



Helen Donaldson <hcd@portlandmaine.gov>

158 Fore St

Helen Donaldson <hcd@portlandmaine.gov>
To: Helen Donaldson <hcd@portlandmaine.gov>

Thu, May 19, 2016 at 2:09 PM

----- Forwarded message -----

From: **David Margolis-Pineo** <dmp@portlandmaine.gov>
Date: Fri, May 13, 2016 at 2:08 PM
Subject: 158 Fore St
To: Helen Donaldson <hcd@portlandmaine.gov>

I forgot Bill Clark's comments.

M E M O

DATE: May 13, 2016

TO: Helen Donaldson

FROM: David Margolis-Pineo

RE: 158 Fore Street (Hotel) (Eplan # 2015-169)

Final Review Comment from the Department of Public Works:

All pervious review comments have been addressed, however the following issues still exist.

1. Sheet C1.0 – Site Plan, the applicant is showing a brick driveway apron and has asked where the code states an asphalt drive is required. It is my understanding that the City Council in 2000 passed such a material policy and that any change from this policy requires Council authorization.
2. Sheet C1.2, Grading, it is desirable to have the pedestrian crossings of Fore St and Hancock St Extension be perpendicular. This issue will need more discussion.

3. It is understood that the grease generated by the food preparation now proposed by this facility can be handled by under counter devices. Please coordinate with Rachel Smith (874-8833) of this department for proper sizing and approval.

Comments from Bill Clark March 29, 2016: None of these comments have been addressed.

1. Set property corners.
2. Add State Plane Coordinates as indicated.
3. Commercial Street Extension is not an official street name. The new street was accepted in 2008 as Thames Street.
4. Hancock Street Extension is not an official street named. The new street was accepted in 2008 as Hancock Street.
5. The "Maine D.O.T. 26' wide Rail Corridor" as shown on the plan was relocated in 2004 to the southeasterly side of Thames Street.

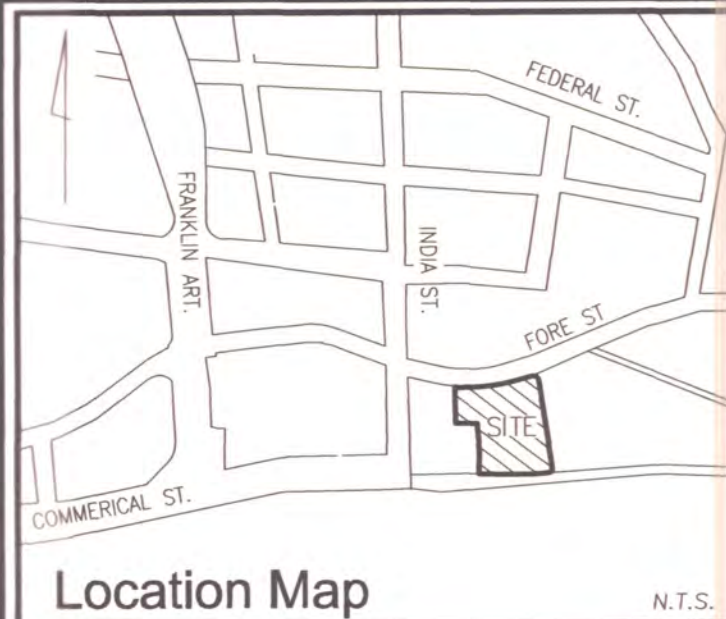
Refer to Ocean Gateway Subdivision Plan CCRD Plan Book 204, Page 622 for the relocation. Refer to two deeds:

(1.) CCRD 21687_054 from the State of Maine to the City of Portland dated 10/01/2004.

(2.) CCRD 21986_343 from the City of Portland to the State of Maine dated 9/13/2004.I

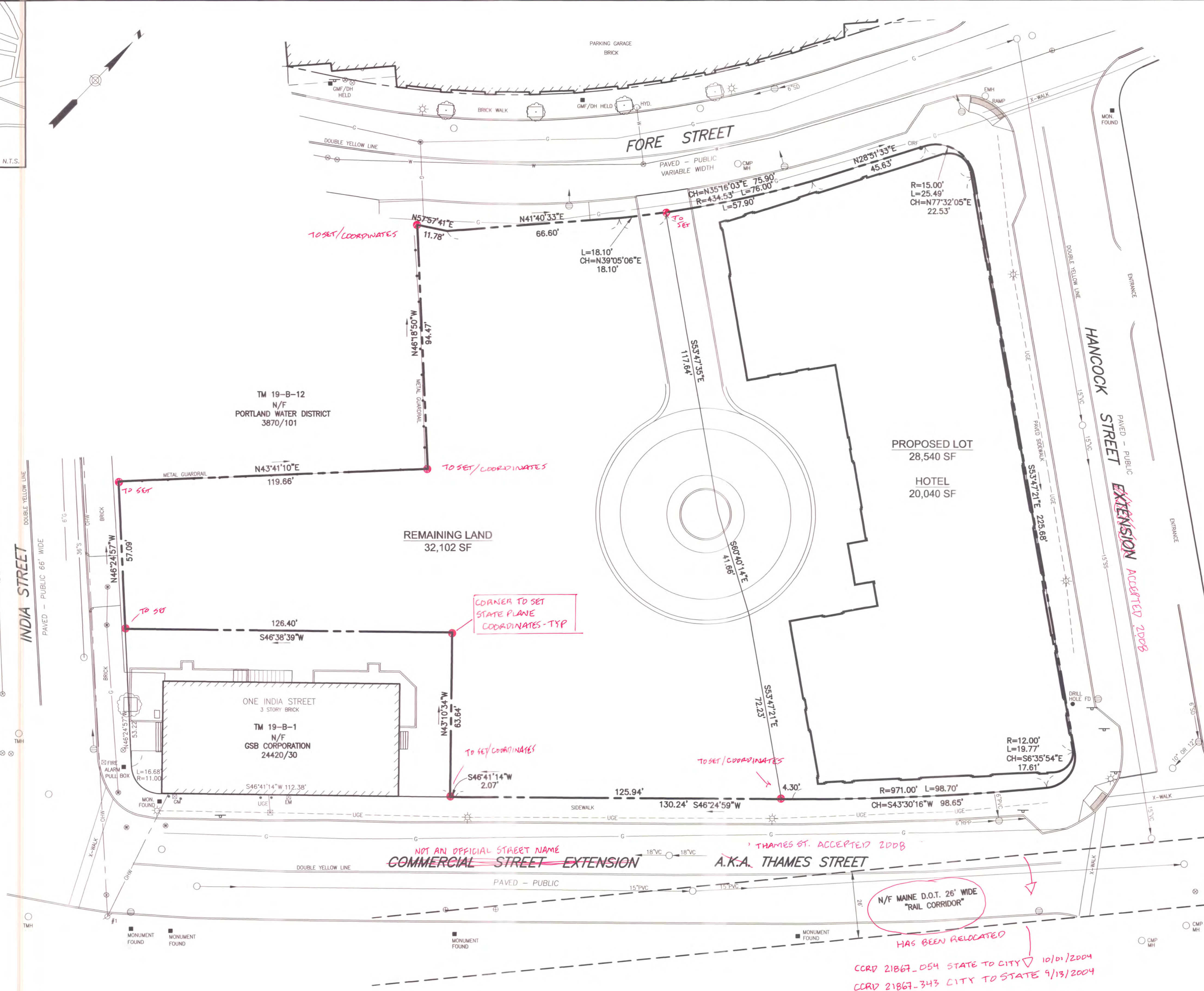
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David Margolis-Pineo
Deputy City Engineer
Department of Public Services
55 Portland St.
Portland, ME 04101
Office [207-874-8850](tel:207-874-8850)
Cell [207-400-6695](tel:207-400-6695)
dmp@portlandmaine.gov



Legend:

- IRON PIPE OR ROD FND
- GRANITE MONUMENT FND
- WATER VALVE
- GAS VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- LIGHT POLE
- ELEC. OR GAS METER
- CURB
- OHW— OVERHEAD WIRES
- UGE— UNDERGRD. ELEC.
- T— TELEPHONE LINE
- G— GAS LINE
- W— WATER LINE
- S— SANITARY SEWER
- SIGN



Plan References:

1. RECORDING PLAT, OCEAN GATEWAY, COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 204 PAGE 622.
2. LAND TITLE SURVEY AND SUBDIVISION PLAN IN PORTLAND, MAINE, USA MADE FOR THE TRUST FOR PUBLIC LAND, THE CITY OF PORTLAND, THE MAINE DEPARTMENT OF TRANSPORTATION, THE CANADIAN NATIONAL RAILWAY COMPANY DATED FEBRUARY 19, 1993 REVISED THROUGH 10-20-94 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 193 PAGE 187.
3. SUBDIVISION RECORDING PLAT ON ONE INDIA STREET, PORTLAND, MAINE MADE FOR RIVERWALK LLC, 25 INDIA STREET LLC, HANCOCK & MIDDLE, LLC, AND OCEAN GATEWAY LLC DATED MARCH 22, 2006 REVISED 04-13-06 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 207 PAGE 54.
4. CONDOMINIUM PLAT "THE LONGFELLOW A CONDOMINIUM" ONE INDIA STREET, PORTLAND, MAINE MADE FOR LRAR LLC, THE DECLARANT AND OWNER OF RECORD, DATED SEPT. 20, 2006 REVISED 9-26-09 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 206 PAGE 618.

Notes:

1. OWNER OF RECORD: PORTLAND NORWICH GROUP LLC, 2330 PALM RIDGE ROAD #305, SANIBEL, FL CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32746 PAGE 289
2. PARCEL IS SHOWN AS LOT 20, BLOCK B ON THE CITY OF PORTLAND ASSESSORS MAP 19.
3. BEARINGS ARE GRID NORTH PER PLAN REFERENCE 1.

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS

RECEIVED _____

AT _____ hr. _____ min. _____ m AND RECORDED

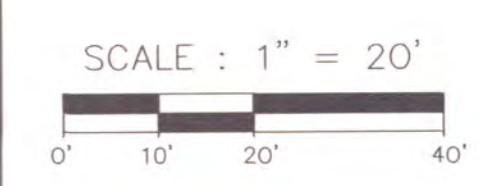
IN PLAN BOOK _____, PAGE _____

ATTEST: _____ REGISTER

COMMERCIAL ST.
PAVED - PUBLIC 100' WIDE

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 000148, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



Zoning Information:

THE PROPERTY LIES IN ZONE B-6 URBAN COMMERCIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE: NONE
 MINIMUM FRONTAGE: NONE
 SETBACKS: FRONT: NONE REQUIRED
 SIDE: NONE REQUIRED
 REAR: NONE REQUIRED
 MAXIMUM FRONT YARD SETBACK: 10 FEET
 ADDITIONAL INFORMATION CAN BE FOUND IN THE CITY OF PORTLAND'S CODE OF ORDINANCES.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

Certificate:

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

CORD 21867-054 STATE TO CITY 10/01/2004
 CORD 21867-343 CITY TO STATE 9/13/2004

APPLICANT:
PORTLAND NORWICH GROUP LLC

RECORDING PLAT
 158 FORE STREET
 158 FORE STREET, PORTLAND, MAINE
 MADE FOR RECORD OWNER
PORTLAND NORWICH GROUP LLC
 2330 PALM RIDGE ROAD #305, SANIBEL, FL 33957

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	JLW	MARCH 11, 2016	2015-021P
Check By	JWS	Scale	Drwg. No.
Book No.	1099	1" = 20'	RP-S

SURVEY REVIEW 3/25/2016