



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

June 7, 2021

Maureen O'Meara, Town Planner
Cape Elizabeth Town Office
320 Ocean House Road
Cape Elizabeth, ME 04107

**RE: Site Plan Amendment Application, 287 Ocean House Road
Yam Yams, LLC**

Dear Ms. O'Meara

Northeast Civil Solutions (NCS) is pleased to submit the attached revised plans, and appurtenant documents on behalf of Yam Yams, LLC. The project site currently sits on a 0.93-acre lot, identified on the Town of Cape Elizabeth's Tax Assessor Map U22, lot 76 within the Town Center (TC) District.

Plan Notes and Changes

- Conditions of Approval Note 8: Note 8 has been modified to meet the hours and storage changes requested by the applicant.
- Conditions of Approval Note 11: Note 11 has been added to include potted plants on the concrete storage pad.
- Pavement stripe out front of the concrete storage pad has been removed as requested by the planning board and staff. Please take notice the pavement stripe had been a previous approved De Minimus change as requested by the town engineer.
- A bike rack foundation detail has been added, please see detail sheet.
- All De Minimus changes have been called out on the site & layout plan. Please see attached De Minimus site plan amendment approval letter by Josef Chalal dated October 5, 2020 and Plan Note number 5.
- Plan Note as described below originally located on plan with revision dated 5-28-2021 has been removed:

"There shall be no outside storage of materials except for the lumber rack, nor any storage containers unless they are shown on the approved site plan. Outside display of materials are only allowed on the concrete walkway in front of the building. Display materials shall be placed to preserve appropriate accessibility into the building and shall be removed when the retail store is closed."

Sincerely,
Northeast Civil Solutions, Inc.

BRANDON BINETTE
Project Engineer



PAVING & SEALCOATING

520 Ossipee Hill Road
Waterboro, ME 04087

May 28, 2021

To Whom It May Concern,

D & R Paving prepared and paved the parking lot for Michael Friedland's property located at 287 Ocean House Road in Cape Elizabeth. Careful surface preparation of the parking lot was done by first prepping the subgrade layer of the parking lot. Quality fill material was hauled on site to create a strong gravel subbase of at least fifteen inches. Proper lifts and compaction were achieved providing a strong and stable soil base that will improve the pavements load-bearing capacity than what was previously on site. This will increase the pavements strength and performance over the lifespan of the parking lot. A three-inch crushed gravel base course was than laid, rolled and compacted. The final asphalt base course coat was applied at a minimum of three inches thick and rolled and sealed to proper specification. Michael Friedland's parking lot will handle the traffic of costumers, loading trucks and a forklift without concern. It is with my professional experience and knowledge that the proper preparation and asphalt coat were done to provide a quality product that will last years to come and does not pose a safety concern.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan', with a long horizontal flourish extending to the right.



TOWN OF CAPE ELIZABETH

ASSESSING/CODES/PLANNING
P.O. BOX 6260
320 OCEAN HOUSE ROAD
CAPE ELIZABETH, MAINE 04107-0060

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maureen.omeara@capeelizabeth.org

October 5, 2020

Michael Friedland
21 Brookside Ave
South Portland, Maine 04105

RE: 287 Ocean House Rd Second De minimus Site Plan Amendments

Dear Mr. Friedland:

I have reviewed your second amendment request and plans, submitted October 1, 2020 for changes to the previously approved site plan.

In accordance with Sec. 19-9-6, amendments to a previously approved site plan may be considered a De minimus change. Based on the information you have provided, in my capacity as Planning Board Chair, I approve the following de minimus changes to the Site Plan approval granted July 21, 2020.

- Expanding the clearance area for the handicapped parking on the south side of the building, resulting in the reduction of 1 parking space, and extending a ramp;
- Moving the sign adjacent to the Scott Dyer Rd entrance from 10'± to 5' ± from the southern property line as long as adequate site distance is preserved;
- Relocating 2 trees proposed in the right-of-way on the southeast corner of the lot onto the lot in the same area;
- Relocating 1 bush proposed in the right-of-way on the southeast corner of the lot onto the lot between 2 proposed trees in the same area;
- Eliminating 1 parking space located on the north side of the building and replacing it with a bike rack, resulting in the reduction of 1 parking space;
- Altering the design of the ramp located on the north side of the building by replacing the proposed concrete ramp with concrete landing with bituminous ramp and bituminous curb edging;

- Replace an expansion of the concrete island on the front south side of the building of 1' ± with a solid white line;

Because the approved plan shows a parking requirement of 8 spaces and 21 spaces are provided on the site, a reduction of 2 spaces still includes 19 spaces to meet the parking requirement.

Please contact the town planner if you have any questions.

Sincerely,

Handwritten signature of Josef Chalot/mxe in black ink.

Josef Chalot
Planning Board Chair

cc: Ben McDougal
Steve Harding