



October 12, 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:

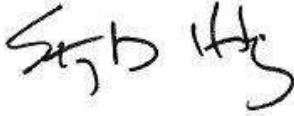
We have received and reviewed a submission package dated September 29, 2017 for the subject project. The package included a September 29, 2017 cover letter from Stephen Bushey of Stantec Consulting Services, Inc., a full-size ten (10) sheet plan set dated September 28, 2017 and supporting documentation. 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. As an Existing Survey Plan, Detail Sheets and an Erosion Control Plan with corresponding notes and details have now been submitted, we believe that the package can be considered complete.
2. Only one invert elevation has been shown for the two inlet pipes at the "Type F" Basin proposed within the pavement section. If this invert elevation is for the proposed 6-inch storm drain, the storm drain will have very minimal slope (0.002 ft/ft) and very minimal cover (0.8 ft) on the up gradient portion of the pipe. The designer should revisit this aspect of the design to ensure that the slope and the cover over the pipe is functional for the design purpose.
3. The designer has added a "Type F" Basin to the west of Building 2 and has stated that a shallow swale will provide drainage collection for this area. As the swale is not shown on the Grading, Drainage & Erosion Control Plan, it is still unclear how water will drain from the west of the building to the east.
4. The note "Coordinate finish grading with owner (typ.). Owner reserves the right to install a short retaining wall along the edge to overcome grade difference between parking lot and existing building" is not clear and appears to be very difficult to accomplish given the grade differences and the space available. The designer should address the drainage and safety concerns in this area prior so that the expectations of the place are clear and to avoid confusion during construction. If a retaining wall is to be installed, details of the retaining wall along with proposed top of wall and bottom of wall elevations should be provided. If a retaining wall will not be installed, the designer should demonstrate how the safety concerns for vehicles parking in this area will be addressed.

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.

A handwritten signature in black ink, appearing to read "Stephen D. Harding". The signature is written in a cursive, somewhat stylized font.

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