

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES [Corrected]
DLM Conference Room, 3rd Floor, ITC Bldg., Tamuning, GU 96913
Thursday, June 16, 2022 • 9:38 a.m. to 10:44 a.m.

I. Attendance/Roll Call

Chairperson Celine Cruz called to order the regular meeting of the Application Review Committee for Thursday, June 16, 2022 at 9:38 a.m., noting a quorum.

Present were: Celine Cruz (DLM), Esther Taitague (BSP), Mary Rose Wilson (DPW), Nonie Amar (GEPA), Brian Hess (GWA), Tony Palomo (GPA), Jeffrey Quitugua (DoAG), Dan Guerrero (JRM), Frank Taitano (Case Planner).

II. Approval of Minutes

Chairperson Cruz before the members today for approval is the Minutes from the last meeting of May 19, 2022. Members have been provided with a copy, Chairperson Cruz asked for a motion for action.

Tony Palomo, GPA made a motion to approve the Minutes of May 19, 2022.

Chairperson Cruz acknowledged motion is made by Tony Palomo (GPA), and asked for a second.

Brian Hess, GWA seconds the motion.

Chairperson Cruz motion is seconded by Brian Hess (GWA). Noting no discussion, or errors the motion is put to a vote.

All in favor of the motion say “aye” (DLM, GPA, GWA, BSP, DPW, GEPA, DoAG), all opposed say “nay.” **[Motion passed – 7 ayes, 0 nay]**

III. New Business

Zone Change

- A. Application No. 2021-08, the Applicant, Anna B. Lujan represented by Ronald A. Ayuyu; is requesting for a Zone Change from “PUD” (Planned Unit Development) to “C” (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and services shops, on Lots 2, 3, 4, 5 and R5, Block 4, Tract 222 and Block 3REM, Tract 222, in the Municipality of Yona. Case Planner: Celine Cruz

Ronald Ayuyu (representing the applicant Anna B. Lujan). Mr. Ayuyu explained he is before the committee today to request a rezoning of the subject parcels which is located across the Windward Hills golf club in Yona. His client feels that there is a potential need in the area for commercial buildings to service nearby villages in the south. Proposed uses will be a coffee shop, retail clothing shop, convenience store and office spaces. The location has potential for commercial activity especially with all the residential homes that are being built in the area. Mr. Ayuyu noted that that sewer was available.

Chairperson Cruz opened the floor to the members for questions and/or comments.

Tony Palomo, GPA Mr. Ayuyu was reminded that there is a 40-foot wide public access and utilities easement; and, that there are three (3) lots at the cul-de-sac that needs to be serviced.

Dan Guerrero, JRM no comments.

Brian Hess, GWA noted that GWA is in favor of approving this application, and that there are no water and waste-water issues.

Jeffrey Quitugua, DoAG a preliminary review of the application has been done. Mr. Quitugua noted that DoAG's concern is the wetlands, and asked that Mr. Ayuyu look into obtaining a current wetland map. Dr. Quitugua added that wetlands are protected by law. In addition, there has also been significant changes in the topography due to development in the area, and all other comments will be noted in the position statement.

Nonie Amar, GEPA commented that in the EIA it states that there are no wetlands in the area, and suggested that the applicant look into this and correct the statement if needed. Mr. Amar inquired if the subject lots are zoned residential.

Ronald Ayuyu responded that it is currently zoned PUD.

Nonie Amar, GEPA no further comments.

Mary Rose Wilson, DPW Ms. Wilson's concerns include issues with rights-of-way which she will be looking into and will coordinate with the Highway Division. The application lacks as-built plans as required by a zone change request, and all other issues and comments will be noted in the position statement.

Esther Taitague, BSP the Bureau has concerns and what we are looking at is that if the request is approved, other allowable commercial activities can take place in the area. The area is surrounded by residential homes with a golf course across the way. If the activity is approved, anything that is permitted under a commercial zone may take place, activities such as adult entertainment will be allowed. Although it is not stated in the application, it can take place, and this is the Bureau's concern.

Ronald Ayuyu replied that it was mentioned to his client and it is a concern. Mr. Ayuyu advised his client that these types of activity will be a concern of the Commission and residents of Yona.

Esther Taitague, BSP suggested that Mr. Ayuyu submits a supplement to the application stating that his client will not accept any type of adult entertainment at the facility. Ms. Taitague stated that the size of the property is about 8 acres.

Ronald Ayuyu responded yes, and that his client will be consolidating the parcels into one lot.

Esther Taitague, BSP the eight acres is located in the Ylig Talofoto watershed, and once the project is implemented it involves the increase of impervious surfaces; and when there is an increase in impervious surfaces, you are taking away from the natural vegetation. And along with the increase of impervious surfaces also comes flooding if not managed well on the property. From assessing the area physically, it appears to be a wetland area and wetland habitat needs to be protected. It is important that a current wetland map is provided as requested by DoAG and GEPA, and that best management practices need to be in place. Lastly, Ms. Taitague noted that

in a zone change application it asks for a detailed plan along with a feasible study, and topography map of the lots which were not present in the application.

Ronald Ayuyu responded that it was not provided.

Esther Taitague, BSP asked that the missing documents noted earlier be submitted as a supplement; and the other concerns will be addressed in the position statement.

Chairperson Cruz provided some clarification for the members on the application. The area is zoned PUD, and the application is a 2021 application which was received early on in FY2021. Extensive research had to be done to find the master plan for this PUD area which could not be found. Although it stated that there were anticipated commercial uses, multi-family dwelling uses, etc., in the meeting minutes when the PUD was created, the approval did not indicate where any of the uses would be located and it was not clear what part of the PUD had the commercial activity. Although this is a zone change to commercial, and the applicant is specifically focusing on the subject parcels noted.

Chairperson Cruz added that she was pleased that the applicant's representative indicated that his client is willing to consolidate the lots into one lot. By consolidating, there is some assurance that the property is owned by one person and the activities of concern such as adult entertainment can be controlled by the owner. This will provide some reassurance on the land use side.

Lastly, Chairperson Cruz commented on the as-built plan; the property is vacant.

Ron Ayuyu responded that it was completely vacant.

Chairperson Cruz the topography map is important to address DoAG's concerns on the wetland. If there are low points or depressions that is an indication that wetlands may be present, and with a topography map members will be able to make a better determination. Application was accepted with minimum requirements, but the other documents requested by the members should be submitted to see the different features of the parcels.

Ronald Ayuyu asked if the maps can be obtained from DoAG.

Jeffrey Quitugua, DoAG responded that a contractor will need to be hired for this. In addition, because it is 8 acres a biological survey will also need to be done.

Ronald Ayuyu responded that he will wait for the position statements from the members and discuss the concerns with his client.

Chairperson Cruz suggested that the work begin now so that the comments stated at today's meeting will not appear in the position statements. It is a large development, and in terms of the types of proposed activities, it does not appear they will use the entire eight acres. It is important to get the information to the committee.

Any other questions.

Esther Taitague, BSP reminded Mr. Ayuyu that the parcels total eight acres, and when it comes to clearing and grading of the parcels, anything over one acre will require a stormwater pollution prevention plan to be in place.

Chairperson Cruz moving onto the next item on the agenda ---

Tentative Subdivision

- B. Application No. 2020-23, the Applicant, CPI Investments (Guam) Inc. represented by FC Benavente, Planners; is requesting for a Tentative Subdivision plan for a proposed subdivision consisting of 146 single-family dwellings, on Lots 7024-1A; 7024-4-1B; 7024-4-2A; 7024-4-2B; 7024-4-2C; 7024-4-3A; and, 7024-4-3B, in the Municipality of Yigo, in an "A" (Rural) zone. Case Planner: Frank Taitano

Chairperson Cruz noted that the zone change to "R-2" has not been effectuated, and the subject parcels remain A-zoned. [Turns the floor order to the representative]

Felix Benavente the application is for a tentative subdivision for mixed residential lots. Presented the following points:

- Location of the subject lots;
- Photos of the land area, location;
- On Chalan Tun Felix Remedios there is an existing 50-foot public access and utility easement;
- On Chalan Nanalao there is an existing 30-foot sewer easement. The application will dedicate 5-feet of new land on each side to increase a new 40-foot public access and utilities easement;
- There is an existing GWA sewer pump station on site;
- Photos of property map; and,
- Photos of tentative subdivision plan, overall utilities plan;
- The plan is for 146 single family homes plus 42 townhouse units for a total of 174. Proposed mixed residential units, there will be a community center and a unique circular intersection feature to make it easier to move through the property as opposed to having 4-way intersections. This type of intersection has been successful in many communities Stateside;
- Road profile is shown and how the 40-foot easement will be broken down;
- Next slide shows the block matrix and breakdown. There are a total of 18 blocks; and one block (Blk 10) is the circular intersection and the rest of the blocks are for single family homes, 3 of the blocks are for proposed townhouses, and Block 8 is there the existing pump station is located and the proposed ponding basin.

Felix Benavente all the information provided today is available in the application that has been provided to the members. Mr. Benavente was available for any questions.

Chairperson Cruz started round table discussion with the members.

Tony Palomo, GPA pointed out to Mr. Benavente that it is important to know the power demand in order to determine the transformer availability. Once the plans are ready, submit them with the power demand to Vince Sablan, and to apply early.

Dan Guerrero, JRM had no comments for Mr. Benavente.

Brian Hess, GWA this area where the Yigo pump station is located has capacity issues with the wastewater system. A lot of it is occurring due to high I&I (Infiltration & Inflow) conditions in that area as a result of heavy flooding especially from major storms and typhoons. When this occurs, it reduces the capacity of the pipes to carry the wastewater coming from surrounding residential

areas. GWA is concerned about the development's drainage plan, and they want to ensure that there is adequate ponding basin capture of stormwater. If the drainage plan is adequate, it will reduce GWA's concern with the I&I in the area. It will be noted in the position statement that GWA is in favor of the applicant's request, but needs to be reviewed carefully to ensure proper function of the wastewater system. GWA also recommends that the developer contacts them six months in advance for proper review and conduct the necessary hydraulic wastewater and watering modules for the area.

Jeffrey Quitugua, DoAG the plan indicates eight green space areas, and inquired what the size was for each space.

Felix Benavente replied that under Tab 3, Subdivision Plan, there is a block matrix which indicates the lot sizes.

Jeffrey Quitugua, DoAG what will the green space consist of; grass, open space, forested?

Felix Benavente the developer would like to retain as much of the existing flora in the area.

[Discussion ensues]

Jeffrey Quitugua, DoAG comments that he is familiar with the area, and has seen several native species in the area. This is something that the developer will need to consider especially because of the green space. Agriculture will be leaning more in establishing a larger conservation area, forest areas because there maybe fragile snails. Also observed was activity of the Marianas fruit bat which uses the area as forging ground and roosting. The fruit dove has also been seen in the area and maybe protected here in Guam. In closing, Mr. Quitugua recommended that a bio-survey and an extensive study of the species be conducted of the parcels. A detailed position statement from his office will be submitted outlining their concerns and issues.

Felix Benavente this has been taken into consideration by the developer. Mr. Benavente has seen the value of the trees and plants there and wanted the space to relocate them, and this was the concept in providing the green space.

Brian Hess, GWA informed Mr. Benavente that the developer should be made aware that there are capacity issues in the area especially during the rainy season, and if GWA cannot make things work on the existing conditions, off-site infrastructure improvements projects may need to be done such as upgrading of sewer lines with larger pipes and upgrading the pump station with more pumping capacity at the developer's expense.

Nonie Amar, GEPA recalls this application back in 2020. This application involved four lots for rezoning. It was also mentioned that the zone change has not been approved.

Felix Benavente responded that that was correct. Both applications were submitted at the same time; however, the application for the Tentative Subdivision was not accepted due to lack of information and had to be resubmitted.

Nonie Amar, GEPA the application for a tentative subdivision there are a total of seven lots.

Felix Benavente responded that it has always been seven lots.

Nonie Amar, GEPA the previous application only indicated four lots and the zoning will be A-zone to R-2 zone.

Felix Benavente all the lots are currently zoned R-1.

Chairperson Cruz clarified that all the lots combined are A-zoned and R-1 zoned.

[Discussion ensues on clarification of zoning of the lots]

Nonie Amar, GEPA noted that there are three wells around the property and the one closest to the property within 1000-feet is the Waianae well, the closet is about 800-feet located near the school. All other comments will be included in the position statement.

Mary Rose Wilson, DPW suggested that a traffic impact analysis be done and should be coordinated with Division of Highways. Access to the development is good, streetlights will be the responsibility of the developer to install, solid waste collection is noted. Mr. Benavente was asked to also contact Transportation division for the location of bus shelters. All other comments will be provided in the position statement.

Esther Taitague, BSP this project is huge in an already heavily populated area.

Felix Benavente replied that there is a need for housing due to shortage of homes available.

Esther Taitague, BSP asked if affordable housing is being considered for this proposed subdivision.

Felix Benavente it can be considered, but the market operates on cost factors.

Esther Taitague, BSP Bureau highly encourages it. Ms. Taitague asked for clarification on the total number of houses to be constructed; application states two different numbers, and asked if it was 132 or 146 homes to be built.

Felix Benavente replied it is a total of 146 homes and will correct it on the application.

Esther Taitague, BSP the project is in-line with the North and Central Guam Land Use Plan future land use map and it's in an area of mixed use which is good. The Bureau is pleased that the developer is incorporating green spaces into the development; and as stated by DoAG, that the developer incorporates native plants and trees for the area.

Ms. Taitague inquired that if the project proceeds and during the clearing and grading process begins, will it be done at one time or phased.

Felix Benavente would like to think that it will be done in phases.

Esther Taitague, BSP with this area being 28 acres it is huge, and the developer needs to be reminded that during the clearing and grading permit process that a stormwater pollution prevention plan is in place. Ms. Taitague reiterated that the Bureau is pleased with the green spaces and that the project is in-line with the North and Central Guam Land Use Plan future land use map.

Mary Rose Wilson, DPW noted that under Tab 3 under project summary it notes 152 lots.

Chairperson Cruz noted an additional inconsistency with numbers.

Frank Taitano, Case Planner no comments at this time.

Chairperson Cruz had no comments for Mr. Benavente, and moved onto the next item on the agenda.

IV. Approval of Agenda

Chairperson Cruz there are no agenda items for the ARC meeting scheduled for July 7, 2022 and there will be no meeting. The GLUC agenda for July 14th is also tentative at this time.

Next item on the agenda –

V. Administrative and Miscellaneous Matters

Chairperson Cruz any administrative or miscellaneous matters to discuss.

Jeffrey Quitugua, DoAG members were informed that Agriculture is developing a habitat conservation plan and fisheries management plan. The department has reached out to all the agencies here, and the involvement and participation in the plan is appreciated.

Brian Hess, GWA inquired to know if the wellhead protection zone radius restrictions within 300 feet or 1000 feet.

Nonie Amar, GEPA nothing is allowed within 300-feet due to possible contamination.

Esther Taitague, BSP announced that the Bureau is in the planning stage for the upcoming Planners Symposium. Ms. Taitague advised members that as more information becomes available, updates will be forwarded to the members. Tentative dates are August 17th and August 18th.

Chairperson Cruz asked Edwin Reyes to consider a breakout session for the ARC and the GLUC. It will be an opportunity for the ARC members and GLUC members to interact with each other. Madam Chair Cruz added that the GLUC members heavily relies on the agencies' position statements when considering approval of applications.

[Lengthy discussion ensues]

Dan Guerrero, JRM informed the members that the Missile Defense agency is in progress with the defense system on Guam, and wanted to advise the members that there may be impacts on developers and to keep this in the back of their mind. They are moving forward with the missile defense system.

Brian Hess, GWA can you identify some of the possible impacts.

Dan Guerrero responded that he is not able to identify what type of impacts since it is classified information.

Chairperson Cruz extends her appreciation to Mr. Guerrero for sharing this information, and understands the limited information that can be provided to the members. Noting no other matters

for discussion, Chairperson Cruz moved onto the next item on the agenda and was ready to entertain a motion for adjournment.

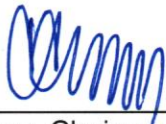
VI. Adjournment

Jeffrey Quitugua makes a motion to adjourn, motion is seconded by Esther Taitague; with all in favor.

The regular meeting of the Application Review Committee for Thursday, June 16, 2022 was adjourned at 10:44 a.m.

Approved by:

Date approved:



Celine L Cruz, Chairperson
Application Review Committee



Transcribed by:



M. Cristina Gutierrez, WPS II

APPLICATION REVIEW COMMITTEE

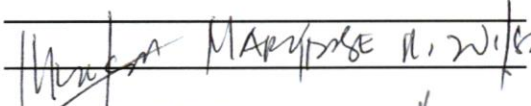
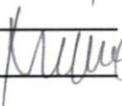
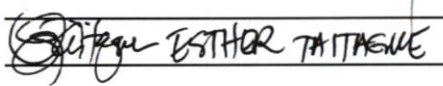
Committee Attendance Sheet

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

MEETING: ☒ Regular Thursday, June 16, 2022 ☐ Special _____

Time: 9:38 AM

Adjournment: 10:44 AM

| MEMBER | STATUS | SIGN IN (Please Print) |
|--|---------------------|---|
| 1 DLM, Guam Chief Planner | (Chairperson) | |
| 2 DPW/Vertical | (Member) |  |
| DPW/Horizontal | (Member) | |
| 3 Guam EPA | (Member) | |
| Guam EPA | (Member) | NONIE L. AMAR, PE  |
| 4 Bureau of Statistics & Plans | (Member) |  |
| Bureau of Statistics & Plans | (Member) | |
| 5 Department of Agriculture | (Member) | Jeff Quifugua |
| 6 Guam Waterworks Authority | (Member) | Brian W. Hess |
| Guam Waterworks Authority | (Member) | |
| 7 Guam Power Authority | (Member) | Tony Palomo |
| 8 Department of Parks & Recreation-HPO | (Member) | |
| 9 Joint Regional Marianas | (Ex-Officio member) | Dan Guerrero |
| 10 Department of Chamorro Affairs | (Ex-Officio Member) | |
| 11 Guam Fire Department | (Ex-Officio Member) | |
| 12 Department of Public Health & Social Services | (Ex-Officio Member) | |
| 13 Guam Public School System | (Ex-Officio Member) | |
| 14 Guam Economic Development Authority | (Ex-Officio Member) | |

DLM Staff

Joseph M. Borja, Director

Celine Cruz, Chief Planner

Frank Taitano, Planner IV

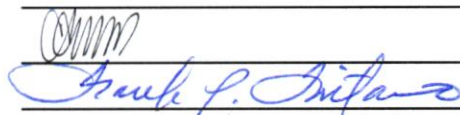

Penmer Gulac, Planner IV

M. Grace Vergara, Planner III

Sonoga Gogue, Planner II

Edward Sanchez, Planner I

M. Cristina Gutierrez, WPS II



Application Review Committee

Guam Land Use Commission/Guam Seashore Protection Commission
Department of Land Management

AGENDA - REVISED

Thursday, June 16, 2022 @9:30 a.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

TIMELINE FOR APPLICATION ON THIS AGENDA

Day #1 – June 16, 2022

Day #30 – July 16, 2022

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, May 19, 2022

III. New Business

Zone Change

- A. Application No. 2021-08, the Applicant, Anna B. Lujan represented by Ronald A. Ayuyu; is requesting for a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, in the Municipality of Yona. Case Planner: Celine Cruz

Tentative Subdivision

- B. Application No. 2020-23, the Applicant, CPI Investments (Guam) Inc. represented by FC Benavente, Planners; is requesting for a Tentative Subdivision for a proposed subdivision consisting of 146 single family dwellings, on Lots 7024-4-1A; 704-4-1B; 7024-4-2A; 7024-4-2B; 7024-4-2C; 7024-4- 3A; and 7024-4- 3B, in the Municipality of Yigo, in an "R-2" (Multi Family Dwelling) zone.
Case Planner: Frank Taitano

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, July 7, 2022 – No Agenda
B. GLUC Regular Hearing, Thursday, July 14, 2022 – Tentative

V. Administrative & Miscellaneous Matters

VI. Adjournment



Application Review Committee

Guam Land Use Commission/Guam Seashore Protection Commission
Department of Land Management

AGENDA – NO AGENDA

Thursday, July 7, 2022 @9:30 a.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

TIMELINE FOR APPLICATION ON THIS AGENDA

Day #1 – July 7, 2022

Day #30 – August 7, 2022

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, June 16, 2022

III. New Business **[NONE]**

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, July 21, 2022 – Holiday
- B. GLUC Regular Hearing, Thursday, July 28, 2022 – Tentative

V. Administrative & Miscellaneous Matters

VI. Adjournment



GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez
Vice Chairperson Arthur D. Chan, Jr.
Commissioner Leilani R. Flores

Commissioner Brian Artero
Commissioner Nonito V. Blas, Jr.

Joseph M. Borja, Executive Secretary
Nicolas E. Toft, Legal Counsel (OAG)

AGENDA - Tentative

Thursday, July 14, 2022, @1:30 p.m.

Department of Land Management

Video Conference – Zoom Platform

[As advertised in the Guam Daily Post on June 16, 2022 and June 21, 2022]

*Zoom Meeting ID: 671 649 5263 • Passcode: *****

Livestreamed on YouTube at Guam Department of Land Management Channel

- I. Notation of Attendance/Roll Call [] Quorum [] No Quorum
- II. Approval of Minutes
 - GLUC Regular Meeting Minutes of Thursday, June 23, 2022
- III. Old or Unfinished Business [None]
- IV. New Business [None]
- V. Administrative & Miscellaneous Matters
- VI. Adjournment

GLUC No. 2020-23

APPLICATION FOR
TENTATIVE SUBDIVISION APPROVAL
FOR A RESIDENTIAL SUBDIVISION BY

CPI INVESTMENTS (GUAM) INC.

LOT 7024-4-1A LOT 7024-4-1B
LOT 7024-4-2A LOT 7024-4-2B
LOT 7024-4-2C
LOT 7024-4-3A LOT 7024-4-3B

YIGO, GUAM

SUBMITTED BY:
FC BENAVENTE, PLANNERS
MARCH 2022

ARC: 06-16-2022

CPI Investments - Guam Inc
Yigo Vicinity Aerial View

- Legend**
- DL Perez Elementary School
 - McDonalds
 - Our Lady of Lourdes Catholic Church
 - Play-Less Supermarkets
 - Peggy's
 - Yigo Mayor's Office

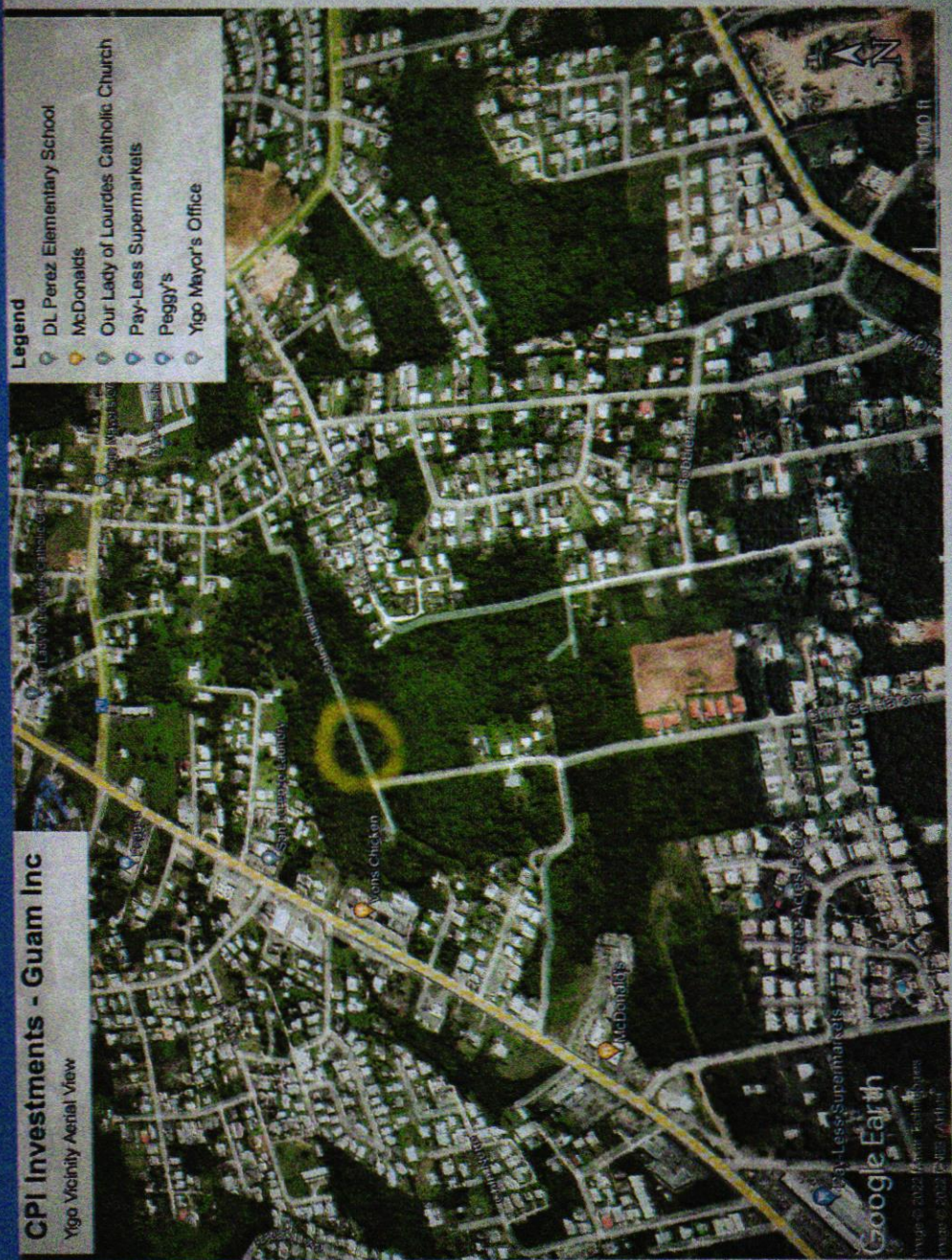


Google Earth

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CPI Investments - Guam Inc

Yigo Vicinity Aerial View



Legend

- DL Perez Elementary School
McDonalds
Our Lady of Lourdes Catholic Church
Pay-Less Supermarkets
Peggy's
Yigo Mayor's Office

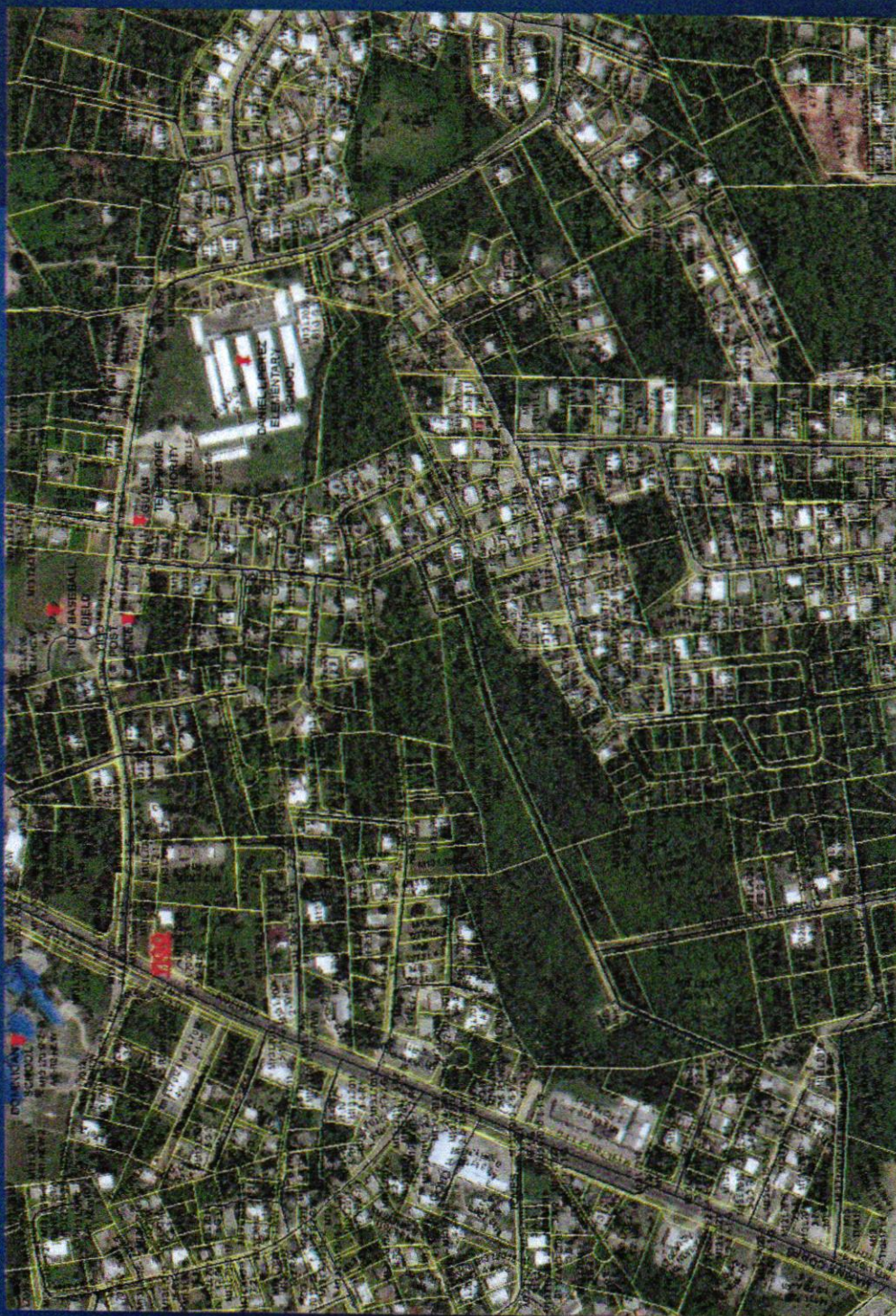
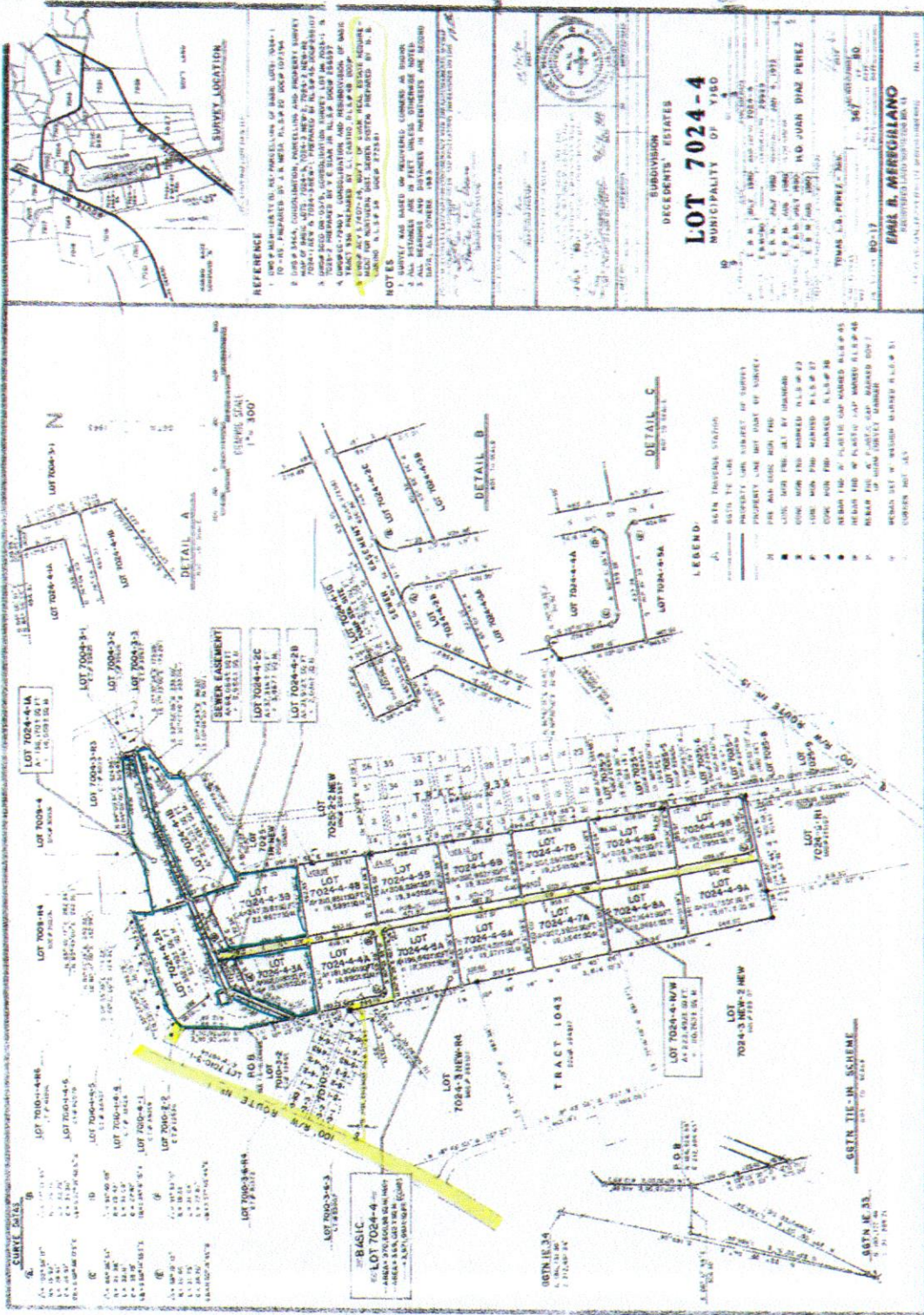




Figure 1. Aerial map showing location of the proposed CPI-GI subdivision (within orange dashed line).



REFERENCE

1. DEED MAPS OF THE PARCELS OF LAND, LOTS 7024-1, 7024-2, 7024-3, 7024-4, 7024-5, 7024-6, 7024-7, 7024-8, 7024-9, 7024-10, 7024-11, 7024-12, 7024-13, 7024-14, 7024-15, 7024-16, 7024-17, 7024-18, 7024-19, 7024-20, 7024-21, 7024-22, 7024-23, 7024-24, 7024-25, 7024-26, 7024-27, 7024-28, 7024-29, 7024-30, 7024-31, 7024-32, 7024-33, 7024-34, 7024-35, 7024-36, 7024-37, 7024-38, 7024-39, 7024-40, 7024-41, 7024-42, 7024-43, 7024-44, 7024-45, 7024-46, 7024-47, 7024-48, 7024-49, 7024-50, 7024-51, 7024-52, 7024-53, 7024-54, 7024-55, 7024-56, 7024-57, 7024-58, 7024-59, 7024-60, 7024-61, 7024-62, 7024-63, 7024-64, 7024-65, 7024-66, 7024-67, 7024-68, 7024-69, 7024-70, 7024-71, 7024-72, 7024-73, 7024-74, 7024-75, 7024-76, 7024-77, 7024-78, 7024-79, 7024-80, 7024-81, 7024-82, 7024-83, 7024-84, 7024-85, 7024-86, 7024-87, 7024-88, 7024-89, 7024-90, 7024-91, 7024-92, 7024-93, 7024-94, 7024-95, 7024-96, 7024-97, 7024-98, 7024-99, 7024-100.
2. DEED MAPS OF THE PARCELS OF LAND, LOTS 7024-1, 7024-2, 7024-3, 7024-4, 7024-5, 7024-6, 7024-7, 7024-8, 7024-9, 7024-10, 7024-11, 7024-12, 7024-13, 7024-14, 7024-15, 7024-16, 7024-17, 7024-18, 7024-19, 7024-20, 7024-21, 7024-22, 7024-23, 7024-24, 7024-25, 7024-26, 7024-27, 7024-28, 7024-29, 7024-30, 7024-31, 7024-32, 7024-33, 7024-34, 7024-35, 7024-36, 7024-37, 7024-38, 7024-39, 7024-40, 7024-41, 7024-42, 7024-43, 7024-44, 7024-45, 7024-46, 7024-47, 7024-48, 7024-49, 7024-50, 7024-51, 7024-52, 7024-53, 7024-54, 7024-55, 7024-56, 7024-57, 7024-58, 7024-59, 7024-60, 7024-61, 7024-62, 7024-63, 7024-64, 7024-65, 7024-66, 7024-67, 7024-68, 7024-69, 7024-70, 7024-71, 7024-72, 7024-73, 7024-74, 7024-75, 7024-76, 7024-77, 7024-78, 7024-79, 7024-80, 7024-81, 7024-82, 7024-83, 7024-84, 7024-85, 7024-86, 7024-87, 7024-88, 7024-89, 7024-90, 7024-91, 7024-92, 7024-93, 7024-94, 7024-95, 7024-96, 7024-97, 7024-98, 7024-99, 7024-100.
3. DEED MAPS OF THE PARCELS OF LAND, LOTS 7024-1, 7024-2, 7024-3, 7024-4, 7024-5, 7024-6, 7024-7, 7024-8, 7024-9, 7024-10, 7024-11, 7024-12, 7024-13, 7024-14, 7024-15, 7024-16, 7024-17, 7024-18, 7024-19, 7024-20, 7024-21, 7024-22, 7024-23, 7024-24, 7024-25, 7024-26, 7024-27, 7024-28, 7024-29, 7024-30, 7024-31, 7024-32, 7024-33, 7024-34, 7024-35, 7024-36, 7024-37, 7024-38, 7024-39, 7024-40, 7024-41, 7024-42, 7024-43, 7024-44, 7024-45, 7024-46, 7024-47, 7024-48, 7024-49, 7024-50, 7024-51, 7024-52, 7024-53, 7024-54, 7024-55, 7024-56, 7024-57, 7024-58, 7024-59, 7024-60, 7024-61, 7024-62, 7024-63, 7024-64, 7024-65, 7024-66, 7024-67, 7024-68, 7024-69, 7024-70, 7024-71, 7024-72, 7024-73, 7024-74, 7024-75, 7024-76, 7024-77, 7024-78, 7024-79, 7024-80, 7024-81, 7024-82, 7024-83, 7024-84, 7024-85, 7024-86, 7024-87, 7024-88, 7024-89, 7024-90, 7024-91, 7024-92, 7024-93, 7024-94, 7024-95, 7024-96, 7024-97, 7024-98, 7024-99, 7024-100.
4. DEED MAPS OF THE PARCELS OF LAND, LOTS 7024-1, 7024-2, 7024-3, 7024-4, 7024-5, 7024-6, 7024-7, 7024-8, 7024-9, 7024-10, 7024-11, 7024-12, 7024-13, 7024-14, 7024-15, 7024-16, 7024-17, 7024-18, 7024-19, 7024-20, 7024-21, 7024-22, 7024-23, 7024-24, 7024-25, 7024-26, 7024-27, 7024-28, 7024-29, 7024-30, 7024-31, 7024-32, 7024-33, 7024-34, 7024-35, 7024-36, 7024-37, 7024-38, 7024-39, 7024-40, 7024-41, 7024-42, 7024-43, 7024-44, 7024-45, 7024-46, 7024-47, 7024-48, 7024-49, 7024-50, 7024-51, 7024-52, 7024-53, 7024-54, 7024-55, 7024-56, 7024-57, 7024-58, 7024-59, 7024-60, 7024-61, 7024-62, 7024-63, 7024-64, 7024-65, 7024-66, 7024-67, 7024-68, 7024-69, 7024-70, 7024-71, 7024-72, 7024-73, 7024-74, 7024-75, 7024-76, 7024-77, 7024-78, 7024-79, 7024-80, 7024-81, 7024-82, 7024-83, 7024-84, 7024-85, 7024-86, 7024-87, 7024-88, 7024-89, 7024-90, 7024-91, 7024-92, 7024-93, 7024-94, 7024-95, 7024-96, 7024-97, 7024-98, 7024-99, 7024-100.

NOTES

1. SURVEY WAS BASED ON RECEIVED CORNER AS SHOWN.
2. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.



DECEASED ESTATES

LOT 7024-4

MUNICIPALITY OF VICO


THOMAS J. PEREZ

DAVID B. MERTOLANO


REGISTERED LAND SURVEYOR NO. 100

STATE OF TEXAS

3749



W. J. HARRIS & ASSOCIATES
 CIVIL ENGINEERS
 1000 N. 10th St., Suite 100
 Phoenix, AZ 85004
 (602) 254-1111



W. J. HARRIS
 PROFESSIONAL ENGINEER
 No. 12345
 State of Arizona

PROJECT NAME: [REDACTED]

CLIENT: [REDACTED]

DATE: [REDACTED]

DESIGNED BY: [REDACTED]

CHECKED BY: [REDACTED]

IN CHARGE: [REDACTED]

SCALE: 1" = 100'

DATE: [REDACTED]

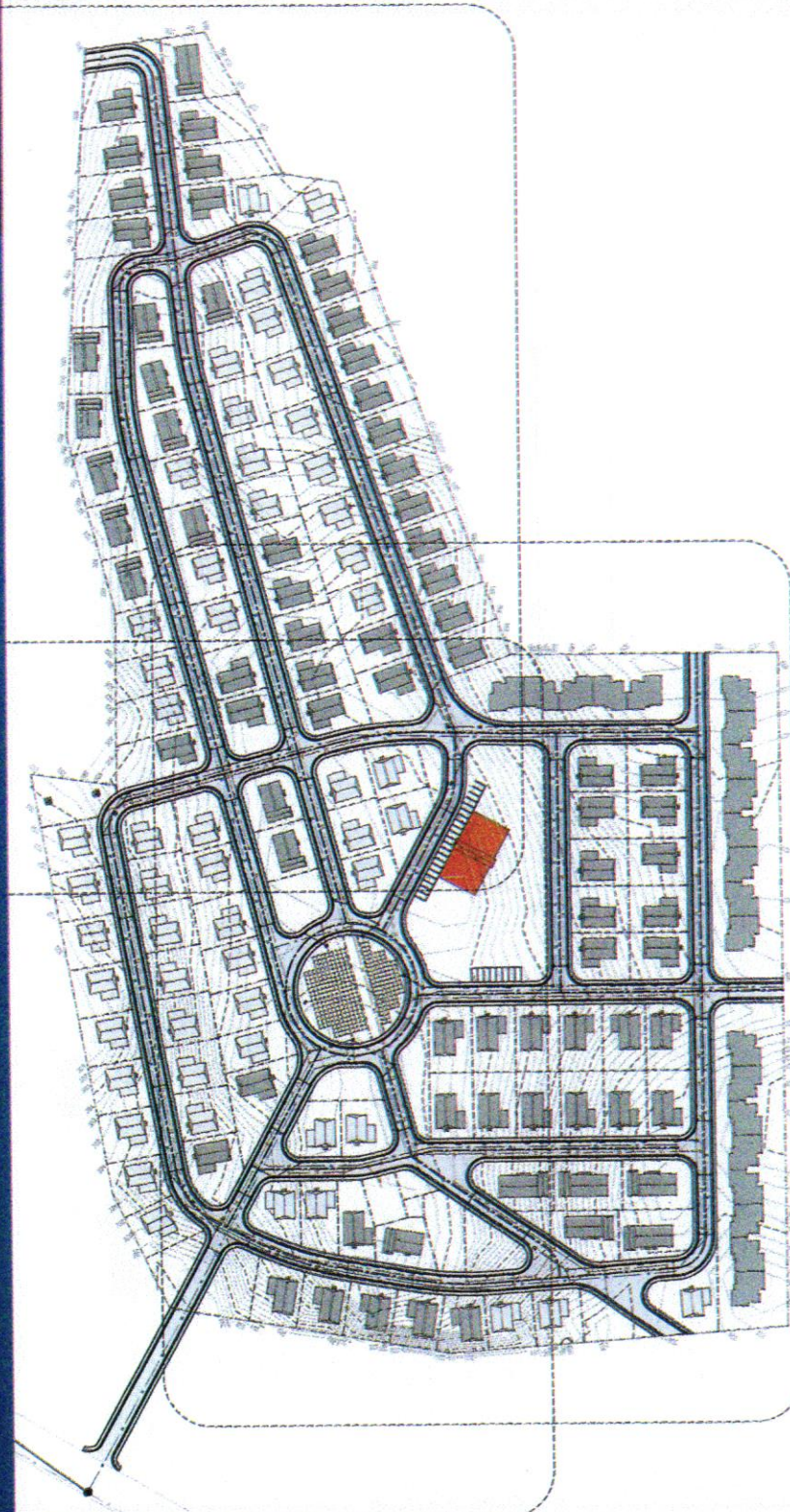
BY: [REDACTED]

FOR: [REDACTED]

PROJECT NO.: [REDACTED]



SHEET NO.: [REDACTED]

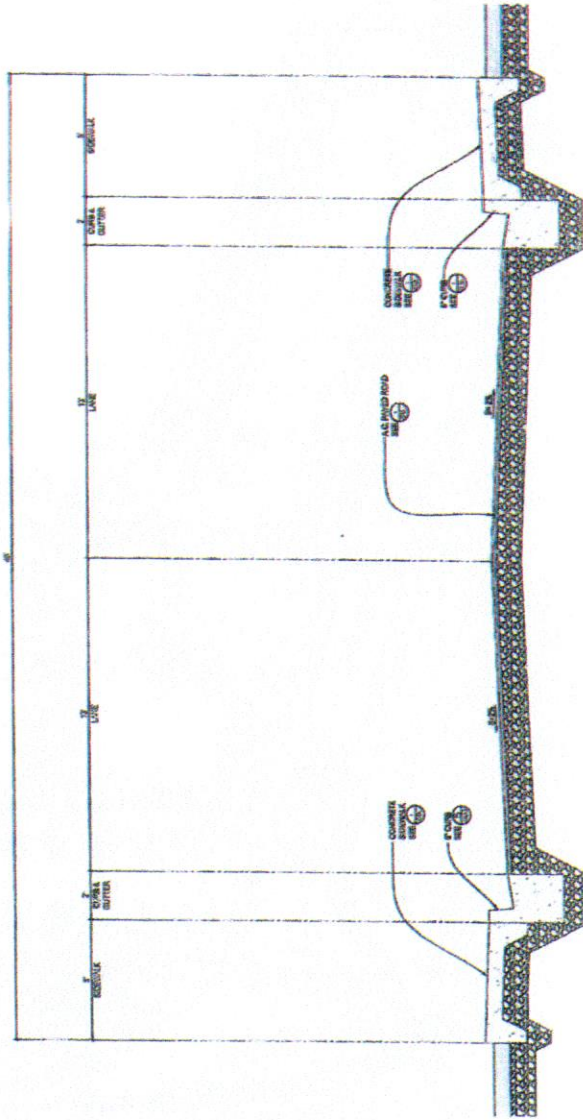
TOTAL SHEETS: [REDACTED]



SEE ENLARGED UTILITIES PLAN - 1
ON DWG. NO. C04

OVERALL UTILITIES PLAN
1" = 100'
SCALE

| | | | | | |
|---|--|---|--|--------------------------------------|--|
|  | |  | | PROJECT NO. _____ SHEET NO. _____ | |
| TITLE: _____ | | DATE: _____ | | SCALE: _____ | |
| DRAWN BY: _____ | | CHECKED BY: _____ | | APPROVED BY: _____ | |
| DESIGNED BY: _____ | | CALCULATED BY: _____ | | FIELD NOTES: _____ | |
| MATERIALS: _____ | | SPECIFICATIONS: _____ | | REMARKS: _____ | |



| BLOCK 1 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 8075.13 | 0.19 | HOUSE |
| 2 | 8060.00 | 0.19 | HOUSE |
| 3 | 8060.00 | 0.19 | HOUSE |
| 4 | 8060.00 | 0.19 | HOUSE |
| 5 | 8060.00 | 0.19 | HOUSE |
| 6 | 8060.00 | 0.19 | HOUSE |
| 7 | 8060.00 | 0.19 | HOUSE |
| 8 | 8060.00 | 0.19 | HOUSE |
| 9 | 8060.00 | 0.19 | HOUSE |
| 10 | 8060.00 | 0.19 | GREENSPACE |
| 11 | 8060.00 | 0.19 | HOUSE |
| 12 | 8060.00 | 0.19 | HOUSE |
| 13 | 8060.00 | 0.19 | HOUSE |
| 14 | 9546.51 | 0.22 | HOUSE |

| BLOCK 2 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 8075.13 | 0.19 | HOUSE |
| 2 | 8060.00 | 0.19 | HOUSE |
| 3 | 8060.00 | 0.19 | HOUSE |
| 4 | 8060.00 | 0.19 | HOUSE |
| 5 | 8060.00 | 0.19 | HOUSE |
| 6 | 8060.00 | 0.19 | HOUSE |
| 7 | 8060.00 | 0.19 | HOUSE |
| 8 | 8060.00 | 0.19 | HOUSE |
| 9 | 8060.00 | 0.19 | HOUSE |
| 10 | 8060.00 | 0.19 | GREENSPACE |
| 11 | 8060.00 | 0.19 | HOUSE |
| 12 | 8060.00 | 0.19 | HOUSE |
| 13 | 8060.00 | 0.19 | HOUSE |
| 14 | 9546.51 | 0.22 | HOUSE |

| BLOCK 3 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 8771.03 | 0.19 | HOUSE |
| 2 | 8060.00 | 0.19 | HOUSE |
| 3 | 8060.00 | 0.19 | HOUSE |
| 4 | 8060.00 | 0.19 | HOUSE |
| 5 | 8060.00 | 0.19 | HOUSE |
| 6 | 8060.00 | 0.19 | HOUSE |
| 7 | 8060.00 | 0.19 | HOUSE |
| 8 | 8060.00 | 0.19 | HOUSE |
| 9 | 8060.00 | 0.19 | HOUSE |
| 10 | 7964.83 | 0.17 | HOUSE |
| 11 | 8060.00 | 0.19 | HOUSE |
| 12 | 8060.00 | 0.19 | HOUSE |
| 13 | 8060.00 | 0.19 | HOUSE |
| 14 | 8060.00 | 0.19 | HOUSE |
| 15 | 8060.00 | 0.19 | HOUSE |
| 16 | 8060.00 | 0.19 | HOUSE |
| 17 | 8060.00 | 0.19 | HOUSE |
| 18 | 8060.00 | 0.19 | HOUSE |
| 19 | 8060.00 | 0.19 | HOUSE |
| 20 | 8060.00 | 0.19 | HOUSE |

| BLOCK 4 | | | |
|---------|----------|-------|----------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 30438.97 | 0.70 | TOWNHOMES - 10 |
| 2 | 5815.83 | 0.13 | HOUSE |
| 3 | 5815.79 | 0.13 | HOUSE |
| 4 | 5815.85 | 0.13 | HOUSE |
| 5 | 5815.51 | 0.13 | HOUSE |
| 6 | 5815.37 | 0.13 | HOUSE |
| 7 | 5815.23 | 0.13 | HOUSE |
| 8 | 5815.06 | 0.13 | HOUSE |
| 9 | 5815.86 | 0.13 | HOUSE |
| 10 | 5815.82 | 0.13 | HOUSE |
| 11 | 5815.68 | 0.13 | HOUSE |
| 12 | 5815.64 | 0.13 | HOUSE |
| 13 | 5803.00 | 0.13 | HOUSE |
| 14 | 5803.00 | 0.13 | HOUSE |
| 15 | 5711.05 | 0.13 | HOUSE |
| 16 | 5803.00 | 0.13 | HOUSE |
| 17 | 7760.00 | 0.18 | HOUSE |
| 18 | 7760.00 | 0.18 | HOUSE |
| 19 | 5353.78 | 0.12 | GREENSPACE |

| BLOCK 5 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 4313.18 | 0.10 | GREENSPACE |
| 2 | 5803.00 | 0.13 | HOUSE |
| 3 | 5803.00 | 0.13 | HOUSE |
| 4 | 5803.00 | 0.13 | HOUSE |
| 5 | 5803.00 | 0.13 | HOUSE |
| 6 | 5803.00 | 0.13 | HOUSE |
| 7 | 5803.00 | 0.13 | HOUSE |
| 8 | 5803.00 | 0.13 | HOUSE |
| 9 | 5803.00 | 0.13 | HOUSE |
| 10 | 5823.73 | 0.13 | HOUSE |
| 11 | 9412.40 | 0.15 | HOUSE |

| BLOCK 6 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 6706.00 | 0.15 | HOUSE |
| 2 | 5803.00 | 0.13 | HOUSE |
| 3 | 5803.00 | 0.13 | HOUSE |
| 4 | 5803.00 | 0.13 | HOUSE |
| 5 | 5803.00 | 0.13 | HOUSE |
| 6 | 5803.00 | 0.13 | HOUSE |
| 7 | 5803.00 | 0.13 | HOUSE |
| 8 | 5803.00 | 0.13 | HOUSE |
| 9 | 5803.00 | 0.13 | HOUSE |
| 10 | 5803.00 | 0.13 | HOUSE |
| 11 | 5803.00 | 0.13 | HOUSE |
| 12 | 5803.00 | 0.13 | HOUSE |
| 13 | 5803.00 | 0.13 | HOUSE |
| 14 | 5803.00 | 0.13 | HOUSE |
| 15 | 8200.98 | 0.19 | HOUSE |

| BLOCK 7 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 4385.51 | 0.10 | HOUSE |
| 2 | 5815.87 | 0.13 | HOUSE |
| 3 | 5803.00 | 0.13 | HOUSE |
| 4 | 5803.00 | 0.13 | HOUSE |
| 5 | 5803.00 | 0.13 | HOUSE |
| 6 | 5803.00 | 0.13 | HOUSE |
| 7 | 5803.00 | 0.13 | HOUSE |
| 8 | 5803.00 | 0.13 | HOUSE |
| 9 | 5803.00 | 0.13 | GREENSPACE |

| BLOCK 8 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 14432.48 | 0.42 | HOUSE |
| 2 | 5554.48 | 0.13 | HOUSE |
| 3 | 5803.00 | 0.13 | HOUSE |
| 4 | 5803.00 | 0.13 | HOUSE |
| 5 | 5803.00 | 0.13 | HOUSE |
| 6 | 5803.00 | 0.13 | HOUSE |
| 7 | 5803.00 | 0.13 | HOUSE |
| 8 | 5803.00 | 0.13 | HOUSE |
| 9 | 5803.00 | 0.13 | GREENSPACE |

| BLOCK 9 | | | |
|---------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 5803.00 | 0.13 | HOUSE |
| 2 | 5803.00 | 0.13 | HOUSE |
| 3 | 4811.80 | 0.10 | GREENSPACE |

| BLOCK 10 | | | |
|----------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 20108.19 | .46 | GREENSPACE |

| BLOCK 11 | | | |
|----------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 5778.91 | 0.13 | HOUSE |
| 2 | 5726.00 | 0.13 | HOUSE |
| 3 | 5726.00 | 0.13 | HOUSE |

| BLOCK 12 | | | |
|----------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 5803.00 | 0.13 | HOUSE |
| 2 | 5803.00 | 0.13 | HOUSE |
| 3 | 5803.00 | 0.13 | HOUSE |
| 4 | 5803.00 | 0.13 | HOUSE |
| 5 | 5803.00 | 0.13 | GREENSPACE |
| 6 | 5803.00 | 0.13 | HOUSE |

| BLOCK 13 | | | |
|----------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 7860.00 | 0.17 | HOUSE |
| 2 | 7860.00 | 0.17 | HOUSE |
| 3 | 7860.00 | 0.17 | HOUSE |
| 4 | 7860.00 | 0.17 | HOUSE |
| 5 | 7860.00 | 0.17 | HOUSE |

| BLOCK 14 | | | |
|----------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 8083.37 | 0.14 | HOUSE |
| 2 | 8083.00 | 0.14 | HOUSE |
| 3 | 8083.00 | 0.14 | HOUSE |
| 4 | 8083.00 | 0.14 | HOUSE |
| 5 | 8083.00 | 0.14 | HOUSE |
| 6 | 8083.00 | 0.14 | HOUSE |
| 7 | 8083.00 | 0.14 | GREENSPACE |
| 8 | 8083.00 | 0.14 | HOUSE |
| 9 | 8083.00 | 0.14 | HOUSE |
| 10 | 8083.00 | 0.14 | HOUSE |
| 11 | 8083.00 | 0.14 | HOUSE |
| 12 | 8083.00 | 0.14 | HOUSE |
| 13 | 8083.00 | 0.14 | HOUSE |

| BLOCK 15 | | | |
|----------|----------|-------|------------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 94352.34 | 1.29 | COMMUNITY CENTER |

| BLOCK 16 | | | |
|----------|----------|-------|-------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 8415.40 | 0.13 | HOUSE |
| 2 | 8403.00 | 0.13 | HOUSE |
| 3 | 8403.00 | 0.13 | HOUSE |
| 4 | 8403.00 | 0.13 | HOUSE |
| 5 | 8403.00 | 0.13 | HOUSE |
| 6 | 8403.00 | 0.13 | HOUSE |
| 7 | 8403.00 | 0.13 | HOUSE |
| 8 | 8403.00 | 0.13 | HOUSE |
| 9 | 8403.00 | 0.13 | HOUSE |
| 10 | 8403.00 | 0.13 | HOUSE |
| 11 | 8403.00 | 0.13 | HOUSE |
| 12 | 8403.00 | 0.13 | HOUSE |
| 13 | 8403.00 | 0.13 | HOUSE |

| BLOCK 17 | | | |
|----------|----------|-------|----------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 4713.98 | 0.17 | HOUSE |
| 2 | 4713.98 | 0.17 | TOWNHOMES - 10 |

| BLOCK 18 | | | |
|----------|----------|-------|----------------|
| LOT NO. | AREA SF. | ACRES | TYPE OF LOT |
| 1 | 4713.98 | 0.17 | TOWNHOMES - 16 |



LOT RESERVATION
 1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910,

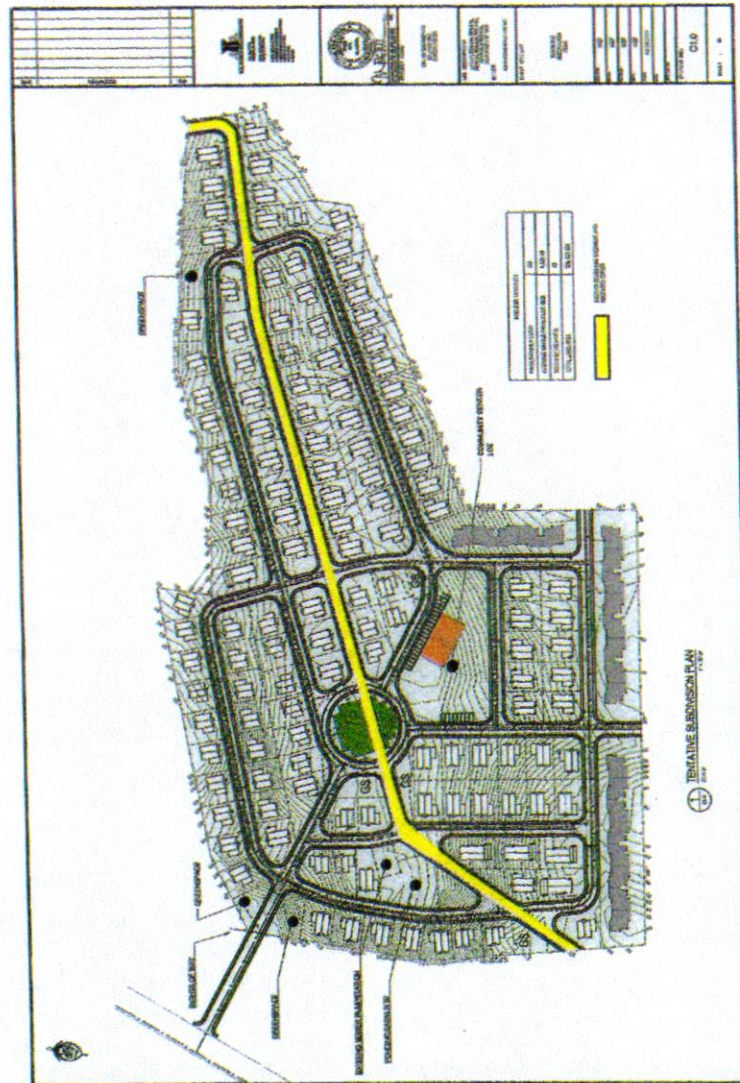
The new community's main access will be a proposed 50-foot-wide public right-of-way extending from Marine Drive (Route 1) to a central Traffic Round-About Circle (TRAC) intersection located in the East-Central portion of the subdivision. The TRAC will connect with the 2 other streets within the subdivision which are located on existing easements. Chalan Nanaiao, an existing 30' sewer easement (Doc. No. 272581), is proposed to be widened by 5' on both sides and will create a new 40' wide fully improved public access and utility easement. Chalan Felix Remedios (Lot 7024-4-R/W) is already an existing 50' right-of-way and will be fully improved to the 40' street design of the subdivision. Three other new 40' streets within the subdivision will connect to the TRAC intersection. The 40' wide subdivision streets will have 2 each, 13' travel lanes, including 5' sidewalks and 2' curbs on each side.

The TRAC intersection is a unique circular feature of the subdivision. It will allow for continuous movement of traffic within this major intersection of the subdivision, including the expected non-resident traffic passing through from nearby residences via existing connected rights-of-ways external to the subdivision. The TRAC intersection becomes a confluence for six (6) entrance and exit connecting points within the subdivision. It is expected that sporadic internal backup traffic will be reduced by negating the need for a major 4-way stop sign intersection within the subdivision. Encouraging pedestrian and bicycling on site, as well as locating a mass transit pick-up and drop-off location along Route 1 will help to reduce vehicular use. There are other external access points to the project site including the Goro Elena Street on the north which connects Chalan Nanaiao and Gayinero Road; and Chalan Gehalom on the south which connects Chalan Felix Remedios and Marine Drive.

The subdivision is expected to connect to the existing and very adequate GWA water and sewer lines already in place along Route 1. We note that there is an existing GWA sewer pump station (Lot 7024-4-10) located within the project site. For easy reference planning purposes only, the sewer pump station is identified as Block 8, Lot 5 on the subdivision map. Because Block 8 is also the location of the Ponding Basin (Block 8, Lot 1), we created a new lot (Block 8, Lot 6) which will provide joint parking for use during maintenance and operations activities at the sewer pump station lot (Block 8, Lot 5). For electricity, the subdivision will connect to the existing and very adequate GPA electrical power systems already in place along Route 1. All streets will be constructed in compliance with GovGuam regulations, including collaboration with the Department of Public Works for the successful development of the innovative Traffic Round-About Circle (TRAC) intersection. Storm water collection, distribution, and on-site storage will comply with the Guam Stormwater Manual. All concerns or issues with flora and fauna, as well as historical features discovered on site will be mitigated as appropriate at the permitting process and with GovGuam agency guidance.

CPI-GI Development Summary Table

| Total Land Area | 28 Acres |
|---|------------------------------------|
| Single Family Houses | 146 (On 1461,46) |
| Multi Family Town House Units | 42 (On 31,00) |
| Green Open Space Lots | 8 (Including Community Center 1,0) |
| Ponding Basin & Joint Use Parking Lot | 2 Lots |
| Total Lots Created (Not Including New R/W Lots) | 199 Lots |



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Thank You
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CPI INVESTMENTS (GUAM) INC.

FC BENAVENTE, PLANNERS

WB FLORES AND ASSOCIATES

June 16, 2022