

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00435	Issue Date:	CBL: 066 D044001
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Location of Construction: 55 ST JAMES ST	Owner Name: REMINGA LARRY C & ELENA REMINGA JTS	Owner Address: 55 ST JAMES ST PORTLAND , ME 04103	Phone: (207) 772-0199
Business Name: New England Imports	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston ME 04240	Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: IM
Past Use: Auto repair	Proposed Use: same - auto repair - New England Auto Repair <i>Imports</i>	Permit Fee: \$78.00	Cost of Work: \$0.00
Proposed Project Description: install 4' x 6' free standing sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: Type:
		Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:			

Permit Taken By: bjs	Date Applied For: 03/05/2013	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____



Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>55 ST. JAMES ST.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>066</u> Block# <u>D044</u> Lot# <u>001</u>	Owner: <u>LARRY REMINGA</u>	Telephone: <u>772-0199</u>
Lessee/Buyer's Name (If Applicable) <u>NEW ENGLAND IMPORTS</u>	Contractor name, address & telephone: <u>Neokraft Signs</u> <u>686 Main St.</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ <u>75.00</u> Awning Fee = cost of work Total Fee: \$ <u>75.00</u>
Who should we contact when the permit is ready: <u>PATRICK BOLDUC</u> phone: <u>782-9654</u>		
Tenant/allocated building space frontage (feet): Length: <u>60'±</u> Height: _____ Lot Frontage (feet) <u>175'±</u> Single Tenant or Multi Tenant Lot <u>MULTI</u>		
Current Specific use: <u>MULTI-USE COMMERCIAL</u> If vacant, what was prior use: _____ Proposed Use: <u>AUTO REPAIR</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>5'x7'</u> Height from grade: <u>6'-0"</u> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

RECEIVED

MAR 05 2013

Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Patrick Bolduc</u>	Date: <u>3/1/13</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Ann Machado - Re: St. James Street

From: William Scott
To: Ann Machado; Danielle West-Chuhta
Date: 3/7/2013 8:57 AM
Subject: Re: St. James Street
CC: William Clark
Attachments: 00932_003_049.PDF; 00932_003_051.PDF; CCRD 3311_294_MDOT Taking.pdf

Good morning Ann and Danielle.

I looked up the MDOT taking deed (3311/294 attached). It appears the State did take this portion of St. James Street in fee simple. They may also have control of access to this portion of the road as well.

I've also attached copies of the MDOT Right-of-way plans as well.

Ann: if you need anything more, please don't hesitate to call me. Thanks.

>>> Ann Machado 3/7/2013 8:03 AM >>>

Bill & Danielle,

Thanks for looking into this.

The owner at 55 St. James St. applied for a permit to install a freestanding sign at their entrance off St. James St. The proposed sign is 4' x 6' and 6' tall from grade to top of the sign. When I was reviewing the application I discovered that they don't own the land between the front of their building and St James Street. I was trying to discover who owned the land and that is when I contacted Public Services.

The bottom line is that Larry & Elena Reminga do not own the land in front of their building so they cannot put a sign on it. Under the ordinance, Signs are considered an accessory use and must be located on the property where the principal use is located.

I will let them know.

Ann

>>> William Scott 3/6/2013 3:09 PM >>>

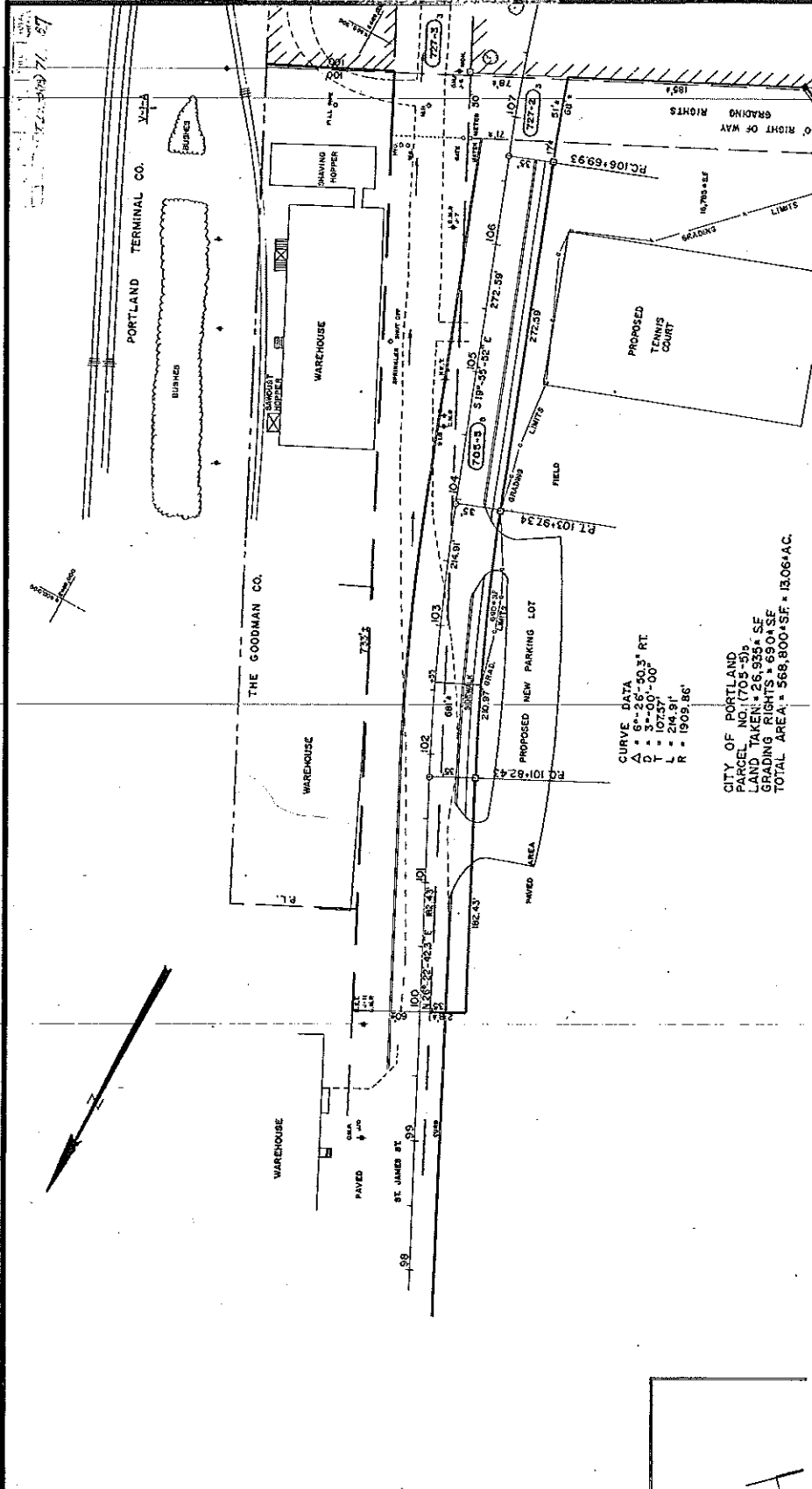
Thanks for looking at this so quickly. I will try to dig out the State's taking documents to see if damages were paid to the City, etc. I'll send you copies of what I find.

Good points about the State sign off in fee was taken and about the State Billboard Law.

I'll look deeper into the taking tomorrow. Would you know where to look for the Billboard law?

>>> Danielle West-Chuhta (Danielle West-Chuhta) 3/6/2013 3:02 PM >>>

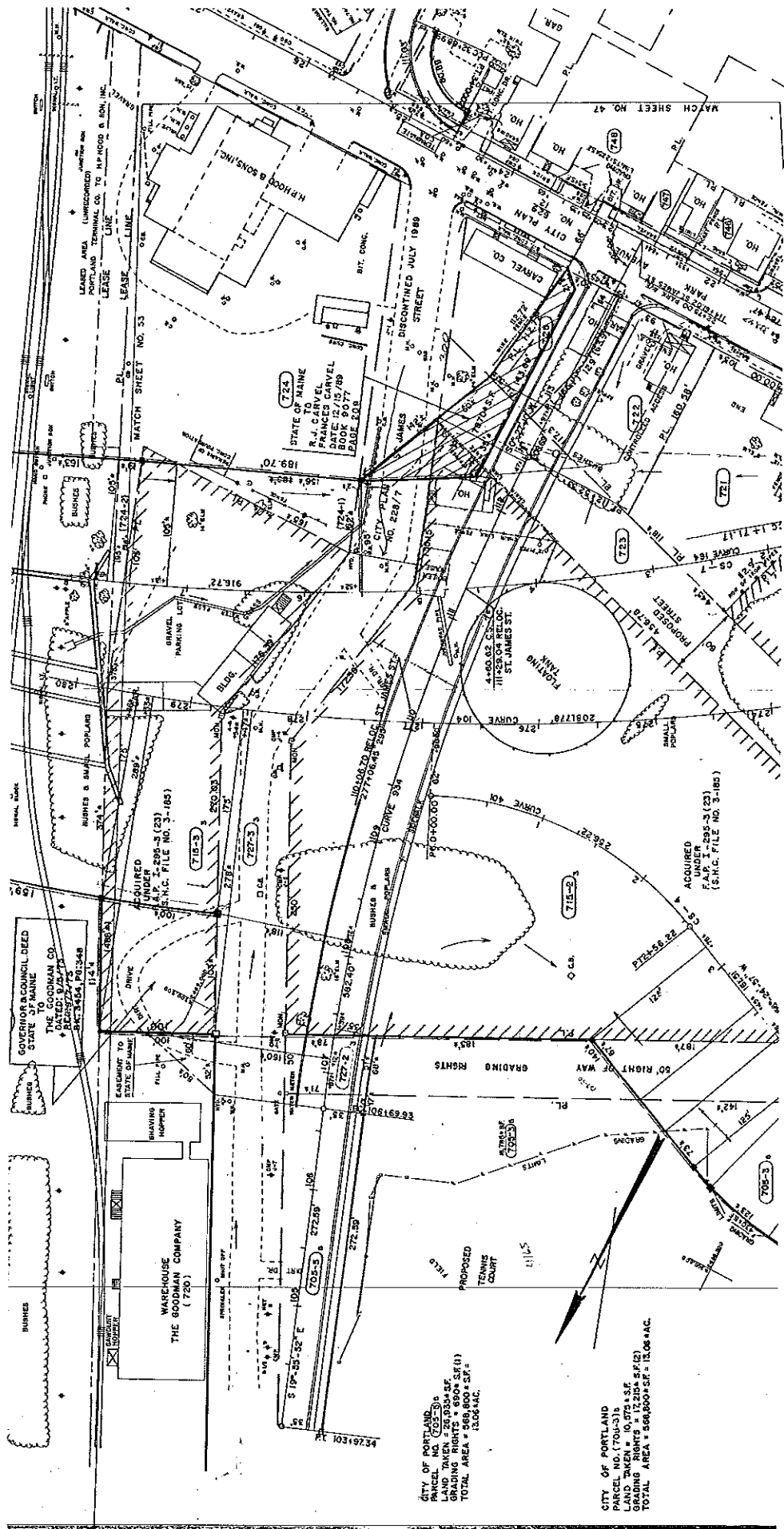
317113



CURVE DATA
 Δ = 8°-26'-50.3" RT
 Q = 15'-00"-00"
 L = 244.91'
 R = 1909.86'

CITY OF PORTLAND
 PARCEL NO. 7705-144
 LAND TAKEN = 26,839.5 SF
 GRADING RIGHTS = 650.1 SF
 TOTAL AREA = 568,800.5 SF = 13.06 AC.

31 13



CITY OF PORTLAND
 PARCEL NO. 705-3
 LAND TAKEN = 28,034 S.F.
 GRADING RIGHTS = 890 S.F. (1)
 TOTAL AREA = 569,800 S.F. = 13.06 AC.

CITY OF PORTLAND
 PARCEL NO. 705-3
 LAND TAKEN = 12,215 S.F. (2)
 GRADING RIGHTS = 1,215 S.F. (2)
 TOTAL AREA = 569,800 S.F. = 13.06 AC.

GOVERNOR'S COUNCIL DEED
 STATE OF MAINE
 THE GOODMAN CO.
 DATED: 8/27/77
 REG. FILE NO. 23-246
 REG. FILE NO. 11-11

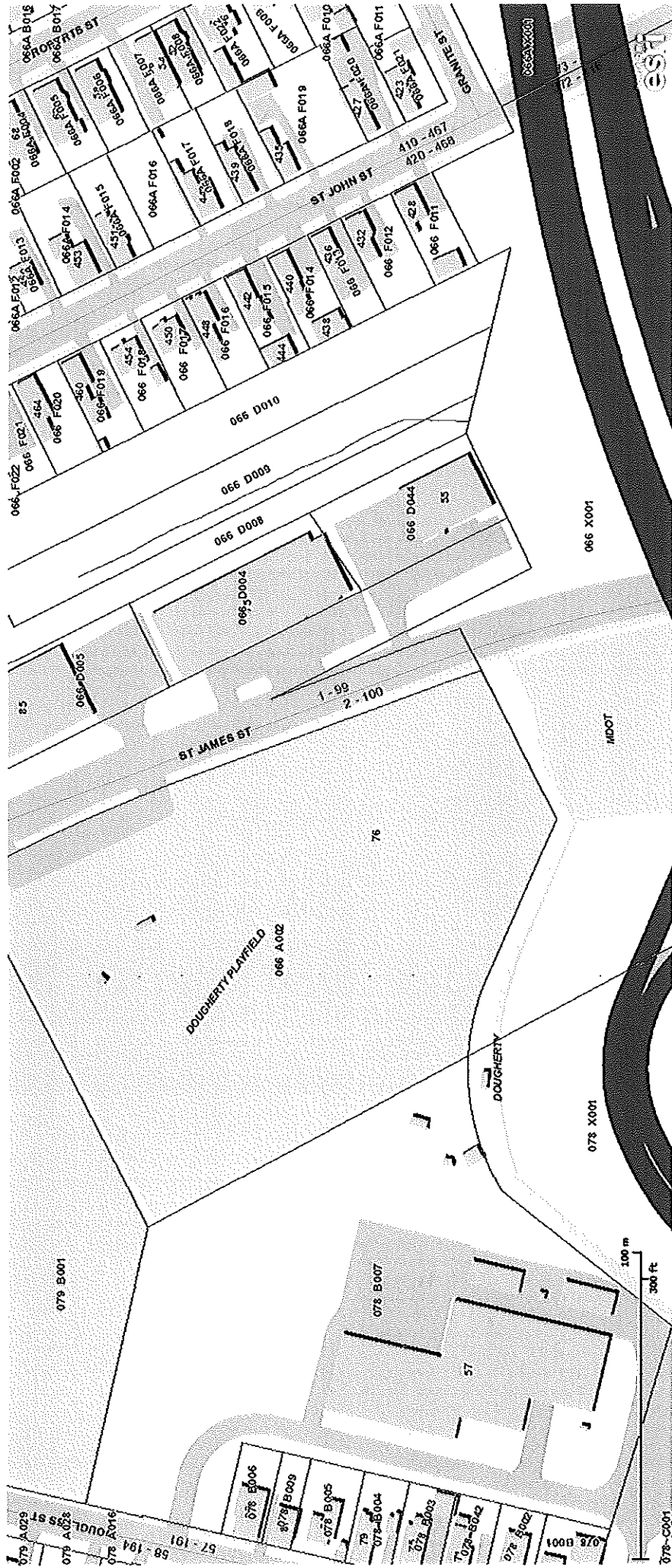
ACQUIRED UNDER
 DEED NO. 23-246
 REG. FILE NO. 23-246
 REG. FILE NO. 11-11

ACQUIRED UNDER
 DEED NO. 23-246
 REG. FILE NO. 23-246
 REG. FILE NO. 11-11

STATE OF MAINE
 R.J. CARVEL
 DANIELS CARVEL
 BOOK 90 P. 89
 LEASE 208-77

LEASED AREA (UNRECORDED)
 TERMINAL CO. TO H.P. HOOD & SON, INC.
 LEASE LINE

55 St. James St.





Neokraft

Neokraft Signs Inc.
 686 Main Street
 Lewiston, Maine 04240
 Telephone: 207.782.9654
 Facsimile: 207.782.0009
 1.800.339.2258
<http://www.neokraft.com>

Transmittal to CITY OF PORTLAND
 INSPECTIONS
 389 CONGRESS STREET
 PORTLAND, ME 04101

Date 03.1.2013
Job No. 16505
Re. N.E. IMPORTS
 PERMITS
 MAIL

- Item**
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Hand Delivered | <input type="checkbox"/> Under separate cover |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other |
| | | <input type="checkbox"/> Specifications |

Copies	Date	No.	Description
1 set	3/1/2013	16505	(1) SIGN PERMIT APPLICATION, (1) SET DRAWINGS, (1) INSURANCE LIABILITY FORM AND A CHECK FOR \$78.00 IN REGARD TO OBTAINING A PERMIT FOR NEW ENGLAND IMPORTS AT 55 ST. JAMES STREET.

- Purpose**
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Rejected |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Review and comment |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Revise and resubmit | <input type="checkbox"/> Other |

Remarks PLEASE REVIEW FOR APPROVAL AND MAIL PERMITS TO THIS OFFICE.

Copy to

From PAT BOLDUC

If enclosures are not as noted kindly notify us at once.

OFFICE:\CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/24/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Champoux Insurance Agency 416 Sabbatus St PO Box 220 Lewiston, ME 04243-0220	CONTACT NAME: PHONE (A/C, No., Ext): (207) 783-2246 FAX (A/C, No.): (207) 782-7881 E-MAIL ADDRESS: <table style="width: 100%;"> <tr> <td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A : Patriot Insurance Company</td> <td>32069</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Patriot Insurance Company	32069	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Patriot Insurance Company	32069														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Neokraft Signs, Inc. and NK Equipment LLC 686 Main St 686 Main St Lewiston, ME 04240															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		CPP6164784	9/1/2012	9/1/2013	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GENERAL AGGREGATE \$ 2,000,000						PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
A	AUTOMOBILE LIABILITY			BA6164784	9/1/2012	9/1/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			TBD	9/1/2012	9/1/2013	EACH OCCURRENCE \$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 5,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

City of Portland is included as an additional insured per written agreement for general liability and work performed by the named Insured.

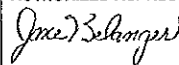
CERTIFICATE HOLDER

CANCELLATION

 City of Portland City Hall
 389 Congress St
 Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Ann Machado - Re: Relocation of St James Street (Park Ave. End)

From: William Scott
To: Ann Machado
Date: 3/6/2013 7:49 AM
Subject: Re: Relocation of St James Street (Park Ave. End)
CC: Sue Jennings; William Clark
Attachments: doug01B-PLAN.pdf

Good morning, Ann.

The old part of St. James Street's right-of-way still exists. The City never discontinued that part of the accepted street. On top of that, it appears that the State included the old location of St. James in the area it took by eminent domain for the construction of I-295. So, the old location is still a public road, in my opinion. I'm not sure if this portion of St. James is a City street due to the MDOT taking.

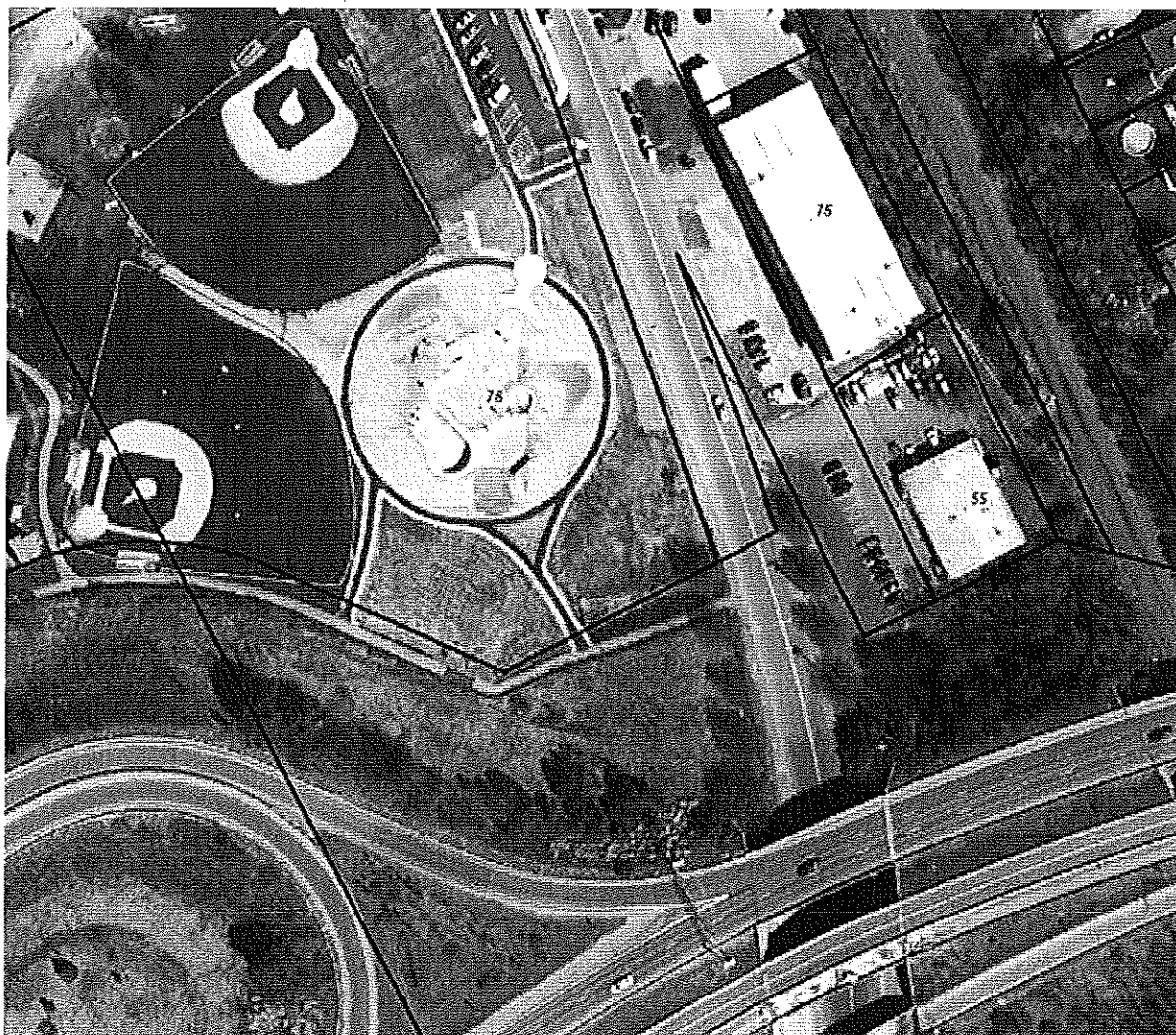
Please refer to the attached plan, and send along any follow-up questions my way. Call if you'd like (874-8825).

>>> William Clark 3/5/2013 3:37 PM >>>
Hi Ann,

I'll send this to Bill Scott as he surveyed in that neck of the woods recently (within 10 years). If he doesn't have something we can jump into it.

Thanks,

Bill C.



>>> Ann Machado March 5, 2013 3:25 PM >>>

Bill-

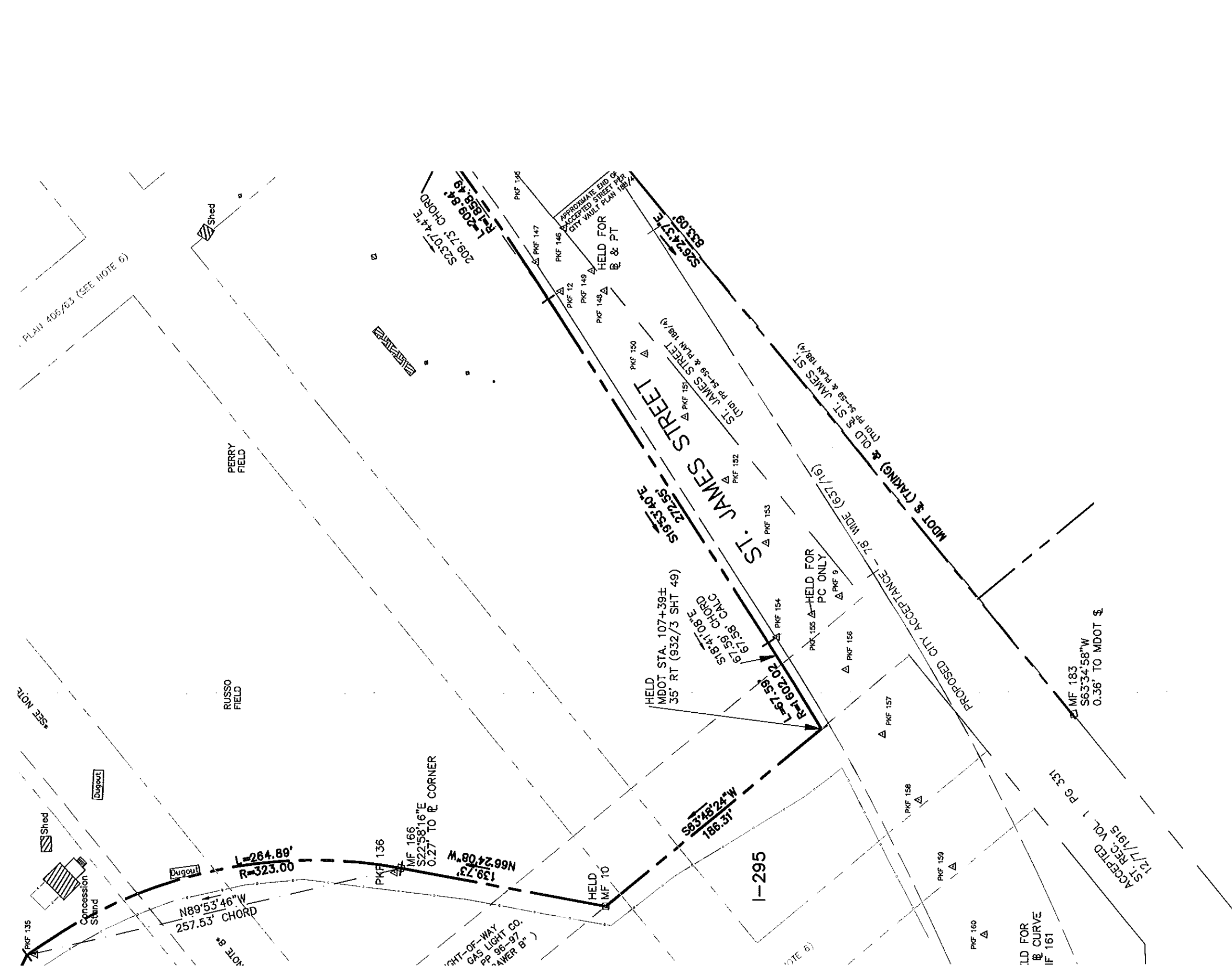
I have a question about St. James Street. The owner of 55 St. James Street has applied for a sign permit to put a sign at their entrance. Their CBL is 066-D-044. It appears from the GIS map and the old tax map that they don't own frontage on the current St. James Street. St. James Street appears to have been relocated at some point and the old part where this property had frontage may still belong to the city but they appear to be occupying it.

Can you help me out here? Who owns the strip in front of 066-D-044?

Thanks.

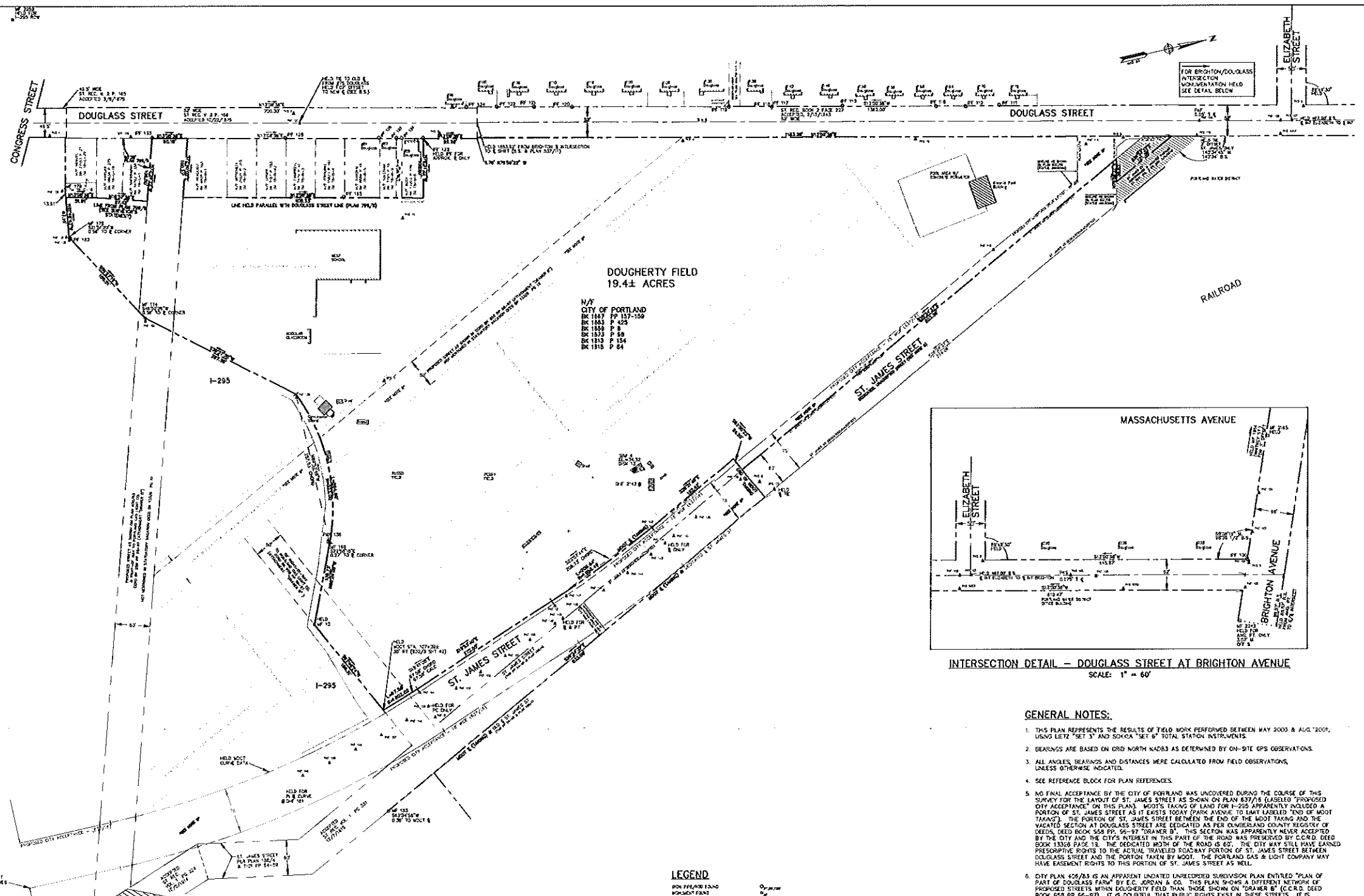
Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall



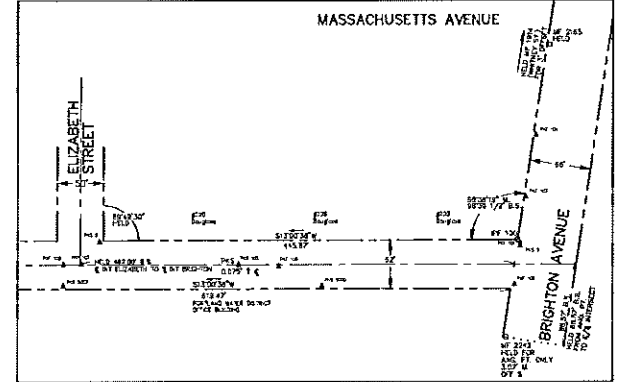
D, FLUSH W/LAWN (SEE SKETCH L801 P46) <L801-46-10>
 IN LEDGE OUTCROP, NEAR PARKING AREA ON ST. JAMES SIDE OF DOUGHERTY FIELD <L801-50-13>
 W/LAWN, LOOSE, BACK OF SIDEWALK @ SOUTH WEST CORNER BRIGHTON/DOUGLASS <L801-56-100>
 CORNER OF PORTLAND WATER DISTRICT BUILDING TO CENTERLINE DOUGLASS <L801-57-105>
 CORNER OF PORTLAND WATER DISTRICT BUILDING TO CENTERLINE DOUGLASS <L801-57-109>
 ST. JAMES ST. SIDEWALK, IN BITUMINOUS SIDEWALK <L801-57-110>
 W/LAWN, BETWEEN #170 & #172 DOUGLASS <L801-58-111>
 W/LAWN, BETWEEN #164 & #170 DOUGLASS <L801-58-112>
 W/LAWN, BETWEEN #146 & #150 DOUGLASS <L801-58-113>
 TOWARD CONGRESS, 1" BELOW GROUND, BETWEEN #160 & #164 DOUGLASS <L801-62-116>
 W/LAWN, BETWEEN #138 & #142 DOUGLASS, 0.12' FROM IPF 118 <L801-62-117>
 W/LAWN, BETWEEN #138 & #142 DOUGLASS, 0.12' FROM IPF 117, CLOSER TO ROAD <L801-62-118>
 W/LAWN, BETWEEN #130 & #138 DOUGLASS <L801-62-119>
 ALL, ON SOUTHERLY EDGE OF HEDGE, BETWEEN #110 & #116 DOUGLASS <L801-63-120>
 ALL, BENT TOWARD CONGRESS, BETWEEN #106 & #110 DOUGLASS <L801-63-121>
 ALL, WITH 1/2" PIPE INSIDE IT BENT AWAY FROM DOUGLASS, BETWEEN #100 & #106 DOUGLASS <L801-67-122>
 IN LAWN, LEANING AWAY FROM DOUGLASS, 2' BACK OF BIT. SIDEWALK, BETWEEN CITY & #89 DOUGLASS <L801-67-124>
 IN PAVED DRIVE, BETWEEN #87 & #89 DOUGLASS <L801-67-124>
 W/ LAWN BETWEEN #87 & #89 DOUGLASS <L801-68-125>

3/1/13



DOUGHERTY FIELD
19.4± ACRES

N/T
CITY OF PORTLAND
BK 1883 P 425
BK 1889 P 8
BK 1873 P 59
BK 1813 P 54
BK 1816 P 54

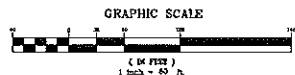


INTERSECTION DETAIL - DOUGLASS STREET AT BRIGHTON AVENUE
SCALE: 1" = 60'

- GENERAL NOTES:**
- THIS PLAN REPRESENTS THE RESULTS OF FIELD WORK PERFORMED BETWEEN MAY 2000 & AUG. 2001, USING LEITZ "SET 3" AND SOKKA "SET 6" TOTAL STATION INSTRUMENTS.
 - BEARINGS ARE BASED ON GRID NORTH NAD83 AS DETERMINED BY ON-SITE GPS OBSERVATIONS.
 - ALL ANGLES, BEARINGS AND DISTANCES WERE CALCULATED FROM FIELD OBSERVATIONS, UNLESS OTHERWISE INDICATED.
 - SEE REFERENCE BLOCK FOR PLAN REFERENCES.
 - NO FINAL ACCEPTANCE BY THE CITY OF PORTLAND WAS UNCOVERED DURING THE COURSE OF THIS SURVEY FOR THE LAYOUT OF ST. JAMES STREET AS SHOWN ON PLAN 837/18 (LABELED "PROPOSED CITY ACCEPTANCE" ON THIS PLAN). MOOT TAKING OF LAND FOR I-295 APPARENTLY INVOLVED A PORTION OF ST. JAMES STREET AS IT EXISTS TODAY (PARK AVENUE TO LIMIT LABELED "END OF MOOT TAKING"). THE PORTION OF ST. JAMES STREET BETWEEN THE END OF THE MOOT TAKING AND THE VACATED SECTION AT DOUGLASS STREET ARE DEDICATED AS PER DOWNSIDE COUNTY RECORDS OF DEEDS, DEED BOOK 558 PP. 95-97 "DRAWER B". THIS SECTION WAS APPARENTLY NEVER ACCEPTED BY THE CITY AND THE CITY'S INTEREST IN THIS PART OF THE ROAD WAS PRESERVED BY C.C.R.D. DEED BOOK 1326 PAGE 13. THE DEDICATED WIDTH OF THE ROAD IS 60'. THE CITY MAY STILL HAVE EARNED PREScriptive RIGHTS TO THE ACTUAL TRAVELED ROADWAY PORTION OF ST. JAMES STREET BETWEEN DOUGLASS STREET AND THE PORTION TAKEN BY MOOT. THE PORTLAND GAS & LIGHT COMPANY MAY HAVE EASEMENT RIGHTS TO THIS PORTION OF ST. JAMES STREET AS WELL.
 - CITY PLAN 426/83 IS AN APPARENT UNDATED UNRECORDED SUBDIVISION PLAN ENTITLED "PLAN OF PART OF DOUGLASS FARM" BY E.C. JORDAN & CO. THIS PLAN SHOWS A DIFFERENT NETWORK OF PROPOSED STREETS WITHIN DOUGHERTY FIELD THAN THOSE SHOWN ON "DRAWER B" (C.C.R.D. DEED BOOK 558 PP 95-97). IT IS DOUBTFUL THAT PUBLIC RIGHTS EXIST IN THESE STREETS. IT IS UNKNOWN IF PRIVATE PARTIES HAVE RIGHTS TO THESE STREETS.
 - CONGRESS STREET AND PARK AVENUE ARE SHOWN FOR REFERENCE PURPOSES ONLY. THEY WERE NOT SURVEYED AS PART OF THIS PROJECT.
 - THIS PLAN DOES NOT SHOW THE DOUBLE-BARRELED EDWARDS STREET INTERCEPTOR SEWER LINE THAT CROSSES UNDERNEATH DOUGHERTY FIELD. REFERENCE IS MADE TO THE TOPOGRAPHIC SURVEY OF THE FIELD AND ALSO TO THE RECONSTRUCTION PLANS FOR DOUGLASS STREET FROM BRIGHTON AVENUE TO #20 DOUGLASS ST RECORDED IN THE CITY ARCHIVES (PLANS 917 & 970).
 - REFERENCE IS MADE TO VARIOUS DOCUMENTS PERTAINING TO ST. JAMES STREET THAT WERE UNCOVERED DURING THE COURSE OF THIS SURVEY. THESE DOCUMENTS ARE FILED IN THE CITY ARCHIVES (REPORT DRAWER, FILE R-157).

3/6/13

- MONUMENTATION**
- MF 10 CONCRETE "T" MONUMENT FOUND, FLUSH W/ALN (SEE SKETCH LEI 145) 4801-45-100
 - DISK 13 MOOT DISK "MISTY" FOUND, IN LEDGE OUTCROP, NEAR PARKING AREA ON ST. JAMES SIDE OF DOUGHERTY FIELD 4801-50-13
 - RF 100 3/4" IRON PIPE FOUND, FLUSH W/ALN, LODGE, BACK OF SIDEWALK @ SOUTH WEST CORNER BRIGHTON/DOUGLASS 4801-56-100
 - PKS 105 PK NAIL SET, BC TE FROM CORNER OF PORTLAND WATER DISTRICT BUILDING TO CENTERLINE DOUGLASS 4801-57-105
 - PKS 109 PK NAIL SET, BC TE TO OLD ST. JAMES ST STREET LINE IN BETHUNAS SIDEWALK 4801-57-109
 - RF 110 1" IRON PIPE FOUND, 1/2" BELOW GROUND, BETWEEN #117 & #112 DOUGLASS 4801-57-110
 - RF 111 1/2" IRON PIPE FOUND, FLUSH W/ALN, NO CAP, BETWEEN #110 & #112 DOUGLASS 4801-58-111
 - RF 112 3/4" IRON PIPE FOUND, 1" ABOVE LAMN, BETWEEN #110 & #110 DOUGLASS 4801-58-112
 - RF 113 5/8" IRON PIPE FOUND, FLUSH W/ALN, BETWEEN #110 & #110 DOUGLASS 4801-58-113
 - RF 115 3/4" IRON PIPE FOUND, LEADING TOWARD CONGRESS, 1" BELOW GROUND, BETWEEN #110 & #112 DOUGLASS 4801-62-115
 - RF 117 3/4" IRON PIPE FOUND, 1/2" BELOW LAMN, BETWEEN #110 & #112 DOUGLASS, ONE FROM #118 4801-62-117
 - RF 118 1" IRON PIPE FOUND, 1/2" BELOW LAMN, BETWEEN #110 & #112 DOUGLASS, ONE FROM #117, CLOSER TO ROAD 4801-62-118
 - RF 119 1" IRON PIPE FOUND, 1/2" ABOVE LAMN, BETWEEN #110 & #110 DOUGLASS 4801-62-119
 - RF 120 1/2" IRON PIPE FOUND, 1/2" TALL ON SOUTHERLY EDGE OF "LEDGE" BETWEEN #110 & #110 DOUGLASS 4801-63-120
 - RF 121 1/2" IRON PIPE FOUND, 1/2" TALL BENT TOWARD CONGRESS, BETWEEN #110 & #110 DOUGLASS 4801-63-121
 - RF 122 3/4" IRON PIPE FOUND, 1/2" TALL IN LAMN, LEADING AWAY FROM DOUGLASS, @ BACK OF BT SIDEWALK, BETWEEN CITY & #110 DOUGLASS 4801-67-122
 - RF 123 1" IRON PIPE FOUND, 3/4" TALL IN PAVED EDGE, BETWEEN #117 & #110 DOUGLASS 4801-68-123
 - RF 124 1" IRON PIPE FOUND, FLUSH W/ALN, BETWEEN EASEMENT & #117 DOUGLASS 4801-68-124
 - RF 125 3/4" IRON PIPE FOUND, FLUSH W/ALN, BETWEEN EASEMENT & #117 DOUGLASS 4801-68-125
 - RF 126 1" IRON PIPE FOUND, 1" TALL, BETWEEN #117 & #117 DOUGLASS 4801-68-126
 - PKS 127 PK NAIL FOUND, BC TE FROM # 75 DOUGLASS TO CENTERLINE 4801-68-127
 - RF 128 3/4" IRON PIPE FOUND, 1/2" BELOW GROUND, @ BACK OF BETHUNAS SIDEWALK, BETWEEN #117 & #115 DOUGLASS 4801-68-128
 - RF 133 3/4" IRON PIPE FOUND, BENT SOUTH-WESTERLY, 1" BELOW GROUND, BETWEEN THE WEST SCHOOL ENTRANCE ROAD & #115 DOUGLASS 4801-70-133
 - RF 134 3/4" IRON PIPE FOUND, 3" LONG, BENT TOWARD ROAD, BETWEEN #110 & #110 DOUGLASS 4801-71-134
 - SPS 137 SPIKE SET, FLUSH IN LAMN, TO TOWN, THEN CITY SUPPLY CO., 50 STREET LINE (SEE BLUE SHEETS 4801-12-137)
 - DHF 161 DRILL HOLE FOUND, IN CONCRETE, @ PI IN MOOT BASLINE, ON THE EASTERLY SIDE OF ST JAMES ST, UNDER SOUTH-BOUND I-295 OVERPASS 4801-15-161
 - RF 165 3/4" IRON PIPE FOUND, 10" TALL, SLIGHT LEAN AWAY FROM SCHOOL BUILDING 4801-20-165
 - MF 166 8"x8" CONCRETE "T" MONUMENT FOUND, 4" BELOW LAMN 4801-21-166
 - MF 174 8"x8" CONCRETE "T" MONUMENT FOUND, WOODSHE AGGREGATE EXPOSED TOP, 4" BELOW LAMN, BETWEEN SIDEWALK AND PARKING AREA 4801-24-174
 - MF 178 8"x8" CONCRETE "T" MONUMENT FOUND, 1" BELOW LAMN 4801-24-178
 - MF 179 8"x8" CONCRETE "T" MONUMENT FOUND, FLUSH W/GROUND, 1/2" SOUTHEASTERLY OF WHITE BOARD FENCE 4801-24-179
 - RF 182 1 1/2" IRON PIPE FOUND, 1" BELOW GROUND, @ BASE CORNER FENCE POST 4801-25-182
 - MF 183 8"x8" CONCRETE "T" MONUMENT FOUND, 4" BELOW GROUND, @ BASE CORNER FENCE POST 4801-25-183
 - MF 214 DRILL HOLE FOUND, IN 8"x8" GRANITE MONUMENT, 0.5" TALL IN BT SIDEWALK, ON 5' OFFSET @ SOUTH WEST CORNER BRIGHTON/AMHNEY 47125-37-214
 - DHF 2142 DRILL HOLE FOUND, IN GRANITE LEDGE OUTCROP, PERRY FIELD, NEAR ST JAMES ST PARKING LOT 47125-39-2142
 - MF 2145 DRILL HOLE FOUND, IN 8"x8" GRANITE MONUMENT, IN BT SIDEWALK, ON 5' OFFSET @ SOUTH EAST CORNER BRIGHTON/ALASDOR-ASSETS 47125-31-2145
 - MF 2242 DRILL HOLE FOUND, IN 8"x8" GRANITE MONUMENT, IN BT SIDEWALK, ON 3' OFFSET BRIGHTON NEAR R/R CROSSING 47125-35-2242
 - MF 2252 CONCRETE "T" MONUMENT FOUND, ON CONGRESS ST, @ PROPERTY LINE CORNER FOR DOUBLETREE HOTEL/COASTAL BANK 47125-29-2252



LEGEND

IRON PIPE FOUND	○
MONUMENT FOUND	□
DRILL HOLE FOUND	○
SPIKE SET	○
SPRUE FOUND	○
PK SET (CLIP) THROUGH STAKE	○
PK FOUND	○
BUILDING CORNER	○
LEDGE OUTCROP	○
PROPERTY LINE	---
STREET LINE	---
SEWER LINE	---
ACTING PARCEL LINE	---
80'-0" OF 84" LINE	---
DOUGLASS FARM (C.C.R.D.) STREET LINE	---
ORIGINAL CITY RECORD STREET LINE	---
MOOT STREET LINE FOR ST. JAMES ST	---
CHAIN LINE (SEE)	---
WOODPILE FENCE	---
EDGE - TREE UNKNOWN	---
80' PORTION OF DOUGLASS SHOWN	---
REFERENCE TO CITY PLAN	---
REFERENCE TO CITY BLUE SHEET	---
REFERENCE TO CITY STREET RECORDS	---
REFERENCE TO CITY TRUST BOOK	---
REFERENCE TO CITY WORKING PLAN	---
REFERENCE TO CITY METEOROLOGICAL RECORDS AS SHOWN	---
OUT OF STREET LINE	---

CITY OF PORTLAND, MAINE
PUBLIC WORKS DEPARTMENT
ENGINEERING SECTION

DATE APPROVED: CITY ENGINEER

BOUNDARY WORKSHEET
OF DOUGHERTY FIELD
(SEE SURVEYORS STATEMENT)

DOUGLASS STREET
ST. JAMES STREET
INTERSTATE 295

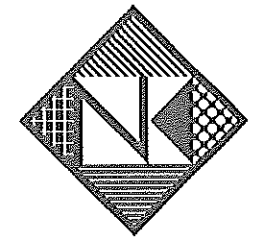
100 PROJECT: DOUGLASS
DATE: MARCH 2008
SCALE: 1" = 60'

SURVEY CREW: WGS/LXC
DRAWN BY: L.K. SCIELZA
CHECKED BY: W.D. SCOTT

REFERENCES:
DRAWING: "DOUGLASS.dwg"
CITY PROPERTY PLAN BOOK PG 153
TAX MAPS 84, 75-80
LAND BOOKS:
LB01 PP 34-80
LB02 PP 19-20
LB31 PP 84-115, 19-20
TRUST BOOKS:
TB01 PP 84-86, 86-87



SIGN LOCATION PLAN
NOT TO SCALE



Neokraft
S I G N S

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

New England Imports 16505

PERMIT DRAWING

Location: 55 St. James St.

Portland ME

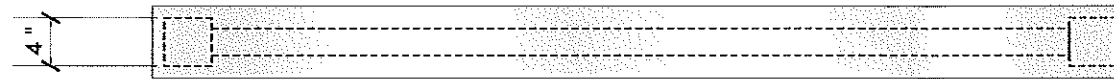
Drawing No.: 2 of 2

Drawn by: PFAT Rep.: RM

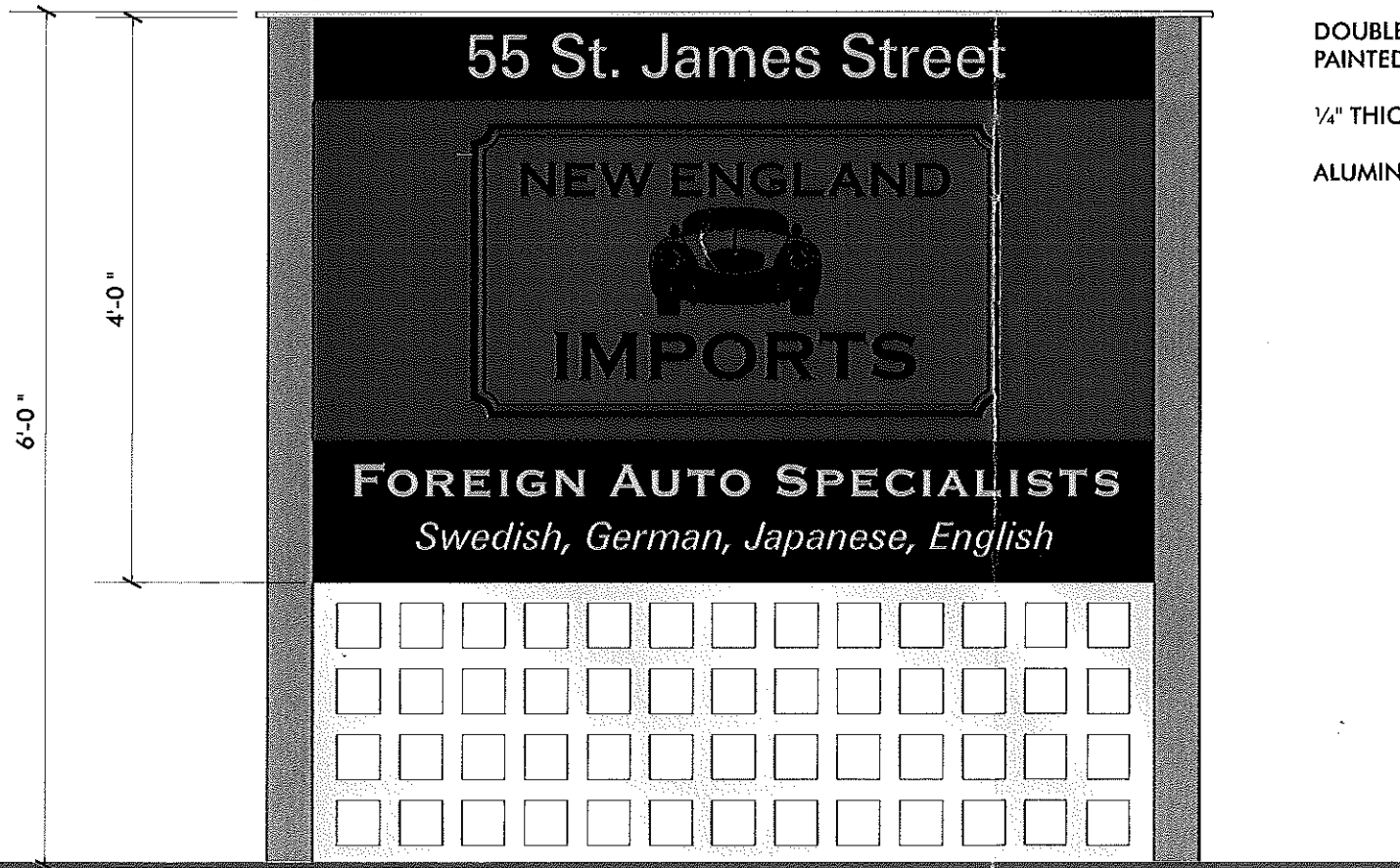
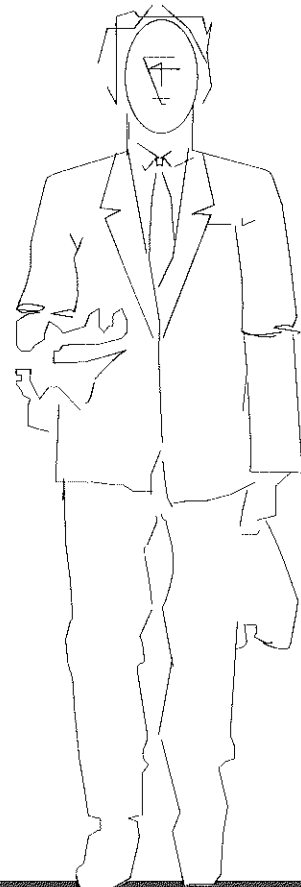
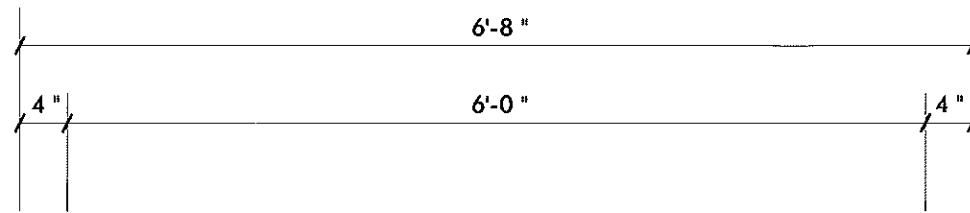
Date: 03.01.2013

Lead No.: ML019153

Gen Ref.:



TOP VIEW
SCALE: 3/4"=1'-0"

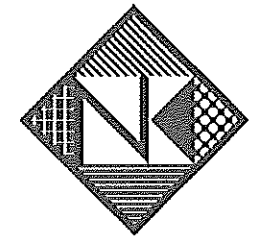


DOUBLE FACE NON-LIGHTED PYLON SIGN
SCALE: 3/4"=1'-0" (1) REQUIRED

DOUBLE FACE NON-LIGHTED PYLON SIGN,
PAINTED WITH VINYL GRAPHICS

1/4" THICK ALUMINUM GRID AT BOTTOM

ALUMINUM POLES DIRECT BURIED IN CONCRETE



Neokraft
S I G N S

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New England Imports 16505

PERMIT DRAWING

Location:	55 St. James St.
	Portland ME
Drawing No.:	1 of 2
Drawn by:	PFAT Rep.:RM
Date:	03.01.2013
Lead No.:	ML019153
Gen Ref.:	