



July 11, 2016
16239

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

RE: Old Mill Road - Minor Subdivision Review

Dear Maureen:

We have received and reviewed a submission package dated June 30, 2016 for the subject project. The package included a June 30, 2016 cover letter addressed to the Planning Board Members from John Mitchell of Mitchell & Associates of Portland, Maine along with supporting documentation, a five sheet drawing set of June 30, 2016 project plans as prepared by Mitchell & Associates, and a revised June 30, 2016 "Plan of the Land" Plan drawing as prepared by Owen Haskell, Inc. of South Portland. The revisions made to the plan set have addressed many of the comments as presented in our June 15, 2016 review comment letter.

Based on our review of the recently submitted materials and the project's conformance to the technical requirements of Section 16-2-3, Minor Subdivision Completeness, we offer the following minor comments:

1. Drawing 1.0 indicates the monumentation as proposed by the applicant for the Old Mill Road right of way. We understand that the designer has spoken to the Public Works Director to confirm that the proposed monumentation is acceptable. There are three locations on the plan where the addition of the label "IRS" would clarify that an iron rebar will be set at these lot corners as part of this subdivision project. These corners include the northeasterly corner of Lot 3 and the northwesterly corner of Lot 2 both of which on the Old Mill Road right-of-way and the southeasterly corner of Lot 2.
2. Note 26 has been added to drawing L 1.0 indicating that the Homeowners Association will be responsible for the vegetation removal to a height of two feet in order to maintain the required site distances for Old Mill Road approach onto Old Ocean House Road. The available sight distances in both directions on Old Ocean House Road should be added to the plan.

A similar note should be added to the plan to address another point made in the Traffic Assessment report that vegetation growth also has the potential to block sight distances from the two new lots' driveways onto Old Mill Road. The note should indicate that vegetation be trimmed to a maximum two feet in height and be maintained in that condition.

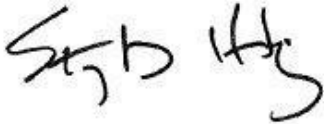
3. The designer has added a depth of 5-inches of loam for the 2-foot wide gravel based shoulder of the improved section of Old Mill Road on Sheet L 4.0. Typically, a loam depth of 2-inches is used to provide a minimal thickness of loam to support grass growth while allowing for a more stable

underlying surface for emergency vehicles that may need to traverse isolated areas of the shoulder. The designer should review the shoulder loam depth to ensure that a stable area will be created on the roadway shoulders.

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". The signature is written in a cursive, somewhat stylized font.

Stephen D. Harding, P.E.
Town Engineer

SDH:llg

cc: John Mitchell, Mitchell & Associates
Bob Malley, Cape Elizabeth Public Works Director
Caitlyn Abbott, Sebago Technics