



September 13, 2017

17338

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

Subject: 1226 Shore Road Site Development Review

Dear Maureen:

We have received and reviewed a submission package dated September August 31, 2017 for the subject project. The package included an August 31, 2017 cover letter from Stephen Bushey of Stantec Consulting Services, Inc., a full-size Site Layout & Utility Plan dated August 31, 2017, a full-size Grading, Drainage & Erosion Control Plan dated August 31, 2017, and supporting documentation. Based on our review of the submitted material and the project’s conformance to the technical requirements of Section 19-9, Site Plan Completeness, we offer the following comments:

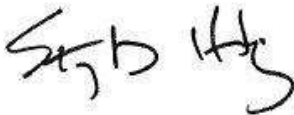
1. The applicant is requesting a Site Plan Review for an amendment to the previously approved site plan at 1226 Shore Road. The applicant is proposing to expand the existing building to accommodate office, retail and 8 apartments. Site improvements include removal of the existing parking lot material and expansion of the parking lot footprint to be porous pavement, construction of interior sidewalks, and installation of a closed drainage system.
2. At this time, we do not believe that the package can be considered complete. The application materials references as an existing survey plan as prepared by Owen Haskell, however, no survey was included in our review packet. Also, detail sheets depicting the various improvements and an Erosion Control plan with corresponding notes and details have not been submitted. Upon submission of these items, additional review comments may be necessary.
3. The applicant is requesting a waiver from identifying all trees in excess of 8-inches in diameter on the Survey Plan. The designer stated that “the trees within the limits of the development have generally been identified.” Based on our knowledge of site, it would appear that this is a reasonable request, but the Board should review this topic with the applicant to be assured that all significant trees to be preserved are adequately protected and those trees to be removed are clearly identified.
4. No General Notes or Legends have been included with the two plans which were submitted.
5. There is an existing 4-inch PVC pipe shown on the plans under the proposed sidewalk to the east of the site. If the pipe is to remain, a note should be added to the plan and the designer should ensure construction of the sidewalk does not negatively impact the pipe.

6. The sawcut line should be shown along the length of the proposed curbing in the existing access drive.
7. The type of storm drain pipe should be added to the plans.
8. Invert information for the pipe connections at the Type 'F' basin should be included. The designer should ensure that adequate pipe cover is achieved.
9. It appears that the proposed grading off the south side of the parking lot could potentially cause drainage issues for Building 2. Though a finish floor elevation is not provided for Building 2, the existing grades suggest the finish floor elevation would be approximately 2.5 to 3.5-feet below the proposed edge of pavement of the parking lot. In ideal conditions most, if not all, of the stormwater from the parking lot will infiltrate through the porous pavement; however, the area off the pavement creates a drainage concern for the existing building. A note on Plan stating "coordinate finish grading with owner (typ.)" would not be an acceptable practice due to the initial drainage concerns in this area. The designer should review this area and implement additional measures to alleviate this concern. A finish floor elevation should be provided for Building 2.
10. With the addition of the steps from the proposed parking area to Building 2, we assume that handicap access to the building is maintained through the existing pavement and entrances on the south side of the building.
11. Though flow will be minimal due to the installation of porous pavement, the designer should demonstrate how outflow from the proposed closed drainage system will not negatively impact the abutting property in which the discharge from the pipe is currently being directed.
12. Riprap outlet control should be installed around the 8-inch outlet pipe.

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,

SEBAGO TECHNICS, INC.



Stephen D. Harding, P.E.
Town Engineer

SDH:cca

cc: Stephen Bushey, Stantec
Bob Malley, Public Works Director
Peter Gleeson, Fire Chief
Caitlyn Abbott, Sebago Technics