



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: ROBERT FOLEY, PLS - TRI-CORE SURVEYING, LLC
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
ROXANNE LEIGH SLATER HANIFAN GROUP
K B HOME L V BRISTLE VALE L L C - % S BLEAZARD

Date: April 29, 2019

RE: **FINAL MAP 76178 - BRISTLE VALE UNIT 2**

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.**

882792 CURRENT PL Status: Conditional Approval April 17, 2019

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-76178" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Bristle Vale (TMP-74073).
3. Revise Common Areas to match name on approved Tentative Map of Bristle Vale (TMP-74073).

882793 DEVCO Status: Conditional Approval April 11, 2019

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 but an update is required prior to recordation.

CONDITIONS OF APPROVAL:

1. The Final Map for Bristle Vale Unit 1 shall record prior to this Final Map to provide access. Complete all recordation information on all pertinent sheets for unit 1.
2. On sheet 3 and 4, complete the recordation information for rectangle box "E3" and include a Public Sewer Easement.
3. Per Condition #12 of TMP-74073, prior to the release of this Final Map, the property owner

must contact the Special Improvement District Section of the Department of Public Works(702 229 2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map. An affidavit, signed and notarized by the property owner, may be required if the assessable acreage of the parcel(s) has decreased from previous or the amount of lots either decreases or increases from the Tentative Map.

4. Include the Final Map number, FMP-75627, above the Recorder's Block on the cover sheet.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Site development to comply with all previous conditions of approval for the Bristle Vale Tentative Map (TMP 74073) and all other site-related actions.

882794 SURVEY Status: Conditional Approval April 29, 2019

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

Please ensure that all recording information is complete prior to returning the mylar for final approval.

Sheet 4 of 8 please clarify easement "E-3". It appears to reference an earlier map.

Otherwise, the map appears to be technically correct as submitted.

End of Comments.

AK.