



360.89.02

December 13, 2011

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

SUBJECT: Rudy's of the Cape Restaurant
Site Plan and Resource Protection Review

Dear Maureen:

We have received and reviewed a December 5, 2011 submission package for the subject project that included a 14-sheet plan set by Carroll Associates dated December 2, 2011. Also included in the package was a December 2, 2011 Site Plan Review, BA Design Requirements, a Revised Stormwater Management Plan and a November 28, 2011 Sewer Line Easement Draft. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9 and Section 19-8, of the Zoning Ordinance, we offer the following comments.

1. The applicant, Two Lights General Store, LLC, is proposing to expand and redevelop its current building to accommodate an 80-seat restaurant/convenience store located at its existing Rudy's establishment at 517 Ocean House Road. The site will be reconfigured to provide controlled singular access/egress connection to Route 77 to generally align with the intersection of Broad Cove Road. A second phase of the project is proposing the construction of a small (1,250 SF) building on the north side of the new Rudy's building towards Davis Point Road. The applicant anticipates the building to serve as a retail tenant user or gift shop and will be accessed from the proposed central parking lot.
2. It appears that the symbol (short line dashes with two dots) located near the existing white line delineation for the bike lane on Route 77 may be from an earlier iteration of the plan. If so, this symbol should be eliminated to avoid confusion. If not, the designer should add a description and include this item in the legend on several sheets within the set.
3. The designer has added "6" Vertical Asphalt Curbs" along Route 77 and to the southeast side of the development. In discussions with the Public Works Director, the designer should add MDOT mold type 2 to the 6-inch Vertical Asphalt Curb labels. Also, a 6-inch Vertical Asphalt Curb Mold Type 2 detail should to be added to Sheet L-4.0.

In addition to the curbing along Route 77 and the southeast side of the development, the designer has added "Cape Cod Asphalt Curbing" to the islands in the center of the parking lot. The remainder of the curbing in the development is not currently labeled. The designer should add curbing labels to the plan to avoid confusion during construction.

The designer indicated in their previous response to AMEC's Town Review that there are three types of curbing proposed for the project but only two types are shown on the site plan. The designer should clarify that just two curb types are being installed and ensure that the correct details are shown on Sheet L-4.0.

4. An elevation grade needs to be added to the outer contour of the rain garden outlet edge on Sheet L-2.0 and an elevation depth should also be added to the rain garden detail on Sheet C-2.1.
5. In conversations with the Public Works Director, it was noted that excavation and backfilling for the area shown on L-2.0, where the proposed water main ties into the existing water main within Route 77, must be performed in compliance with the Town of Cape Elizabeth Town Ways Ordinance, Chapter 17, Article III "Excavations and Utility Installation" and 23 M.R.S.A. Sec 3352. This includes obtaining a Street Opening Permit from the Public Works Director prior to the commencement of excavation. Since work is not within the Urban Compact Zone and will not require MDOT approval, Note 11 on Sheet L-2.0 should to be changed to read "All work within the right-of-way shall require a Street Opening Permit and is to be coordinated with the Public Works Director."

Consistent with the comment above, a note should be added to the plan specifically stating that the sanitary sewer extension will be in compliance with the December 15, 2008 Town of Cape Elizabeth Public Works Department Sewer Extension Standards.

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,
AMEC Environment & Infrastructure, Inc



Stephen D. Harding, P.E.
Town Engineer

SDH:lap

cc: Bob Malley, Public Works Director
Todd Gammon, AMEC Environment & Infrastructure, Inc
Caitlyn Abbott, AMEC Environment & Infrastructure, Inc

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