



December 20, 2021
15071-01

Ms. Maureen O'Meara, Town Planner
Town of Cape Elizabeth
320 Ocean House Road
Cape Elizabeth, ME 04107

Maxwell Woods Condominium Development
Request for Buffer Amendment

Dear Ms. O'Meara:

On behalf of Maxwell Woods, LLC, we have assembled the following request for a buffer amendment at the Maxwell Woods Condominium project located off Aster Lane. We appreciated the opportunity to attend a workshop meeting on October 5, 2021, to present the buffer plan informally to the Planning Board. The Planning Board appeared receptive to the amendment and as a result, we would like to formally request a plan amendment.

The amendment proposes supplemental landscaping along the southeasterly property line to address modified construction clearing that occurred during the construction phase of the project. The proposed landscaping will include a woodland seed mix and tree/shrub plantings. These plantings will allow for the establishment of similar ground cover with intermixing of trees and shrubs while accommodating the planned and previously approved trail through the area.

In support of the amendment we are providing (8) copies of the amendment materials to include:

1. Photographs of the amendment area.
2. Proposed buffer plan.

On behalf of Maxwell Woods, LLC, we look forward to meeting with the Planning Board for consideration of the buffer amendment. In the interim, if there are any questions, please feel free to contact us.

Sincerely,

SEBAGO TECHNICS, INC.

Owens A. McCullough, P.E.
Project Manager

OAM:oam
Enc.

cc: Joel Fitzpatrick, Maxwell Woods, LLC

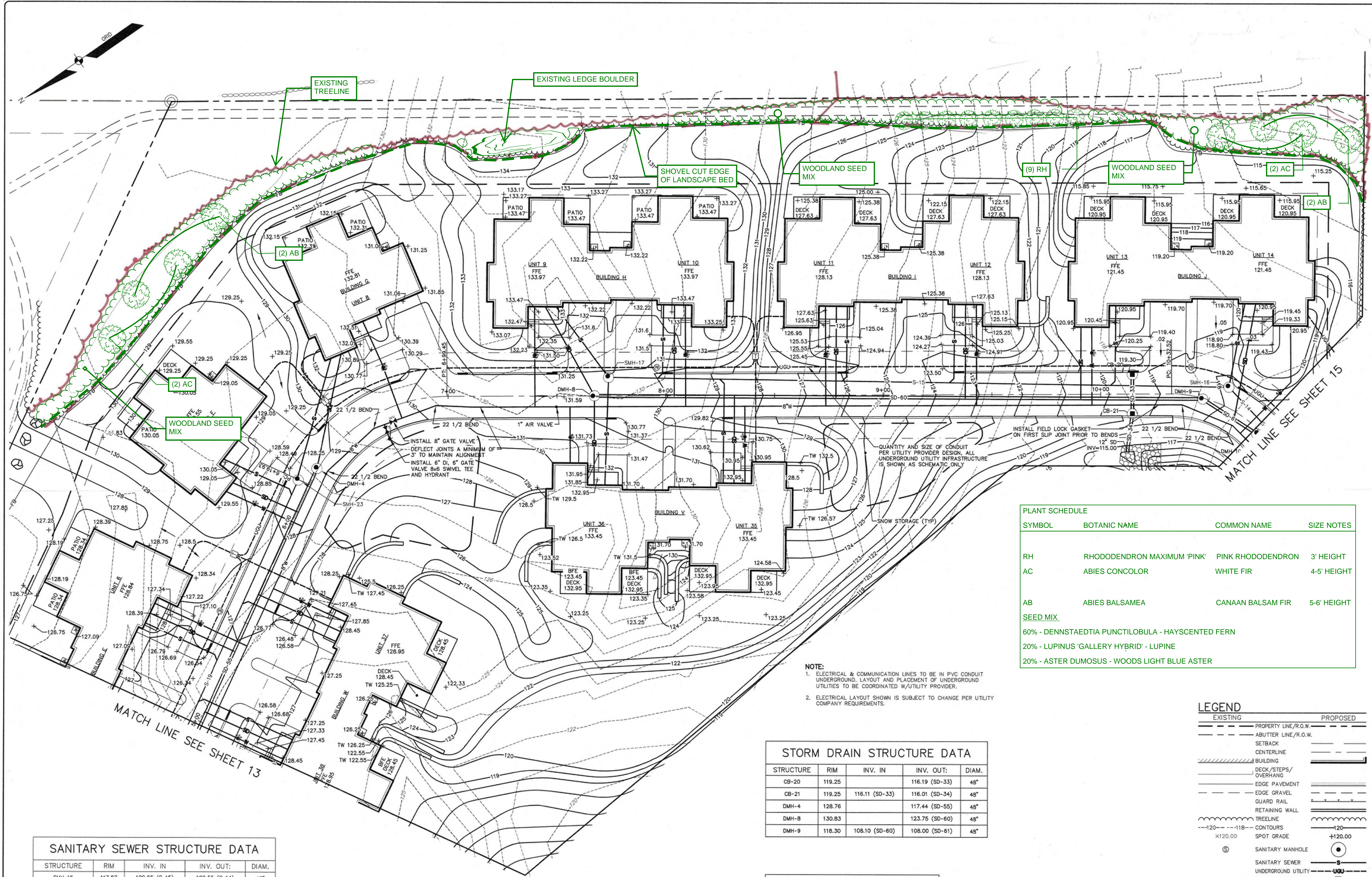
Red Pin Flags -
Original Limit of
Clearing





Red Pin Flags -
Original Limit of
Clearing





SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-16	117.87	109.65 (S-15)	109.55 (S-14)	48"
SMH-17	130.55		121.00 (S-15)	48"
SMH-23	128.47		119.34 (S-19)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
S-14	8"	46'	1.934%
S-15	8"	281'	4.036%
S-19	8"	212'	2.121%

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-20	119.25		116.19 (SD-33)	48"
CB-21	119.25	116.11 (SD-33)	116.01 (SD-34)	48"
DMH-4	128.76		117.44 (SD-55)	48"
DMH-8	130.83		123.75 (SD-60)	48"
DMH-9	118.30	108.10 (SD-60)	108.00 (SD-61)	48"

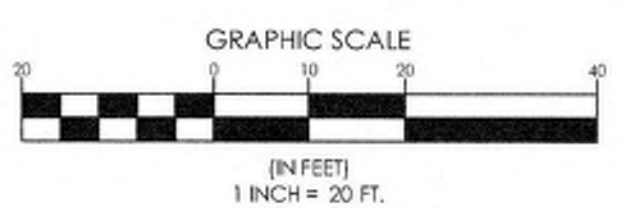
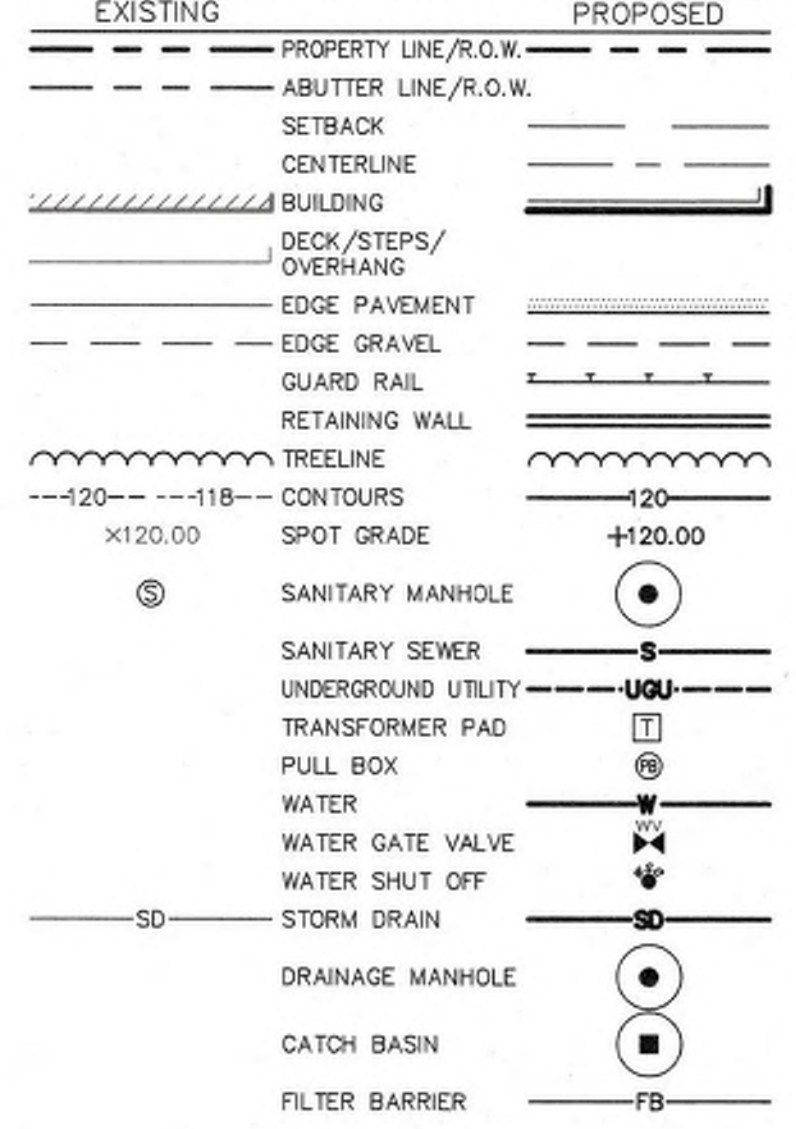
STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-33	12"	14'	0.571%
SD-34	12"	16'	6.425%
SD-55	12"	211'	2.074%
SD-60	12"	276'	-5.678%
SD-61	12"	26'	-3.367%

PLANT SCHEDULE			
SYMBOL	BOTANIC NAME	COMMON NAME	SIZE NOTES
RH	RHODODENDRON MAXIMUM 'PINK'	PINK RHODODENDRON	3' HEIGHT
AC	ABIES CONCOLOR	WHITE FIR	4-5' HEIGHT
AB	ABIES BALSAMEA	CANAAN BALSAM FIR	5-6' HEIGHT
SEED MIX			
60% - DENNSTAETIA PUNCTILOBULA - HAYSCENTED FERN			
20% - LUPINUS 'GALLERY HYBRID' - LUPINE			
20% - ASTER DUMOSUS - WOODS LIGHT BLUE ASTER			

- NOTE:
- ELECTRICAL & COMMUNICATION LINES TO BE IN PVC CONDUIT UNDERGROUND. LAYOUT AND PLACEMENT OF UNDERGROUND UTILITIES TO BE COORDINATED W/UTILITY PROVIDER.
 - ELECTRICAL LAYOUT SHOWN IS SUBJECT TO CHANGE PER UTILITY COMPANY REQUIREMENTS.

LEGEND



OWENS A. MCCULLOUGH PE 7122

DESIGNED: KSM
CHECKED: OAM

REVISIONS:
G: 09/14/17 ISSUED FOR FINAL PLAN SUBMITTAL
F: 08/31/17 ISSUED FOR DEP RESPONSE TO COMMENTS
E: 07/14/17 SUBMIT FOR PRELIMINARY PLAN REVIEW
D: 04/28/17 ISSUED FOR MAINE DEP SITE LAW SUBMITTAL
C: 04/17/17 ISSUED FOR MAINE DEP SITE LAW SUBMITTAL
B: 03/03/17 ISSUED FOR PRELIMINARY PLAN SUBMITTAL
A: 12/23/16 ISSUED FOR COMPLETENESS REVIEW

REV: BY: DATE: STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
TECHNICS

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GRADING & UTILITY PLAN

OF: MAXWELL WOODS
SPURWINK AVENUE
CAPE ELIZABETH, ME

FOR: MAXWELL WOODS, LLC
18 OCEAN STREET, SUITE 3
SOUTH PORTLAND, ME 04106

PROJECT NO. 15071-01
SCALE 1" = 20'

SHEET 14 OF 42