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January 31, 2023

File No. 22-6431

Andrea Pompei
Bourbon County Joint Planning Commission
525 High Street
Paris, KY 40361

Re: Brandywine Explosives & Supply Inc.
1001 Wes-Lee Drive
Final Development Plat

Dear Andrea:

The purpose of this letter is to address the Waiver Request for the subject property.

1. Any sidewalk requirement – Both Fords Mill Road and Wes-Lee Drive adjacent to the property are rural road sections with drainage ditches and no curb or gutter. The ground between the ditch and the right-of way line is fairly steep and has underground utilities where a sidewalk could possibly be placed. In addition, the grade of the existing entrance drive is far greater than the cross-slope for a normal sidewalk. The proper placement of any sidewalk would probably require the construction of a retaining wall. In addition, there is no sidewalk any place near this area and there is not likely to be one in the near future. Therefore, we request the no sidewalk be required.
2. Adjustment to the Interior Landscaping requirement – The 19,089 square feet of existing vehicular use would normally require 955 square feet of interior landscaping along with 4 trees – As previously constructed, the site has 542 square feet of interior landscaping between the Perimeter Landscaping easement and the pavement. We request that the requirement for the additional 413 square feet be waived because it would require cutting and removing the existing pavement. WE will provide the additional trees
3. Any landscaping requirement between Commercial and Industrial – We request that the landscaping requirement between Commercial and Industrial be waived because the Industrial Zone is the City of Paris Fire Station. One would normally presume that it would be incumbent upon the Industrial Zoned area be the ones required to provide the landscaping because they would normally be the more noxious use.
4. Any Stormwater Runoff Plan requirement – We request that this requirement be waived because the lot has been previously fully developed and we are creating

no additional runoff. The addition of 14 trees and approximately 110 shrubs should reduce stormwater runoff by increasing infiltration.

If you need any additional information concerning this matter, please contact me.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Baldwin", with a long horizontal flourish extending to the right.

Robert L. Baldwin, PE, PLS

Pc: project file