



February 12, 2020
BCE File: 20107

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

**RE: Cape Elizabeth Middle School - ADA Accessibility Improvements
Site Plan Amendment - Application Review**

Dear Maureen:

We have received and reviewed a submission package for the subject project. The package included a three (3) drawing set of plans and a Site Plan Application package, both dated January 31, 2020. These documents were submitted by Sebago Technics, Inc. Based on our review of the submitted material and the project's conformance with the technical requirements of Section 19-9-4(C)(2), Site plan review, we offer the following comments:

1. The Town of Cape Elizabeth is requesting an amendment to their previously approved school campus Site Plan. The project entails the construction of a new bituminous asphalt handicap accessible route with two dedicated viewing areas.
2. The applicant has asked for a waiver from submitting the deed for the land and boundary survey. We support this waiver request since these items are on file with the Town.
3. The applicant has stated that they are exempt from amending their existing Maine Department of Environmental Protection Site Location of Development permit for this project, since the overall disturbed area is below the 30,000 sf threshold. The applicant needs to notify the MDEP of the project details within 12 calendar months so it can be added to their existing file, per the MDEP requirements. The application states that the new impervious area for the project totals 4,200 square feet. For documentation purposes, it appears that the new impervious area is approximately 2,100 square feet. The engineer should verify the actual area for the record.
4. The total increase in impervious area is below 10,000 square feet, therefore the applicant does not need to submit pre/post development hydrocad calculations. We feel that the proposed project will have a minimal stormwater effect on the area due to the small amount of new pavement, the fact that a portion of the paved route will be installed on existing gravel areas, and the same sheet flow patterns across existing vegetated areas will be maintained with this project.

5. The engineer should provide a detail for the granite curb installation.
6. The engineer should check the spacing of the contours immediately below the first view box along the paved route. It appears that the proposed slope does not match the longitudinal slope percentage shown on the plans.
7. The engineer should add a note to the plans that states that the cross slope of the paved route shall not exceed 2%. Additionally, the cross slope of the two view box areas shall not exceed 2% in any direction. The engineer should verify that the proposed spot grades shown within the view boxes meets this criteria.
8. The engineer should add the existing spot grades for the two ADA spaces if they are available in the survey file to document the cross slope.

We trust that the above comments will assist the Board during their review of the project. Please do not hesitate to contact us should there be any questions or comments regarding our review.

Sincerely,
BLAIS CIVIL ENGINEERS



Todd J. Gammon, P.E.

cc: Matthew Sturgis, CE Town Manager
Steve Harding, Sebago Technics, Inc