



3618148396

July 07, 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 revised submission package dated June 26, 2014 for the subject project. The package included a June 26, 2014 cover letter addressed to you from Eric Dube of Casco Bay Engineering from Portland, Maine along with supporting documentation and a nine page drawing set of the project plans all dated June 26, 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 Cover Sheet of the drawing plan set includes a list of 18 drawings. However, only 9 drawings were submitted with this package. The applicant should include the Landscape Plans during the next submission period so the grading and details within the Family Discovery Space Enlargement Plan can be reviewed.
2. As stated above, Sheet L1.2 for the Family Discovery Space Enlargement Plan was not included with this submission. However, looking back at the previous May 30, 2014 submission it appears that the 104-foot contour near the brick paver walkway may be shown differently between the grading plan and the enlargement plan. The designer should ensure that the two plans agree.
3. We are still unclear as to what the narrow dashed lines represent in the southwest parking area of the site.
4. The walkway along the south of the building addition still needs to be labeled with material type. We noted a detail for a bituminous sidewalk in the plan set, but it is not clear where this walkway type would be constructed.
5. The existing trees to the southwest of the Family Discover Space along the proposed sidewalk have still not be labeled as to remain or to be removed.
6. The designer should add silt fence downgradient of the contractor work area and materials storage area.

7. It is still unclear whether existing utilities are being abandoned in-place or removed.
8. We are confused as to the configuration of the new water line servicing the building. It appears that the 2" and 4" lines connect into a 3" line at the new addition. These water lines should be clearly labeled as to their use and the designer should indicate via notes the design intent so that these utilities can be appropriately installed.
9. The designer should either remove the bike rack note or the bike rack should be shown on Sheet C1.2.
10. The material specifications for the concrete, crushed stone and gravels have not been added to the bike rack detail on Sheet C2.1.
11. In Section H of the Stormwater Management Report it appears that a portion of the water quality runoff description was inadvertently deleted.
12. The Stormwater Management Report indicates minimal variation in estimated peak runoff from the pre- to post-development conditions. Based on these results, we believe that the improvements proposed with the library project will have no adverse impact to receiving waters.

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
Benjamin McDougal, Code Enforcement Officer
Caitlyn Abbott, AMEC

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