

**From:** William Clark  
**To:** Jean Fraser  
**CC:** David Margolis-Pineo; Jennifer Thompson  
**Date:** 10/22/2015 2:22 PM  
**Subject:** Re: Fwd: 415 Subdivision Plat for PB - signoffs needed (2015-162) - Plan Needs Attention  
**Attachments:** Cumberland Ave No 415 Draft Plat 10.14.15 Survey Review 10 22 2015.PDF

Hi Jean,

Examination of plan and deeds shows it needs attention and should not be approved. Plan review markup is attached. I am glad Jen made comments as to the easements.

1. Easements need to be correctly defined on the plan with bearings and distances. The easements were drafted in 1925 before the YMCA building was constructed, and need to reflect what is on the ground. The Condominium Association will need to have the easements defined and the nature of the easements stated.
2. Incorrect Easement Deed Reference. CCRD Deed Book 3019, Page 133 is for a Tax Lien Discharge in Cumberland , Maine.
3. Text "Existing Easement Area book 1212, Page 217" points to the easement area for easement in Deed Book 1212, Page 215.
4. Coordinates are not correct for the two points listed along Forest Ave.
5. Elevations are not correct for the two points listed along Forest Ave.
6. Need to set property corners.
7. Coordinate System. NAD83?  
The City of Portland coordinate system is NAD83 HARN Maine State Plane: West Zone (FIPS 1802) US Survey Feet
8. Vertical Datum. Which City of Portland official benchmark was used?
9. "Lotus Map". I believe this should be "Locus Map".

Thanks,

Bill

William Clark, PLS  
Senior Project Engineer  
Engineering  
Department of Public Services  
City of Portland  
55 Portland St.  
Portland, ME 04101  
207 874 8847

>>> Jean Fraser October 21, 2015 5:21 PM >>>

Hi

**From:** David Margolis-Pineo  
**To:** Patrick Ducas  
**CC:** Barbara Barhydt; Benjamin Pearson; Helen Donaldson; Jean Fraser; Jef...  
**Date:** 10/20/2015 10:20 AM  
**Subject:** Wastewater Capacity Application Approval for 415 Cumberland Ave  
**Attachments:** David Margolis-Pineo.vcf

*October 20, 2015*

Patrick Ducas (patrickd@ducasconstruction.com)  
17 Chestnut Street  
Portland, ME 04101

**RE: The Capacity to Handle Wastewater Flows from 415 Cumberland Ave**

Dear Mr. Ducas:

The Department of Public Services, which includes the Water Resource Division, has reviewed and determined that the downstream sewers from 415 Cumberland Ave has the capacity to convey the estimated 1,440 gallons per day of wastewater which will be generated from this multi family housing project. It is understood that no sources of stormwater runoff, roof drainage, or any other non-contaminated water shall be introduced to the wastewater collection system from this development. If roof drainage is currently discharging to the sanitary sewer system, we are requesting that the roof discharge be redirected to sidewalk or street level.

If the City can be of further assistance, please call me at 874-8850 or 400-6695.

Sincerely,

CITY OF PORTLAND

**David Margolis-Pineo**

David Margolis-Pineo  
Deputy City Engineer

**Anticipated Wastewater Flows from the proposed Multi Family Housing:**

Six- One Bedroom Units @ 120 gpd/Unit = 720 gpd

Four – Two Bedroom Unit @ 180 gpd/Unit = 720 gpd

Total = 1,440 gpd

CC: Jeffrey Levine, Director, Department of Planning and Urban Development, City of Portland  
Barbara Barhydt, Development Review Services Mgr., Dep't. of Planning and Urban  
Development, City of Portland  
Nell Donaldson, Department of Planning and Urban Development, City of Portland  
Shukria Wiar, Planner, Department of Planning and Urban Development, City of Portland  
Jean Fraser, Planner, Department of Planning and Urban Development, City of Portland  
Nancy Gallinaro, Water Resources Manager  
Benjamin N. Pearson, E.I., Industrial Pretreatment Coordinator, City of Portland  
John Emerson, Wastewater Coordinator, City of Portland

David Margolis-Pineo  
Deputy City Engineer

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