

From: William Haskell <WHaskell@gorrillpalmer.com>
Sent: Monday, September 21, 2015 9:22 AM
To: Amanda L. Lessard
Cc: Lisa Fisher; plandesign@live.com
Subject: 2786.62 Momentum Site Plan - Peer Review

Hi Amanda,

We received the following Minor Site Plan Application information as prepared by Planning/Design Associates:

- Minor Site Plan Application Packet, dated September 8, 2015
- Existing Conditions/Demolition Plan
- Site and Landscaping Plan

We have reviewed this application for conformance with the Town Site Plan Review Ordinance and general engineering standards, and we submit the following comments:

Application Packet

1. Expected sewer demand and associated calculations for the septic system expansion (if necessary) are required.
2. What is the proposed water demand? An ability to serve letter from the Portland Water District should be submitted to ensure adequate potable water supply.
3. The narrative notes that proposed impervious area is less than the existing impervious area. Detailed calculations and a plan should be provided identifying the proposed impervious to be added and existing impervious to be removed. Once these calculations are submitted we can continue our review of the stormwater management.

Plans

4. The angled parking spaces along the west side of the building addition are challenging given that they are accessed off a dead end drive aisle. This configuration will require vehicles that use these spaces to back out the drive aisle to the front of the building before they can turn around.
5. The Ordinance requires that parking spaces and access drives be located at least 5 feet from any side or rear lot line. The plan is somewhat faint, but it is not clear whether the edge of pavement along the westerly lot line meets this criteria. Please confirm and/or revise.
6. The general notes identify the numbers of existing parking spaces and proposed parking spaces, however, there are no calculations for the number of parking spaces required by the ordinance.
7. Proposed grading is not shown on the plan. It is difficult to determine drainage flow and possible impacts to abutting properties without proposed grading.
8. The Ordinance requires 30% of the parking spaces to be 10'x20'.
9. ADA parking is not shown on the site plan. Consideration should be given to paving the required ADA parking space(s) and accessible aisle(s).
10. The Ordinance requires that the new electric/telephone/cable utilities be underground.
11. The granite curb and driveway apron will impact existing pavement in Tandberg Trail. Provide details on what is proposed. For example, the driveway apron cannot be butted up against the existing pavement. Instead there should be an overlapping butt joint. Is there a moratorium on cutting pavement in Tandberg Trail?
12. An erosion and sedimentation control plan is required.

13. Construction details should be provided for proposed items such as: granite curb, parking lot section, landscaping details, paved driveway apron, incidental paving in Tandberg Trail, and erosion control details.

Thank you,

William C. Haskell | Principal



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