

June 9, 2015

Project 151.06079

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

RE: Cottage Brook Condominiums  
2<sup>nd</sup> Amended Subdivision Peer Review  
Cape Elizabeth, Maine

Dear Maureen:

Ransom Consulting, Inc. (Ransom) has received and reviewed the 2<sup>nd</sup> Amended Subdivision package. The package was prepared by Owens McCullough of Sebago Technics and included a cover letter, application and other supportive documents dated May 29, 2015. The submitted plans were dated as revised on June 3, 2015. Additional plans of Gorrill Palmer's original design were submitted in the form of PDFs by Owens McCullough on June 5, 2015 via email. This review is based on the submitted plans and documents and also on discussions at the Staff Review Meeting on June 8, 2015. The changes to the plans relate to a building footprint reduction and regrading around the buildings to reduce cuts and fills. Based on our review of the submitted package and the project's conformance to the technical requirements of Section 16-2-5 of the Subdivision Regulations (as it relates to the above noted grading changes), we have the following comments or words of clarity for constructability of the plans.

1. The applicant is requesting an amendment to the previously approved Cottage Brook Condominium Subdivision specifically for building footprint reductions and grading revisions. The building footprint modification reduces the impervious area and therefore does not adversely impact stormwater evaluations. The grading revisions are to reduce the cuts and fills associated with the previous Gorrill Palmer design.
2. Three (3) plan sheets, 2<sup>nd</sup> Amended Subdivision Plan, Grading and Drainage Plan and 1<sup>st</sup> Amended Subdivision Plan. The grading plan combined with the revised building footprint plan were adequate to graphically explain what changes are being made though the plan's revision block should state for "building footprint and grading revisions" and not just for a subdivision amendment.
3. The grading plan was revised to reflect the new building footprints but also to reduce the excavation and fill required to construct the units. The grading was primarily changed in the "backyards" of Units 1 through 12 to reduce steep cut or fill slopes. The grading was also changed to reflect the shifting of some of the units to a more conducive location that reduced the extents of the excavation and fill.

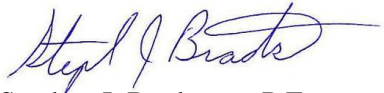
Maureen O'Meara  
Town of Cape Elizabeth

4. The roadway alignment, grading and drainage and utilities were not changed as part of this revision, though CB 21B rim elevation differs between Gorrill Palmer's plan and Sebago Technics' plan.
5. Based on our review of the plans and supporting documents we find that the amended plans meet the Town's technical requirements.

We trust these comments will assist the Town in their review. If you have additional questions or comments, please feel free to give me a call at 772-2891.

Sincerely,

RANSOM CONSULTING, INC.



Stephen J. Bradstreet, P.E.  
Principal/Senior Project Manager

SJB:lrk