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May 11, 2011

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

SUBJECT: Rosewood Drive  
Subdivision Amendment Review

Dear Maureen:

We have received and reviewed a submission package for the subject project. The package included a May 4, 2011 letter addressed to you from Rick Licht of Licht Environmental Design, LLC (LED) with supporting documentation, a plan showing proposed division of Lot 4 dated May 5, 2011 by Daniel J. Dalfouso, LLC and a 2-sheet plan set dated May 4, 2011 by LED. We also participated in a Planning Board site walk on Monday, May 2, 2011. Based on our site visit and review of the submitted material and the project's conformance to the technical requirements of Section 16-2-5 of the Zoning Ordinance, Subdivision Amendments, we offer the following comments.

1. The applicant, Joe Frustaci, is proposing an amendment to the Rosewood Subdivision to create another lot at the end of Rosewood Drive by dividing Lot 4. It appears that the designer has addressed all of the previous comments from our April 14<sup>th</sup> review letter
2. A 15-foot drainage easement has been added along the west property lines of Lots 4A and 4B. This easement will encompass the drainage swales on Lot 4A and Lot 4B and the narrative of the drainage easement allows for abutting properties to convey and transmit stormwater across these easement areas. These easements and the rights given to abutters are consistent with the discussions during our recent site walk with the applicant, designer, and Board Members.
3. The designer has made revisions to the proposed turnaround and it appears that it will accommodate the backing movement of a B-40 design vehicle, which closely represents the largest emergency vehicle used by the Cape Elizabeth Fire Department.

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4. A one-inch water line is proposed to service Lot 4A with water. The applicant has provided an April 26, 2011 letter from Portland Water District that states that adequate water supply exists.
5. The designer should review, the "Boulder Retaining Wall Detail" shown on Sheet 2 which appears to be misleading in that it indicates a constant slope toward the wall. On the plans, however, a swale is proposed upslope of the boulder wall and should be depicted on the detail. The designer should modify this detail to also include the provision for a clay liner discussed during the site walk. Typically, retaining walls also feature an underdrain pipe to ensure positive drainage from behind the wall. Given that one of the primary functions of the wall is to intercept and direct stormwater from downgradient properties, the designer should review the wall section and ensure that the elements are properly depicted so that it can be constructed in a manner that achieves this goal.

Essentially, runoff from the project area will continue to flow to this drainage system in Mitchell Road, albeit in redirected path around the house lots directly abutting Mitchell Road. We have reviewed the eventual drainage system that collects the runoff from the project and it appears that this system is sufficient to appropriately to collect and convey the runoff from this area and under Mitchell Road to a large wetland complex.

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 Earth & Environmental, Inc.



 Stephen D. Harding, P.E.  
Town Engineer

SDH:lap

cc: Bob Malley, Public Works Director  
Bruce Smith, Code Enforcement Officer  
Peter Gleeson, Fire Chief  
Rick Licht, Licht Environmental Design, LLC  
Todd Gammon, AMEC Earth & Environmental, Inc  
Andrew Masella, AMEC Earth & Environmental, Inc

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