



May 11, 2017

17048

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

Subject: Holt Private Road Review

Dear Maureen:

We have received and reviewed a submission package dated April 28, 2017 for the subject project. The package included an April 28, 2017 cover letter addressed to you and the Planning Board Members from Robert Metcalf of Mitchell & Associates of Portland, Maine along with supporting information and a six page drawing set of the project plans with a revision date of April 28, 2017. Based on our review of submitted material and the project's conformance to the technical requirements of and Section 19-7-9, Completeness for a private road project, we offer the following comments:

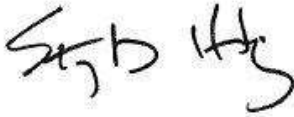
General Engineering Comments:

1. Vertical granite curbing has been added at the entrance to the site. The designer has shown the curbing extending to the back of the existing catch basins. As the curbing locations are necessary to maintain proper drainage at the catch basins, we support a waiver of the requirement of the 25-foot radii at the intersection.
2. The following comments relating to the water main design should be addressed:
 - a. A water line connection should be shown between the proposed hydrant and the main. A hydrant assembly will be necessary.
 - b. The size of the proposed water lines should be added to the plan set.
 - c. The water service to Lot 2 is shown on the Utility Plan on Sheet L3.0 as 1-inch, and 1-1/2-inch on the Road Centerline Vertical Profile Detail on Sheet L3.1. These dimensions should be consistent to avoid confusion.
3. We question the approximate 90 degree bend associated with the proposed sewer main on the Utility Plan on Sheet L3.0. It appears that a manhole structure may be necessary to accommodate the proposed connection with the existing sewer pipe.
4. Per discussions with the Public Works Director, a minimum of 2 courses of brick should be specified for the Catch Basin Detail on Sheet L3.1.
5. The headwall detail on Sheet L3.1 appears to have callouts for a different project.

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,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "SDH" followed by a stylized flourish.

Stephen D. Harding, P.E.
Town Engineer

SDH:cca

cc: Robert Metcalf, Mitchell & Associates
Steve Bradstreet, Ransom Environmental
Bob Malley, Public Works Director
Caitlyn Abbott, Sebago Technics