



November 15, 2017
17320

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

Subject: 75 Ocean House Road Improvements

Dear Maureen:

We have received and reviewed a submission package dated November 1, 2017 for the subject project. The package included a November 1, 2017 cover letter from Peter Biegel of Land Design Solutions, a six (6) page plan set most recently dated November 3, 2017 and supporting documentation. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-7-9, Private Road and Private Accessway Completeness, we offer the following comments:

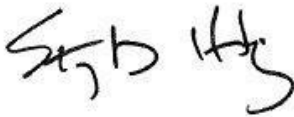
1. The applicant is now requesting a review of a proposed private road and previously proposed portions of the road being a private accessway have been abandoned. The roadway will provide frontage and access for a new lot to be located to the rear of 75 Ocean House Road with the potential for future residential development. The parcel to be split is approximately 2-acres with an existing single family residence. An existing 35-foot right-of-way exists between the project parcel and the abutting property to the north where an existing shared driveway is located. The right-of-way is owned by the abutter.
2. The applicant is requesting the waivers of the Private Road requirement of a 50-foot right-of-way to a 35-foot right of way, the requirement for a 22-foot wide road to an 18-foot wide road, and the requirement for a driveway intersection separation of 125 feet to 116 feet. As we do not typically support these waivers, we defer to the Planning Board for final decision.
3. A Surveyor's stamp and Professional Engineer's stamp should be added to the necessary plan sheets.
4. We understand that the Central Maine Power easement is proposed to be 12-feet in width which is a very narrow easement. We suspect that the utility will request a wider easement be provided.
5. The cover letter discusses the strategic placement of four boulders to be placed along a "do not disturb" line, however, we were unable to locate these boulders within the plan set. If these boulders have not been included on the plans, they should be added with descriptions of their minimum size.
6. It appears that the new road will be named "Edgecomb Way" and this name appears on a street sign detail within the plan set. The name should also be placed on the plan sheet to prominently identify the road's name.

7. The plan now calls out a 3-inch force main to be installed in the roadway and to the future potential lot area with a 2-inch stub serving proposed Lot 2. The material for the pipe should be specified. It should also be investigated as to the possible pumping system that could be installed at Lot 2 and any future lot to confirm that the force main size is appropriate for this setting. Finally a backflow preventer valve and a clean out should be provided on the stub serving Lot 2 with the appropriate details or specification.
8. The plans indicate a 1-inch diameter copper pipe and a 2-inch polyethylene tubing pipe for the same water line extension into the site. The pipe size and material will need to be coordinated with the Portland Water District.
9. A Class A High Intensity Soils Survey plan has been added to the project drawings. This plan should be stamped by a Certified Soil Scientist.
10. A Private Road Build-up Detail has been included on Sheet L-2 of the drawing plan set. The detail meets the requirements for a Private Road and actually exceeds the minimum standard depth of 12-inches for the 703.06(b) Type D base gravel.
11. We believe that the monumentation as requested by the Public Works Director, Bob Malley, has been accurately portrayed on the project plans.

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.



Stephen D. Harding, P.E.
Town Engineer

SDH:llg

cc: Peter Biegel, Land Design Solutions
Bob Malley, Public Works Director
Caitlyn Abbott, Sebago Technics