



3618148396

June 11, 2014

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

SUBJECT: Thomas Memorial Library Expansion/Renovation Site Plan Review

Dear Maureen:

We have received and reviewed a submission package dated May 30, 2014 for the subject project. The package included a May 30, 2014 cover letter addressed to you from Eric Dube of Casco Bay Engineering from Portland, Maine along with supporting documentation and an eighteen page drawing set of the project plans all dated May 30, 2014. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Completeness of the Zoning Ordinance, we offer the following comments:

1. The applicant is proposing the addition of 10,855 square foot, 2-story building addition and renovation to the Thomas Memorial Library at 6 Scott Dyer Road. The existing annex currently located between the existing library building and the existing Spurwink School building will be removed and a new, 5,435 square foot building footprint section will be constructed in its place. The applicant is proposing to add 9,260 square feet of parking and 2,400 square feet of new sidewalks and hardscape. The net increase in impervious area totals approximately 14,800 square feet.
2. We understand that the Board will be conducting a completeness level review of the project at the upcoming Board meeting. The following comments presented in this letter relate to design details that are likely 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.
3. The Proposed Grading & Drainage Plan, Sheet C1.2, currently shows the proposed grading, drainage structures, underground utilities, and the lighting as well as attempts to indicate the overall information that would typically be found on a separate Site Plan. It would be beneficial for the designer to create a separate Site Plan drawing that depicts the utility and lighting information along with design information such as radii and layout dimensions that the contractor will need during construction to properly layout the improvements.

4. Utilities on the proposed site plan have not been altered from the existing conditions plan. On a separate utility plan, the designer should show updated building connections for the water line, sewer line and above and belowground electrical lines. The designer should ensure that pipe type and sizes are indicated on all water and sewer lines.
5. Pipe length and slope should be added to the plans at each drainage structure.
6. An existing 8-inch sanitary sewer line is currently shown within the proposed footprint of the building addition between the existing Spurwink School building and a connecting manhole to the west of the new addition. The designer should relocate this sewer line outside of the new building footprint in order to allow for future maintenance. If the pipe is unable to be relocated, the designer will need to provide a sustainability plan for protection of the pipe.
7. The existing sewer line running along the fire lane and tying into SMH #2 should be shown.
8. Silt fence should be shown on the plan down-gradient from proposed work activities.
9. A finished floor elevation of the proposed addition should be added to the Grading & Drainage plan.
10. There appear to be multiple miscellaneous lines in the parking spaces along the south end of the parking lot that should be removed.
11. The designer should ensure that the sidewalk ramps are appropriately located on each side of the crosswalk. The ramps near the handicap parking spaces are currently shown in front of a grassed area as well as a parking space. The ramps should be located to align with the striped aisles. Signs should be added to the plans indicating handicap parking and at least one space would need to be indicated to be van accessible. Dimensions of these spaces and their striped adjacent aisles should be added to the plan so that they are properly striped during construction.
12. The walkway along the south of the building addition should be labeled with material type.
13. The designer should also include MDOT material specifications on the pavement and gravel sections on the parking lot and sidewalk details.
14. The dimensions shown on the Barrier Free Ramp Detail on Sheet C2.1 vary from the dimensions shown on the plan.
15. Material specifications should be added to the Typical Bike Rack Detail on Sheet C2.1.
16. The existing trees to the southwest of the Reading Garden and Family Discovery Space should either be labeled as to remain or to be removed. If they are to remain, provisions should be made to protect them during construction.

Maureen O'Meara

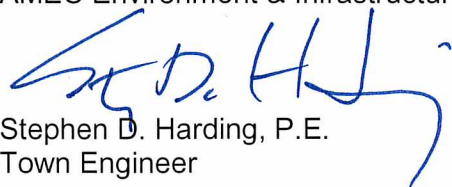
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17. The stone retaining wall should be shown along the walkway on Sheet C1.2 as it is shown on the landscaping plans.
18. The designer has provided stormwater calculations; however, it appears that the pre- and post-development conditions plans were not been included with the stormwater calculations. Therefore, a review of the drainage analysis was not conducted.
19. This project will also require an amendment of the Town's Maine DEP Site Location permit for its contiguous holdings in and around the school campus and other Town operated facilities.

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:lap

cc: Bob Malley, Public Works Director
Benjamin McDougal, Code Enforcement Officer
Caitlyn Abbott, AMEC

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