



July 15, 2015  
15224

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

**Re: 1200 Shore Road Private Accessway Review**

Dear Maureen:

We have received and reviewed a submission package dated July 1, 2015 for the subject project. The package included a July 1, 2015 cover letter addressed to you from Stephen Mohr of Mohr & Seredin Landscape Architects, Inc., in Portland, Maine along with supporting documentation and a five page plan set revision dated June 30, 2015. The plans were revised to address previous review comments on the project and many of our comments from our June 10<sup>th</sup> letter have been addressed. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-7-9, Site Plan Completeness, we offer the following minor comments:

1. The applicant is requesting a Private Accessway Permit for a lot located at 1200 Shore Road. An approximate 680-foot long gravel private accessway is being proposed over a 100-foot deeded right-of-way. Included in the design is an emergency vehicle turnaround. Proposed utilities include underground electric. The lot will be served by private well and private on-site septic.
2. A 20-foot limit of paving at the entrance to the accessway has been added to the drawing, however, a 10-foot paved distance is stipulated on the Private Accessway Detail. The two dimensions should match for consistency.
3. Silt fence has been added to the plan. Additional silt fence sections should be added along fill side slope areas of the road and turnaround to protect undisturbed receiving areas from siltation. Stone check dams should also be added to the ditches.

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 "Stephen D. Harding".

Stephen D. Harding, P.E.  
Town Engineer

SDH:llg

cc: Bob Malley, Public Works Director  
Benjamin McDougal, Code Enforcement Officer  
Caitlyn Abbott, Sebago Technics, Inc.