



3618148366

April 9, 2014

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

SUBJECT: Middle School Boiler Room Site Plan Amendment – 14 Scott Dyer Road

Dear Maureen:

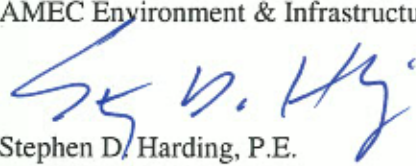
We have received and reviewed a submission package dated March 27, 2014 for the subject project. The package included a March 27, 2014 Planning Board Site Plan Review Application submitted by Harriman of Portland, Maine with a two drawing set dated March 27, 2014 and supporting documentation.. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9 of the Zoning Ordinance, we offer the following comments:

1. The applicant is proposing to amend a previously approved site plan for the Cape Elizabeth School campus. An addition is being proposed for a new single story 1,050 square foot boiler room on the west side of the middle school. With the addition of the boiler room, a walkway will need to be relocated, resulting in a 740 square foot impervious surface increase.
2. We are in agreement with the designer's assertion that the 740 square foot net impervious surface increase is insignificant given the magnitude of the drainage area and its impact on the overall drainage system. Therefore, we concur with the designer's characterization that the stormwater changes are negligible and support the opinion that no formal stormwater calculations are necessary.
3. In order to help facilitate the construction process, the designer should include actual grades and elevations on the plans rather than rely on various notes that could be misconstrued in the field. A benchmark should be added to the plan as control for the vertical elevations. It appears that ponding currently occurs in areas near the building addition and that the designer is trying to rectify that condition in the placement of new pavement and by adding rough grade elevations and notes for the contractor to provide positive drainage to a new catch basin. Likewise, the new walkways are shown with notes to match existing grade at the connection points, but no new actual proposed grade elevations are shown. By providing specific elevations, the contractor should be able to readily construct these elements to match the design intent.
4. An existing water line and storm drain are shown within the footprint of the boiler room addition. The designer is proposing to relocate the water line; however, the storm drain is shown as remaining in place. The designer should also relocate the storm drain in order to allow for future maintenance.

5. The designer has provided lighting material in the submission package. The specific fixture details of the exterior lighting should be called out on the plans.
6. The designer should add MDOT material specifications to the pavement and gravel proposed to be implemented to Detail A1 on Sheet C00.2 for the bituminous pavement build-ups.

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.



Stephen D. Harding, P.E.
Town Engineer

SDH:cca

cc: Bob Malley, Public Works Director
Caitlyn Abbott, AMEC

S:\360 Town of Cape Elizabeth\3618148366 Middle School Boiler Room\Correspondence\Letters\omeara 09 April 2014.docx