



Jean Fraser <jf@portlandmaine.gov>

Bancroft Subdivision - Preliminary Traffic Comments

1 message

Tom Errico <thomas.errico@tylin.com>

Wed, Jul 11, 2018 at 4:20 PM

To: Jean Fraser <jf@portlandmaine.gov>

Cc: Keith Gray <kgray@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "Jeff Tarling (JST@portlandmaine.gov)" <JST@portlandmaine.gov>

Hi Jean – I have reviewed the project application materials and offer the following preliminary traffic comments.

- The applicant has conducted a traffic assessment and I find the conclusions to be acceptable. The project is not expected to create unacceptable safety or traffic mobility issues.
- The applicant is requesting a waiver for the provision of sidewalks on both sides of the proposed subdivision road. I support the waiver given impact to wetlands and landscape resources and that a reasonable alternative exists (the proposed sidewalk). It is not clear which side of the street the sidewalk should be located. The applicant should provide comparison information, particularly wetland impacts, in making a decision on sidewalk location.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
TYLIN INTERNATIONAL
12 Northbrook Drive
Falmouth, ME 04105
+1.207.781.4721 main
+1.207.347.4354 direct
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thomas.errico@tylin.com
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Twitter | Facebook | LinkedIn | Google+

"One Vision, One Company"



Jean Fraser <jf@portlandmaine.gov>

RE: Bancroft

1 message

Lauren Swett <lswett@woodardcurran.com>

Fri, Oct 5, 2018 at 10:55 AM

To: Jean Fraser <jf@portlandmaine.gov>

Hi Jean,

I am comfortable with the responses provided to all of my comments.

My only addition comment for this project is with regards to the description of the "Stormwater System" as provided in both the Homeowner's Association and the Stormwater Agreement. In both documents, the following wording is used:

"drainage swale and detention pond (hereinafter collectively referred to as the "Stormwater System")"

I think this should be expanded to include specific reference to the culverts, i.e. just adding "drainage swale, culverts, and detention pond". The HOA refers to the stormwater agreement, and that refers to the correct plan, so it should be adequately covered.

Let me know if you need any additional information from me, but I think this should be good with that small change.

Thanks,

Lauren

From: Jean Fraser <jf@portlandmaine.gov>

Sent: Friday, October 5, 2018 9:57 AM

To: Lauren Swett <lswett@woodardcurran.com>

Subject: Bancroft

Lauren

This is what I have so far. The applicant has listed your comments in the September Response Letter (also attached).



Jean Fraser <jf@portlandmaine.gov>

Bancroft Street

1 message

Lauren Swett <lswett@woodardcurran.com>

Fri, Jul 13, 2018 at 7:11 AM

To: Jean Fraser <jf@portlandmaine.gov>

Cc: Keith Gray <kgray@portlandmaine.gov>

Hi Jean,

I've taken a quick look at the additional information that the Applicant uploaded yesterday. Based on what they've provided, the meeting that we had on July 10, and the public comments I have reviewed, I have the following comments:

- The Applicant has provided additional information with regards to maintenance of the stormwater systems proposed throughout the site. They have noted that the Homeowners Association will be responsible for the maintenance, and HOA documents will be provided for review. Please note that a Stormwater Maintenance Agreement with the City of Portland will also be required.
- The Applicant has received their DEP wetland permit, and they have worked with the Army Corps on design changes to ensure their approval. The Applicant has noted that these design changes include upsizing of many of the culverts on site, and these changes impact the HydroCAD. The HydroCAD has not yet been uploaded to Eplan, but I will review that material when it is provided after the Workshop. I don't anticipate any issues as the pipes capacity will increase.
- The existing drainage easement was discussed as part of the meeting on July 10, and that Applicant noted that they would do further research into that easement, and provide additional information. They have addressed this in their July 11 response to comments, and note that per the City's request, they will be cleaning out this area. Following the workshop, additional information should be provided on the grading and drainage plan to show the extent of clearing in this area.

In general, the Applicant has been responsive to comments, and they are providing for adequate management of stormwater from their site, and from off-site areas within the project area.

If you have any questions, please let me know. I started to mark some of my comments as resolved on Energov, but I will wait until after the Workshop when they provide their updated HydroCAD and complete updated plan set.

Thanks,

Lauren

Lauren Swett, P.E.*

Technical Manager

Woodard & Curran

[41 Hutchins Drive](#)[Portland, Maine 04102](#)



PLAN CORRECTIONS REPORT PL-000092-2018 FOR CITY OF PORTLAND

PLAN ADDRESS: 130 Bancroft St
Portland, ME 04102

PARCEL: 193 E026001

APPLICATION DATE: 05/02/2018

SQUARE FEET: 0.00

DESCRIPTION: 8 Lot Subdivision

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Agent/Representative

Michael Skolnick

Northeast Civil Solutions

381 Payne Road
Scarborough, ME 04074

Corrections Required

City Arborist

Jeff Tarling

Civil Engineering - Third Party Reviewer

Lauren Swett

v.1.00 - Not Resolved

Correction: General

The Applicant has submitted a copy of the NRPA Application to the DEP for proposed wetland fill.

Corrective Action: Copies of all final permit approvals should be forwarded to the City upon receipt.

Correction: General

The stormwater inspection and maintenance plan should include provisions for the requirements of Chapter 32 of the City of Portland Code of Ordinances, as well as inspection and maintenance requirements for the proposed Filterra Units and Detention Pond.

Corrective Action: Update the stormwater inspection and maintenance plan.

Correction: General

The Applicant has stated that the lot impervious areas were included in the HydroCAD model, however the narrative report indicates that there will be 0.62-acres of new impervious area and the model indicates that there will be only 0.48-acres of new impervious area.

Corrective Action: Clarify the amount of impervious surface that has been modeled, and confirm that it includes all impervious surface anticipated to drain to the pond.

Correction: General

Note that the standard detail for Sidewalk Ramp Detectable Warning Panels was revised in October 2017. The acceptable material is now uncoated cast iron.

Corrective Action: Please revise the detail.

Correction: General

The Grading and Drainage Plan indicates that SD-7 will be a 15-inch pipe, but the HydroCAD model indicates that it is 18-inches. The dimensions of the emergency spillway are also inconsistent between the plans and the model.

Corrective Action: The Applicant should clarify and ensure that the drawings and the model are consistent.

Correction: General

Proposed details include a "Type B Underdrain Installation Detail – Alternative A" that shows underdrain along the roadside edge under curbing; however, the proposed grading and drainage plan does not show locations or discharge points for proposed underdrain.

Corrective Action: Clarify the use of underdrain on the site.

Correction: General

A construction management plan has not been provided.

Corrective Action: Provide a construction management plan using the City's template which is available online <http://www.portlandmaine.gov/DocumentCenter/View/18030>

Correction: General

All piping installation within the proposed roadway is required to be in conformance with the City's Technical Manual, Section 2 Sanitary Sewer and Stormdrain. This includes material types and installation. Note that the City of Portland requires HDPE stormdrain pipe to be ADS HP triple-wall pipe. Refer to figure II-12 for the typical pipe trench installation.

Corrective Action: Update the plans and details to be in conformance with the City's standards.

Correction: General

We have reviewed the Grading and Drainage Plan, and there are a few areas where the grading is not detailed enough to show that water will not be directed towards the building foundations. Specifically on Lots 5, 6, and 7. Additional spot grades are also recommended in the area between Lots 2 and 3, the area in front of Lot 4 and the area adjacent to the retaining wall at the edge of the detention pond to clearly define grading such that ponding will not occur.

Corrective Action: Provide updated Grading and Drainage Plan.

Correction: General

Filterra units are proposed for installation within the future City Right Of Way. The Applicant should discuss the maintenance of these systems with the City of Portland Department of Public works to determine if they will be maintained by the City or if maintenance will be required by the owners. In addition, a system of culverts extends through the site, both over private property and the City Right Of Way, to a stormwater pond that is located on private property. Responsibility of maintenance of all stormwater systems should be clearly established, and Stormwater Maintenance Agreements are required in conformance with the City's Chapter 32.

Corrective Action: Provide Stormwater Maintenance Agreements.

Fire	Robert Thompson
Planning	Jean Fraser
Public Works Engineering	Keith Gray
Public Works Water Resources Engineering	Doug Roncarati
Traffic - Third Party Reviewer	Tom Errico
Transportation/Planning	Bruce Hyman
Zoning	Pool Zoning

Conditions Required

Fire: Sprinkler One- and Two-Family

General Condition

All homes will be required to be sprinklered.

Life Safety: Fire Dept Access

General Condition

Fire Department access to all homes is acceptable.

General Condition

A 30 x 30 turnaround is required at the dead end of the road.

Life Safety: General

General Condition

The fire hydrant at the end of the road must be removed. No fire hydrant is required for this project.



Jean Fraser <jf@portlandmaine.gov>

Re: 130 Bancroft subdivision (PL 00092-2018)

1 message

Robert Thompson <rmt@portlandmaine.gov>
To: Jean Fraser <jf@portlandmaine.gov>

Tue, Oct 2, 2018 at 12:35 PM

Hi Jean,

Their original proposal had a fire hydrant at the end of the road, which I requested they remove.

This project does not require a fire hydrant.

Thank you,
Mike

On Tue, Oct 2, 2018 at 11:36 AM, Jean Fraser <jf@portlandmaine.gov> wrote:

Mike

At Dev Rev last week you said you would check to see whether they need a hydrant (as this is going to a hearing with report being finalized on thursday this week)

According to their most recent response letter, you requested that they remove a hydrant that was shown on the original submissions:

EXTRACT FROM THEIR MOST RECENT RESPONSE LETTER:

Fire Department

11. All homes will be required to be sprinkled.
We have added a note to the Subdivision Plan indicating that all homes will be required to be sprinklered.
12. Fire Department access to all homes is acceptable.
No response required.
13. A 30 x 30 turnaround is required at the dead end of the road.
The turnaround has been drawn as 30 x 30.
14. The fire hydrant at the end of the road must be removed. No fire hydrant is required for this project.
The hydrant has been removed from the plans.

Please let me know if we need to advise them differently.

thanks



Jean Fraser <jf@portlandmaine.gov>

Fwd: DPW sign off needed for Bancroft Subdivision Hearing Report goes to PB this week for 10/9 vote

1 message

Jean Fraser <jf@portlandmaine.gov>
To: "Fraser, Jean" <jf@portlandmaine.gov>

Thu, Oct 4, 2018 at 3:18 PM

DPW COMMENTS 10.3.18

----- Forwarded message -----

From: **Keith Gray** <kgray@portlandmaine.gov>

Date: Wed, Oct 3, 2018 at 4:15 PM

Subject: Re: DPW sign off needed for Bancroft Subdivision Hearing Report goes to PB this week for 10/9 vote

To: Jean Fraser <jf@portlandmaine.gov>

Cc: Caitlyn C Abbott <cabbott@portlandmaine.gov>, Errico, Thomas <thomas.errico@tylin.com>, Bruce Hyman <bhyman@portlandmaine.gov>, Barbara Barhydt <bab@portlandmaine.gov>

Hello,

We are in support of the sidewalk waiver for the proposed subdivision. The applicant is proposing a sidewalk on one side of the dead end street to serve the adjoining residents. There are no existing sidewalks for connectivity on Bancroft Street and residence on the opposite side of the proposed street can cross safely to reach the sidewalk. The addition of another sidewalk would further impact wetlands, increase the impervious area and require additional maintenance.

Thank you,
KeithKeith D. Gray, PE
City Engineer
Engineering Services Manager
Dept. of Public Works
City of Portland Maine207.874.8834
kgray@portlandmaine.gov

Fwd: DPW sign off needed for Bancroft Subdivision Hearing Report goes to PB this week for 10/9 vote

1 message

Jean Fraser <jf@portlandmaine.gov>
To: "Fraser, Jean" <jf@portlandmaine.gov>

Thu, Oct 4, 2018 at 3:54 PM

DPW COMMENTS RE NOT SUPPORTING WAIVER FROM SUBDIVISION REQUIREMENT TO PLACE ELECTRICAL SERVICES UNDERGROUND

----- Forwarded message -----

From: **Keith Gray** <kgray@portlandmaine.gov>

Date: Thu, Oct 4, 2018 at 3:01 PM

Subject: Re: DPW sign off needed for Bancroft Subdivision Hearing Report goes to PB this week for 10/9 vote

To: Jean Fraser <jf@portlandmaine.gov>

The applicant should be required to install underground electric.

Keith D. Gray, PE
City Engineer
Engineering Services Manager
Dept. of Public Works
City of Portland Maine

207.874.8834

kgray@portlandmaine.gov

On Thu, Oct 4, 2018 at 1:45 PM Jean Fraser <jf@portlandmaine.gov> wrote:

Sorry to continue - they are retaining (relocating) the existing OHU (elec) on Bancroft (but it will string across the new street) to the existing home in the subdivision (the applicant's home) so technically not in compliance with the subdivision standards. See attached.

thanks
Jean

 **41041-UTILITY 9-7-18.pdf**
421K



Jean Fraser <jf@portlandmaine.gov>

Fwd: 130 Bancroft - (to hearing) Homeowners Assn Docs & Stormwater Main Agreement

1 message

Jean Fraser <jf@portlandmaine.gov>
To: "Fraser, Jean" <jf@portlandmaine.gov>

Thu, Oct 4, 2018 at 3:31 PM

Associate Corporation Counsel comments re submitted HOA documents and Stormwater Maintenance Agreement

----- Forwarded message -----

From: **Jennifer Thompson** <jlt@portlandmaine.gov>

Date: Thu, Oct 4, 2018 at 10:31 AM

Subject: Re: 130 Bancroft - (to hearing) Homeowners Assn Docs & Stormwater Main Agreement

To: Jean Fraser <jf@portlandmaine.gov>

Hi Jean - I agree that the whole of the system that is to be maintained by the HOA should be referenced in these By Laws. With respect to the agreement, I agree that this will need to be redrafted and initially signed by the owner of the property, not a non-existent HOA. By its terms, it will bind the owner's successors and assigns, including the HOA but we'll need to have the owner sign it initially.

Jennifer L. Thompson
Associate Corporation Counsel
City of Portland
207.874.8915

**STORMWATER DRAINAGE SYSTEM
MAINTENANCE AGREEMENT**

For SUBDIVISIONS

IN CONSIDERATION OF the site plan and subdivision approval granted by the Planning Board of the City of Portland to the proposed _____ (name of developments and project number) shown on the Subdivision Plat (Exhibit A) recorded in Cumberland Registry of Deeds in Plan Book ____, Page ____ submitted by _____, and associated Grading, Drainage & Erosion Control Plan (*insert correct name of plan*) (Exhibit B) prepared by _____ (engineer/agent) of _____(address) dated and pursuant to a condition thereof, _____ (name of owner), a Maine limited liability company with a principal place of business in Portland, Maine, and having a mailing address of _____, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the “Owner”), as follows:

Maintenance Agreement

That it, its successors and assigns, will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the _____ (*details of the system such as underdrained subsurface sand filter BMP system, rain gardens, storm drain pipes, underdrain pipes, catch basins*), (hereinafter collectively referred to as the “stormwater system”), as shown on the _____ Plan in Exhibit B and in strict compliance with the approved Stormwater Maintenance and Inspection Agreement (*insert correct name of document*) prepared for the Owner by _____ (copy attached in Exhibit C) and Chapter 32 of the Portland City Code.

Owner of the subject premises further agrees, at its own cost, to keep a Stormwater Maintenance Log. Such log shall be made available for inspection by the City of Portland upon reasonable notice and request.

Said agreement is for the benefit of the said City of Portland and all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland and said persons in lawful possession may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a stated time to perform, the said City of Portland, by its authorized agents or representatives, may, but is not obligated to, enter upon said premises to maintain, repair, or replace said stormwater system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owed to the City under this paragraph shall be secured by a lien on the property.

This Agreement shall also not be construed to allow any change or deviation from the requirements of the subdivision and/or site plan most recently and formally approved by the Planning Board of the City of Portland.

This agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon the Owner's successors and assigns as their interests may from time to time appear.

The Owner agrees to record a copy of this Agreement in the Cumberland County Registry of Deeds within thirty (30) days of final execution of this Agreement. The Owner further agrees to provide a copy of this Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions and the successor or assign will obtain and forward to the City's Department of Public Services and Department of Planning and Urban Development a similar Addendum from any other successor or assign.

For the purpose of this agreement and release "Owner" is any person or entity who is a successor or assign and has a legal interest in part, or all, of the real estate and any building. The real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and lienied if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the owner pursuant to the process and with the same force and effect as that established by 36 M.R.S.A. §§ 942 and 943 for real estate tax liens.

Any written notices or demands required by the agreement shall be complete on the date the notice is attached to one or more doors providing entry to any buildings and mailed by certified mail, return receipt requested or ordinary mail or both to the owner of record as shown on the tax roles on file in the City Assessor's Office.

If the property has more than one owner on the tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this agreement shall not prevent the City from entering the property and performing maintenance or repairs on the stormwater system, or any component thereof, or lienied it or create a cause of action against the City.

Dated at Portland, Maine this _____ day of _____, 2014.

(name of company)

(representative of owner, name and title)

STATE OF MAINE
CUMBERLAND, ss.

Date: _____

Personally appeared the above-named _____(name and title), and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public/Attorney at Law

Print name: _____

Exhibit A: Subdivision Plat as recorded

Exhibit B: Approved Grading and Drainage Plan (name of the plan showing the Stormwater System in detail)

Exhibit C: Approved Stormwater Maintenance and Inspection Agreement

KENILWORTH STREET

STATUTORY VACATION

Short Street Off Bancroft St. & 294' Northeasterly of Capisic Street

1/2

August 11, 2009

It appears that a Kenilworth Street was not accepted, and may be Statutorily Vacated.

Kenilworth Street is a 50' x 80' street located 294' +/- northeasterly of Capisic Street, as measured along the southeasterly line of Bancroft Street, and runs approximately 80' southeasterly from Bancroft Street.

Kenilworth Street was created by an approved subdivision plan titled "Plan of Emerson Woods - Portland, Maine - made for Cheney Realty" dated 4/5/1973 by Robert P. Titcomb, Registered Land Surveyor, and recorded at the Cumberland County Registry of Deeds in Plan Book 94, Page 19.

Kenilworth Street, as created by the Emerson Woods plan, does not connect with Kenilworth Street, the accepted street which runs off the southerly line of Brighton Avenue.

Kenilworth Street is not listed on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in the Cumberland County Registry of Deeds in Deed Book 13326, Page 19. **Omission of the unaccepted portion of Kenilworth Street from the City Council Order #84 may possibly be deemed a STATUTORY VACATION** as the City Council did not file another Order Excepting Streets From Deemed Vacation prior to or on September 29, 1997. An Attorney should be consulted further on the subject of title and any claims of title.

William B. Clark, Jr. PLS 2100 City of Portland - DPW Engineering

KENILWORTH STREET

STATUTORY VACATION

Short Street Off Bancroft St. & 294' Northeasterly of Capisic Street

2/2



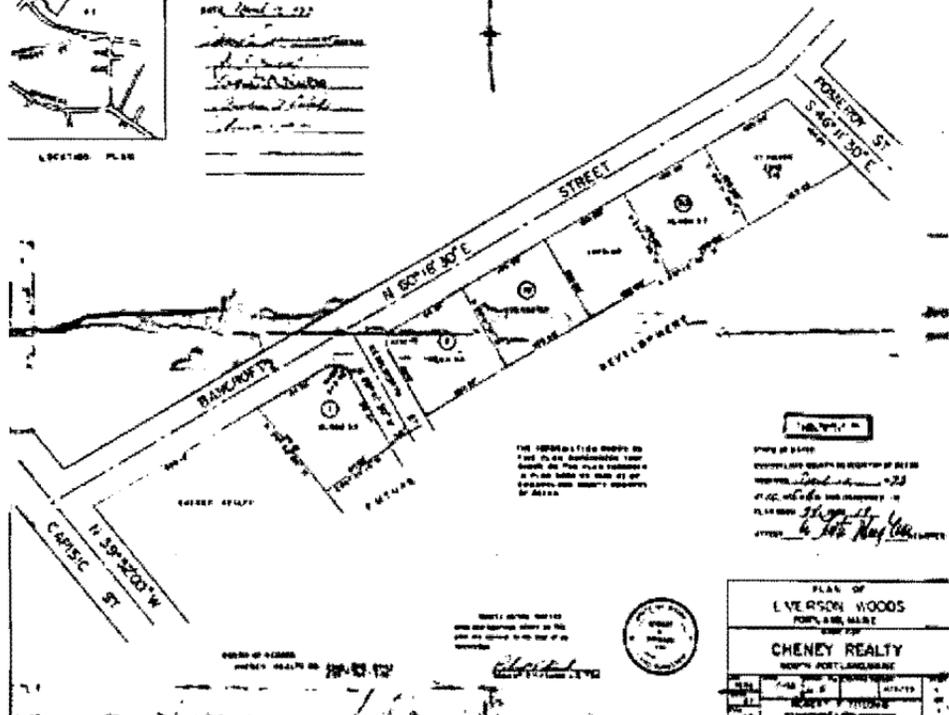
LOCATION PLAN

PLAN APPROVED

BY BOARD OF CITY ENGINEERS

DATE: *April 12, 1922*

Cheney Realty



THE TERRACE LOTS SHOWN ON THIS PLAN REPRESENT THE SOUTH OF THE PLAN SHOWN IN A PLAN MADE BY JOHN W. CHENEY AND JOHN W. CHENEY OF 1918.

NOTICE

THIS PLAN IS A STATUTORY VACATION OF A PORTION OF THE LAND SHOWN ON THE PLAN OF 1918. THE LAND IS OWNED BY CHENEY REALTY. THE PLAN IS APPROVED BY THE BOARD OF CITY ENGINEERS ON APRIL 12, 1922.

CHENEY REALTY
100 BANCROFT ST.
PORTLAND, ME.



PLAN OF
EVERSON WOODS
PORTLAND, MAINE
1918

CHENEY REALTY
100 BANCROFT ST.
PORTLAND, ME.

DATE	APR 12 1922
BY	CHENEY REALTY
FOR	STATUTORY VACATION

KENILWORTH STREET

STATUTORY VACATION

Portion of Kenilworth St Running 360' +/- Northeasterly from Pomeroy St

May 3, 2011

1/2

It appears that the most southwesterly portion of Kenilworth Street was not accepted, and may be Statutorily Vacated.

Kenilworth Street was accepted in two sections in 1925 and 1930 for a total distance of 800' running southwesterly from Brighton Avenue. The remaining 360' +/- has not been accepted by the City of Portland.

Kenilworth Street was created by a subdivision plan titled "Plan of Brighton - Portland, Maine - made for George T. Edwards" dated August 1902 by Clifford C. Legrow, Civil Engineer, and recorded at the Cumberland County Registry of Deeds in Plan Book 11, Page 109.

Kenilworth Street is not listed on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in the Cumberland County Registry of Deeds in Deed Book 13326, Page 19. **Omission of the unaccepted portion of Kenilworth Street from the City Council Order #84 may possibly be deemed a STATUTORY VACATION** as the City Council did not file another Order Excepting Streets From Deemed Vacation prior to or on September 29, 1997. There may be private rights in Kenilworth Street. An Attorney should be consulted further on the subject of title and any claims of title.

William B. Clark, Jr. PLS 2100 City of Portland - DPW Engineering

KENILWORTH STREET

STATUTORY VACATION

Portion of Kenilworth St Running 360' +/- Northeasterly from Pomeroy St

2/2



Name

KENILWORTH ST.

Section

To

DATE

DESCRIPTION

BOOK

PAGE

June 1, 1925

Brighton Ave. to Rockland Ave.

 $V \frac{56}{185}$

Laying out

2

80

June 7, 1930

From Rockland Ave. S'ly.

 $V \frac{51}{417}$

" "

80

Street Record

E-63 is Redlon Woods



Land Bank notes from 2017 state:

Land Bank Commission Project Initiatives 2018

Complete the acquisition of parcels in Redlon Park. The Land Bank Commission is currently constructing a transaction to purchase, accept the donation of, and use TAPC acquired parcels of several contiguous undeveloped parcels in Redlon Park, known as “Redlon Woods”. Redlon Woods consists of several acres of open space surrounded by Brighton Avenue, Stevens Avenue, Capisic Street and Bancroft Street. Those parcels slated for purchase or donation have been appraised and the Land Bank Commission is making a recommendation to the City Council with respect to these

In Exhibit A: Description of Current Land Bank Registry Existing Holdings (Open Space)

E-63 Redlon Woods. This wooded area, located in the Rosemont neighborhood, features an interesting mix of woodlands, wetlands and ledge outcroppings, as well as some popular informal walking and mountain biking trails. The desire to protect this open space was the impetus behind the creation of the Land Bank Commission in 1999. Long-term protection of Redlon Woods has involved and will continue to require collaboration between the Land Bank Commission, City, neighboring property owners, local NGOs and other open space preservation advocates

130 Bancroft Street
Subdivision Plan Review
Bill Scott
September 28, 2018

1. I assume that this is going to be offered to the City as a public street. If that's the case:
 - a. An elevation benchmark shall be established on at least one of the new street monuments, and it shall be shown and described on the As-built Plan for this project;.
 - b. At least two of the new street monuments shall be labeled with state plane coordinates on a revised copy of the Subdivision Plan.
2. Does the new street have a name yet? If so, please add it to the plan.
3. There should be a note added to the plan to identify who's responsible for the storm water maintenance agreement, and stating that the agreement will be recorded in the Registry of Deeds.
4. A monument needs to be added at the PC on the proposed street in front of Lot A. It will replace an existing rebar that 's shown on the plan.
5. I spoke with John Perron at NCS earlier this month about the monument locations. I suggested installing all of them on the street line instead of on three-foot offset for this project.