

## Technical Review Application Review

### **ZMA 20-01 1118 and 1122 Main St, Millersburg**

- Rezoning for Mustard Seed Hill Property
- OK
- Any edits to City of Millersburg Jimmy Brannon, Legal Counsel

### **ALD 20-01 Blacks Cross Rd.**

- Parcel 1 needs an entrance shown on Blacks Cross Rd.
- Certification of proposed entrance from Road Supervisor?
- Micki to send edits back to J.D. Williams

### **ALD 20-02 Blacks Cross and Jackstown**

- OK
- Micki to send edits back to Darnell Engineering

### **MS 20-01 1118 Main St, Millersburg**

- Minor subdivision for gymnasium from Mustard Seed Hill property
- Need to show a proposed entrance to Main Street. This would include an encroachment permit submittal to KYTC District 7. Add proposed entrance location and approved encroachment number onto plat.
- Line type legend
- Must be filed within one year

### **MS 20-02 Rocky Drive**

- OK
- Add entrance and building setback lines.
- Micki to send any edits to Darnell Engineering

### **MS 20-03 Houston Oaks**

- See Micki's corrections
- Confirm right-of-way for building setback
- Micki to send any edits to Darnell Engineering

### **DVP 20-02 Rocky Drive**

- Amended plan for the addition of a patio area that would take away parking and landscaping.
- Need notes on plat describing the purpose of the amended development plan.
- Is more impervious area being added to the property? If so, we will need to see drainage plans.
- Need to see "before" and "after" count of parking spaces v. requirements.
- Where is the dumpster to be relocated to?

- Currently, there is an abundance of parking available on the property. By taking away 2 parking spaces, this will still be within the parking requirements.
- If landscaping is removed, more interior landscaping will need to be added somewhere on the interior of the parking lot.
- Andrea to send edits to Darnell Engineering, Gary Wrenn, and Ray Watson.

**DVP 20-02 Commerce Drive**

YES	NO	
<u>x</u>		Title block with label "Final Development Plan", name and address of development, name and address of builder, owner or developer.
<u>x</u>		Name, address, signature and seal of the professional responsible for the preparation of the plan.
<u>x</u>		Scale, drawn no less than one (1) inch equals one hundred (100) feet; north arrow.
	<u>x</u>	Site statistics; total area(1.08 acres), number of lots(1), building coverage ratio(proposed impervious area 67.6% <b>need building coverage area</b> ), number of units ( <b>Restaurant 2,100 sf, retail, 2,860 sf</b> ), area in parking area for dedication ( <b>33 parking spaces required</b> ).
<u>x</u>		Vicinity map; oriented in the same direction as the design scheme, showing the proposed development and surrounding land, including existing roads with at least one intersection, stream or other landmark for common reference.
<u>x</u>		Names of adjacent property owners.
	<u>x</u>	Zoning and land use for property and <b>adjacent property</b> .
<u>x</u>		Topography with contour interval of five (5) feet or less, for existing and proposed changes, spot elevations.
<u>x</u>		Lengths of property boundary lines.
<u>x</u>		Location and dimensions of easements and encroachments. ( <b>KU Water line and Drainage Easement shown</b> ). Follow-up Mike Withrow.
<u>x</u>		Location and dimensions of driveways ( <b>30 ft width</b> ), streets ( <b>cul-de-sac</b> ), sidewalks ( <b>4 ft width</b> ), parking spaces ( <b>33 - 45 degree and parallel</b> ), access points. <b>Show proposed circulation patterns for vehicles</b> , pedestrians and bicycles, within the development and the adjoining area; calculate anticipated trip generation. <b>Need additional explanation re: traffic flow for parking spaces 26-29 on north side of building.</b>

<u>x</u>	Location, length, dimensions of buildings and structures ( <b>4,957.5 sf</b> ); finished floor elevation (FFE) ( <b>877.5'</b> ), total floor area, building height ( <b>19 ft</b> ).
<u>x</u>	Rendering/drawing of proposed buildings showing building materials and street-level view of facade.
<u>x</u>	Landscape Plan: Location, dimensions for screening, landscaping, buffering (Chapter 81: Landscape Buffer Regulations). <b>Need to add continuously shrubbery along perimeter.</b>
<u>x</u>	Yard setbacks: Show front (50 ft), side (25 ft), and rear yard setbacks (50 ft).
<u>x</u>	Location of service areas, off-street loading areas, dumpsters ( <b>need to show type of enclosure/screening</b> ), trash receptacles.
<u>x</u>	Stormwater Runoff Plan: Include the location of catch basins, manholes, retention/detention basins, drainage calculations, and design details for retention/detention. <b>** Drainage plans approved with preliminary development plan.</b>
<u>x</u>	Signage: Location, dimension and height of signage (Chapter 80.202 Signs and Outdoor Advertising)
<u>x</u>	Description of an erosion control plan.
<u>x</u>	Additional utilities information, including location of fire hydrants, size and location of lines and location of appurtenances; location and type of private sewage disposal system which a public system is not available.
<u>x</u>	Certification from water and sewer utilities, city/county road department, fire protection.
<u>x</u>	Owner's certificate.
<u>x</u>	Certificate of approval by the Chairman of the Planning Commission.



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## Technical Memorandum

**To:** Andrea Lacy  
Bourbon County Joint Planning  
Commission

**Date:** March 23, 2020

**GRW Project No.:** 4602-04

**From:** GRW Engineers

**Subject:** March 23, 2020 TRC

1. DVP 20-02 Final Development Plan request by Bill and Holli Gibson for property located at 202 Commerce Drive (Parcel ID 025-00-00-010.03), Paris, Bourbon County, KY to construct a building for restaurant and retail use. Property owned by Bill and Holli Gibson.
  - a. Property is part of a larger development and was included as part of the original stormwater plan.
  - b. Full construction plans will need to be provided before a building permit will be issued by the City of Paris and should clarify the following and anything additional required by the City:
    - i. The development plan mentions that stormwater will enter the drainage easement via curb cuts. It is unclear where those curb cuts are and how erosion will be handled.
    - ii. Vehicle traffic should be better delineated to avoid accidents and reduce owner liability.
    - iii. ADA items such as ADA paths and ramps should be shown with spot elevations to ensure ADA compliance to reduce owner liability.
    - iv. How will dumpster be screened? Should it be placed in a location further from the entrance for aesthetics?
    - v. It seems that the drive thru lane could back up and block the main drive lane. There will need to be a clear bypass lane to avoid this situation.
    - vi. Parking spot 30 may be difficult to enter if there is someone in spot 31 and there are cars in the drive thru. The 4 parallel parking spots seem to not fit the flow of the site. Spot 33 could be eliminated to get a better bypass lane around the drive thru, for example. Someone would need to drive all the way around the building to get into spots 26-29. I would recommend removing those spaces and/or rearranging the layout if 33 spots are desired. According to the plan only 21 spaces are needed.
    - vii. Will the 4' sidewalk/pedestrian access have a striped crosswalk to enter the building?

## TRC items



Patrick Watson <patrick@wlfky.com>

2:34 PM



To: Andrea Lacy Cc: Micki Sosby

Andrea--

I sent you the message about the setback line; the answer was in my hard copy of the zoning ordinance for the City. The line is measured from the ROW.

On the question about the one (1) year recording requirement, I don't know where that arises. I didn't see that requirement in the subdivision regs when I just quickly looked through them, and I don't see the requirement anywhere in the statute. Is the requirement based on something in the text of the zoning ordinance, or is it actually just a condition for approval that your office requires. If it is a condition of approval we need to put that into the ordinance to apply it consistently.

Finally, has CVC really not submitted a subdivision plat for MS20-01? Was there a prior consolidation that is actually being undone. The copy of the plat in the materials is too small for me to discern much detail. Have you checked to see if they need any variances as part of the division? Also, does the zone change cover this parcel being subdivided, or just the remainder? We don't need to run CVC through the ringer, but this isn't the first time they've submitted to a planning commission.

Nothing else in my notes require a follow up, but let me know if you have any questions based on what was discussed. Thanks, Patrick.

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