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August 13, 2014

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

SUBJECT: C-Salt (formerly C's) Gourmet Market  
Amended Site Plan Review

Dear Maureen:

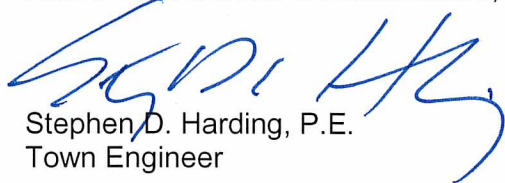
We have received and reviewed an August 7, 2014 submission package for the subject project. The package included a revised four sheet (Sheets 2 through 5 inclusive) plan set dated August 7, 2014, prepared and submitted by Mitchell & Associates, with a cover letter outlining several requested changes to the facility that is currently under construction. Based on our review of submitted material, we offer the following comments:

1. You requested that we specifically review the universal access ramp area to be constructed on the west side of the building. Sheet 2 refers to an enlarged view which would be very helpful to convey information to the contractor, however, we did not find this view in the submitted plan. Regardless, we reviewed the Amended Grading Drainage & Utilities Plan, Sheet 3, information which provided information based on a 1-inch equals 20 feet scale.
2. Based this review we believe that the ramp is approximately 67 feet long built with a 5-foot and then a 4-foot wide section. The designer should provide a dimension of the width of the turning transition area between these two varying width sections. This width should be a minimum of 4 feet to meet accessible egress standards. The slope of the ramp is approximately 4.5% which is less than the specified 5% maximum. Based on the overall length of the ramp and the fact that its grade will not exceed 5%, this ramp does not require a handrail to meet the Americans with Disability Act (ADA). In our opinion, the ramp as designed is in compliance with ADA. The designer should review this area and add missing dimensions to full define this space.
3. There is a granite curb proposed to provide one edge of the ramp and a stone wall a portion of the other side. Details of these elements should be provided along with bottom of wall and top of wall elevations so that the contractor can construct these features as intended. Again, an enlarged view would greatly assist in conveying the design intent as well as a section through the ramp.

4. A planter bed is indicated to be directly adjacent to the exterior westerly wall between the ramp area and the building. No plantings are currently shown in this area on the Amended Planting Plan & Details Plan, Sheet 4. The designer should review this area and provide direction as to the treatment of the planting bed labeled area taking into account the possible drip edge condition that may occur depending on the building construction details.
5. A detail of the proposed stone wall for the area around the westerly stairs and the southerly side patio area should be added to the detail sheet.
6. There are several trees shown to be preserved. In Mitchell's letter, it is specifically noted that a 36-inch diameter oak tree will now be saved. The tree should be specifically called out with provisions to protect it, particularly if previous plans indicated that it would be removed.

We trust that this comment 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  
Caitlyn Abbott, AMEC E&I

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