

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. DVP 22-05 Fee Amount: \$ _____ Date Fee Received: _____

1. APPLICANT HUTTON Owner (if different) _____

MAILING ADDRESS 736 CHERRY ST. CHATTANOOGA, TN 37402

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: PARIS TOWNE SQUARE TOTAL ACREAGE: .5

5. EXISTING USE: VACANT ZONING DISTRICT: _____ NUMBER OF LOTS: _____

6. DESCRIPTION OF PROPOSED USE: RETAIL DEVELOPMENT

7. FEE: refer to fee schedule \$ 300.00

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

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

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.



August 10, 2022

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

*JVP 22-05
Retail*

RE: Preliminary Plan Approval- Site Narrative
Hutton, Retail Space
Corner of Litton Drive & Locust Drive
Triad project # 04-22-0313

Dear Mrs. Pompei,

This project narrative is provided on behalf of our client, Hutton, to complete the Application for Preliminary Development Plan approval. The project is located at the corner of Letton Drive and Locust Dr. near the Walmart Supercenter. Lot 9 is to be subdivided into to lots, the first lot will be .58 ac and the second lot will be .5 ac. For this application we will be developing the .5 ac lot which is located on the SE side of Lot 9. The project consists of the building a 2760 sf building for a future retail space and the associated parking. The project will provide asphalt drive and parking surfaces with 24' drive aisle and 10'x20' & 10' x 18' parking spaces.

Drainage

The site is currently a grass site that has a drainage pattern that sheet drains to the southeast to the existing stormwater pond (Pond 4). The proposed development will provide sheet drainage as well as an underground stormwater system to direct stormwater to the existing detention pond #4. The original stormwater design for the development included full build out of all outparcels including lot 9. The design was based on the TR55 method of calculating runoff for a I area including grass, paved and buildings. Pond 4 was designed to hold a 100 year storm with zero discharge. We have included the original design calculations for your reference.

Sincerely,
Triad Engineering, Inc.

L. Lee McCoy, Jr., P.E.
Civil Engineering and Survey Services Manager