

---

## Re: 31 Fore St Plat

1 message

---

**Jean Fraser** <jf@portlandmaine.gov>

Tue, Apr 19, 2016 at 5:54 PM

To: William Savage <wsavage@acorn-engineering.com>

Cc: Olivia Dawson <odawson@acorn-engineering.com>

Will

The plat has been reviewed by the various departments and we would request revisions to address the following comments:

- Survey comments:

1. The location of the monument, and the notation on the plan about the location of the street monument (3 feet from the property line corner), are incorrect and should be changed. The notation should state that the center of the monument shall be set at the intersection of a line offset 3-feet from the right of way line on Waterville Street and a line offset 3-feet from the right of way line on Fore Street.

2. The coordinates of the proposed street monument should be listed on the plat.

3. The recording plat should be stamped (or sealed) by a professional land surveyor.

4. The subdivision corners on the plat should be marked as follows: "iron rods to be set," (or other suitable monumentation). The corner monumentation should be set, which can be done after the plat is recorded.

- Planning comments:

- Several of the conditions of approval would result in revisions to the site plan and the plat (since in this case the plat is so detailed)- so we need to see the final plan set (at least the final site plan) now so that we can be sure the plat is correct re site plan details (and ADA spacing) and meets the conditions of approval (other reviewers are involved in the final review of these). For example, if some of the mechanicals need to go on the ground, then that needs to be shown and reviewed and also be on the plat. Please send the revised plan set for final review and approval.

- Please add note to each of the new street trees in Waterville, that the

applicant is installing, "New street tree and treewell to be installed by applicant" (to avoid confusion vis a vis the waiver).

- Legal comments:
  - General Note #8 should include the book and page for both of these recorded documents (leave blanks and these can be filled in by hand just before the plat is recorded); also Site Plat Note #7 should refer to the condo documents and Site Plat Note #8 should refer to the Stormwater Maintenance Agreement.

[Note: usually the condo docs are included in the site plan and subdivision application and the Board normally sees them at the Hearing - so this is urgent now; the condo docs need to be submitted for review and approval before they are recorded and they need to be recorded before the plat is recorded.]

- Not sure about the distinction between General Notes and Site Plat notes- maybe make all one list of 16?
- Please put the PB waivers and conditions of approval in a box labeled with larger letters "Planning Board Waivers and Conditions of Approval 3.22.2016 " and leave out all of the "site plan" conditions except 2 (CMP), 3 (Mechanicals), 4 (protection of street tree) & 6 (on street parking changes) as all of the others need to be addressed on the final plans which need to be submitted for review and approval before the plat is released for recording (some sooner as noted above);
- Please correct typos in the waivers (the paraphrasing is OK);

Please contact me if there are any questions.

Thank you  
Jean

On Tue, Apr 12, 2016 at 12:37 PM, William Savage <[wsavage@acorn-engineering.com](mailto:wsavage@acorn-engineering.com)> wrote:

Jean,

Could the City Attorney and Engineering review the attached Plat. If no comments then we will have Owen Haskell stamp the drawing prior and submit back to you for planning board signatures. Thank-you,

Will Savage, PE

## Principal

Licensed in Maine

## Acorn Engineering, Inc

PO Box 3372

Portland, Maine 04104

[www.acorn-engineering.com](http://www.acorn-engineering.com)

B. [207.775.2655](tel:207.775.2655)

F. [207.358.7979](tel:207.358.7979)

C. [207.317.1884](tel:207.317.1884)

This electronic communication, which includes any files or attachments thereto, contains proprietary or confidential information and may be privileged and otherwise protected under copyright or other applicable intellectual property laws. All information contained in this electronic communication is solely for the use of the individual(s) or entity to which it was addressed. If you are not the intended recipient(s), you are hereby notified that distributing, copying, or in any way disclosing any of the information in this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately, and destroy the communication and any files or attachments in their entirety, whether in electronic or hard copy format. Since data stored on electronic media can deteriorate, be translated or modified, Acorn Engineering, Inc., and/or affiliates will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be verified against the hard copy.

--

*Jean Fraser, Planner  
City of Portland*

874 8728