2018

File No. 16-3431

The City of Paris
Mr. Mike Withrow, Assistant City Director/Utility Manager
525 High Street
Paris, KY 40361

Re: Deerhaven Subdivision @ Houston Oaks
Golden Leaf Circle and Green Leaf Circle; Paris, Kentucky

Dear Mike:

Transmitted herewith, please find two copies of the "Record Drawings" for the subject project located off Cross Creek Drive in Paris, Kentucky.

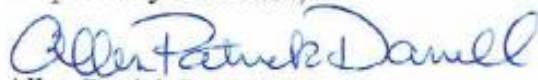
With this letter we are requesting final approval and acceptance of this project. To the best of my knowledge and belief, the utilities within the afore mentioned development were installed or constructed in accordance with the plans and specifications of the preliminary construction plans. I believe that the water line and sanitary sewer line extensions were installed in conformance with Division of Water (DOW) approved plans and City of Paris approved plans, specifications, policy, and written instruction. A copy of those DOW permits and final acceptance requests are attached hereto.

The only remaining construction items for this project are concrete sidewalks and the final coat of asphalt pavement. Typically, these items are bonded and constructed at a later date when the residential homes are under construction. I have detailed an engineering estimate for these remaining quantities as follow:

<u>Item:</u>	<u>Quantity</u>	<u>Cost</u>
1. Concrete Sidewalk	777.75 Linear Feet	\$15,600
2. Final Surface Asphalt	Lump Sum	\$11,200
TOTAL:	\$26,800 + 10% Contingency =	\$29,480

Therefore, I would recommend a bond amount of \$30,000 for those remaining items listed above. Thanks for your time and consideration in this matter. If you need any additional information, please advise.

Respectfully submitted,



Allen Patrick Darnell, PE, PLS

Pc: file

Andrea Lacy, Planning Director

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Phone
(859) 234-0294-Facsimile

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
patdarnell@kymail.com(Email)

May 29, 2018

File No. 16-3431

Energy and Environmental Cabinet
Department for Environmental Protection
Water Infrastructure Branch
Terry Humphries, PE, Supervisor
300 Sower Boulevard
Frankfort, KY 40601

Re: Deerhaven @ Houston Oaks SLE
Bourbon County, Kentucky
Paris Water Works
Activity ID#: 300, APE20170001
PWSID#: 0090343-17-001

Dear Mr. Humphries:

This letter is to certify that Darnell Engineering, Inc. has observed the construction of the DEERHAVEN project. To the best of our knowledge and belief, we believe the project was constructed in substantial compliance with the Division of Water approved plans, specifications, policy, and written instruction. The City of Paris has been present during construction and testing of the same infrastructure. A copy of the Division of Water permit is attached hereto.

Thanks for your time and consideration in this matter. If you need any additional information, please advise.

Respectfully submitted,



Allen Patrick Darnell, PE, PLS

Pc: file
Mr. Mike Withrow, City of Paris

MATTHEW G. BEVIN
GOVERNOR



CHARLES G. SNAVELY
SECRETARY

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

AARON B. KEATLEY
COMMISSIONER

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601

August 4, 2017

Mike Withrow
Paris Water Works
525 High St
Paris, KY 40361

RE: Deerhaven @ Houston Oaks WLE
Bourbon County, KY
Paris Water Works
AI #: 300, APE20170001
PWSID #: 0090343-17-001

Dear Mr. Withrow:

We have reviewed the plans and specifications for the above referenced project. The plans include the construction of approximately 593 linear feet of 6 inch PVC waterline. This is to advise that plans and specifications for the above referenced project are APPROVED with respect to sanitary features of design, as of this date with the requirements contained in the attached construction permit.

If you have any questions concerning this project, please contact Mr. William Wright at 502-782-7140.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Humphries".

Terry Humphries, P.E.
Supervisor, Engineering Section
Water Infrastructure Branch
Division of Water

TH:WW
Enclosures

c: Allen Patrick Darnell PE PLS
Bourbon County Health Department
Division of Plumbing

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Phone
(859) 234-0294-Facsimile

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
patdarnell@kvmail.com(Email)

May 29, 2018

File No. 16-3431

Energy and Environmental Cabinet
Department for Environmental Protection
Water Infrastructure Branch
Terry Humphries, PE, Supervisor
300 Sower Boulevard
Frankfort, KY 40601

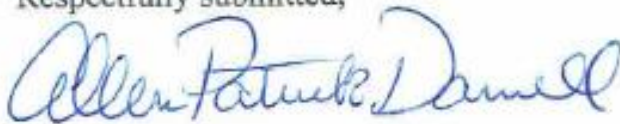
Re: Deerhaven @ Houston Oaks SLE
Bourbon County, Kentucky
Paris WWTP
Activity ID#: 299, APE20170001
Receiving Treatment Plant KPDES#: KY0090654

Dear Mr. Humphries:

This letter is to certify that Darnell Engineering, Inc. has observed the construction of the DEERHAVEN project. To the best of our knowledge and belief, we believe the project was constructed in substantial compliance with the Division of Water approved plans, specifications, policy, and written instruction. The City of Paris has been present during construction and testing of the same infrastructure. A copy of the Division of Water permit is attached hereto.

Thanks for your time and consideration in this matter. If you need any additional information, please advise.

Respectfully submitted,



Allen Patrick Darnell, PE, PLS

Pc: file

Mr. Mike Withrow, City of Paris

MATTHEW G. BEVIN
GOVERNOR



CHARLES G. SNAVELY
SECRETARY

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

AARON B. KEATLEY
COMMISSIONER

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601

August 4, 2017

Mr. Wayne West
West Marts LLC
PO Box 135
Paris, KY 40392

Re: Deerhaven @ Houston Oaks SLE
Bourbon County, Kentucky
Paris WWTP
Activity ID #: 299, APE20170001
Receiving Treatment Plant KPDES #: KY0090654

Dear Mr. West:

We have reviewed the plans and specifications for the above referenced project. The plans include the construction of approximately 822 linear feet of 8 inch PVC gravity sewer line. This is to advise that plans and specifications for the above referenced project are APPROVED with respect to sanitary features of design, as of this date with the requirements contained in the attached construction permit.

If we can be of any further assistance or should you wish to discuss this correspondence, please do not hesitate to contact Mr. William Wright at 502-782-7140.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Humphries".

Terry Humphries, P.E.
Supervisor, Engineering Section
Water Infrastructure Branch
Division of Water

TH / WW
Enclosures

c: Bourbon County Health Department
Allen Patrick Darnell PE PLS
Division of Plumbing
The City of Paris