

From: William Haskell <WHaskell@gorrillpalmer.com>
Sent: Tuesday, August 23, 2016 8:55 AM
To: Amanda L. Lessard; Lisa Fisher; Douglas Fortier
Subject: 3200.02 The Plaza - Review of Sketch Plan Submittal

Hi Amanda,

Please forward to the applicant/design consultant.

We received the following information by email on 8/19/16:

- Application for Minor Site Plan Review, dated 8/5/16, prepared by Planning Design Associates
- Sketch Plan and Site Analysis/Existing Conditions Plan, dated 7/30/16, prepared by Planning Design Associates

We have reviewed the sketch plan submission for conformance with the Town's Ordinances and general engineering standards. Note that several of our comments touch on some of the major items that will be required as part of future submissions. The Applicant and their Consultants should thoroughly review and comply with the applicable Ordinances relative to the design and future Site Plan submissions. We offer the following comments:

1. Stormwater quantity management shall be designed to maintain the peak flows from the 2, 10 and 25 year storm events at or below the pre-development levels. Project does not appear to be located in the NPDES MS4 area. Note that existing culvert under Route 302 for Outlet Brook appears to have some issues, therefore even minor increases in stormwater runoff peak flow and volume will be reviewed in detail and may not be allowed.
2. Trip generation information shall be provided for the project.
3. At least 30% of the parking spaces shall be 10 feet wide by 20 feet long in accordance with the Ordinance.
4. ADA parking shall be provided.
5. Project appears to utilize existing curb cut to the parcel in accordance with Ordinance Section 518.B.2 states that a parcel shall be limited to one curb cut on the same street.
6. The Commercial District Design Standards will apply.

Thank you,

William C. Haskell | Principal



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