



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

February 13, 2004

Jim Lombardo
69 Milton Street
Portland, Maine

re: sill elevations Lot 28 and Lot 29 Presumpscot River Place III

Jim,

Yesterday a field crew from our firm obtained the elevation information that you requested, the results are as follows.

Top of wood sill plate on the existing foundation on Lot 29 = 95.27

Top of concrete of the existing dwelling on Lot 28 = 94.15 (Prop. F.F.E. = 95.27) ✓

If you have any questions or need additional services please let me know.

Sincerely,

Rex J. Croteau, PLS

| | | | | |
|-------------------|---------------|------|--------------|----------------|
| Post-it® Fax Note | | 7671 | Date 2/13/04 | # of pages 1 |
| To | SARAH OR ALEX | | From | Rex |
| Co./Dept. | | | Co. | TITCOMB ASSOC. |
| Phone # | | | Phone # | 797-9199 |
| Fax # | 756-8258 | | Fax # | |

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

February 6, 2004

Mr. Charles Place
173 Summit Street
Portland, ME 04103

Dear Mr. Place:

RE: Application for Minor Site Plan, Hope Avenue- Lot 29
(CBL#390B029) (ID#2003-0260)

The City has received a revised site plan in response to the January 28, 2004 letter (non-compliance to the site plan).

Upon review, it appears that your finish floor and garage floor elevations are still not coinciding with the current build-out of your foundation. Also, the proposed topography does not appear to be accurate and does not address the City's drainage concerns.

At this time, the City is placing a **stop work order** on the construction activity on Lot 29. This is pursuant to section 14-528 (enforcement) of the Land Use Code. All Construction activity must cease at this time.

Please feel free to call me at 874-8724 to discuss this matter.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Lee Urban, Director of Planning and Development
Sarah Hopkins, Development Review Services Manager
— Jay Reynolds, Development Review Coordinator
Michael Nugent, Inspection Services Manager

C:\WINDOWS\TEMP\hopelot29c.doc - 1 -

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

January 28, 2004

Mr. Charles Place
173 Summit Street
Portland, ME 04103

Dear Mr. Place:

RE: Application for Minor Site Plan, Hope Avenue- Lot 29
(CBL#390B029) (ID#2003-0260)

Upon an inspection, it was noticed that the buildout of your house on Lot 29 (Presumpscot River Place III Subdivision) is not in accordance with your approved site plan:

It appears that your finish floor elevation has been set approximately 5 feet higher than the proposed elevation on your site plan.

This change requires review and approval from the City.
Please submit to the planning office a revised site plan showing all variations/discrepancies from the approved site plan. This should include new proposed finish floor elevation, topography, drainage patterns, and any other features that this change may affect.

Please feel free to call me at 874-8632 if you have any questions or comments.

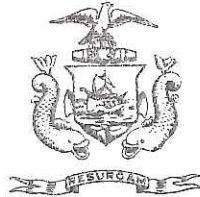
Sincerely,

A handwritten signature in black ink, appearing to read "Jay Reynolds".

Jay Reynolds
Development Review Coordinator

cc: Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager

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

December 10, 2003

Mr. Charles Place
173 Summit Street
Portland, ME 04103

Dear Mr. Place:

RE: Application for Minor Site Plan, Hope Avenue- Lot 29
(CBL#390B029) (ID#2003-0260)

Thank you for your application for the single family house at Lot 29, Hope Avenue. Upon review, the City has the following comments:

1. Planning Comments:
 - a. Please show proposed topography. This should tie into street grades, and most importantly, integrate well with proposed grades on the adjacent lot(s). I have included the approved site plan for lot 28 to help with this request.
 - b. The spot grades and elevations (sill and finish floor) do not match up to the actual grades as shown on the approved subdivision. All grades should be actual.
 - c. Please add two street trees along your street frontage (as required by ordinance for single family development).
 - d. Please add erosion control to site plan along the front of the lot.
 - e. The approved subdivision plan shows a light pole and catch basin near the entrance of the proposed driveway. Please show these on your site plan to ensure that your driveway location works with these utilities.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

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

2003-0260
Application I. D. Number

12/08/2003
Application Date

Hope Ave. (Lot # 29)
Project Name/Description

Place Charles K
Applicant
173 Summit St , Portland , ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 776-3776 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

99 - 99 Hope Ave , Portland, Maine
Address of Proposed Site
390 B029001
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) _____
2400 sq. Ft. .75 acre
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 Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 12/08/2003

DRC Approval Status: Reviewer Jay Reynolds
 Approved Approved w/Conditions See Attached Denied
Approval Date 12/23/2003 Approval Expiration 12/23/2004 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 12/23/2003
signature date

Performance Guarantee Required* Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issue 12/08/2003 date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released _____ date _____ signature _____

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

2003-0260

Application I. D. Number

12/08/2003

Application Date

Hope Ave. (Lot # 29)

Project Name/Description

Place Charles K

Applicant

173 Summit St , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 776-3776 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

99 - 99 Hope Ave , Portland, Maine

Address of Proposed Site

390 B029001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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.
- 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 is now #99 HOPE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



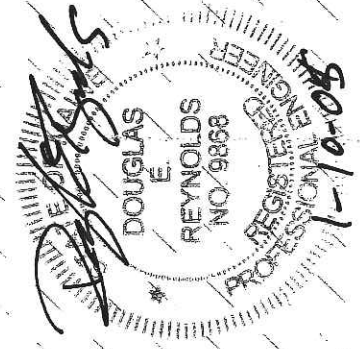
CITY OF PORTLAND

Lay -
we stopped work.
Lombardo came in. We
asked for a cert. of sill height.
T. T. Combs faxed in #s that
don't make sense to me.
Lombardo wants to meet
on Thursday. Can you
call him and set up a
time? Meanwhile, do these
#s make sense to you?
- S

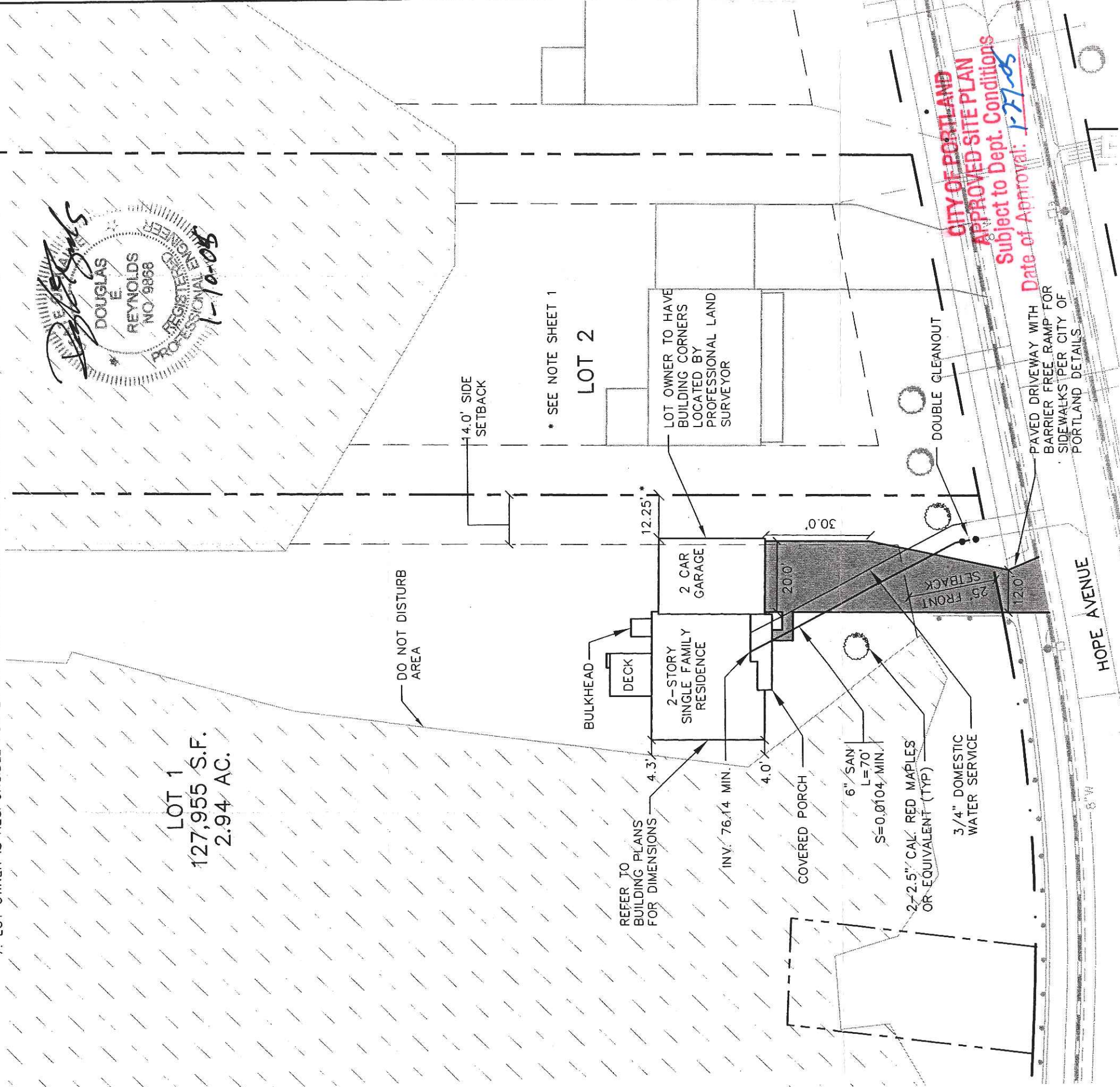


GENERAL NOTES

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 1
127,955 S.F.
2.94 AC.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 1-27-05

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

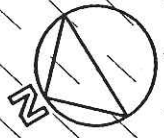
HOPE AVENUE



| | | | |
|------------|-------------------------|----------|--------|
| Design: | WHS | Date: | 1/05 |
| Draft: | CAH | Job No.: | 1166 |
| Checked: | DER | Scale: | 1"=30' |
| File Name: | 98089-1\98089-LOTS 1-14 | | |

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Saker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mail@gorrillpalmer.com

Drawing Name: **Lot 1 Site Layout & Utility Plan**
Project: **PRESUMPCOT RIVER PLACE**

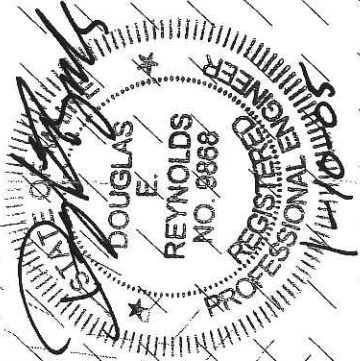


NOTE:

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.



2'x2' 3/4" CRUSHED STONE APRON

LOT 1
127,955 S.F.
2.94 AC.

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

SILT FENCE

LOT OWNER SHALL HAVE DO NOT DISTURB AREA SURVEY LOCATED PRIOR TO CLEARING

SILT FENCE TO BE LOCATED 1' FROM SURVEY LOCATED DO NOT DISTURB AREA

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.

FOUNDATION DRAIN AND OUTLET CAN (77.0571) NOT IMPACT DOG NOT DISTURB AREA

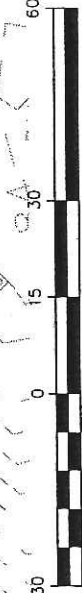
LOT 2

2-STORY SINGLE FAMILY RESIDENCE F.F.E. 88.17

2 CAR GARAGE F.F.E. 87.00

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12/1/08

HOPE AVENUE



1 inch = 30 ft.

| | | | |
|------------|-------------------------|----------|--------|
| Design: | WHS | Date: | 1/05 |
| Draft: | CAH | Job No.: | 1166 |
| Checked: | DER | Scale: | 1"=30' |
| File Name: | 98089-1\98089-LOTS 1-14 | | |

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

60 Box Road
15 Gray, ME 04039
207-857-8810
FAX: 207-857-8912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Lot 1 Grading & Drainage Plan
Project: PRESUMPCOT RIVER PLACE

MAINE HOME
DRAFTING SERVICES
INC.
P.O. BOX 4512
PORTLAND, MAINE 04039
(207) 831-1844 Tel

PROJECT NAME

**SPEC HOUSE
ONE**

PROJECT LOCATION

PORTLAND, MAINE

BUILT BY

SHEET NAME

ELEVATIONS

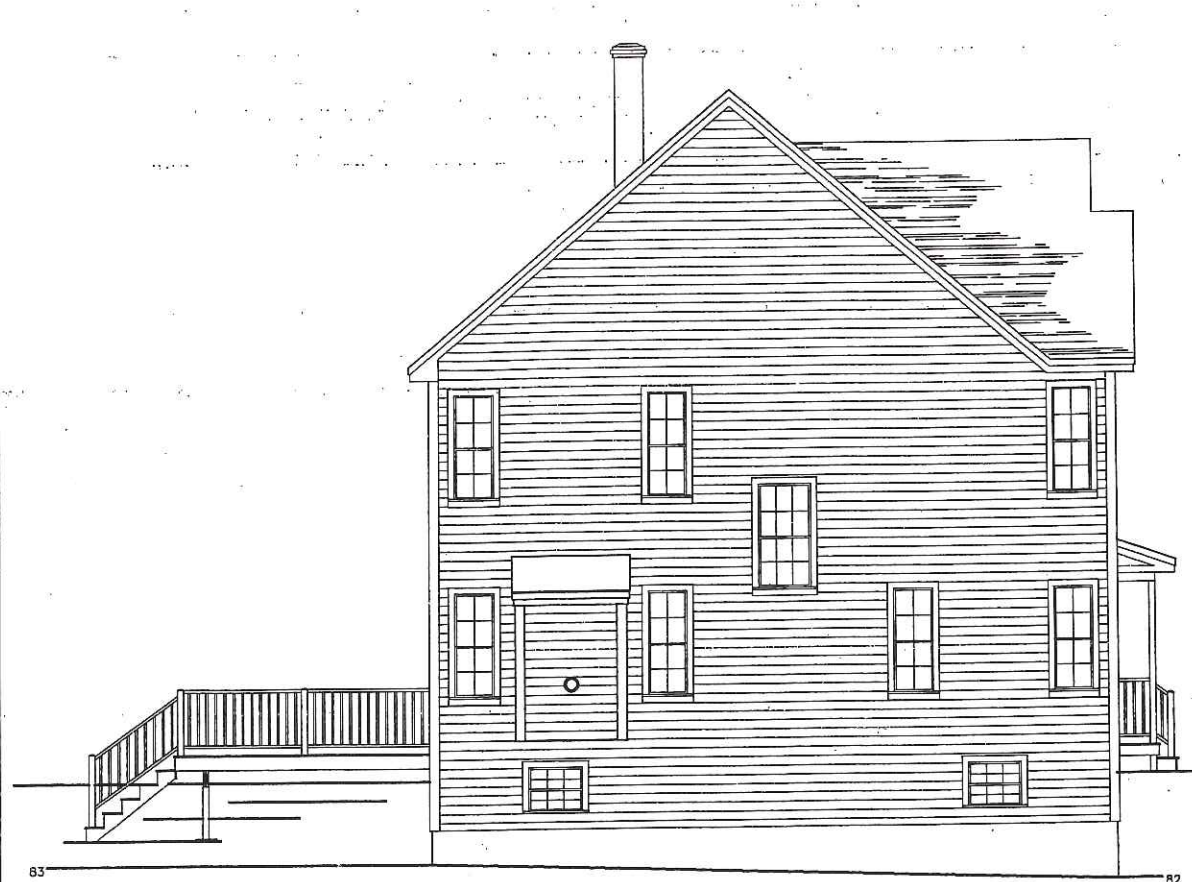
© ALL RIGHTS RESERVED
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED AND ARE THE PROPERTY OF MAINE HOME DRAFTING SERVICES INC. AND WERE CREATED AND DEVELOPED FOR USE ON, OR IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS AND PLANS SHALL BE USED BY ANYONE FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAINE HOME DRAFTING SERVICES INC.

DRAWN BY: M.P.C.
CHECKED BY: M.P.C.

SCALE: AS-NOTED
DATE: 12/01/2004
FILE NUMBER 04-0075

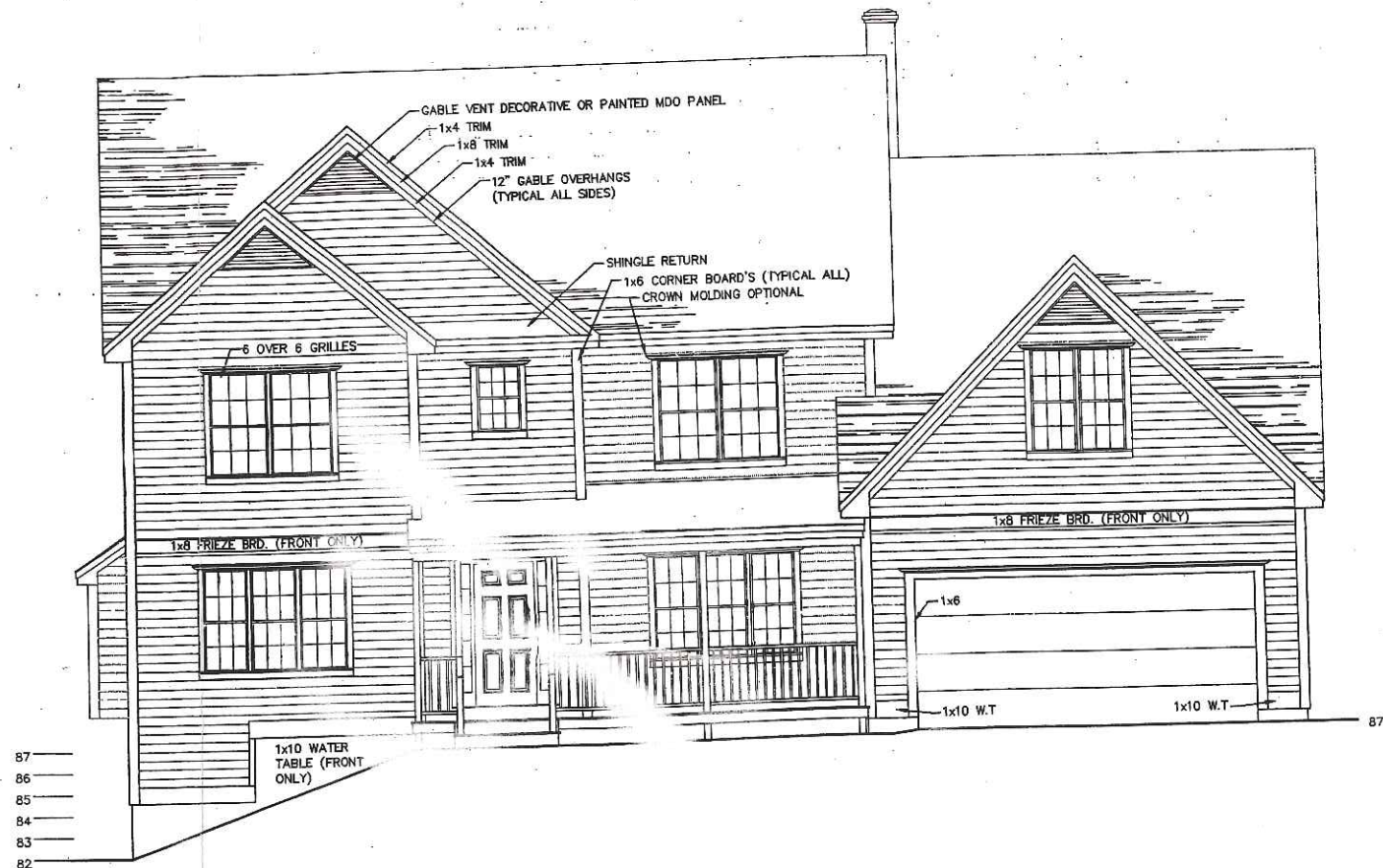
REVISIONS:
▽ 01-06-2005
▽ 01-25-2005

A-1



2 LEFT SIDE ELEVATION

1/4" = 1'-0"



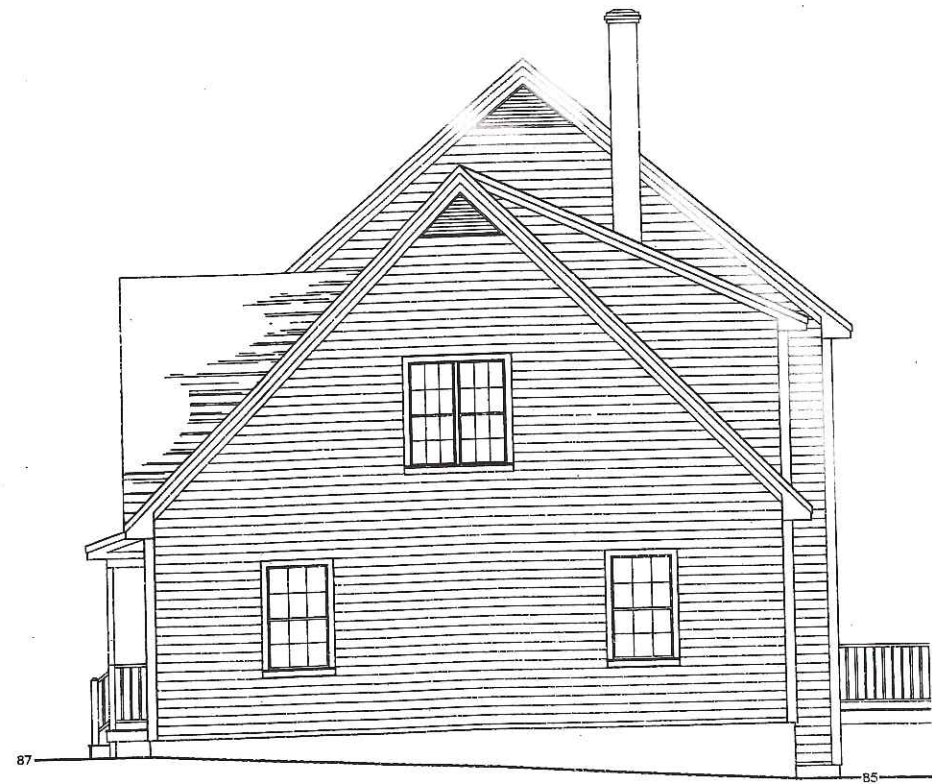
1 FRONT ELEVATION

1/4" = 1'-0"



4 REAR ELEVATION

1/4" = 1'-0"



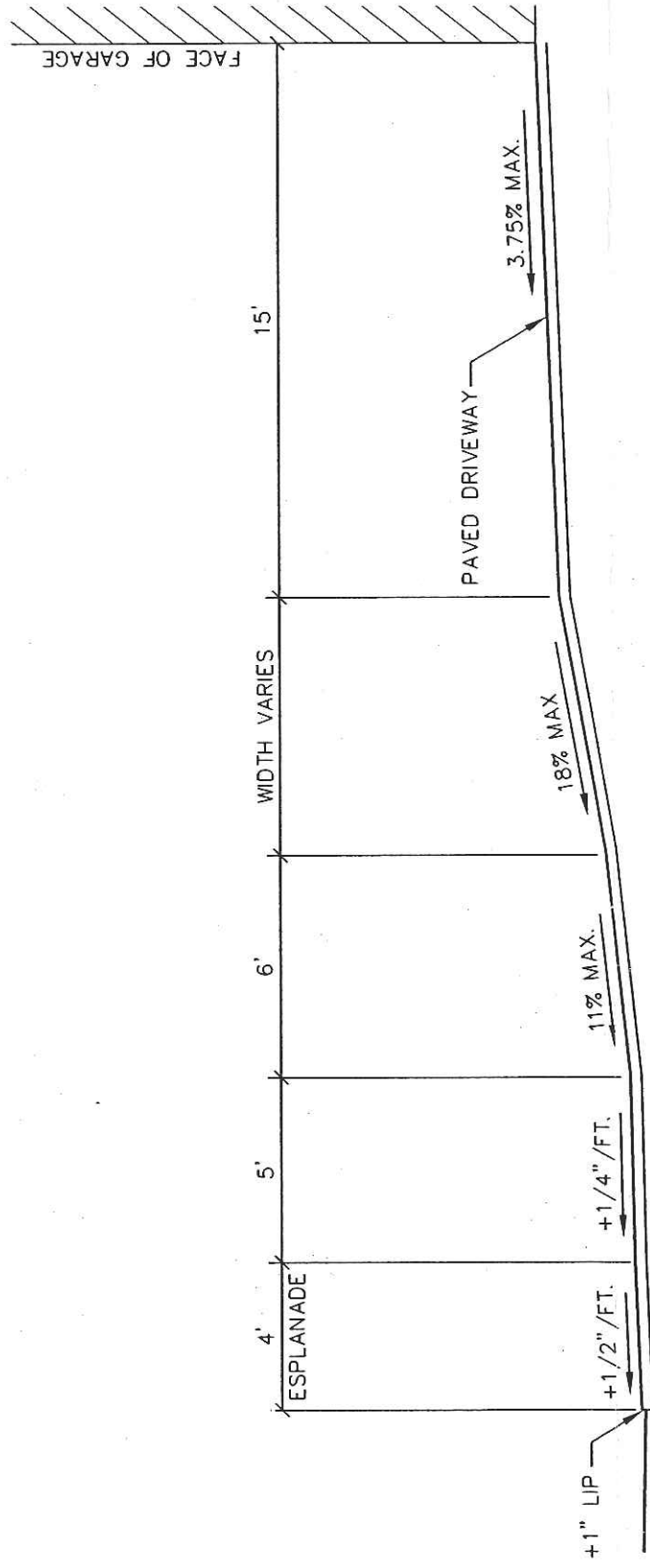
3 RIGHT SIDE ELEVATION

1/4" = 1'-0"

CLIENT _____

CLIENT _____

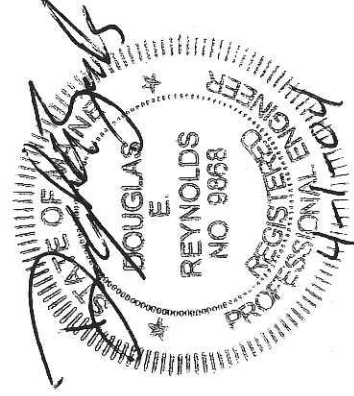
NOTE: THESE DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SPECIFICATIONS, ETC. ARE DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. EMPLOYEES OF MAINE HOME DRAFTING SERVICES, INC. ARE NOT REGISTERED ARCHITECTS OR ENGINEERS. ALL DIMENSIONS AND SPECIFICATIONS TO BE VERIFIED BY CONTRACTOR BEFORE THE START OF CONSTRUCTION. MAINE HOME DRAFTING SERVICES, INC. IS NOT RESPONSIBLE OR HELD LIABLE FOR ANY CHANGES TO THE DRAWINGS MADE BY THE CLIENT AND/OR CONTRACTOR.



NOTE:

1. SECTION SHOWN DEPICTS MAXIMUM SLOPE SCENARIO. DRIVEWAY WITHIN 18% PORTION WILL BE APPROXIMATELY 16.7% ON THE RIGHT EDGE OF DRIVE. SLOPES SHALL BE LESS FOR THE REMAINDER OF DRIVE.

MAXIMUM DRIVEWAY GRADES



| | | | |
|------------------------|-----|----------|----------|
| Design: | DER | Date: | MARCH 04 |
| Draft: | CAH | Job No.: | 965 |
| Checked: | AMP | Scale: | NTS |
| File Name: LOT29-PBASE | | | |

GP
 Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1337
 15 Sor Road
 Gray, ME 04039
 207-637-6315
 FAX: 207-637-6912
 E-Mail: malbox@gorrillpalmer.com

Drawing Name: Lot 29 Detail
 Project: PRESUMPCOT RIVER PLACE

EXISTING LIGHT POLE

CATCH BASIN WITH CURB STONE AND 6' LONG TIP DOWN (BY ROADWAY CONTRACTOR)

FUTURE SIDEWALK (BY ROADWAY CONTRACTOR)

PROPOSED DRIVEWAY GRADES HAVE BEEN DESIGNED IN ACCORDANCE WITH MDOT RECOMMENDED MAXIMUM GRADES, BUT EXCEED NORMAL DESIGN STANDARDS

SEE ATTACHED DRIVEWAY SECTION FOR ADDITIONAL INFORMATION

STONE CHECK DAM (TYP.)

LOT OWNER TO COORDINATE WITH LOT 30 OWNER FOR CONSTRUCTION DITCH ADJACENT TO PROPERTY LINE

SWALE GRADES ARE BASED UPON THE ASSUMPTION THAT THE STRUCTURE ON LOT 30 HAS A MINIMUM GARAGE F.F.E. OF 87.00. IN THE EVENT THAT THE DESIGN OF A STRUCTURE ON LOT 30 WITH AN F.F.E. HIGHER THAN THE MINIMUM, SWALE GRADES MAY BE RAISED AS PART OF THE LOT 30 CONSTRUCTION, PROVIDED IT IS APPROVED AS PART OF THE LOT 30 BUILDING PERMIT PLANS AND COORDINATED WITH THE OWNER OF LOT 29.

LOT 30

EXISTING CONTOURS AND SPOT GRADES AS SURVEYED BY TITCOMB ASSOCIATES MARCH 2004

LOT 29

LOT OWNER SHALL COORDINATE WITH OWNER OF LOT 28 FOR CONSTRUCTION OF SWALE-ON PROPERTY LINE. EXCAVATION OF SWALE SHALL ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM THE SIDE AND BACK OF LOT 28 BUILDING

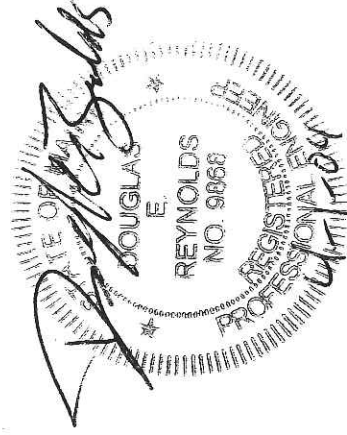
LOT 28

Revision Approved
4-27-04
[Signature]

LEGEND:

92.70(E) EXISTING SPOT GRADE

92.70 PROPOSED SPOT GRADE



1 inch = 20 ft.

| | | | |
|------------|-------------|----------|----------|
| Design: | DER | Date: | MARCH 04 |
| Draft: | CAH | Job No.: | 965 |
| Checked: | AMP | Scale: | 1"=20' |
| File Name: | LOT29-PBASE | | |

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Swan Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mhobbs@rpm.com

Drawing Name:

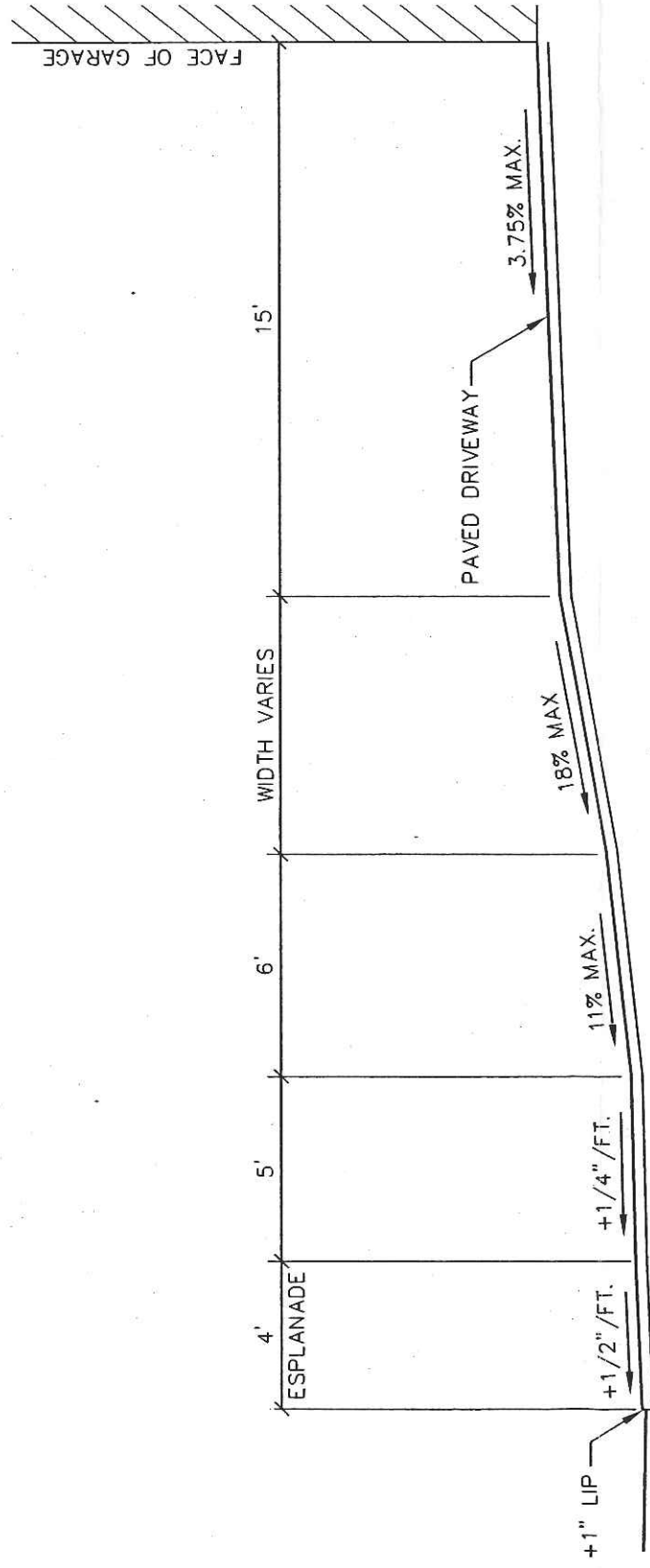
Lot 29 Grading Plan

Project:

PRESUMPCOT RIVER PLACE

Figure No.

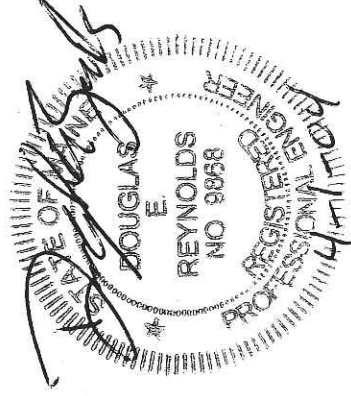
1



NOTE:

1. SECTION SHOWN DEPICTS MAXIMUM SLOPE SCENARIO. DRIVEWAY WITHIN 18% PORTION WILL BE APPROXIMATELY 16.7% ON THE RIGHT EDGE OF DRIVE. SLOPES SHALL BE LESS FOR THE REMAINDER OF DRIVE.

MAXIMUM DRIVEWAY GRADES



| | | | |
|-------------------------|-----|----------|----------|
| Design: | DER | Date: | MARCH 04 |
| Draft: | CAH | Job No.: | 965 |
| Checked: | AMP | Scale: | NTS |
| File Name: LOT29--PBASE | | | |

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
 PO Box 1237
 15 Saver Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6812
 E-Mail: mail@gorrillpalmer.com

Drawing Name:

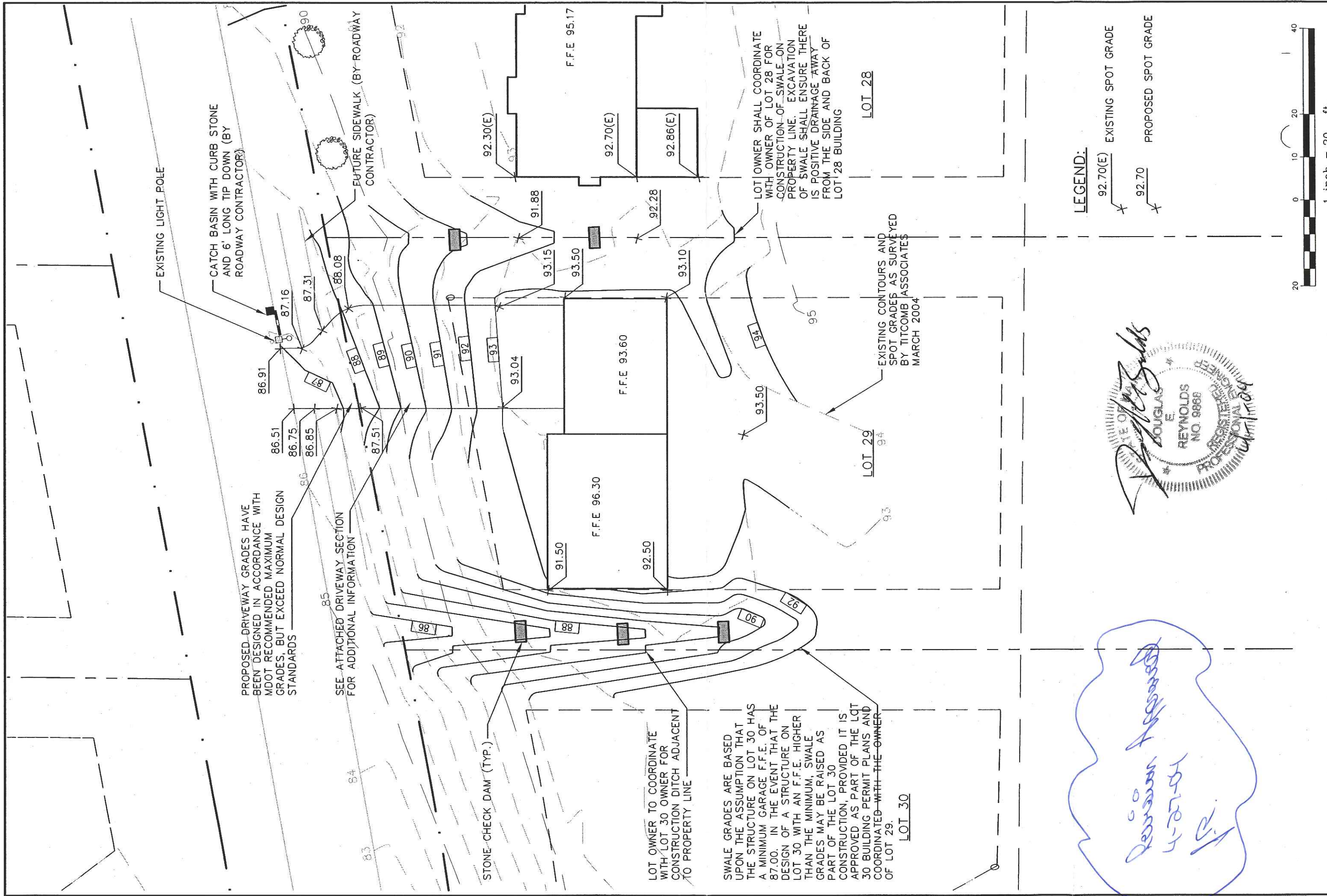
Lot 29 Detail

Project:

PRESUMPCOT RIVER PLACE

Figure No.

2



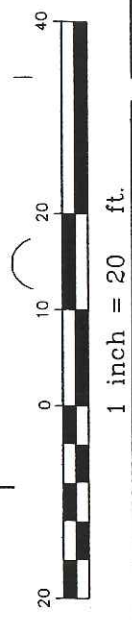
*Revision Approved
4-27-04
J.P.*



LEGEND:

92.70(E) ✱ EXISTING SPOT GRADE

92.70 ✱ PROPOSED SPOT GRADE



| | | | |
|------------------------|-----|----------|----------|
| Design: | DER | Date: | MARCH 04 |
| Draft: | CAH | Job No.: | 965 |
| Checked: | AMP | Scale: | 1"=20' |
| File Name: LOT29-PBASE | | | |

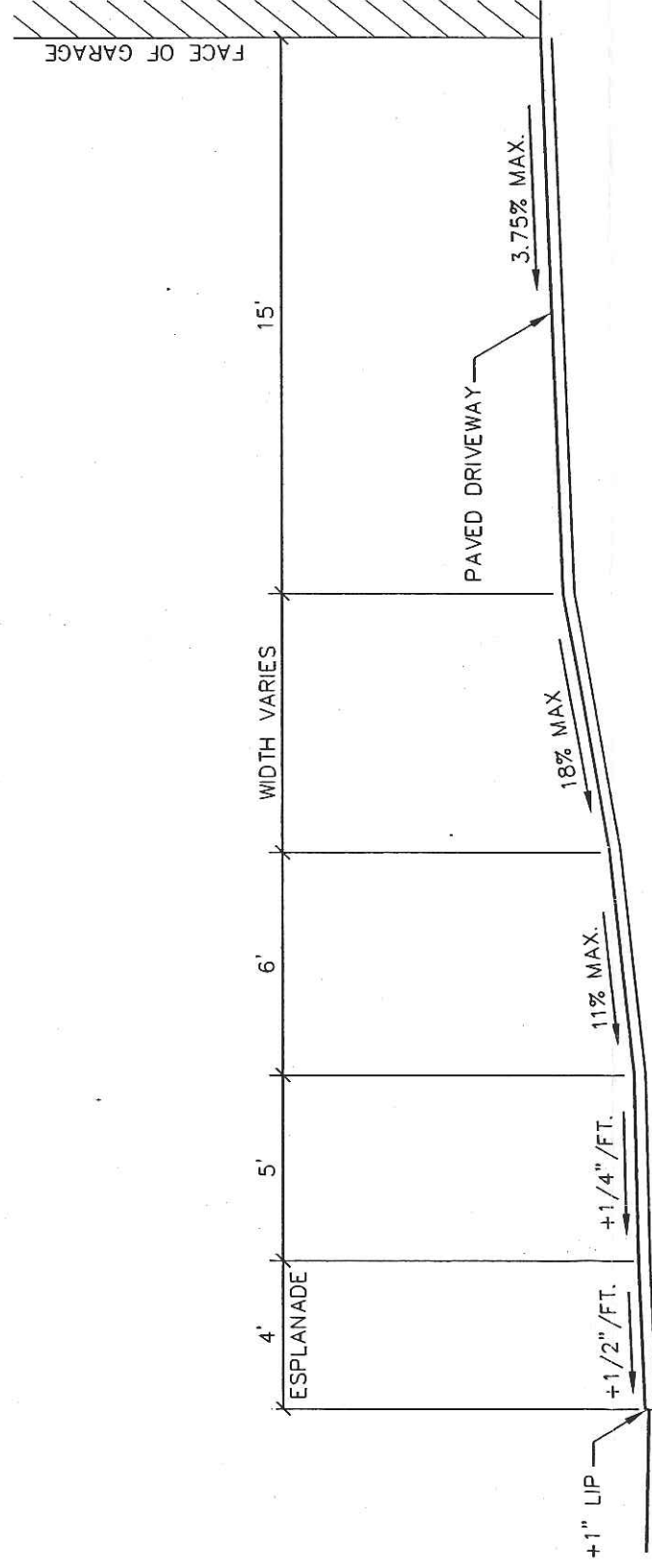
GIP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1337
15 Spier Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: malbox@gorrilpalmer.com

Drawing Name: **Lot 29 Grading Plan**

Project: **PRESUMPSCOT RIVER PLACE**

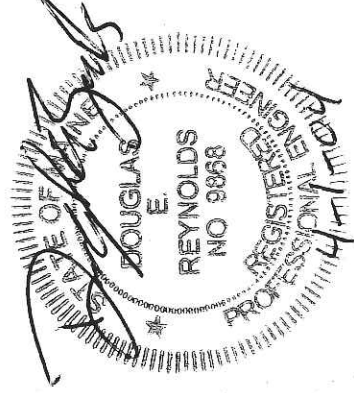
Figure No. **1**



NOTE:

1. SECTION SHOWN DEPICTS MAXIMUM SLOPE SCENARIO. DRIVEWAY WITHIN 18% PORTION WILL BE APPROXIMATELY 16.7% ON THE RIGHT EDGE OF DRIVE. SLOPES SHALL BE LESS FOR THE REMAINDER OF DRIVE.

MAXIMUM DRIVEWAY GRADES



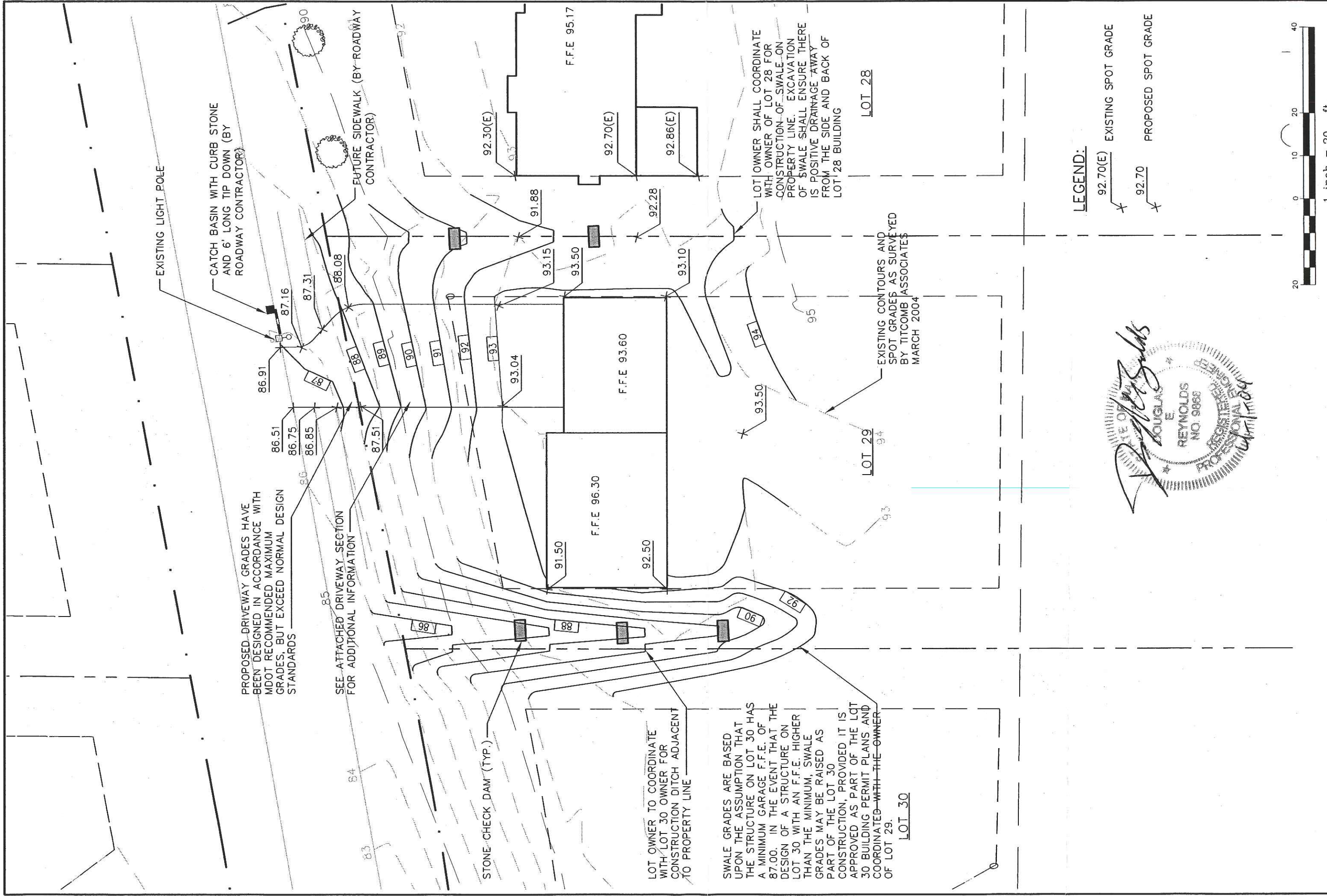
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| Design: | DER | Date: | MARCH 04 |
| Draft: | CAH | Job No.: | 965 |
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| File Name: LOT29-PBASE | | | |

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

PO Box 1277
 15 Shaw Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: molibax@gorrillpalmer.com

Drawing Name: **Lot 29 Detail**

Project: **PRESUMPCOT RIVER PLACE**



PROPOSED DRIVEWAY GRADES HAVE BEEN DESIGNED IN ACCORDANCE WITH MDOT RECOMMENDED MAXIMUM GRADES, BUT EXCEED NORMAL DESIGN STANDARDS

SEE ATTACHED DRIVEWAY SECTION FOR ADDITIONAL INFORMATION

STONE CHECK DAM (TYP.)

LOT OWNER TO COORDINATE WITH LOT 30 OWNER FOR CONSTRUCTION DITCH ADJACENT TO PROPERTY LINE

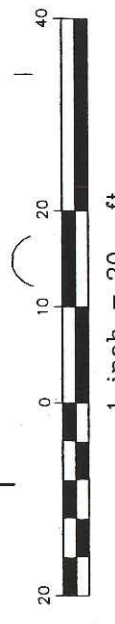
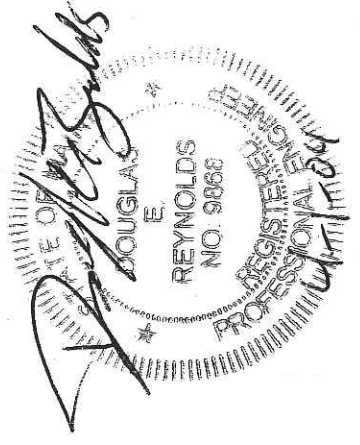
SWALE GRADES ARE BASED UPON THE ASSUMPTION THAT THE STRUCTURE ON LOT 30 HAS A MINIMUM GARAGE F.F.E. OF 87.00. IN THE EVENT THAT THE DESIGN OF A STRUCTURE ON LOT 30 WITH AN F.F.E. HIGHER THAN THE MINIMUM, SWALE GRADES MAY BE RAISED AS PART OF THE LOT 30 CONSTRUCTION, PROVIDED IT IS APPROVED AS PART OF THE LOT 30 BUILDING PERMIT PLANS AND COORDINATED WITH THE OWNER OF LOT 29.

LOT OWNER SHALL COORDINATE WITH OWNER OF LOT 28 FOR CONSTRUCTION OF SWALE ON PROPERTY LINE. EXCAVATION OF SWALE SHALL ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM THE SIDE AND BACK OF LOT 28 BUILDING

EXISTING CONTOURS AND SPOT GRADES AS SURVEYED BY TITCOMB ASSOCIATES MARCH 2004

LEGEND:

- 92.70(E) ✕ EXISTING SPOT GRADE
- 92.70 * PROPOSED SPOT GRADE



| | | | | | | | |
|------------------------|----------------|--|--|--|--|--|--|
| Design: DER | Date: MARCH 04 | | | | | | |
| Draft: CAH | Job No.: 965 | | | | | | |
| Checked: AMP | Scale: 1"=20' | | | | | | |
| File Name: LOT29-PBASE | | | | | | | |

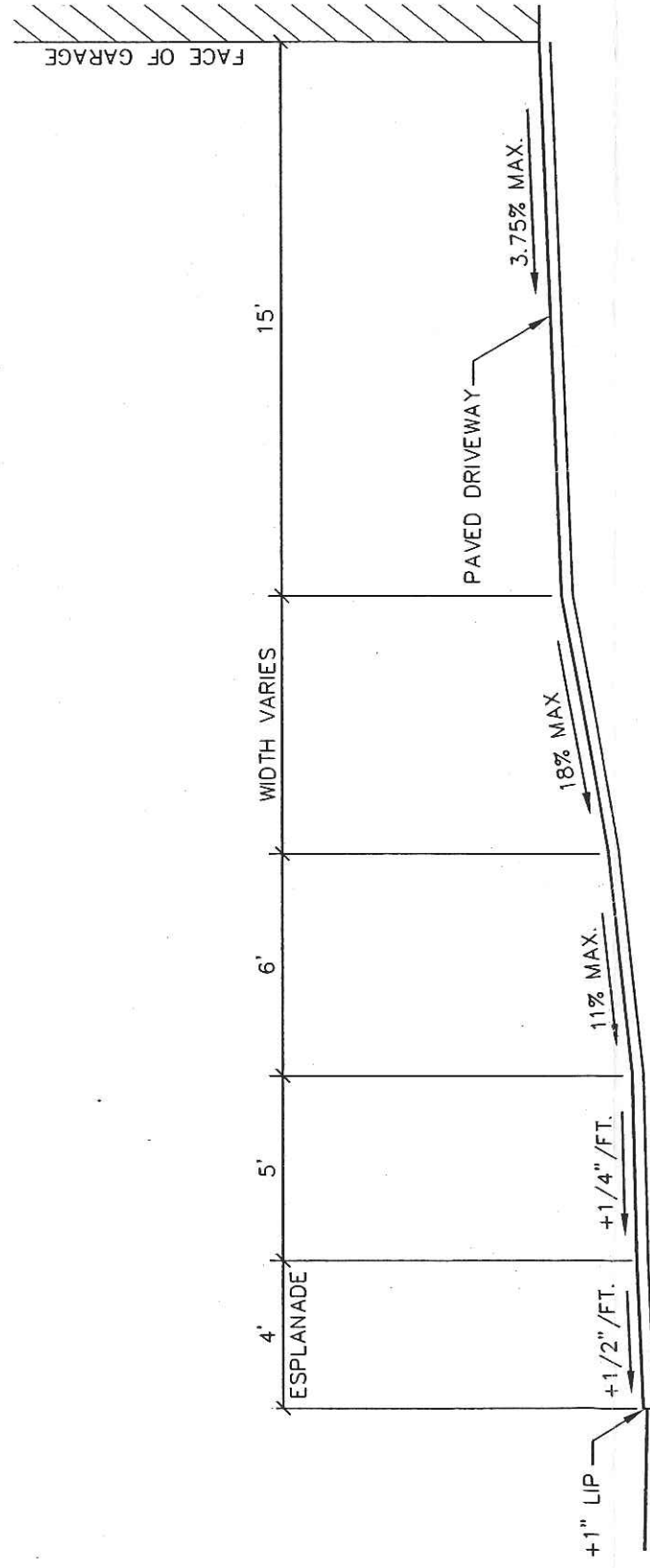
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
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FAX: 207-637-6912
E-Mail: mhbox@gorrilpalmer.com

Drawing Name: Lot 29 Grading Plan

Project: PRESUMPSCOT RIVER PLACE

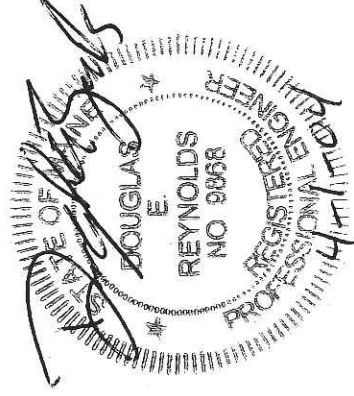
Figure No. **1**



NOTE:

1. SECTION SHOWN DEPICTS MAXIMUM SLOPE SCENARIO. DRIVEWAY WITHIN 18% PORTION WILL BE APPROXIMATELY 16.7% ON THE RIGHT EDGE OF DRIVE. SLOPES SHALL BE LESS FOR THE REMAINDER OF DRIVE.

MAXIMUM DRIVEWAY GRADES



| | | | |
|------------------------|-----|----------|----------|
| Design: | DER | Date: | MARCH 04 |
| Draft: | CAH | Job No.: | 965 |
| Checked: | AMP | Scale: | NTS |
| File Name: LOT29-PBASE | | | |

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Drawing Name:

Lot 29 Detail

Project:

PRESUMPCOT RIVER PLACE

Figure No.

2