

**APPLICATION TO PLANNING COMMISSION**  
**Development Plan**

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

**Office Use only:**

Application No. DVP21-04 Fee Amount: \$ 300<sup>00</sup> Date Fee Received: 8/13/21

1. APPLICANT BCP Holdings, LLC Owner (if different) \_\_\_\_\_

MAILING ADDRESS 1797 Lexington Road, Georgetown, KY 40324

PHONE NO. \_\_\_\_\_ (HOME) \_\_\_\_\_ (WORK)

2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual/ Final

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg

4. LOCATION OF SITE: Georgetown Road TOTAL ACREAGE: 3.707 Ac.

5. EXISTING USE: VACANT ZONING DISTRICT: B-2 NUMBER OF LOTS: 1

6. DESCRIPTION OF PROPOSED USE: Construct a 4,095 +/- SF Convenience Store with Gas Pumps & attached 2,100 +/- SF Liquor Store with Drive Thru, also to construct a 7,250 +/- SF Multi-Unit Retail Building. All with ancillary employee & customer parking.

7. FEE: refer to fee schedule \$300

8. UTILITIES (yes or no): Water X Sewer X Electric X

9. SUPPLEMENTAL INFORMATION: Please include additional information with your application.

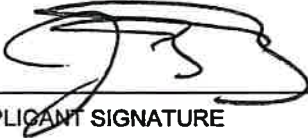
**CHECKLIST:**

Attach a Legal Description of the Property

Attach a narrative describing any prior actions taken by the Board of Adjustment on this property

Submit plans with application

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted.



APPLICANT SIGNATURE

8/13/2021

DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.



**MLH Civil Engineers, PLLC**

John W. Hunt, PE, PLS  
john@mlhcivil.com

12 August 2021

Andrea S. Pompei Lacy, AICP  
Planning Administrator – Bourbon County Joint Planning  
525 High Street  
Paris, KY 40361

RE: PRELIMINARY – Pre- & Post-Development Stormwater Runoff  
Tract A-2, Georgetown Road  
BCP Holdings, LLC  
Paris, KY

Dear Ms. Lacy:

Pursuant to the Preliminary Development Plan submitted for the aforementioned project, I have performed SEDCAD4 calculations of the existing and post development stormwater conditions. It is my belief that these calculations were performed within the guidelines, storm events, and modeling scenarios presented in the City of Paris Stormwater Manual, especially considering the Preliminary nature of the current site design.

The following peak runoff values have been calculated:

	SITE WATERSHED	
	PRE-	POST
10 YR / 1 HR Storm (2.0")	4.58 cfs	4.37 cfs
25 YR / 24 HR Storm (5.23")	10.05 cfs	6.67 cfs
100 YR / 1 HR Storm (2.9")	9.66 cfs	6.31 cfs
100 YR / 24 HR Storm (6.81")	14.73 cfs	11.72 cfs

The Site Watershed has a reduction in all storm events due to the Preliminary proposed basin to be installed with a 12" orifice in a 24" X 24" Drop Inlet structure with a HOE-320 grate (1.8 sft drainage area).

More detailed construction plans & stormwater runoff calculations will be provided as the design development continues.

If there is anything else I can do to help, please don't hesitate to call.

Sincerely,

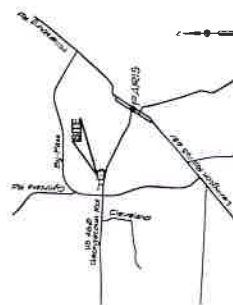
**JOHN W. HUNT, PE, PLS**  
Professional Engineer  
Professional Land Surveyor

PBP2001LA

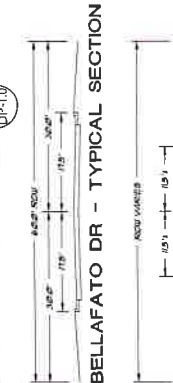
**MLH CIVIL**

3320 Clays Mill Road, PO Box 910379  
Lexington, KY 40591-0379

Phone / Fax 859•219•1066  
Cell 859•552•4103



VICINITY MAP



STREET CROSS SECTIONS

**SITE STATISTICS**

**SITE AREA**  
 3.707 acres (per Plan)  
 0-2 General Commercial  
 Convenience Store w/ gas pumps, Liquor Store, Retail  
 35' Max Height  
 Building Coverage Ratio  
 18.055 S<sub>f</sub> Ft. (incl. Concess.) / 4.707 Ac = 11.4% (32% allowed)

**Req. C-Stores/Liquor/Retail** 13,640 S<sub>f</sub> / 300 = 45 Spacess

**Parking Provided** 80 spaces (incl. 4 HC)

**Permitting/Landscaping**  
 Zone to Zone Screening - None Required, B-2 & 1-1 Zone Adjacent

**Interior Landscaping / VMA Landscaping** 11' of Shrub (3' x 6') & 17' trees

**Water Management** 22,265 S<sub>f</sub> Ft.  
 Req. Interior Screening 3,638 S<sub>f</sub> Ft.  
 Req. Interior Storm 1,997 S<sub>f</sub> Ft.  
 Req. Interior Trees 15+

**COMMISSION CERTIFICATION**  
 I do hereby certify that the development plan was approved by the Planning Commission.

**OWNER**  
 I (we) do hereby certify that I am (we are) the only owner(s) of the property shown herein, and do so upon this to any (our) development plan for the property.

**FIRE PROTECTION CERTIFICATION**  
 I hereby certify that the Development Plan meets requirements of this agency and is approved.

**ROAD DEPARTMENT CERTIFICATION**  
 I hereby certify that the Development Plan meets requirements of this agency and is approved.

**WATER & SEWER CERTIFICATION**  
 I hereby certify that the Development Plan meets requirements of this agency and is approved.

**CERTIFICATIONS**

1. Right-of-way and utility information (RUI) used verified by MLH Civil in March from Plat of Record (PLR) 311, 277
2. All lot lines, street centerlines, easements, and other information shown on this plan are as shown, and have been verified in the field.
3. All areas shown on this plan are for informational purposes only. The developer is responsible for obtaining all necessary permits for this project.
4. All areas enclosed by grading and/or vegetation cover previously shown on this plan are shown for informational purposes only. The developer is responsible for obtaining all necessary permits for this project.
5. All areas shown on this plan are for informational purposes only. The developer is responsible for obtaining all necessary permits for this project.

**GENERAL NOTES**

**Kentucky 811**  
 The New Way to Report Safety Hazards  
 Call 811 Before You Dig  
 1-800-811-8111

**PURPOSE OF DEVELOPMENT PLAN**  
 The purpose of this Preliminary Development Plan is to show a 150,000 sq. ft. Convenience Store / Liquor Store, with drive thru and gas pumps, 150,000 sq. ft. multi-unit retail building, including on-site customer and employee parking areas.

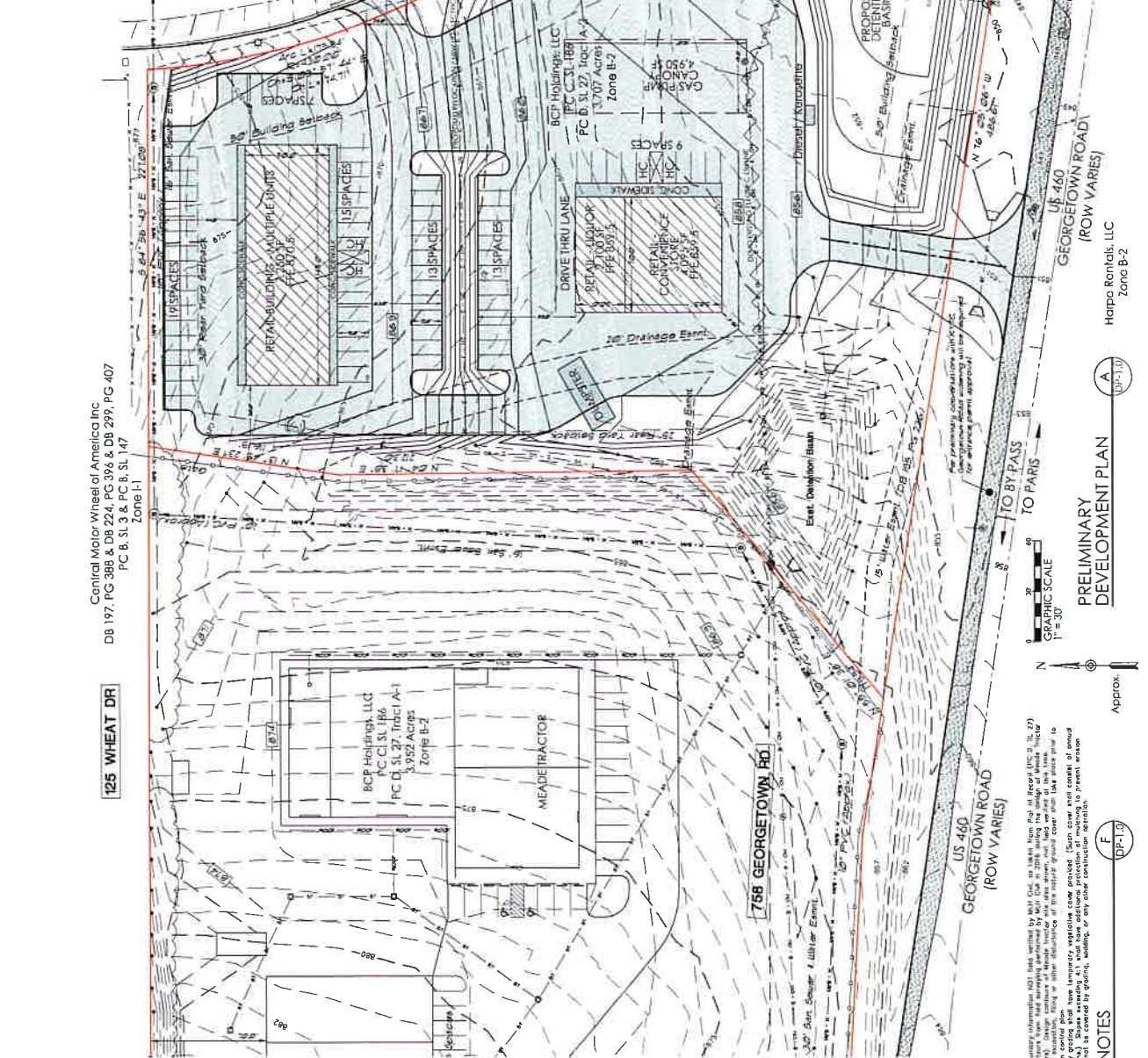
**MLH CIVIL**  
 9320 CLAYS MILL #208  
 LEONINGTON KY 40518  
 P/F/FAK 859-219-1068  
 CELL 859-652-1103  
 jwright@mlh.com

**DRAFT**

**PRELIMINARY DEVELOPMENT PLAN**  
 BCP HOLDINGS, LLC  
 GEORGETOWN RD. / BELLAFFATO DR.  
 GEORGETOWN, KY 40324  
 BCP HOLDINGS, LLC  
 1797 LEXINGTON KY  
 GEORGETOWN, KY 40324

**DATE** 08 AUG 2021  
**FILE** PDP20010A  
**DRAWN** JWH  
**REVISION**

**DRAWING**  
 DP-1.0  
 1 OF 1



**125 WHEAT DR**  
 Central Motor Wheel of America Inc  
 DB 197, PG 388 & DB 224, PG 392 & DB 299, PG 407  
 PC B, S, L, 3, & PC B, S, L, 1, 47  
 Zone H-1

**MEADETRACTOR**  
 BCP Holding, LLC  
 PC C, S, L, 1, 16  
 PC D, S, L, 27, Tract A-1  
 3,952 ACRES  
 ZONE B-2

**758 GEORGETOWN RD**  
 BCP HOLDINGS, LLC  
 PC C, S, L, 1, 16  
 PC B, S, L, 27, Tract A-1  
 13,707 ACRES  
 ZONE B-2

**US 460 GEORGETOWN ROAD (ROW VARIES)**  
 Hapo Rentals, LLC  
 Zone B-2

**BELLAFFATO DRIVE (60' ROW)**

**TO BY PASS TO PARIS**

**125 WHEAT DR**

**MEADETRACTOR**

**758 GEORGETOWN RD**

**US 460 GEORGETOWN ROAD (ROW VARIES)**

**BELLAFFATO DRIVE (60' ROW)**

**TO BY PASS TO PARIS**







# MLH Civil Engineers, PLLC

John W. Hunt, PE, PLS  
john@mlhcivil.com

## LETTER OF TRANSMITTAL

DATE: 13-Aug-21

RE: Preliminary DP

TO: Andrea Pompei Lacy, AICP  
Paris - BoCo Planning

PROJECT: BCP Holdings, LLC  
Georgetown / Bellafato  
Paris, KY

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> ORIGINAL DRAWINGS | <input type="checkbox"/> COPIED DRAWINGS                      | <input checked="" type="checkbox"/> REPORT |
| <input type="checkbox"/> SHOP DRAWINGS                | <input checked="" type="checkbox"/> <u>Application, Check</u> | <input type="checkbox"/> CD / DVD          |

NUMBER	DATE ISSUED	ITEM
5	08/13/21	DP-1.0 Prelim Development Plan (PBP2001AA)
1	08/13/21	Check #2354 - \$300
2	08/12/21	Prelim Stormwater Summary Letter
1		Copy of PC D, SL 27
1	08/13/21	Application

PROVIDED:

VIA: DELIVERED

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> FOR REVIEW | <input type="checkbox"/> FOR APPROVAL                                 | <input type="checkbox"/> FOR RECORDING |
| <input type="checkbox"/> AS REQUESTED          | <input type="checkbox"/> FOR REVIEW, PLEASE RETURN <u>    </u> COPIES |  |

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CC: \_\_\_\_\_  
\_\_\_\_\_

BY: JOHN W. HUNT  
JOB NO: PBP2001

### MLH CIVIL

3320 Clays Mill Road, PO Box 910379  
Lexington, KY 40591-0379

Phone / Fax 859•219•1066  
Cell 859•552•4103