



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
R A SOUTHEAST LAND COMPANY L L C
GCW INC

Date: December 21, 2017

RE: **FINAL MAP 72237 - RENAISSANCE - LOT 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.**

856295 CURRENT PL Status: Conditional Approval December 19, 2017

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

Department of Planning staff has conditionally approved your request for technical review of the blue line Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-72237" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

856296 DEVCO Status: Conditional Approval December 21, 2017

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

We note that the dedications shown on this Map are in compliance with the conditions of approval for TMP-71533. Dedication on Rampart is not required at this time, but is acceptable on this Final Map.

We also note that no bonding of improvements is required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. The mylar of this Final Map shall include a modification to the owner's certificate that includes dedication after the 1st Paragraph.
2. Grant a Traffic Signal Chord Easement at the southeast corner of Alta Drive and Rampart Boulevard of the mylar of this Final Map.
3. Prior to the recordation of this Final Map, the Bus Shelter Pad Easement proposed on this map

shall be granted by separate document to the Regional Transportation Commission (RTC) at a location acceptable to the RTC and in conformance with Standard Drawing #234.2. The recorded document information shall appear on this Final Map and the mylar of this Map shall not be submitted to the City until the RTC has approved of the Bus Shelter Pad Easement location.

4. Remove and replace Note 5 with: Development within this commercial subdivision shall not connect to private sewers serving others outside of the boundaries of this commercial subdivision. This will comply with condition #11 of TMP-71533.

5. Per Title 19.16.060.W. 2, the on-site sewer system servicing the overall commercial subdivision shall be identified as one of the following types, with the appropriate wording to appear as a note on the final map:

- a. A common element of the commercial subdivision which is privately owned and which is maintained in accordance with covenants, conditions and restrictions that govern the subdivision.
- b. A common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.

6. Add the following note on the map: all onsite storm drains and the associated facilities are privately owned and are to be privately maintained. Additionally, add a note that per Note #4 of File 117, Page 83 of Parcel Maps, this site shall allow off-site water to drain to this site.

7. Include the Final Map number, FMP-72237, above the Recorder's Block on the cover sheet.

8. Site development to comply with all previous conditions of approval for Renaissance (A Commercial Subdivision) Tentative Map (TMP-71533), and all other site related actions.

856297 SURVEY Status: Conditional Approval December 12, 2017

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

Please verify to whom the bus pad easement is to be granted.

Otherwise the map appears to be technically correct as submitted.

End of Comments.

