

March 15, 2017

Project: 161.06121

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

SUBJECT: Maxwell Woods Condominium Development
Major Subdivision and Resource Protection Permit
Preliminary Submission Review

Dear Maureen,

We have received and reviewed a submission package dated March 6, 2017 for the subject project. The package included a March 6, 2017 cover letter addressed to you from Owens McCullough of Sebago Technics, Inc. of South Portland, Maine, with supporting documentation of Condominium Declaration of Rights, Traffic Impact Study, Stormwater Management Report and building materials catalog cuts. A 38-drawing set of the project plans dated March 3, 2017 as prepared by Sebago Technics, Inc. was also submitted with the submission package. A property survey and building plans were also provided. Included within the drawings were four drawings related to pre- and post-development drainage. We also participated in a March 13, 2017 meeting with Town staff. Ransom reviewed the submitted material for the project's conformance to the technical requirements of Section 16-2-4 of the Subdivision Regulations and Section 19-8-3 of the Zoning Ordinance, we offer the following comments.

1. The applicant, Maxwell Woods, LLC, is proposing to create a 38 unit multi-plex condominium project and two-4-unit apartment style multi-plex buildings for a total of 46 units. The development will be accessed off Spurwink Avenue, as an extension of Aster Lane that is within the Cottage Brook Subdivision. Aster Lane will be a public road. Off Aster Lane will be Maxwell Woods Road which is a looped road and will be a private road. Utilities are proposed to be underground with public water and sanitary sewer provisions.
2. This review is for compliance with the Town's subdivision and zoning standards. The following comments relate to discussions at the Staff Review meeting and detailed review of the submitted documents. These comments will assist the applicant with future submissions.

Sheet 2 of 38

1. The area that is lawn or woods within the open space should be separately calculated and noted.
2. The planner is not responsible for trail location or project identification signage.
3. Show limits of Parcel A (12.05 acres) and B (12.94 acres) as noted in Note 6.

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4. Note 14 indicates that there are no wetlands, yet there are wetlands on site.
5. Note 16 – “says see next page for additional notes?”
6. How does the trail get across Aster Lane at the Maxwell Woods intersection and on to the abutting property with guardrail present?
7. Label Aster Lane.
8. Is the Bamford lot part of the subdivision?

Sheet 3 of 38

1. Plans show a 7' esplanade, yet the Town standard is 5'.
2. Show the actual sight distance on the plan.
3. The open Space A on Sheet 4 differs from Sheet 2.
4. The guardrail between the road and retaining wall has been removed.

Sheet 4 of 38

1. How does Cottage Brook Trail Cross Aster Lane?
2. Dimension the width of the accessible aisle striping and truncated domes for ADA handicap spaces.
3. Break out Aster Lane extension within Cottage Brook as a separate sheet to be used in a Cottage Brook Amended Plan Application.
4. Why doesn't the Aster Lane right of way width within Cottage Brook match Maxwell Woods?
5. Aster Lane is a thru road and should not have stop conditions within Cottage Brook.

Sheet 6 of 38

1. Maxwell Woods Association area is 8.12 acres and should be labeled as Area 2.
2. Proposed trail onto Cottage Brook Subdivision should be shown on Amended Cottage Brook Subdivision plan along with any required easement note.

Sheet 7 of 38

1. Note says road is 22' wide but roadway should be 20'.

Sheet 8 of 38

1. A grading easement is required on the Bamford Lot.

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2. A slope easement is required on the Bamford Parcel A.
3. The trail grading at 2+90 left, is steep at 3:1 slope and appears to be in an area of a guardrail.
4. The clearing limits for trail at 2+90 left should be defined.
5. Some "backyard" areas are cleared substantially further than what should be considered "lawn open space".

Sheet 9 of 38

1. What are the water and sewer services to Bamford Parcel A property going to?
2. Utility stubs to the Bamford Lot off Spurwink Avenue should be provided.
3. Easements should be shown for all stormdrain outfalls and culverts draining onto abutting property and deed restrictions noted.

Sheet 10 of 38

1. The sewer connection to the existing SMH in Spurwink Avenue should have its channel rebuilt with brick to direct flow and a detail provided.
2. Slope easements onto Bamford Parcel A should be provided.
3. Label retaining wall on the plans.

Sheet 11 of 38

1. Building A spot grades at the of corner of the parking lot note 91.38 but shown with 92.0 contour.
2. Building B has FFE of 92.00 but is 92.25 or higher around the building.
3. Show inlet/outlet inverts on the plan for stormdrains and culverts.
4. Correctly show the riprap apron at the outlet of SD-21.
5. Label retaining walls on the plans.

Sheet 12 of 38

1. Show inlet/outlet inverts on the plan for stormdrains and culverts.
2. Show SD-80 & SD-81.
3. FI-25 should show that SD-50 enters it in the table.
4. The elevation differences from FFE to deck/patio is not consistent.

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1. The elevation differences from FFE to deck/patio is not consistent.
2. Show inlet/outlet inverts on the plan for stormdrains and culverts.

Sheet 14 of 38

1. Show inlet/outlet inverts on the plan for stormdrains and culverts.

Sheet 15 of 38

1. Show inlet/outlet inverts on the plan for stormdrains and culverts.
2. The elevation differences from FFE to deck/patio is not consistent.

Sheet 23 of 38

1. The tree location near the stop sign at Spurwink Ave should be reevaluated.
2. Acceptable tree species should be confirmed by applicant.
3. Buildings A & B note that their landscaping to be submitted separately for planning board review. Why can't this be done now?

Sheet 24 of 38

1. Acceptable tree species should be confirmed by applicant.
2. A supplemental landscape plan for the area between Maxwell Woods and Cottage Brook has not been submitted.

Sheet 26 of 38

1. The stilling basin details needs dimensions.

Sheet 27 of 38

1. The typical Road Section should have the subbase course be Type D- 3" minus.
2. The Typical Pavement Joint detail does not meet Town standards.
3. The Truncated Dome detail shows 18" of compacted gravel though the Town's sidewalk standard is only 8".

Sheet 28 of 38

1. The Pressure Treated Wood Guardrail does not meet the desires of the Town. The Town would like a more substantial (4" x 6") rub rail and to have the post chamfered (45°) for half its width with the remaining half, flat.

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Sheet 30 of 38

1. The applicant should provide a detail of the brick channel to accommodate the sewer connection at Spurwink Avenue.

Sheet 33 of 38

1. The plan shall note lawn open space areas and wooded open space areas.

We trust 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,

RANSOM CONSULTING, INC



Stephen J. Bradstreet, P.E.
Principal/Sr. Project Engineer

Cc: Bob Malley, Public Works Director