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March 8, 2019

File No. 17-3729

Andrea Pompei Lacy, Planning Administrator
City of Paris
525 High Street
Paris, KY 41061

Re: Joe's Investment Properties, LLC/Micah Carrel
Drainage Analysis

Dear Andrea:

Transmitted herewith, please find a copy of the previously submitted "Final Development Plan" for the subject property. Same property lies south of Main Street; and between Wayne Avenue and Seventeenth Street inside the city limits of Paris, Kentucky. This site contains 1.820 acres within two parcels or tracts of land being proposed. The subject development contains a proposed 6,400 square foot building and outside storage for portable storage containers.

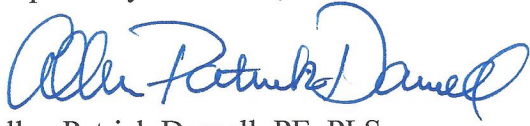
Per your request, we have reviewed the storm drainage for the subject site. Per zoning ordinance, any new development is restricted to limit post-developed runoff to predeveloped levels. The increase of runoff is realized due to an increase in the impervious coverage of the subject site.

Based on historical data and some previous aerial images, the subject site was the former location of the Leer tobacco warehouse. The majority of the subject lot and portions of the surrounding property were covered by the large tobacco warehouse that has been demolished for the new developments of the area. This site was almost completely covered by the impervious coverage of the tobacco warehouse roof systems. Portions of the former warehouse are still event in the form off concrete docks and some bituminous pavement of the floor from the warehouse.

Although the proposed development will create new impervious coverage; the existing warehouse use of this area created an even greater percentage of impervious coverage. Previous impervious coverage existed on this site prior to that pervious coverage being proposed with this amended plan. The proposed development will actually include some additional pervious landscape areas that were not present under the former warehouse usage of this property. Therefore, we are requesting a waiver of storm detention requirements for this site. The proposed usage of this property based on the plan attached shall not increase the runoff more than was present under the former tobacco warehouse existence.

If you need any additional information, please advise.

Respectfully submitted,

A handwritten signature in blue ink that reads "Allen Patrick Darnell". The signature is written in a cursive style with a large, prominent "D" at the end.

Allen Patrick Darnell, PE, PLS
Pc: file