

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

**2004-0214**

**DRC Copy**

Application I. D. Number

**10/14/2004**

Application Date

**Hope Ave.**

Project Name/Description

**Wolf Lloyd B**

Applicant

**25 Alice Rd , Portland , ME 04103**

Applicant's Mailing Address

**Hope Ave , Portland, Maine**

Address of Proposed Site

**390 A012001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Agent Ph:** \_\_\_\_\_ **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) \_\_\_\_\_

**32 x44**

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 Pla \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 10/18/2004

**DRC Approval Status:**

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  |                 |

**LETTER OF  
TRANSMITTAL**

PO Box 1237  
15 Shaker Road  
Gray, ME 04039

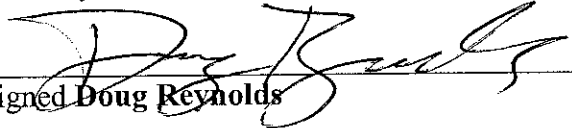
(207) 657-6910  
Fax: (207) 657-6912  
E-mail: mailbox@gorrillpalmer.com

To: **Jay Reynolds**  
**City of Portland Planning**  
**389 Congress Street**  
**Portland ME 04101**

Via: **Reg Mail**  
RE: **Lot 3 PRP**  
Date: **11-02-04**  
Project No: **1096**

For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>	Prints <input type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
Copies	Date	Number	Description		
5			Revised Layout and Grading Plans		

Remarks:  
**Jay, as discussed, attached is the revised plans for lot 3 which depict the utilities in a straight line to the building. The foundation drain has been realigned to discharge away from the property line. The roadway developer has proposed moving the curb cut to the location depicted on the attached plans. Please call if you have any further comments or questions.**

Copy To: **Gary Boilard, BlueHorizon Dev**      Signed  **Doug Reynolds**  
File

## 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: WHS	Date: JULY 04
Draft: CAH	Job No.: 1043
Checked: AMP	Scale: NTS

 <b>Traffic and Civil Engineering Services</b>
PO Box 1237, 15 Shaker Road Gray, ME 04039

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: BEECHMOUNT RIVER BLUES

Figure No.

**1**

Lot 3



ALL GARAGE MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER, NOT NEH

STEPS AND STOOP BY BUILDER

GRADE

NOTE:

- 1) DELETE ALL SIDING
- 2) ADD ICE AND SNOW BARRIER OVER ALL WINDOW AND PATIO DOOR FLANGES
- 3) INSTALL ALUMINUM SILL GUARD UNDER PATIO DOOR
- 4) PRIMED PINE WINDOW CASING ON (3) SIDES OF WINDOWS ON REAR.

NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA  
COLONIAL**

**REAR ELEVATION**



**NEW ENGLAND HOMES INC.**  
270 OCEAN ROAD  
GREENLAND, N.H. 03840  
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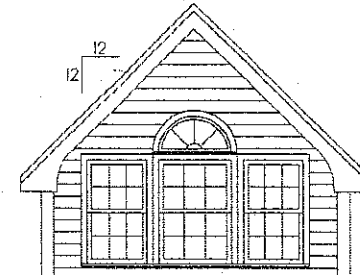
DRAWN	ATH	DATE	09/24/04
REV.		DATE	
SCALE	3/16"=1'-0"		

**9590**  
**BLUE HORIZON DEVELOPMENT**

**0102**

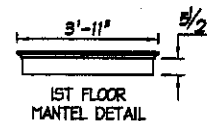
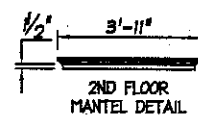


LOT 3



NOTE:

- 1) DELETE ALL SIDING
- 2) ADD ICE AND SNOW BARRIER OVER ALL WINDOW AND PATIO DOOR FLANGES
- 3) INSTALL ALUMINUM SILL GUARD UNDER PATIO DOOR
- 4) SHIP (2) PRIMED PINE WINDOW MANTELS LOOSE
- 5) PRIMED PINE WINDOW CASING ON (3) SIDES OF WINDOWS ON FRONT AND LEFT GABLE END.



NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA  
COLONIAL**

**FRONT ELEVATION**



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DRAWN	ATH	DATE	09/24/04
REV.		DATE	
SCALE	3/16"=1'-0"		

**9590**

**BLUE HORIZON DEVELOPMENT**

**0101**

FINAL APPROVAL OF DRAWINGS PER FINAL 11/1/04

WE HAVE CHECKED OVER THIS DRAWING FOR ACCURACY AND COMPLIANCE WITH PRIOR REQUESTED REVISIONS. I HEREBY AUTHORIZE NEN TO RELEASE PROJECT FOR BUILDING PRODUCTION.

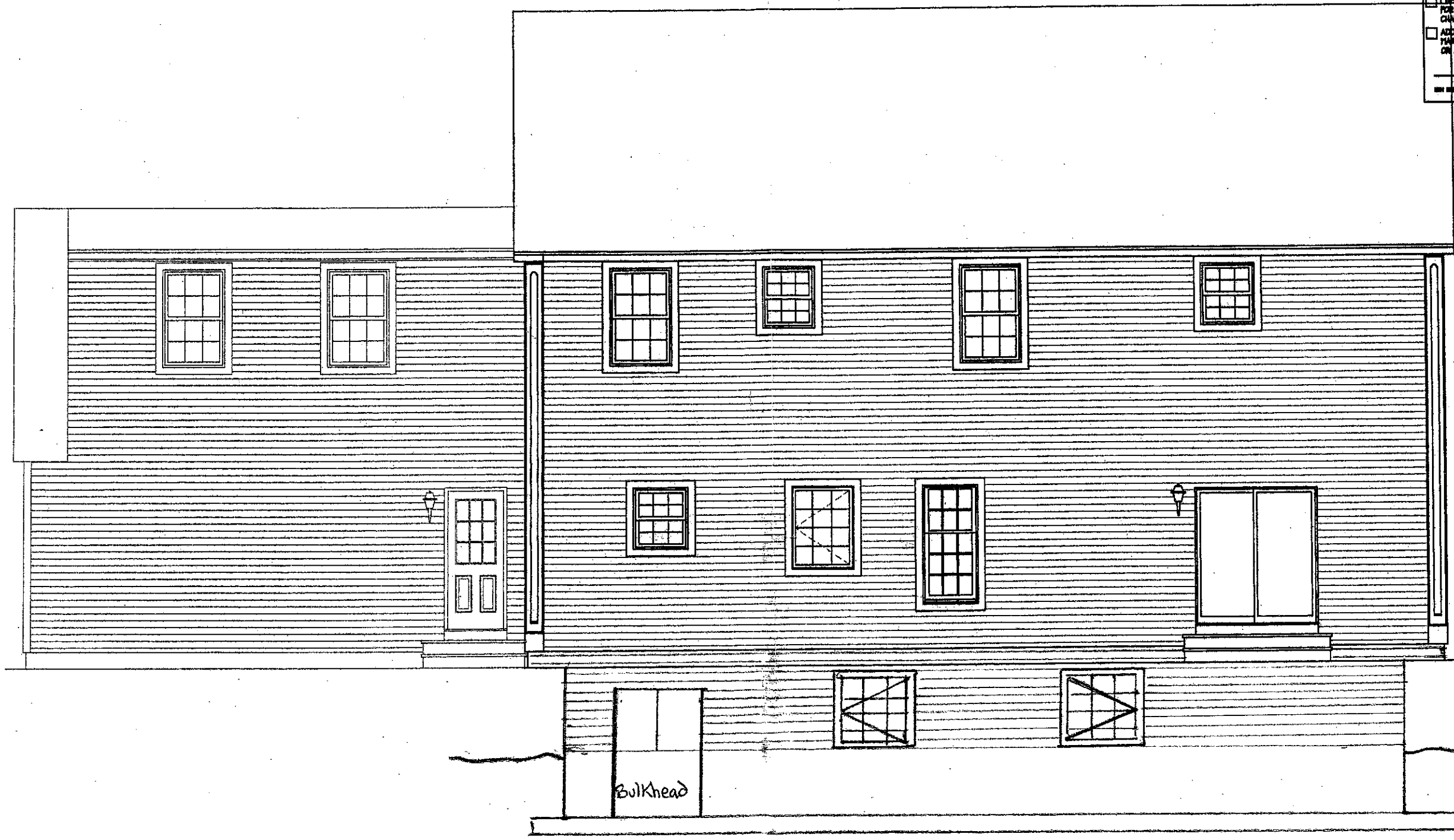
I HEREBY AUTHORIZE NEN TO RELEASE PROJECT FOR BUILDING PRODUCTION WITH MARKED-UP CHANGES ON DRAWINGS OR ATTACHED NOTES.

ADDITIONAL WORK AUTHORIZATION REQUESTED WITH MARKED-UP CHANGES AS NOTED ON THIS DRAWING OR ATTACHED NOTES.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

NEN RELEASES THESE APPROVED DRAWINGS WITHOUT LIABILITY TO THE CONTRACT ADMINISTRATOR.



NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA  
COLONIAL**

**REAR ELEVATION**

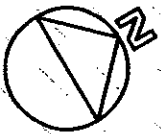


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GREENLAND, N.H. 03840  
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DRAWN	ATH	DATE	09/23/04
REV.	A	DATE	10/29/04
SCALE - 3/16" = 1'-0"			

HOPE AVE  
LOT 3 - FLARHERTY ~~3000~~ 9590  
**BLUE HORIZON DEVELOPMENT**

**0102**



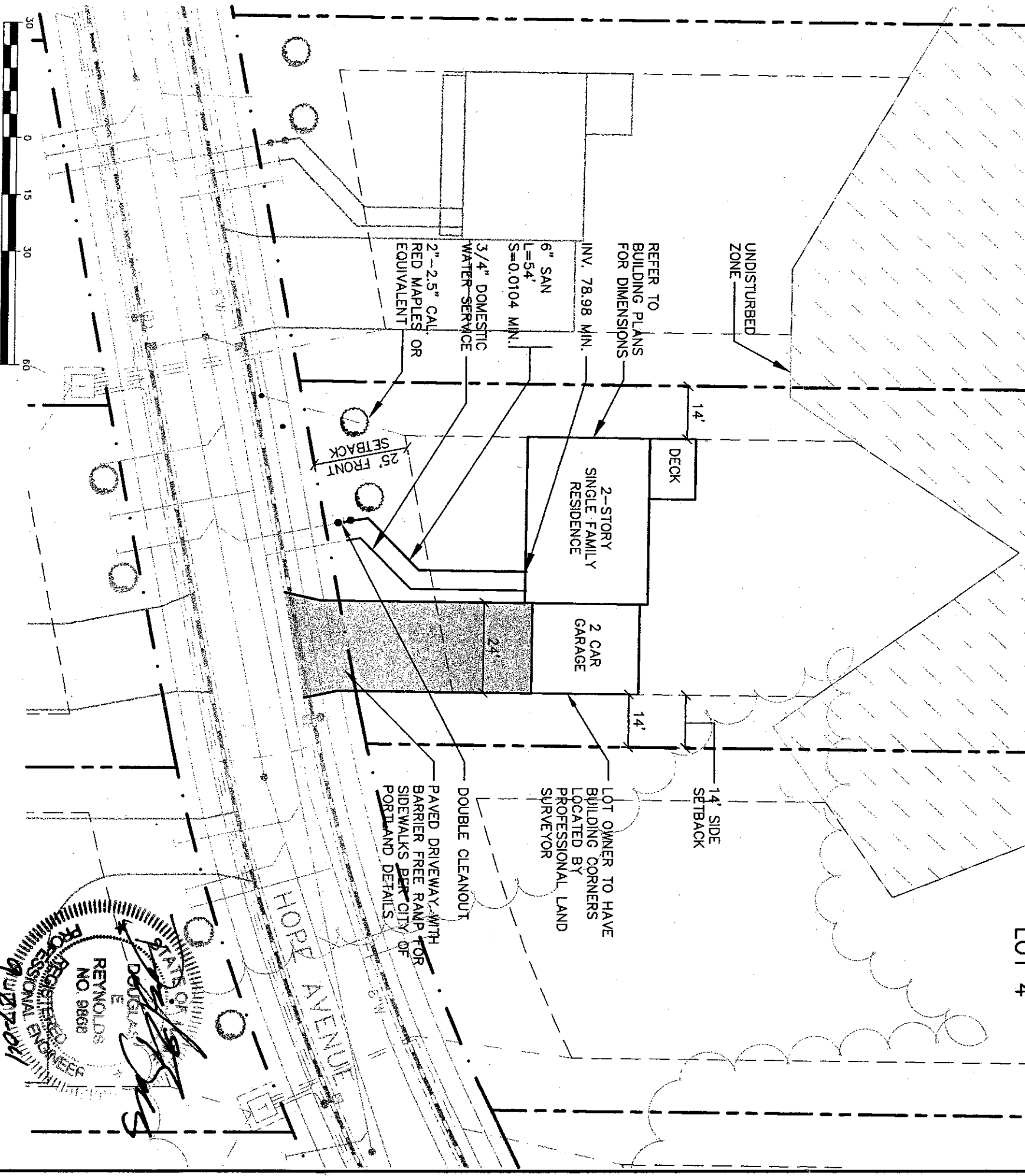
**GENERAL NOTES**

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.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.

LOT 4



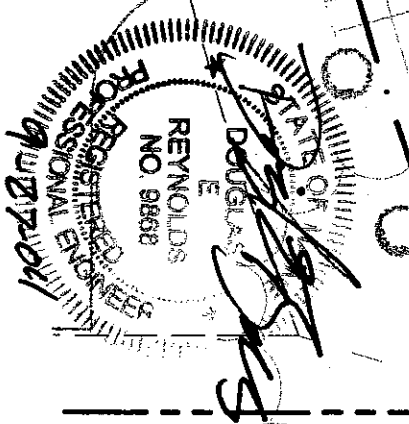
1 inch = 30 ft.

Design: WHS	Date: 9/04
Draft: CAH	Job No.: 1096
Checked: DER	Scale: 1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG	

**GP** Gorrell-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
90 Park 1337  
15 S. Main, Portland  
04101, ME 04263  
Tel: 207-457-4500  
Fax: 207-457-4512  
E-Mail: mcdon@gorrellpalmer.com

Drawing Name: Lot 3 Site Layout & Utility Plan  
Project: PRESUMPSCOT RIVER PLACE

Figure No. 2





**NOTE:**

AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:

- SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
- UPON COMPLETION OF CLEARING AND GRUBBING.
- UPON COMPLETION OF ROUGH GRADING
- UPON COMPLETION OF FOUNDATION
- UPON COMPLETION OF FINAL GRADING
- UPON COMPLETION OF SURFACE RESTORATION
- PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.

LOT 4

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

COORDINATE WITH LOT 2 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE UPON AGREEMENT TO GRADE ALONG PROPERTY LINE. SILT FENCE SHALL SHIFT WEST OF GRADING

FOUNDATION / DRAIN GRAVITY TO DAYLIGHT

2-STORY SINGLE FAMILY RESIDENCE  
F.F.E. 91.75

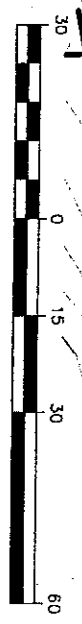
2 CAR GARAGE  
F.F.E. 90.00

LOT OWNER SHALL HAVE UNDISTURBED ZONE SURVEY LOCATED PRIOR TO CLEARING

LOT OWNER TO COORDINATE WITH NEIGHBORS FOR PLACEMENT OF DITCH ALONG PROPERTY LINES

**NOTES:**

1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.
2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.



Design:	WHS	Date:	9/04
Draft:	CAH	Job No.:	1096
Checked:	DER	Scale:	1"=30'
File Name:	98089-1\98089-ALL-LOTS.DWG		

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

PO Box 1237  
1097 ME 04039  
Tel: 603-857-8910  
Fax: 603-857-8912  
E-Mail: mpe@gorrellpalmer.com

Drawing Name:  
**Lot 3 Grading & Drainage Plan**

Project:  
**PRESUMPSCOT RIVER PLACE**

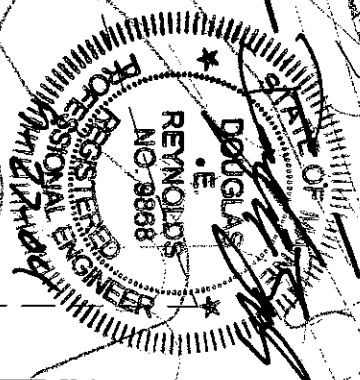
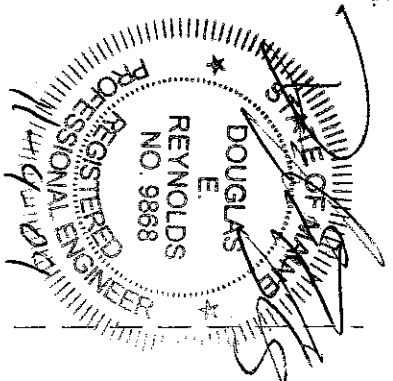


Figure No.  
**3**



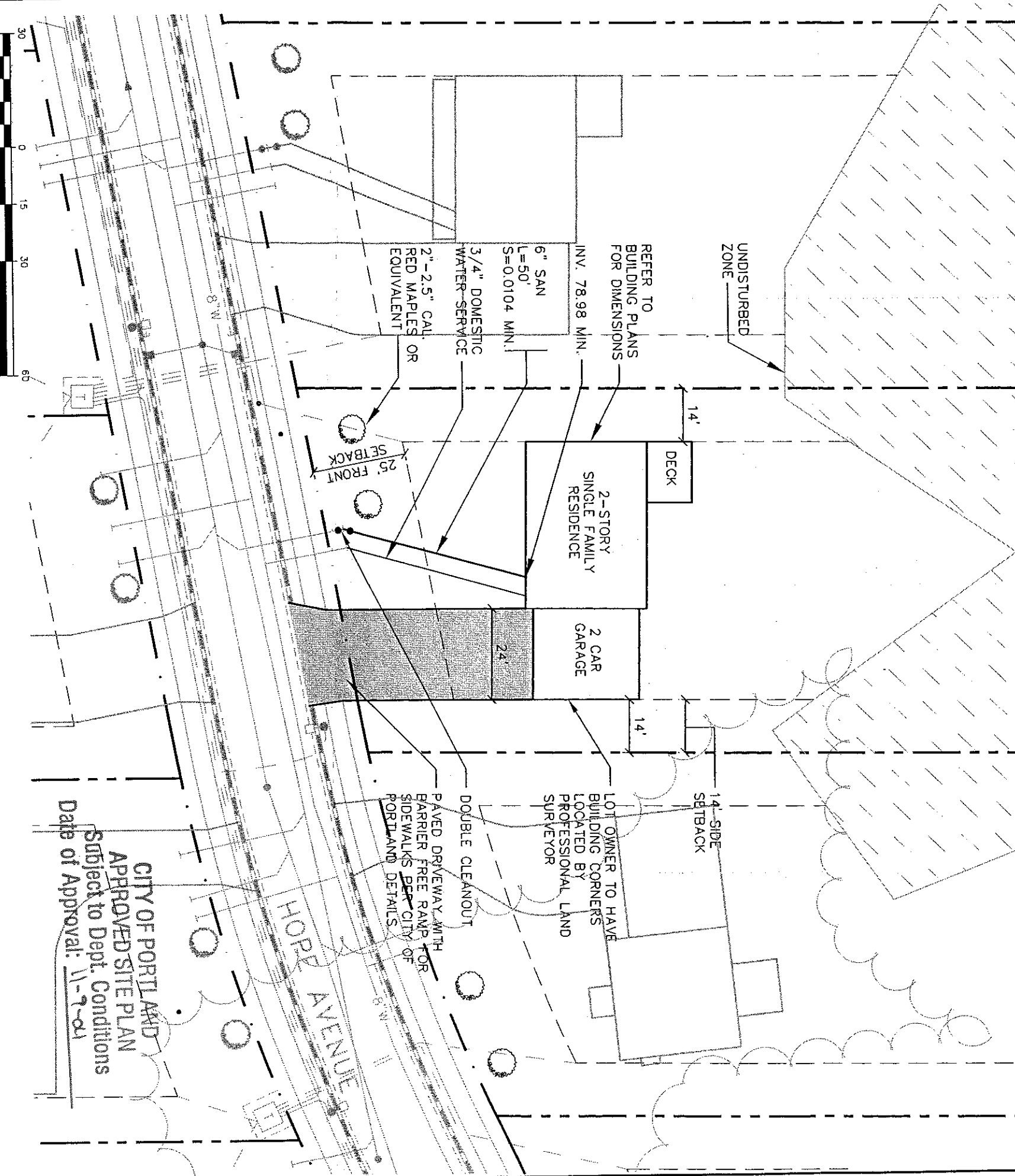
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6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
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LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.



CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 11-7-04

Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1096
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-L015.DWG			

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

Pg Box 1237  
55 State St  
Portland, ME 04103  
Tel: 207-637-6910  
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E-mail: info@gorillpalmer.com

Drawing Name:  
**Lot 3 Site Layout & Utility Plan**

Project:  
**PRESUMPSCOT RIVER PLACE**

Figure No.  
**2**





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LOT 2

SILT FENCE (TYP)

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

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54,010 S.F.  
1.24 AC.

FOUNDATION / DRAIN GRAVITY TO DAYLIGHT

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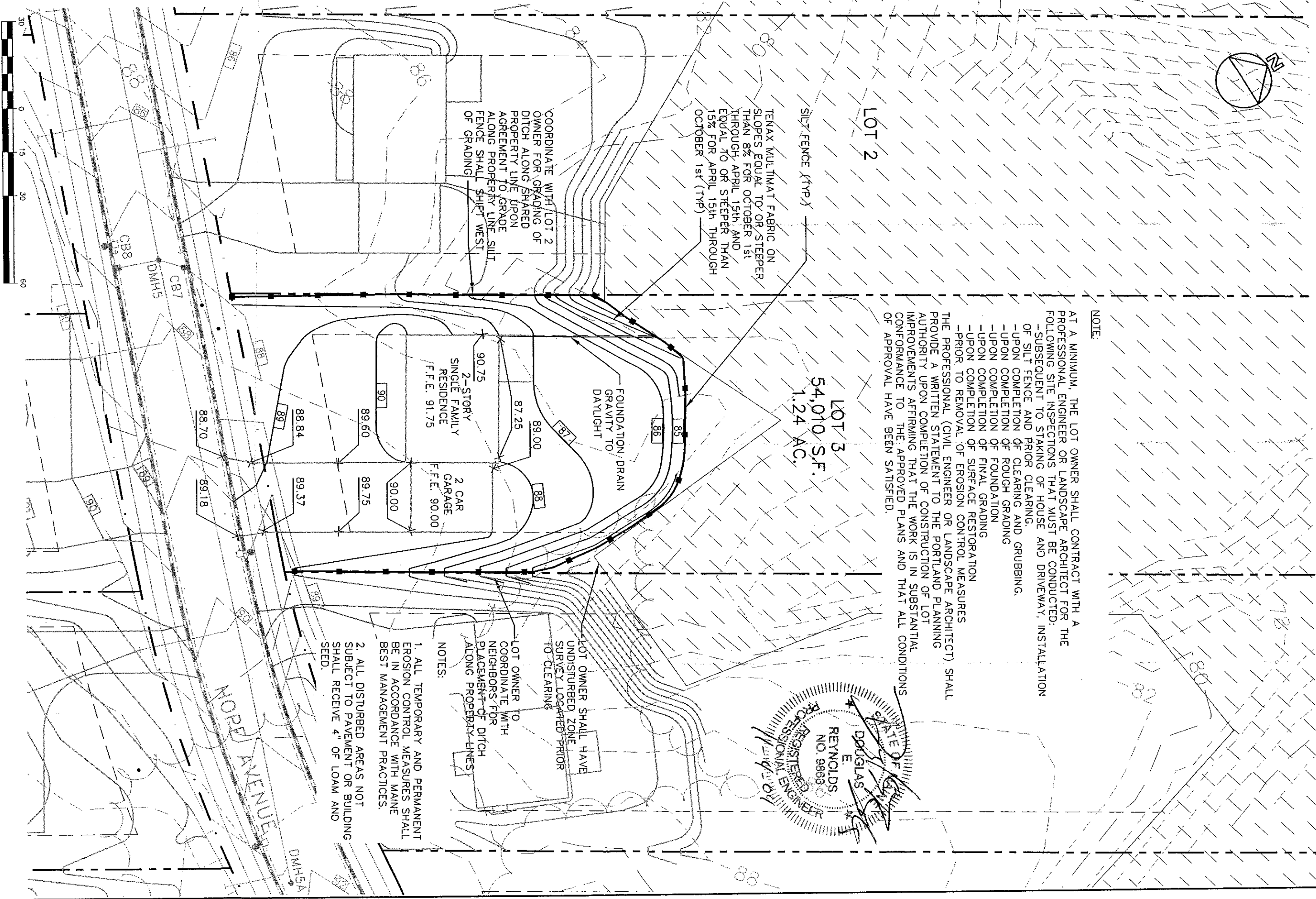
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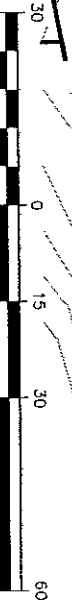
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1 inch = 30 ft



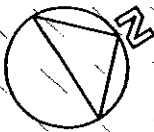
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**GP** Gorill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

90 Bay 127  
15 Spier Road  
Oran, ME 04039  
207-657-6810  
Fax: 207-657-6912  
E-Mail: mlab@gorillpalmer.com

Drawing Name: Lot 3 Grading & Drainage Plan  
Project: PRESUMPCOT RIVER PLACE

Figure No. 3

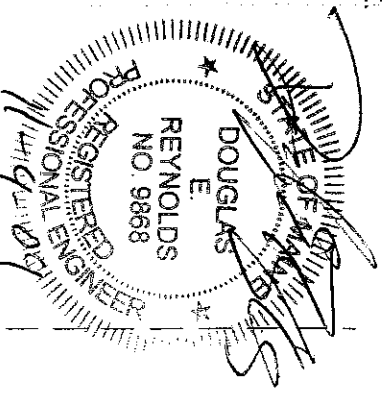


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7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.



UNDISTURBED ZONE

REFER TO BUILDING PLANS FOR DIMENSIONS

INV. 78.98 MIN.

6" SAN  
L=50'  
S=0.0104 MIN.

3/4" DOMESTIC WATER SERVICE

2"-2.5" CAL. RED MAPLES OR EQUIVALENT

DECK

2-STORY SINGLE FAMILY RESIDENCE

2 CAR GARAGE

14' SIDE SETBACK

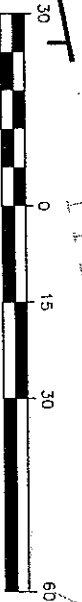
LOT OWNER TO HAVE BUILDING CORNERS LOCATED BY PROFESSIONAL LAND SURVEYOR

DOUBLE CLEANOUT  
PAVED DRIVEWAY WITH BARRIER FREE RAMP FOR SIDEWALKS PER CITY OF PORTLAND DETAILS

25' FRONT SETBACK

HOPK AVENUE

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 1-9-04



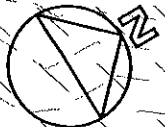
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Draft:	CAH	Job No.:	1096
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File Name: 98089-1\98089-ALL-LOTS.DWG			

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

90 Bldg. 1217  
19 State Road  
Gray, ME 04039  
307-657-6910  
FAX 307-657-6912  
E-Mail: mpalmer@gorrellpalmer.com

Drawing Name: Lot 3 Site Layout & Utility Plan  
Project: PRESUMPCOT RIVER PLACE

Figure No. 2



NOTE:  
 AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:  
 -SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.  
 -UPON COMPLETION OF CLEARING AND GRUBBING.  
 -UPON COMPLETION OF ROUGH GRADING  
 -UPON COMPLETION OF FOUNDATION  
 -UPON COMPLETION OF FINAL GRADING  
 -UPON COMPLETION OF SURFACE RESTORATION  
 -PRIOR TO REMOVAL OF EROSION CONTROL MEASURES  
 THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

LOT 2

LOT 3  
 54,010 S.F.  
 1.24 AC.

SILT FENCE (TYP)  
 TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

COORDINATE WITH LOT 2 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE UPON AGREEMENT TO GRADE ALONG PROPERTY LINE SILT FENCE SHALL SHIFT WEST OF GRADING

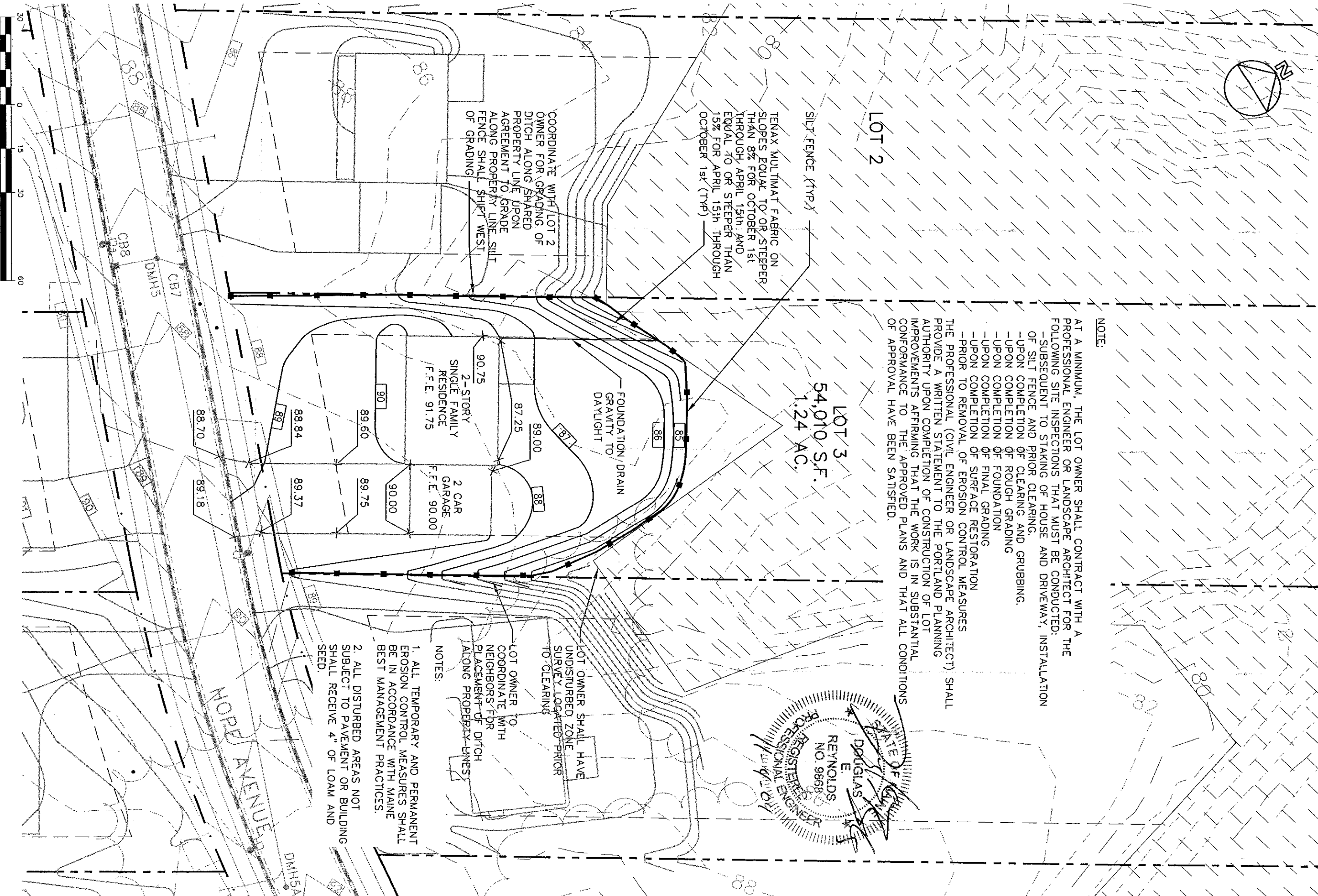
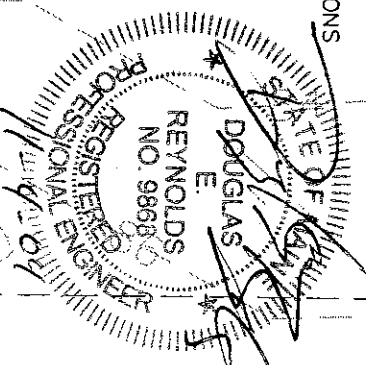
FOUNDATION/ DRAIN GRAVITY TO DAYLIGHT

LOT OWNER SHALL HAVE UNDISTURBED ZONE SURVEY LOCATED PRIOR TO CLEARING

LOT OWNER TO COORDINATE WITH NEIGHBORS FOR PLACEMENT OF DITCH ALONG PROPERTY LINES

NOTES:

1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.
2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.



Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1096
Checked:	DER	Scale:	1"=30'
File Name: 99089-1\99089-ALL-LOTS.DWG			

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 Traffic and Civil Engineering Services  
 19 Saxe Road  
 Portland, ME 04103  
 207-657-6910  
 FAX 207-657-6912  
 E-Mail: info@gorrillpalmer.com

Drawing Name:  
**Lot 3 Grading & Drainage Plan**  
 Project:  
**PRESUMPSCOT RIVER PLACE**

Figure No.  
**3**



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

**2004-0214**

Application I. D. Number

**10/14/2004**

Application Date

**Hope Ave.**

Project Name/Description

**Wolf Lloyd B**

Applicant

**25 Alice Rd , Portland , ME 04103**

Applicant's Mailing Address

**Hope Ave , Portland, Maine**

Address of Proposed Site

**390 A012001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Agent Ph:** \_\_\_\_\_ **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) \_\_\_\_\_

**32 x44**

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 Pla \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 10/18/2004

**DRC Approval Status:**

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  |                 |

**LETTER OF  
 TRANSMITTAL**

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039


(207) 657-6910  
 Fax: (207) 657-6912  
 E-mail: mailbox@gorrillpalmer.com

To: **Jay Reynolds**  
**City of Portland Planning**  
**389 Congress Street**  
**Portland ME 04101**

Via: **Reg Mail**  
 RE: **Lot 3 PRP**  
 Date: **11-02-04**  
 Project No: **1096**

For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>	Prints <input type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
Copies	Date	Number	Description		
5			Revised Layout and Grading Plans		

Remarks:  
**Jay, as discussed, attached is the revised plans for lot 3 which depict the utilities in a straight line to the building. The foundation drain has been realigned to discharge away from the property line. The roadway developer has proposed moving the curb cut to the location depicted on the attached plans. Please call if you have any further comments or questions.**

Copy To: **Gary Boilard, BlueHorizon Dev File**      Signed  **Doug Reynolds**

## 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: WHS	Date: JULY 04
Draft: CAH	Job No.: 1043
Checked: AMP	Scale: NTS

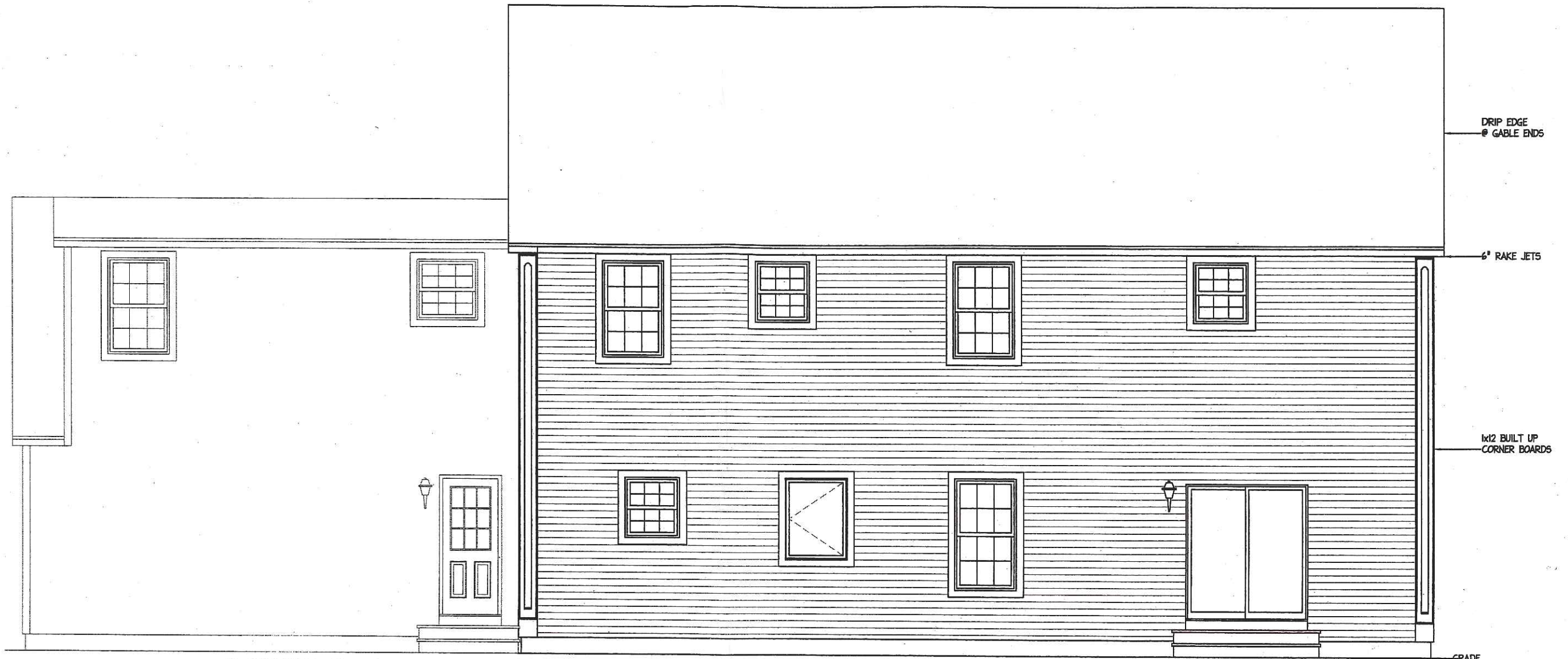
 <i>Traffic and Civil Engineering Services</i>

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: REQUIREMENTS OVER PLANS

Figure No. <b>1</b>
------------------------



Lot 3



DRIP EDGE @ GABLE ENDS

6" RAKE JETS

1x12 BUILT UP CORNER BOARDS

GRADE

ALL GARAGE MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER, NOT NEH

STEPS AND STOOP BY BUILDER

NOTE:

- 1) DELETE ALL SIDING
- 2) ADD ICE AND SNOW BARRIER OVER ALL WINDOW AND PATIO DOOR FLANGES
- 3) INSTALL ALUMINUM SILL GUARD UNDER PATIO DOOR
- 4) PRIMED PINE WINDOW CASING ON (3) SIDES OF WINDOWS ON REAR.

NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA COLONIAL**

**REAR ELEVATION**



**NEW ENGLAND HOMES INC.**  
 270 OCEAN ROAD  
 GREENLAND, N.H. 03840  
 © COPYRIGHT 2000

DRAWN	ATH	DATE	09/24/04
REV.		DATE	
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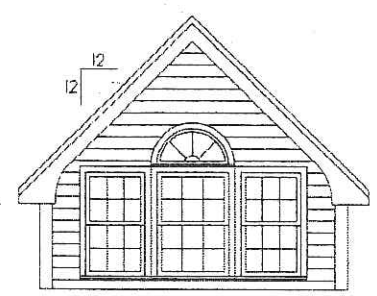
**9590**

**BLUE HORIZON DEVELOPMENT**

**0102**



LOT 3



DRIP EDGE @ GABLE ENDS

6" RAKE JETS

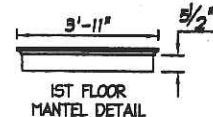
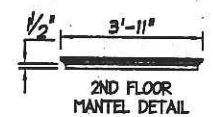
PRIMED PINE WINDOW MANTELS

1/2" BUILT UP CORNER BOARDS

GRADE

STEPS AND STOOP BY BUILDER

ALL GARAGE MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER, NOT NEH



NOTE:

- 1) DELETE ALL SIDING
- 2) ADD ICE AND SNOW BARRIER OVER ALL WINDOW AND PATIO DOOR FLANGES
- 3) INSTALL ALUMINUM SILL GUARD UNDER PATIO DOOR
- 4) SHIP (2) PRIMED PINE WINDOW MANTELS LOOSE
- 5) PRIMED PINE WINDOW CASING ON (3) SIDES OF WINDOWS ON FRONT AND LEFT GABLE END.

NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA  
COLONIAL**

**FRONT ELEVATION**



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270 OCEAN ROAD  
GREENLAND, N.H. 03840  
© COPYRIGHT 2000

DRAWN	ATH	DATE	09/24/04
REV.		DATE	
SCALE	3/16" = 1'-0"		

**9590**

**BLUE HORIZON DEVELOPMENT**

**0101**



FINAL APPROVAL OF DRAWINGS PER FINAL 11/1/04

WE HAVE CHECKED OVER THIS DRAWING FOR ACCURACY AND COMPLIANCE WITH PRIOR REQUESTED REVISIONS. I HEREBY AUTHORIZE NEH TO RELEASE PROJECT FOR BUILDING PRODUCTION.

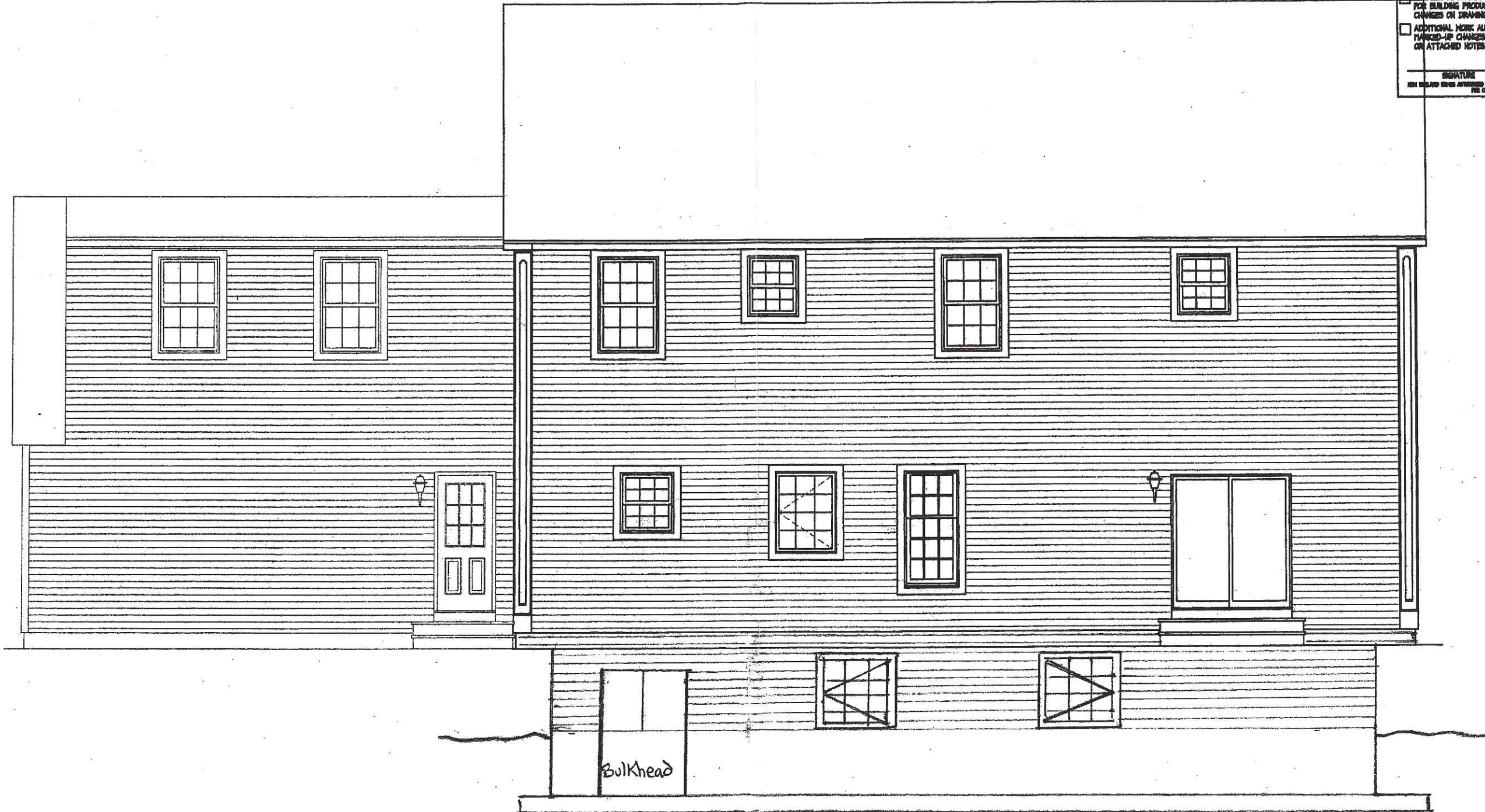
I HEREBY AUTHORIZE NEH TO RELEASE PROJECT FOR BUILDING PRODUCTION WITH MARKED-UP CHANGES ON DRAWINGS OR ATTACHED NOTES.

ADDITIONAL WORK AUTHORIZATION REQUESTED WITH MARKED-UP CHANGES AS NOTED ON THIS DRAWING OR ATTACHED NOTES.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

NEH SHALL BE RESPONSIBLE FOR ANY CHANGES MADE TO THIS DRAWING.



NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA  
COLONIAL**

**REAR ELEVATION**



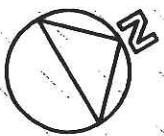
**NEW ENGLAND HOMES INC.**  
270 OCEAN ROAD  
GREENLAND, N.H. 03040  
© COPYRIGHT 2000

DRWN	ATH	DATE	09/23/04
REV.	A	DATE	10/29/04
SCALE	3/16"=1'-0"		

HOPE AVE  
LOT 3 - FLAHERTY ~~9500~~ 9590  
**BLUE HORIZON DEVELOPMENT**

**0102**





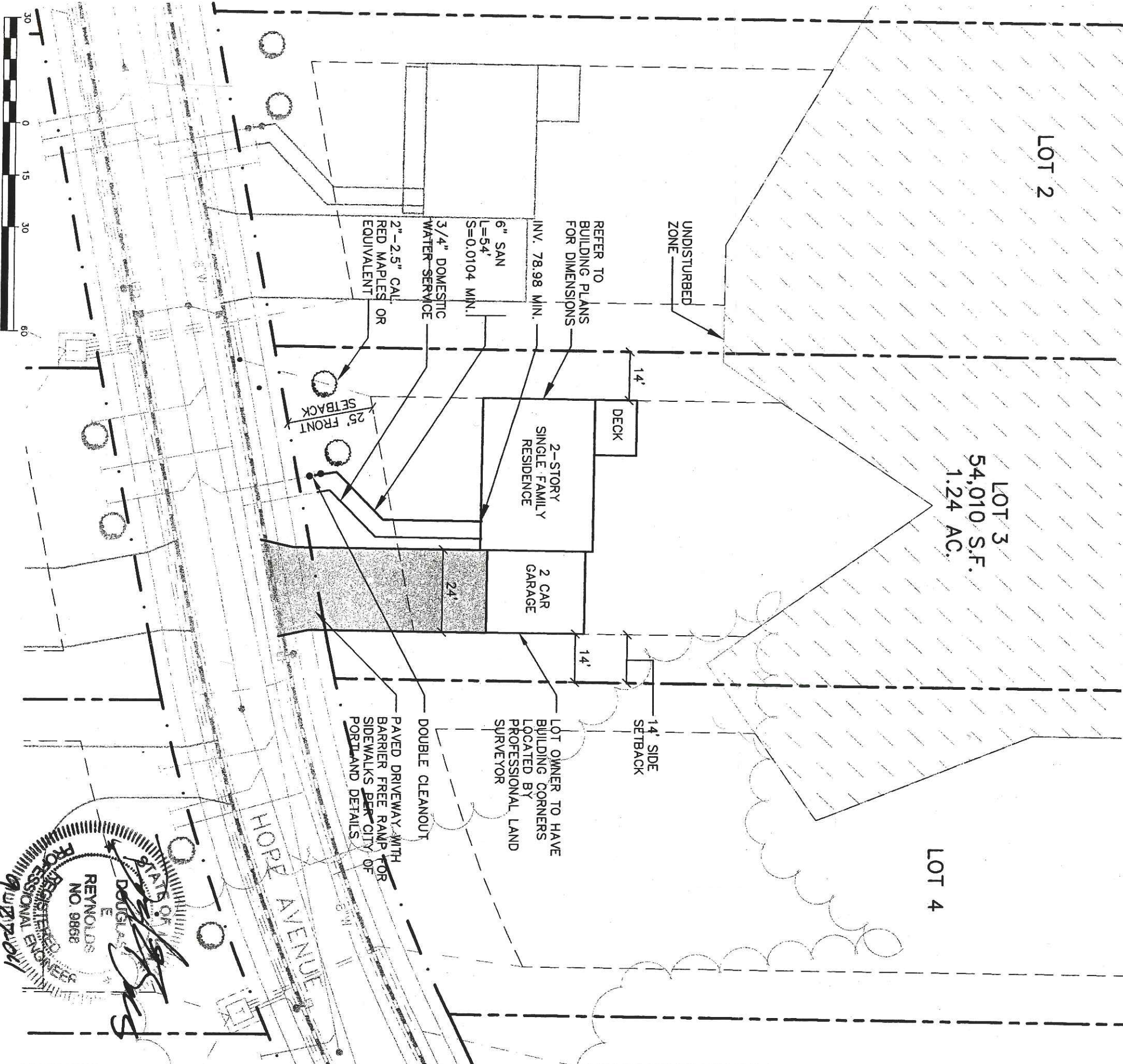
**GENERAL NOTES**

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.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.

LOT 4



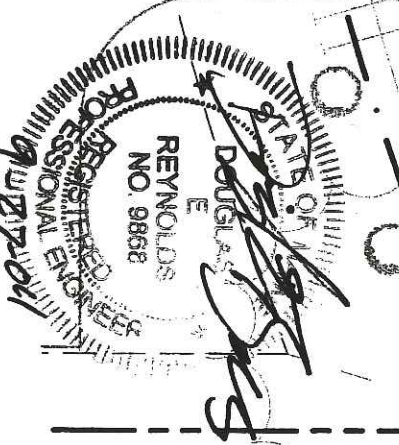
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Traffic and Civil Engineering Services  
PO Box 1337  
15 Spear Road  
Gray, ME 04839  
307-857-6910  
Fax: 307-857-6912  
E-Mail: mclaw@gpinc.com

Drawing Name:  
**Lot 3 Site Layout & Utility Plan**

Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**2**







**NOTE:**

AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:

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LOT 3  
54,010 S.F.  
1.24 AC.

LOT 4

SILT FENCE (TYP)

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

COORDINATE WITH LOT 2 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE UPON AGREEMENT TO GRADE ALONG PROPERTY LINE SILT FENCE SHALL SHIFT WEST OF GRADING

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

2-STORY SINGLE FAMILY RESIDENCE  
F.F.E. 91.75

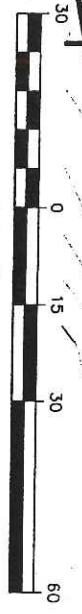
2 CAR GARAGE  
F.F.E. 90.00

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Drawing Name: **Lot 3 Grading & Drainage Plan**

Project: **PRESUMPCOT RIVER PLACE**

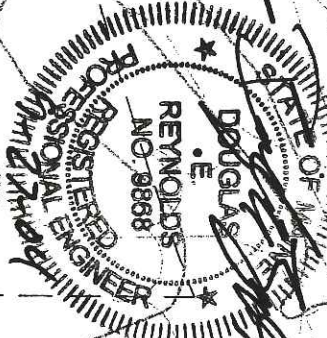
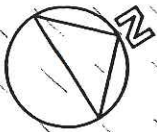


Figure No. **3**



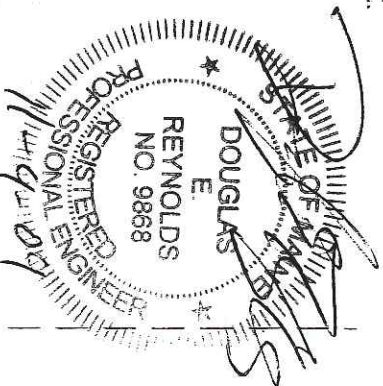


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LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.



UNDISTURBED ZONE

REFER TO BUILDING PLANS FOR DIMENSIONS

6" SAN  
L=50'  
S=0.0104 MIN.

3/4" DOMESTIC WATER-SERVICE

2"-2.5" CAL. RED MAPLES OR EQUIVALENT

DECK

2-STORY SINGLE FAMILY RESIDENCE

2 CAR GARAGE

14'-SIDE SETBACK

LOT OWNER TO HAVE BUILDING CORNERS LOCATED BY PROFESSIONAL LAND SURVEYOR

PAVED DRIVEWAY WITH BARRIER FREE RAMP FOR SIDEWALKS PER CITY OF PORTLAND DETAILS

DOUBLE CLEANOUT

HOPK AVENUE

**CITY OF PORTLAND APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: 11-9-01



Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1096
Checked:	DER	Scale:	1"=30'
File Name:	98089-1\98089-ALL-LOTS.DWG		

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

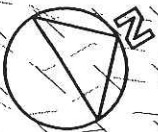
PO Box 1237  
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207-657-6910  
Fax: 207-657-6912  
E-Mail: mtdoug@gorrellpalmer.com

Drawing Name: Lot 3 Site Layout & Utility Plan

Project: PRESUMPSCOT RIVER PLACE

Figure No. 2





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AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:

- SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
- UPON COMPLETION OF CLEARING AND GRUBBING.
- UPON COMPLETION OF ROUGH GRADING
- UPON COMPLETION OF FOUNDATION
- UPON COMPLETION OF FINAL GRADING
- UPON COMPLETION OF SURFACE RESTORATION
- PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

LOT 2

SILT FENCE (TYP)

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

LOT 3  
54,010 S.F.  
1.24 AC.

COORDINATE WITH LOT 2 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE UPON AGREEMENT TO GRADE ALONG PROPERTY LINE SILT FENCE SHALL SHIFT WEST OF GRADING

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

90.75  
2-STORY SINGLE FAMILY RESIDENCE  
F.F.E. 91.75

90.00  
2 CAR GARAGE  
F.F.E. 90.00

LOT OWNER SHALL HAVE UNDISTURBED ZONE SURVEY LOCATED PRIOR TO CLEARING

LOT OWNER TO COORDINATE WITH NEIGHBORS FOR PLACEMENT OF DITCH ALONG PROPERTY LINES

NOTES:

1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.
2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.

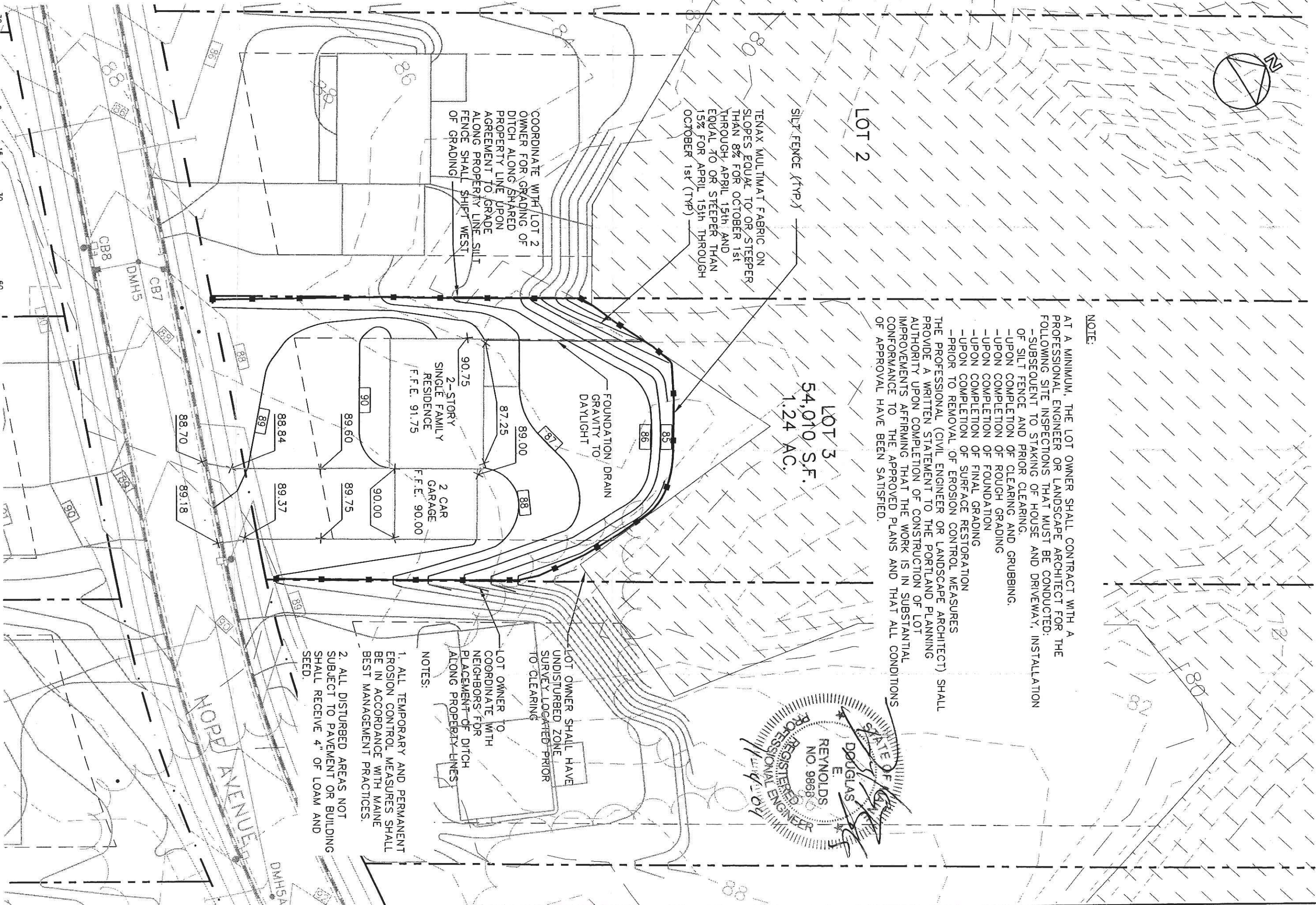


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Drawn:	CAH	Job No.:	1096
Checked:	DER	Scale:	1"=30'
File Name:	98089-1\98089-ALL-LOTS.DWG		

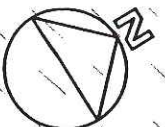
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
90 Bar 137  
15 Saxe Road  
Oray, ME 04039  
207-637-6910  
207-207-6912  
E-Mail: malbo@gorrillpalmer.com

Drawing Name: **Lot 3 Grading & Drainage Plan**  
Project: **PRESUMPSCOT RIVER PLACE**

Figure No. **3**





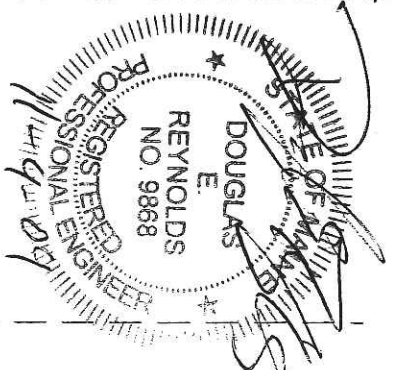


**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITOMB 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.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

LOT 2

LOT 3  
54,010 S.F.  
1.24 AC.



UNDISTURBED ZONE

REFER TO BUILDING PLANS FOR DIMENSIONS

INV. 78.98 MIN.

6" SAN  
L=50'  
S=0.0104 MIN.

3/4" DOMESTIC WATER-SERVICE  
2"-2.5" CAL. RED MAPLES OR EQUIVALENT

2-STORY SINGLE FAMILY RESIDENCE

DECK

2 CAR GARAGE

LOT OWNER TO HAVE BUILDING CORNERS LOCATED BY PROFESSIONAL LAND SURVEYOR

PAVED DRIVEWAY WITH BARRIER FREE RAMP FOR SIDEWALKS PER CITY OF PORTLAND DETAILS

DOUBLE CLEANOUT

HORN AVENUE

**CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 11-9-04**



1 inch = 30 ft.

Design: WHS	Date: 11/04
Draft: CAH	Job No.: 1096
Checked: DFR	Scale: 1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG	

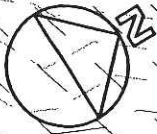
**GP**  
Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

90 Box 137  
15 Gray ME 04039  
207-453-4810  
207-657-4912  
E-Mail: mlaber@gorrillpalmer.com

Drawing Name: Lot 3 Site Layout & Utility Plan  
Project: PRESUMPSCOT RIVER PLACE

Figure No. 2





NOTE:  
 AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:  
 -SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.  
 -UPON COMPLETION OF CLEARING AND GRUBBING.  
 -UPON COMPLETION OF ROUGH GRADING.  
 -UPON COMPLETION OF FOUNDATION  
 -UPON COMPLETION OF FINAL GRADING  
 -UPON COMPLETION OF SURFACE RESTORATION  
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LOT 2

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

SILT FENCE (TYP)

LOT 3  
 54,010 S.F.  
 1.24 AC.

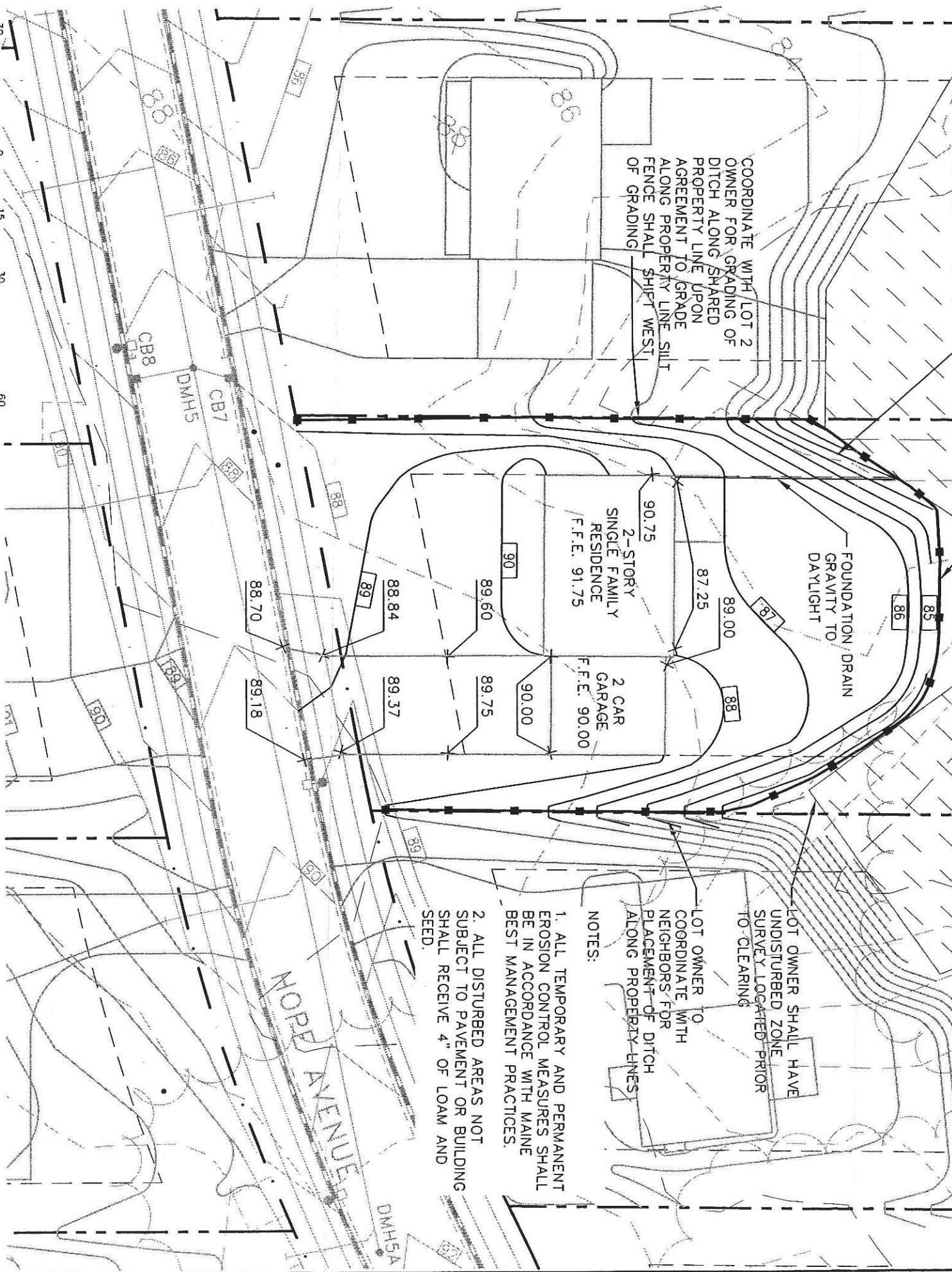
FOUNDATION / DRAIN GRAVITY TO DAYLIGHT

COORDINATE WITH LOT 2 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE UPON AGREEMENT TO GRADE ALONG PROPERTY LINE SILT FENCE SHALL SHIRT WEST OF GRADING

LOT OWNER SHALL HAVE UNDISTURBED ZONE SURVEY LOCATED PRIOR TO CLEARING

LOT OWNER TO COORDINATE WITH NEIGHBORS FOR PLACEMENT OF DITCH ALONG PROPERTY LINES

NOTES:  
 1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.  
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1 inch = 30 ft.



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**GP** Garrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PG Box 1237  
 15 State Road  
 891, ME 04854  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: main@gpengineers.com

Drawing Name:  
**Lot 3 Grading & Drainage Plan**  
 Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**3**