



December 10, 2019
19609

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

Subject: Portland Head Light Pedestrian Improvements - Amended Site Plan

Dear Maureen:

We have received and reviewed a submission package dated November 29, 2019 for the subject project. The package included a November 29, 2019 cover letter from John Mitchell of Mitchell & Associates with supporting documentation and a three (3) drawing plan set as prepared by Mitchell & Associates dated November 29, 2019. 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:

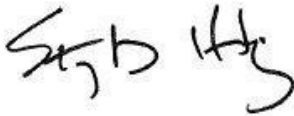
1. The Town of Cape Elizabeth is proposing several pedestrian and landscape related improvements and amenities in the Portland Head Light portion of Fort Williams Park. The Portland Head Light area of the park encompasses an area of approximately 12,000 square feet (0.28 acres) within the overall expanse of the park.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. Many of our following comments should be considered beyond the completeness level and have been provided here to facilitate future submissions and reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The applicant has requested a waiver of providing a Stormwater Management Study, but has provided a narrative exhibit which outlines the minimal nature of the proposed improvements. The proposed improvements will increase the net impervious surface area by 350 square feet within the Portland Head Light area. Given limited project area and that the runoff will sheet flow from the project area directly to the Atlantic Ocean, we support the waiver request of the requirement to provide a Stormwater Management Study.
4. The applicant is also requesting waiver of the need to provide topography and a traffic study for this project. Given that the proposed changes will not alter the vertical grade of the site or change the runoff flow patterns in any appreciable way, we support the granting of the topography waiver. Likewise, as the proposed improvements will not affect the traffic situation associated with the park, we also support the waiver request relating to the Traffic Study.

5. Sheet 2 includes a note for Viewing Area #1 that directs the contractor to "sow seed as specified" although there doesn't appear to be any seeding related notes in the plan set. The designer should provide notes regarding seeding to direct the contractor as to the grass growth expectations.
6. Detail 1 – Stone Pavers on Sheet 3 includes a reference to a 2-inch minus aggregate base. This description of the gravel is vague and open to interpretation. The designer should specify a Maine Department of Transportation gravel specification to stipulate the desired gravel material with no uncertainty.
7. Detail 3 – Granite Curb – Typical Section & Ledge Condition on Sheet 3 includes provisions for pinning the granite curb to encountered ledge. The designer should review the notes on this detail to ensure that the design intent direction to the contractor is clear.

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:sdh

cc: John Mitchell, Mitchell & Associates