



October 12, 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 September 29, 2017 for the subject project. The package included a September 29, 2017 cover letter from Peter Biegel of Land Design Solutions, a six (6) page plan set dated September 29, 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:

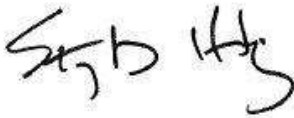
1. The designer has stated that professional seals will be added to the final plans.
2. To avoid confusion during the construction phase, it would be beneficial for the designer to have two separate roadway details for the Private Road and the Private Accessway.
3. As a general comment, the Private Road standards must meet the standards for a Local Road as set forth in Chapter 16, Subdivision Regulations. This includes 18-inches of gravel build-up, where the top 6-inches must conform to the requirements of Section 703.06 (a) Types A and B of MDOT Specifications. The remaining build-up of 12-inches below must conform the requirement of Section 703.06 (b) for Type D or E.
4. It is our understanding that the proposed utilities are currently sized for serving one lot. As future development is possible in the area of the proposed project, all utilities should be sized to accommodate future growth. The necessary capacity letter(s) should be obtained for any increase in pipe sizing.
5. In a discussion with Public Works Director Bob Malley on October 11, 2017, Bob stated that the force main detail should include flow arrows to demonstrate flow direction.
6. We understand that the designer has been in conversation with Bob Malley, as well as with Project Surveyor Dale Brewer with State Wide Surveys regarding the granite monument and iron pin layout. The designer should ensure the following:
 - a. It appears that an iron rod is proposed to be set in close proximity, if not within the footprint of the existing beech tree at the entrance to the site. The designer should provide information from Dale Brewer that the iron rod will not impact the footprint of the tree, or that it will be possible to include an offset iron pin.

- b. In discussion with Bob Malley on October 11, 2017, Bob Malley stated that the granite monument currently shown to the south of the turnaround, in line with the center of the turnaround, can be removed from the plan set.
- c. In the same conversation, Bob Malley also stated that two iron pins should be shown at the end of the private accessway, in line with the proposed pavement.

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 "SDH" followed by a stylized flourish.

Stephen D. Harding, P.E.
Town Engineer

SDH:cca

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