

From: Jean Fraser
To: Tom Greer
CC: Lloyd, David; Mohr, Stephen; Tom Federle; Virginie Stanley; chip@new...
Date: 4/8/2014 5:03 PM
Subject: City comments on subdivision Plat- 118 Congress Street
Attachments: C1_0.pdf; approved S01 Subdivision Marriott Portland 03-15-13.pdf

Tom

The following comments are a compilation of Legal Department and DPS (including surveying) comments on the Subdivision Recording plat C1_0 (attached) as submitted March 27, 2014. I have pressed for these comments as the revised plat (that addresses these comments) will need to have a final review prior to signing by the planning Board.

LEGAL:

1. Notes need to be added to clearly spell out the responsibilities re the following:
Maintenance of rain garden, planting walls, street trees and treewells and substitute ROW materials
Snow removal
Trash removal
2. Show and label street trees (ensure locations are consistent with agreed locations on the Landscape Plan- comments to follow tomorrow)
3. Revise Note 16: to include location of parking, that it is for residential use only (I think that's what's in Condo Docs) and access.
4. Revise Note 18: include book and page of recording for condo docs
5. Remove Note 21 except for ref to Plan C1.4, as the plat nor the PB have determined that all conforms with the code and that's why the condition of approval is included.
6. Revise Note 22: the obligations of the association with respect to the licensed area should be included.

DPS

1. Three property corners need to be set along the southeasterly boundary.
2. State Plane Coordinates need to be added for the most southerly and easterly corners.
3. We note that a rail spike and PK nail have been set at the two corners along Congress St. A rail spike stands out very well as a property mark. Does the PK nail have a surveyor's washer and PLS number on it? (so it will stand out as something significant).
4. Overhang Easements: Please state the clearance allowed from the sidewalk to the bottom of the overhang (ensure consistent with arch plans submitted for license and building permit).
5. Plat to be stamped by a Registered Land Surveyor.

My colleagues consider the plat for 321 Commercial (copy attached) a good example of a plat for a similar though larger development (the conditions of approval were included in the notes on this one as there were only 2, and there was a second page devoted to easements).

Please note that I am hoping to have the Planning Board sign this Plat on April 22 and please allow time for the final review cycle and preparation of mylars before then.

thank you
Jean

*Jean Fraser, Planner
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