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April 9, 2014

Maureen O'Meara, Town Planner
Town of Cape Elizabeth
320 Ocean House Road
P.O. Box 6260
Cape Elizabeth, Maine 04107

SUBJECT: Jordan Minor Subdivision Amendment & Private Road - Spurwink Avenue and
Deer Run Road

Dear Maureen:

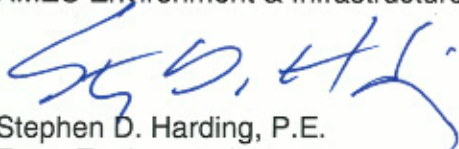
We have received and reviewed a submission package dated March 28, 2014 for the subject project. The package included a March 28, 2014 cover letter addressed to you from Robert Metcalf of Mitchell & Associates of Portland, Maine along with supporting documentation and a four drawing set of the project plans all dated March 28, 2014. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-7-9(B) of the Zoning Ordinance and Section 16-3-2 of the Subdivision Standards, we offer the following comments:

1. The applicant is proposing to amend a previously approved 2007 subdivision plan to construct a new roadway to three new residential house lots to be accessed from an existing gravel roadway, Deer Run Road, which connects to Spurwink Avenue. Deer Run Road currently provides access to residential homes. In order to amend this subdivision, the applicants are proposing to not provide a public water connection and supply water via individual wells, to eliminate an emergency turnaround from the project, to save existing vegetation in lieu of planting new street trees, and to reduce the length Hockey Pond Road.
2. We understand that the Fire Chief will be providing a recommendation regarding the request to eliminate the Hockey Pond Road turnaround. From an engineering perspective, we have no opinion on the street tree reduction or the reduction in length of Hockey Pond Road given that these issues are really the decision prerogative of the Planning Board. We also do not believe that the use of private wells as a water supply to the future homes would be a detriment provided that there is a source available with ample capacity and quality. We note that the applicant appears to be requesting that the production of such data be deferred to Building Permit stage which would be contrary to the Town's standards. We would not support this approach as it could yield significant issues to the roadway if acceptable water wells were not found to be available and a public water line would then need to be implemented into the road construction process.
3. We understand that the Board will be conducting a completeness level review of the project at the upcoming Board meeting. The following comments presented in this letter

- relate to design details that are likely beyond the completeness level of review. These comments are included herewith to facilitate future submittals and reviews of the project. It should be noted that additional comments may be forthcoming as more detailed information becomes available and our review of the project continues.
4. The applicants have also requested a waiver of the stormwater management plan which was granted in the original approval. We support the granting of this waiver request, however, some erosion issues are noted in the submittal narrative and the original approval included plunge pools at key locations to dissipate the erosive condition of the stormwater. The designer should investigate the need for plunge pools, level spreaders, or other Best Management Practices to prevent future erosion.
 5. There is a 12-inch culvert for irrigation pipe use under Deer Run Road near Hockey Pond Road which appears to go beyond the limits of the right-of-way. In order to legally install and use this pipe, an easement should be established.
 6. There is a 12-inch culvert proposed to go under the existing field road beyond the end of Hockey Pond Road and to the east of Lot 3. The current grading of the ditch draining surface water to the inlet of the culvert would encourage the surface water to flow past the culvert in a southerly direction. The designer should review this situation.
 7. The original Sheet 2 plan was sealed by a Professional Engineer and the changes to the plan should also be sealed by a Professional Engineer. The Subdivision Plan, Sheet 3, should be sealed by a Professional Land Surveyor so that it can be recorded.
 8. The new road name, Pond Hockey Way, should be added to Sheet 2.
 9. The detail of the pavement section of Deer Run Road to Spurwink Road on Sheet 4 should be updated to current Town standards of a 2.5-inch base pavement thickness rather than a 2-inch thickness.
 10. The applicants should also be aware that as stipulated in the Ordinance and in keeping with current policy, private road construction is subject to the Town's inspection of those improvements throughout construction.

We trust that these comments will assist the Board during their deliberations on this project. Should there be any questions or comments regarding our review, please do not hesitate to contact us.

Sincerely,
AMEC Environment & Infrastructure, Inc.



Stephen D. Harding, P.E.
Town Engineer

SDH:lap
cc: Bob Malley, Public Works Director
Caitlyn Abbott, AMEC