



3618148405

July 09, 2014

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

SUBJECT: Cardinal Lane Private Road and RPP Application Review

Dear Maureen:

We have received and reviewed a submission package dated June 27, 2014 for the subject project. The package included a June 27, 2014 cover letter addressed to you from John Mitchell of Mitchell & Associates from Portland, Maine along with supporting documentation and a six page drawing set of the project plans all dated June 27, 2014. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-7-9, Private Road Completeness, and Section 19-8-3, Resource Protection Regulations Completeness of the Zoning Ordinance, we offer the following comments:

1. The applicant is proposing to extend the existing segment of Cardinal Lane by 400 linear feet to accommodate the addition of a new lot. The new lot, Lot 4, will be approximately 80,000 square feet and will be accessed by the proposed turnaround at the end of Cardinal Lane. As stated in the Resource Protection Permit project narrative 4,220 square feet of wetland will be impacted under the current road layout.
2. The pipe size and type for the forcemain should be shown on the Utilities Plan.
3. The designer has submitted post-stormwater drainage calculations. The designer should include pre-stormwater drainage calculations with the next submission so a review of the peak flow rates can be conducted. Should the flow of runoff from the site be considered a substantial increase then the designer should include provisions to attenuate that increase.
4. The designer should check the velocity anticipated in the ditches along the roadway which may need rip rap protection due to the 7% grade of the road.
5. The applicant is proposing a 2.5:1 slope transition from the roadway to the RP-2 wetland. The designer should review the stabilization of this slope to avoid erosion issues.
6. There appears to be a ditch graded at the location of Lot 4. The designer should consider whether a drive culvert or regrading of the ditch should be done.

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7. In a phone conversation held with the Public Works Director today, granite monumentation should take the place of the following proposed iron rods shown on Sheet 2:
 - a. The two iron rods at each corner of the ROW by line segments L1 and L2.
 - b. The two iron rods at each corner of the ROW by line segment L5.

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:cca

cc: Bob Malley, Public Works Director
Benjamin McDougal, Code Enforcement Officer
Caitlyn Abbott, AMEC

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