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October 10, 2012

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

SUBJECT: C's Gourmet Market
Site Plan Review

Dear Maureen:

We have received and reviewed a September 28, 2012 submission package for the subject project. The package included a September 28, 2012 Site Plan Review Application with a cover letter addressed to you and the Cape Elizabeth Board Members from John D. Mitchell of Mitchell & Associates. The submission package also included a thirteen sheet plan set of drawings dated September 28, 2012. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9 and Section 19-8-3, of the Zoning Ordinance, we offer the following comments.

1. The applicant, KMC Properties, LCC, is proposing to build a new building that will be occupied by an upscale market with an outdoor patio and parking lot. We understand that the Board will be conducting a completeness level review of the project at the upcoming Board meeting. We have reviewed the submission requirements and, in our opinion, it appears that the current submission package addresses the submission issues. The remainder of our comments presented below relates to design details beyond the completeness level of review. These comments are included herewith to facilitate future submittals and reviews of the project. It should be noted that additional comments may be forthcoming as more detailed information becomes available and our review of the project continues.
2. It is our understanding that there is currently an existing force main along the roadway entrance to the high school. This force main should be shown on the utility plan.
3. The designer should consider adding handicap ramps at each of the crosswalk locations.
4. Sheet 2 should show curb tip downs where the curbing meets the sidewalk at the north entrance to the project site.
5. A note should be added to the plans where a sidewalk is being proposed on the north side of the parking lot. A curb tip down should also be added in this location.

6. The grading plan shows every 5th existing contour as a solid line. In some areas it is hard to tell what is being proposed compared to what is existing. The 5-foot contour intervals should be changed to a dashed line to avoid confusion.
7. The catch basin in the southwest corner of the property shows a 6-inch PVC pipe flowing to the basin from the direction of the project site. The designer should verify the existence of this pipe and whether it can be abandoned or is necessary to maintain. A 12-inch storm drain pipe is being proposed between CB #2 and the existing catch basin in the southwest corner of the property. The designer should verify that there is adequate space between the two 6" PVC pipes for the 12-inch pipe to connect without compromising the catch basin. It may also be that the condition of the catch basin is such that replacement of it with a new catch basin is warranted.
8. It should be noted that the site has historically been developed as a business with an associated parking lot and that the drainage system at the High School has been designed to accommodate surface water runoff from the site.
9. A note, relating to sawcutting and trenching, should be added to Sheet 3 by the proposed underground electric services.
10. On Sheet 3, any areas of utility connection should include the note that any disturbed/damaged pavement, including street markings, will be repaired accordingly.
11. Detail 5 on Sheet 5 currently shows the slipform sloped concrete curb set on the compacted gravel course. The curb should be shown as being constructed on the binder pavement prior to the placing of surface pavement.
12. The sections of proposed pavement in the sawcut detail should match Detail 1.
13. We suggest using cast iron plates in concrete rather than truncated dome brick pavers for the handicap ramps.
14. The pavement sections shown in Detail 10 should match Detail 1 on Sheet 4.
15. The typical low pressure service details on Sheet 7 do not seem to relate to this project. The designer should clarify.
16. The water service trench section on Sheet 7 should show both the 2" pipe and the 4" pipe.
17. Detail 3 on Sheet 7 has a note which reads "shall be approved in advance by the City." The City should be changed to the Town. In the same note, "the City of Portland's detail Figure 11-13 of the Technical and Design Standards and Guidelines," should be changed to "the Town and MDOT's design standards and guidelines."
18. In discussions with Town Staff, it was noted that mixing construction vehicles with the nearby high school traffic is potentially unsafe and undesirable. Therefore, a temporary construction sign should be installed prohibiting construction vehicles from entering the high school drive and a note should be added to the plan describing this restriction.

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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,
AMEC Environment & Infrastructure, Inc



FOR Stephen D. Harding, P.E.
Town Engineer

SDH:lap

cc: Bob Malley, Public Works Director
Caitlyn Abbott, AMEC E&I

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