



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: LYLE YENGLIN, PLS
From: ALAN R RIEKKE, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
JOSH HARNEY BAUGHMAN & TURNER INC
SACKLEY FAMILY TRUST
DOUBLAS DASILVA

Date: February 23, 2017

RE: **FINAL MAP 68714 - D&G HOTEL GROUP #1**

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.**

820245 CURRENT PL Status: Conditional Approval February 23, 2017

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

1. FMP Case # must be written on the lower bottom right corner of the coversheet.
2. Please note on Sheet 2 whether the 1.07 acres is net or gross.
3. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of D&G Hotel Group #1 (TMP-38862).
4. Please note that this final map must record prior to March 8, 2017 or else a new tentative map must be approved.

820246 DEVCO Status: Conditional Approval February 08, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

1. Prior to recordation of this Final Map, confirm the right-of-way width of Main Street in relation to the NDOT "O" line and the centerline of Main Street, discrepancies with NDOT Resolution of Relinquishment 20021120:00572 and 2011042200:00844 to clarify illegible maps, Parcel Map Page 66, Book 34. The ultimate width of Main Street shall be 90-feet with 45 feet coming from each side.
2. Per condition of approval #6 of TMP-38862, grant a 20-foot wide Public Sewer Easement along the east edge of this parcel, except where occupied by an existing building. Provide a note on the map stating that no trees or permanent structures taller than 3 feet are allowed in the Public Sewer Easement.

3. Prior to recordation of this Final Map, add the following note to the map (UDC 19.16.060.W.A): The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated Public Sewer Easements, are public sewers.

4. Per condition of approval #8 of TMP-38862, submit a License Agreement for the existing landscape planter and signage located in the area required for dedication along the Main Street public right-of-way prior to recordation of this Final Map.

820247 SURVEY Status: Denied February 14, 2017

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

Please add item 4 to the Surveyor's Certificate indicating "The monuments depicted on this plat are of the character shown, occupy the positions indicated, and are of sufficient number and durability".

Correct the City Surveyor's PLS number to 12469 and add "of Plats" within the Recorder's Block.

The area within the Legal description should include the gross boundary limits of 48,000 S.F.

We note that the legal description and map sheet annotations match the existing vesting deeds identically. This Plat does not contain sufficient dimensions or explanations regarding "junior" and/or "senior" rights regarding the abutting properties other than the unexplained intent of the 0.50' dimension along the easterly boundary line. This map should clearly identify any encroachments and/or gaps that may or may not exist between this property and the abutting properties. Additionally, the ultimate width for Main Street is 90' (45' half Street). Please verify these items and make the necessary revisions to clarify.

Please identify the source of the numerous calculated positions and label the Basis of Bearings.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.

End of Comments.

