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**PLANNING OFFICE
CITY OF PONDERAY**

CITY OF PONDERAY PLAN REVIEW COMMENT RESPONSES

Project: Another Screw Machine

Project #: 21-041

Job Location: 147 Emerald Industrial Park

Contact: Sean O'Brien

Date: 20 July 2021

Reviewer: KayLeigh Miller

Ms. Miller,

Comments have been addressed on the plans. They are as follows:

-Clarification of the onsite easements (width and location) and utility alignment. Please update the site plan to reflect this information and the associated setbacks

The deed was looked over and all onsite easements have been dimensioned and labeled.

-Response to HMH review comments

-Parking plan

Their comments referred to the parking dimensions and what we were designing the parking for. This has been addressed on sheet C1.

-Landscaping, lighting, and signage plans

The landscaping has been addressed for this site on sheet C1. Lighting was added to the plans and called out with keyed notes on sheet C2. There are no signs proposed for this project.

-Dust abatement statement

Added statement on sheet C1

-Vehicle circulation patterns on the revised site plan

A vehicle circulation plan has been added to sheet C1.

-Based on our discussion it appears that a setback reduction is needed to the access easement as a result, please provide a snow management plan. Specifically, this needs to address how the building will be designed to prevent snow from shedding into the travelway of the access easement (i.e. shed style roof directing snow towards the east, comp roof that doesn't shed snow, snow breaks, etc).

Snow management plan added to sheet C1.

Other Changes

-Existing asphalt within the access easement was removed and replaced to create a flowline directing stormwater away from the buildings and into the swales.

-An overhead image of the lot to the northeast has been provided to further address vehicle circulation patterns for the site.

And a general comment about the 60-degree parking. We attempted 45-degree and 90-degree setups. The 45-degree stalls extended out into the easement too much, and would have required the parking lot to extend all the way to the NW property line. The 90-degree option reduced the swale space too much on the south end which wouldn't allow for adequate treatment of the runoff from the access easement. If we go with the 60-degree option, relocating the trash enclosure doesn't solve any circulation problems. The vehicles would still have to back out of the lot into the access easement. There's also the issue that continuing the aisle to exit along the NW property line would encroach on the neighboring property, and the neighboring property is not owned by Mr. Blease or the City of Ponderay. So currently, there is only one way in and out of the parking area.

Please contact me if there are any questions or concerns.

Thank you,

Sean O'Brien, EIT