

PRELIMINARY DEVELOPMENT PLAN – SUPPLEMENTAL INFORMATION

WOODFORD SPEARS PROPERTY

1510 MAIN STREET – PARIS KY

1. STORMWATER RUNOFF

Almost all of the existing site, surface drains to the east (southeast boundary) to a surface ditch along the west side of the CSX Railroad property. This ditch drains into a northerly direction along the railroad tracks until it reaches a culvert which carries the water under the railroad property to an unnamed tributary of Stoner Creek. The only exception to the eastward surface drainage pattern is a small area along the north entrance alley to the property. There a small portion of the entrance drive and adjacent Quonset building drains to the stormwater collection system on main street via a concrete paved surface ditch. All building gutters and downspouts drain to the aforementioned ditch located along the railroad track.

No new buildings are proposed in the development plan and no changes to the existing drainage pattern or amount of stormwater runoff are proposed. The additional parking to be added will be gravel surfaced, so no increase in runoff from the site is expected.



Paved ditch at North Exit on main street



Drainage ditch -east side of property – looking south



Stormwater inlet between Office building and Annex building

2. SIGNAGE

One free standing, illuminated sign is proposed at the main (south) entrance on Main Street. Refer to the Preliminary Development Plan drawing for sign dimensions and wording. A surface mounted identification sign on the west face of the “tower” building will also be installed. See the Preliminary Development Plan drawing for details.

3. EROSION CONTROL

No new site construction is proposed except for the overflow gravel parking area. This area requires a small amount of levelling and the construction contractor will be required to enclose this area with silt fence during construction. This area drains to the east the ditch adjacent to the railroad.



Main entrance drive from Main Street



Existing Spears Office Building (foreground); Tower Building (background) west view



Quonset buildings – rear (east view)



Quonset buildings – front (west view)

4. Utilities

The site property is already served by the City of Paris municipal water system. Additional service lines will be extended internally on the site to serve all existing buildings. Sewer service will be provided by a proposed grinder pump station to be located in the alleyway between the “office” building and the “annex” building as shown on the Preliminary Development Plan. This pump station will be connected via a small diameter force main to the City of Paris sewer system at an existing sewer service lateral on the property adjacent to the north entrance driveway.

Previously, a toilet in one of the small storage buildings adjacent to the north entrance was connected to this sewer lateral.



Water meter at northwest corner of Office building