

CITY OF CONCORD

COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING SERVICES DIVISION

INTER-OFFICE MEMORANDUM

TO: Community Planning Division
FROM: David Flynn, EIT, Project Manager
DATE: August 29, 2005
SUBJECT: Subdivision Plan for Cherry Hill Homes – Little Pond Estates
Little Pond Road

Engineering Services along with Vanasse Hangen Brustlin (VHB) has reviewed the proposed existing conditions plan dated May 2005, revised through 7/11/05, received in planning on 7/15/05, received in engineering on 7/21/05, the subdivision plan dated May 2005, revised through 7/11/05, received in planning on 7/15/05, received in engineering on 7/21/05, both prepared by Keach – Nordstrom Associates, and we offer the following comments:

Review Comments:

Cover Sheet

- The Map and Lot designation within the title of the plan is wrong. The correct notation is Map 96, Block 2, Lot 8.
- The Map and Lot designations within the Location Plan should also be changed. Please change the designations from 96 / 2 - 9 to 96 – 2 - 9, etc., similar to the format that they are shown on the existing conditions plan.
- Within the location map, the lot designation for the parcel at the corner of Little Pond Road and Pond Place Lane is shown incorrectly. Map 96, Block 2, Lot 9 should be Map 96, Block 2, Lot 21.


Existing Conditions Plan

- Within note 1, please change the map and lot designation to the correct Map, Block, Lot designation.
- Within note 3, please change the map and lot designation to the correct Map, Block, Lot designation.
- Within note 5, please change the map and lot designation to the correct Map, Block, Lot designation.
- Within note 8 the toll free phone number for Dig Safe starts with 888, not 800.
- Notes number 6 and 11 duplicate each other. Please clarify.
- Please label the right of way width of Little Pond Road.
- It appears that utility poles along Little Pond Road are located on private property. Is the property subject to an easement for utility pole purposes?

- Right of way may need to be dedicated to the City of Concord to standardize the right of way width and to ensure that utility poles are located within the right of way (if no easement is in place).

Subdivision / Re-subdivision Plan

- Easement deeds, prepared in a form suitable for recording at the MCRD, shall be submitted for staff review.
- The proposed street name of Paige Place is unacceptable. Please submit additional names for staff review. Please revise all sheets accordingly.
- Within note number 4 the word contiguous is spelled wrong.
- It appears that utility poles along Little Pond Road are located on private property. Is the property subject to an easement for utility pole purposes?
- Right of way may need to be dedicated to the City of Concord to standardize the right of way width of Little Pond Road and to ensure that utility poles are located within the right of way (if no easement is in place).
- Change Lot 2-8 to New Lot 1.
Change Lot 2-8-1 to New Lot 2.
Change Lot 2-8-2 to New Lot 3.
Change Lot 2-8-3 to New Lot 4.
Change Lot 2-8-4 to New Lot 5.
Change Lot 2-8-5 to New Lot 6.
Change Lot 2-8-6 to New Lot 7.
Change Lot 2-8-7 to New Lot 8.
Change Lot 2-8-8 to New Lot 9.
Change Lot 2-8-9 to New Lot 10.
Change Lot 2-8-10 to New Lot 11.
Change Lot 2-8-11 to New Lot 12.
Change Lot 2-8-12 to New Lot 13.
Change Lot 2-8-13 to New Lot 14.
Change Lot 2-8-14 to New Lot 15.
Change Lot 2-8-15 to New Lot 16.
Please revise all sheets accordingly.
- New Lot 1 will have an address of 1 "New Street."
New Lot 2 will have an address of 7 "New Street."
New Lot 3 will have an address of 13 "New Street."
New Lot 4 will have an address of 17 "New Street."
New Lot 5 will have an address of 21 "New Street."
New Lot 6 will have an address of 25 "New Street."
New Lot 7 will have an address of 31 "New Street."
New Lot 8 will have an address of 35 "New Street."
New Lot 9 will have an address of 34 "New Street."
New Lot 10 will have an address of 30 "New Street."
New Lot 11 will have an address of 24 "New Street."
New Lot 12 will have an address of 18 "New Street."
New Lot 13 will have an address of 14 "New Street."
New Lot 14 will have an address of 10 "New Street."
New Lot 15 will have an address of 6 "New Street."
New Lot 16 will have an address of 2 "New Street."
Please add this information to the plan view.

- The Engineering Services Division reserves the right to change the address of Lots 1 and 16 to a Little Pond Road address if the actual construction of a house warrants a change. Please add a note to the plan indicating that “The developer shall consult with the Engineering Services Division at the time a building permit is requested to determine if Lots 1 and 16 should have a Little Pond Road address or a “New Street” address.”
- Slope easements related to the grading of the roadway will be required across a portion of several lots. This information shall be added to the subdivision plan and the roadway plan.
- Stormwater drainage construction easements shall be shown across a portion of Lots 14, 13, 12, and 11. Even though the pipes between catch basins 2 and 4 and between 4 and 6 do not cross over the right of way line, a construction easement will be required to maintain the pipes. The easement line shall be 12.5 feet from and parallel to the proposed pipe location.
- A stormwater drainage easement shall be shown across a portion of Lot 9 for catch basin 9 and the pipe between 9 and catch basin 8. The easement line shall be 12.5 feet from and parallel to the proposed pipe.
- An access road suitable for concord maintenance vehicles should be designed for the drainage easement across a portion of Lots 8 and 9 so that personnel can access the proposed structures and the detention pond.
-  The proposed utility easement across a portion of Lots 7 and 8 is shown as a 25 foot wide easement. This is the minimum width for cross country easements intended to contain one utility. As this easement is proposed to have two utilities, it should be widened accordingly. The roadway plan indicates that a sanitary sewer line is located within the easement, however, the utility plan indicates that the sanitary sewer and a water line are to be located within the easement.

Please see the attachment for comments compiled by VHB.