



3618138286

September 11, 2013

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
Minor Site Plan Amendment

Dear Maureen:

We have received and reviewed the submission package for the Rudy's of the Cape Site Plan Amendment application. Included in the submission was a September 3, 2013 cover letter addressed to you from Patrick Carroll of Carroll Associates with the draft of the new sewer line easement attached. Also in the package was a revised five-sheet plan set dated August 28, 2013. Based on our review of the submission package, and the standards of Section 19-9, Site Plan Amendments, we offer the following comments:

1. The applicant, 517 Ocean House LLC, is requesting amendments to the previously approved site plan to create two bump outs totaling 70 square feet at the rear of the proposed restaurant building.
2. A north arrow should be included on the plans.
3. There are numerous notes on the Site Plan where the arrow head is not pointing to an object. This condition may be due to drawing layers being turned off during the printing of the drawings. The designer should ensure that the appropriate layers are turned on before submitting the project drawings.
4. The note "Location of proposed 15 ft pedestrian access easement to the Town of Cape Elizabeth" should be removed.
5. Lot 4, St. Bartholomews RC Church, is shown in what should be the center of Route 77. The designer should ensure that the label for Lot 4 is shown within the appropriate boundary line and that Route 77 is also shown on the plans.
6. The text for the occupancy load data should be enlarged.
7. The text in the proposed building is difficult to read. The designer should ensure that the plans are legible.
8. Many items shown in the legend have a different symbol than what is depicted in the drawing. The designer should ensure that the legend is consistent with the drawing.
9. Overall, the plans should be revised and then thoroughly reviewed to enhance readability so that the design intent can be clearly conveyed to the contractor during construction and to ensure that all the information of the drawing is accurately portrayed.

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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



FD2 Stephen D. Harding, P.E.
Town Engineer

SDH:cca

cc: Bob Malley, Public Works Director
Caitlyn Abbott, AMEC E&I

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