



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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FOR

To: JAMES T. STOVALL, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
JANNA FELIPE TANEY ENGINEERING
TOUCHSTONE PEACEFUL RIDGE L L C
THM ENTERPRISE. LLC

Date: May 31, 2018

RE: **FINAL MAP 73407 - PEACEFUL RIDGE AT LONE MOUNTAIN & PULI PHASE 7**

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.**

864533 CURRENT PL Status: Conditional Approval May 30, 2018

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-73407" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

864534 DEVCO Status: Conditional Approval May 29, 2018

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

We note that an approved Drainage Plan and Technical Drainage Study is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Remove "S2" from the legend as it is not shown on sheet 3.
2. Remove "S4" from the legend as there are no new public sewer easements offered on sheet 3.
3. Please remove the asterisks from private streets located outside of the boundaries of this subdivision, because the same symbol is used to create private strings within the boundaries of the subdivision.

4. If public sewer is proposed in the easement on lot 23, then the Final Map shall be revised to show the easement area as a common lot with an access easement in favor of lot 23, and revise the square footage of lot 23 accordingly. If public sewer is not proposed in this easement, then submit a vacation for the existing public sewer easement on proposed Lot 23 and said easement shall be recorded prior to the approval of the Final Map.

5. A Traffic Signal contribution of \$4,039.20 shall be paid prior to the recordation of this Final Map.

6. Revise the Final Map number to FMP-73407 above the Recorder's Block on the cover sheet.

7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

8. Site development to comply with all applicable conditions of approval for the "Peaceful Ridge at Lone Mountain and Puli" Tentative Map (TMP-57011).

864535 SURVEY Status: Denied May 22, 2018

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

Please verify the Owner name within the Surveyor's Certificate and Title Block.

The Phase 10 Final Map (FMP-71860) must be recorded first in order to establish the boundary limits for this application.

Ensure that ALL recording information is completed prior to returning the mylar for final CLV approval.

End of Comments.