

From: William Haskell <WHaskell@gorrillpalmer.com>
Sent: Monday, November 30, 2015 1:42 PM
To: Amanda L. Lessard
Subject: 2786. Momentum Site Plan - Peer Review

Hi Amanda,

Please forward to the Applicant and Designer.

We have received the following information for the Momentum Site Plan project on November 23, 2015:

- Site Plan Application Packet, dated 11/8/2015, prepared by Planning/Design Associates
- Plan Set with 5 sheets, no date, prepared by Planning/Design Associates

We have reviewed the information for conformance with the Town Site Plan Review Ordinance and general engineering standards and practices, and offer the following comments:

Application & Plans

1. Detailed stormwater calculations have not been provided, so we are unable to determine whether the plan complies with the Stormwater Management performance standard in the Site Plan Ordinance. This standard requires that stormwater management systems for minor and major site plans shall detain, retain, or result in the infiltration of stormwater from the 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. Information on the plans indicate that the proposed project results in an increase in impervious cover of about 30% (about 4,570 sf). Two pond areas have been shown but there are no corresponding stormwater calculations. The native soils appear to be Hinckley, which are classified as Hydrologic Soils Group A and are very well drained.
2. Does the separation (setback) from the septic system and rear detention pond comply with the Maine Subsurface Waste Water Disposal Rules?
3. The grading for the front detention pond is difficult to interpret. It is unclear whether site stormwater will flow to the overflow catch basin or over the sidewalk to the street. What is the rim elevation of the existing overflow catch basin? It appears that the landscaped island in the middle of the pond area may constrict flow to the overflow catch basin. Also, is the existing overflow catch basin and pipe in good condition?
4. A stormwater system operation and maintenance plan should be provided for the site that details the necessary system maintenance. This plan should provide information on the required maintenance, frequency of maintenance and inspection procedures. Also review Item 5 below.
5. It appears that the project site is located in the NPDES Phase II designated MS4 area and will have to comply with the Town of Windham Post-Construction Stormwater Ordinance. Generally, this requires specific annual maintenance and inspections to ensure that the stormwater systems are functioning as intended. Refer to the Ordinance for more details.
6. Information from Portland Water District regarding their existing infrastructure in the vicinity of the site has been provided, but an ability to serve letter should still be submitted from the District.

7. As noted in the application, it is difficult to determine the exact use for the facility, so it is difficult to calculate the minimum parking requirements based on the Town Ordinance. Assuming a business or professional office use and the proposed building square footage, the parking calculation would be $4.642 \text{ k.s.f} \times 3.35 = 15.5$ or 16 spaces. The proposed parking count exceeds this, so the parking should be acceptable.

Thank you,

William C. Haskell | Principal



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