



3618138286

September 15, 2014

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 an October 3, 2014 cover letter addressed to you from Patrick Carroll of Carroll Associates with a revised six-sheet plan set dated October 3, 2014. Based on our review of the submission package and the standards set forth in Section 19-9 Site Plan Amendment, we offer the following comments:

1. The applicant, 517 Ocean House LLC, is requesting amendments to the previously approved site plan to change the siding of the building, lighting fixtures, curbing types, and water line connections. The applicant is also requesting to add a generator and optional raised planters.
2. The applicant is requesting a change in the proposed bituminous curb to be placed in and around the parking lot areas to a new slip form concrete curb. In speaking with the Public Works Director, we both agree that the slip form concrete represents a superior product in both appearance and durability. Therefore, we are in support of this request and recommend approval of it by the Board.
3. Detail 9 on Sheet L-4.0 shows the concrete slip form curb installation being placed on a gravel surface rather than on the base course of pavement as would be done for a bituminous curb. Since the base course of pavement is already in place, this detail should be revised to show the slip form concrete curb types being placed directly on the base course pavement with epoxy.
4. Additional notes should be added to the Bituminous Curb Detail (Detail 10) on Sheet L-4.0 with the installation instructions regarding the specific work to be done along Route 77. The edge of existing pavement is not shown in the plan view so it is not clear if the base pavement shown on the detail indicates a new bituminous base course or an existing paved surface.

5. The applicant is proposing to modify the approved lighting scheme to replace the previously approved metal halide fixtures with LED fixtures. While we support this change, we note that in the catalog cut specifications there is a provision to utilize a full cutoff shield to provide a full cut off style lighting fixture. The designer should review the light fixture schedule on the Revised Lighting Layout exhibit as prepared by Swaney Lighting of Scarborough, Maine to indicate if any of the fixtures require this additional shield to meet the lighting distribution intent.

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:cca

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

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