



November 15, 2017
17471

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

Subject: Crown Castle Tower Consolidation Project Site Plan

Dear Maureen:

We have received and reviewed a submission package dated November 2, 2017 for the subject project. The package included a November 2, 2017 cover letter addressed to Chair Carol Anne Jordan from Victor Manougian of McLane Middleton with supporting information along with a 9 (nine) page plan set dated November 1, 2017 completed by EBI Consulting of Burlington, Massachusetts. 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:

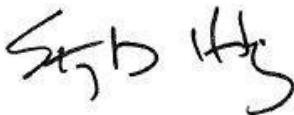
1. The applicant is requesting a Site Plan Review to build a new 180-foot tower utilizing an improved 14-foot wide access gravel access road of an existing woods road. The proposed tower facility will be a 75-foot by 75-foot fenced equipment compound enclosed by an 8-foot tall chain link fence.
2. We understand that the Board will conducting a completeness level of review. Several of the following comments are beyond a completeness level and are included here to facilitate future submittals and reviews. It should be noted that additional submitted materials and information may result in further review comments.
3. It appears that most of the access drive will fall within the footprint of the existing woods road with the exception of the short section near the actual tower compound. The application cover letter states that drainage is not applicable to this Site Plan, however, the designer should conduct an analysis of the new area to determine the possible impacts from a drainage perspective.
4. The application includes a traffic study which indicates a very low volume of vehicles will access the site.
5. A lighting analysis has also been included based on a similar facility to the proposed compound. A detail and/or specification of the lighting fixture, pole, .or mounting height should be added to the plan to convey the lighting components to be used
6. The property plan should be stamped by a Maine Registered Professional Land Surveyor.

7. The plans include a 1-inch equal's 40-foot scale plan of the improved access drive. The shading on the access drive makes any proposed grading contours difficult to recognize. The designer should look to improve the plan graphically and indicate where ditches, culverts, rip rap, level spreaders, plunge pools or other drainage related improvements may need to be incorporated to provide drainage flow from the roadway in a controlled, non-erosive manner.
8. Culvert inlet and outlet details should be added to the plans.
9. The plans also indicates that siltation fence will be placed on an constant offset from the edge of the new gravel access drive which will act to channelize flow along the base of the siltation fence as the drive goes through uphill sections. The designer should indicate the siltation fence will be tiered to follow contours and properly filter the runoff as sheet flow rather than encourage concentrated erosive prone flow. The designer may also wish to call out the siltation fence as a siltation barrier to allow the contractor more flexibility in using an alternate erosion control berm mix material.
10. Drawing Z-1 include a larger scale view of the tower compound. The dimensions of the turnaround does not meet the Town standard turnaround of a 40-foot long by 24-foot turnaround with 20-foot radii. The standard detail also references a 24-foot main roadway so the designer will need to determine if a WB40 vehicle can make a turning movement successfully with the 14-foot wide access drive.
11. In discussions with the Fire Chief, he has stated a concern of traveling across the pond spillway with steep slopes on both sides. The designer should review this crossing and provide guardrail on both sides of the spillway access way to ensure that emergency vehicles can pass through this area.

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:llg

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