

From: Jean Fraser
To: Ducas, Patrick
Date: 10/9/2015 4:43 PM
Subject: Preliminary comments on draft Plat Re: 415 Cumberland Ave
Attachments: Civil Plan With Recording Platt_1.pdf

Patrick

I have now had an opportunity to do a preliminary review of the plat a attached, and I have the following comments:

the footprint of the existing building (in sq feet) should be noted under the area of the parcel
the easement is identified as Book 1212 Page 215 in one place and Book 1212 page 217 at another place

Easement should say that it benefits YMCA for xxxx (what it is for)

Does the property have rights over the Burnham lot for the HVAC and fire escape

Who is using area underneath fire escape and if it will be users of your property then an easement may be needed?

A note (prominent) needs to be added stating that the subdivision is for 10 residential units on the X floors and a schedule of the units and sizes and locations should be included

A note needs to be added saying whats happening re the first floor re use

On the plan or in a note the number & location of parking spaces should be stated.

Once you send me a revised plat (in pdf) to address these comments as far as possible, I will then get formal sign-offs from DPS, Legal and Fire. The DPS Surveyor sometimes has survey comments but usually this sign off step is straightforward.

However, depending on how you address the street tree requirement (1 street tree per unit) there may be a PB waiver (to allow a contribution instead of an actual tree) or a PB condition, and these might need to go on in another box. (10 street trees are required in the ROW around the site; there are 2 already so you would be required to provide 8 more- the City Arborist is looking at the area to see where more could be planted).

On Wednesday next week I hope to hear from the City Arborist and then I can send you a complete review comment about the few items that you need to address, which I think will be street trees, location of the bike parking including for visitors to the units/commercial space, noise from HVAC (including ventilation of parking area), and rubbish storage/collection/removal- also maybe stormwater drainage from the parking garage area.

Please contact me on Tuesday if you have any questions.

thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728

>>> Patrick Ducas <patrickd@ducasconstruction.com> 10/7/2015 11:48 AM >>>

Barbara and Jean

Attached is the revised civil plan I received with the signature block, and the proposed recording plat designation. Can you please review and confirm this is sufficient. If required, I will have (5) hard copies made.

Thanks

Patrick Ducas
Ducas Construction
patrickd@ducasconstruction.com
Office:207-536-0838
New Cell:207-939-9448
Old Cell: 617-640-8642
www.ducasconstruction.com