



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JAMES T. STOVALL, 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
TANEY ENGINEERING
T H M ENTERPRISES INC

Date: November 02, 2017

RE: **FINAL MAP 71860 - PEACEFUL RIDGE AT LONE MOUNTAIN & PULI PHASE 10**

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.**

853796 CURRENT PL Status: Conditional Approval October 23, 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-71860" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

853797 DEVCO Status: Conditional Approval November 02, 2017

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 update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Adjacent units shall record prior to this Final Map to provide legal access.
2. On sheet 3, more clearly delineate the limits of easement S4. Show where easement S5 is being used on this Final Map. Remove any easement notes that are not being used on this Final Map.
3. Remove Note 6 on sheet 3 and Note 5 on sheet 4 as they may become too binding in the future for the recorded map. These notes may be in conflict with maintenance criteria in the future.
4. Prior to the recordation of this Final Map, provide proof that this project has been sufficiently

coordinated with the City's "Gowan Box Canyon" project. Please contact the City Engineer's Office at 229-6272.

5. A Traffic Signal contribution of \$3,889.60 shall be paid prior to the recordation of this Final Map.
6. Include the Final Map number, FMP-71860, 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 Tentative Map (TMP-57011).

853798 SURVEY Status: Denied October 24, 2017

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

There are numerous pre-requisites and FMP applications that must be submitted and/or approved and recorded in order to establish the required CLV utility easements, site access and boundary limits for this application (FMP-71860).

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

Verify circle S5 within the Legend on Sheet 2 as we were not able to locate within the map sheets. Also the annotation within the Survey analysis is difficult to read, perhaps darken or mask over lot lines.

End of Comments.

DR.