



April 10, 2019

17338

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

**Subject: 1226 Shore Road Site Development Review**

Dear Maureen:

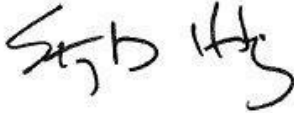
We have received and reviewed an April 4, 2019 submission package for the subject project. The package included an April 4, 2019 cover letter from Katherine Detmer of Archetype with an October 31, 2018 email correspondence, a package of 11-inch by 17-inch architectural renderings, and twelve (12) full-sized plans. The plans consist of nine architectural building floor plans and elevations of various components of the buildings with a various revision dates. Also included was a November 15, 2018 Site Plan (Includes Utilities and Landscaping), C-2.0, and a September 28, 2018 Grading, Drainage & Erosion Control Plan, C-3.0, both as prepared by Stantec and a September 27, 2017 Light Layout plan as prepared by Swaney Lighting Associates, Inc. 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 project's Site Plan has been reviewed and approved previously for a porous parking area, utilities, drainage, and pedestrian walkway improvements. In the fall of 2018, an amendment was submitted to address clarifications to the layouts and appearance of the on-site buildings. It is our understanding that this recent package is a re-submittal outlining further alterations within the buildings to meet the Town's Ordinances.
2. The cover letter provided indicated that the current submittal was intended to be a complete re-submittal of previously provided materials. While we are not familiar with the overall approach of the applicant, previous submittals included up to ten site civil plans and detail drawings as well as an estimate of the sanitary flow from the new development which resulted in the preparation of a letter of adequate capacity in the Town's sanitary sewer system to convey and treat the wastewater from this development. It would seem that in order to re-establish the record information provided earlier that this documentation would need to be replicated within this current submission package.
3. Our previous review of the site package indicated that the plans had been developed to address our concerns. Since there does not appear to have been any substantive changes made to the Site Plan, we do not have any additional comments at this time.

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:sdh

cc: Katherine Detmer, Archetype