



July 14, 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 School Campus – Phase 2 Accessible Walkway Improvements
Site Plan Amendment - Application Review**

Dear Maureen:

We have received and reviewed a submission package for the subject project. The package included a four (4) drawing set of plans and a Site Plan Application package, both dated July 6, 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 5' wide, 426 linear foot, bituminous asphalt accessible walkway, and is a continuation of a prior approved walkway project within the school campus. Also included in the project is the resurfacing of approximately 112 feet of existing bituminous asphalt sidewalks.
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. 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 2,159 square feet.
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, and the fact that the same sheet flow patterns across existing vegetated buffer areas will be maintained with this project.
5. The designer needs to connect the proposed 56' and 57' contours east of the accessible walkway to the existing contours.

6. The proposed 63' contour east of the accessible walkway is mislabeled.
7. There appears to be multiple areas along the accessible walkway that exceeds 5% longitudinal slope. These sections would meet the ADA definition of a ramp and would require handrails and landing pads. The designer should re-evaluate the spacing of the proposed contours along the walkway to ensure that the slope is less than 5% slope so that handrails will not be required. The designer should also consider removing some of the landing pads as well.
8. The designer should modify the proposed 60' thru 64' contours across the walkway to eliminate the extreme superelevation that is shown. The maximum cross slope of an accessible walkway is 2%.

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
Bob Malley, CE Public Works Director