

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

**2003-0068**

**DRC Copy**

Application I. D. Number

**03/31/2003**

Application Date

**Lot #13, Presumpscot River Place 3**

Project Name/Description

**Smith Stephen and Andrea**

Applicant

**142 Lane Ave, Portland, ME 04103**

Applicant's Mailing Address

*#210*

~~43 Hope Ave, Portland, Maine~~

Address of Proposed Site

**389 G003001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (207) 650-9299 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

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

**3,712 s.f.**

**28,001 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

**DRC Approval Status:**

Reviewer **Jay Reynolds**

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date **04/28/2203** Approval Expiration **04/28/2204** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jay Reynolds** **04/28/2003**  
signature date

Performance Guarantee  Required\*  Not Required

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

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <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          | _____          | _____  |                 |
|   | date           | signature  |                 |

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

**2003-0068**  
Application I. D. Number

**03/31/2003**  
Application Date

**Lot #13, Presumpscot River Place 3**  
Project Name/Description

**Smith Stephen and Andrea**

Applicant

**142 Lane Ave, Portland, ME 04103**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 650-9299      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**13 - 13 Hope Ave, Portland, Maine**

Address of Proposed Site

**389 G003001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 PER SUBDIVISION APPROVAL, NO CERTIFICATE OF OCCUPANCY WILL BE GRANTED UNTIL THE BASE PAVEMENT HAS BEEN INSTALLED ON HOPE AVENUE.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address HAS NOT BEEN ESTABLISHED TO DATE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

**From:** Jay Reynolds  
**To:** port-web:DReynolds@[gorrillpalmer.com]  
**Date:** Fri, Dec 5, 2003 2:28 PM  
**Subject:** Lot 13, Hope Avenue

Please consider this e-mail an approval for the revised grading plan submitted on 11/25/03 for lot 13, PRP III, Hope Avenue.

Please forward this approval along to your client.

Thank You.

Jay Reynolds  
Development Review Coordinator  
City of Portland  
Planning and Development  
(207) 874-8632  
Jayjr@portlandmaine.gov

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

April 24, 2003

Mr. Stephen Smith  
142 Lane Avenue  
Portland, ME 04103

RE: Request to Clear  
Lot 13, Presumpscot River Place III (CBL #389G003) (ID#2003-0009)

Dear Mr. Smith,

Thank you for your written request to clear the trees from your lot (#13), prior to issuance of the building permit.

Please consider this letter your approval to clear your lot.

Sincerely,

A handwritten signature in cursive script that reads "Jay Reynolds".

Jay Reynolds  
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager  
Todd Merkle, Public Works Department  
Mike Nugent, Inspection Services Manager  
Marge Schmuckal, Zoning Administrator

## Portland Planning.

I am requesting permission to clear my lot at Presumpscot River Place Phase III lot #13. I understand that there is a small area on the front left side that is to remain undisturbed (wet land). My permit is presently in process.

Thank you for your consideration,

Stephen Smith

650-9299 - Cell

797-9364 - Home

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

4-14-03

(Still on 88.10 97.0)  
① Lower FFE + Grading  
② Wetlands on lot Reverts to fill??  
③ No Buffer  
No Ring System,  
No easements,  
No Provisions!

2003-0068  
Application I. D. Number  
3/31/2003  
Application Date

Smith Stephen and Andrea  
Applicant  
142 Lane Ave, Portland, ME 04103  
Applicant's Mailing Address

Lot #13, Presumpscot River Place 3  
Project Name/Description

Consultant/Agent  
Applicant Ph: (207) 650-9299 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

13 - 13 Hope Ave, Portland, Maine  
Address of Proposed Site  
389 G003001 → will be 392-A-013  
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units \_\_\_\_\_  
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 Pla \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

DRC Approval Status: Jay Reynolds

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<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	_____	_____	
	date	signature	

**From:** Karen Dunfey  
**To:** Don Hall; Gayle Guertin; James Robbins; Jay Rey...  
**Date:** Mon, Apr 14, 2003 12:48 PM  
**Subject:** Presumpscot River Place III

Hi All,

We are in receipt of an application to build a single-family dwelling on Lot #13 of Presumpscot River Place III, which has been assigned a CBL, but that assigned CBL is not yet in the Assessor's database, nor is it in Urban Insight. After discussing this with several folks here in this office, it has been decided to begin to process the application under the previous lead CBL for the parcel, which is 389 G003001, listed as being owned by Robert Adam and AJS Family Partnership, property address "Curtis Rd".

Please note that while I could change the owner in the Building Permit section of Urban Insight, I could not change it under the Design Review section, so that when those of you who receive the Minor Site Plan documents receive them, the owner's name will be under Robert Adam, not Stephen and Andrea Smith, which is correct. When the Assessor's database, and Urban Insight, is updated to include the new CBLs, I will change over the CBLs on the applications to the new, correct one. If you have any questions, please feel free to give me a call at x8701. Thanks!!!

Karen Dunfey  
Inspection Services  
874-8701

## SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD\*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:  
OTHER USES: 80 FT.

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JAN 2003
Draft: SGB	Job No.: 712
Checked: AMP	Scale: NTS
File Name: 712-sp.dwg	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: <b>PRESUMPCOT RIVER PLACE</b>

Figure No.

**1**



**GORRILL-PALMER  
CONSULTING ENGINEERS, INC.**  
P.O. Box 1237  
GRAY, MAINE 04039

**(207) 657-6910  
FAX (207) 657-6912**

TO City Of Portland  
389 Congress Street  
Portland ME 04101

**LETTER OF  
TRANSMITTAL**

742

JOB NUMBER/PHONE <del>300</del> 759	DATE 4/25/03
ATTENTION Jay Reynolds	
RE: Lot 13 Presumpscot River Place	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items.

- Shop drawings     Prints     Plans     Specifications     Samples  
 Copy of letter     Change order     Other:

COPIES	DATE	NUMBER	DESCRIPTION
4			Revised lot Grading Plan

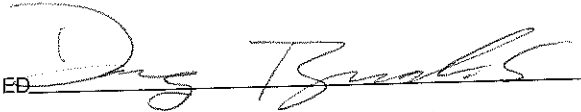
THESE ARE TRANSMITTED as checked below:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> For your approval       | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit                         | <input type="checkbox"/> _____ copies for approval     |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit                           | <input type="checkbox"/> _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return                           | <input type="checkbox"/> _____ corrected prints        |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> Other                    |   |  |
| <input type="checkbox"/> FOR BIDS DUE/DATE:      | 4/25/03   | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |  |

REMARKS

Jay, Let me know if you need anything else.

COPY TO Steve Smith

SIGNED 

*If enclosures are not as noted, please notify us at once.*

**GORRILL-PALMER  
CONSULTING ENGINEERS, INC.**  
P.O. Box 1237  
GRAY, MAINE 04039

**(207) 657-6910  
FAX (207) 657-6912**

**LETTER OF  
TRANSMITTAL**

384

TO City Of Portland  
Planning Department  
389 Congress Street  
Portland ME 04101

JOB NUMBER/PHONE 760	DATE 11/25/03
ATTENTION Jay Reynolds	
RE: Lot 13 Hove Ave.	

WE ARE SENDING YOU  Attached  Under separate cover via **Hand Deliver** the following items.

Shop drawings  Prints  Plans  Specifications  Samples

Copy of letter  Change order  Other:

COPIES	DATE	NUMBER	DESCRIPTION
5			Revised Grading Plan

THESE ARE TRANSMITTED as checked below:

- For your approval  Approved as submitted  Resubmit  \_\_\_\_\_ copies for approval
- For your use  Approved as noted  Submit  \_\_\_\_\_ copies for distribution
- As requested  Returned for corrections  Return  \_\_\_\_\_ corrected prints
- For review and comment  Other
- FOR BIDS DUE/DATE:  PRINTS RETURNED AFTER LOAN TO US

REMARKS

Jay,

It is our understanding that you discussed the enclosed revision with Mr. Smith and have approved the change conceptually.

Please call with any questions.

COPY TO Steve Smith

SIGNED 

*If enclosures are not as noted, please notify us at once.*



6" FOUNDATION DRAIN  
GRAVITY TO DAYLIGHT WILL  
REQUIRE PUMP IN BASEMENT

SILT FENCE (TYP)

STONE  
CHECK  
DAM

LOT 13  
28,001 sf  
64 AC

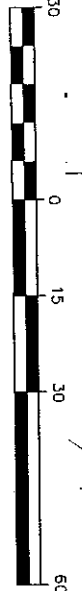
GAR ELEV  
101.0

1ST FLOOR FFE:  
102.60

BASEMENT FFE:  
95.98

95.50

HOPE AVENUE



Design:	DER	Date:	MAR 03
Draft:	GIL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

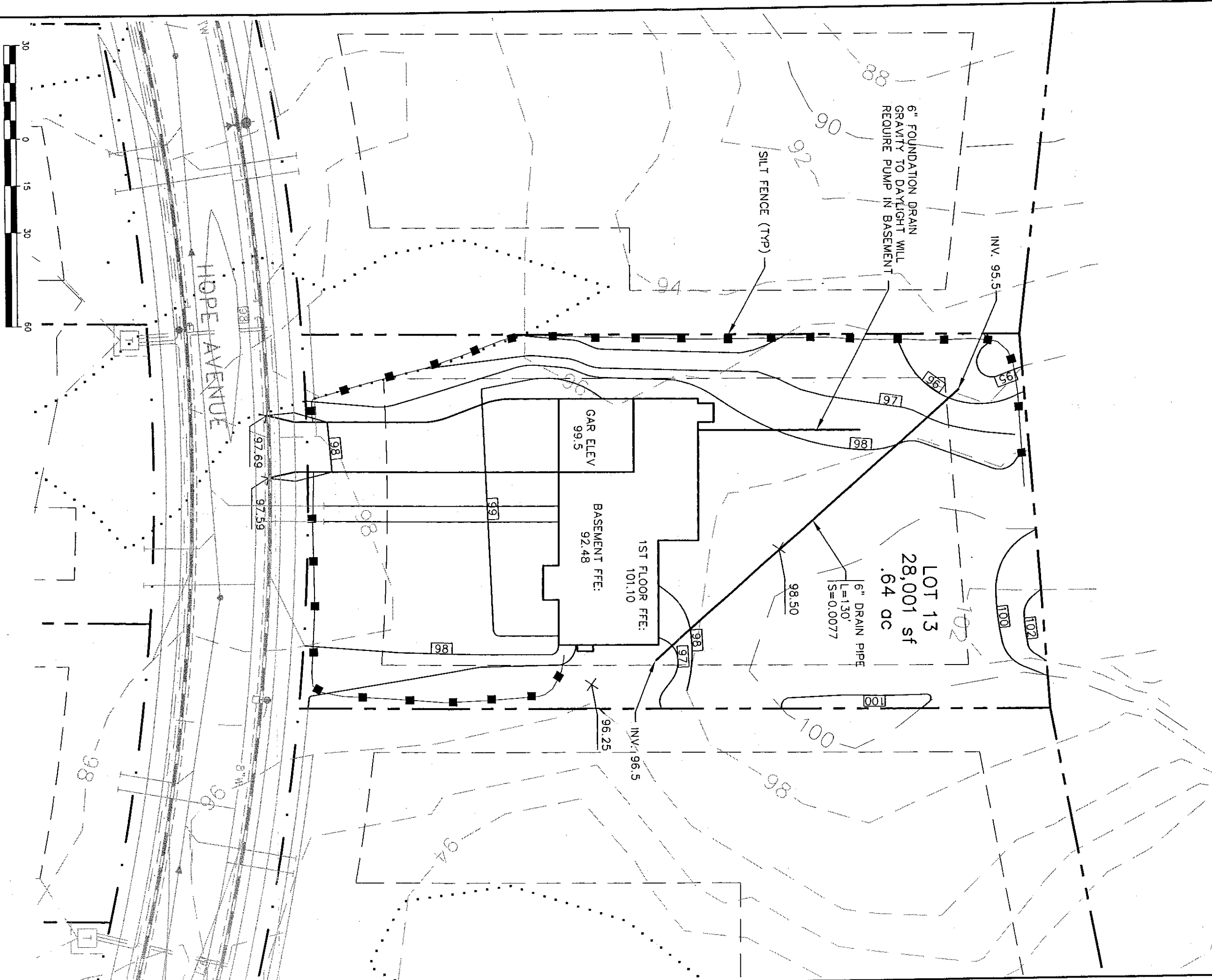
**GP** Gorill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237  
Gorham, ME 04039  
207-537-8910  
E-Mail: info@gorillpalmer.com

Drawing Name:  
**Lot 13 Grading & Drainage Plan**  
Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**3**

*Ross*

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 2-5-03



6" FOUNDATION DRAIN  
GRAVITY TO DAYLIGHT WILL  
REQUIRE PUMP IN BASEMENT

SILT FENCE (TYP)

LOT 13  
28,001 sf  
.64 ac

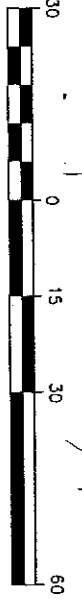
6" DRAIN PIPE  
L=130'  
S=0.0077

GAR ELEV  
99.5

BASEMENT FFE:  
92.48

1ST FLOOR FFE:  
101.10

1 inch = 30 ft.



Design:	DER	Date:	MAR 03
Draft:	GLL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

**GP** Gorrell-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237  
15 Saker Road  
Oran, ME 04036  
207-637-6810  
FAX: 207-637-6812  
E-Mail: malison@gorrellpalmer.com

Drawing Name:  
**Lot 13 Grading & Drainage Plan**

Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**3**



**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS, DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Date of Approval: 4-28-03

**LOT 13**  
**28,001 sf**  
**.64 ac**

REFER TO  
 BUILDING PLANS  
 FOR DIMENSIONS

2 STORY SINGLE  
 FAMILY RESIDENCE  
 W/ 2 CAR GARAGE

INV.  
 78.80 MIN.

CHIMNEY

6" SAN  
 L=74'  
 S=0.0104 MIN

3/4" DOMESTIC  
 WATER

FRONT  
 SETBACK

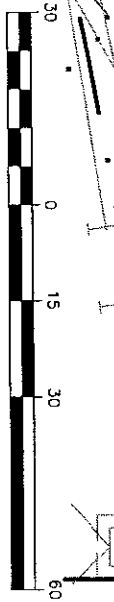
2 - 2-1/2 CAL RED MAPLE OR  
 COMPARABLE OR MAINTAIN 2  
 EXISTING TREES

PAVED DRIVEWAY WITH  
 BARRIER FREE RAMPS  
 FOR SIDEWALK PER CITY  
 OF PORTLAND DETAILS

WETLAND (TYP)

APPROVED  
 WETLAND FILL

HOPE AVENUE



Design:	DFR	Date:	MAR 03
Draft:	GLL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

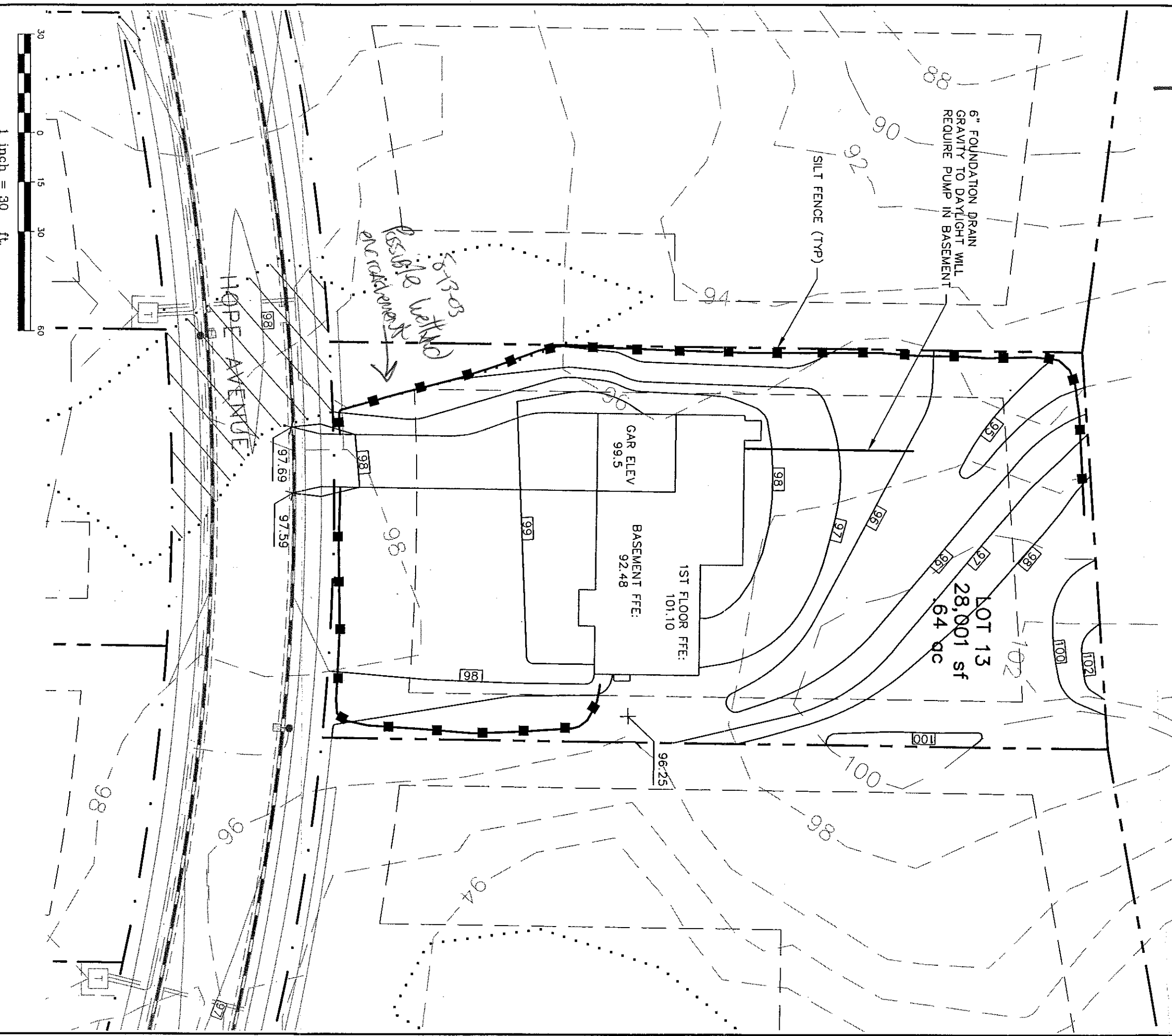
P.O. Box 1237  
 15 Sike Road  
 Gray, ME 04038  
 207-657-8910  
 FAX: 207-657-6912  
 E-Mail: mholmes@gorrillpalmer.com

Drawing Name:  
**Lot 13 Site Layout and Utility Plan**

Project:  
**PRESUMSCOT RIVER PLACE**

Figure No.:  
**2**

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 4-28-03



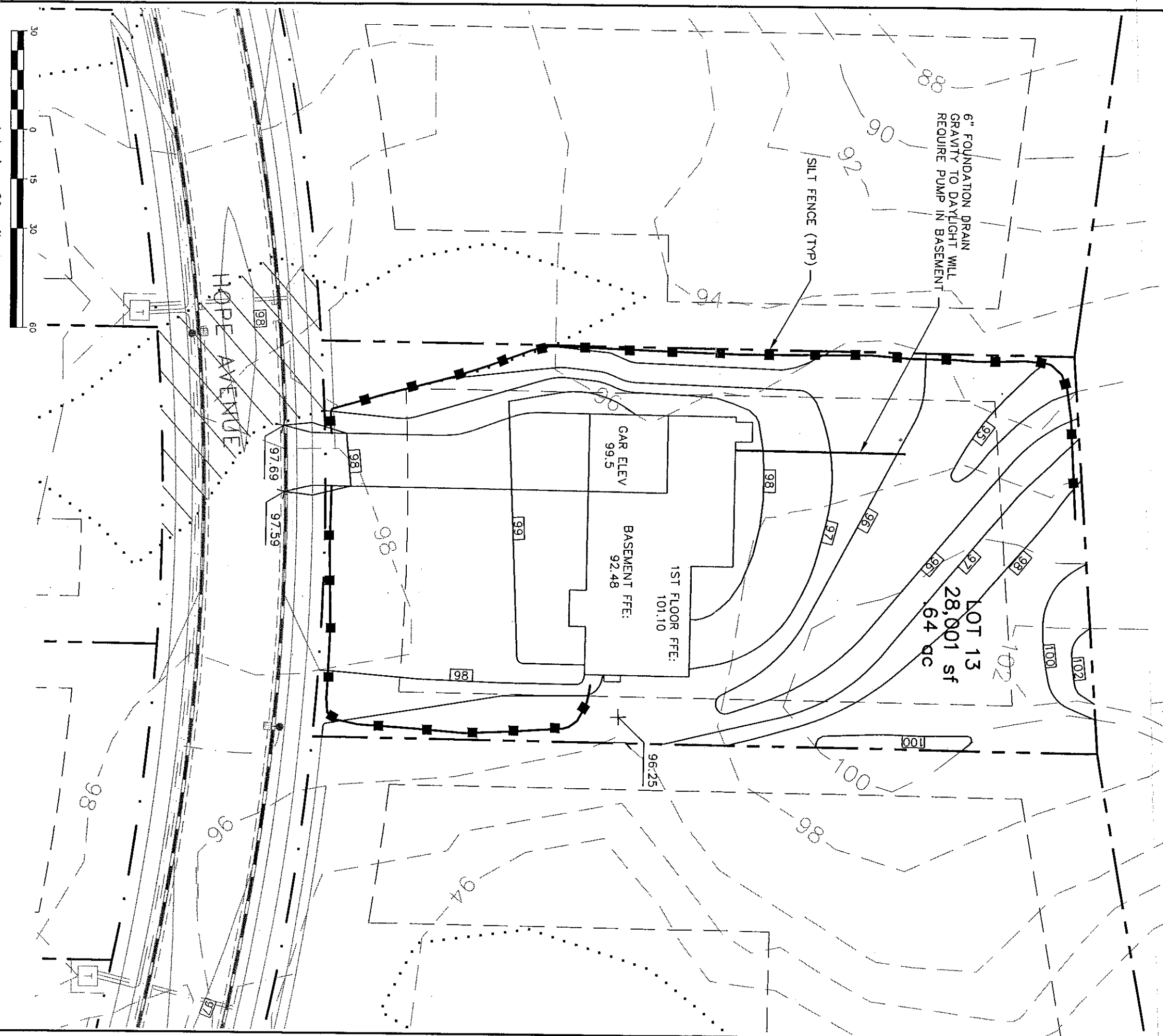
Design: DER	Date: MAR 03
Draft: G.L.	Job No.: 760
Checked: AMP	Scale: 1"=30'
File Name: 760-SP	

**GP** Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 Saxe Road  
 097, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mbecher@gorillpalmer.com

Drawing Name:  
**Lot 13 Grading & Drainage Plan**  
 Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**3**

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 4-28-03



Design:	DER	Date:	MAR 03
Draft:	GL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 State Road  
 DEER, ME 05236  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mhoback@gorrillpalmer.com

Drawing Name:  
**Lot 13 Grading & Drainage Plan**  
 Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**3**