

David - to follow up on drainage is okay

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy

2010-0031
Application I. D. Number
9/14/2010
Application Date
New Single Family
Project Name/Description

Mitschele Peter
Applicant
240 Woodville Rd , Falmouth, ME 04105
Applicant's Mailing Address

67 - 67 Douglass St, Portland, Maine
Address of Proposed Site
078 B002001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 939-2628 Agent Fax:
Applicant or Agent Daytime Telephone, Fax:

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify)

5,0000 sf
Proposed Building square Feet or # of Units
Acreage of Site
0
Proposed Total Disturbed Area of the Site
Zoning

Check Review Required:
 Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots Design Review
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Housing Replacement
 After the Fact - Minor PAD Review 14-403 Streets Review Other

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 9/17/2010

DRC Approval Status:
 Approved Approved w/Conditions See Attached Denied
Reviewer Shukria Wisk

Approval Date 11/1/10 Approval Expiration Extension to
 Condition Compliance Additional Sheets Attached
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted date amount expiration date
 Inspection Fee Paid date amount
 Building Permit Issue date
 Performance Guarantee Reduced date remaining balance signature
 Temporary Certificate of Occupancy date Conditions (See Attached) expiration date
 Final Inspection date signature
 Certificate Of Occupancy date
 Performance Guarantee Released date signature
 Defect Guarantee Submitted submitted date amount expiration date
 Defect Guarantee Released date signature

MEMORANDUM

To: FILE

From: Shukria Wiar

Dept: DRC

Subject: Application ID: 2010-0031

Date: 11/1/2010

See conditions

Approval Conditions of DRC

- 1 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.

- 2 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

- 5 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

- 6 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 7 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- 9 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

- 01 The applicant shall close the existing curb cut, as shown on site plan and boundrary Survey dated 09/02/2010.

- 01 The site shall be graded as such that the front portion of the parcel shall drain to Douglass Street and the back of the parcel shall drain to the City's property.

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Dept: DRC

Subject: Application ID: 2010-0031

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Philip DiPierro - Fwd: 67 Douglass St

From: Shukria Wiar
To: Philip DiPierro
Date: 11/22/2010 10:02 AM
Subject: Fwd: 67 Douglass St

>>> David Margolis-Pineo 11/18/2010 3:19 PM >>>

I was contacted by Frank Mackie that the builder of a house at 67 Douglass St. (approved plan) is using the West End school property to facilitate construction.

Bob Leeman has been to the site and worked out an agreement with the builder owner to repair the damage of city land and clean up the school yard. This will probably happen on Sat so not to interfere with the school.

Phil, would please check to see if erosion control is up? Thanks



Planning
**Level I: Minor Residential
 Site Plan Application**
 PORTLAND, MAINE

Planning and Urban Development Department
 Planning Division and Planning Board

PROJECT NAME: 67 Douglass Street

PROPOSED DEVELOPMENT ADDRESS:
67 Douglass Street

PROJECT DESCRIPTION:
Construct new single family residence -
 a one story, ranch style, stick built structure.

CHART/BLOCK/LOT: 078 B002001 PRELIMINARY PLAN _____

FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT

Name: Majco Property Services
 Address: P.O. Box 10082 LLC
Portland, ME 04104
 Zip Code: 04104
 Work #: Elizabeth
 Cell #: 207-939-2628
 Fax #: _____
 Home: _____
 E-mail: Called ↑ and left
message on Oct. 26 @
11:00 AM 11:00 AM
com

PROPERTY OWNER

Name: Majco Property Services
 Address: P.O. Box 10082
Portland, ME
 Zip Code: 04104
 Work #: _____
 Cell #: 207-939-2628
 Fax #: _____
 Home: _____
 E-mail: NYR4ever@maine-rr.com

BILLING /

Name: ty Services, LLC
 Address: P.O. Box 10082
Portland, ME
 Zip: 04104
 Work #: _____
 Cell #: 207-939-2628
 Fax #: _____
 Home: _____
 E-mail: NYR4ever@maine-rr.com

RECEIVED

OCT - 7 2010

Dept. of Building Inspections
 City of Portland Maine

permit applied for 9/14/10

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: Cape Cottage Home Design
Address: 4 Berman Road
Cape Elizabeth, ME
Zip Code: 04107
Work #: 207-767-2625
Cell #: 207-329-4176
Fax #: 207-767-2625
Home: _____
E-mail: builder@mame.nh.com

SURVEYOR

Name: James Nadreau, LLC
Address: 918 Brighton Avenue
Portland, ME
Zip Code: 04102
Work #: 207-878-7870
Cell #: 207-619-3456
Fax #: 207-878-7871
Home: _____
E-mail: jim@nadreauland surveys.com

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

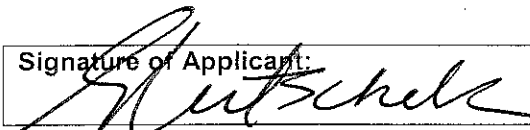
Level I: Minor Residential Site Plan ____ Application Fee (flat fee)	\$300
Mailed notices to abutters are now required for single family, two-family and the addition of a unit being reviewed as a Level I minor residential site plan. The applicant will be billed for the notice costs.	.75 cents each
____ Inspection Fee, due after approval (flat fee)	\$100
____ Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete

Refer to the application checklist (page 5) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application (attached) and associated fees will be required prior to construction.

Signature of Applicant: 	Date:
--	-------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division

389 Congress Street
Portland, Maine 04101
(207) 874-8719
www.portlandmaine.gov

Office Hours:

Unless noted, office hours are
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Majco Property Services, LLC
P.O. Box 10082
Portland, ME 04112

October 7, 2010

Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Level 1: Minor Residential Site Plan Application – 67 Douglass Street

Dear Sir or Madam:

I intend to construct a single family, one story, ranch style home on the above-referenced property. I will be acting a general contractor on this project.

Yours truly,



Elizabeth Mitschele

QUITCLAIM DEED

Edward L. Carignan, whose mailing address is 9 Cummings Road, Gorham, Maine, 04038 for consideration paid, grants to Majco Property Services, LLC, whose mailing address is, PO Box 10082, Portland, Maine, 04104, County of Cumberland, a certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

See Attached Exhibit A

BEING the same premises conveyed in a deed from Peter Mitschele dated June 30, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27885 Page 148.

IN WITNESS WHEREOF, Edward L. Carignan has set his hand and seal this 3rd day of August 2010.

Jessie Ann
Witness

Edward L. Carignan
Edward L. Carignan

STATE OF MAINE
Cumberland, ss.

August 3rd, 2010

THEN PERSONALLY APPEARED the above named Edward L. Carignan and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Rebecca J. Ewald
Notary Public

SEAL

REBECCA J. EWALD
Notary Public, Maine
My Commission Expires April 13, 2015

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a post on the easterly side line of Douglass Street, at a distance of three hundred thirty seven (337) feet, more or less, from the corner made by the intersection of the easterly side of Douglass Street with the northerly side of Congress Street; thence northerly by the side line of Douglass Street, a distance of fifty (50) feet to a stake; thence easterly at right angles with said Douglass Street, a distance of one hundred (100) feet to a stake; thence southerly parallel with said Douglass Street, a distance of fifty (50) feet to a post; thence westerly at right angles with said Douglass Street, a distance of one hundred (100) feet to the point of beginning.

This conveyance is made subject to any and all appurtenances of record, insofar as the same may affect the subject premises.

~~Also being the same premises conveyed to the Grantor herein by deed of Regina R. Sherman and Janette H. Libby, Co-Personal Representatives of the Estate of Pauline J. Perry, dated March 23, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21021, Page 215.~~

Received
Recorded Register of Deeds
Aug 10, 2010 12:46:51P
Cumberland County
Pamela E. Lovley



Tuesday, September 28, 2010

My Accounts

C J MITSCHLE
J.MITSCH@BGSU.EDU
(419) 237-4755-3217
(419) 237-8622-7919

To update your contact information, please click one of the links above.

You have 1 new message

Secure Online Session
Last logged on at 8:52 AM ET on 09/23/2010
[Show my accounts](#)

Due to scheduled maintenance, this website will be unavailable Sunday, October 3 from midnight ET until around 10 AM.

If you plan to make a credit card payment on Sunday, October 3, we encourage you to schedule it before that date.

In addition, you may also notice a delay in how quickly we can respond to customer inquiries Saturday, October 2 from midnight ET until around 8 PM.

(Posted September 28)

Now Available

- Services
- General
- [Set up Personalized Alerts](#)
- CREDIT CARD (1031)
- None
- CREDIT CARD (7141)
- [Your last payment of \\$8.10 was received on 09/20/2010](#)
- CREDIT CARD (4543)
- [Your last payment of \\$450.53 was received on 09/20/2010](#)

CREDIT CARD (1031)

Account Summary		
Outstanding balance ¹	\$0.00	See activity
Payment due date	10/18/2010	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit ¹	\$12,000.00	Transfer balances
Total credit limit ¹	\$12,000.00	

Ultimate Rewards

Do you have your BLUEPRINT?
[Go to BLUEPRINT](#)

[See more information](#)



Payments & Transfers

- [Pay credit card](#)
- [Transfer balances](#)
- [See statement](#)
- [Go to Payments & Transfers](#)

Customer Center

- [Try Chase Mobile](#)
- [Account Alerts](#)
- [Change my password](#)
- [Change mailing address/phone](#)
- [Go to Customer Center](#)

Products & Services

We offer a wide range of products and services for your financial needs

- [Go to Products & Services](#)

CREDIT CARD (7141)

Account Summary		
Outstanding balance ¹	\$0.00	See activity
Payment due date	10/20/2010	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit ¹	\$25,000.00	Transfer balances
Total credit limit ¹	\$25,000.00	

United Mileage PlusSM

[See more information](#)



CREDIT CARD (4543)

Account Summary		
Outstanding balance ¹	\$427.11	See activity
Payment due date	09/25/2010	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$450.53	
Available credit ¹	\$16,572.00	Transfer balances
Total credit limit ¹	\$17,000.00	

Ultimate Rewards

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[See more information](#)



¹ Credit Card
"Outstanding Balance" may not reflect most recent transactions or pending authorizations. If your account currently has No Pre-Set Spending Limit, the "Available Credit" is the amount of your "Credit Access Line" currently available for use, and your "Total Credit Limit" is the total amount of your "Credit Access Line" as defined within your Cardmember Agreement. All APRs, including balance transfer APRs, may not be displayed. Please refer to your statement for additional APR information.



- Balances
- Pending Transactions
- History
- Statements
- Nicknames

- Change User Name
- Change Password
- Change Icons
- Privacy
- Security

Reward yourself any way you want.

find out how to get 2% cash back on purchases



Time and Temp 9/28/2010 2:14 PM NEW GLOUCESTER, ME



High 72° © 2010 TD Bank, N.A. All Rights Reserved. Terms of Use

WELCOME CHARLES

Deposit Accounts

	Account Number	Available Balance	Pending Transactions	9/28/2010 Balance
CONVENIENCE CHECKING	0026720335	\$1,673.37	(\$281.49)	\$1,954.86

Loans

	Account Number	Next Payment Amount	9/28/2010 Balance
CREDITLINE Pay Now	0000530301746	\$0.00	\$63,000.00
CREDITLINE Pay Now	01000026720335	\$0.00	\$0.00

Credit Cards

	Account Number	Available Credit	9/28/2010 Balance
CREDITCARD Pay Now	4839503081307474	\$16,841.00	\$1,146.88

Your last login was on 9/26/2010 7:53 AM

Pocket-sized convenience.

Minimize your banking on the go with TD Bank Mobile Banking. Learn More



**Majco Property Services, LLC
P.O. Box 10082
Portland, ME 04112**

October 7, 2010

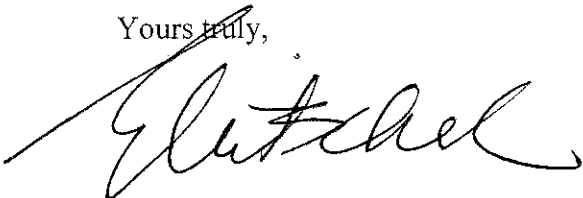
Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Level 1: Minor Residential Site Plan Application – Fire Safety – 67 Douglass Street

Dear Sir or Madam:

The proposed single family structure has access to fire and rescue vehicles from two locations. The property can be accessed by two main thoroughfares – Congress Street and Brighton Avenue. There is also access to the rear of the property via the access road for the West School. The two closest fire stations are Rosemont Station Ladder Company 3 and Bramhall Station (two miles and 3.3 miles from subject property, respectively). There are fire hydrants on Douglass Street at several locations along the street and near the subject property.

Yours truly,



Elizabeth Mitschele

General Submittal Requirements – Level 1 Minor Residential

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written description of project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	4	Copies of required state and/or federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	4	Written assessment of zoning.
<input type="checkbox"/>	<input type="checkbox"/>	4	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	4	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of utilities capacity to serve the development. <i>site plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).

Site Plans and Boundary Survey Requirements – Level 1 Minor Residential

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Site Plan Including the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area and finish floor elevation (FFE).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
			▪ Identification of an proposed protection measures for any significant natural features located in the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing vegetation to be preserved and proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed curb and sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ A reduced boundary survey/site plan is required if original is larger than 11'x17'

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 9, 2011

RE: C. of O. for # 67 Douglass Street, Majco Single Family
(Id#2010-0031) (CBL 078 B 002001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: 1 Solution

Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 67 DOUGLASS ST Parcel ID: 078 B002001 Dist: 3

From: Lannie Dobson
To: C of O; dmcpherson
Date: 8/25/2011 10:15 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 67 DOUGLASS ST Parcel ID: 078 B002001 Dist: 3

Date: 9/6/2011 Time: 6:00:00 AM

Note: 329-1051 Peter Property Addr: 67 DOUGLASS ST Parcel ID: 078 B002001

Application Type: Prmt
Application ID:

Contact:
Phone1: Phone2:

Owner Name: MAJCO PROPERTY SERVICES LLC
Owner Addr: 67 DOUGLASS ST
PORTLAND, ME 04102

8/29/11 - Greg is all set w/ Row

Thursday PM

Shukria Wiar - 67 Douglass Street Single Family application

From: Shukria Wiar
To: NYR4ever@maine.rr.com
Date: 10/13/2010 1:27 PM
Subject: 67 Douglass Street Single Family application

Hello:

Thank you for your application for a single family home at 67 Douglass Street. The City staff reviewed the application and offered the following comments:

1. A boundary survey must be submitted for a review; the survey must include the following standards:

Unsubdivided Parcels: The following items shall be shown on boundary surveys for minor residential development site plans to ensure compliance with City of Portland Planning Requirements, Engineering Technical and Design Standards, and accurate documents are on record for future planning, GIS mapping, and engineering needs:

- Name and address of the property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
- North arrow
- Scale of greater than or equal to 1"=20' or 1"=30' for Level 1: Minor Residential, if applicable
- Scale of not less than one (1) inch to one hundred (100) feet. For Level I: Site Alteration, Level II and Level III site plans
- Graphic Scale: Include a graphic scale (scale bar) on the plan.
- Plan Size: Where possible it is preferred that plans be submitted with a maximum size of 24" x 36".
- Site Boundaries: The full parcel boundaries must be shown on the survey.
- Total Land Area: List total land area of the site.
- Flood Zone Statement, where applicable based on FEMA, FIRM Flood Insurance Rate Maps.
- Site access. Existing streets, right-of-way, restrictions or easements on the site.
- Vicinity Map: The site plan shall also include a vicinity map showing the relationship of the project to the surrounding area at a scale no greater than one inch equals 2,000 feet.
- A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it.
- Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set.
- Property Corners. Where no property markers exist, the City of Portland requires that the property markers be installed and that a licensed surveyor set and confirms proposed building locations on site prior to the issuance of a building permit.
- Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal

requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.

- City of Portland Vertical Datum. It shall be stated on all plans that the established City of Portland Official Datum of NGVD 1929 is the basis for all elevations shown. An assumed vertical datum is considered not acceptable.
- The Portland Public Services Department Engineering Archivist will provide locations and elevations of City of Portland Benchmarks. If an Official Benchmark is not available near the property the Archivist will provide elevations of manhole rims, sewer pipe inverts, or other Temporary Benchmarks (TBMs) from the Engineering Archives.

Plans shall make note of which Benchmarks, TBMs, or other elevation reference points were used with their respective elevations.

- It may be required, especially in areas of old subdivision plans and areas not previously subdivided, that the survey plan show tie bearings and distances to the nearest street line corner, or to the nearest City of Portland survey monument. Survey tie line precision shall be an inverse line with the bearing to the nearest second and the distance to the nearest hundredth of a foot. This requirement is to aid in adding and verifying the property location on the City of Portland digital GIS basemap.
- All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
- Street Status. The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

2. As proposed stormwater seems to drain onto the school property; the city does not have issues with the back portion of the property draining into the school property but requires the front portion of the parcel drain into the street. Please revise site plan to show this requirement.

If you have any questions, please do not hesitate to contact me.

Thank you.

Shukria

Shukria Wiar, Planner
 City of Portland, Division of Planning
 389 Congress Street, Portland, ME 04101
 Ph: 207-756-8083 Fax: 207-756-8258