



# Technical Memorandum

<b>To:</b>	Dalton Belcher	<b>Date:</b>	04/03/2024
	Bourbon Co Joint Planning	<b>GRW Project No.:</b>	4602-04
<b>From:</b>	GRW Engineers		
<b>Subject:</b>	TRC DVP 23-08 Magnolia Trace Unit 2 – MDAT, LLC		

## Preliminary DVP Plan Review for Magnolia Trace Unit 2 Duplexes.

### I. Summary

MDAT, LLC has presented a Preliminary Development Plan for the site at Magnolia Trace – 1000 Magnolia Way, dated 11-17-2023. The total acreage is 5.718 acres. GRW has reviewed the current application, plan package and drainage memo. There are some additional issues, concerns that are in question. These include the following:

### II. DVP 23-08 Magnolia Trace Unit 2 Duplexes

1. Please reconcile on the Development Plan sheet with Application as to the type of request ie. Site Plan / Preliminary / Conceptual / Final. The plans say final and the application says preliminary;
2. Please provide signature and date on the seal of the professional responsible for the preparation of the plan;
3. Please identify existing and proposed contours in the legend, please add contour labels to proposed grading;
4. Please identify in the legend and show in the plans existing and proposed easements and encroachments;
5. Please calculate and provide anticipated trip generation;
6. Please provide dimensions of buildings and structures, finished floor elevations (FFE), building height;
7. Please provide a rendering / drawing of proposed buildings showing building materials and street-level view of façade;
8. In addition to landscaping notes, please show location and dimensions for screening, landscaping and buffering;
9. Please provide more detail of Erosion Control Plan including General Construction Phasing;
10. Please provide certification from water and sewer utilities, fire protection and school capacity stating their ability to provide service to dedicated areas;
11. The connection from MH 10 to Ex. MH 5 and Ex. MH 6 to Ex. MH 5 is acute. Please confirm the size of MH 5 and the arc spacing between the cores is > 6”;
12. Please display the pipe crossing between the proposed sanitary sewer and water lines in profile view. Ensure minimum 18” vertical separation between lines;
13. Please dimension the horizontal separation between the proposed sanitary sewer and water lines in plan view. Ensure minimum 10’ horizontal separation between lines;
14. Please provide a minimum slope of 0.005 ft/ft on the sanitary sewer between MH 10 and Ex. MH 5;
15. Please direct the Reviewer’s attention to any items shown on the plans that the Reviewer identified as omissions in written response.
16. Please provide a response letter detailing how each comment has or will be addressed.

Please contact me if there are any questions or concerns regarding this review.

Best,

**Seth Mittle, PE**

**GRW** | [engineering](#) | [architecture](#) | [geospatial](#)

801 Corporate Drive | Lexington, KY 40503

P 859.880.2257 | C 859.327.2023

Email: [SMittle@grwinc.com](mailto:SMittle@grwinc.com) | Website: [www.grwinc.com](http://www.grwinc.com)

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