



3618138286

November 12, 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 31, 2014 cover letter addressed to you from Patrick Carroll of Carroll Associates with a revised five-sheet plan set dated October 31, 2014 with the exception of the Revised Lighting Layout Plan which is dated October 30th. The plans have been revised and supporting information provided to respond to the discussion of the Planning Board's October meeting. 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:

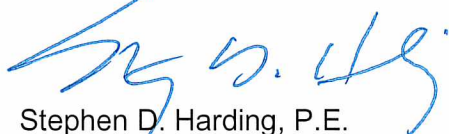
1. The applicant, 517 Ocean House LLC, is requesting amendments to the previously approved site plan to make various changes including the siding of the building, lighting fixtures, curbing types, and water line connections. The applicant is also requesting to add a generator and optional raised planters.
2. In our previous review of the proposed changes, we made several comments regarding the curbing for the project. The applicant's designer has addressed our previous curbing comments.
3. On Drawing L-1.0, there is a label "Rudy's Sign" with a leader arrow not pointing to any symbol. We believe that the location of the sign is proposed to be a bit further to the south from the leader. For clarity, this minor item should be corrected to identify the actual proposed location of the sign.
4. There have been several configurations devised during this project regarding the waterline connections to the building currently under construction and to serve the future building permitted on this site. We understand that the applicant has finalized the currently depicted connections with the Portland Water District and we have no further concerns with these water line connections. We do suggest that in order to avoid confusion and to be consistent with the labeling scheme of the project, the note on

Drawing L-2.0 regarding the proposed 2-inch Fire Service to the Phase 2 Building should be labeled in parenthesis to be "(Phase 2)" rather than "(Future)".

5. Also on Drawing L-2.0, there is a note indicating the need for either a 6-inch curb or a grading easement to allow a grade transition from the parking lot to the property line area shared with the professional center to the west. Unless an easement is imminent, we suggest the wording be changed to eliminate the inclusion of a grading easement to accomplish this grade transition.
6. During our review of the construction work completed to date, there has been an ongoing discussion regarding a new catch basin installed along Route 77 with an elevated rim that is not allowing surface water to readily flow into its grate. The applicant has acknowledged the need for corrective action, but has requested that this issue be addressed in 2015 when the surface paving for the parking lot is completed. In conversations with the Public Works Director, we both agree with this approach, however, we request that a note be added to the plan outlining this intent and that this item be added to the list of project items that must be completed satisfactorily prior to the issuance of a permanent Certificate of Occupancy.
7. 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, the designer should confirm that all appurtenant items required to provide a full cut off style lighting fixture have been included.

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

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