



Technical Memorandum

To:	Andrea Lacy Bourbon County Joint Planning Commission	Date:	April 8, 2019
From:	GRW Engineers	GRW Project No.:	4602-01
Subject:	Joe's Investment Properties, LLC Review		

I. Background

Joe's Investment Properties, LLC is proposing a development of a property off of Main St, between Wayne Ave and Seventeenth St. It is a portion of the site of the Leer Tobacco Warehouse that was previously demolished. The existing site contains the remains of concrete drives, dock area and foundation leftover after the demolition. There is also a small area to the northeast of the subject property that is utilized as an existing detention basin.

II. Analysis

We have reviewed the plat and associated drainage calculations. Our comments are as follows:

1. According to the drainage calculations there are no proposed changes to the existing detention basin. There are increases of approximately 0.50 cfs for the 10, 25 and 100 year storms.

III. Recommendations

We would recommend the following:

1. The flow increases for each storm could be considered negligible, as stated in the drainage report, however, the City of Paris ordinance does not allow for increased flow in the post-construction condition when compared with the pre-construction condition.