

Clearwater Engineering

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Attn: City of Ponderay - Planning Department
288 Fourth Street
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Ponderay, Idaho 83852

March 29, 2021

RE: Kessa's Coffee –Site Development

Kessa's Coffee has two locations for take-out, one in Ponderay and one in Sandpoint.

The Ponderay shop is presently located at 363 Bonner Mall Way within the Days Inn property and the building will be relocated to this newly acquired parcel. The existing location has been serving a large range of customers from private vehicles to commercial semis and plans to continue this service. The proposed accesses are designed to accommodate these uses.

The parcel will be developed in 2 Phases.

- Phase 1 will be site grading and construction of gravel travel ways for access to the relocated 8' x 10' building. Utilities will be installed at this time.
- Phase 2 will be the addition of a 25' x 15' coffee house that will include a bathroom and construction of the parking lot. The food trucks each have a footprint not to exceed 300 sf.

Presently, there is minimal ROW between the east edge of pavement of Bonner Mall Way and this parcel's west boundary. Runoff from the roadway is not contained within a defined roadside ditch but flows onto this parcel. The existing catch basin is located outside of the ROW. The drawings depict a new GIA that detains the required volume from the project site only. It has not been determined if and where the City will be moving the catch basin. The new approach culvert and perforated pipe are intended to be directed into that catch basin.

Attached are the project drawings and stormwater report.

If you have any questions, please do not hesitate to call.

Sincerely,

Debra M. Van Dyk, P.E.
Principal