



April 15, 2020
20151

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

Subject: 18 Ledgewood Lane Private Accessway Review

Dear Maureen:

We have received and reviewed a submission package dated April 2, 2020 for the subject project. The package included an April 2, 2020 cover letter from Todd Gammon of Blais Civil Engineers, a three-drawing plan set with included two plans as prepared by Blais Civil Engineers dated April 3, 2020 and an April 2020 Plan of Private Way plan as prepared by Wayne Wood & Company. The package also included 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 requesting a review of a proposed private road and private accessway to create frontage for a new lot to be created at 18 Ledgewood Lane. The parcel is within a residential neighborhood and approximately 19,600 square feet in size. The applicant is proposing to build a single-family home on the lot. The parcel is proposed to be accessed by a 30-foot right-of-way which covers 750 square feet.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. Many of our following comments should be considered beyond the completeness level and have been provided here to facilitate future submissions and reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The provisions of the Private Accessway review focus on restricting drainage into the public roadway. The current design features a relatively steep 5% grade of the proposed driveway which has a 2-percent cross slope pitched to the northeast side of the driveway. As the surface water will tend to follow the steepest grade, runoff from a portion of this drive would be directed into Ledgewood Lane. The designer should create a shallow swale across the base of the drive at its connection to Ledgewood Lane's edge of the pavement and pitch the driveway to the southwest. In doing so, runoff from the new driveway will be collected into the swale before entering the public street and be directed downhill along the edge of pavement as appears to occur today.
4. The Public Works Director has reviewed the sanitary sewer installation plans for Ledgewood Lane which indicates that a sewer service lateral for the abutting property to the southwest of

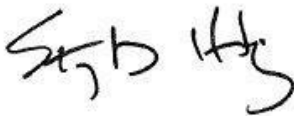
this parcel was apparently placed in close proximity to the parcel line. The applicant should review this situation and determine if the abutter's sewer service is located on the 18 Ledgewood Lane parcel and, if so, provide an easement for this sewer service to the adjoining lot owner.

5. The proposed development requires that a sanitary sewer capacity letter be received from the Town Engineer in order to confirm that the Town's collection and treatment system has capacity to receive and properly treat the additional sanitary sewer flow from this new development. The project designer included in the submission package an April 2, 2020 letter requesting the sewer capacity letter and provided an estimated daily sanitary sewer flow of 270 gallons per day from the proposed residential home to the public sanitary sewer located in Ledgewood Lane. Using this letter's projection, we coordinated with the Portland Water District (PWD) to confirm the treatment plant has adequate capacity to treat this additional flow. Therefore, we have attached an April 14, 2020 sanitary sewer capacity letter with this review comment letter.
6. A Private Accessway Build-up Detail has been included on the Site Details plan (Sheet 3) of the drawing plan set which indicates that the access drive will be surfaced with pavement. The detail meets the depth and material requirements for a Private Accessway. The widths of the materials should either be added to the plan view or noted on the detail so that the contractor can construct this accessway to meet the standards.
7. The Private Accessway standards require a 20-foot radius be provided for the edges of the drive connection to the public street. The designer should add and label the 20-foot radii of the new accessway.

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

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



April 14, 2020
20151

Todd Gammon, P.E.
Blais Civil Engineers
27 Gorham Road, Suite 207
Scarborough, Maine 04074

Subject: 18 Ledgewood Lane Private Accessway - Sanitary Sewer Capacity

Dear Todd:

We have received and reviewed a submission package dated April 2, 2020 for the subject project which details the creation one new residential lot. Using the Maine Subsurface Wastewater Disposal Rules rate of 90 gallons per day (gpd) for each bedroom and a 3-bedroom home, you provided a projected flow rate of 270 gallons per day (gpd) in your April 2, 2020 letter requesting a letter of sanitary sewer capacity for the subject project.

The Portland Water District (PWD) operates the Town's pump stations and wastewater treatment plant. In our recent communications with the PWD's Wastewater Director Scott Firmin regarding the sanitary sewer capacity of the treatment plant and with Public Works Director Bob Malley regarding the Town's receiving collection and conveyance system, it is clear that the Town's collection and treatment system has ample capacity to collect and treat the additional estimated 270 gpd generated from your proposed project.

Should there be any questions or comments regarding our review of the sanitary sewer system ability to serve this project, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Stephen D. Harding".

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh

cc: Maureen O'Meara, Town Planner
Bob Malley, Public Works Director