

REVIEW COMMENTS SUMMARY

Responses to Review Comments from Planning Director dated 7-24-23:

- Show temporary concrete washout and temporary crusher to recycle concrete further from limits of regulated area. Revise plan to show any permanent concrete washout area. Temporary crushing to recycle concrete requires a separate 30-day zoning permit and will be allowed Monday through Friday from 8am to 5 pm and shall be prohibited on holidays.
The temporary concrete washout and temporary crusher to recycle concrete have been moved, and are now located 133 feet from the wetlands, see sheet 4. There will not be a permanent concrete washout area. A note has been added to sheet 4, that a 30-day zoning permit will be needed for the temporary crusher. The recycling of the concrete is to create base material under the pavement, only. There will be no need for a permanent concrete washout area.
- Identify use of the basement level of the Phase IB office building and provide floor plan.
A note has been added to sheets 4 and 4A and 6, "Proposed Building Addition & Parking lot Phase IB: Basement Area to Be Storage Only With An Open Floor Plan (For Pepas Landscaping). The basement level will be a typical basement, storage only.
- Show "Phase II" fenced storage area for AB Excavation as "Phase 1A"
The fenced storage area for A&B Excavation, located north of the A&B Building, has been noted as Phase 1A for A&B Excavation. The fenced storage area between A&B building and building 2, is noted as phase II storage for buidings 2 and 3.

Responses to Review Comments from BOUDARIES:

The design engineer has prepared a revised layout for the front parking lot and provided a turning movement demonstration for an existing vehicle turning right out of the site as requested. I have the following comments regarding the reconfigured front paring lot.
The front parking lot has been eliminated and the parking located to the rear and side of the building. The access drive has been provided with wider return curves to allow for improved entrance and exiting from the site. A revised turning movement plan has been provided. A new handicapped space and handicap ramp location has been shown, and has a preliminary approval from the building official. Details for Concrete Stairs & Rail, Handicapped Ramp Cast in Rails, and CrossWalk have been added to sheet 10.

- Upon further review of the parking for the front building, it also appears that the dumpster enclosure may create a sight line issue for vehicles backing out of the lower parking space into the driveway.
The dumpster location has be relocated to eliminate sight line issues, see sheet 6.