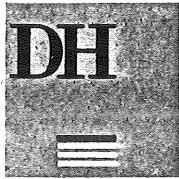


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DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
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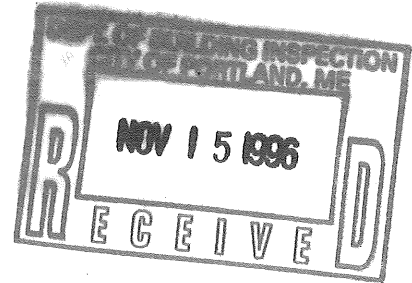
MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: November 11, 1996

RE: Frost Street Subdivision
House Construction Drainage Issues



The recent completion of the house on lot 30 has presented the possibility of a drainage problem if no engineering planning occurs at this time.

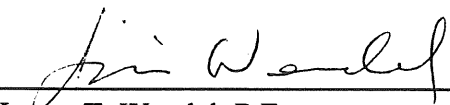
The area of the problem is within the boundaries of lots 28-31. The problem was partially brought on by the lack of foresight with the final grading of lot 31. The grading of a portion of that lot is very low. The natural terrain in these lots has a slight depression that is shared in the area of the common corner of these lots. The problem will grow if the proposed work for grading of the remaining lots does not recognize the existing terrain. The builder, Hildreth and White brought the potential problem to my attention while I was inspecting their work on lot 30. They presently own lot 29 as well. Code enforcement raised a concern for this problem during their inspection work on lot 30. Amy Powers suggested that Hildreth and White contact the abutter to discuss the issue. Hildreth and White indicated to me that they will contact the abutter and see what they think.

In general, the appropriate final grading for the remaining lots will be to keep the grading high enough to be able to drain effectively away from the houses to the street. The lots are relatively small and the entire lot will likely be disturbed. This approach will produce a significant low spot on lot 31

The probable best solution would be to fill the low portion of lot 31. However elevations need to be taken in lot 31 to make sure that there is sufficient grade to the street. There is a stockade fence around the property and some significant landscape work as well; certainly permission from the home owner is necessary. Also, to fully examine the drainage additional survey of the remaining lots is needed to be able to review the entire area for drainage control. It may also be helpful to set minimum first floor elevations for the remaining lots.

An alternative to the above is to install a storm drain pipe from the catch basin on the corner of Haywood Street and Eastfield Street between lots 29 and 30 to that area. Public Works may want a drainage easement for this system. The easement would need to be part of lots 28 and 29. With the storm system installed than standard submissions of individual site plans could proceed.

I would appreciate comments on these approaches from the planning department and public works as well as who should do the work and how it should be paid for. At this point I do not know if Hildrith and White has a current buyer for that lot.



James T. Wendel, P.E

c: Amy Powers, Code Enforcement
Katherine Staples, P.E. City Engineer
Dan White, Hildrith and White

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