



November 12, 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 mixed-use development is proposed to consist of a dental office, a restaurant, office space, and several 1-bedroom and 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 November 7, 2018 letter that an estimated flow of 4,489 gallons per day (gpd) from the proposed 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 with the Portland Water District (PWD). 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. The Portland Water District 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 4,489 gpd of new wastewater flow to be generated from the proposed development's connection.

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
Adam Sellick, Portland Water District
Ben McDougal, CE Code Enforcement Officer
Maureen O'Meara, CE Town Planner
Robert Malley, CE Public Works Director

November 7, 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 the full build-out of Ocean House Common. The multi-use development will consist of four buildings ranging in size from 4,000 to 5,000 square foot footprints. All buildings will contain non-residential use on the first floor and residential apartments on the second floor.

Sanitary sewerage will be provided by a new 8-inch line that will extend from the proposed buildings 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 buildings is estimated to be 4,489 gallons per day. The State Plumbing Code was used to arrive at the anticipated wastewater flow using the following breakdown:

LOT 1:

Restaurant (2 meals per day):	20 gpd x 40 seats = 800 gpd 12 gpd x 7 employees = 84 gpd
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Residential Apartments	2-1 bedroom units x 180 gpd = 360 gpd 1-2 bedroom unit x 180 gpd = 180 gpd
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LOT 2:

Medical Employees: Patients	9 employees x 80 gpd = 720gpd 25 patients x 5 gpd = 125 gpd
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