



April 8, 2019
19064

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

Subject: The Well at Jordan's Farm Site Plan Amendment Review

Dear Maureen:

We have received and reviewed a submission package dated March 29, 2019 for the subject project. The package included a March 29, 2019 cover letter addressed to you from Todd Gammon of Blais Civil Engineers with supporting documentation, and a four (4) page drawing set including a June 6, 2006 record Boundary Survey of the Jordan Subdivision by on a Mitchell & Associates drawing and three, March 29, 2019 plans as prepared and stamped by Blais Civil Engineers. While the submitted survey plan is not stamped, we understand that the Town has a completed survey plan on file. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Completeness, we offer the following comments:

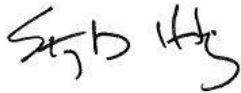
1. The applicant is proposing to add a gravity sewer connection to an existing seasonal restaurant along with enlarging a porch area, rearranging seating accommodations within the porch, and adding a grease trap, a dumpster and an enclosure around the dumpster.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. In our opinion, the submitted materials represent a completed package and the remainder of our comments here are provided to facilitate future reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The applicant is not making any other adjustments to the existing utilities or any other ground disturbance activities beyond the installation of the new sewer improvements. As these improvement areas will be resurfaced in the same manner and grade as exists today, the designer states that no changes will occur in relation to the current stormwater characteristics. We concur with the assessment that no changes to the stormwater related conditions will occur.
4. As the project will add a flow into the public sanitary sewer system, a letter of sewer capacity is required from the Town Engineer. A February 25, 2019 letter of sewer capacity has been included within the application package.

5. The sewer connection will require a Street Opening Permit be received from the Director of Public Works in accordance with the stipulations in Ordinance Chapter 17. In addition, the actual connection of the sanitary sewer main in Wells Road will require coordination with the Public Works Department to witness the connection and ensure that the Town's requirements regarding sewer connections have been met.
6. The new dumpster will be placed within a wooden enclosure in an area described as mowed grass. It would seem that at a minimum a gravel pad creating a hard, durable surface would be needed to support the dumpster. The designer should also review the access route to the dumpster to determine if it will support the dumpster service vehicles.
7. The Pavement Section shown on drawing C-300 indicates a 12.5mm hot mix asphalt surface mix. In discussions with the Public Works Director, he would prefer a 9mm hot mix asphalt surface mix be provided.

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:sdh
Enclosure

cc: Todd Gammon, Blais Civil Engineers
Bob Malley, Public Works Director