

**From:** William Clark  
**To:** Helen Donaldson  
**CC:** David Margolis-Pineo  
**Date:** 7/24/2015 3:41 PM  
**Subject:** 72 Bishop Street Survey Plan  
**Attachments:** Bishop St No 72 Boundary and Topo Survey Rev 6 23 2015 Survey Review 7 22 2015.PDF

Hi Nell,

I received notice that it was approved, subject to revision approval. I looked on Eplan and reviewed the 6/23/15 boundary and topographic survey. My review is attached.

Elevations and contours have been edited to the City vertical datum.

They also added the stormwater detention pond and associated pipe for the Deering Lodge Building Corporation which is helpful and appreciated.

Of Note:

1. Label the proposed easement as "Proposed Easement" as "Proposed 30 foot Drainage Easement to City of Portland".
2. Add bearings and distances around the Proposed 30 Foot Drainage Easement as it affects the 72 Bishop Street property.
3. Show both sides of the Proposed 30 Foot Drainage Easement.
4. Storm drain pipe 15 feet easterly of 72 Bishop Street house. If it is abandoned we will not need to create a 30 foot wide drainage easement down to the buried drain manhole.
5. Note 4 stated that the City GIS shows a sewer line crossing the property. There is a sewer line farther down Bishop Street and there is no sewer line in the GIS crossing 72 Bishop Street.
6. On the Survey Review of 6/01/2015 it was noted that Bob Metcalf was provided with 5 DPW Engineering Plans (798/1, 431/30, 247/10, 484/7 & 387/75). Were they utilized to create the Proposed 30 Foot Drainage Easement?

The final amended subdivision plat will need to show the drainage easement information noted above.

I have attached the review markup of the 6/23/15 plan.

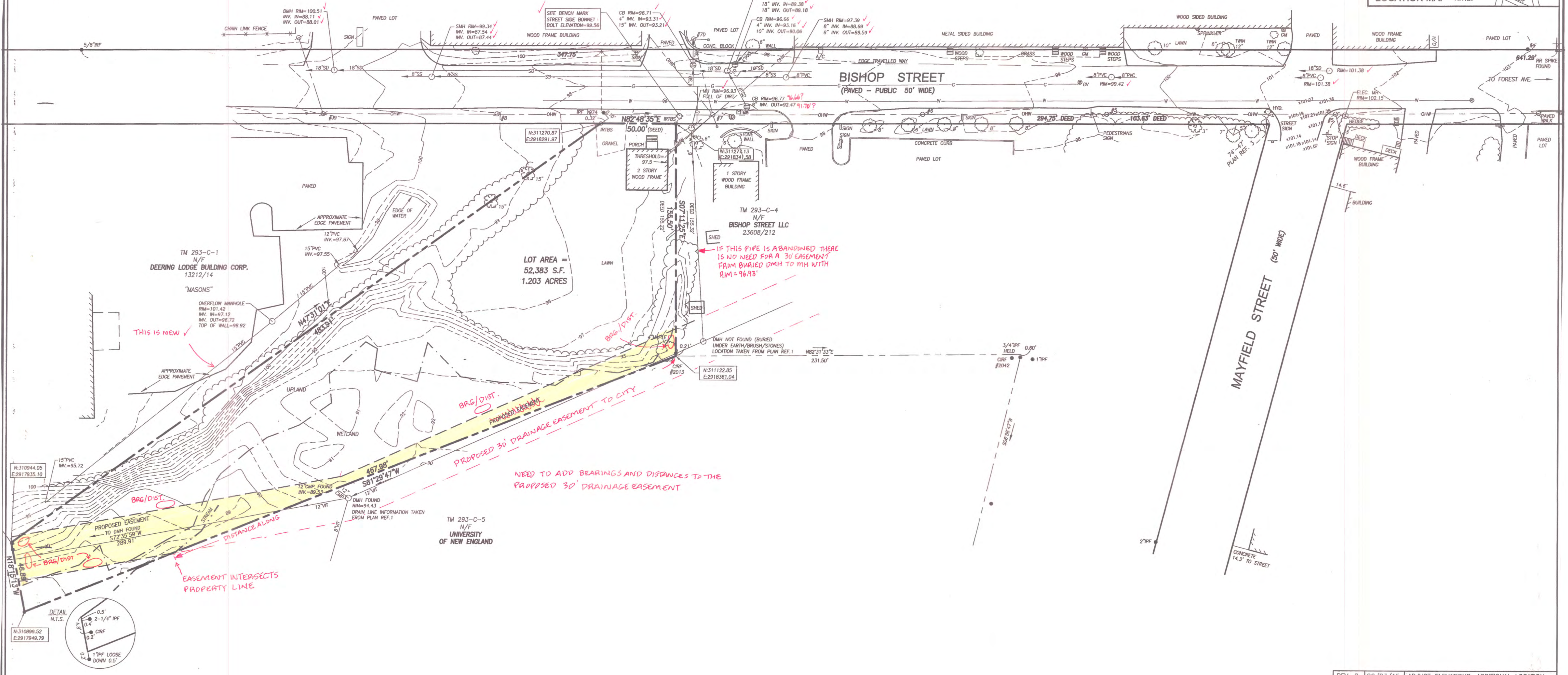
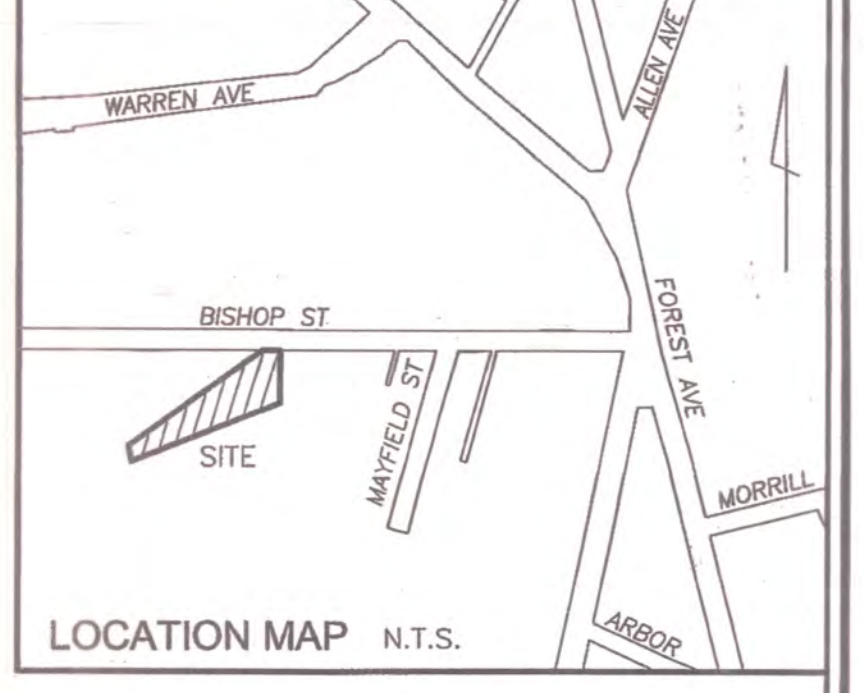
Thanks,

Bill



**LEGEND**

- IRON PIPE OR ROD FOUND
- IRBTS 5/8" IRON ROD TO BE SET
- ⊙ WATER VALVE
- MANHOLE
- ⊕ HYDRANT
- ⊕ CATCH BASIN
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ GM GAS METER
- ⊕ GV GAS VALVE
- 101.27 SPOT ELEVATION
- \* \* \* FENCE
- CURB
- OHW OVERHEAD WIRES
- T TELEPHONE
- W WATER LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- G GAS LINE
- 100 1' CONTOUR
- EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/BUSH



**UTILITY NOTE**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

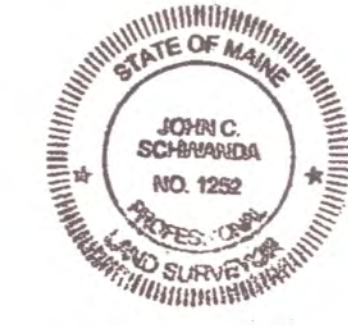
- PLAN REFERENCES**
- "PLAN OF LAND IN PORTLAND, MAINE FOR WESTBROOK COLLEGE AUGUST 20, 1974 OWEN HASKELL, INC. JOB NO. 7445 P" REVISED 5/4/89
  - "BOUNDARY SURVEY ATHLETIC FIELD UNIVERSITY OF NEW ENGLAND STEVENS AVENUE & BISHOP STREET PORTLAND, MAINE OCTOBER 2007 COLONIAL SURVEYING COMPANY, LLC"
  - WORKING DRAWING OF MAYFIELD STREET, BISHOP STREET AND STEVENS AVENUE IN FILES OF H.I. & E.C. JORDAN - SURVEYORS
  - "SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. OCT. 1, 1991 OWEN HASKELL, INC. JOB NO. 91163P"

- NOTES**
- OWNERS OF RECORD: HED/WAY DEVELOPMENT, 24 SAND POINT ROAD, CUMBERLAND FORESIDE, MAINE 04110, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 8575 PAGE 272.
  - LOCUS IS SHOWN AS BLOCK C LOT 2 AND 3 ON PORTLAND PROPERTY MAP 293.
  - BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83 AND ELEVATIONS ARE NAVD83 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
  - BASED ON THE CITY OF PORTLAND GIS, THERE IS A SEWER LINE THAT CROSSES THIS PROPERTY. WE HAVE FOUND NO EVIDENCE OF THIS SEWER LINE ON THIS PROPERTY NOR HAVE WE FOUND A DEED FOR ANY EASEMENT RELATED TO THIS SEWER LINE.
  - WETLANDS DELINEATED BY CES, INC.

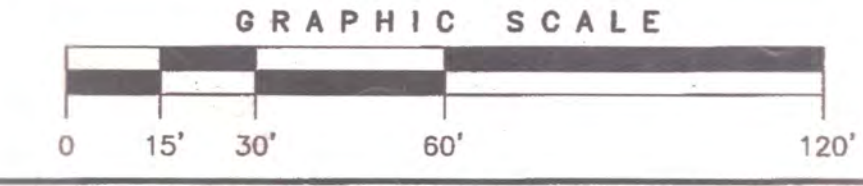
**CERTIFICATE**

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

6-26-2015  
 DATE  
 JOHN C. SCHWANDA, PLS #1252



REV. 2	06/23/15	ADJUST ELEVATIONS, ADDITIONAL LOCATION
REV. 1	01/20/15	ADDITIONAL LOCATION / TOPOGRAPHY
<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>		
AT 72 BISHOP STREET, PORTLAND, MAINE MADE FOR <b>AVESTA HOUSING</b> 307 CUMBERLAND AVENUE, PORTLAND, MAINE		
<b>OWEN HASKELL, INC.</b> 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drwn By	JCS	Date
Trace By	JLW	JULY 17, 2014
Check By	JCS	Scale
Book No.	1125	1" = 30'
Job No.	2014-031P	Drwg. No.
		1



SURVEY REVIEW 7/22/15