

194-B-5

1997-0003

37 Capisic Street

Bld. Addition

Eunice Frye Home

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970003

I. D. Number

Eunice Frye Home
Applicant
37 Capisic St, Portland, ME
Applicant's Mailing Address
SMRT/Dennis Jud
Consultant/Agent
772-3864 772-1070
Applicant or Agent Daytime Telephone, Fax

5/14/97
Application Date
Frye, Eunice Home
Project Name/Description

37 Capisic St
Address of Proposed Site
194-B-005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units 39825 Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$217.00 Date: 7/22/97

DRC Approval Status:

Reviewer jj.wendel

Approved Approved w/Conditions see attached Denied
 Approval Date 7/28/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance j.wendel/rk 7/28/97
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>7/28/97</u> date	<u>\$37,019.00</u> amount	<u>4/16/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>7/22/97</u> date	<u>\$629.32</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970003
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5/14/97
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194-B-005
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 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$217.00 Date: 7/22/97

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied

Reviewer _____

Approval Date 7/1/97 Approval Expiration 7/1/98 Extension to _____

OK to Issue Building Permit r.knowland 7/28/97 Additional Sheets Attached
signature date

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<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19970003

I. D. Number

Eunice Frye Home

Applicant

37 Capisic St, Portland, ME

Applicant's Mailing Address

SMRT/Dennis Jud

Consultant/Agent

772-3864

772-1070

Applicant or Agent Daytime Telephone, Fax

5/14/97

Application Date

Frye, Eunice Home

Project Name/Description

37 Capisic St

Address of Proposed Site

194-B-005

Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

1. prior to any site work including clearing of any vegetation, the contractor and landscape architect shall meet on site with the city arborist and planning dept. staff to review the final parking lot layout and related grading in order to maximize the conservation of existing trees. the layout and tree conservation plan shall be reviewed and approved by the city arborist. trees to be conserved shall be clearly marked by protective fencing.
2. that a final landscaping plan for new vegetation be submitted for review and approval by the city arborist.



CITY OF PORTLAND

July 2, 1997

Mr. Dennis Jud
SMRT
144 Fore Street
Portland ME 04104

Re: Eunice Frye Home, 37 Capisic Street

Dear Mr. Jud,

On July 1, 1997, the Portland Planning Authority granted minor site plan approval for a building addition for the Eunice Frye Home totalling 723 sq. ft. and reorganization of the rear parking lot. The addition includes a stair/elevator tower and an entrance canopy. The approval is subject to the following conditions:

1. Prior to any site work including clearing of any vegetation, the contractor and landscape architect shall meet on site with the City Arborist and Planning Department to review the final parking lot layout and related grading in order to maximize the conservation of existing trees. The layout and tree conservation plan shall be reviewed and approved by the City Arborist. Trees to be conserved shall be clearly marked by protective fencing.
2. That a final landscaping plan for new vegetation be submitted for review and approval by the City Arborist.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

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ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street P.O. Box 618
Portland, Maine 04104

207/772-3846 Fax 207/772-1070
e-mail smrt@biddeford.com

July 17, 1997

Rick Knowland, Senior Planner
Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Re: Performance Guarantee Cost Estimate of Improvements
Eunice Frye Home, 37 Capisic Street

Dear Rick:

Attached is the filled out Estimate form for establishing the value of the performance guarantee. Escrow accounts for the performance guarantee and defect bond will be available immediately upon receiving from you confirmation on the estimated values attached hereto. Included with those instruments will be a check in the amount of 1.7% of the performance guarantee value.

Please take a look and let me know as soon as possible whether the City agrees with our numbers. Upon receipt of that confirmation, we will immediately provide the required financial materials. We hope to obtain a building permit this week and begin work on Monday.

Thank you very much.

Sincerely yours,
SMRT, Inc.

A handwritten signature in black ink, appearing to read 'Dennis V. Jud', is written over a horizontal line.

Dennis V. Jud, ASLA
Principal

cc: Don Peterson, Eunice Frye Home
PSS, CFG, SLB, File 96114.22

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 7/17/97

Name of Project EUNICE FRYE HOME

Address/Location 37 CAPISIC ST., PORTLAND, ME 04102

Developer EUNICE FRYE HOME

Form of Performance Guarantee ESCROW ACCOUNT

Type of Development: _____ Subdivision Site Plan (Major/Minor) (Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road				1300 SF	16.85	21,905-
Granite Curbing	60 LF	23-	1380-	181 LF	23-	4,163-
Sidewalks				1 (LS)	956	956-
Esplanades						
Monuments						
Street Lighting						
Other						
2. SANITARY SEWER						
Manholes						
Piping						
Connections						
Other						
3. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping				180 LF	10-	1800-
Detention Basin				1 (LS)	1500-	1500-
Other						
4. SITE LIGHTING				2	1280	2560
5. EROSION CONTROL				400 LF	2-	800
6. RECREATION AND OPEN SPACE AMENITIES						

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				85 EA	23	1955
8. MISCELLANEOUS						
TOTAL:	1,380			35,639		
GRAND TOTAL:	\$ 37,019					

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:			
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	



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207/772-3846 Fax 207/772-1070
e-mail smrt@biddeford.com

June 5, 1997

Rick Knowland, Senior Planner
Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Re: Eunice Frye Home - Intermediate Care Facility
Minor Site Plan Review - Supplemental Submission

Dear Rick:

Attached are the revised plans and other submission materials that you have requested. The planting plan is on the detail sheet C-302. Other revisions are noted on the attached, revised "written statement." I hope this will enable you to render an approval at today's meeting.

Thank you very much.

Sincerely,
SMRT, Inc.

A handwritten signature in black ink, appearing to read 'Dennis V. Jud', with a long horizontal line extending to the right.

Dennis V. Jud, ASLA

cc: PSS, CFG, File 96114.22

THIS DOCUMENT INCLUDED TO INDICATE WHERE CHANGES WERE MADE.

Written Statements Relating to Eunice Frye Home - Minor Addition and Alterations

Revised June 5, 1997

1. Currently an assisted living use exists on the site, consisting of 22 units. There are services provided in this facility appropriate for the type of residents, but these services were being "out-sourced." In the new configuration, there will be no additional units, but the services will be provided "in-house." The scope of work will consist primarily of internal renovations throughout the home, including those associated with the addition of a stair and elevator tower, providing appropriate vertical circulation for the facility. It will also include a canopy over the entrance walk. This addition will also allow the removal of the handicapped ramp currently in the front of the building.

The height of the addition is approximately 42'-6" above finished grade, 8'-0" lower than the existing building height. See elevations.

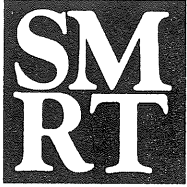
2. Total land area of the site is 1.36 acres. The total existing footprint of the building is approximately 4730 square feet. The gross amount of new construction, including the canopy, is 723 sf. (563.5 sf. for the building addition and 159.5 sf. for the canopy). This addition replaces an existing set of steps and porch totaling 342.5 sf, resulting in a new increase of architectural space of 380 sf.
3. There are no known easements associated with the property that have any impact on the proposed structure or use.
4. Since there will be no change of type of use and a reduction in intensity of use (22 units to 16 units), this facility will not generate any additional waste beyond its current amount, nor will the type of waste change.
5. Since there is a reduction of numbers of units, there will be a reduction of demand on services to and from the building. However, the existing (inadequate) 3/4" water line into the building for domestic use will be replaced with a 2" service in order to provide proper service.
6. The existing drainage patterns include sheet drainage in two prime directions. The areas to the front of the building drain overland to the Capisic Street right-of-way and storm system, and the areas in the rear drain to the swale exiting the site to the west. The building roof drain system currently ties into the sanitary system which flows to the

combined sewer system in the street. The post development configuration will not alter this pattern, except that the proposed parking layout will result in a minor increase of impervious surface, which in turn creates a minor increase of the CFS (cubic feet per second) of storm runoff leaving the site, in the rear, to the west.

The amount of impervious surface has increased slightly, but the increase of surface runoff to the swale leaving the site is less than a quarter of a cubic foot per second (0.242 cfs - see attached calculations). In order to control this additional runoff, the project will include a minor detention basin at the point just before the drainage will leave the site. This will include a riprap overflow swale to pass larger storms and an 8" diameter PVC storm line to pass the minor runoff at approximately the existing flow rate. (Please note a correction on the attached calculations where the post development rate of runoff was represented as 1.14 CFS when it is actually 1.41 CFS.)

The berm that establishes the detention basin is located just upstream of the mapped wetlands provided as a part of an adjacent subdivision project documentation. It appears, therefore, that there are no wetland impacts as a result of this development.

7. The project will commence construction July 1st, beginning with installation of erosion control measures. The entire project will take a little over 3 months, being completed by September 15th.
8. There are no state or federal permits required for this project.
9. A letter from the owner regarding financial capacity will be forthcoming.
10. The applicant is the owner of the property. Deeds are attached.
11. There are no unusual natural areas in the project area.



ARCHITECTURE ENGINEERING PLANNING

SMRT
144 Fore Street P.O. Box 618
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e-mail smrt@biddeford.com

June 5, 1997

Rick Knowland, Senior Planner
Planning and Urban Development
389 Congress Street
Portland, Maine 04101

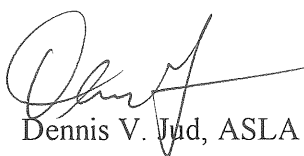
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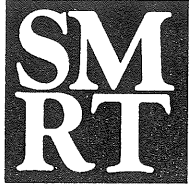
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207/772-3846 Fax 207/772-1070

1133 Fourth Street Suite 101
Sarasota, Florida 34236
941/955-9883 Fax 941/955-9893

PG. 1 OF 2

MAY 14, 1997 (REVISED JUNE 5, 1997)

MEMO - RUNOFF CALCULATIONS

EUNICE FRYE HOME

PRE- & POST-DEVELOPMENT "RATIONAL FORMULA" ANALYSIS

PRE

$$C_w = \frac{A_1 C_1 + A_2 C_2}{\Sigma A}$$
$$= \frac{(.2364 \text{ Ac} \times .9) + (.8402 \text{ Ac} \times .2)}{1.077 \text{ Ac}}$$

$$C_w = .354$$

POST

$$C_w = \frac{(.3495 \text{ Ac} \times .9) + (.7275 \text{ Ac} \times .2)}{1.077 \text{ Ac}}$$

$$C_w = .427$$

PRE- & POST-DEVELOPMENT TRAVEL TIME (T_c) = ± 20 MIN
(350' OVER STREET/WOODS @ AVG. SLOPE OF 10%)

Area 4; 10 yr storm: $R = \frac{111}{T+16}$

$$= \frac{111}{20+16}$$

$$R = 3.08 \text{ (INTENSITY)}$$



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941/955-9883 Fax 941/955-9893

5/14/97

PG. 2 of 2

PRE-DEVELOPMENT RUNOFF QUANTITY

$$Q = CIA$$

$$= .354 \times 3.08 \times 1.077$$

$$Q = 1.174 \text{ CFS}$$

POST-DEVELOPMENT RUNOFF QUANTITY

$$Q = CIA$$

$$= .427 \times 3.08 \times 1.077$$

$$Q = ~~1.174~~ \text{ CFS } 1.416$$

INCREASE IN RUNOFF PRE TO POST DEVELOPMENT

$$* Q(\text{INCREASE}) = 0.242 \text{ CFS}$$

Received May 3, 1921 at 11 hr. 20 min. A.M. and recorded according to the original.

Street

Notary Public

Register

and for
own
school
in said

This Indenture witnesseth that Elphaleet Sylvester a single man of Lincoln County in the State of Maine conveyed unto Robert Sylvester of South Portland in said County in the State of Maine for the sum of Fifty Dollars the following Real Estate in said County to wit: Land situate in the State of Maine to wit: Land situate follows of the South East side by the road known as the Gray road leading from Booths corner to the Gray houses and bounded on the West by the lands of Charles W. Stone bounded on the East by the land of Henry Robinson and contains four acre more or less.

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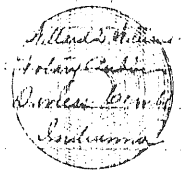
Seems the same land conveyed to Elphaleet Sylvester from Robert Stone

In Testimony Whereof the said Elphaleet Sylvester has hereunto set his hand and seal this 1st day of June 1921

Elphaleet Sylvester

State of Maine, Lincoln County ss.
I, Rufus M. Chittard, Notary Public in and for said County, this 1st day of January 1921 personally appeared the within named Elphaleet Sylvester and acknowledged the execution of the foregoing deed.

In Witness Whereof I have hereunto set my hand and Notarial Seal this 23 day of Nov. 1921



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Received May 3, 1921 at 11 hr. 20 min. A.M. and recorded according to the original.

Street

Notary Public

Register

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First Cong Parish
+
Mary Brown - Eunice Frye Stone
I, Mary Brown and Eunice Frye Stone, do hereby certify that the First Congregational Church of the Deering District of Portland Maine, an organization existing under the laws of the State of Maine, in consideration of the sum of Dollars and other good and valuable considerations, have by the Mary Brown Stone in corporation organized and existing under the laws of said State and located in said Portland, the receipt of which are hereby acknowledged. The said First Congregational Church does hereby remise, release, bargain, sell, convey

and to
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and forever quitclaim unto the said Mary Brown Home, its successors and assigns forever a certain lot of land together with the schoolhouse thereon situated on the northern side of Baltic Street in said Portland and bounded and described as follows:

Commencing at an iron bolt in the ledge at the South-westerly corner of land occupied by the heirs of Arthur Williken, deceased; thence northerly on the Western line of said land, occupied by the said heirs, one hundred and thirty-three feet more or less to land formerly owned by Moses S. Dow, deceased, and now occupied by Octave S. Dow; thence Westerly on the line between the South-westerly line of the lot hereby conveyed said land occupied by said Dow two hundred forty-eight feet more or less to the line between the lot hereby conveyed on the Western side and the Eastern line of land occupied by said Dow; thence Southwesterly one hundred and thirty-three feet more or less on the line of land occupied by said Dow to a stone post on the Northern line of said street; thence Easterly on the Northern line of said street two hundred forty-eight feet more or less to the point of beginning, containing one hundred and forty-four square rods more or less and being the lot on which the Traders Meeting House, so called, now standing, remaining for chapel, benevolent and literary purposes only, the schoolhouse building and that part of the premises on which said building is located with a reasonable amount of land immediately adjacent therewith, to be used for the purposes and in the manner herein provided.

This conveyance is made subject to the conditions contained in a vote passed at a duly called and regularly held meeting of said First Congregational Parish copy of which is as follows:

To instruct the parish officers to quit claim all rights and title the parish possesses to the lot of land whereon the meeting and school house buildings are situated (being some six square rods less than an acre) to the Mary Brown Home (an organization located in the City of Portland for benevolent purposes), as a site for the proposed new Sanitarium building and appendances, the parish members and their heirs and assigns, reserving for chapel, benevolent and literary purposes the use of that part of the premises upon which the school building is located, with a reasonable amount of land immediately connected on all sides thereto, said building to be preserved, cared for and controlled by the said Mary Brown Home, as the said board may think from time to time advisable alike for the general public good and the said Home

163± ft.

248±

163± ft.

248±

see also
V. 233
p. 73
bet. Church
Parish &
School Dist.

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said Sanitarium, the rules governing its use to be formulated by the said Home and made public by or by law, or laws, and all other reservations the successors may think advisable in the transfer herein, the successors hereby being authorized and authorized to make all necessary transfer papers; the Church sell to or main on the parish lot that not used, but needed in the immediate neighborhood for church or chapel, or public school or fire alarm purposes, then the said title to be surrendered and given over by the said Home to claimants upon presentation of a written order from the Mayor and Aldermen of the ward in which the parish lot is located at the time of surrender, signed by them together with the Commissioner recording willow or record of Abolitionist Village.

This conveyance is also subject to the further agreement that when said Mary Brown and her successors shall cease to occupy said premises, and its successors or assigns shall occupy the same for any other than religious, charitable, or benevolent purposes, the persons, persons, organizations or corporations owning or occupying said premises shall pay the sum of Five Dollars to the Home for each portion of said Portland

to be recorded with the same together with all the penalties and expenses belonging to the said Mary Brown and its successors and assigns forever.

And the grantor hereby covenants with the grantees, its successors and assigns, that it will warrant and forever defend the premises to the said grantees, its successors and assigns against the lawful claims and demands of all persons claiming by through, or under it except as herein specially reserved.

Provided always, and it is hereby declared, that the conveyance herein contained or implied of the said First Congregational Parish for the title to and further assurance of said premises shall not extend so as to render the said Leonard B. Chapman, Daniel Dole and Daniel D. Johnson, or either of them, or their heirs, administrators, or executors liable in any respect for the acts of the said First Congregational Parish, or any person claiming under the said Parish.

In Witness Whereof, the said First Congregational Parish by Howard P. Chapman, Daniel Dole and Daniel D. Johnson, its duly elected and qualified officers, authorized by vote of said Parish, has caused these presents to be recited by said officers, and hereunto affixed its common seal said Parish having no official seal, this first day of May, in the year of our

Lord one
Signed
in
Office of
see also in
Newspaper article
7/19/02 No. 4

Clarence
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1769
424

VIOLET J. McNUTT
EUNICE FRYE HOME

3 JAN 1945

Know all Men by these Presents, That

I, Violet J. McNutt of Portland in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by The Eunice Frye Home, a corporation organized and existing under the laws of the State of Maine and located at said Portland, the receipt whereof I do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said The Eunice Frye Home, its successors and assigns forever, a certain lot or parcel of land situated in said Portland and bounded and described as follows:

Beginning at a point in the westerly line of Caroline Street at the northeastern corner of land of The Eunice Frye Home, thence running in a general northerly direction along said Caroline Street ninety-eight feet, more or less, to the northeastern corner of the certain lot of land conveyed by Edna Lord Taylor to Violet J. McNutt by deed dated Dec. 29, 1944, to be recorded in Cumberland County Registry of Deeds, (said northeasterly corner of said land conveyed to said Violet J. McNutt is 225 feet in a straight line along said Caroline Street northerly from Capisic Street) thence running in a general westerly direction along the northerly line of said land conveyed by said Edna Taylor to said Violet J. McNutt by said deed dated Dec. 28, 1944, to a point in said line at which the westerly line of land of said Eunice Frye Home extended northerly in the same direction intersects said line; thence running southerly in the direction of the westerly line of said land of said Eunice Frye Home extended northerly to the northeasterly corner of a lot of land belonging to Edna Lord Taylor; thence continuing southerly in the same direction along the easterly line of said lot of land of Edna Lord Taylor to the northwesterly corner of land of said Eunice Frye Home; and thence running in a general easterly direction along the northerly line of said land of Eunice Frye Home 248 feet, more or less, to the point of beginning. Being a portion of the premises conveyed to this grantor by Edna Lord Taylor by deed dated December 28, 1944.

61

*Note: Measurements of 225 from Currier St
to main lot feet from North easterly corner
of E.F.H. property. yet, the deed reads "98'±
from the N.E. corner of E.F.H. property which
would make a rectangular shape of our
property. It appears that the figure of 225 feet
is not correct, (should be 261± ft.)
Sec'y's notes of Dec. 1944, p. 73, in Sec'y's book read 98' x 248'*

U.S.I.R.
\$1.10
1/5/45

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said The Eunice Frye Home, its successors and assigns, to its and

said Grantee, its successors their use and behoof forever. And I do covenant with the heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, its successors

heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Violet J. McNutt and James V. McNutt, husband of the said Violet J. McNutt joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises,

OUR hands and seals this third day of January have hereunto set one thousand nine hundred and forty-five. in the year of our Lord

Signed, Sealed and Delivered in presence of

Richard Small

Violet J. McNutt Seal

James V. McNutt Seal

State of Maine, CUMBERLAND, SS. January 3, 1945 Personally appeared the above named Violet J. McNutt

and acknowledged the foregoing instrument to be her free act and deed.

Before me, Richard Small, Notary Public Notarial Seal

Received January 20 1945 at 11 o'clock 5m. A.M., and recorded according to the original.

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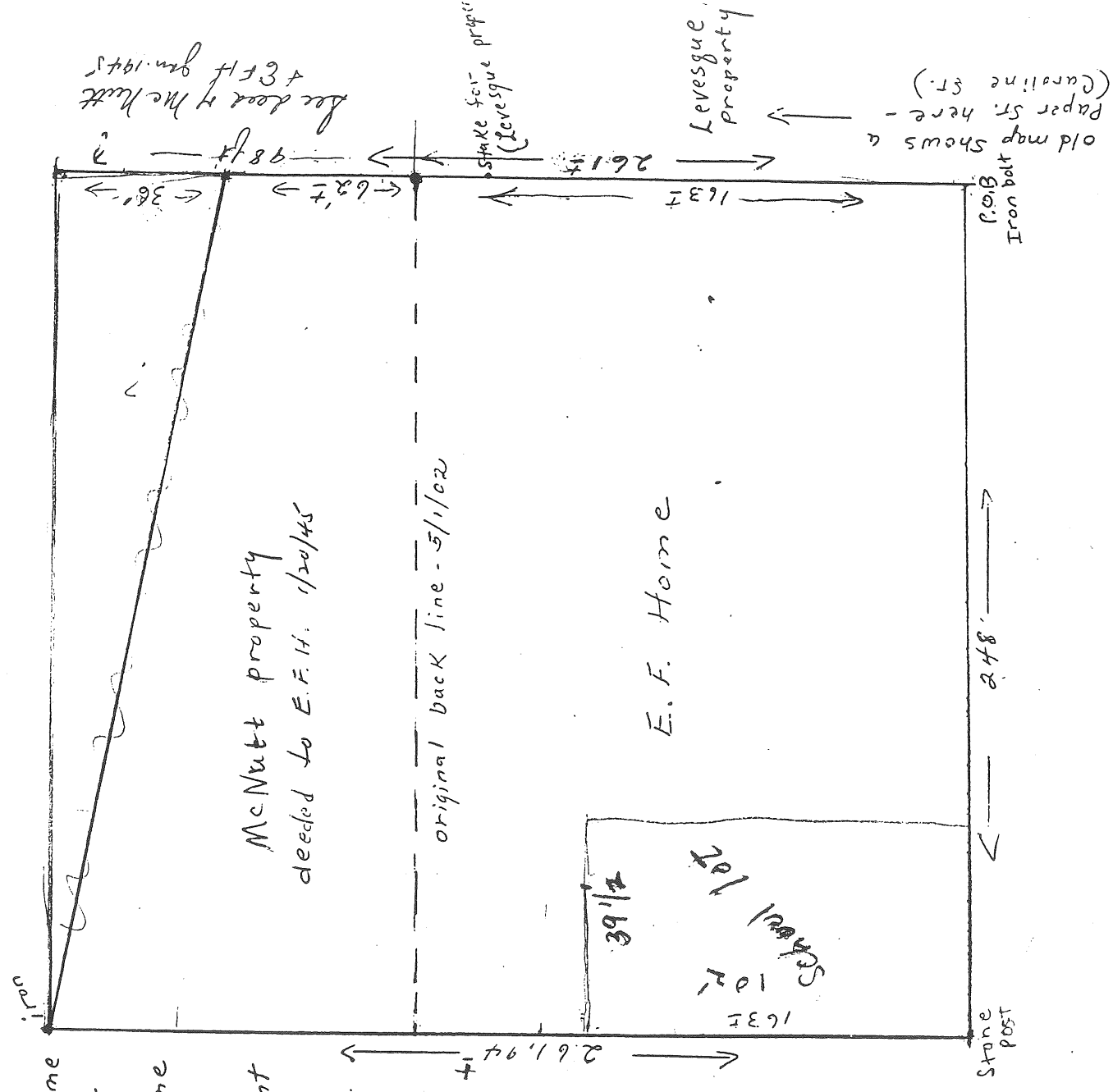
Relo

*
X

Eunice Frye Home 37 Capisic St.
 Lot lines - not to scale

Registry of Deeds
 Book 717 p. 10 May 1, 1902
 First Parish Ch. to Mary Brown Home
 Book 1767 p. 424 Jan. 20, 1945
 Violet McNutt to Eunice Frye Home
 Book 4846 p. 337 Sept. 1981
 Brann to Bacon - gives measurement
 for their easterly, our westerly, line.

(First Parish of West)
 BK 233 p. 173 bet. West. Parish Ch.
 + School Dist re restrictions
 upon bldg school home on
 Parcel property 1851



Not to Scale

← CAPISIC ST. →

Handy
copy

Notes made by the Historian, Eunice Frye Home
Nov. 26, 1994 - notes added Jan. 4, 1996

Recording Secretary's Book -

Entry Dec. 20, 1944 - at Board meeting:

Under unfinished business: Mrs. Vail has talked with Mr. McNutt several times in regard to the land back of the Home which has been used as a garden. He has agreed to sell this garden lot for \$500, and will sell the land to the hill for \$600 (98' x 248'), and if he acquires the rest of the land to the top of the hill, he will give that to the home.

It was voted that Mrs. Vail buy this land (98' x 248') for \$600.

Entry in Jan. 1945:

Mrs. Vail reported buying the piece of land for \$600 and.....she would have the deed recorded.

Register of Deeds: Book 1767, p. 424, Jan. 20, 1945, Violet McNutt to Eunice Frye Home.

The original deed from the First Parish of Deering to Mary Brown Home: Book 717, p. 10, May 1, 1902 - from southeast corner (iron bolt) 163'N, 248' W, 163'S, (stone post), 248'E to POB. No other ref. points made (stakes or other). Included land on which the church stood along with the old school building, school to be preserved as a chapel for the home. No monetary consideration was entered in the record of the Home; the deed reads, "for one dollar and other good and valuable consideration".



ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street P.O. Box 618
Portland, Maine 04104

207/772-3846 Fax 207/772-1070
e-mail smrt@biddeford.com

May 29, 1997

Rick Knowland, Senior Planner
Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Re: Eunice Frye Home - Intermediate Care Facility
Minor Site Plan Review

Dear Rick:

Attached are the plans and other submission materials that you have requested. The planting plan is not completed at this time, but we will get that to you tomorrow. I apologize for this delay, and I hope you can still move forward with the remainder of the review topics.

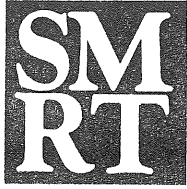
Thank you very much.

Sincerely,
SMRT, Inc.

A handwritten signature in cursive script, appearing to read 'Dennis V. Jud', with a long horizontal flourish extending to the right.

Dennis V. Jud, ASLA

cc: PSS, CFG, File 96114.22



ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street P.O. Box 618
Portland, Maine 04104

207/772-3846 Fax 207/772-1070
e-mail smrt@biddeford.com

Written Statements Relating to Eunice Frye Home - Minor Addition and Alterations May 29, 1997

1. Currently an assisted living use exists on the site, consisting of 16 units. There are services provided in this facility appropriate for the type of residents, but these services were being "out-sourced." In the new configuration, there will be no additional units, but the services will be provided "in-house." The scope of work will consist primarily of internal renovations throughout the home, including those associated with the addition of a stair and elevator tower, providing appropriate vertical circulation for the facility. It will also include a canopy over the entrance walk. This addition will also allow the removal of the handicapped ramp currently in the front of the building.

The height of the addition is approximately 42'-6" above finished grade, 8'-0" lower than the existing building height. See elevations.

2. Total land area of the site is 1.36 acres. The total existing footprint of the building is approximately 4730 square feet. The gross amount of new construction, including the canopy, is 723 sf. (563.5 sf. for the building addition and 159.5 sf. for the canopy). This addition replaces an existing set of steps and porch totaling 342.5 sf, resulting in a new increase of architectural space of 380 sf.
3. There are no known easements associated with the property that have any impact on the proposed structure or use.
4. Since there is no change of type of use or intensity of use, this facility will not generate any additional waste beyond its current amount, nor will the type of waste change.
5. Since there is no change of numbers of units, there will be no additional demand on services to and from the building, with the exception that the existing (inadequate) 3/4" water line into the building for domestic use will be replaced with a 2" service in order to provide proper service.
6. The existing drainage patterns include sheet drainage in two prime directions. The areas to the front of the building drain overland to the Capisic Street right-of-way and storm system, and the areas in the rear drain to the swale exiting the site to the west. The building roof drain system currently ties into the sanitary system which flows to the combined sewer system in the street. The post development configuration will not alter

this pattern, except that the proposed parking layout will result in a minor increase of impervious surface, which in turn creates a minor increase of the CFS (cubic feet per second) of storm runoff leaving the site, in the rear, to the west.

The amount of impervious surface has increased slightly, but the increase of surface runoff to the swale leaving the site is less than a quarter of a cubic foot per second (0.242 cfs - see attached calculations). In order to control this additional runoff, the project will include a minor impoundment at the point just before the drainage will leave the site. This will include a riprap overflow swale to pass larger storms.

7. The project will commence construction June 15th, beginning with installation of erosion control measures. The entire project will take approximately 3 months, being completed by September 15th.
8. There are no state or federal permits required for this project.
9. A letter from the owner regarding financial capacity will be forthcoming.
10. The applicant is the owner of the property. Deeds will be forthcoming.
11. There are no unusual natural areas in the project area.



ARCHITECTURE ENGINEERING PLANNING

144 Fore Street
P.O. Box 618 Portland, Maine 04104
207/772-3846 Fax 207/772-1070

1133 Fourth Street Suite 101
Sarasota, Florida 34236
941/955-9883 Fax 941/955-9893

PG. 1 OF 2

MAY 14, 1997

MEMO - RUNOFF CALCULATIONS

EUNICE WYME ITIME

PRE- & POST- DEVELOPMENT "RATIONAL FORMULA" ANALYSIS

PRE

$$C_w = \frac{A_1 C_1 + A_2 C_2}{\Sigma A}$$
$$= \frac{(.2364 A_c \times .9) + (.8402 A_c \times .2)}{1.077 A_c}$$

$$C_w = .354$$

POST

$$C_w = \frac{(.3495 A_c \times .9) + (.7275 A_c \times .2)}{1.077 A_c}$$

$$C_w = .427$$

PRE- & POST- DEVELOPMENT TRAVEL TIME (T_c) = ± 20 MIN
(350' OVER STRIPS/WOODS @ AVG. SLOPE OF 10%)

Area 4; 10 yr storm: $R = \frac{111}{t+16}$

$$= \frac{111}{20+16}$$

$$R = 3.08 \text{ (INTENSITY)}$$



ARCHITECTURE ENGINEERING PLANNING

144 Fore Street
P.O. Box 618 Portland, Maine 04104
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1133 Fourth Street Suite 101
Sarasota, Florida 34236
941/955-9883 Fax 941/955-9893

5/14/97

PE.. 2 of 2

PRE-DEVELOPMENT RUNOFF QUANTITY

$$Q = CIA$$

$$= .354 \times 3.08 \times 1.077$$

$$Q = 1.174 \text{ CFS}$$

POST-DEVELOPMENT RUNOFF QUANTITY

$$Q = CIA$$

$$= .427 \times 3.08 \times 1.077$$

$$Q = 1.146 \text{ CFS}$$

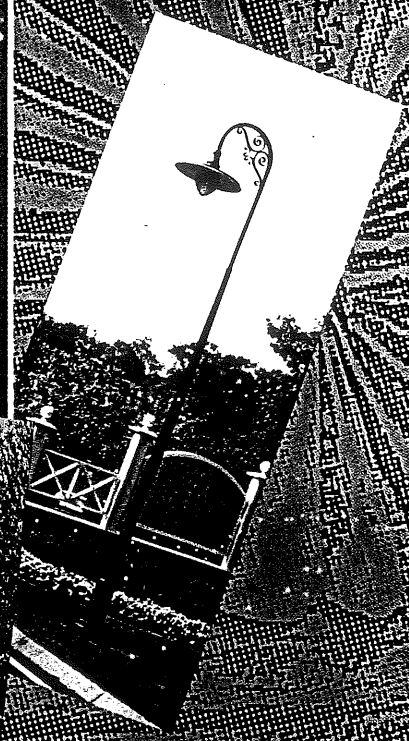
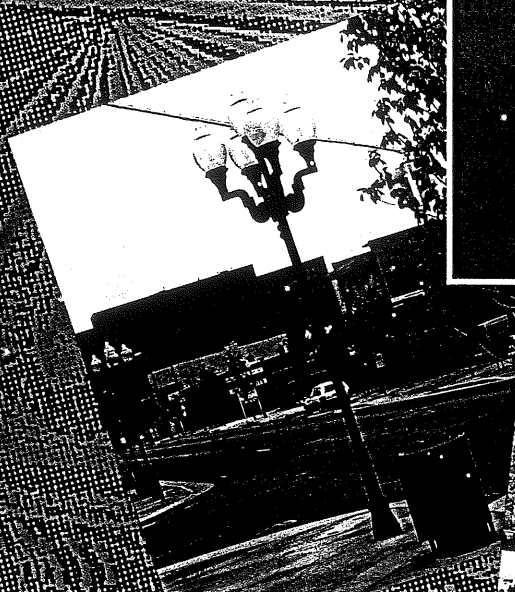
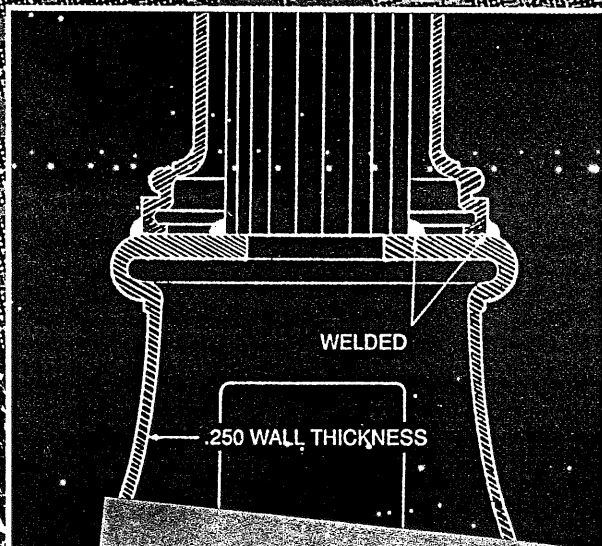
INCREASE IN RUNOFF PRE TO POST DEVELOPMENT

$$* Q(\text{INCREASE}) = 0.242 \text{ CFS}$$

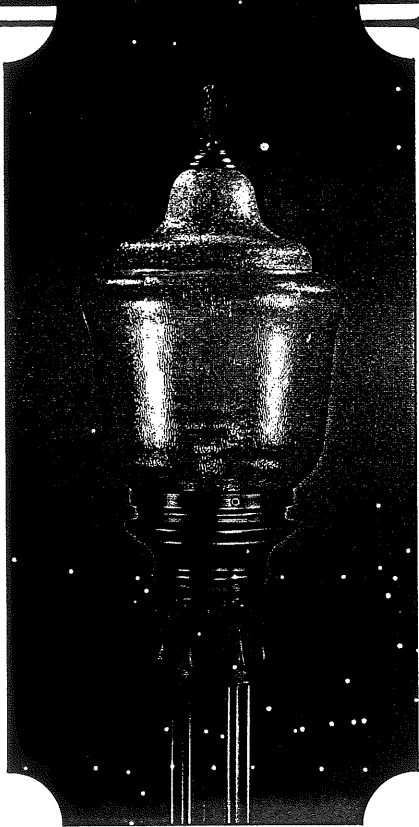
STERNBERG VINTAGE LIGHTING 16P
1993

STERNBERG

ORNAMENTAL POLES
& VINTAGE LIGHTING

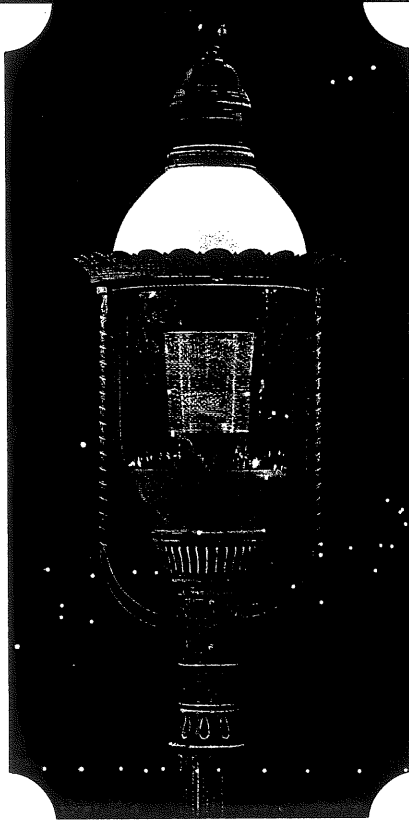


10 VINTAGE LIGHTING FIXTURES



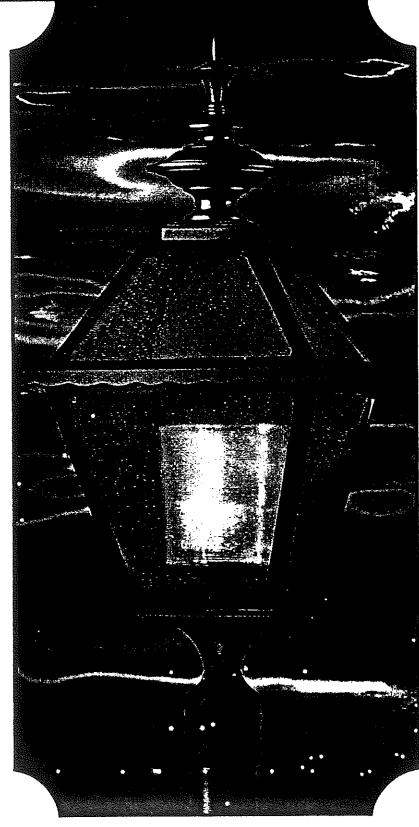
BOULEVARD

D650/508BD/5 In special dark bronze finish-our historic fitter for our 5" fluted pole carries this authentic street globe in tough, high impact polycarbonate with a vintage "glasslike" appearance. It holds an integral ballast and is usually spec'd with our Type V, III or II glass refractor combined with an Alzac reflector. We weld the units to our poles for maximum safety; they can be supplied to slip-fit concrete or wood poles. This fixture scales 16"x34".



VICTORIAN GASLIGHT I

6590 One of our largest fixtures scales 18"x46" and boasts authentic rope detailing. Heavy duty cast aluminum and clear polycarbonate (Lexan) globe in the traditional gaslight shape. The borosilicate refractor provides low glare with maximum light distribution. This handsome fixture will stand up to many years of use. Shown in our outstanding Verde Green finish. See page 38 for installation photo.



COLONIAL

9623-TF Authentic colonial design to complement historic or new buildings. Clear seeded acrylic lens for ambiance and unobtrusive refractor/reflector for energy efficient performance. This fixture scales 15"x35" and, with optional open legs, provides downlighting as shown on page 44. The closed base is recommended with high wattage lamping. Shown in classic Black finish.

Mercury Vapor	100 or 175 watts	100, 175 or 250 watts	100, 175 or 250 watts
High Pressure Sodium	70, 100 or 150 watts	70, 100, or 150 watts	70, 100, 150 or 250 watts
Metal Halide	70, 100 or 150 watts	70, 100 or 175 watts	70, 100, 175 or 250 watts

QUALITY IS FREE

We believe in Dr. W. Edwards Deming's philosophy that "quality is free". Everyone at Sternberg is dedicated to providing our customers with the best engineering, production and customer service. We are very proud that we have products installed all over the country, including on all four coasts where we have never lost a pole even in the worst hurricane.

Sternberg products are designed with deep flutes, clearly defined for authentic appearance and structural strength. We don't put "modern" type globes on poles that are definitely "vintage" design. The use of ornamental globe shapes, etc., that sparkle and glisten from commercial reflectors coupled with prismatic surface texture is like having a digital face on a grandfather clock. We keep the flavor of yesteryear, melding vintage styles to complement building and landscape designs.

All access doors are secured with recessed stainless steel screws so they are vandal resistant. All pole assemblies are welded. There are no screws, bolts or set screws, even on our candy cane poles. The #508 fitter is welded to the pole even though this costs more in production than a slip over/set screw assembly.

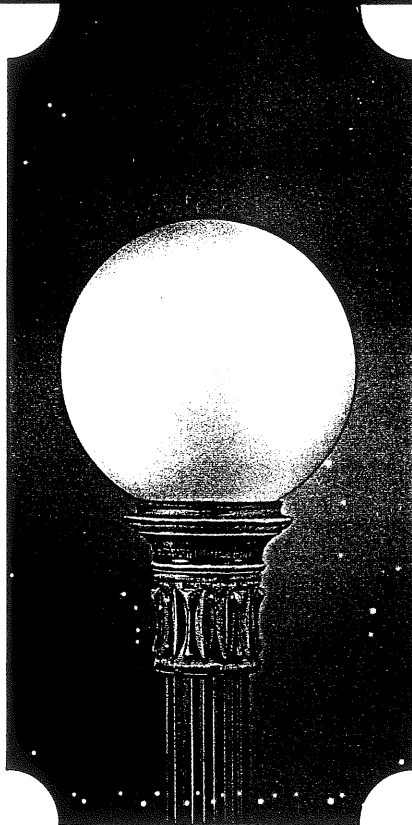
This fitter will never tilt, loosen, nor become a missile if the pole is hit by a car or truck.

Our candy cane poles are the only ones we know that have the curved section double welded (inside and out) to the straight pole. The weld is then ground off to become invisible, only a smooth uninterrupted curve remains.

After applying the long-lasting finish, all Sternberg poles are wrapped in shock pads and fully cartoned so they arrive at the job site in the same condition they were in when they left the factory.

Our final guarantee of quality is the group of people who are experts at producing our products. Most of them have worked for Sternberg for several years. The people who give quotations are knowledgeable about what will be needed in a wide variety of situations so when you receive a quotation you can be sure there will be no surprises later.

Remember, we have been masters of lighting artistry for almost 70 years. Our warranty is on page 61.



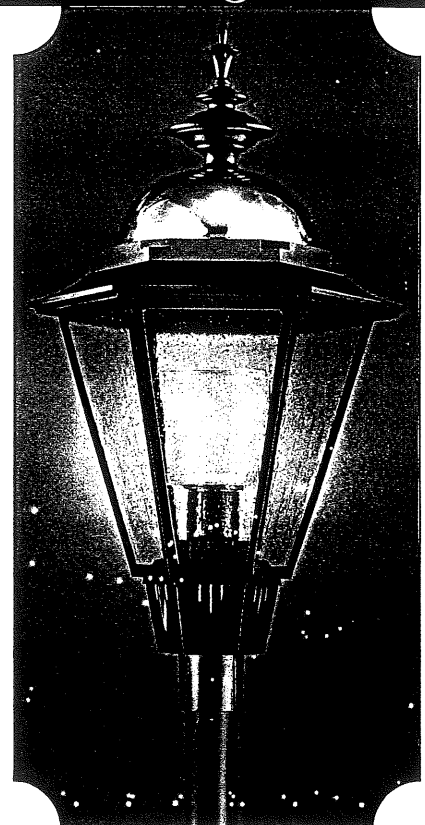
GLOBE

G18/508BD/5 Features our historic fitter for our 5" fluted poles (specify G18/508BD/4 for 4" dia. fluted poles), integral H.I.D. ballast and tough Lexan* or Acrylic 18" globe with an aluminum neck. This fixture is usually welded to the top of our posts and arms for maximum safety. However, it can be supplied to slip-fit concrete or wood poles, etc. Available with lampping as shown below, higher wattages require larger globes.



TOWN SQUARE

A880R This "dressed-up" polycarbonate (Lexan) globe has a special cast aluminum cage and finial that economically lifts it to out-of-the-ordinary status. Shown here in Swedish Iron, this fixture scales 18"x41½". The combination of materials make this fixture truly vandal resistant and the use of HID lampping gives high efficiency lighting with back-home ambiance. Also see the Elm Street on page 14 for a slightly smaller version.



CAPITOL

6130-B Blending this classic design with the richness of polished brass or copper creates a truly elegant fixture. Shown in black with antique seeded acrylic lens, this olde world style features a six-sided cage, access door and a choice of optic systems. Our glass refractor (Type V, III or II) in combination with our Alzac reflector in the roof was used in this photograph. The fixture scales a generous 21"x43".

CAPITOL is protected by copyright.

MV	75, 100 or 175 watts	100, 175 or 250 watts	100, 175 or 250 watts
HPS	70, 100 or 150 watts	70, 100, or 250 watts	70, 100, 150 or 250 watts
MH	70, 100 or 175 watts	100 or 175 watts	100, 175 or 250 watts

OPTIC SYSTEMS



Glass Refractor with Alzac Reflectors provide more foot-candles on the ground plus reduced glare with Type V, III & II patterns. Our glass refractor also reduces lamp heat in the fixture or globe.



Polycarbonate or Acrylic Refractors provide the refracting benefits as the above and are used in many fixtures, especially RLM's and Railroad Station Lights. (They are often used in conjunction with our Alzac disc reflectors.)



Louver Optic Systems increase foot-candles on the ground by directing light downward. Basic unit provides symmetric (Type V) patterns. Since they are highly reflective specular aluminum (silver color), louver optics have a commercial appearance that is not always welcome for authentic restoration applications. They do not work well inside street type acorn globes (not white); such as the OLD TOWN A850, the BOULEVARD D650, the AVENUE B750, etc.

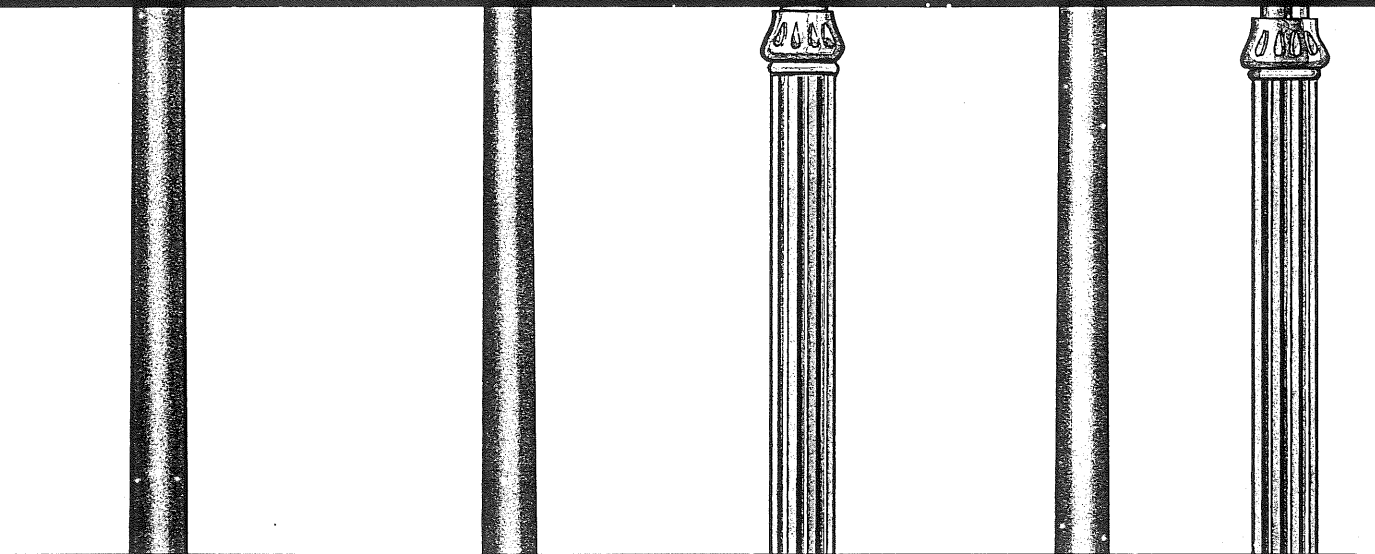


Indirect Cone Optic System (several sizes) provide the warmth of candle and gaslight via the ultimate method of indirect lighting. Crafted of highly reflective specular Alzac, the louver optical system places the lamp in the roof where either a Type V or Type III reflector directs the light off the bottom one with a cutoff distribution. The ambiance created at night by these systems is both excellent and elegant. However, it should be noted that the renovation purist may find the silver optic cone less than authentic in the daylight.

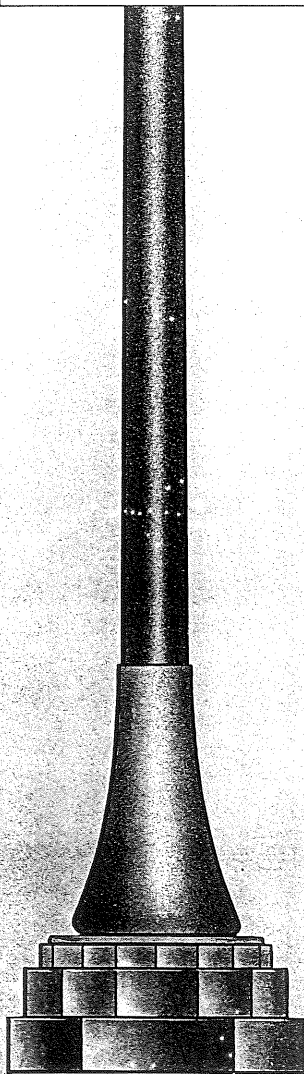


House-Side Shield we offer various types of shields for light cut-off purposes. They can be ordered with our original equipment or in some cases as a retrofit. Consult your local representative or contact our plant direct for details.

6 ORNAMENTAL POLES

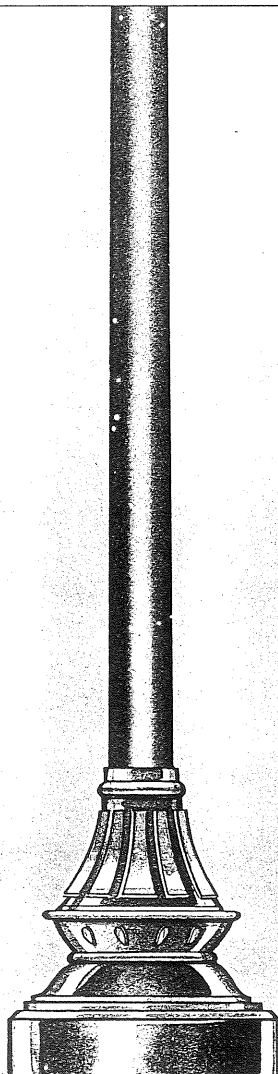


Model Number	Shaft Type	Shaft O.D.	Wall Thickness	Base Dia.	Base Height	Wall Floor Thickness	Candy Cane	Overall Post Heights Above Grade
Art Deco II	Tapered	4" to 3"	.125	18"	25"	.250/.875	Y	8'-10'-12'-14'
4200-T	Tapered	4" to 3"	.125	17"	19"	.250/.750	Y	8'-10'-12'-14'
4200-FP	Fluted	4"	.125	17"	19"	.250/.750	Y	8'-10'-12'-14'
4500-T	Tapered	4" to 3"	.125	10 1/2"	29"	.250/.750	Y	6'-8'-10'-12'-14'
4500-FP	Fluted	4"	.125	10 1/2"	29"	.250/.750	Y	6'-8'-10'-12'-14'



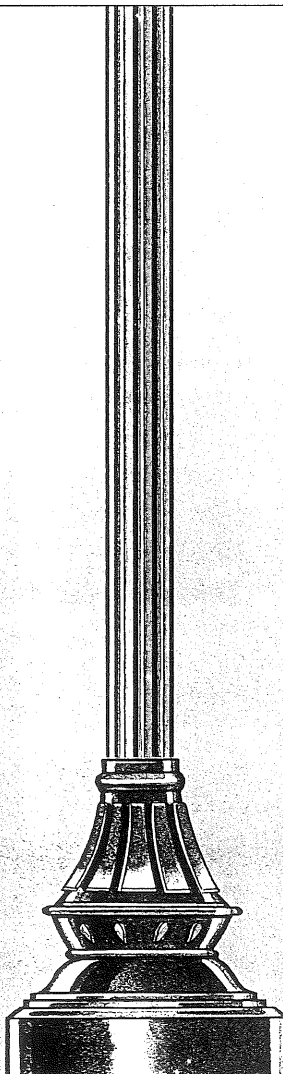
Art Deco II

8' 12'
10' 14'



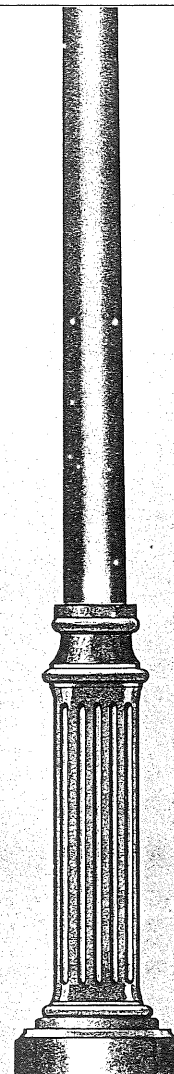
Augusta
4200-T

4208-T 8' 4212-T 12'



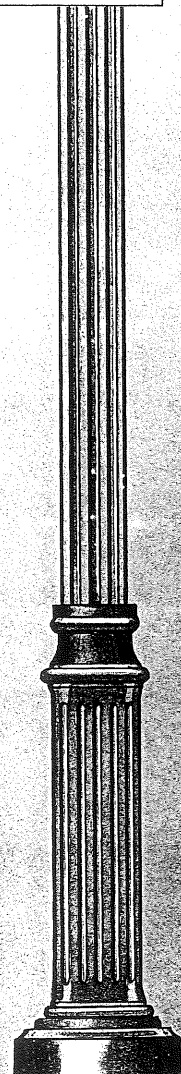
4200-FP

4208-FP 8' 4212-FP 12'



Decatur
4500-T

4506-T 6' 4512-T 12'



4200-FP

4506-FP 6' 4512-FP 12'

4508-T 8' 4514-T 14' 4508-FP 8' 4514-FP 14'

CITY OF PORTLAND, MAINE
PLANNING DEPARTMENT

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

fax

t r a n s m i t t a l

TO:

DENNIS JUDD

FAX:

772-1070

FROM:

RICK KNOWLSON

DATE:

5-28-97

RE:

EUNICE FRYE

PAGES:

(including cover sheet) 6

NOTES:

DENNIS - ATTACHED ARE THE LATEST STAFF
COMMENTS ON THE EUNICE FRYE SITE PLAN.
I WILL UPDATE YOU SHOULD ^{THINK B²} OTHER COMMENTS

RIC

6-28-97

MEMO

TO: DENNIS JUDD

FROM: RICK KNOWLAND

RE: STAFF COMMENTS ON BUNICO FRYE SITE PLAN

- SEE ATTACHED MEMO FROM TIM WENDELL DATED 5-27-97
- SEE ATTACHED MEMO FROM TONY LOMBARDO DATED 5-21-97
- WHAT WILL THE BUILDING LOOK LIKE? INCLUDE INFO ON BUILDING MATERIALS AND BUILDING HEIGHT
- EXTERIOR LIGHTING ... TYPE OF FIXTURE (CATALOG CUT) AND MOUNTING HEIGHT
- SHOW LAND AREA ON THE PLAN
- SHOW SETBACK OF PARKING FROM EASTERN PROPERTY LINE
- SHOW DRIVEWAY ENTRANCE WIDTH, TYPICAL ~~PARKING~~ PARKING SPACE SIZE
- INCORPORATE THE ATTACHED NOTES ON THE SITE PLAN
- COMPLETE THE "WRITTEN STATEMENT" OF THE SITE PLAN ORDINANCE
- LANDSCAPING PLAN - SIZE AND TYPE OF NOW LANDSCAPING MATERIAL ... LABEL VEGETATION TO BE PRESENTED AND LINE OF DISTURBANCE
- SHOW ABUTTING HOUSES ON THE PLAN



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Rick Knowland, Senior Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: May 27, 1997

RE: Eunice Frye House Renovation Site Plan
Capisic Street

A review of the site for stormwater management and erosion control has been completed. My comments are:

1. A "detention basin" is needed to control the increase. It would be a shallow depression with a berm and a ripraped overflow weir.
2. Public works will need to approve the roof drain connection; the connection must be made to the mainline and not at a catch basin.
3. An erosion control plan is needed.

James T. Wendel, P.E.

PUBLIC WORKS ENGINEERING
MEMORANDUM

To: Rick Knowland, Senior Planner

From: Tony Lombardo, Project Engineer *AM*

Date: 5/21/97

Subject: Addition to Eunice Frye Home, Capasic Street

The following comments were generated during Public Works Engineering review of the plans and application received on May 14, 1997:

- *Applicant proposes to separate roof drain and sanitary sewer. This would be an appropriate alternative if Capasic Street had a separate storm and sanitary sewer. However, the sewer in Capasic Street is a combined system and there is no advantage in separation. If the applicant still wishes to have a separate roof drain the connection into the City system must occur in outlet pipe of the catch basin in Capasic St. and not into the basin.*

SITE PLAN AND SUBDIVISION NOTES

Listed below are notes typically required on all site plans. These notes are listed in an effort to assist the applicant in preparing a site plan. This list is intended to supplement but not substitute the specific submission requirements of the site plan, subdivision, and other ordinances. The specific submission requirements are found in each ordinance and should be reviewed carefully by the applicant. Please note that different sites and developments may pose different site plan issues which affect the content of a site plan submission.



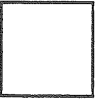
Landscaping shall meet the "Arboricultural Specifications and Standards of Practice and Landscape Guidelines" of the City of Portland Technical and Design Standards and Guidelines.



The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.



All powerline utilities shall be underground.



Sidewalks and curbing shall be designed and built with tip down ramps at all street corners, crosswalks and driveways in conformance with the City of Portland Technical and Design Standards and Guidelines.



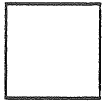
All erosion and sediment control measures shall be designed in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 1991 or latest edition. [Note: the site plan should specify the erosion control device to be employed (silt fence, hay bale, etc.) as well as their location.]



All erosion control measures shall be installed prior to any site excavation or regrading.



All disturbed areas on the site not covered by buildings or paved areas shall be stabilized with loam and seed or other methods as required by Best Management Practices [see above.]

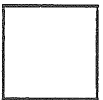


Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.



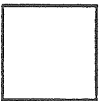
Existing vegetation shall be conserved in areas shown on this site. Fencing or other protective barriers shall be erected outside the drip-line of individual, groupings of trees designated for preservation prior to the onset of construction. Regrading shall not take place within the drip-line of trees designated for preservation. No storage or construction materials shall be permitted within the drip-line of trees to be preserved.

[For subdivisions]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be neither transferrable nor waivable by the developer.

[For Single Family Lots]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design.



ARCHITECTURE ENGINEERING PLANNING

SMRT

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May 14, 1997

Rick Knowland, Senior Planner
Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Re: Administrative Review for
Minor Addition to Eunice Frye Home, Capisic Street.

Dear Rick:

On behalf of the applicant, Eunice Frye Home, we are submitting seven (7) sets of site plans and related documents for staff review and approval. A check in the amount of \$300 has been submitted to Code Enforcement. The following represents a summary of the context and conditions related to the proposed improvements.

The subject parcel is located on Capisic Street, directly across from the intersection of Frost Street. It is in the R3 zone, and as such is a conditional use. It abuts residential structures on either side, and is bounded by undeveloped (to be developed) land to the rear (north), opposite Capisic Street.

The building has been and will continue to function as an assisted living facility with 16 units. They are seeking relicensing at the state so that, instead of out-sourcing certain current services, they will offer those "in-house." Again, the actual use of the building will not change in type or intensity.

The scope of work will consist primarily of internal renovations associated with the addition of a stair and elevator tower, providing appropriate vertical circulation for such a facility. This addition will also allow the removal of the handicapped ramp currently in the front of the building.

The building addition consists of interior space for an elevator, landing and stairs, and exterior space resulting from a canopy over the entrance walks. The gross amount of new construction,

including the canopy, is 723 sf. (563.5 sf. for the building addition and 159.5 sf. for the canopy). This addition replaces an existing set of steps and porch totaling 342.5 sf, resulting in a new increase of architectural space of 380 sf.

Associated with this addition will be an improvement to the circulation into the site and a clarification and small increase of parking, from 16 to 21 spaces. Architectural changes were made to allow the existing grades in the rear to remain substantially intact, including a double door elevator for split access inside, thereby allowing us to keep close to those existing grades. There is some regrading associated with the entrance drive improvement and the expanded parking, but we no longer have to lower the grades to meet a basement floor elevation.

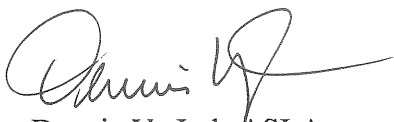
Since we could regrade the site to continue to surface drain the back of the site, as it does today, we were able to avoid installing a catch basin and closed storm system to the City system in the street. The amount of impervious surface has increased slightly, but the increase of surface runoff to the swale leaving the site is less than a quarter of a cubic foot per second (0.242 cfs - see attached calculations). The existing roof drains, currently combined with the Home's sanitary sewer, will be separated and collected inside the building and be shunted to the City storm sewer in Capisic Street. Since they were always going to the City system, this does not constitute new flows. The only new flow will be 563.5 sf of new building footprint for the addition, equaling less than one tenth of one cubic foot per second (0.062 cfs).

As there will be no increase of units or intensity of use on site, there will be no additional demands placed on utilities serving the building, with the minor exception of storm as noted above. Similarly, there will be no new signs.

Please review these materials, including the site plans, at your next staff meeting. I trust you will find that this is a sufficient level of review and that you will be able to allow us to move forward on that basis. Please advise at your earliest convenience.

Thank you very much.

Sincerely yours,
SMRT, Inc.



Dennis V. Jud, ASLA
Principal

cc: Don Peterson, Eunice Frye Home
PSS, CFG, SLB, File 96114.22



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PG. 1 OF 2

MAY 14, 1997

MEMO - RUNOFF CALCULATIONS

EUNICE WARE HOME

PRE- & POST- DEVELOPMENT "RATIONAL FORMULA" ANALYSIS

PRE

$$C_w = \frac{A_1 C_1 + A_2 C_2}{\Sigma A}$$
$$= \frac{(.2364 A_c \times .9) + (.8402 A_c \times .2)}{1.077 A_c}$$

$$C_w = .354$$

POST

$$C_w = \frac{(.3495 A_c \times .9) + (.7275 A_c \times .2)}{1.077 A_c}$$

$$C_w = .427$$

PRE- & POST- DEVELOPMENT TRAVEL TIME (T_c) = ± 20 MIN
(350' OVER STRUB/WOODS @ AVG. SLOPE OF 10%)

Area 4; 10 yr storm: $R = \frac{111}{t + 16}$

$$= \frac{111}{20 + 16}$$

$$R = 3.08 \text{ (INTENSITY)}$$



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5/14/97

PE.. 2 of 2

PRE-DEVELOPMENT RUNOFF QUANTITY

$$Q = CIA$$

$$= .354 \times 3.08 \times 1.077$$

$$Q = 1.174 \text{ CFS}$$

POST-DEVELOPMENT RUNOFF QUANTITY

$$Q = CIA$$

$$= .427 \times 3.08 \times 1.077$$

$$Q = 1.146 \text{ CFS}$$

INCREASE IN RUNOFF PRE TO POST DEVELOPMENT

$$* Q(\text{INCREASE}) = 0.242 \text{ CFS}$$