



May 2, 2019
18544

Mr. John Mitchell
Mitchell & Associates, Inc.
70 Center Street
Portland, Maine 04101

RE: Proposed Ocean House Commons Site Development – Sanitary Sewer Capacity

Dear John:

We have received your request to provide written confirmation of the Town of Cape Elizabeth public infrastructure's capacity to convey and treat the anticipated wastewater flow to be generated from the proposed subject project improvements. We understand that the first phase of the development is proposed to be a dental office with two, 2-bedroom residential apartments. A new 8-inch diameter sanitary sewer pipe is proposed to provide a new connection from the new development to the public sanitary sewer system in Ocean House Road. We understand from your attached April 18, 2018 letter that an estimated flow of 1,250 gallons per day (gpd) from the first phase of the development will be introduced into the public system based on projections using the Maine Subsurface Wastewater Disposal Rules. We have reviewed the calculations and have confirmed that the estimated flow rate appears to be a reasonable projection.

We have also reviewed this request with both Cape Elizabeth Public Works Director Bob Malley and Scott Firmin, the Portland Water District (PWD) Wastewater Operations Director. On behalf of the Town of Cape Elizabeth, the PWD operates and manages the Cape Elizabeth Treatment Plant and pump stations within the public system. Mr. Firmin has responded that the Cape Elizabeth Wastewater Treatment Facility and the overall system has capacity to serve the added flow from the restaurant. Therefore, the Town does have capacity to convey and treat the estimated 1,250 gpd of new wastewater flow to be generated from the proposed restaurant connection.

It should be noted that subsequent phases of the development will also need to seek a letter of sufficient capacity once the future uses are identified and their sanitary flow contribution into the public system can be reasonably estimated.

Please do not hesitate to contact me directly should there be any questions or comments regarding our review of this request.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Stephen D. Harding".

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh
Enclosure

cc: Scott Firmin, Portland Water District
Ben McDougal, CE Code Enforcement Officer
Maureen O'Meara, CE Town Planner
Robert Malley, CE Public Works Director

April 18, 2019

Mr. Stephen D. Harding, P.E.
Town Engineer
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106-6963

RE: Ocean House Common

Dear Steve:

This letter concerns our request for a letter regarding sanitary sewer capacity for phase 1 of Ocean House Common. Phase 1 development consists of a two-story, 3,572 square foot (footprint) mixed-use building with Two Lights Dental on the first floor and two 2-bedroom apartments on the second floor.

Sanitary sewerage will be provided by a new 8-inch line that will extend from the proposed building to the existing 8-inch sewer main located along the westerly side of Ocean House Road. The average daily wastewater flow anticipated from the proposed building is estimated to be 1,125 gallons per day. The State Plumbing Code was used to arrive at the anticipated wastewater flow using the following breakdown:

A. Medical

Medical Employees	8 employees x 80 gpd = 640 gpd
Patients	25 patients x 5 gpd = 125 gpd

B. Residential Apartments

Bedrooms	2-2 bedroom units x 180 gpd = <u>360 gpd</u> 1,125 gpd
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Mr. Stephen D. Harding, P.E.
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Should you have any questions or require further information, please feel free to call.

Sincerely,
Mitchell & Associates



John D. Mitchell

Enclosure