



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE - WALLACE MORRIS SURVEYING
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP - %CHELSEA PELTIER
RICHMOND AMERICAN HOMES NV INC

Date: February 17, 2015

RE: **FINAL MAP 57617 - IRON MOUNTAIN/BRADLEY (AMENDED) - TRAIL ALIGNMENT**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

676416 CURRENT PL Status: Conditional Approval February 11, 2015

If you have any questions regarding the following Planning comments please call 229-6301

THESE DEPARTMENT OF PLANNING COMMENTS DATED 02/10/15 SUPERSEDE ALL PREVIOUS PLANNING COMMENTS:

A revised blue-line final map was submitted 02/10/15 showing conformance with the revised multi-use equestrian trail easement exhibit submitted 12/09/14 to the Department of Planning. Department of Planning staff has therefore administratively approved your request for technical review of the subject amended final map. The proposed amendment is determined to be in substantial conformance with the approved Tentative Map of Iron Mountain/Bradley (TMP-49575).

1. The Amended Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
2. The proposed amendments shall be in substantial conformance with the approved Tentative Map of Iron Mountain/Bradley (TMP-49575). The Amended Final Map mylar shall also be in conformance with all applicable conditions of approval for TMP-49575 and VAC-56124.

672117 DEVCO Status: Conditional Approval February 02, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6541

The purpose of this Amended Final Map is to relocate Common Lot "B1", an equestrian trail, which needed to be realigned due to a utility conflict. The submitted map does not appear to match what was submitted to the Planning Department on 12/9/14 as the full 6-foot buffer between the equestrian trail and the southern lot line of lot 38 is not shown. We leave the requirement for the 6-foot buffer and the location of the southern lot line of lot 38 to the discretion of the Department of

Planning. No additional bonds, improvements nor drainage plans/studies are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. A Petition of Vacation, such as VAC-56124 shall record to eliminate the unused portion of the existing Equestrian Trail Easement concurrent with the recordation of this Final Map. Alternatively the amended map shall show the existing Equestrian Trail Easement.
2. Site development to comply with all previous conditions of approval for the Iron Mountain/Bradley Tentative Map (TMP-49575), Final Map (FMP-51383) and all other site-related actions.

676459 SURVEY Status: Approved January 27, 2015

If you have any questions regarding the following Survey comments please call 229-6217

Please correct the signature block for the Director of Planning.

Please provide a separate approval block for the City Engineer without the relinquishment language. The City Engineer cannot relinquish public easements as they must go through a formal vacation process.

Please include the recording information for the easement vacation within Detail "A" on Sheet 2 as indicated.

Please provide a clear statement of the purpose of the amendment on the cover sheet.

Please include the recording information for the first amended plat of Iron Mountain and Bradley on Sheet 2 as indicated.

End of Comments.

