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Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 14, 1997

Louis Thompson
29 Redlon Road
Portland, Me 04103

Re: Redlon Park

Dear Mr. and Mrs. Thompson:

Councilor Kane asked me to give you and your neighbors an update on the Redlon Park development. The Planning Office has just signed off on the project, which means that you will start noticing some activity at the end of Redlon Road.

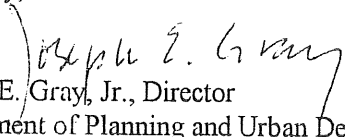
As you are aware, the Planning Board placed a number of conditions on their approval of the project. These conditions included submitting executed copies of easements, dedicating rights at the end of Redlon Road to the City, purchasing a spare sanitary waste pump, and revising the plan to meet the Public Works requirements. The applicant has met all of these requirements. There was also a requirement for the applicant to set up a five year performance guarantee to cover stormwater improvements. This guarantee will be put in place when the City releases the regular performance guarantee for site improvements.

Additionally, Councilor Kane and Mayor Campbell requested that the City review the survey submitted by the applicant prior to signing off on the project. Two registered surveyors in the City's Engineering Department have reviewed the survey and the associated documentation. Our surveyors did find a mathematical error causing a misclosure, and also suggested adding a note to the plat restricting development within the private rights-of-way so as not to preclude others who may have rights in these ways from access. The applicant's surveyor has revised the plat accordingly. Approximately 30 iron rods will also be placed on the property based on the survey in order to provide reference points "on the face of the earth" to assist in delineating property lines and easements.

Our engineers will be meeting with the applicant at the site during a preconstruction conference to work out the scheduling of construction. Additionally, the City Arborist will be working with the applicant to mark preservation areas prior to construction. Our inspectors will be monitoring construction frequently and I urge you to call us if you have any questions or concerns at any phase of construction.

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Sincerely,


Joseph E. Gray, Jr., Director
Department of Planning and Urban Development

cc: Mayor Campbell
Councilor Kane
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
Kathi Staples, City Engineer
William Scott, Surveyor, Engineering
Tony Lombardo, Engineering
Jeff Tarling, City Arborist
James Wendell, Reviewing Engineer
Lt. MacDougal, Fire Prevention
Sam Hoffses, Chief Building Inspector
Natalie Burns, Associate Corporation Counsel
Ric Weinschenk, Weinschenk Builders