

**From:** William Haskell <WHaskell@gorrillpalmer.com>  
**Sent:** Wednesday, August 24, 2016 2:05 PM  
**To:** Amanda L. Lessard; Lisa Fisher; Douglas Fortier; 'Michael Tadema-Wielandt'  
**Subject:** 3200.01 Landing Real Estate Office - Peer Review

Hi Amanda,

We received the following application information on 8/19/16:

- Plan Set with 7 sheets, dated 8/10/16, prepared by Terradyn Consultants, LLC
- Application Packet, dated 8/12/16, prepared by Terradyn Consultants, LLC

We have reviewed the application for conformance with the Town Ordinances and general engineering standards and practice and offer the following comments:

#### Application

1. The stormwater report indicates that there will be insignificant increases in peak flows at study points SP1 and SP2. Per the Ordinance Section 812.E, a waiver request shall be submitted with documentation to satisfy the waiver criteria, as noted in Section 812.E.1.a.1.
2. The project site is located in the NPDES MS4 area and will be subject to the Post-Construction Stormwater Ordinance (Chapter 144).
3. The project is subject to the Commercial District Design Guidelines. A narrative should be submitted showing how those guidelines are met.

#### Plans

##### Sheet C-3.0

4. The southwest corner of the proposed building appears to be very close to the building setback. Confirm that the building foundation/footing and the eaves will not extend over the building setback.

##### Sheet C-4.0

5. Based on discussions with the Public Works Director, our understanding is that private drainage from an enclosed drainage system cannot be connected to the public storm drain system, therefore, CB2 shall not be connected to the relocated CB1. This will require that the stormwater management design for this project be revisited.
6. Plans indicate to relocate and reset an existing Type F Basin (CB1) along Tandberg Trail. Based on a site visit, the condition of this existing CB appears to be in reasonably good condition and appears to have a plugged inlet pipe hole on the property side. If the basin is damaged during the relocation process, it would need to be replaced.
7. Proposed CB2 is located in the road right-of-way. We recommend this be relocated outside the right-of-way. The current design of the stormwater infiltration basin allows stormwater to pond into the road right-of-way. The basin should be redesigned to keep the ponded water completely on the property.
8. The proposed water service, if necessary, will require excavation in Tandberg Trail and will require inspection of the trench restoration by the Town Engineer.
9. While this is considered a minor site plan and technically does not require stormwater quality treatment, a stormwater buffer has been proposed along the rear property line. It appears that

this buffer is important in achieving stormwater quantity reductions for the project, therefore, we recommend that the proposed stormwater buffer be permanently marked as recommended in the Maine DEP buffer standards. A note to this effect should be added to the plans. In addition, a note should be added to the plan that no changes to the buffer are allowed without approval of the Planning Board.

Thank you,

William C. Haskell | Principal



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