

**From:** Will Haskell <whaskell@gorrillpalmer.com>  
**Sent:** Thursday, February 14, 2019 12:52 PM  
**To:** Amanda L. Lessard  
**Cc:** Lisa Fisher; Owen Chaplin; James Attianese; kball@acheronengineering.com; Douglas Fortier  
**Subject:** 3324.18 Durant Homestead - Peer Review of Final Plan

Hi Amanda,

We have reviewed the following materials for this project:

- Durant Homestead Subdivision Plans with 18 sheets dated July 30, 2018 as prepared by Acheron Engineering Services
- Final Major Subdivision Plan Application, Durant Homestead Subdivision dated January, 2019 as prepared by Matt Hancock Properties, LLC

Prior submissions for this project were reviewed by the former Town Engineer. Our understanding is that the stormwater report was previously reviewed by the former Town Engineer during the Preliminary Submission stage. Gorrill Palmer has not reviewed the stormwater calculations for this project.

We offer the following comments:

#### Plans

1. Final Subdivision Plan (no sheet #) – Open space areas should be labeled similar to the lot areas.
2. Final Subdivision Plan (no sheet #) – As noted by Jon Earle in previous review, percentage of developable land in open space (Note 12) appears to be incorrect. The denominator does not match the total open space area provided in Note 11.
3. Final Subdivision Plan (no sheet #) – Plan shall be stamped by a Maine Licensed Professional Engineer and Professional Land Surveyor.
4. Final Subdivision Plan (no sheet #) – Granite Monuments shall be installed in accordance with Section 911.A.3(a).
5. Final Subdivision Plan (no sheet #) – Some proposed well locations are within 100'/50' of the proposed travel way. As stated in Section 911.B.1(c)(1)(iii), wells shall not be constructed within 100' downgradient of travelways or 50' uphill from travelways.
6. Final Subdivision Plan (no sheet #) – We recommend that the plan show all lot setbacks (front, side, rear).
7. Final Subdivision Plan (no sheet #) – We recommend that the plan include all space and bulk criteria for a cluster subdivision in a farm zone.
8. Final Subdivision Plan (no sheet #) – It should be noted that the proposed tree line does not appear to include the proposed lot development.
9. Final Subdivision Plan (no sheet #) - As the stormwater system has been designed to accommodate the proposed impervious and developed areas, as shown on this plan, any changes to the proposed lot development areas may require revisions to the proposed stormwater treatment systems.
10. Site Plan (C-6) – Construction entrance does not appear to be shown in the correct location.
11. Site Plan (C-6) – Building envelopes/setbacks should be revised to exclude any wetlands within the lots.
12. Site Plan (C-9) – Plan scale exceeds maximum scale size allowed (1" = 50'), refer to Section 911.M.5(a)(2). A waiver should be requested if you want to maintain the current scale.

13. Site Plan (C-9) – Underground electrical and transformers are not shown on plan.
14. Profile Plan (C-10) – Grade from Sta. 0+00 to 0+60 exceeds the maximum allowable slope at intersections (2% for 60') as required in Appendix B, Table 3.
15. Profile Plan (C-10) – Sag curve at Sta. 5+50 does not meet the required minimum K value in the AASHTO green book (26 minimum for 25 mph design speed). Given that this road may be submitted for acceptance as a Town Public Road, we would recommend that this vertical curb be revised to meet AASHTO requirements.
16. Typical Section (C-11) – Roadside ditching does not meet the depth requirements in Section 911.M.5(b)(8)(iii)(c).

Traffic

17. We have reviewed the traffic report and no significant issues were identified.

Thank you,

William C. Haskell | Principal



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Thank you,

Owen C. Chaplin, PE | Project Engineer



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