

CITY OF CONCORD
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING SERVICES DIVISION

INTER-OFFICE MEMORANDUM

TO: Laura Aibel, PE, Associate Engineer
FROM: Paul E. Gendron, LLS, City Surveyor
DATE: December 15, 2006
SUBJECT: As Built Plan for Little Pond Estates
Samuel Drive

I have reviewed:


1) the proposed as-built plans dated 10/25/06, revised through 11/28/06, received in engineering on 11/29/06, prepared by Promised Land Survey, LLC, and


2) the approved and recorded subdivision plan for Little Pond Estates, prepared by Keach-Nordstrom Associates and Promised Land Survey, and

3) the approved roadway construction plan for Little Pond Estates, prepared by Keach-Nordstrom Associates,

in conjunction with a site walk conducted 12/14/06,

and I offer the following comments:

 • At the common property corner of Lots 7 and 8 on the southeasterly side of the Samuel Drive cul-de-sac (25 feet right of Station 10+43), the electric box, telephone box, and conduit box are located within the City's 35 foot wide pedestrian and utility easement. The location of these permanently installed electric and telephone structures are extremely close to the water line and the sanitary sewer line, in fact it appears that the electric box is located on top of the sanitary sewer line and the conduit box is located on top of the water line. The water and sewer lines are intended to be maintained by the City.

 The present location of the electric, telephone, and conduit structures unreasonably interfere with the maintenance of the water and sewer lines, therefore they should be relocated from their present location.



The City's easement deed contains a specific clause that is intended to protect the City's rights with circumstances such as this: "The Grantor agrees that it will not, without the consent of the Grantee, alter, erect, or maintain any building or other improvement upon the above-described easement area that may unreasonably interfere with or endanger the operation and maintenance thereof, and the City may cause to have removed any such building or improvement that may be wholly or partly within the above-described easement area at the expense of the then owner of the land upon which the above-described easement lies."

- Bearings, distances, and curve data of the right of way should be included on the as-built plan.
- All easements of record related to the subdivision shall be shown on the plan. All easements should be properly identified. Many easements have either been omitted from the plan or misidentified.
- All culverts that have a flared end section or headwall should be so noted.
- All culverts shall have both invert elevations noted on the plan. All crushed stone or rip-rap should be indicated on the plan.
- Two notes on the plan incorrectly indicate Auburn Street as Auburn Road.
- Please delineate the new grading within the water and sanitary sewer easement adjacent to Lot 8 and the parcel conveyed to the City for Langley parkway.
- Please delineate the existing 50 right of way easement from the westerly side of Lot 9 to Pond Place Lane.
- The paved pathway shall be shown in its entirety from the westerly side of Lot 9 to Pond Place Lane.
- An additional pedestrian easement will be required across a portion of Lot 9 since the paved pathway was constructed outside of the previously conveyed 25 foot wide sewer and pedestrian easement.
- Many road control bounds and property corners set at the Samuel Drive right of way need further attention to ensure their permanent stability.
 - On the westerly side of Samuel Drive, the P.C. bound 25 feet right of Station 0+53 is loose.
 - On the easterly side of Samuel Drive, the property corner bound 25 feet left of Station 1+59 is loose.
 - On the westerly side of Samuel Drive, the P.C. bound 25 feet right of Station 2+81 is loose.
 - On the westerly side of Samuel Drive, the property corner bound 25 feet right of Station 3+05 is loose.
 - On the westerly side of Samuel Drive, the P.C. bound 25 feet right of Station 3+90 is loose.
 - On the westerly side of Samuel Drive, the property corner bound 25 feet right of Station 5+14 is loose.
 - Along the cul-de-sac of Samuel Drive, the property corner bound 25 feet right of Station 8+08 is loose.
 - Along the cul-de-sac of Samuel Drive, the P.C. bound 25 feet right of Station 11+05 is loose.